

# AGENDA

# MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA

## PLATTING BOARD

Jordan Rausa, Chairman  
LaMarr Anderson  
George Thompson  
Pio Cottini  
Dennis Vau Dell  
Wilfred Fernandez  
John Shadrach, Alt #2  
Justin Hatley, Alt #1  
Vacant, Seat #3



## PLATTING DIVISION

Fred Wagner, Platting Officer  
Peggy Horton, Platting Technician  
Amy Otto-Buchanan, Platting Technician  
Cheryl Scott, Platting Technician  
Sloan Von Gunten, Platting Div. Specialist

*Assembly Chambers of the  
Dorothy Swanda Jones Building  
350 E. Dahlia Avenue, Palmer*

## MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA JUNE 18, 2020

### 1. CALL TO ORDER

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

### 2. APPROVAL OF MINUTES

*(There is no Approval of Minutes)*

### 3. AUDIENCE PARTICIPATION

- A. **PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)
- B. **Presentation from Emergency Services, Chief Cuthbert.**

### 4. UNFINISHED BUSINESS

*(There is no Unfinished Business)*

### 5. RECONSIDERATIONS/APPEALS

*(There is no Reconsideration/Appeals)*

### 6. PUBLIC HEARINGS

- Platting Board Chair to read the Ex-Parte & Interest Memo.
  - A. **FOLSOM REVOCABLE TRUST / HANSON LAND SOLUTIONS:** The request is create a 19-lot, 4-phase master plan from Tax Parcels D14, D16, D17 and Lot 2, Spring Pond Estates, Plat #2003-49, to be known as **FOLSOM ACRES**, containing 32.39 acres +/- . Interior roads to be dedicated and constructed and right-of-way dedicated for Hemmer Road. The plat is located on the southwest corner of W. Bogard Road and N. Hemmer Road (Tax ID #18N02E31D014, 18N02E31D016, 18N02E31D017, 5360000L002); within the SE ¼ Section 31, Township 18 North, Range 02 East, Seward Meridian, Alaska. Assembly District: #2 Stephanie Nowers

- Platting Board Chair to read the Ex-Parte & Interest Memo.

**B. PACIFIC WESTERN PROPERTIES, LLC:** The request is divide Tax Parcel C7 (Parcel 2 Waiver 77-76, recorded as 77-162W) into 22 lots to be known as **TERRACE RIDGE**, containing 23.3 acres +/- . The property is located northeast of the intersection of S. Clapp Road and W. Laurie Avenue. (Tax ID #17N01W18C007); within the NW ¼ SW ¼ Section 18, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Community Council: Meadow Lakes and in Assembly District #4 Ted Leonard

- Platting Board Chair to read the Ex-Parte & Interest Memo.

**C. ROCK, LLC:** The request is divide Tax Parcel B9 (Tract 2 of Waiver 95-51-PWm, recorded at Book 830, Page 906) into a 2-phase Master Plan to be known as **TRIPLE B COMMERCIAL TRACTS**, creating 6 lots from 20 acres+/- . The property is located southeast of the intersection of W. Parks Highway. and S. Vine Road (Tax ID #17N02W11B009); within the NW ¼ Section 11, Township 17 North, Range 02 West, Seward Meridian, Alaska. In Community Council: Meadow Lakes and in Assembly District #4, Ted Leonard

- Platting Board Chair to read the Ex-Parte & Interest Memo.

**D. JOSHUA BRUNNHOELZL:** The request is to create four lots from Tax Parcel C3 (Parcel #3 of 40A Exemption recorded August 8, 2006 at reception #2006-022535-0), to be known as **BROKEN TREE RIDGE**, containing 39.8 acres +/- . Petitioner proposes to create a 27' wide Public Use Easement east adjoining the 33' wide Section Line Easement on the west boundary and also a dedicated cul-de-sac at the terminus of E. Hook Drive. The plat is located north of N. Bull Moose Drive and east of E. Hook Drive (Tax ID# 218N01W23C003); lying within NW ¼ SW ¼ Section 23, Township 18 North, Range 01 West, Seward Meridian, Alaska. Community Council: Tanaina (Inactive) and in Assembly District #6 Jesse Sumner

## 7. ITEMS OF BUSINESS & MISCELLANEOUS

*(There is no Items of Business & Miscellaneous)*

## 8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

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

B. Upcoming Platting Board Agenda Items (Staff: Fred Wagner & Clerk: Sloan Von Gunten)

- Introduction for the July 2, 2020 Platting Board Hearing (*Informational Only – Subject to change*)
  - Bauer Estates, Case 2020-074

## 9. BOARD COMMENTS

## 10. ADJOURNMENT

*In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an **interested party**. See MSB 15.39.010 for definition of "**Interested Party**." The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the borough Internet home page, <http://www.matsugov.us>, in the Borough Clerk's office, or at various libraries within the Borough.*

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **June 18, 2020** in the **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska. . **Please follow all public protocols in relation to the mandates regarding Covid-19.**

If you would like to send comments regarding the proposed action, please mail to MSB, Platting Division, 350 E. Dahlia Ave, Palmer, AK 99645 or E-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting board packet has been written and sent to the board, will be given to the Platting Board in a "Hand Out" the day of the meeting. All public comments are due one (1) day prior to the meeting date, by 5:00 p.m.

6A

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JUNE 18, 2020**

PRELIMINARY PLAT: **FOLSOM ACRES MASTER PLAN**  
 LEGAL DESCRIPTION: **SEC 31, T18N, R2E, SEWARD MERIDIAN, AK**  
 PETITIONER: **FOLSOM REVOCABLE TRUST**  
 SURVEYOR/ENGINEER: **HANSON LAND SOLUTIONS**  
 ACRES: 32.39 PARCELS: 19  
 REVIEWED BY: CHERYL SCOTT CASE: 2020-068

**REQUEST**

The request is to divide Tax Parcels D14, D16, D17 and Lot 2, Spring Pond Estates, Plat #2003-49 into a 4-phase Master Plan to be known as FOLSOM ACRES, creating 19 lots from 32.39 acres+/- . The property is located on the southwest corner of W. Bogard Road and N. Hemmer Road within the SE¼ Section 31, Township 18 North, Range 02 East, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Maps	<b>Exhibit A</b>
Soils Report	<b>Exhibit B</b>
Phase Map	<b>Exhibit C</b>
Project Overview Maps	<b>Exhibit D</b>
As-Built Information	<b>Exhibit E</b>
Topographic Map	<b>Exhibit F</b>
Drainage Map	<b>Exhibit G</b>
Road Plans & Profile	<b>Exhibit H</b>

**COMMENTS:**

Department of Public Works	<b>Exhibit I</b>
DPW Applicant Response	<b>Exhibit I-2</b>
Capital Projects	<b>Exhibit J</b>
Planning	<b>Exhibit K</b>
Permit Center	<b>Exhibit L</b>
Firecode	<b>Exhibit M</b>
ADOT&PF	<b>Exhibit N</b>
City of Palmer	<b>Exhibit O</b>
MTA & GCI	<b>Exhibit P</b>
MEA	<b>Exhibit Q</b>
Enstar	<b>Exhibit R</b>

**DISCUSSION:** This subdivision is a 4-phase master plan. (**Exhibit C**) The phase line between Phase II and Phase IV has changed to include Lot 19 in Phase II.

**Lot and Block Design:** The 19 lots range in size from 1.07 acres to 2.24 acres. Lot and Block design meets the standards in MSB 43.20.300. Each lot has a minimum of 60' of road frontage, or 45' when on a cul-de-sac pursuant to MSB 43.20.320.

**Useable Area:** The engineer's report provided by Hanson Land Solutions includes testhole logs and a testhole location map at **Exhibit B**. The investigation includes six testholes excavated 12-14 feet deep and no groundwater was encountered. Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified as well-graded gravels (GW) or poorly-graded gravels (GP) each including a gravel-sand mix with little or no fines. These soils are adequate for on-site wastewater disposal. All lots contain sufficient overall area with 10,000 sq. ft. of useable building area and 10,000 sq. ft. of useable septic area meeting all useable area requirements in MSB 43.20.281.

**As-built Info:** As-Built information provided within and outside the boundary as required by MSB 43.15.016 at **Exhibit E**. The as-built shows multiple structures, wells, septic and driveways. There is a structure within the 25' right-of-way setback on Lot 4 and Lot 17, causing setback violations. These structures will need to be moved or removed so the setback requirements are met per MSB 17.55 (**Recommendation #4**). The existing driveways require a permit from the MSB Permit Center. (**Recommendation #5**)

**Access:** E. Folsom Drive is a constructed residential street maintained by the borough that provides access to the streets in this subdivision. The three interior streets to be constructed to residential standards will provide access to Lots 1 through 16 and construction of N. Hemmer Road (shown as E. Chalet Drive on plat & exhibits) provides access to Lots 17 and 18. (**Recommendation #6**) Lot 19 has access from E. Quil Avenue, a constructed residential road maintained by the borough.

N. Hemmer Road is partially constructed from Bogard south to Palmer-Wasilla Hwy and maintained by the borough in those areas. The Community Transportation Program through Alaska Department of Transportation & Public Facilities (ADOT&PF) has chosen the "Hemmer Road Upgrade Extension North to Bogard Road" project. Road design begins in 2020-22 and construction after 2023. This project includes road construction/upgrades on the section of Hemmer that will provide access to Lots 17 and 18 in Phase IV of the Master Plan. The petitioner is dedicating a 40' wide strip of land on the east side of Lots 17 and 18 to add to the existing right-of-way of Hemmer Road. This dedication and the future construction of Hemmer will provide the required access for Lots 17 and 18. Phase IV of this Master Plan can only be recorded when either the petitioner or ADOT&PF complete construction of Hemmer Road. The Official Streets and Highway Plan (OSHP) shows Hemmer Road as a major collector and access is limited. Lots 17 and 18 will have a shared access to Hemmer Road, already noted on the plat.

Hanson Land Solutions provided road plan and profiles for the interior streets and where these streets intersect with Folsom Drive. **(Exhibit H)** Centerline profiles are required when grades exceed 6% per the SCM E01.1 and centerline grades of residential streets are not to exceed 10 percent per SCM A04.4(b). The only proposed street with grades over 6% but less than 10% is Spur Circle.

All access requirements will be met with E. Quil Avenue, construction of proposed rights-of-way and dedication & construction of Hemmer Road pursuant to MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.

**Drainage:** Hanson Land Solutions provided a drainage plan, meeting the Subdivision Construction Manual standards **(Exhibit G)**. The drainage plan shows the drainage along the proposed roads and general drainage patterns within and directly adjacent to the subdivision. The plan also shows proposed drainage easements, culverts and infiltration points. The drainage plan is subject to field modification and improvement during the road construction work.

**COMMENTS:**

Department of Public Works request a connection to Quil Avenue. MSB 43.20.060(D) states subdivisions shall provide connections to adjoining stub rights-of-way, unless, it is shown by the applicant to be unnecessary. DPW suggested the petitioner provide justification the connection is not needed for interconnectivity or public safety. Provide slope easements as needed to contain cuts and fills plus 5 feet. Prior to recording phase IV, Hemmer Road must be constructed to a minimum of residential standards within a minimum 50' wide ROW to provide 60' of frontage to both lots 17 & 18. **(Exhibit I-1)** *Staff notes slope easements to be shown on the final plat if needed or provide DPW sign-off. Adequate right-of-way will exist with the ROW dedication adjacent to the existing 33' ROW. See **Recommendation #6** for Hemmer Road construction and **Recommendation #7** for slope easements. The applicant's representative, Hanson Land Solutions, provided information showing the connection to Quil Avenue is not necessary. See **(Exhibit I-2)**.* The surveyor stated this project lies in an already fully developed area. Alberhill Acres to the south contains the only other land that could possibly make use of this connection and covenants state the lots cannot be further subdivided. Folsom Acres will also have covenants that will not allow further subdividing of the lots. With all impacted lots fully divided, the proposed connection is unnecessary for future development. In regards to public safety, the connection to Quil Avenue will unnecessarily create through traffic in a 13-lot residential neighborhood. Through traffic will consist of drivers seeking a shortcut, dramatically increasing the likelihood of dangerous mishaps. Folsom Acres is proposing to give land to the Borough that enables the final extension of Hemmer Road creating a major north-south corridor to ensure a smooth and efficient flow of traffic. Hemmer Road is only 800' from the proposed connection to Quil Avenue. In addition, the proposed connection must traverse an existing slope of 14% and borough roads are not to exceed 10% per the SCM. The connection to Quil would not improve public safety but in fact create a dangerous situation encouraging traffic through a residential neighborhood on a steep road instead of a nearby major collector road that is suited for carrying traffic.

DPW is satisfied with the justification provided for not connecting to Quil Avenue. **(Exhibit I-3)**

Capital Projects does not have any concerns at this time with the subdivision design or the access. They believe there is no need for a connection to Quil Avenue. Additionally, an upgrade project for Hemmer Road was chosen as one of the recent Community Transportation Program projects through the Alaska Department of Transportation and Public Facilities. **(Exhibit J-1)** *Staff notes Capital Projects (CP) sent additional comments after reviewing the information provided by the applicant showing connection to Quil is unnecessary. CP agrees the connection is not necessary and states there is no benefit for either safety or future development. (Exhibit J-3)*

Planning noted N. Hemmer Road is on the OSHP as a major collector and suggest limited access. They questioned if the development would have an adverse impact on upcoming road project for Hemmer Road. In addition, they noted there is a fresh water pond on the south end of the property and if development is to occur across this wetland, a permit to develop wetlands needs to be obtained from the US Army Corps of Engineers and maintain 75' setback to waterfront. This property is not in a special flood hazard area. **(Exhibit K)** *Staff notes the petitioner is dedicating right-of-way for Hemmer Road and a plat note will be added limiting access.*

Permit Center stated there is an application on file for a driveway at the northwest corner but all other existing accesses require a driveway permit. **(Exhibit L)** *Staff notes petitioner will need to apply for driveway permits on existing driveways. (Recommendation #5)*

Firecode noted if single-family houses are built on these lots, a second access is not required but if there are detached 4-plexes, a second access is required. Also, emergency vehicles should be able to navigate the cul-de-sacs if they are built to subdivision requirements. **(Exhibit M)** *Staff notes that future development of these lots is not addressed in Title 43 and the roads are required to be built to standards in the Subdivision Construction Manual.*

ADOT&PF stated no direct access would be granted to Bogard Road. **(Exhibit N)** *Staff notes a plat note will be added to the final plat. (Recommendations #8)*

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

MTA & GCI have no comments. **(Exhibit P)**

MEA is requesting 15' utility easements adjacent to rights-of-way. **(Exhibit Q)** *Staff notes utility easements to be shown on the final plat. Changes to these easements require MEA sign-off. (Recommendation #10)*

Enstar noted there is an existing natural gas service line that appears to cross proposed Lots 10 and 12 to serve proposed Lots 10 and 11. They object to this plat unless a 10' wide easement centered on the gas line is granted on the plat for Lots 10 & 12 or an easement is

created by document. Additionally, the 10' Enstar easement shown on the plat needs the Book # and location correction. Title block should say within SE ¼. **(Exhibit R)** *Staff notes the easement corrections will be shown on the final plat and private utility easement requests are resolved between the owner and the utility.*

No other comments from any borough departments, outside agencies or the public were received.

### **CONCLUSION**

The preliminary plat for Folsom Acres Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat.

This plan is a 19-lot, 4-phase master plan from 32.39 acres. A professional engineer stated the proposed lots contain the required useable septic and useable building area. The subdivision meets all frontage, lot design and access requirements. A drainage plan was submitted which meets the Subdivision Construction Manual standards. There were no objections from Borough Departments or the public and one objection from an outside agency was received.

### **FINDINGS of FACT:**

1. The plat of Folsom Acres Master Plan is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plat*.
2. Lot sizes and block lengths are consistent MSB 43.20.300(A), *Lot and Block Design*.
3. Frontage to all lots are consistent with MSB 43.20.320, *Frontage*.
4. A professional engineer stated all lots have the required useable building area and useable septic area in compliance with MSB 43.20.281 *Area*.
5. The as-built information provided shows two structures within the 25' setback to the right-of-way, causing a setback violation per MSB 17.55.
6. Hemmer Road has been chosen by The Community Transportation Program through ADOT&PF to be upgraded/constructed north to Hemmer Road. This includes the area that provides access to Lots 17 & 18.
7. Hemmer Road construction by either the petitioner or ADOT&PF is necessary to meet access requirements before Phase IV can record.
8. Hemmer Road is classified as a major collector on the Official Streets and Highway Plan and access is to be limited. Lots 17 & 18 to have a shared common access.

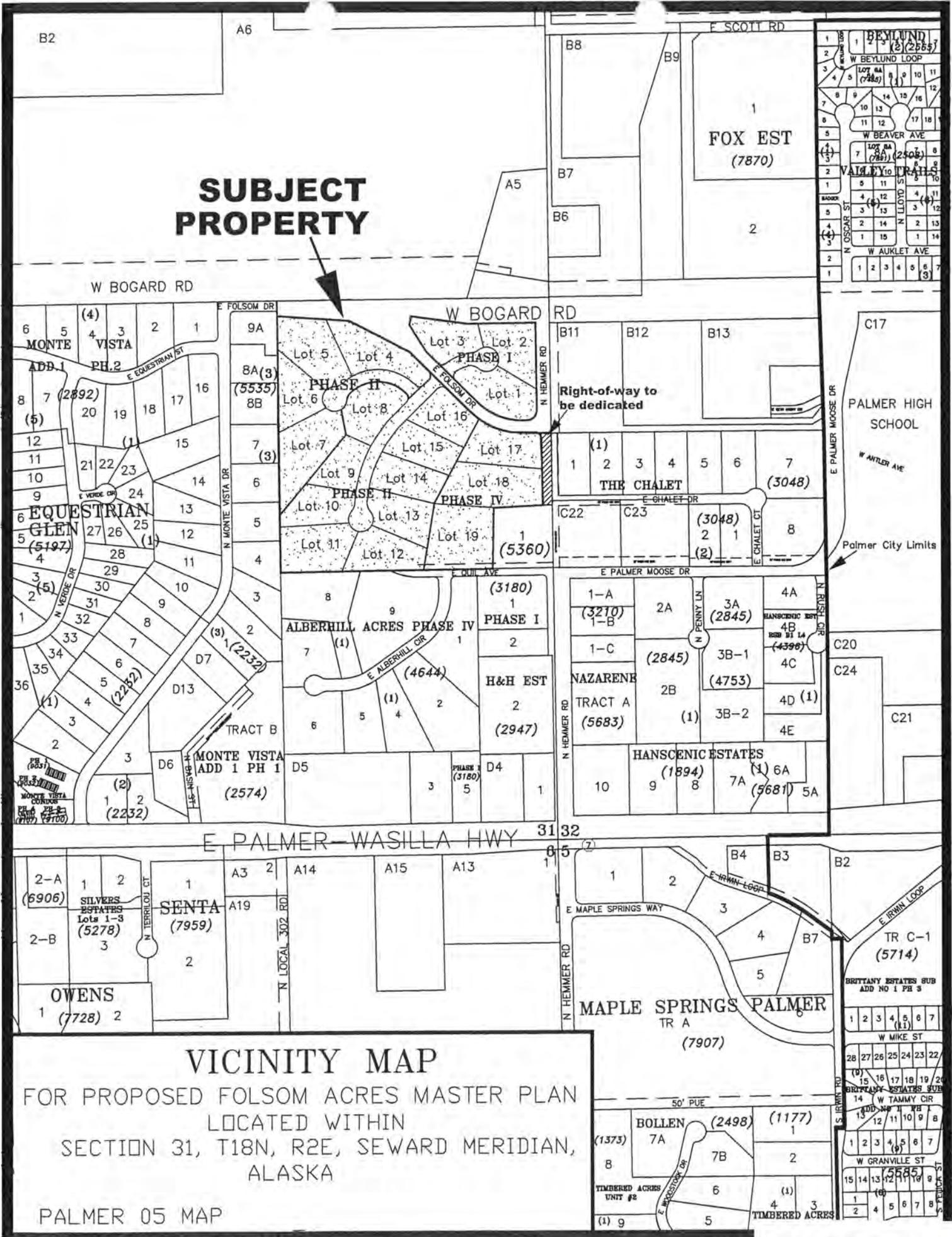
9. All access requirements pursuant to MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access* will be met with the construction of roads, E. Quil Avenue and dedication of right-of-way for Hemmer Road.
10. The applicant has shown and staff agrees, a connection to Quil Avenue is not necessary as required by MSB 43.20.060(D).
11. Two existing driveways require permits per MSB 11.10.
12. ADOT&PF manages access onto W. Bogard Road and direct access is not permitted from the lots in this subdivision.
13. Streets need to be named in accordance with MSB 43.15.049(D).
14. MEA is requesting 15' utility easements adjacent to rights-of-way as required in the SCM 101.1(2).
15. Enstar is requesting an easement on an existing gas line. Private utility easement requests are resolved by the owner and utility.
16. There were no borough department, outside agency or public objections to this plat.

**RECOMMENDATIONS for CONDITIONS OF APPROVAL:**

***Recommended motion:* “I move to approve the preliminary plat of Folsom Acres Master Plan, located within Section 31, Township 18 North, Range 2 East, Seward Meridian, Alaska contingent on the following staff recommendations:”**

1. Submit the mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
3. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
4. Provide proof that the structures on Lots 4 and 17 are no longer creating a setback violation.
5. Submit driveway permit applications to MSB Permit Center for the existing driveways and provide Platting proof of application.

6. Construct Spur Circle, North Road, South Road within Folsom Acres, the intersection of North & South Roads with Folsom Drive and Hemmer Road to a minimum of residential standards:
  - a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff for each phase. Submit the *No Engineer Left Behind* for final road inspection.
  - b. Provide verification of roadways per MSB 43.20.140(A)(2)(a) & (b).
  - c. Provide DPW acceptance of the roads to Platting staff.
  - d. Provide updated drainage plan if needed.
7. Provide slope easements as needed and show on the final plat or provide DPW sign-off.
8. Add plat note stating no direct access to Bogard Road from any lots unless approved by the permitting authority.
9. Provide approved road names on final plats in accordance with MSB 43.15.049(D).
10. Provide 15' utility easements as requested by MEA and show on the final plat. Changes to the original easement request requires MEA sign-off on final plat.
11. Provide signatory authority for Folsom Revocable Trust.
12. Submit recording fee, payable to the State of Alaska, DNR.
13. Taxes and special assessments must be paid in full through the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
14. Submit final phase plats in full compliance with Title 43.



### VICINITY MAP

FOR PROPOSED FOLSOM ACRES MASTER PLAN  
 LOCATED WITHIN  
 SECTION 31, T18N, R2E, SEWARD MERIDIAN,  
 ALASKA

PALMER 05 MAP

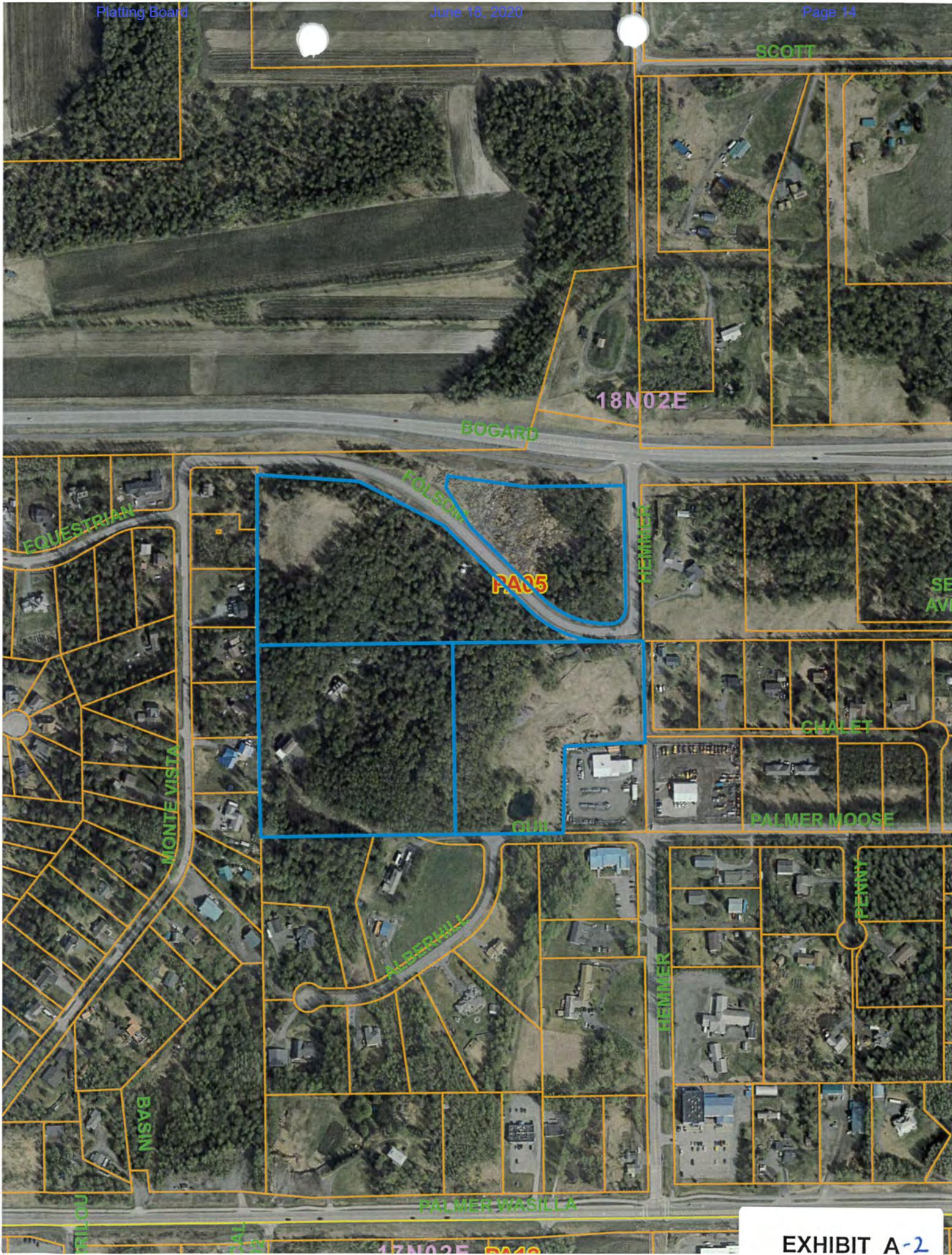


EXHIBIT A-2



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



**RECEIVED**  
 APR 30 2020  
**PLATTING**

**USEABLE AREA CERTIFICATION**

**FOLSOM ACRES**

A SUBDIVISION OF

A PORTION OF THE NE1/4 SE1/4, SEC 31 T18N R2E, SM, AK

**INTRODUCTION TO INVESTIGATION**

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

**INDIVIDUAL LOTS: GEOMETRY**

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

EXCEPTIONS:

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

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

LOTS:

**USABLE BUILDING AREAS**

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

**USABLE SEPTIC AREAS**

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

**SOILS INVESTIGATION**

EXCAVATIONS

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

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 305 E. Fireweed Ave. Palmer, AK 99645

SOIL CLASSIFICATIONS

- Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:
 

(GW) TEST HOLES: 2	(GP) TEST HOLES: 1, 3, 4, 5, 6
(SW) TEST HOLES:	(SP) TEST HOLES:
  
- Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:
 

(GM) TEST HOLES:	(SM) TEST HOLES:
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- Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:
  
- Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

**GROUND WATER INVESTIGATION**

- No groundwater was encountered in any of the Test Holes
- Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:
 

<input type="checkbox"/> Monitoring Test Holes May through October:	TEST HOLES:
<input type="checkbox"/> Soil Mottling or Staining Analysis:	TEST HOLES:
- Depth to seasonal high water is a min. of 8' TEST HOLES:
- Depth to seasonal high water is less than 8'
 

<input type="checkbox"/> Fill will be required	<input type="checkbox"/> A suitable standard design will be provided
--	--

**SUMMARY OF REQUIRED FURTHER ACTION**

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

*I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots with an area less than 400,000 sq. ft. are as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Useable Septic Area".*

*Simon Gilliland* 1/16/20  
 Simon Gilliland P.E. Date  
 Professional Engineer





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

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

<b>Parcel:</b>	<b>Folsom ACRES, PORTION OF THE NE1/4 SE1/4, SEC 31 T18N R2E</b>	<b>TEST HOLE NO.</b>	<b>Date:</b>	<b>01/15/20</b>
<b>Insp. By:</b>	<b>SIMON GILLILAND</b>	<b>2</b>	<b>Job #</b>	<b>19-311</b>

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																									
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached																																																																																									
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4ft	ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR	<table border="1"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>12</td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>						PERCOLATION TEST						Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	1						2						3						4						5						6						7						8						9						10						11						12					
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COMMENTS:

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

WATER LEVEL MONITORING	
Date	WATER LEVEL

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	Folsom ACRES, PORTION OF THE NE1/4 SE1/4, SEC 31 T18N R2E	TEST HOLE NO.	Date: 01/15/20
Insp. By:	SIMON GILLILAND	3	Job # 19-311

TEST HOLE EXCAVATION ANALYSIS		TEST HOLE LOCATION MAP					
1ft	OL ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft							
3ft							
4ft	ML INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR	PERCOLATION TEST					
5ft		Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft		1					
7ft		2					
8ft	GP POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES	3					
9ft		4					
10ft		5					
11ft		6					
12ft		7					
13ft		8					
14ft		9					
15ft		10					
16ft		11					
17ft		12					
18ft			Perc. Hole Diam. (in.):				
19ft			Test Run Between:				
20ft		ft		and	ft Deep		



COMMENTS:

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

WATER LEVEL MONITORING	
Date	WATER LEVEL

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG				
Parcel:	Folsom ACRES, PORTION OF THE NE1/4 SE1/4, SEC 31 T18N R2E	TEST HOLE NO.	Date:	01/15/20
Insp. By:	SIMON GILLILAND	4	Job #	19-311

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached
2ft			
3ft	ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR	
4ft			
5ft			
6ft			
7ft			
8ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX. LITTLE/ FINES	
9ft			
10ft			
11ft			
12ft			
13ft			
14ft			
15ft			
16ft			
17ft			
18ft			
19ft			
20ft			

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

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


COMMENTS:

Depth	Total Depth of Test Hole
12ft	
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL

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

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel:	Folsom ACRES, PORTION OF THE NE1/4 SE1/4, SEC 31 T18N R2E	TEST HOLE NO.	Date:	01/15/20
Insp. By:	SIMON GILLILAND	5	Job #	19-311

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP						
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached						
2ft									
3ft									
4ft	ML	INORGANIC SILTS & VERY FINE SANDS. ROCK FLOUR	PERCOLATION TEST						
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	
6ft			1						
7ft	GP	POORLY-GRADED GRAVELS. GRAVEL-SAND MIX. LITTLE FINES	2						
8ft			3						
9ft			4						
10ft			5						
11ft			6						
12ft			7						
13ft			8						
14ft			9						
15ft			10						
16ft			11						
17ft			12						
			Perc. Hole Diam. (in.):						
			Test Run Between:						
			ft and ft Deep						
									
18ft	COMMENTS:								
19ft									
20ft									
20ft									

Depth	Total Depth of Test Hole
13ft	
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL

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

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel:	Folsom ACRES, PORTION OF THE NE1/4 SE1/4, SEC 31 T18N R2E	TEST HOLE NO.	Date:	01/15/20
Insp. By:	SIMON GILLILAND	6	Job #	19-311

TEST HOLE EXCAVATION ANALYSIS		TEST HOLE LOCATION MAP
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
2ft		
3ft	ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR
4ft		
5ft		
6ft		
7ft		
8ft		
9ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE FINES
10ft		
11ft		
12ft		
13ft		
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

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

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



COMMENTS:

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

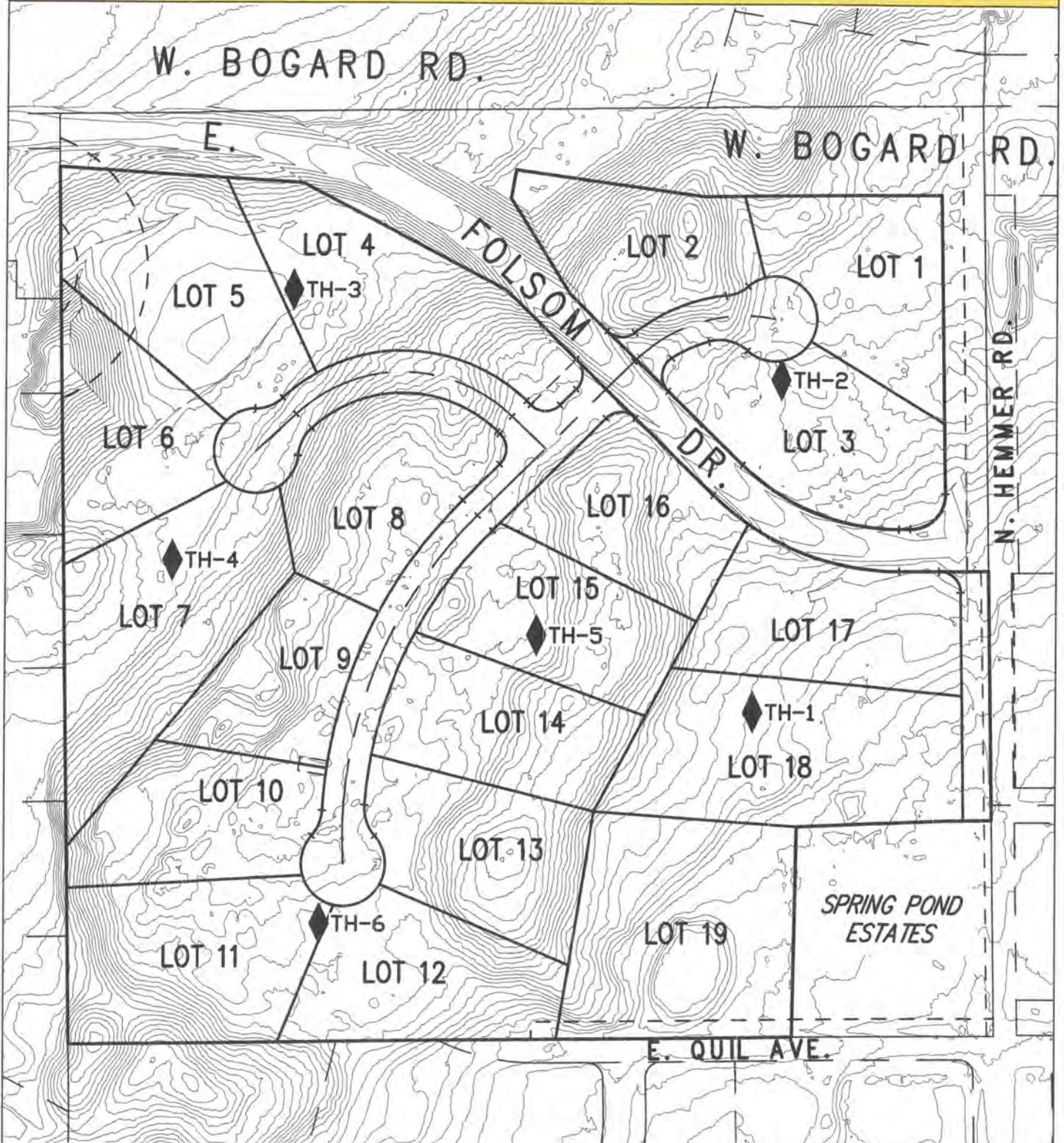
WATER LEVEL MONITORING	
Date	WATER LEVEL

### HANSON LAND SOLUTIONS

*SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES*

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

### TEST HOLE LOCATION EXHIBIT MAP



#### LEGEND

◆ TEST HOLE

#### FOLSOM ACRES

FILE: 19-311

DRAWN:SDN

04/23/20

#### EXHIBIT A

Page 1 of 1

EXHIBIT B-9

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER DATED 2020 AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: (PLATTING CLERK)

Table with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD LENGTH, CHORD BEARING, TANGENT. Lists curve data for lots 1 through 42.

LINE TABLE with columns: LINE #, LENGTH, BEARING. Lists line data for lots 1 through 14.

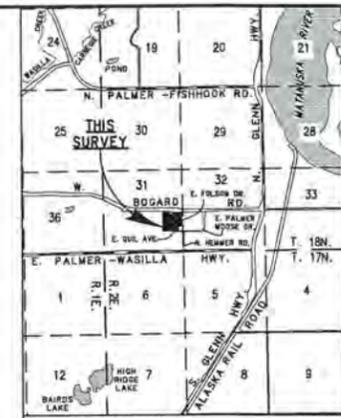
LEGEND

- Recovered BLW/GLO BRASS CAP ON IRON PIPE
Recovered 2" ALUMINUM POST MONUMENT
Recovered ALUMINUM CAP ON 1/2" REBAR
Recovered PLASTIC CAP ON 3/8" REBAR
Recovered 1/2" REBAR
Set PLASTIC CAP ON 3/8"x30" REBAR AT ALL LOT CORNERS, P.C.'S, AND P.T.'S
MEASURED DATA
RECORD PER PLAT (74-40)
SURVEY POINT NUMBER
BLOCK NUMBER

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2020, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL DATE (MATANUSKA-SUSITNA BOROUGH)



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

WILLIAM A. FOLSOM (CO-TRUSTEE) DATE FOLSOM REVOCABLE TRUST P.O. BOX 4861 PALMER AK 99645

KATHRYN D. FOLSOM (CO-TRUSTEE) DATE FOLSOM REVOCABLE TRUST P.O. BOX 4861 PALMER AK 99645

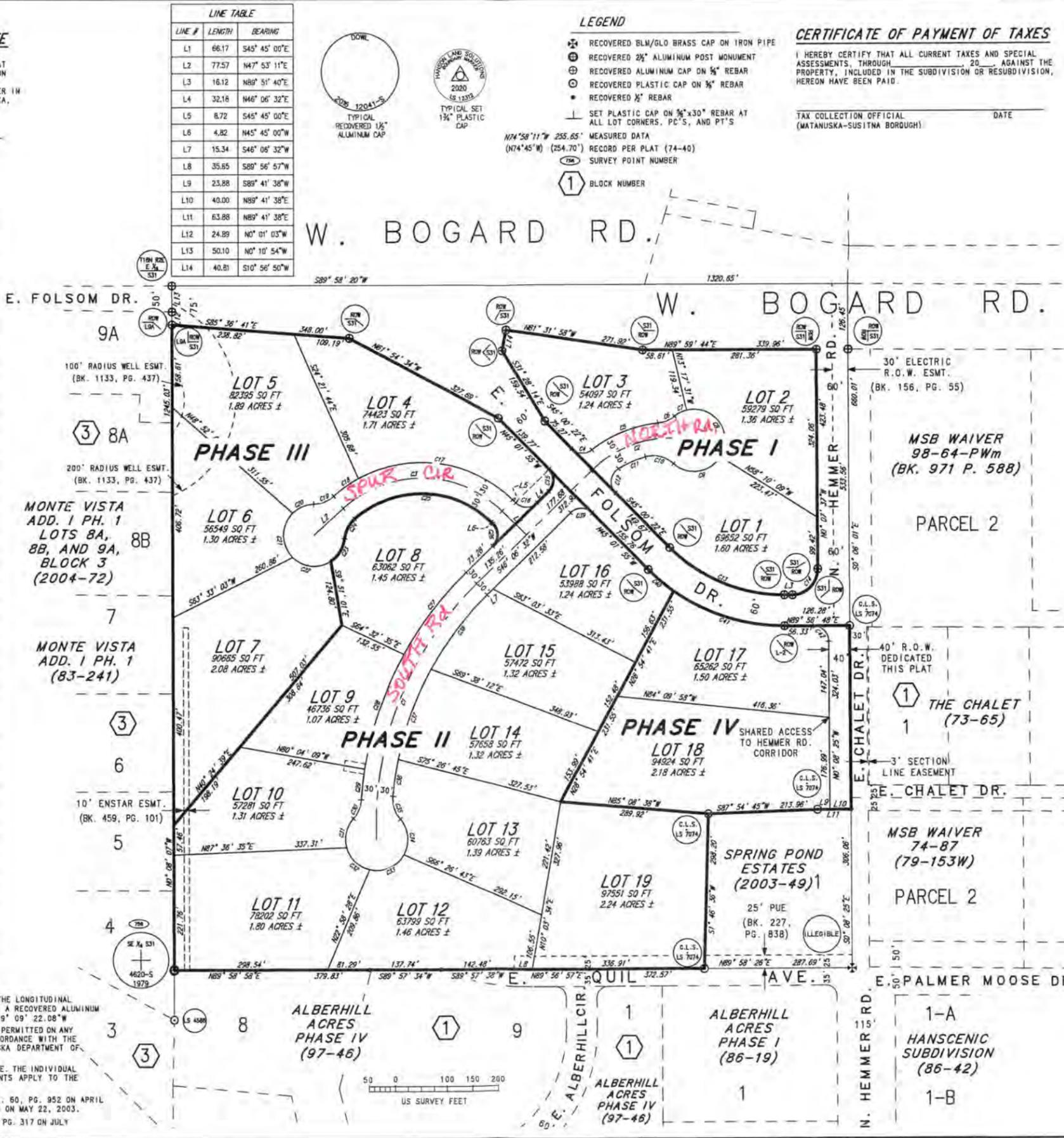
NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS DAY OF 201 FOR FOR NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES:



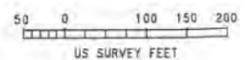
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAN ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT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

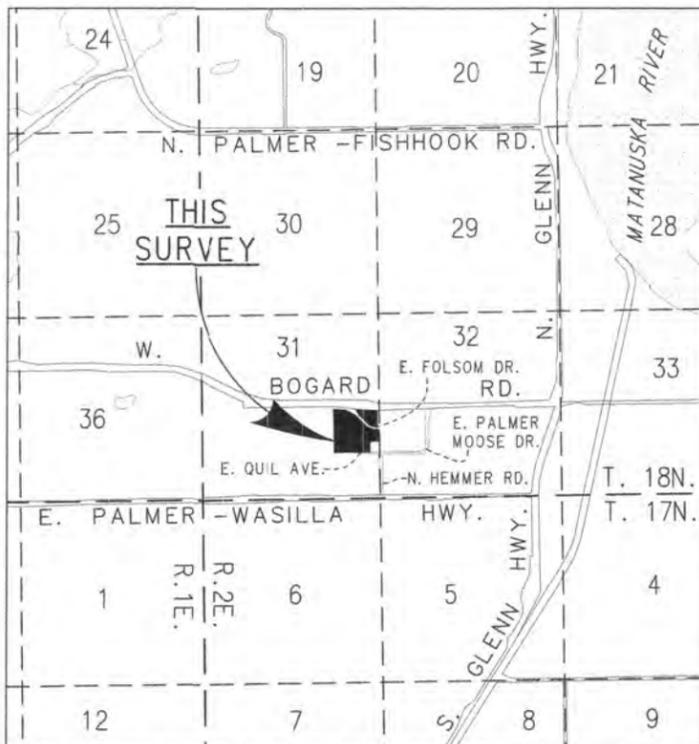
REGISTERED LAND SURVEYOR A PLAT OF FOLSOM ACRES A SUBDIVISION OF WAIVER RES 70-8 (UNRECORDED) SPRING POND ESTATES LOT 2 (2003-49) PARCEL 1 WAIVER RES 81-11-PWM (81-26-W) PALMER RECORDING DISTRICT STATE OF ALASKA LOCATED WITHIN SW 1/4 SEC. 31, T.18N. R.2E. 5W, AK CONTAINING 32.39 ACRES MORE OR LESS HANSON LAND SOLUTIONS 305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645 (907)746-7738



NOTES

- 1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 11 (SURVEYED POINT 756) A RECOVERED ALUMINUM MONUMENT WITH A NETWORK GNSS GEODETIC POSITION OF 61° 36' 10.95" N 149° 09' 22.08" W
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
5. THIS PLAT IS ENCUMBERED BY A MEA BLANKET EASEMENTS RECORDED IN BK. 60, PG. 952 ON APRIL 6, 1972, BK. 448, PG. 972 ON DECEMBER 18, 1985, AND AT 2003-013700-0 ON MAY 22, 2003.
6. THIS PLAT IS ENCUMBERED BY A MTA BLANKET EASEMENT RECORDED IN BK. 85, PG. 317 ON JULY 19, 1974.





SOURCE: MSB TAX MAP PA00 & WA00 SCALE 11x17: 1"=5280'  
22x34: 1"=2640'

**PLAN SET**  
**FOLSOM ACRES**

**SHEETS**

1. G-1.0 COVER SHEET
2. V-1.0 SITE PLAN EXISTING CONDITION - IMAGERY OVERVIEW
3. V-2.0 SITE PLAN EXISTING CONDITION - PLANIMETRY (AS-BUILT)
4. V-3.0 SITE PLAN EXISTING CONDITION - TOPOGRAPHY
5. D-1.0 SITE PLAN DESIGN - DRAINAGE PLAN
6. C-1.0 TYPICAL SECTIONS
- 7-10. C-2.0 - C-2.3 PLAN AND PROFILE
- 11-14 C-3.0 - C-3.3 CROSS SECTIONS

**LEGEND**

<ul style="list-style-type: none"> <li>⊕ RECOVERED BLW/GLD BRASS CAP ON IRON PIPE</li> <li>⊕ RECOVERED 2" ALUMINUM POST MONUMENT</li> <li>⊕ RECOVERED ALUMINUM CAP ON 3/4" REBAR</li> <li>⊕ RECOVERED PLASTIC CAP ON 3/4" REBAR</li> <li>⊕ RECOVERED 3/4" REBAR</li> <li>○ MEASURED DATA</li> <li>① BLOCK</li> <li>⊕ WATER WELL</li> <li>⊕ PEDESTAL, TELEPHONE</li> <li>⊕ PEDESTAL, TELEVISION</li> <li>⊕ FIRE HYDRANT</li> <li>⊕ POST</li> <li>⊕ SIGN, PUBLIC</li> <li>⊕ SIGN, PRIVATE</li> <li>⊕ PETROLEUM TANK, ABOVE GROUND</li> </ul>	<ul style="list-style-type: none"> <li>⊕ ANCHOR GUY</li> <li>⊕ UTILITY POLE</li> <li>⊕ SEPTIC CLEANOUT</li> <li>⊕ METER, ELECTRIC</li> <li>⊕ METER, GAS</li> <li>⊕ GATE</li> <li>⊕ FENCE</li> <li>⊕ OVERHEAD ELECTRIC</li> <li>⊕ 24" CULVERT</li> <li>⊕ DECK/PORCH</li> <li>⊕ BUILDING</li> <li>⊕ GRAVEL ROAD/DRIVEWAY</li> <li>⊕ ASPHALT ROAD/DRIVEWAY</li> <li>⊕ CONCRETE PAD/SIDEWALK/RETAINING WALL</li> <li>⊕ INFILTRATOR</li> <li>⊕ CULVERT</li> </ul>
--	--



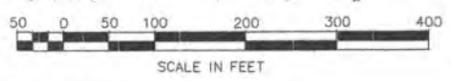
HANSON SURVEYING & MAPPING LLC  
305 E. FIRENEED AVE.  
PALMER, ALASKA 99645  
(907)746-7738

RECEIVED  
APR 30 2020  
PLATTING

PALMER, ALASKA  
FOLSOM ACRES  
PROJECT OVERVIEW

DWG.#: 19-311C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED BY: CEH  
SCALE  
11x17: 1"=200'  
22x34: 1"=100'  
REVISION DATE:  
04-23-20

REFERENCE NUMBER:  
G-1.0  
SHEET 1 OF 14



**EXHIBIT D-1**



HANSON  
LAND SOLUTIONS  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



RECEIVED  
APR 30 2020  
PLATTING

NOTES  
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA, PROJECT OF 2016/2017.  
2. THE HORIZONTAL DATUM IS NAD83 (GCSN96 EPOCH 2003.0)

PALMER, ALASKA  
FOLSOM ACRES  
SITE PLAN - EXISTING CONDITIONS  
PROJECT OVERVIEW

DWG.#: 19-311C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE  
11x17: 1"=160'  
22x34: 1"=80'  
REVISION DATE:  
04-23-20

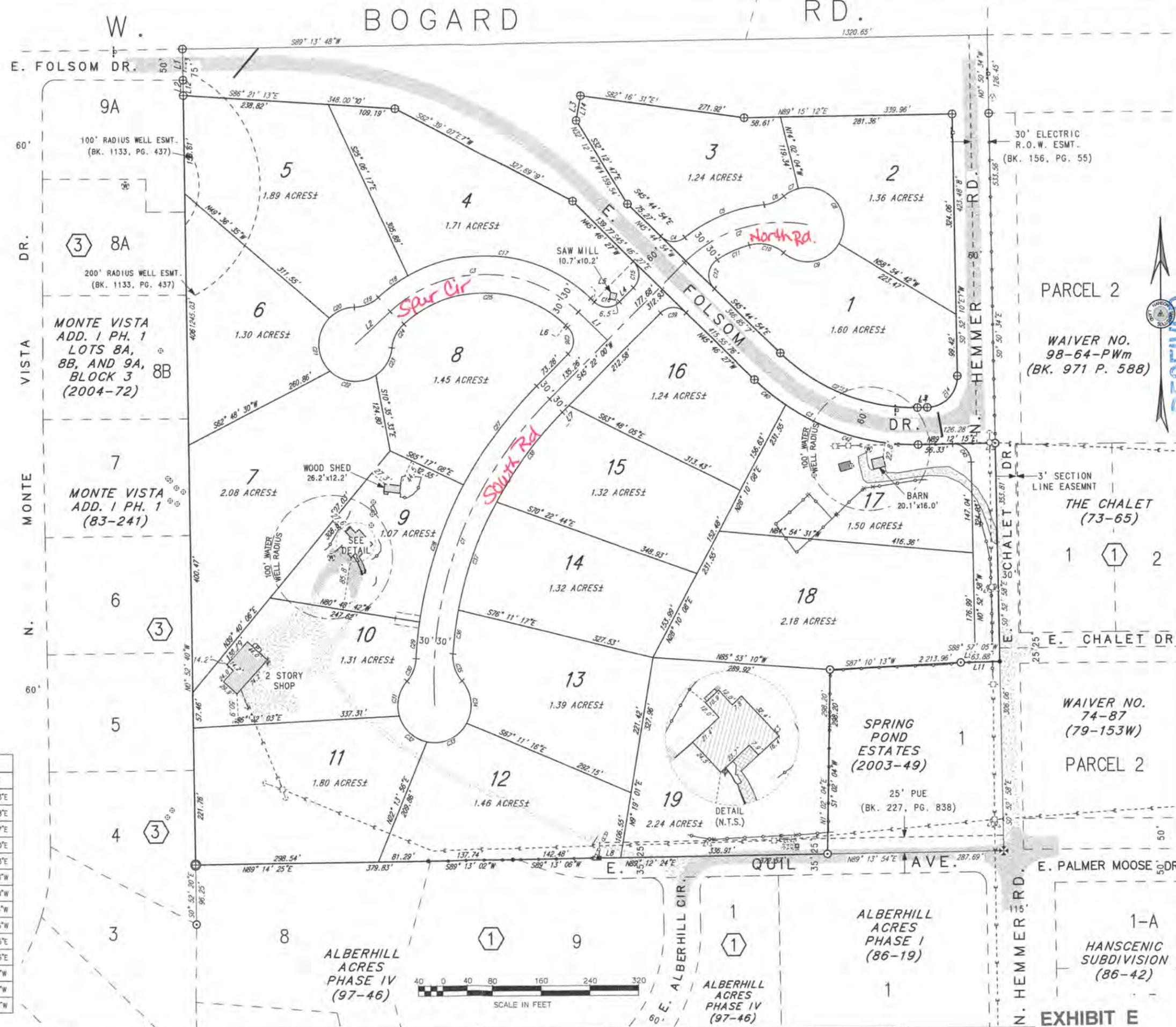
REFERENCE NUMBER:  
V-1.0  
SHEET 2 OF 14

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DEL.TA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	546.67	640.00	48°56'25"	530.20	S20° 53' 48"W	291.26
C2	218.73	225.00	55°41'52"	210.21	S73° 12' 56"W	118.87
C3	339.79	225.00	86°31'30"	308.41	S89° 35' 36"E	211.75
C4	43.10	30.00	82°18'41"	39.49	S86° 54' 15"E	26.22
C5	142.32	255.00	31°58'41"	140.48	N67° 55' 45"E	73.07
C6	35.14	60.00	33°33'26"	34.64	N67° 08' 22"E	18.09
C7	26.81	60.00	25°36'17"	26.59	N63° 09' 48"E	13.63
C8	141.50	60.00	135°07'22"	110.91	N36° 28' 23"W	145.29
C9	104.62	60.00	99°54'09"	91.86	S81° 02' 23"W	71.38
C10	58.91	60.00	56°15'04"	56.57	N77° 08' 05"W	32.07
C11	58.29	195.00	17°07'37"	58.07	S66° 10' 35"W	29.36
C12	54.12	30.00	103°21'41"	47.07	S5° 55' 56"W	37.96
C13	247.59	315.00	45°02'04"	241.27	S68° 15' 16"E	130.59
C14	78.82	49.64	90°58'34"	70.79	N44° 10' 48"E	50.49
C15	47.72	30.00	91°08'27"	42.85	N0° 12' 14"W	30.60
C16	46.15	30.00	88°08'28"	41.73	N89° 26' 13"E	29.04
C17	323.18	255.00	72°36'58"	301.98	S82° 48' 02"E	187.37
C18	59.72	255.00	13°25'09"	59.59	N54° 10' 55"E	30.00
C19	43.02	60.00	41°05'06"	42.11	N68° 00' 53"E	22.48
C20	45.77	60.00	43°42'21"	44.67	N66° 42' 16"E	24.06
C21	95.30	60.00	91°00'21"	85.59	N0° 39' 05"W	61.06
C22	81.17	60.00	77°30'34"	377.55	N84° 54' 33"W	48.16
C23	52.98	60.00	50°35'36"	51.28	S31° 02' 22"W	28.36
C24	44.15	60.00	42°09'32"	43.16	S26° 49' 21"W	23.13
C25	291.35	195.00	85°36'20"	285.00	N89° 17' 43"W	180.59
C26	48.10	30.00	91°51'11"	43.11	N0° 33' 47"W	30.99
C27	199.82	670.00	17°05'18"	199.08	N36° 49' 21"E	100.86
C28	234.79	670.00	20°04'43"	235.03	S18° 14' 21"W	118.61
C29	59.83	670.00	5°06'58"	59.81	S5° 38' 30"W	29.93
C30	39.99	60.00	38°11'26"	39.26	S22° 10' 45"W	20.77
C31	60.03	60.00	57°19'43"	57.56	S12° 36' 36"W	32.80
C32	64.18	60.00	61°17'00"	65.70	S46° 41' 47"E	35.54
C33	77.22	60.00	73°44'27"	328.00	N65° 47' 30"E	45.00
C34	73.53	60.00	70°12'50"	69.01	N6° 11' 09"W	42.18
C35	47.53	60.00	45°23'25"	46.30	N18° 35' 51"W	25.09
C36	71.57	610.00	6°43'21"	71.53	N7° 27' 32"E	35.83
C37	186.15	610.00	17°29'04"	185.43	S19° 33' 45"W	93.80
C38	181.65	610.00	17°03'43"	180.98	S36° 50' 08"W	91.50
C39	46.53	30.00	88°51'33"	42.00	S89° 47' 46"W	29.41
C40	65.05	375.00	9°56'20"	64.97	N50° 41' 53"W	32.61
C42	229.62	375.00	35°04'58"	226.05	S73° 12' 32"E	118.53
C45	47.08	30.00	89°54'47"	42.39	S45° 50' 21"E	29.95

**LEGEND**

- RECOVERED BLM/OLD BRASS CAP ON IRON PIPE
- RECOVERED 2" ALUMINUM POST MONUMENT
- RECOVERED ALUMINUM CAP ON 1/2" REBAR
- RECOVERED PLASTIC CAP ON 1/2" REBAR
- RECOVERED 3/4" REBAR
- MEASURED DATA
- BLOCK
- WATER WELL
- PEDESTAL, TELEPHONE
- PEDESTAL, TELEVISION
- FIRE HYDRANT
- POST
- SIGN, PUBLIC
- SIGN, PRIVATE
- PETROLEUM TANK, ABOVE GROUND
- ANCHOR GUY
- UTILITY POLE
- SEPTIC CLEANOUT
- METER, ELECTRIC
- METER, GAS
- GATE
- FENCE
- OVERHEAD ELECTRIC
- 24" CULVERT
- DECK/PORCH
- BUILDING
- GRAVEL ROAD/DRIVEWAY
- ASPHALT ROAD/DRIVEWAY
- CONCRETE PAV/SIDEWALK/RETAINING WALL

LINE TABLE		
LINE #	LENGTH	BEARING
L1	66.17	S46° 29' 33"E
L2	77.57	N47° 08' 38"E
L3	16.12	N89° 07' 07"E
L4	32.18	N45° 22' 00"E
L5	8.72	S46° 29' 33"E
L6	4.82	N46° 29' 33"W
L7	15.34	S45° 22' 00"W
L8	35.65	S89° 12' 24"W
L9	23.88	S88° 57' 05"W
L10	40.00	N88° 57' 05"E
L11	63.88	N88° 57' 05"E
L12	24.89	N0° 45' 35"W
L13	50.10	N0° 55' 27"W
L14	40.81	S10° 12' 18"W



HANSON LAND SOLUTIONS  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907)746-7738



NOTES  
1. THIS FIELD SURVEY WAS CONDUCTED ON JANUARY 3, 6, 8, AND 14, 2020. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREIN.  
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

RECEIVED  
PLANNING

ALASKA PALMER, ALASKA  
FOLSOM ACRES  
PLANIMETRY-AB

DWG.#: 19-311C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE  
11x17: 1"=160'  
22x34: 1"=80'  
REVISION DATE:  
04-23-20

REFERENCE NUMBER:  
V-2.0  
HEET 3 OF 14

PARCEL 2  
WAIVER NO. 98-64-PWm (BK. 971 P. 588)

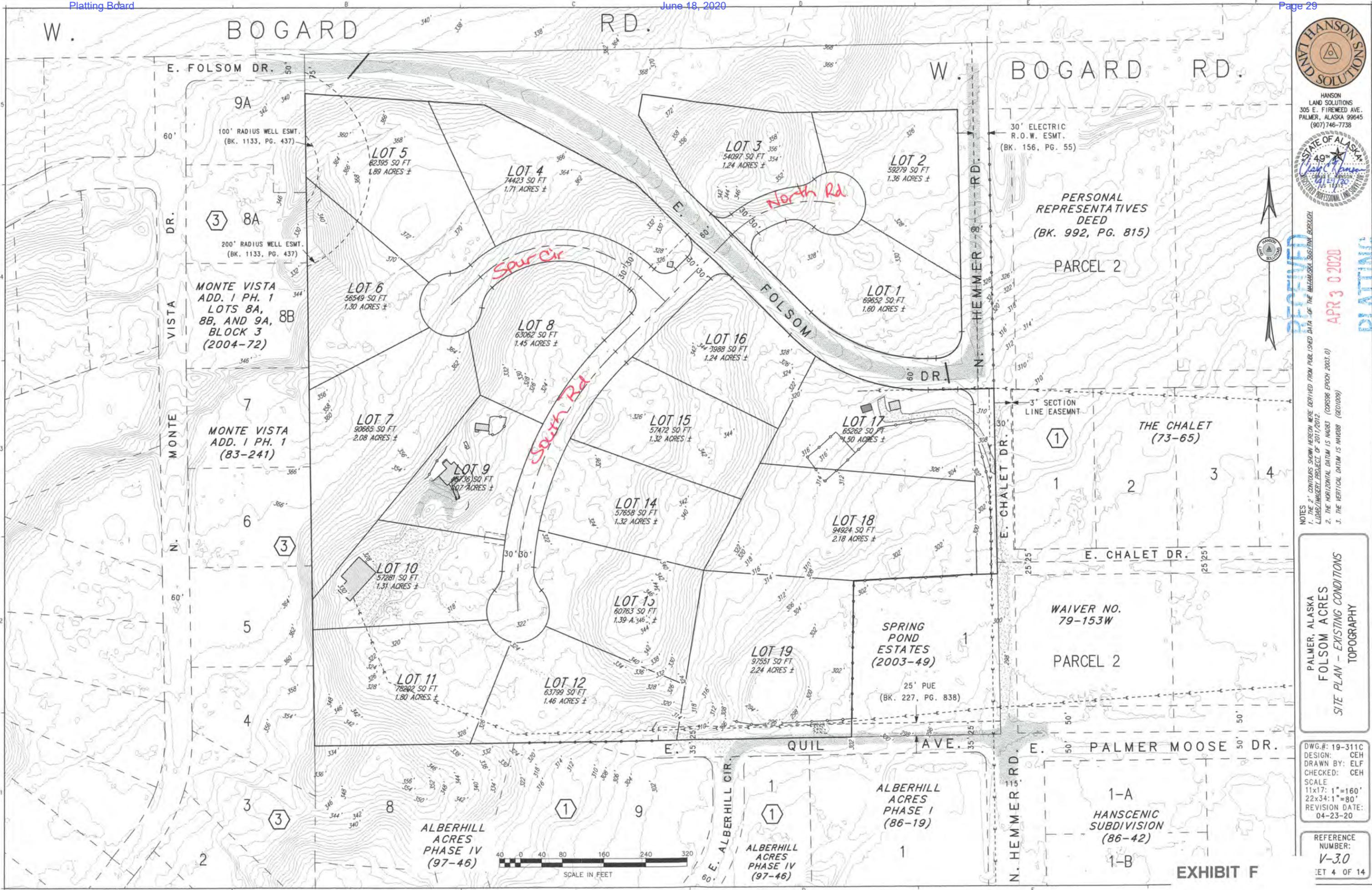
THE CHALET (73-65)

WAIVER NO. 74-87 (79-153W)

PARCEL 2

1-A  
HANSCENIC SUBDIVISION (86-42)

EXHIBIT E



HANSON  
LAND SOLUTIONS  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



RECEIVED  
APR 30 2020  
PLATTING

NOTES  
1. THE 2' CONTOURS SHOWN HEREIN WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUBSTATION GEOGRAPHIC LIDAR/IMAGERY PROJECT OF 2011/2012.  
2. THE HORIZONTAL DATUM IS NAD83 (GRS96 EPOCH 2003.0)  
3. THE VERTICAL DATUM IS NAVD83 (GEOID09)

PALMER, ALASKA  
FOLSOM ACRES  
SITE PLAN - EXISTING CONDITIONS  
TOPOGRAPHY

DWG.#: 19-311C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE  
11x17: 1"=160'  
22x34: 1"=80'  
REVISION DATE:  
04-23-20

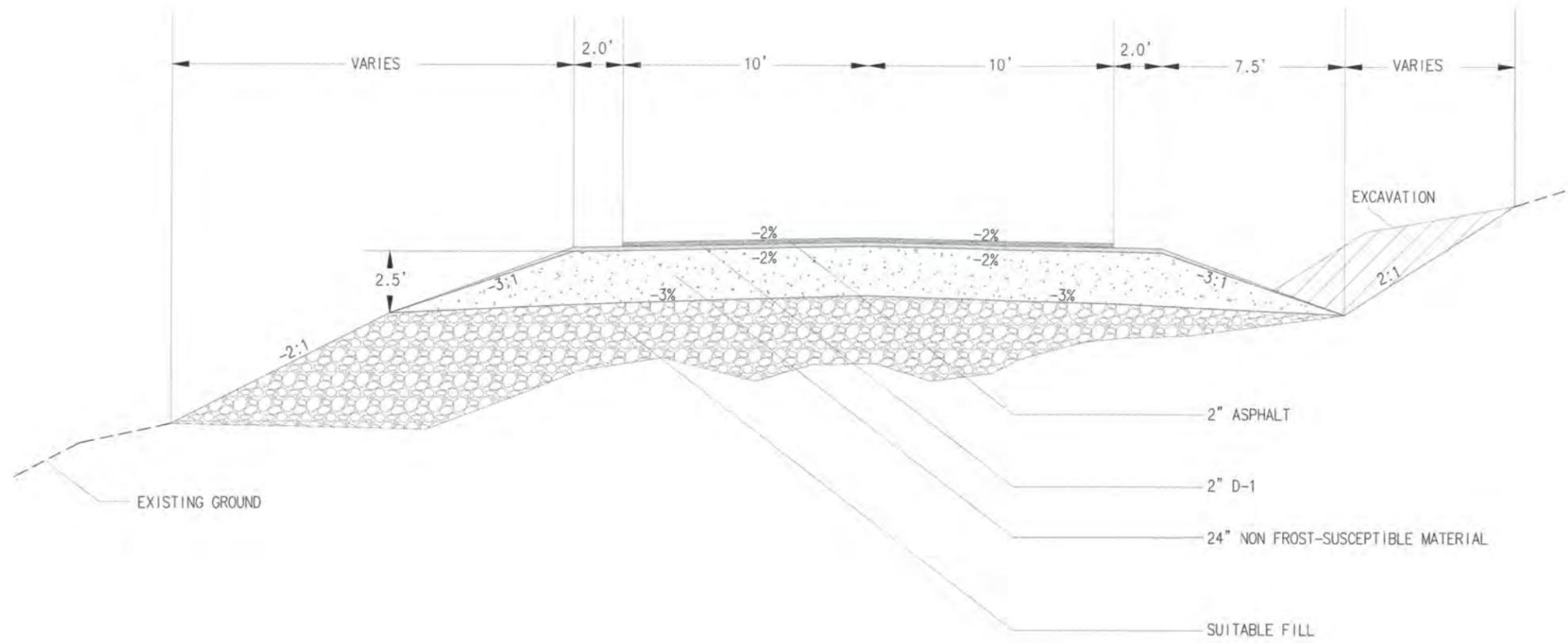
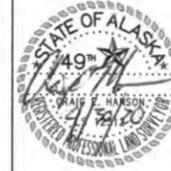
REFERENCE  
NUMBER:  
V-3.0  
ET 4 OF 14

EXHIBIT F





HANSON SURVEYING & MAPPING LLC  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



RECEIVED  
APR 30 2020  
PLATTING

NOTES  
1. ROAD CONSTRUCTION TO FOLLOW MSB SUBDIVISION CONSTRUCTION MANUAL RESIDENTIAL STANDARDS.

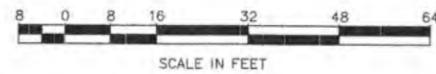
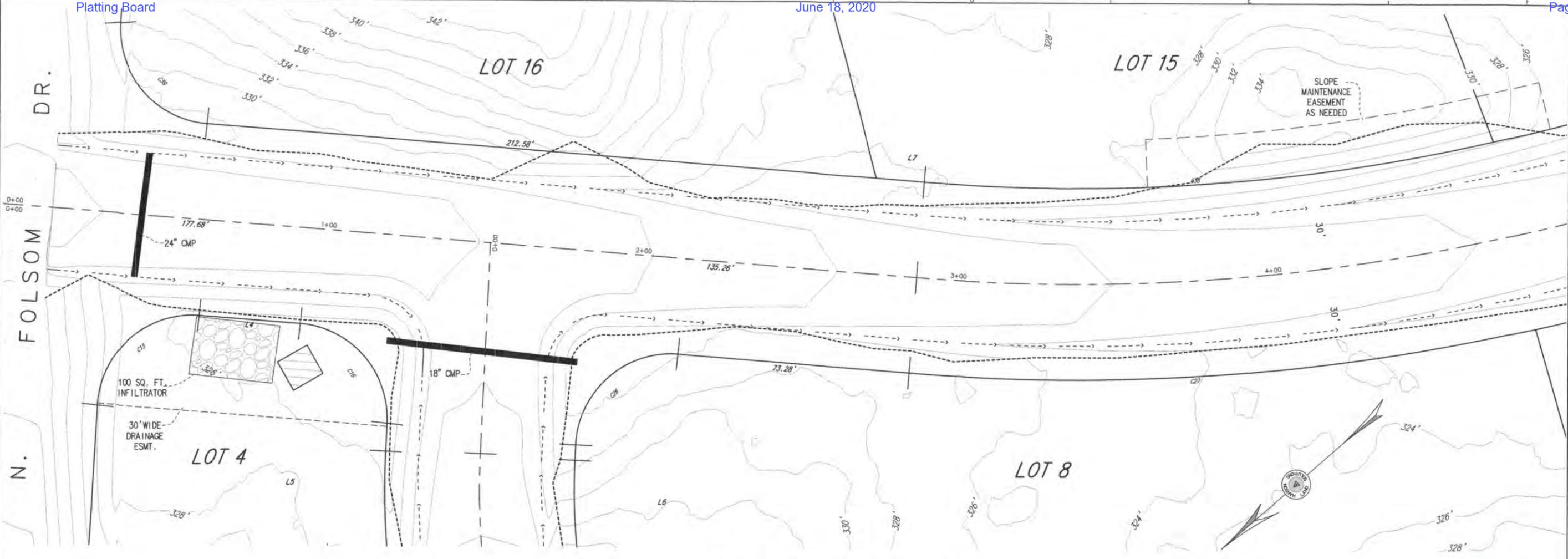


PALMER, ALASKA  
FOLSOM ACRES  
TYPICAL SECTIONS

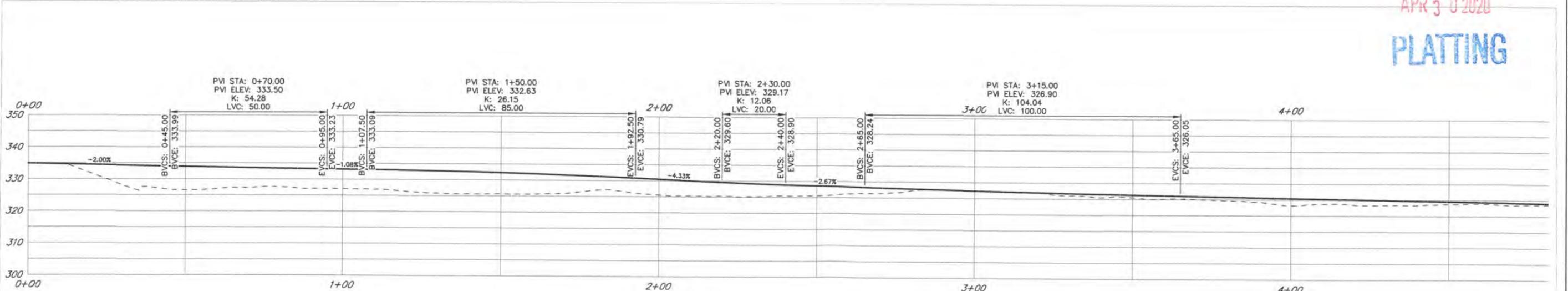
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DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=XXX'  
22x34: 1"=XXX'  
REVISION DATE:  
04-29-20

REFERENCE NUMBER:  
C-1.0  
SHEET 6 OF 14

EXHIBIT H-1



RECEIVED  
 APR 30 2020  
 PLATTING



HANSON SURVEYING & MAPPING LLC  
 305 E. FIREWEED AVE.  
 PALMER, ALASKA 99645  
 (907) 746-7738



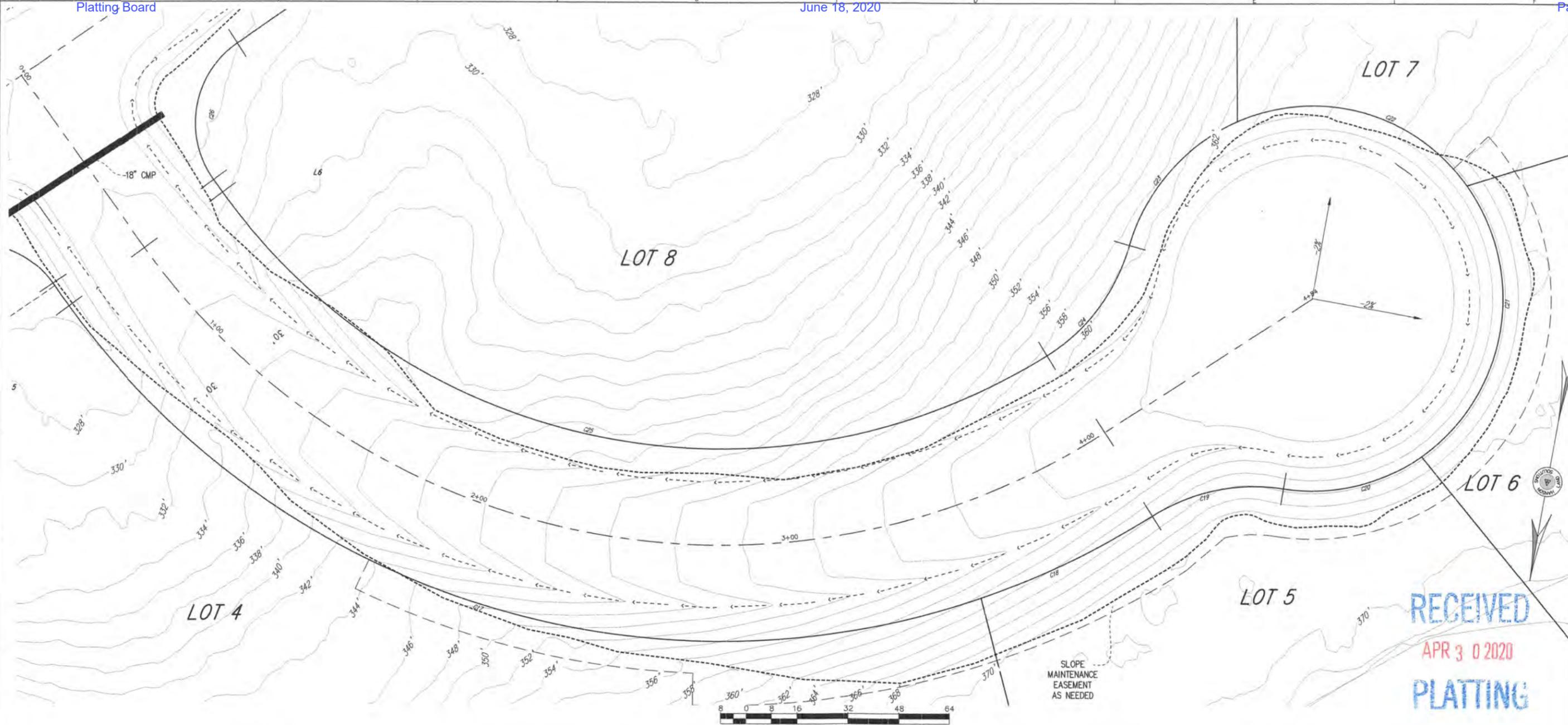
NOTES  
 1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSTINA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.  
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

PALMER, ALASKA  
 FOLSOM ACRES  
 PLAN AND PROFILE - DESIGN  
 SOUTH ROAD

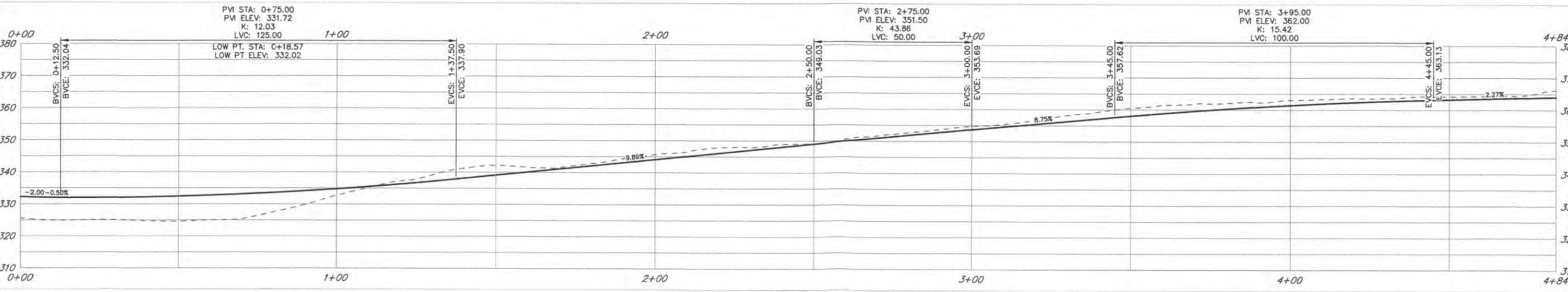
DWG.#: 19-311C  
 DESIGN: CEH  
 DRAWN BY: SDN  
 CHECKED: CEH  
 SCALE  
 11x17: 1"=32'  
 22x34: 1"=16'  
 REVISION DATE:  
 04-29-20

REFERENCE NUMBER:  
 C-20  
 SHEET 7 OF 14





**RECEIVED**  
 APR 30 2020  
**PLATTING**



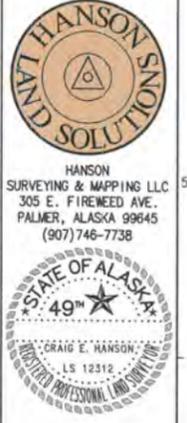
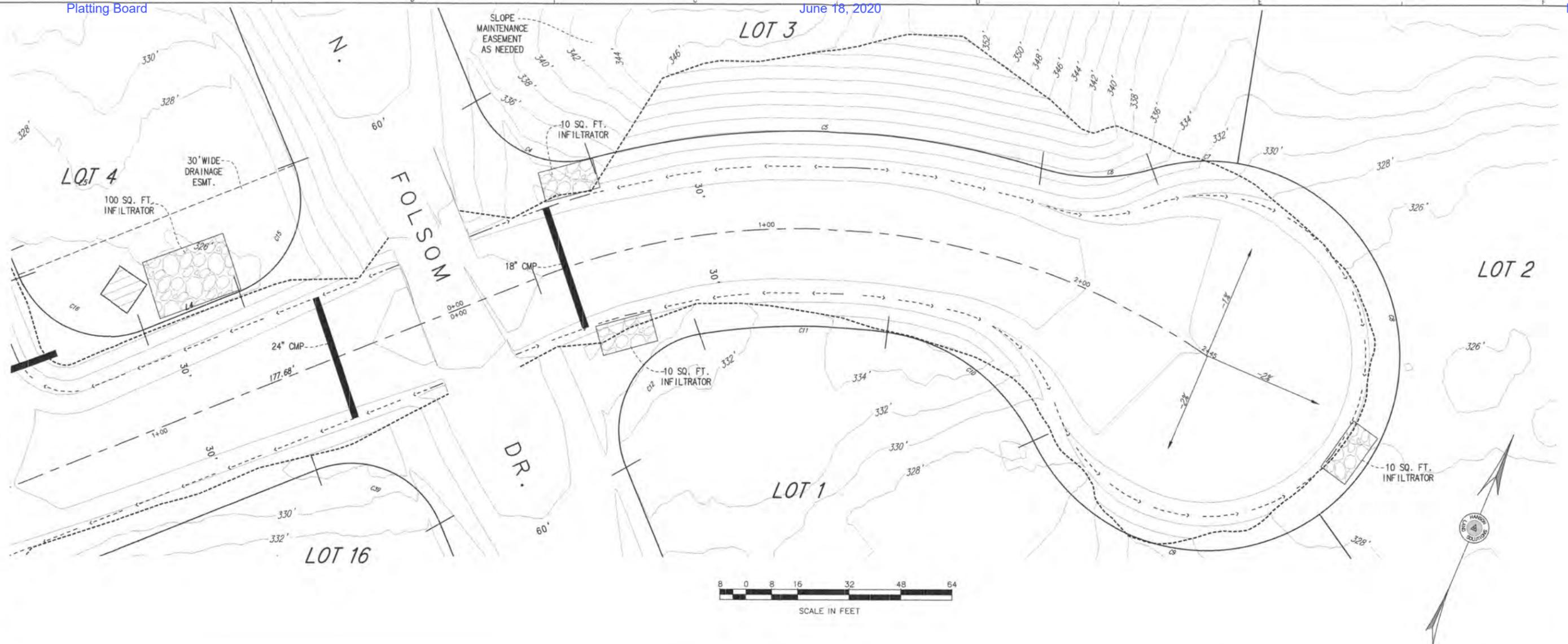
**NOTES**  
 1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTINA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.  
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

PALMER, ALASKA  
 FOLSOM ACRES  
 PLAN AND PROFILE - DESIGN  
 SPUR CIRCLE

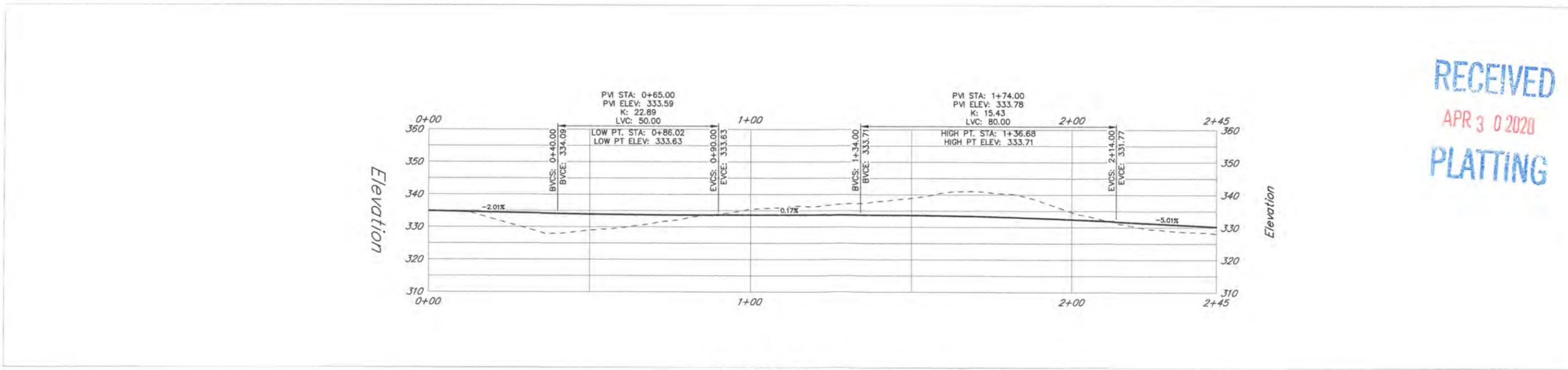
DWG.#: 19-311C  
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 DRAWN BY: SDN  
 CHECKED: CEH  
 SCALE  
 11x17: 1"=32'  
 22x34: 1"=16'  
 REVISION DATE:  
 04-29-20

REFERENCE NUMBER:  
 C-2.2  
 SHEET 9 OF 14

**EXHIBIT H-4**



NOTES  
 1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.  
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL



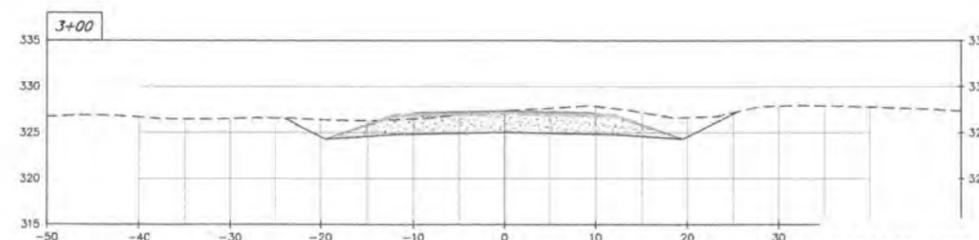
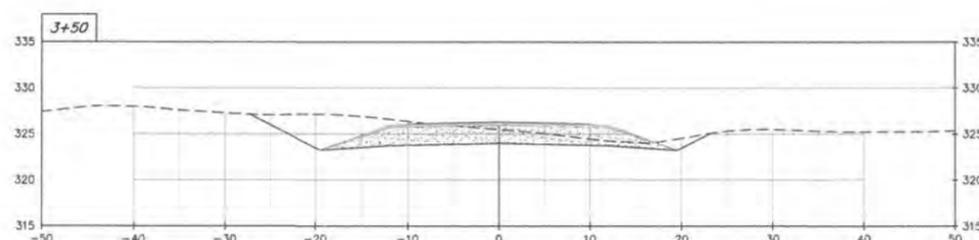
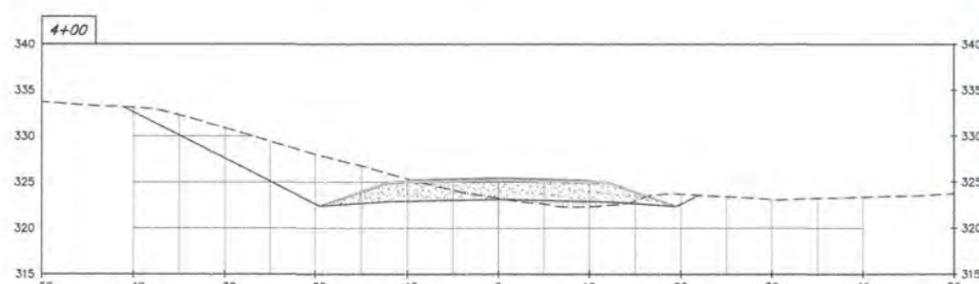
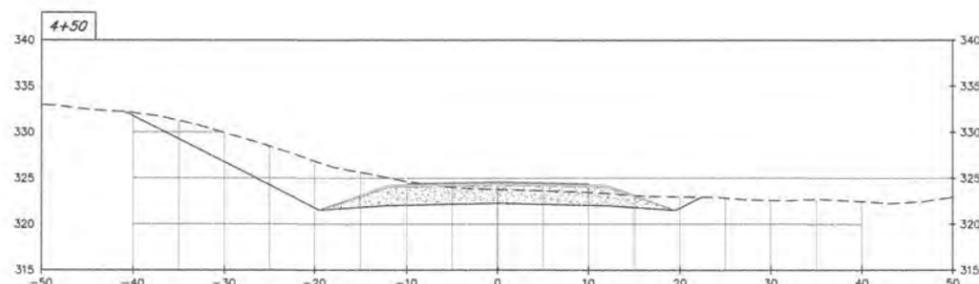
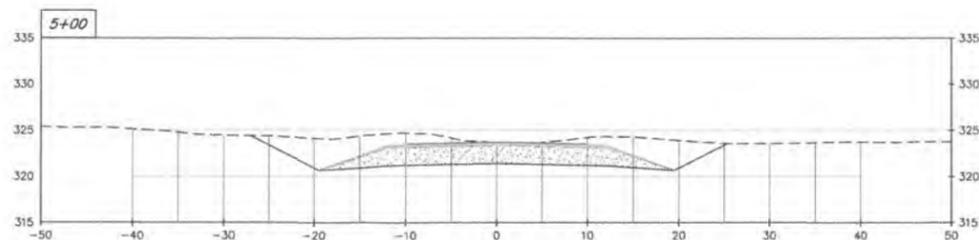
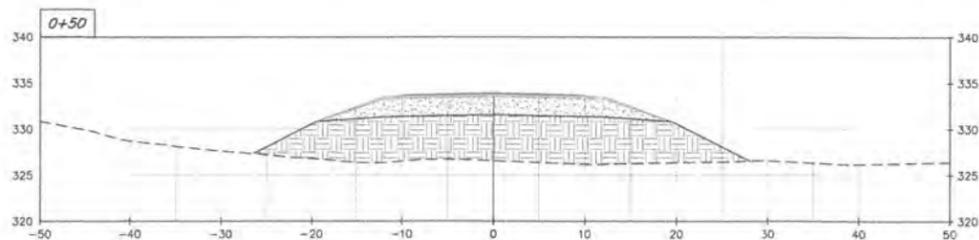
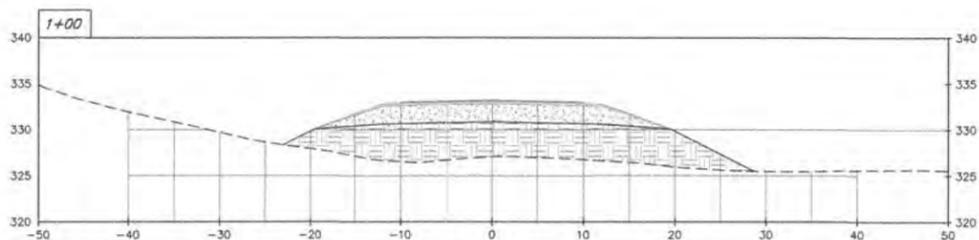
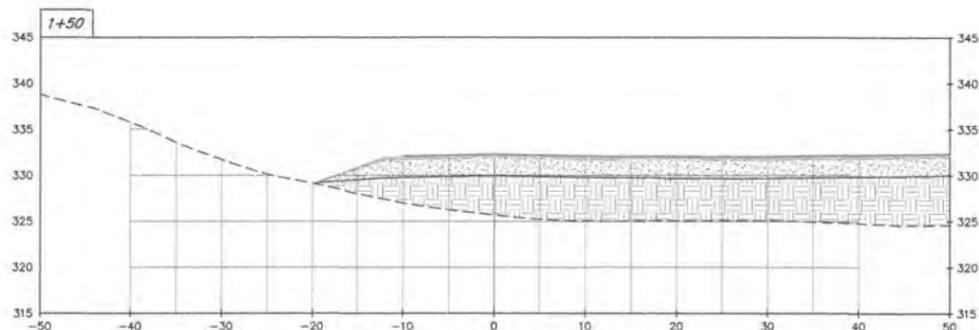
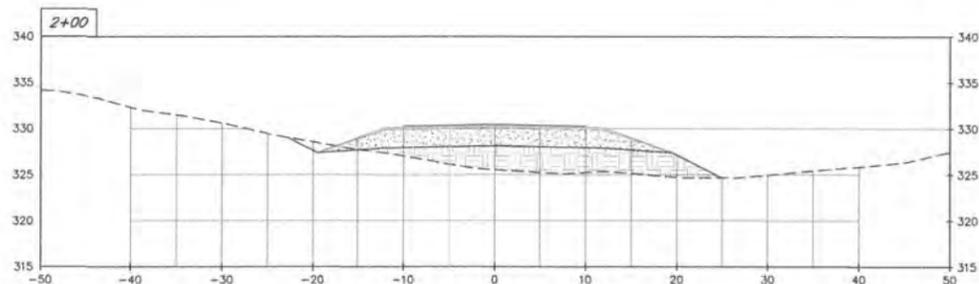
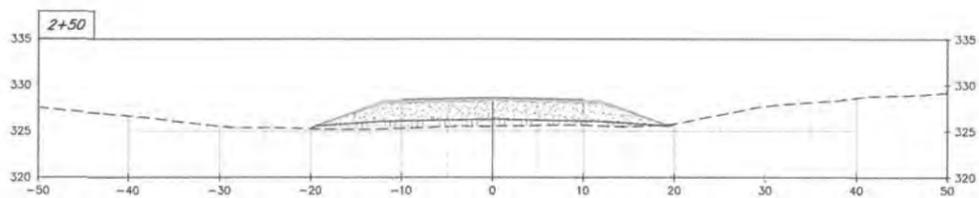
RECEIVED  
 APR 30 2020  
 PLATTING

PALMER, ALASKA  
 FOLSOM ACRES  
 PLAN AND PROFILE - DESIGN  
 NORTH ROAD

DWG.#: 19-311C  
 DESIGN: CEH  
 DRAWN BY: SDN  
 CHECKED: CEH  
 SCALE  
 11x17: 1"=32'  
 22x34: 1"=16'  
 REVISION DATE:  
 04-29-20

REFERENCE NUMBER:  
 C-2.3  
 SHEET 10 OF 14

EXHIBIT H-5



HANSON  
LAND SOLUTIONS, LLC  
305 E. FIRENEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



LEGEND

- USEABLE EXCAVATION
- FINISH GRADE ASPHALT
- D-1 BASE
- N.F.S. SUBBASE
- SUITABLE FILL

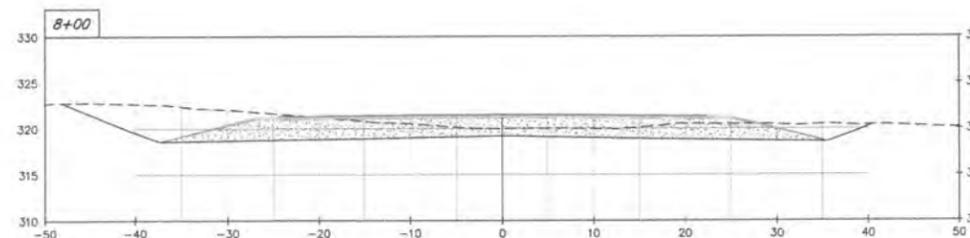
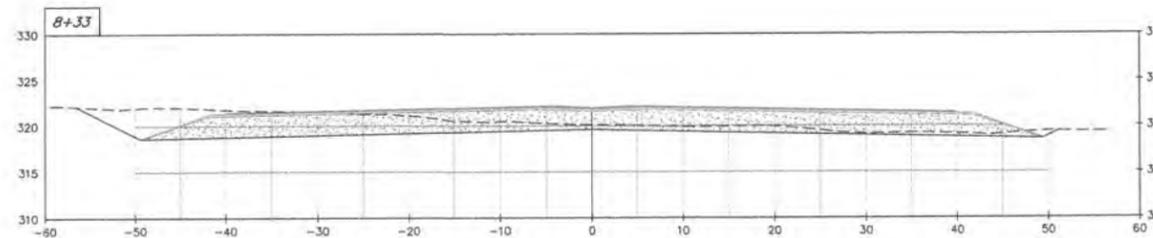
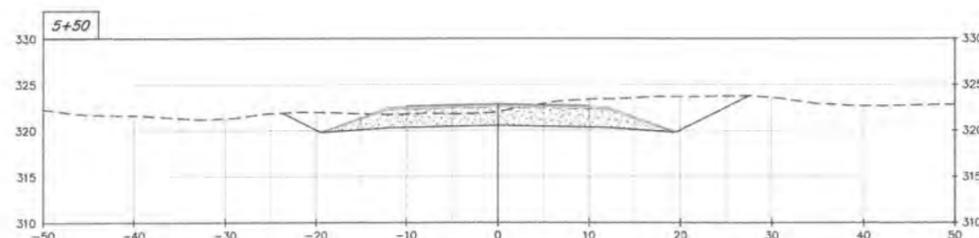
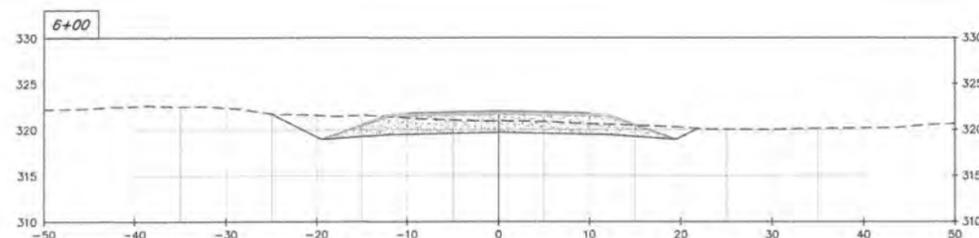
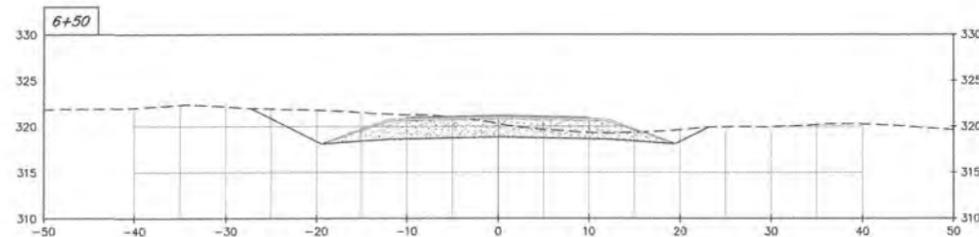
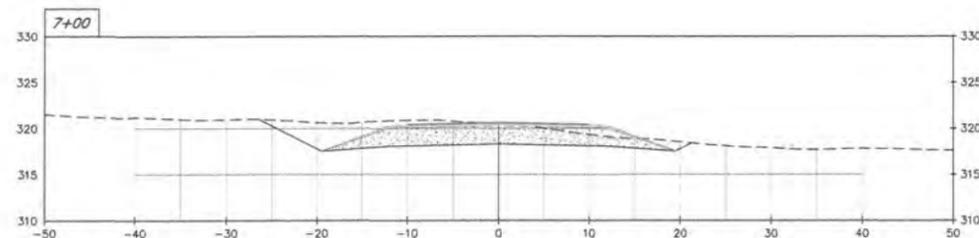
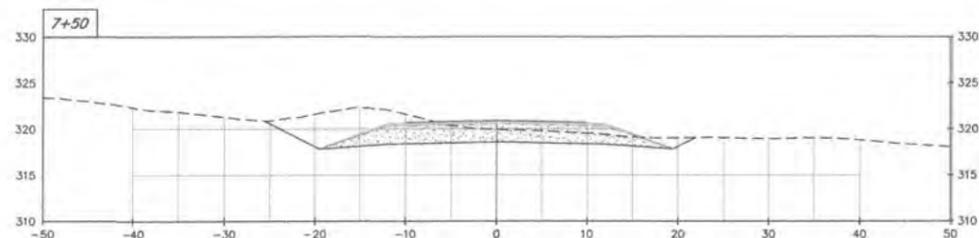
RECEIVED  
APR 30 2020  
PLATTING

PALMER, ALASKA  
FOLSOM ACRES  
CROSS-SECTIONS - DESIGN  
SOUTH ROAD

DWG.#: 19-311C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED BY: CEH  
SCALE  
11x17: 1"=20'  
22x34: 1"=10'  
REVISION DATE:  
04-29-20

REFERENCE  
NUMBER:  
C-3.0  
SHEET 11 OF 14

EXHIBIT H-6



RECEIVED  
APR 30 2020  
PLATTING



HANSON  
LAND SOLUTIONS, LLC  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



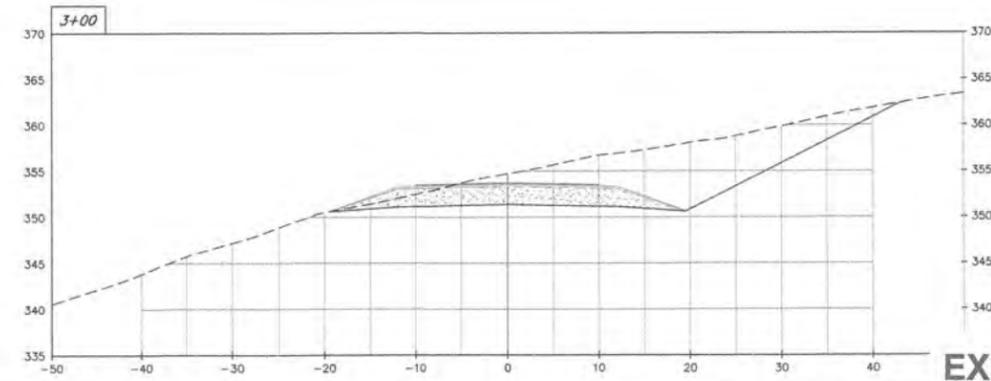
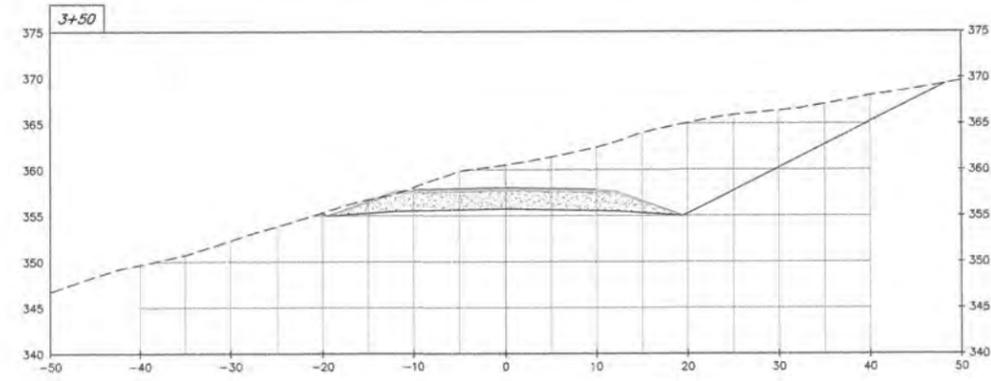
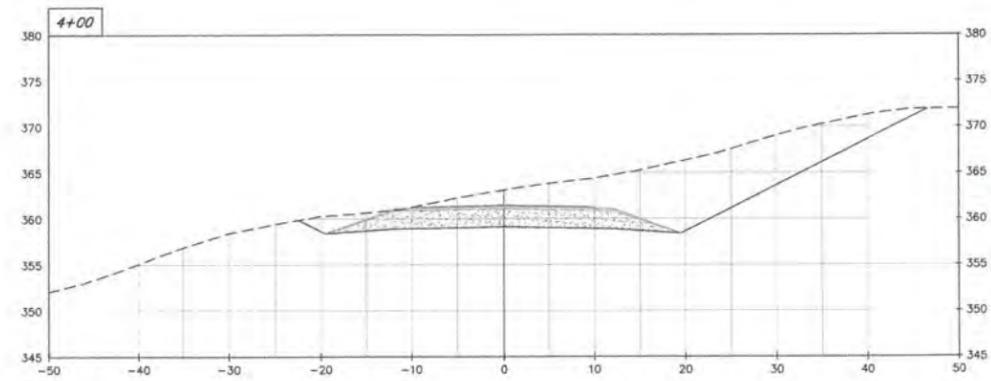
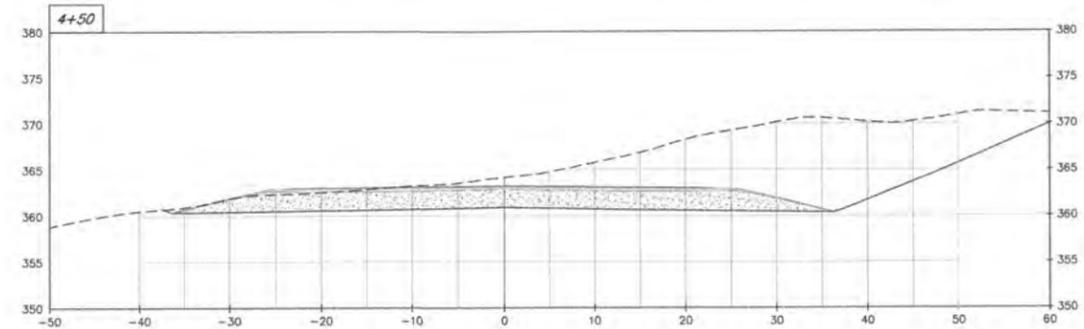
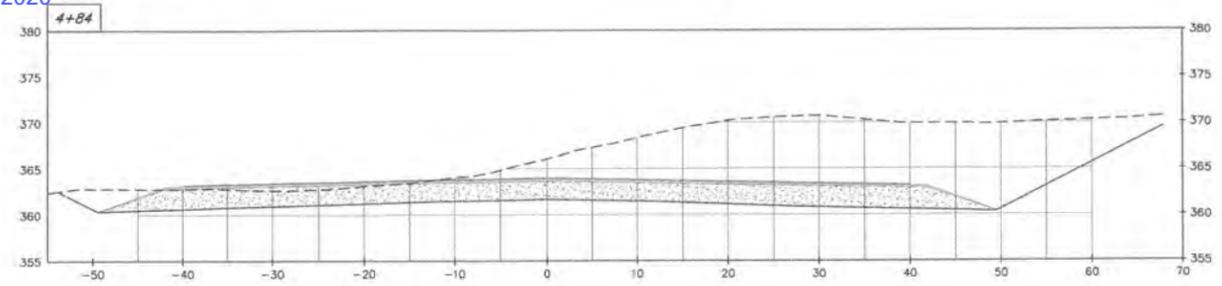
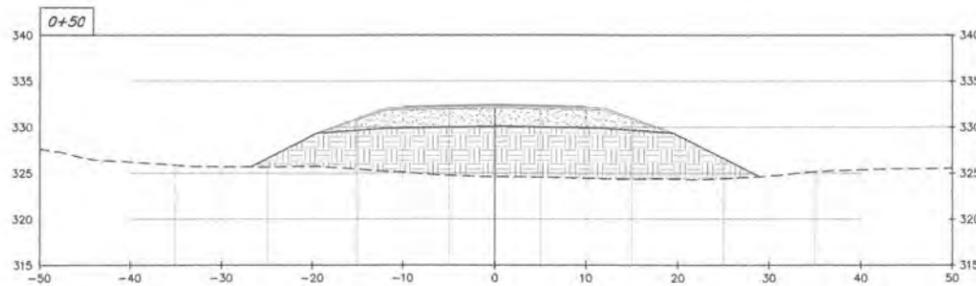
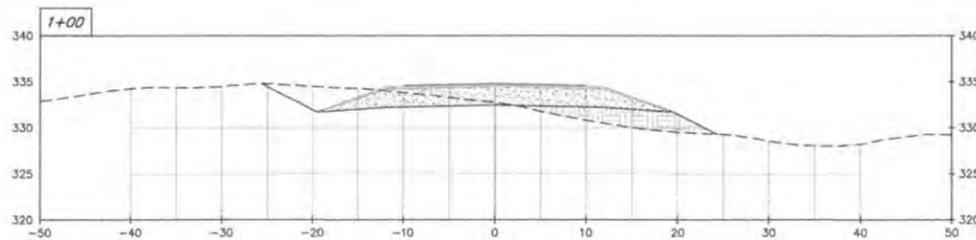
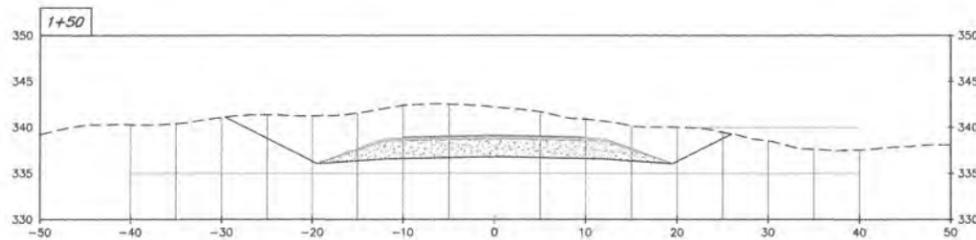
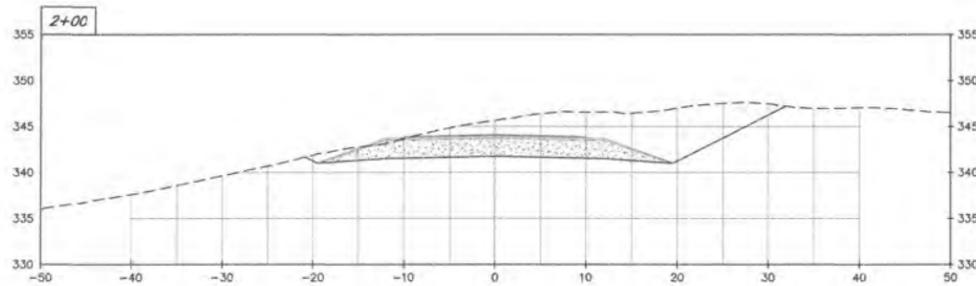
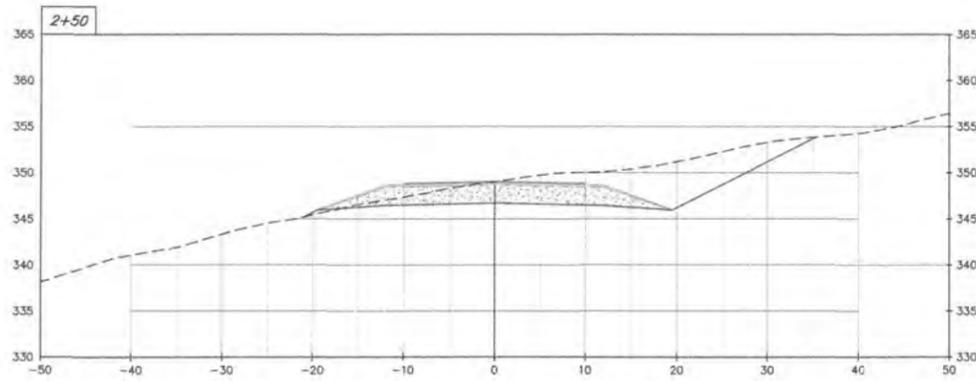
LEGEND

- USEABLE EXCAVATION
- FINISH GRADE ASPHALT
- D-1 BASE
- NF.S. SUBBASE
- SUITABLE FILL

PALMER, ALASKA  
FOLSOM ACRES  
CROSS-SECTIONS - DESIGN  
SOUTH ROAD

DWG.#: 19-311C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=20'  
22x34: 1"=10'  
REVISION DATE:  
04-29-20

REFERENCE  
NUMBER:  
C-3,1  
SHEET 12 OF 14



HANSON  
LAND SOLUTIONS, LLC  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



LEGEND

- USEABLE EXCAVATION
- FINISH GRADE ASPHALT
- D-1 BASE
- N.F.S. SUBBASE
- SUITABLE FILL

RECEIVED  
APR 30 2020  
PLATTING

PALMER, ALASKA  
FOLSOM ACRES  
CROSS-SECTIONS - DESIGN  
SPUR CIRCLE

DWG.#: 19-311C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE:  
11x17: 1"=20'  
22x34: 1"=10'  
REVISION DATE:  
04-29-20

REFERENCE  
NUMBER:  
C-3.2  
SHEET 13 OF 14

EXHIBIT H-8

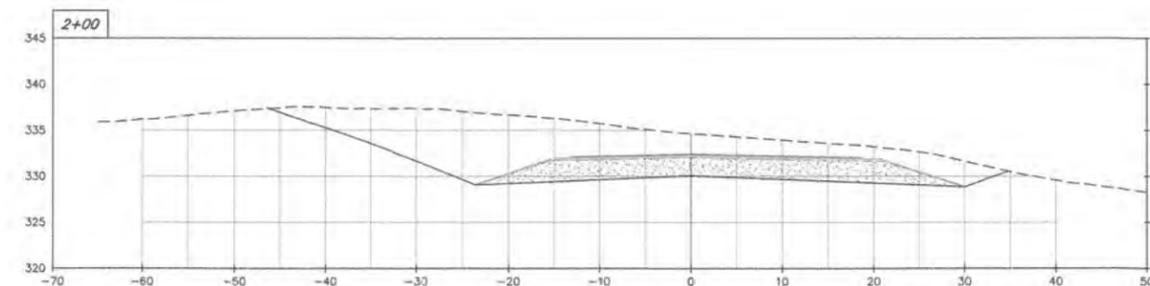
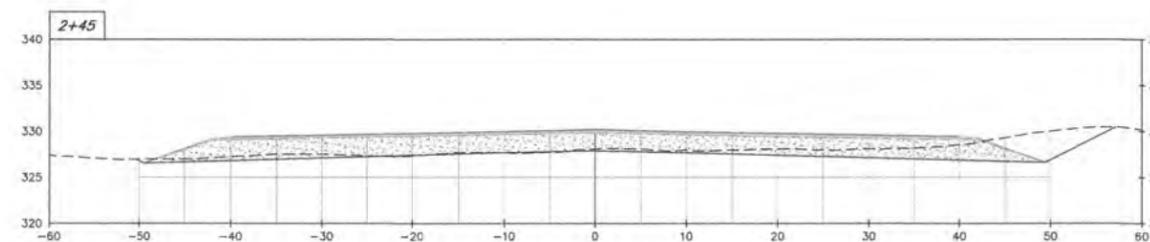
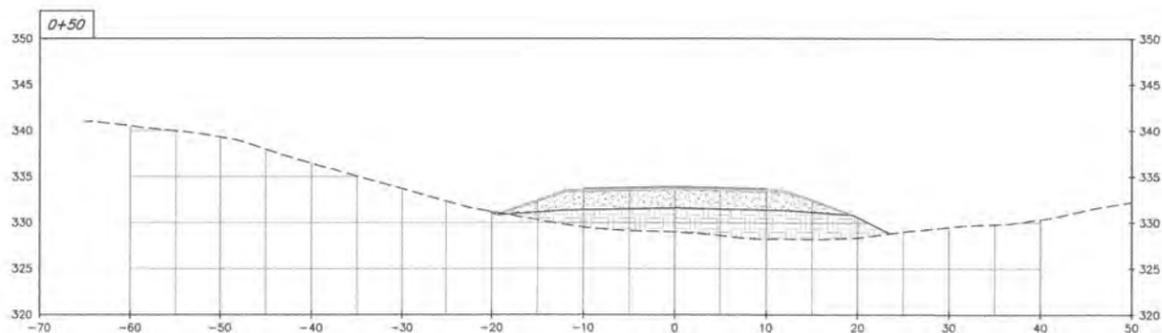
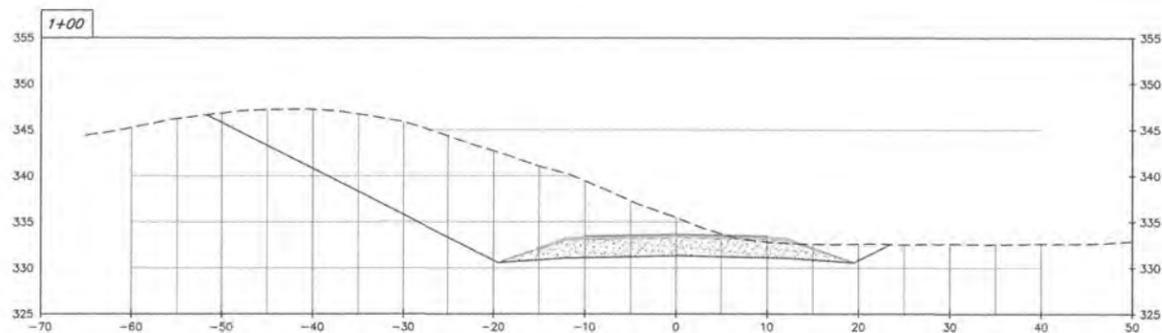
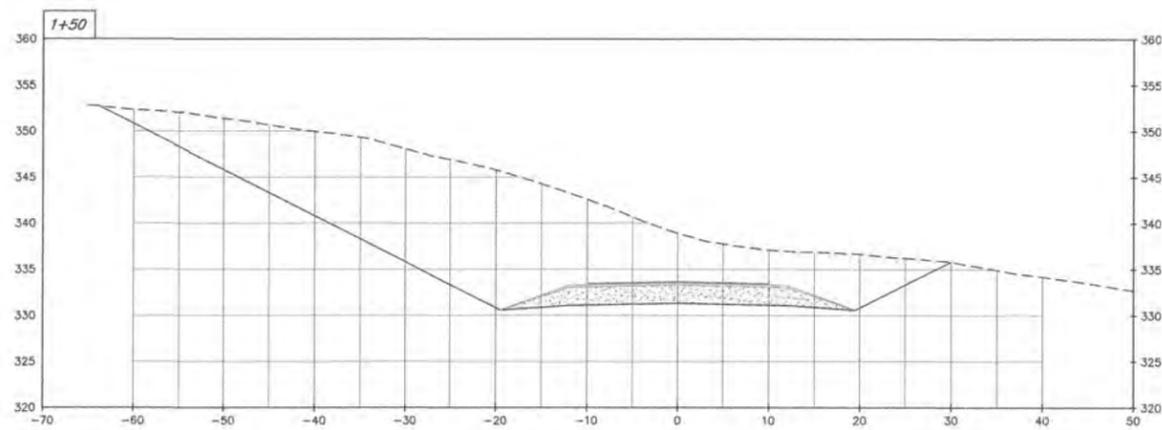


HANSON LAND SOLUTIONS, LLC  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7738



LEGEND

- USEABLE EXCAVATION
- FINISH GRADE ASPHALT
- D-1 BASE
- N.F.S. SUBBASE
- SUITABLE FILL



RECEIVED  
APR 30 2020  
PLATTING

PALMER, ALASKA  
FOLSOM ACRES  
CROSS-SECTIONS - DESIGN  
NORTH ROAD

DWG.#: 19-311C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=20'  
22x34: 1"=10'  
REVISION DATE:  
04-29-20

REFERENCE  
NUMBER:  
C-3.3  
SHEET 14 OF 14

## Cheryl Scott

---

**From:** Jamie Taylor  
**Sent:** Wednesday, June 3, 2020 3:24 PM  
**To:** Cheryl Scott  
**Subject:** RE: RFC Folsom Acres Master Plan (CS)

43.20.060 (D) says "Subdivisions shall provide through connecting rights-of way ... to all adjoining stub rights-of-way ... [unless] it is shown by the applicant to be unnecessary..." It was requested at the pre-app that the petitioner connect to Quil Avenue. The petitioner should provide justification that the connection is not needed for interconnectivity or public safety.

Provide slope easements as needed to contain cuts and fills plus 5 feet.

Prior to recording phase IV, Hemmer Road must be constructed to a minimum of residential standard within a minimum 50-foot wide ROW to provide 60 feet of frontage to both lots 17 & 18.

A note to the engineer and so I don't forget at the preconstruction meeting: Due to the thick layer of 'potato dirt' in this area, the proposed infiltration trenches should be installed such that they penetrate the underlying gravel layer. The rule of thumb for sizing infiltration trenches is that they should not be any deeper than they are wide, otherwise they could be considered injection wells. Therefore, the proposed infiltration trenches may need to be larger than needed based on the contributing runoff area.

**Jamie Taylor, PE**  
**Civil Engineer**  
**Matanuska-Susitna Borough**  
**Department of Public Works**  
**Operations & Maintenance**  
 t: 907-861-7765 c: 907-355-9810  
[jamie.taylor@matsugov.us](mailto:jamie.taylor@matsugov.us)  
<http://www.matsugov.us/>

**From:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Sent:** Thursday, May 7, 2020 10:44 AM  
**To:** allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamela.j.melchert@usps.gov; Sarah Rennie <srennie@palmerak.org>; David Meneses <dmeneses@palmerak.org>; bahanson@palmerak.org; jpatterson@palmerak.org; retirees@mtaonline.net; cobbfam@mtaonline.net; stark@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mta-telco.com; row@enstarnaturalgas.com;

**Cheryl Scott**

---

**From:** Craig Hanson <ceh@hlsalaska.com>  
**Sent:** Monday, June 8, 2020 7:24 AM  
**To:** Cheryl Scott; Fred Wagner  
**Subject:** 19-311 Folsom Acres

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

Cheryl,

Regarding the anticipated Quill Avenue connection Condition of Approval:

MSB 43.20.060(D) was written into code "**to provide interconnectivity and/or public safety**". **"If it is shown by the applicant to be (1) unnecessary for future development and/or (2) public safety, then a reduction to a lesser road right-of-way standard or an elimination of the requirement to provide access shall be applied"**.

**(1) Regarding future development:** This project lies in an already fully developed area on the edge of the City of Palmer. Alberhill Acres to the south contains the only other land whose further development could possibly make use of the proposed connection. However, further development there will not take place: that land cannot be further subdivided because of Restrictive Covenants recorded in Book 900 on Pages 176-182. Our current subdivision has larger than average lot sizes by design. These newly created lots will likewise not be further developed as Covenants will be in place to ensure that they cannot be. With all impacted lots fully divided to the extent possible, it is clear that the proposed connection is "unnecessary for future development".

**(2) Regarding public safety:** The proposed connection to Quill Avenue will unnecessarily create through traffic in a very small (13 lot) residential neighborhood. That through traffic will consist of drivers only seeking a shortcut to speed up their travel time, dramatically increasing the likelihood of dangerous mishaps. With this subdivision, we are proposing to give land to the Borough that enables the final extension of nearby Hemmer road to ensure smooth traffic flow. This land will enable closing the ROW gap in what has always been intended to be the major north-south collector corridor of the area. It will provide for a far smoother and more efficient flow of traffic than the proposed connection through Folsom Acres, it will have nearly zero impact on residential homes and it is only 800' from that proposed connection to Quill Avenue.

Also of considerable relevance is the fact that the proposed Quill Ave connection must traverse an existing slope of 14%...borough roads are not to exceed 10% in vertical grade according to the Subdivision Construction manual.

The proposed connection to Quill Ave. would not improve public safety... it would in fact create a dangerous situation by encouraging traffic away from a nearby collector road well suited for carrying that traffic and pushing it onto a steep road through a small residential neighborhood.

Respectfully,  
Craig Hanson, RLS  
Hanson Land Solutions, LLC  
305 E. Fireweed Ave.  
Palmer, AK 99645  
(907) 746-7738

On 6/5/2020 11:41 AM, Cheryl Scott wrote:

**Cheryl Scott**

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**From:** Cheryl Scott  
**Sent:** Monday, June 8, 2020 11:24 AM  
**To:** Cheryl Scott  
**Subject:** FW: 19-311 Folsom Acres

**From:** Jamie Taylor <Jamie.Taylor@matsugov.us>  
**Sent:** Monday, June 8, 2020 9:54 AM  
**To:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Subject:** RE: 19-311 Folsom Acres

I am satisfied with Mr. Hanson's justification for not connecting to Quil Avenue.

**Jamie Taylor, PE**  
**Civil Engineer**  
**Matanuska-Susitna Borough**  
**Department of Public Works**  
**Operations & Maintenance**  
t: 907-861-7765 c: 907-355-9810  
[jamie.taylor@matsugov.us](mailto:jamie.taylor@matsugov.us)  
<http://www.matsugov.us/>

## Cheryl Scott

---

**From:** Jude Bilafer  
**Sent:** Tuesday, June 2, 2020 1:19 PM  
**To:** Cheryl Scott; allen.kemplen@alaska.gov; Hurn, John T (DOT); Nichols, Melanie A (DOT); kyler.hylton@alaska.gov; Dubour, Adam J (DFG); regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; Sarah Rennie; David Meneses; bahanson@palmerak.org; jpatterson@palmerak.org; retirees@mtaonline.net; cobbfam@mtaonline.net; stark@mtaonline.net; John Aschenbrenner; Fire Code; Jill Irsik; Eric Phillips; Cindy Corey; Terry Dolan; Jim Jenson; Jamie Taylor; Charlyn Spannagel; Planning; Joseph Metzger; Eileen Probasco; Fred Wagner; Permit Center; Alex Strawn; Theresa Taranto; Andy Dean; mearow@matanuska.com; row@mta-telco.com; row@enstarnaturalgas.com; ospdesign@gci.com; StephanieNowersDistrict2@gmail.com  
**Subject:** RE: RFC Folsom Acres Master Plan (CS)

Hi Cheryl,

As previously mentioned, the Capital Projects Department does not have any concerns at this time with the configuration of the proposed lots nor the access to those lots. We still firmly believe there is no need to make a connection to Quil Ave in the vicinity of lots 12 & 13. Additionally, an upgrade project for Hemmer Road was chosen as one of the recent Community Transportation Program projects through the Alaska Department of Transportation and Public Facilities. Here is a link to that announcement.

<http://dot.alaska.gov/comm/pressbox/arch2020/PR20-0026.shtml>

Jude

**From:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Sent:** Thursday, May 7, 2020 10:44 AM  
**To:** allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; Sarah Rennie <srennie@palmerak.org>; David Meneses <dmeneses@palmerak.org>; bahanson@palmerak.org; jpatterson@palmerak.org; retirees@mtaonline.net; cobbfam@mtaonline.net; stark@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mta-telco.com; row@enstarnaturalgas.com; ospdesign@gci.com; StephanieNowersDistrict2@gmail.com  
**Subject:** RFC Folsom Acres Master Plan (CS)

All ~

The link below will take you to a request for comments for a subdivision at the southwest corner of Bogard and Hemmer. RSA# 16 South Colony.



Alaska Department of Transportation and Public Facilities  
**OFFICE OF THE COMMISSIONER**

You are here: [DOT&PF](#) > [Office of the Commissioner](#) > [Newsroom](#) > Press Release

**FOR IMMEDIATE RELEASE:** April 10, 2020

Press Release: 20-0026

Contact: Meadow Bailey, [meadow.bailey@alaska.gov](mailto:meadow.bailey@alaska.gov), (907) 451-2240

## Alaska DOT&PF Announces Community Transportation Program Projects

(JUNEAU, Alaska) – The Alaska Department of Transportation & Public Facilities (DOT&PF) is announcing local projects that were selected for the Community Transportation Program (CTP).

Projects were selected from community nominations ranked by a Project Evaluation Board, the total federal funding available was \$56 million.

The Project Evaluation Board last met in 2011 to rank projects for the 2012-2015 Statewide Transportation Improvement Plan (STIP). The CTP was put on hold as a result of changes in federal funding and project balancing in the STIP.

"This program is intended to provide much needed funding for community routes," said DOT&PF Commissioner John MacKinnon. "We're proud of the program and pleased to be able to make it available again."

Selected projects are:

- Seldon Road Extension Phase II (Wasilla)
- Akakeek, Ptarmigan, and DeLapp Street – Heavy Use Road Improvements (Bethel)
- Hemmer Road Upgrade Extension North to Bogard Road (Palmer)
- Fort Yukon Road Improvements and ROW Safety (Fort Yukon)
- Redoubt Avenue and Smith Way Rehabilitation (Soldotna)
- Cordova Second Street Upgrades (Cordova)
- South Trunk Road (Nelson Road) Improvements (Palmer)
- Kiana Community-wide Drainage Improvements (Kiana)
- Healy Spur Road (Healy)
- Nome Front Street Resurfacing and Rehabilitation (Nome)
- Ruby Slough Road Phase II Final Design and Construction (Ruby)
- Kodiak Otmeloi Way Reconstruction (Kodiak)
- Hermon Road Upgrade and Extension (Wasilla)

The CTP projects will be added to the 2020-2030 STIP in Amendment 1. Projects are scheduled for design in 2020-22, with construction scheduled for after 2023.

All projects that were submitted by communities for consideration were required to include cost sharing. At a minimum, community sponsors provided the required minimum federal match. Communities that committed additional funds were awarded more points in the scoring process.

Additional information is available on the [CTP website](#).

The Alaska Department of Transportation and Public Facilities oversees 239 airports, 10 ferries serving 35 communities, more than 5,600 miles of highway and 776 public facilities throughout the state of Alaska. The mission of the department is to "**Keep Alaska Moving** through service and infrastructure."

###

[Main Newsroom Page](#)

**Cheryl Scott**

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**From:** Cheryl Scott  
**Sent:** Monday, June 8, 2020 11:19 AM  
**To:** Cheryl Scott  
**Subject:** FW: Folsom Acres MSP

**From:** Jude Bilafer <Jude.Bilafer@matsugov.us>  
**Sent:** Monday, June 8, 2020 10:59 AM  
**To:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Subject:** RE: Folsom Acres MSP

Good morning Cheryl,

As discussed, here are additional comments.

After yet another internal review of this platting action, the Capital Projects Department does not support the condition of approval placed on this action. There is absolutely no reason a connection should be made to Quil Ave. We clearly understand what is written in code and there is no benefit for either safety or future development that warrants this connection in our opinion. Our contention is that safety will actually be reduced if that connection is required. Add in the fact that the grade of the area where a connection could possibly go and it significantly impacts the developer in a very negative way that produces no benefits.

Jude



# MATANUSKA-SUSITNA BOROUGH

## Planning and Land Use Department

### Planning Division: Plat Review/Comments

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7833 • Fax (907) 861-7876

[www.matsugov.us](http://www.matsugov.us) • [planning@matsugov.us](mailto:planning@matsugov.us)

**Owner/Agent:** Folsom Trust/Folsom Acres Master Plan

**Nature of Request:** The request is to create a 19-lot, 4-phase master plan from Tax Parcels D14, D16, D17 and Lot 2, Spring Pond Estates, Plat #2003-49 to be known as FOLSOM ACRES, containing 32.39 acres +/- . The petitioner is proposing to dedicate and construct interior roads to provide access and dedicate right-of-way for Hemmer Road.

**Location:** Tax ID: 18N02E31D014, D016, D017 & 5360000L002. Located within SE ¼ Section 31, Township 18 North, Range 2 East, Seward Meridian, Alaska.

**Date/Due Date:** 2 June 2020

**MSB Staff Contact:** C. Scott

**Planner completing this Review:** Ted Eischeid, Ph. 861-8606, [ted.eischeid@matsugov.us](mailto:ted.eischeid@matsugov.us)

**Comm. Council:**                      **Case#:** 2020-068    **RSA:**

---

**Staff-Recommendation:**

Approve -XX

**List Conditions (if applicable):**

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**Supporting Recommendations, Comments, and Information:**

1. **Note Community Council area, City, or SPUD:** Greater Palmer

2. **Review Official Streets & Highways Plan (OSHP)**

N. Hemmer Road is a Major Collector

- a. We suggest limited access to collector roads & higher whenever possible
- b. We recommend access to lower classified facilities (local roads)

3. **Review most recently approved LRTP.**

<https://www.matsugov.us/plans/lrtp>

- a. Look for upcoming transportation facilities recommended for this area
- b. Will this development have an adverse impact on the future plans to improve the transportation network? Page 53 LRTP states under M12: "Hemmer Northern Extension to Bogard Road East Extension in 2020-2025"

4. **Environmental**

- a. Are there any anadromous fish streams or wetlands nearby that will be potentially adversely impacted? Yes.
  - i. Reference the BMP for Development around Waterbodies
  - ii. Reference MSB's "Benefits of Wetlands"
- b. Plans to consider:
  - i. Wetlands Management Plan
  - ii. Stormwater Management Plan
  - iii. BMP's for Development Near Water Bodies (attached)

**MISC. Summary Comments:****Cultural Resources Summary Comments:**

- No objection to proposed action in terms of known cultural resources.** However, if any cultural resources are discovered in any development work please stop said work and call the Mat-Su Planning Division for referral to an appropriate cultural resources professional. Thank you for helping us document our borough's past.

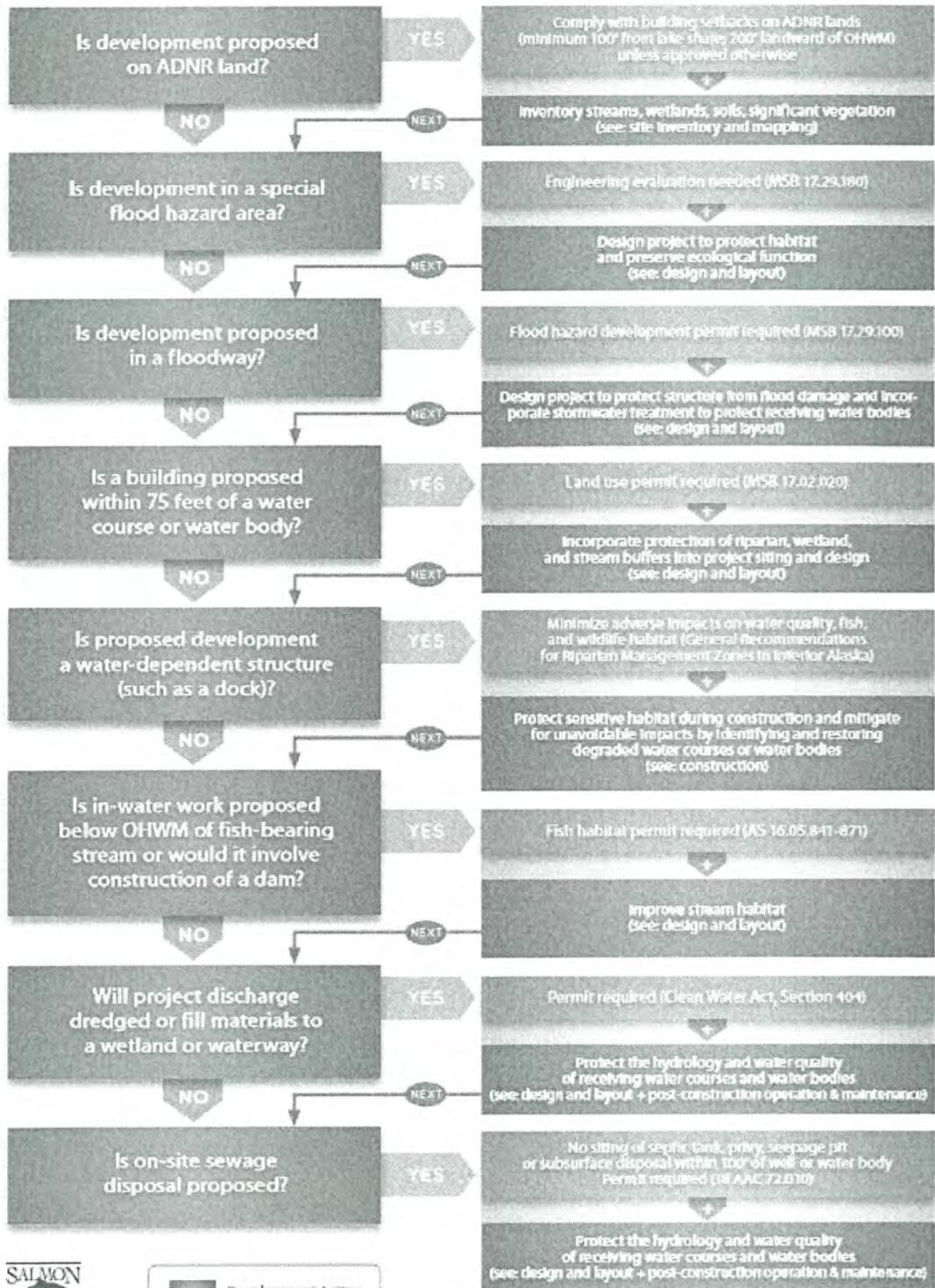
**Environmental**

## Resources:

- *The Best Management Practices for Development around Water Bodies (attached)*
- Wetlands in South-Central Alaska – a primer for landowners and developers:  
<http://cookinletwetlands.info/FAQ.htm>

**Wetlands** (*freshwater pond*) are present on the south end on the original parcel. IF development is to occur across this wetland, a permit to develop wetlands needs to be obtained from the U.S. Army Corps of Engineers. In addition, owners developing near wetlands should adhere to *The Best Management Practices for Development Around Water Bodies* which maintains a 75' setback and other recommended BMP activities to apply to wetlands properties as well as waterfront.

### Navigating Regulatory Compliance for Development In the Mat-Su Basin



- Development Action
- Existing Regulations
- Above Compliance

technical consultant  
 Herrera Environmental Consulting HERRERA



## HOW CAN YOU HELP PROTECT WATER QUALITY?

### Voluntary Best Management Practices For Development around Waterbodies

Best Management Practice	Rationale
<p>Maintain the natural shoreline or riparian habitat.</p> <ul style="list-style-type: none"> <li>• Preserve a minimum 75 foot wide buffer of continuous, undisturbed native vegetation along at least 50% of the parcel's shoreline or stream bank.</li> <li>• Along remaining 50% of shoreline, limit vegetation removal to what is necessary to accommodate paths, docks, or other limited development.</li> </ul>	<p>Protects water quality by reducing nutrient loading in lakes and minimizing temperature changes to stream environments.</p> <p>Provides flood control and reduces erosion and sedimentation.</p> <p>Protects fish and wildlife habitat by providing cover, nest sites and spawning areas.</p>
<p>Minimize impervious surfaces on shoreline lots.</p> <ul style="list-style-type: none"> <li>• Limit to maximum of 25% of lot area.</li> <li>• Minimize as much as possible within 75 feet of the water's edge.</li> </ul>	<p>Impervious surfaces such as pavement, roof tops, and compacted soil allow runoff to enter waterbodies more readily.</p> <p>Runoff in residential or commercial areas may contain phosphorus and other nutrients that lead to oxygen deficits and algal blooms.</p>
<p>Avoid adding sand beaches or adding fill material to lakeshore, stream banks or wetland areas.</p>	<p>Sand or fill reduces water clarity, is harmful to aquatic life and may contain phosphorus that enriches waterbodies.</p>
<p>Adhere to the state of Alaska's 100 foot waterbody separation for septic systems and outhouses, and keep septic systems in good working order.</p>	<p>Bacterial contamination from poorly maintained or leaking septic systems or outhouses is a human health concern.</p> <p>Nutrients from poorly functioning septic systems or outhouses are waterbody pollutants.</p>
<p>Use landscaping practices that will reduce degradation of waterbodies, including:</p> <ul style="list-style-type: none"> <li>• Test soils to see if fertilizers are needed and use sparingly.</li> <li>• Design a smaller lawn to reduce fertilizer use.</li> <li>• Use native species that grow well without fertilizer.</li> <li>• Avoid fertilizer use completely within 50 feet of the water's edge.</li> </ul>	<p>Lawns are often over-fertilized, which leads to harmful levels of nutrients in the water.</p> <p>Lawns are not as effective as natural vegetation for pollution filtration.</p> <p>Lawns do not provide protective cover for fish and wildlife populations that are part of the waterbody system.</p>
<p>Maintain at least a 75 foot distance from the water's edge for:</p> <ul style="list-style-type: none"> <li>• Additional permanent or accessory buildings.</li> <li>• Driveways, roads and other impervious surfaces.</li> <li>• Livestock or dog quarters or yards.</li> <li>• Manure or compost piles.</li> <li>• Long-term vehicle or equipment storage.</li> </ul> <p><small>Exceptions may include boathouses, floatplane hangers, marinas, piers and docks that need to be closer than 75 feet to serve their purposes.</small></p>	<p>Protects human health and water quality by reducing contamination from animal waste, compost, fuels, sediment and other substances that pollute waterbodies.</p>

Mat-Su Borough Ordinance 05-023 established voluntary measures that property owners can use to protect the quality of our lakes, streams and wetlands. For more information, contact the Matanuska-Susitna Borough, Department of Planning and Land Use at 861-8556.

**Cheryl Scott**

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**From:** Taunnie Boothby  
**Sent:** Tuesday, June 2, 2020 10:23 AM  
**To:** Karol Riese; Theodore Eischeid  
**Cc:** Cheryl Scott  
**Subject:** RE: RFC Folsom Acres Master Plan create 19-lot, 4-phase master plan. Case #2020-068  
18N02E31D014, D016, D017 DUE: June 2, 2020

No mapped Special Flood Hazard Area

Taunnie L. Boothby, CFM, Planner II  
Matanuska-Susitna Borough  
Planning Department  
907-861-8526  
[taunnie.boothby@matsugov.us](mailto:taunnie.boothby@matsugov.us)

-----Original Appointment-----

**From:** Karol Riese <Karol.Riese@matsugov.us>  
**Sent:** Friday, May 8, 2020 2:49 PM  
**To:** Karol Riese; Theodore Eischeid; Taunnie Boothby  
**Subject:** RFC Folsom Acres Master Plan create 19-lot, 4-phase master plan. Case #2020-068 18N02E31D014, D016, D017  
DUE: June 2, 2020  
**When:** Tuesday, June 2, 2020 12:00 AM to Wednesday, June 3, 2020 12:00 AM (UTC-09:00) Alaska.  
**Where:**

## Cheryl Scott

---

**From:** Permit Center  
**Sent:** Monday, May 11, 2020 10:23 AM  
**To:** Cheryl Scott  
**Subject:** RE: RFC Folsom Acres Master Plan (CS)

There is an application for a driveway at the northwest corner of D16. All other existing accesses require driveway permits.

Michelle Olsen  
 Permit Technician

---

**From:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Sent:** Thursday, May 7, 2020 10:44 AM  
**To:** allen.kempen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; Sarah Rennie <srennie@palmerak.org>; David Meneses <dmeneses@palmerak.org>; bahanson@palmerak.org; jpatterson@palmerak.org; retirees@mtaonline.net; cobbfam@mtaonline.net; stark@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mta-telco.com; row@enstarnaturalgas.com; ospdesign@gci.com; StephanieNowersDistrict2@gmail.com  
**Subject:** RFC Folsom Acres Master Plan (CS)

All ~

The link below will take you to a request for comments for a subdivision at the southwest corner of Bogard and Hemmer. RSA# 16 South Colony.

### **Comments are due by June 2, 2020.**

[https://matsugovus-my.sharepoint.com/:f:/g/personal/cheryl\\_scott\\_matsugov\\_us/EnfoLLNe12pJtSc438GBgv8BjXdglqA7Te9AnlpHi5fKA?e=EBFAzG](https://matsugovus-my.sharepoint.com/:f:/g/personal/cheryl_scott_matsugov_us/EnfoLLNe12pJtSc438GBgv8BjXdglqA7Te9AnlpHi5fKA?e=EBFAzG)

NOTE: Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.

Cheryl Scott  
 Platting Technician  
 Matanuska-Susitna Borough  
 (907) 861-8692

## Cheryl Scott

---

**From:** Fire Code  
**Sent:** Monday, June 1, 2020 2:13 PM  
**To:** Cheryl Scott  
**Subject:** RE: RFC Folsom Acres Master Plan (CS)

Cheryl,

There are two concerns. One; if the lots would be single family house lots a second access is not required. If these will be detached four plexes, a second access may be required.

Two; emergency vehicles should be able to navigate the cul-de-sacs if they are built to subdivision requirements.



*Donald Cuthbert*  
**Fire Marshal**  
 Fire & Life Safety Division  
 Central Mat-Su Fire Department  
 (907) 861-8030  
[FireCode@matsugov.us](mailto:FireCode@matsugov.us)

**From:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Sent:** Thursday, May 7, 2020 10:44 AM  
**To:** allen.kempen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamela.j.melchert@usps.gov; Sarah Rennie <srennie@palmerak.org>; David Meneses <dmeneses@palmerak.org>; bahanson@palmerak.org; jpatterson@palmerak.org; retirees@mtaonline.net; cobbfam@mtaonline.net; stark@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mta-telco.com; row@enstarnaturalgas.com; ospdesign@gci.com; StephanieNowersDistrict2@gmail.com  
**Subject:** RFC Folsom Acres Master Plan (CS)

All ~

The link below will take you to a request for comments for a subdivision at the southwest corner of Bogard and Hemmer. RSA# 16 South Colony.

**Comments are due by June 2, 2020.**



THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

## Department of Transportation and Public Facilities

Program Development and Statewide Planning  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, AK 99519-6900  
Main number: 907-269-0520  
Fax number: 907-269-0521  
Website: dot.state.ak.us

May 21, 2020

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

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities, ADOT&PF, Central Region Planning office has no comments on the following plats:

- **Tax Map WA 05, Sec 21, T18N, R01W (Hanson Land Solution for Zhuckhov)**
- **Triple B Commercial Tracts (Rock LLC)**

The Alaska Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following plats and has the following comment:

- **Tax Map IN 16, Sec 25, T19N, R02E (Michael)**
  - We suggest the petitioner draw a more official plat to guarantee that each lot has an appropriate amount of usable land. Between the existing section line easement and the Mat-Su Borough set-back requirements, the westernmost lot is unlikely to have enough buildable space.
- **Folsom Acres Master Plan (Folsom Revocable Trust)**
  - As per our previous comments, no direct access will be granted to Bogard Road.

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

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov).

Sincerely,

*"Keep Alaska Moving through service and infrastructure."*

**EXHIBIT N - I**



Melanie Nichols  
Mat-Su Area Planner

cc:

Tucker Hurn, Right of Way Agent, Right of Way  
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities  
Brad Sworts, MSB Transportation Manager  
James Amundsen, Chief, Highway Design  
Danika Simpson, Property Management Supervisor, Right of Way  
Jude Bilafer, MSB Capital Projects Director  
Allen Kemplen, Mat-Su Core Area Planner



## DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson  
DirectorDavid Meneses  
Building InspectorBeth Skow  
Library Director**MEMORANDUM - UPDATE**

TO: Fred Wagner, Chief of Platting  
FROM: Sarah Rennie, Community Development Specialist  
DATE: May 29, 2020  
SUBJECT: 18N02E31D014, D016 & D017 and Lot 2, Spring Pond Est

 Inside City Limits Outside City Limits

---

We have distributed the Master plan for the subject project and have received the following comments from the following departments:

1. City Manager: No Comments.
2. Building Inspector: No Comments
3. Community Development: No Comments
4. Fire Chief: See Building Inspector Comments.
5. Public Works: P.W. has reviewed and has no issues.
6. Planning and Zoning Commission: ~~The proposed platting action is scheduled to be reviewed at the May 21, 2020 Planning & Zoning Commission meeting; any additional comments will be forward at that time.~~ The Commission has no comments.

**Cheryl Scott**

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Wednesday, May 27, 2020 1:27 PM  
**To:** Cheryl Scott  
**Subject:** RE: RFC Folsom Acres Master Plan (CS)

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

Hi Cheryl,

MTA has reviewed the plat for Folsom Acres. MTA has no comments.

Thank you for the opportunity to comment.

**Holly Sparrow, Right of Way Agent**

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645  
office: 907-761-2599 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

**From:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Sent:** Thursday, May 7, 2020 10:44 AM  
**To:** allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyle.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamelaj.melchert@usps.gov; Sarah Rennie <srennie@palmerak.org>; David Meneses <dmeneses@palmerak.org>; bahanson@palmerak.org; jpatterson@palmerak.org; retirees@mtaonline.net; cobbfam@mtaonline.net; stark@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; ospdesign@gci.com; StephanieNowersDistrict2@gmail.com  
**Subject:** RFC Folsom Acres Master Plan (CS)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

**Cheryl Scott**

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Friday, May 15, 2020 2:14 PM  
**To:** Cheryl Scott  
**Subject:** RE: RFC Folsom Acres Master Plan (CS)

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

Hello,

There are no comments for this plat.

Thank you,

**JACQUELINE HALL**

GCI | Technician I, GIS Mapping

w: [www.gci.com](http://www.gci.com)

---

**From:** Cheryl Scott <Cheryl.Scott@matsugov.us>  
**Sent:** Thursday, May 7, 2020 10:44 AM  
**To:** allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; kyler.hylton@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaser@usace.army.mil; pamela.j.melchert@usps.gov; Sarah Rennie <srennie@palmerak.org>; David Meneses <dmeneses@palmerak.org>; bahanson@palmerak.org; jpatterson@palmerak.org; retirees@mtaonline.net; cobbfam@mtaonline.net; stark@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mta-telco.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; StephanieNowersDistrict2@gmail.com  
**Subject:** RFC Folsom Acres Master Plan (CS)

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

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All ~

The link below will take you to a request for comments for a subdivision at the southwest corner of Bogard and Hemmer. RSA# 16 South Colony.

**Comments are due by June 2, 2020.**

MEA Utility easement request



CERTIFICATE OF OWNERSHIP AND DEDICATION
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT...

OWNER (PRESIDENTIAL) DATE
1722 WEST EMBERSIDE BLVD
122 W. THUNDERBOLT AVE.
PALMER, AK 99645

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN BEFORE ME THIS DAY OF 2011

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES...



1. I HEREBY CERTIFY THAT I AM A RESIDENT AND QUALIFIED LAND OWNER IN THE STATE OF ALASKA AND THAT I HAVE PERSONALLY EXAMINED THE RECORDS OF THE PUBLIC RECORDS TO VERIFY THE CORRECTNESS OF THE PLAT AND THAT I AM NOT PROVIDING ANY INFORMATION THAT I KNOW TO BE FALSE OR MISLEADING...

REGISTERED LAND SURVEYOR

A PLAT OF FOLSOM ACRES
WAIVER RES 76-B (UNRECORDED)
SPRING POND ESTATES LOT 2 (2003-49)
PARCEL 1
WAIVER RES 81-11-PW (81-26-8)
PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW/4 SEC. 31, T. 16N, R. 2E, SW, 4N
CONTAINING 33.39 ACRES MORE OR LESS

HANSON LAND SOLUTIONS
305 EAST PRENEED AVENUE
PALMER, ALASKA, 99645
(907)244-7738
FILE: F80-311(D) (REV. 11-00) (04/25/00) (1)

Agenda Copy



**ENSTAR Natural Gas Company**  
A DIVISION OF SEMCO ENERGY  
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

June 1, 2020

Matanuska-Susitna Borough, Platting Division  
350 East Dahlia Avenue  
Palmer, AK 99645-6488

To whom it may concern:

- ENSTAR Natural Gas Company has reviewed **Folsom Acres Master Plan (MSB Case # 2020-068)** and advises that there is an existing natural gas service line that appears to cross proposed lots 10 and 12 to serve proposed lots 10 and 11. ENSTAR objects to this plat unless one of the following scenarios is met:
1. Add a ten foot (10 FT) wide natural gas easement, centered on the existing natural gas service line on proposed Lots 10 and 12, on the plat.
  2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

Attached is an ENSTAR map showing the approximate location of the natural gas easement location.

- Additionally, ENSTAR advises that the plat shows a 10' ENSTAR easement, "BK. 459, PG. 101." This should be listed as, "BK. 450, PG. 101," and it should represent the west 10 feet of the east 30 feet of the SE1/4 NE1/4, Section 31 (which is towards the east edge of the plat).
- Additionally, ENSTAR advises that the plat shows it is located within the SW1/4 of Sec. 31, T18N, R2E, S.M. This should be listed as the SE1/4 of Sec. 31, T18N, R2E, S.M..

ENSTAR Natural gas company has reviewed the following Abbreviated and Preliminary plats and has no comments or recommendations.

- **Broken Tree Ridge**  
(MSB Case # 2020-071)
- **Terrace Ridge**  
(MSB Case # 2020-069)

If you have any questions, or if this line is or is going to be abandoned (2020-068), please feel free to contact me at 334-7944 or by email at [cassie.acres@enstarnaturalgas.com](mailto:cassie.acres@enstarnaturalgas.com).

Sincerely,

A handwritten signature in cursive script that reads "Cassie Acres".

Cassie Acres  
Right-of-Way and Compliance Technician  
ENSTAR Natural Gas Company

**EXHIBIT R**

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

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

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

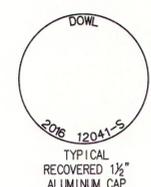
ATTEST: \_\_\_\_\_ (PLATTING CLERK)

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	546.67	640.00	48°56'25"	530.20	S21° 38' 21"W	291.26
C2	218.73	225.00	55°41'52"	210.21	S73° 57' 28"W	118.87
C3	339.79	225.00	86°31'30"	308.41	S88° 51' 04"E	211.75
C4	43.10	30.00	82°18'41"	39.49	S86° 09' 42"E	26.22
C5	142.32	255.00	31°58'41"	140.48	N68° 40' 18"E	73.07
C6	35.14	60.00	33°33'26"	34.64	N67° 52' 55"E	18.09
C7	26.81	60.00	25°36'17"	26.59	N63° 54' 20"E	13.63
C8	141.50	60.00	135°07'22"	110.91	N35° 43' 50"W	145.29
C9	104.62	60.00	99°54'09"	91.86	S81° 46' 55"W	71.38
C10	58.91	60.00	56°15'04"	56.57	N76° 23' 32"W	32.07
C11	58.29	195.00	17°07'37"	58.07	S66° 55' 08"W	29.36
C12	54.12	30.00	103°21'41"	47.07	S6° 40' 29"W	37.96
C13	247.59	315.00	45°02'04"	241.27	S67° 30' 43"E	130.59
C14	78.82	49.64	90°58'34"	70.79	N44° 55' 20"E	50.49
C15	47.72	30.00	91°08'27"	42.85	N0° 32' 19"E	30.60
C16	46.15	30.00	88°08'28"	41.73	S89° 49' 14"E	29.04
C17	323.18	255.00	72°36'58"	301.98	S82° 03' 29"E	187.37
C18	59.72	255.00	13°25'09"	59.59	N54° 55' 27"E	30.00
C19	43.02	60.00	41°05'06"	42.11	N68° 45' 26"E	22.48
C20	45.77	60.00	43°42'21"	44.67	N67° 26' 48"E	24.06
C21	95.30	60.00	91°00'21"	85.59	N0° 05' 27"E	61.06
C22	81.17	60.00	77°30'34"	377.55	N84° 10' 00"W	48.16
C23	52.98	60.00	50°35'36"	51.28	S31° 46' 55"W	28.36
C24	44.15	60.00	42°09'32"	43.16	S27° 33' 53"W	23.13
C25	291.35	195.00	85°36'20"	265.00	N88° 33' 10"W	180.59
C26	48.10	30.00	91°51'11"	43.11	N0° 10' 46"E	30.99
C27	199.82	670.00	17°05'18"	199.08	N37° 33' 53"E	100.66
C28	234.79	670.00	20°04'43"	235.03	S18° 58' 53"W	118.61
C29	59.83	670.00	5°06'58"	59.81	S6° 23' 03"W	29.93
C30	39.99	60.00	36°11'26"	39.26	S22° 55' 17"W	20.77
C31	60.03	60.00	57°19'43"	57.56	S13° 21' 08"W	32.80
C32	64.18	60.00	61°17'00"	65.70	S45° 57' 14"E	35.54
C33	77.22	60.00	73°44'27"	328.00	N66° 32' 03"E	45.00
C34	73.53	60.00	70°12'50"	69.01	N5° 26' 36"W	42.18
C35	47.53	60.00	45°23'25"	46.30	N17° 51' 19"W	25.09
C36	71.57	610.00	6°43'21"	71.53	N8° 12' 04"E	35.83
C37	186.15	610.00	17°29'04"	185.43	S20° 18' 17"W	93.80
C38	181.65	610.00	17°03'43"	180.98	S37° 34' 41"W	91.50
C39	46.53	30.00	88°51'33"	42.00	N89° 27' 41"W	29.41
C40	65.05	375.00	9°56'20"	64.97	N49° 57' 20"W	32.61
C41	229.62	375.00	35°04'58"	226.05	S72° 27' 59"E	118.53
C42	47.08	30.00	89°54'47"	42.39	S45° 05' 49"E	29.95

- NOTES**
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
  - THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 11 (SURVEYED POINT 756) A RECOVERED ALUMINUM MONUMENT WITH A NETWORK GNSS GEODETIC POSITION OF 61° 36' 10.95"N 149° 09' 22.08"W
  - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
  - THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
  - THIS PLAT IS ENCUMBERED BY A MEA BLANKET EASEMENTS RECORDED IN BK. 60, PG. 952 ON APRIL 6, 1972, BK. 448, PG. 972 ON DECEMBER 18, 1985, AND AT 2003-013700-0 ON MAY 22, 2003.
  - THIS PLAT IS ENCUMBERED BY A MTA BLANKET EASEMENT RECORDED IN BK. 85, PG. 317 ON JULY 19, 1974.

**LINE TABLE**

LINE #	LENGTH	BEARING
L1	66.17	S45° 45' 00"E
L2	77.57	N47° 53' 11"E
L3	16.12	N89° 51' 40"E
L4	32.18	N46° 06' 32"E
L5	8.72	S45° 45' 00"E
L6	4.82	N45° 45' 00"W
L7	15.34	S46° 06' 32"W
L8	35.65	S89° 56' 57"W
L9	23.88	S89° 41' 38"W
L10	40.00	N89° 41' 38"E
L11	63.88	N89° 41' 38"E
L12	24.89	N0° 01' 03"W
L13	50.10	N0° 10' 54"W
L14	40.81	S10° 56' 50"W

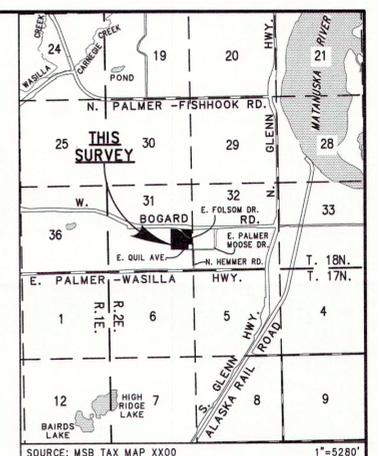


- LEGEND**
- RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
  - RECOVERED 2 1/2" ALUMINUM POST MONUMENT
  - RECOVERED ALUMINUM CAP ON 3/8" REBAR
  - RECOVERED PLASTIC CAP ON 3/8" REBAR
  - RECOVERED 1/2" REBAR
  - SET PLASTIC CAP ON 3/8" x 30" REBAR AT ALL LOT CORNERS, PC'S, AND PT'S
  - MEASURED DATA
  - RECORD PER PLAT (74-40)
  - SURVEY POINT NUMBER
  - BLOCK NUMBER

**CERTIFICATE OF PAYMENT OF TAXES**

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

TAX COLLECTION OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

OWNER (REPRESENTATIVE) \_\_\_\_\_ DATE \_\_\_\_\_  
 125 WEST EVERGREEN LLC Folsom Recreables LLC  
 125 W. EVERGREEN AVE.  
 PALMER AK 99645

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_.

FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES: \_\_\_\_\_

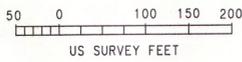
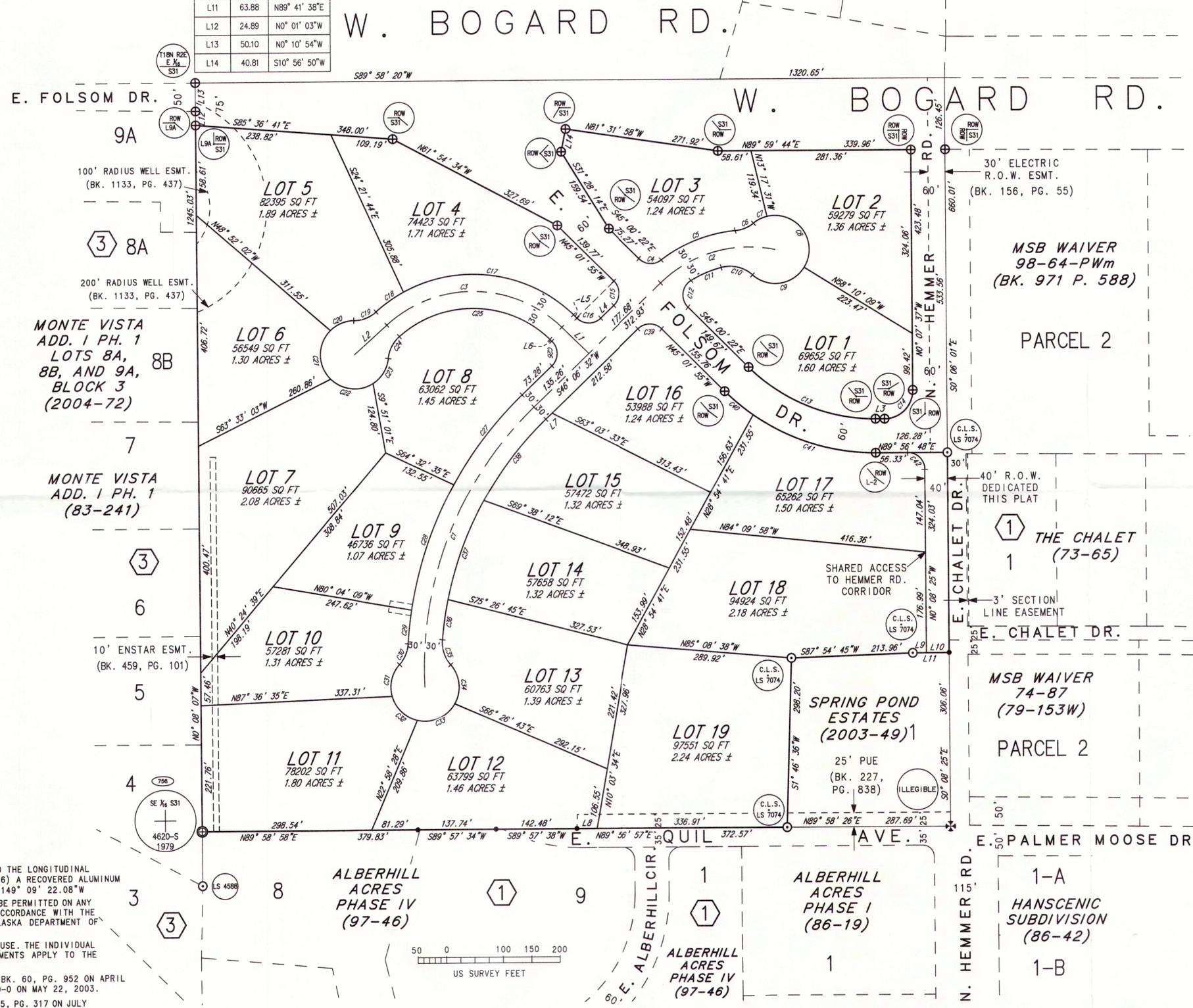


I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT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

REGISTERED LAND SURVEYOR \_\_\_\_\_

A PLAT OF  
**FOLSOM ACRES**  
 A SUBDIVISION OF  
**WAIVER RES 70-B**  
 (UNRECORDED)  
**SPRING POND ESTATES**  
**LOT 2**  
 (2003-49)  
**PARCEL 1**  
**WAIVER RES 81-11-PWm**  
 (81-26-W)  
 PALMER RECORDING DISTRICT  
 STATE OF ALASKA  
 LOCATED WITHIN  
 SW 1/4 SEC. 31, T. 18N., R. 2E., SM., AK  
 CONTAINING 32.39 ACRES MORE OR LESS

**HANSON**  
**LAND SOLUTIONS**  
 305 EAST FIREWEED AVENUE  
 PALMER, ALASKA, 99645  
 (907) 746-7738



6B

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JUNE 18, 2020**

PRELIMINARY PLAT:       **TERRACE RIDGE**  
 LEGAL DESCRIPTION:     **SEC 18, T17N, R1W, SEWARD MERIDIAN, AK**  
 PETITIONER:             **PACIFIC WESTERN PROPERTIES, LLC**  
 SURVEYOR/ENGINEER:   **BULL MOOSE SURVEYING/HOLLER ENGINEERING**  
 ACRES:       **23.5**                                **PARCELS: 20**  
 REVIEWED BY:            **PEGGY HORTON**                    **CASE: 2020-069**

**REQUEST**

The request is to divide Tax Parcel C7 (Parcel 2 of Waiver 77-79, recorded as 77-162W) into 20 lots to be known as Terrace Ridge, containing 23.3 acres +/-, Located in the NW¼ SW¼ Section 18, Township 17 North, Range 2 West, Seward Meridian, Alaska, lying north of W. Laurie Ave and east of S. Clapp Street.

**EXHIBITS:**

Vicinity Maps	<b>EXHIBIT A</b>
Surveyor's Letter	<b>EXHIBIT B</b>
Engineer's Report	<b>EXHIBIT C</b>
Drainage Plan	<b>EXHIBIT D</b>

**COMMENTS:**

Floodplain Manager	<b>EXHIBIT E</b>
Permit Center	<b>EXHIBIT F</b>
DPW	<b>EXHIBIT G</b>
Capital Projects	<b>EXHIBIT H</b>
Planning Division	<b>EXHIBIT I</b>
COW	<b>EXHIBIT J</b>
GCI	<b>EXHIBIT K</b>
MEA	<b>EXHIBIT L</b>
MTA	<b>EXHIBIT M</b>
Public	<b>EXHIBIT N</b>

**DISCUSSION:**

**Lot and Block Design:** The 20 lots range in size from 0.9 acres to 1.3 acres. Several of the lots have topography with 25% slopes or greater, creating unusable area, which is not counted

in the width to depth ratios. Lot and Block design standards are met. Each lot has a minimum of 60' of road frontage, including those lots on the cul-de-sac.

The developer agreed to provide a connection to the northern portion of the parcel to the east, as staff requested during the preapplication conference.

Staff recommends Charles Circle right-of-way extend to the unsubdivided parcel to the north and replace the permanent cul-de-sac with a temporary one that would eliminate automatically when the road is extended (**Recommendation #2**). The northern parcel is a 38-acre unsubdivided parcel and it appears that the topography would not prohibit such a connection. Construction beyond the temporary cul-de-sac would not be required. Connection to adjoining unsubdivided parcels is required by MSB 43.20.060(D) unless shown by the applicant to be unnecessary for future development and/or public safety. The applicant provided information to support his request not to connect to the northern boundary (**Exhibit B**).

According to the Matanuska-Susitna Borough 2035 Long Range Transportation Plan: Better connectivity can improve mobility, accessibility, reduce traffic congestion, and reduce the need to improve arterial roadways. The benefits of connectivity include shorter, more direct routes, more alternative routes, improved emergency access and response times, and more efficient utility connections, trash routes, and transit routes. A poorly connected street network creates longer trips, provides few, if any, alternate routes and concentrates traffic volumes on a limited number of arterial roads.

**As-built Info:** As-Built information was provided within and outside the boundary as required by MSB 43.15.016.

**Road Construction:** The borough maintains Clapp Street. Laurie Ave. is unconstructed. If the right-of-way is extended north to the property boundary, residential road construction for both internal roads is allowed. Residential Subcollector standard road construction will be required for Laurie Ave. (**Recommendation #4**). The majority of the parent parcel contains hilly terrain. The surveyor provided road plans and profiles as required by the SCM because the proposed road grades exceed 6%. These are on Sheet 2 of the preliminary plat.

**Useable Area:** Holler Engineering provided the engineer's report. He states the investigation included eight test pits, review of the provided topography information, review of aerial imagery, and other observations at the site (**Exhibit C**). The majority of the parent parcel contains hilly terrain, which has a high, wide ridge within the southern half of the project. Significant steep areas with slopes exceeding 25% were noted and shown on the useable area drawing (**Exhibit D**). Groundwater was not observed in the test pits, which were dug to a depth of 17' or deeper. The types of soils encountered required sieve analysis performed under the Unified Soils Classification System or percolation tests in accordance with ADEC regulations. Seven soil samples were tested. Mr. Holler certified that each of the proposed new Lots 2-13 Block 1 and Lots 1, 2, & 4-7, Block 2 will each contain over 10,000 sq. ft. of contiguous useable septic area, and an additional 10,000 sq. ft. of useable building

area. Lots 1 Block 1 and Lot 3 Block 2 will require regrading in order to meet useable area requirements and will contain an additional 10,000 sq. ft. of useable building area. Staff recommends an updated useable area report be provided for those lots after regrading has occurred (**Recommendation #5**). Staff notes the extension of Charles Circle to the northern boundary does not appear to significantly impact the useable septic area of either of those lots.

**Drainage:** Holler Engineering provided the drainage plan, meeting the Subdivision Construction Manual standards (**Exhibit D**). The drainage plan shows the drainage along the proposed roads and general drainage patterns. Proposed culverts and infiltration points are also shown.

### **COMMENTS:**

**Borough:** Floodplain Manager stated this property is not within a mapped Special Flood Hazard Area (**Exhibit E**). Permit Center had no comments (**Exhibit F**).

Public Works reviewed the plat, soil report, and drainage plan (**Exhibit G**). Comments include:

- Provide stub ROW to parcel to north (**Recommendation #2**)
- Provide drainage easements where concentrated runoff leaves ROW, as needed (**Recommendation #4**)
- We have been asking that sieve analysis reports show all information used to determine soil types – including plasticity index or note that the soil is nonplastic for soils containing more than 12% fines (**Recommendation #6**).
- Design vertical & horizontal alignment for Charles Circle to minimum residential subcollector standard (will require slightly longer sag vertical curve) (**Recommendation #4**).

Capital Projects recommends replacing the cul-de-sac (vicinity of lots 9-12) with a road and accompanying right-of-way up to the northern edge of this property (**Exhibit H**). This will facilitate future growth which is anticipated in that area.

Planning Division supports the request to extend the right-of-way to the northern property line (**Exhibit I**).

**City of Wasilla:** City of Wasilla has no comments or concerns (**Exhibit J**). Staff notes this property lies just outside the city limits.

**Utilities:** GCI has no objection (**Exhibit K**). MEA comments include placement of a 15' utility easement adjoining the Clapp Street right-of-way (**Exhibit L**) (**Recommendation #8**). MTA had no comments (**Exhibit M**).

**Public:** Mr. Dan Kennedy responded to the public noticing with a non-objection (**Exhibit N**). He stated “As neighbors, we support the Sumner Group’s private sector development. We wish them success.”

**CONCLUSION:**

The preliminary plat for Terrace Ridge is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat. This plat will create 20 lots out of a 23.3-acre parcel.

Staff notes the petitioner is providing interconnectivity to Tax Parcel C18, east of the parent parcel. Staff recommends Charles Circle be extended to the unsubdivided parcel to the north to provide for interconnectivity and to comply with MSB 43.20.060(D). A professional engineer stated the proposed lots contain or will contain the required useable septic and useable building area. A drainage plan was submitted which meets the Subdivision Construction Manual standards. There were no objections from Borough Departments, outside agencies or the public.

**FINDINGS of FACT:**

1. The plat of Terrace Ridge is consistent with AS 29.40.070, Platting Regulations, and MSB 43.15.016, Preliminary Plat Submittal and Approval.
2. The petitioner is providing interconnectivity to Tax Parcel C18, east of the parent parcel.
3. The property to the north is a 38-acre unsubdivided parcel. MSB 43.20.060(D) requires connection to adjoining unsubdivided parcels where feasible. Staff notes the extension of Charles Circle to the northern boundary does not appear to significantly impact the useable septic area of either of those lots. The petitioner has not shown that the connection is unnecessary for interconnectivity or for public safety.
4. Assembly passed the Long Range Transportation Plan; The top three goals within that plan are:
  - a. Improve Transportation and Land Use Connection
  - b. Provide Transportation Choices
  - c. Improve Connectivity
5. According to the Matanuska-Susitna Borough 2035 Long Range Transportation Plan: Better connectivity can improve mobility, accessibility, reduce traffic congestion, and reduce the need to improve arterial roadways. The benefits of connectivity include shorter, more direct routes, more alternative routes, improved emergency access and response times, and more efficient utility connections, trash routes, and transit routes. A poorly connected street network creates longer trips, provides few, if any, alternate routes and concentrates traffic volumes on a limited number of arterial roads.
6. A professional engineer stated useable area is available for wastewater disposal and building in compliance with MSB 43.20.281 for the majority of the lots and regrading will bring the remaining lots into compliance.

7. The Unified Classification System requires a plasticity index to make the distinction between a silty and clayey soil.
8. Lot sizes and block lengths are consistent MSB 43.20.300(A), *Lot and Block Design*.
9. Frontage to all lots are consistent with MSB 43.20.320, *Frontage*.
10. There are 15' utility easements shown on the plat along both sides of the proposed right-of-ways consistent with the SCM standards for utilities. MEA suggests a 15' wide utility easement along the eastern side of Clapp St.
11. There were no borough department, outside agency or public objections to this plat.

### **RECOMMENDATIONS for CONDITIONS OF APPROVAL:**

***Recommended motion: "I move to approve the preliminary plat of Terrace Ridge, located within Section 18, Township 17 North, Range 1 West, Seward Meridian, Alaska contingent on the following staff recommendations:"***

1. Submit the mailing and advertising fee.
2. Extend the right-of-way for Charles Circle to the north boundary line to provide for future interconnectivity. Instead of a permanent cul-de-sac, provide a temporary one that will automatically terminate upon extension of the road.
3. Submit construction cost estimate, schedule pre-construction meeting with Public Works Engineer, pay inspection fee, and obtain Notice to Proceed prior to any road or drainage construction in compliance with SCM, Section E.
4. Construct Laurie Ave. to minimum residential subcollector standards. Construct Charlie Circle and Blaire Dr. to residential standards. Provide engineer's final inspection report along with verification from an RLS that the constructed roadways are located within the proposed right-of-way per MSB 43.20.140 and obtain Public Works Engineer signoff.
5. Provide updated useable area certification for Lot 1, Block 1 and Lot 3, Block 2 after regrading has occurred.
6. Provide sieve analysis reports to show all information used to determine soil types – including plasticity index or note that the soil is nonplastic for soils containing more than 12% fines.
7. Provide 15' utility easement adjoining the right-of-way for Clapp Street as requested by MEA.

8. Provide updated Certificate to Plat executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
9. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
10. Submit recording fee, payable to the State of Alaska, DNR.
11. Taxes and special assessments must be paid in full through the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
12. Submit final plat in full compliance with Title 43.



**VICINITY MAP**  
 FOR PROPOSED TERRACE RIDGE  
 LOCATED WITHIN  
 SECTION 18, T17N, R1W  
 SEWARD MERIDIAN, ALASKA

WASILLA 12 MAP

CHERYL EXHIBIT A

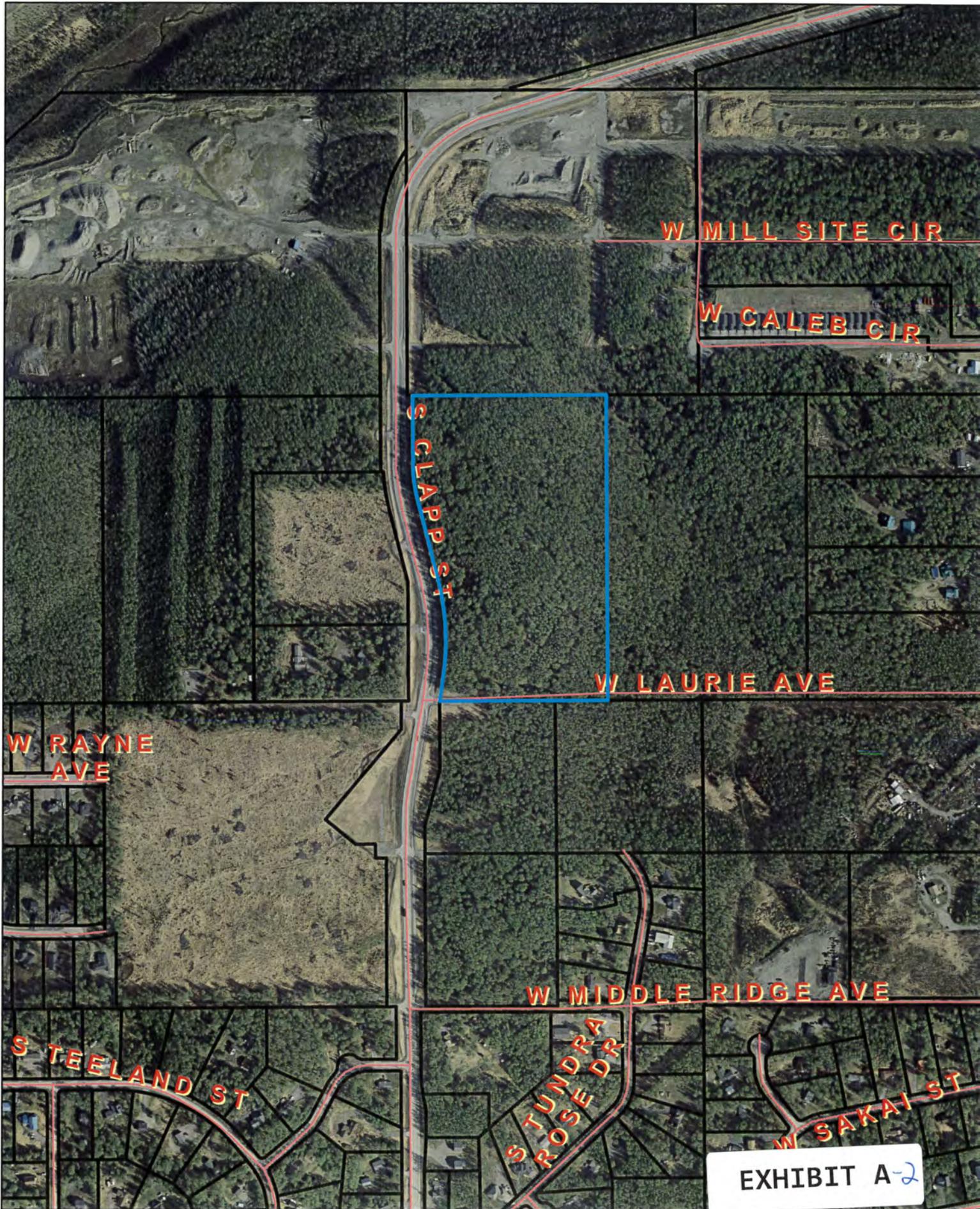


EXHIBIT A-2

## **Bull Moose Surveying**

**Robert S. Hoffman, P.L.S.**  
200 Hygrade Lane  
Wasilla, Alaska 99654  
Phone 907.357.6957 Fax 907.357.6977



RECEIVED  
JUN 08 2020  
PLATTING

**June 8, 2020**

**Fred Wagner**  
**MSB Platting Officer**  
**350 E. Dahlia Ave.**  
**Palmer, AK 99645**

**Re: *TERRACE RIDGE SUBDIVISION*: Roads and Dedications**

Dear Mr. Wagner:

We are asking for a reduction in the required right-of-way and road design to residential street standards for W. Blaire Drive due to topography and a lower than 200 ADT requirement due to a possible ADT of 120 for +/- 20 lots in a future subdivision of Parcel #3, MSB Waiver 77-76 directly east of this subdivision.

We are also asking for an elimination of the requirement to connect to the northern parcel, Government Lot 2, because it is not feasible due to a combination of topography and SCM design constraints and because it is unnecessary for future development since Government Lot 2 has four (4) Borough designed access points on S. Clapp Street and a dedicated public use easement in W. Caleb Circle that are all constructed to MSB SCM standards. It would make more sense to connect to Government Lot 2 from the parcel just east of this subdivision which is Parcel #3, MSB Waiver 77-76, since the topography between the two parcels is flat and would be simple to design and construct. Our reasoning is thus:

Mat-Su Borough Title 43.20.060 deals with Dedication to the Public and specifically part C and part D deal with the criteria for dedicating roads as part of subdividing land. Part C requires that "Roads shall be dedicated for access to all lots within the subdivision and parcels of land adjacent to the subdivision except that access to adjoining lands does not have to be provided where legal and constructible alternative access is available." Part D requires "Subdivisions shall provide through connecting rights-of-way of residential collector standard minimum (as defined in the MSB Subdivision Construction Manual) to all adjoining stub rights-of-way and unsubdivided parcels, where feasible, to improve interconnectivity and/or public safety. If it is shown by the applicant to be unnecessary for future development and/or public safety, then a reduction to a lesser road right-of-way standard or an elimination of the requirement to provide access shall be applied to all of (or a portion of) the right-of-way that is being considered for a reduced standard." Since there are five (5) designed and constructed alternative access points to Government Lot 2,

**EXHIBIT B-1**

a connection from N. Charles Circle is not necessary per 43.20.060(C) & (D). If one desires to argue that 43.20.060(D) requires N. Charles Circle to connect to Government Lot 2, we submit that (1) it is not feasible due to topography change on the most likely route into Government Lot 2 whereas there is a feasible access point from the eastern parcel (Parcel #3, MSB Waiver 77-76) to Government Lot 2 with flat terrain and (2) it is unnecessary for future development due to five (5) constructed access points to Government Lot 2.

Here are the design and topography facts used to arrive at the lack of feasibility conclusion above:

1. Centerline grade cannot exceed 10% (Residential Street and Residential Subcollector).
2. Grades within 50 feet of a "T" intersection cannot exceed 5% and through the intersection cannot exceed 7% (same).
3. Cul-de-sac grades cannot exceed 4% (same).
4. Vertical curves are required anytime the difference in grades between two segments of the road are greater than 2%.
5. Stopping sight distance of 150 feet for Residential Street (requiring a "K" value of 20 for crest vertical curves and 30 for sag vertical curves) and 200 feet for Residential Subcollector (requiring a "K" value of 30 for crest vertical curves and 40 for sag vertical curves).
6. If N. Charles Circle is continued, a temporary cul-de-sac would be built and then removed when the road is extended into Government Lot 2 and hence could have no more than a 4% grade crossing it.
7. The 4% grade across the cul-de-sac would have to remain due to the 7% through intersection grade maximum for the W. Blaire Drive intersection as it is designed now.
8. Since N. Charles Circle is longer than 1000 feet, the cul-de-sac and road classification would be Residential Subcollector. Also, see email from Jamie Taylor, PE MSB DPW dated June 1, 2020 requiring the same.
9. From the center of the proposed cul-de-sac to the northern property line (common line with Government Lot 2), there is 14 feet of elevation drop over 197 feet for a grade change of -7.1%.
10. From the northern property line common with Government Lot 2 to the possible centerline of the southernmost access road, there is 24 feet of elevation drop over 212 feet for a grade change of -11.3%.
11. Matanuska-Susitna Borough Capital Projects Department Project No. 35403 (Mack Drive Extension/Clapp Street Improvements) lists four (4) "Future Street" Approaches designed and built as Commercial/Public Road Approaches. The southernmost centerline for the possible tie-in road is "Future Street 2" at project station 100+77.0 which is 212 feet north of the northern property line for our subdivision.
12. If you subtract 12 feet (width of subdivision road) for the possible northern road and another 50 feet for the 5% grade requirement, you are left with 150 feet to get 20-24 feet of elevation drop below 10%, which is not possible mathematically. It comes out to 13.3%-16.0%. Even if you add in the

distance from the center of cul-de-sac to the north property line (197 feet) you still have +/- 350 feet and two (2) vertical curves to deal with 34-38 feet of elevation drop. While the overall drop in elevation and distance could bring a road below a 10% grade, the 4% cul-de-sac grade and 7% intersection grade and the two required vertical curves (one from the cul-de-sac and the other coming into the required 5% grade 50 feet from the subdivision road to the north) cause a design to not be feasible, especially since MSB DPW is requiring N. Charles Circle to be designed to residential subcollector standards, forcing a higher stopping sight distance and longer vertical curves (please see email from Jamie Taylor, PE DPW dated June 1, 2020 to Peggy Horton).

13. Hence connectivity to the north from Charles Circle is not feasible due to topography and design constraints.

Respectfully,

*Robert S. Hoffman*

Robert S. Hoffman, PLS





# CITY OF WASILLA

Public Works Department

290 East Herning Avenue

Wasilla, Alaska 99654 7091

Phone (907) 373-9010 Fax (907) 373-9011

May 4, 2020

To Whom It May Concern:

This letter is in regard to the existing approaches on *Township 17N Range 1W Section 18 Lot B5*. These approaches access S. Clapp Street within the ownership and maintenance area of the City of Wasilla (City).

The approaches are identified in Figure 1 (attached) and were constructed as a part of the Mack Drive Extension/Clapp Street Improvements Project (Project). The station callouts in Figure 1 are in reference to the approach locations under the Project as seen in Project Sheets F5-F7 (attached).

The City of Wasilla contracted HDL Engineering Consultants (HDL) to design and produce construction documents for the Project. As a part of the design, the City and HDL coordinated with individual property owners. Through this public involvement process, approach design on this parcel was completed to standards and spacing for utilization as future streets.

Project construction was completed by the Matanuska-Susitna Borough.

The Approach Summary from the Project Sheet D6 (attached) identifies these approaches as future streets. Details of the standards that they were designed and constructed to are shown in the Project Typical Sections (Sheet B6), Approach Details (Sheet E9), and the Approach Profiles (Sheet G5). These sheets are attached for reference.

The City of Wasilla does not own this parcel and does not speak for the landowner. This letter does not speak for the intended use or development of the parcel, only to the design of the approaches.

Sincerely,

Danielle Bischoff, PE  
Public Works Deputy Director

Attachments:

Figure 1 – Approach Locations

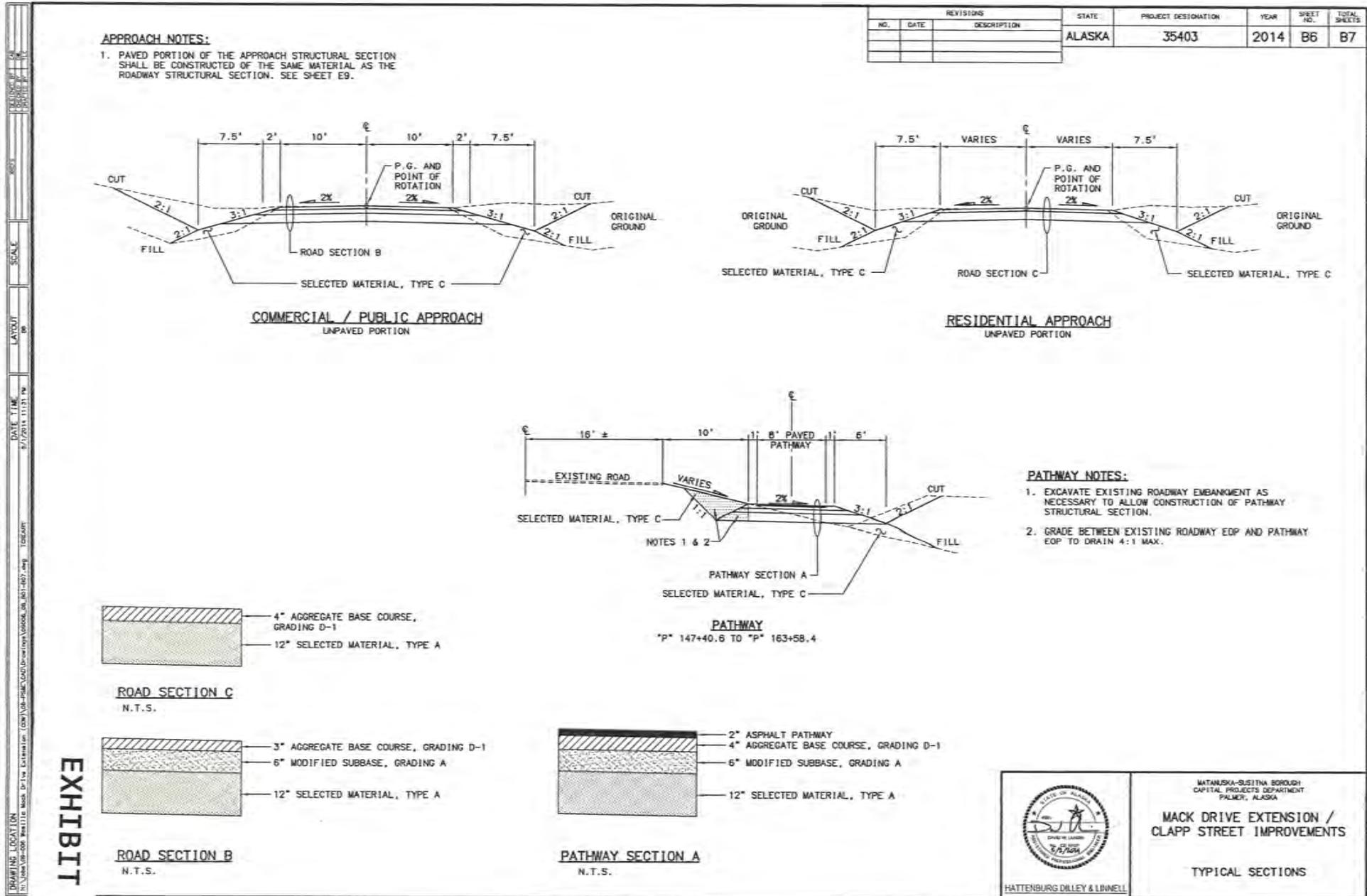
Mack Drive Extension/Clapp Street Improvements Project Sheets A1, B6, D6, E9, F-F7, & G5

**EXHIBIT B-4**



Figure 1 - Approach Locations





REVISIONS			STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
NO.	DATE	DESCRIPTION					
			ALASKA	35403	2014	D6	D6

639(6)

APPROACH SUMMARY								
SHEET	STATION	OFFSET	WIDTH (FT)	LENGTH (FT)	DESIGN RADIUS	SKEW ANGLE	TYPE	REMARKS
F1	"M" 59+11.4	RT	24.0	75.0	22	90°	PUB	W LEVAN DRIVE
F1	"M" 60+10.0	LT	14.0	100.0	20	72°	RES	
F1	"M" 61+40.0	LT	17.0	43.6	20	90°	RES	
F1	"M" 61+59.0	RT	24.0	101.8	22	90°	PUB	S TUNDRA ROSE DRIVE
F1	"M" 62+03.0	LT	12.0	34.5	20	90°	RES	
F2	"M" 63+49.0	LT	16.0	50.0	20	90°	RES	
F2	"M" 63+49.0	RT	14.0	10.0		90°	RES	CURB CUT
F2	"M" 64+78.0	LT	16.0	38.0	20	80°	RES	
F2	"M" 65+75.0	RT	14.0	10.0		90°	RES	CURB CUT
F2	"M" 66+60.0	LT	16.0	100.0	20	88°	RES	
F2	"M" 69+53.0	LT	24.0	84.9	30	88°	PUB	S VICKARYDUS STREET
F2	"M" 69+61.0	RT	14.0	81.4		90°	RES	CURB CUT
F2	"M" 72+04.5	LT	24.0	58.5	30	89°	COM	
F2	"M" 72+04.5	RT	24.0	81.1	20/30	89°	PUB	W MIDDLE RIDGE AVENUE
F3	"M" 78+75.7	LT	24.0	115.0	30	88°5'	COM	
F3	"M" 78+75.7	RT	24.0	194.0	30	88°5'	COM	
F4	"M" 84+68.0	LT	20.0	101.1	20	90°	RES	
F4	"M" 85+42.4	RT	24.0	255.0	30	90°	PUB	FUTURE STREET 1
F4	"M" 88+40.0	LT	20.0	81.4	20	87°22'	RES	
F4	"M" 92+20.0	LT	24.0	73.3	30	90°	COM	
F5	"M" 97+00.0	LT	20.0	63.8	20	90°	RES	
F5	"M" 100+77.0	LT	24.0	157.1	30	90°	PUB	FUTURE STREET 2
F5	"M" 100+77.0	RT	24.0	88.0	30	90°	PUB	FUTURE STREET 2
F5	"M" 105+44.8	LT	24.0	150.2	30	90°	PUB	FUTURE STREET 3
F5	"M" 105+44.8	RT	24.0	103.0	30	90°	PUB	FUTURE STREET 3
F6	"M" 109+50.0	LT	14.0	63.3	20	90°	RES	
F6	"M" 112+00.0	LT	14.0	55.3	20	90°	RES	
F7	"M" 117+52.9	RT	24.0	67.3	30	90°	PUB	FUTURE STREET 4
F7	"M" 121+62.1	RT	24.0	30.0	30	90°	PUB	FUTURE STREET 5
F7	"M" 126+75.6	LT	20.0	43.1	20	90°	RES	
F8	"M" 133+50.6	LT	24.0	42.2	30	90°	COM	
F8	"M" 133+50.6	RT	25.0	32.2	22	90°	PUB	FUTURE MACK DRIVE
F8	"M" 135+75.6	RT	20.0	38.8		90°	RES	CURB CUT
F9	"M" 143+49.6	LT	24.0	38.7	15/30	59°42'	PUB	FUTURE STREET 6
F9	"M" 143+49.6	RT	24.0	59.2	30/15	59°42'	PUB	FUTURE STREET 6
F9	"M" 147+40.7	RT	26.0	58.4	30	90°	COM	

COM = COMMERCIAL  
 PUB = PUBLIC  
 RES = RESIDENTIAL

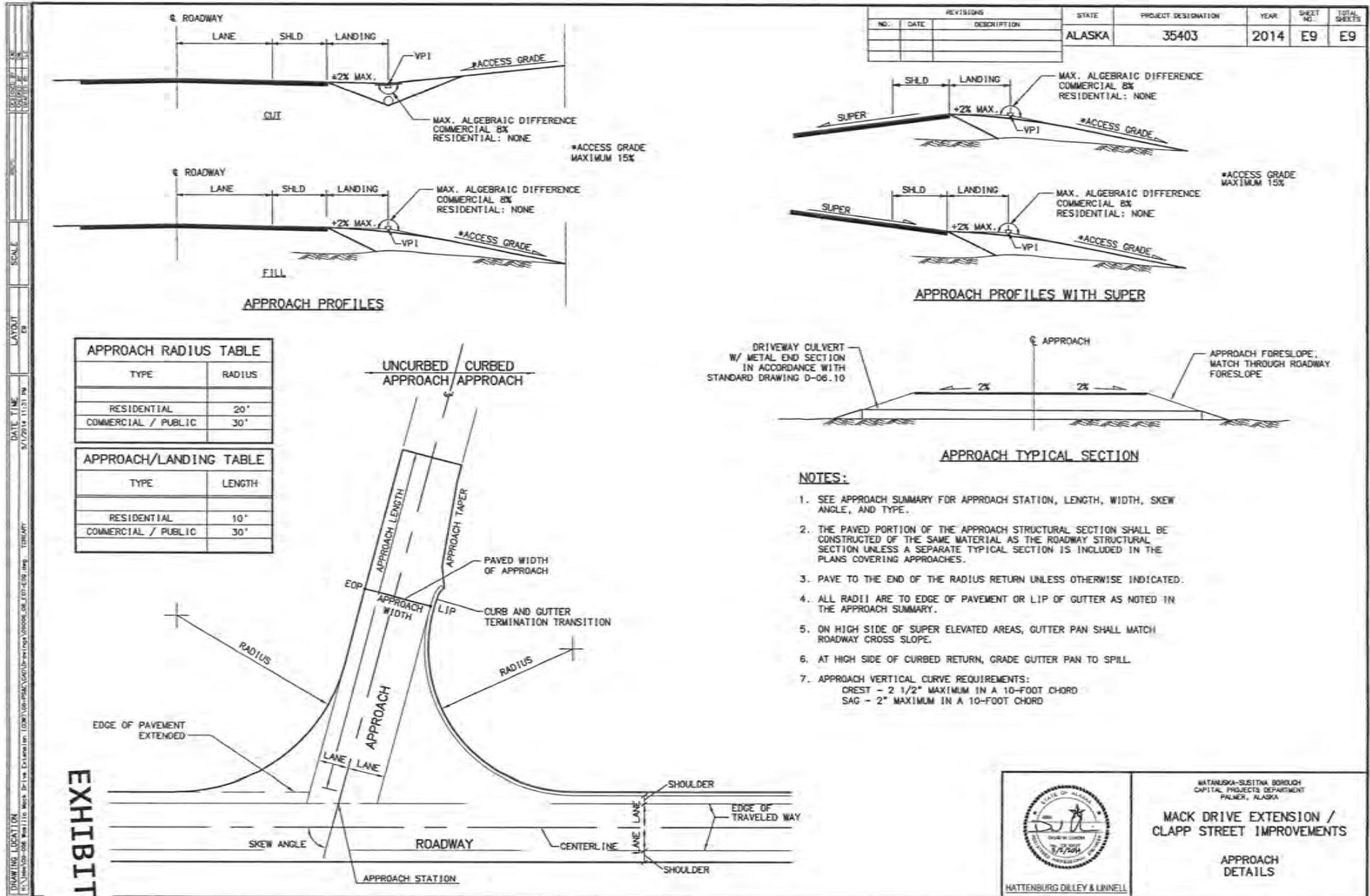
642(6), 642(7), 642(10)

MONUMENT SUMMARY					
SHEET	POINT#	STATION	OFFSET	WORK ITEM	REMARKS
F2	432	"M" 72+04.48	3.0 RT	6, 10	
F4	770	"M" 85+19.19	57.1 LT	7	
F5	382	"M" 98+66.4	51.4 RT	7	
F9	334	"M" 143+89.0	67.4 RT	7	

EXHIBIT B-8



MATANASKA-SUSTINA BOROUGH  
 CAPITAL PROJECTS DEPARTMENT  
 PALMER, ALASKA  
**MACK DRIVE EXTENSION /  
 CLAPP STREET IMPROVEMENTS**  
 SUMMARY SHEET

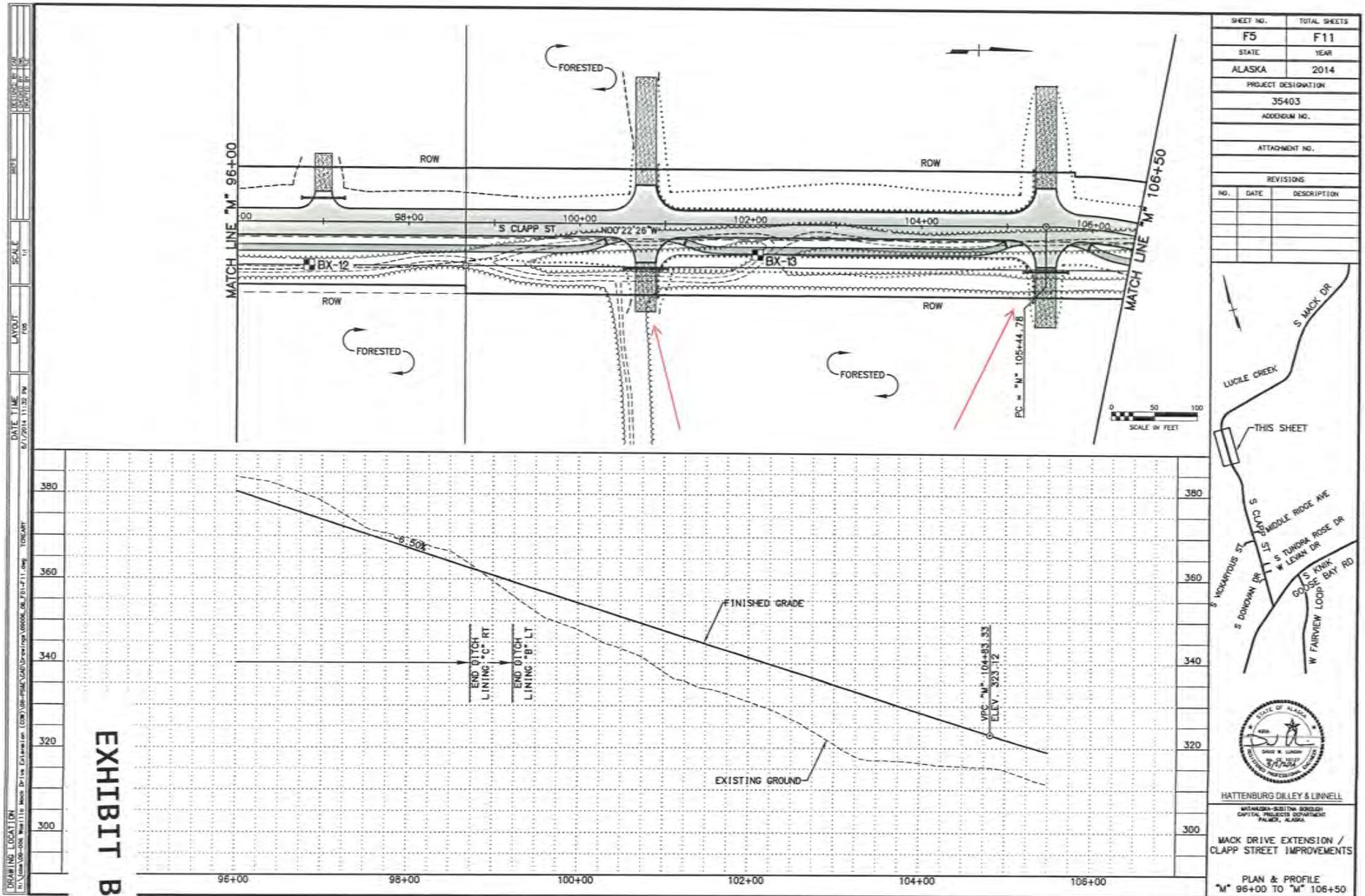


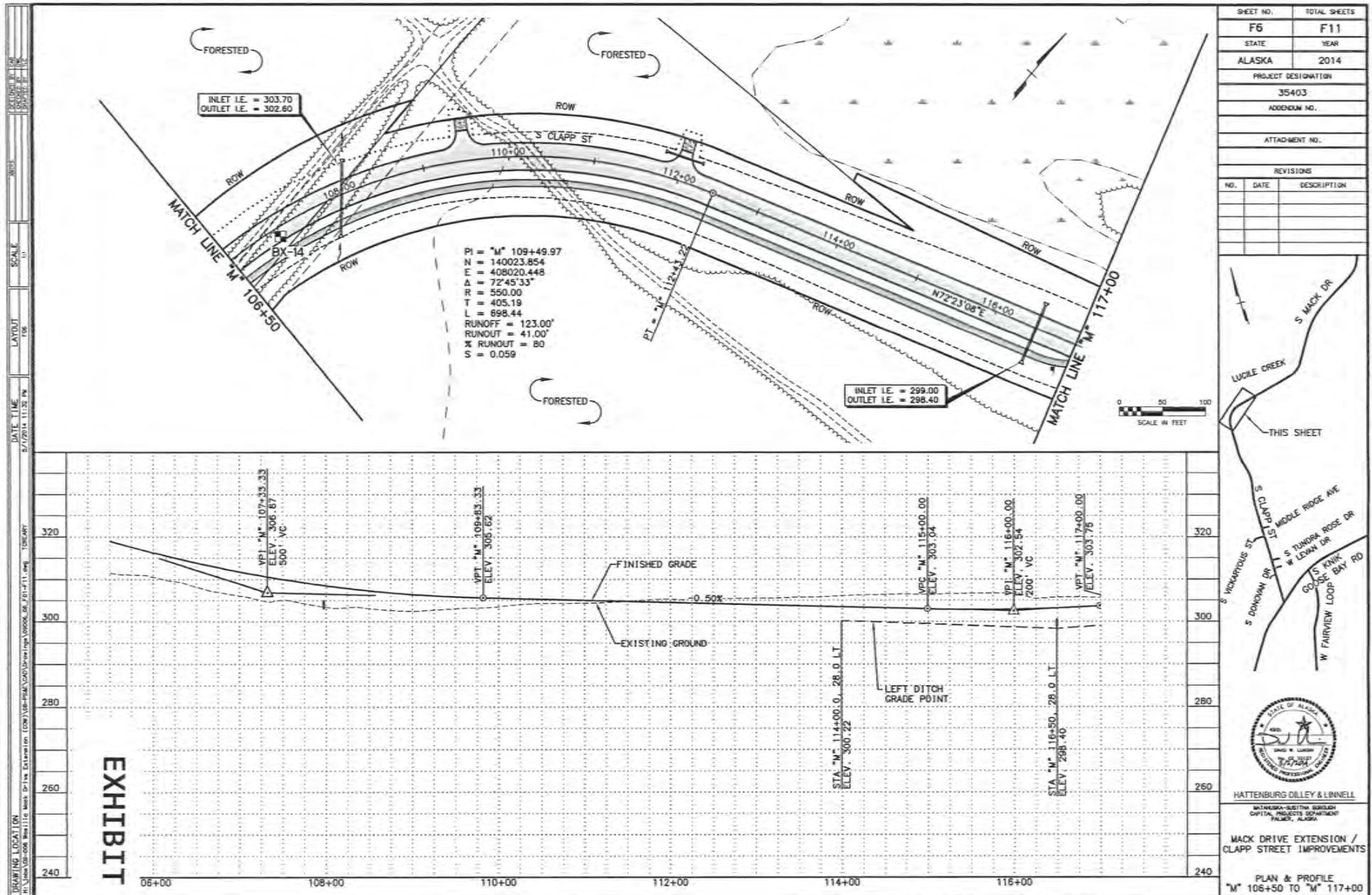
STATE OF ALASKA  
MATTENBURG DILLEY & LINNELL

WATANASKA-SLEITNA BOROUGH  
CAPITAL PROJECTS DEPARTMENT  
PALMER, ALASKA

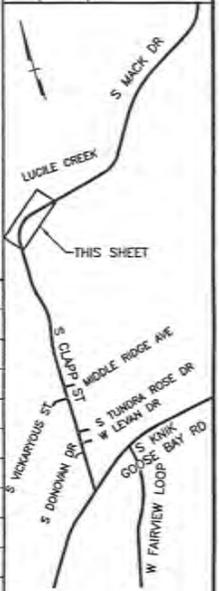
**MACK DRIVE EXTENSION /  
CLAPP STREET IMPROVEMENTS**

**APPROACH  
DETAILS**





SHEET NO.	TOTAL SHEETS	
F6	F11	
STATE	YEAR	
ALASKA	2014	
PROJECT DESIGNATION		
35403		
ADDENDUM NO.		
ATTACHMENT NO.		
REVISIONS		
NO.	DATE	DESCRIPTION

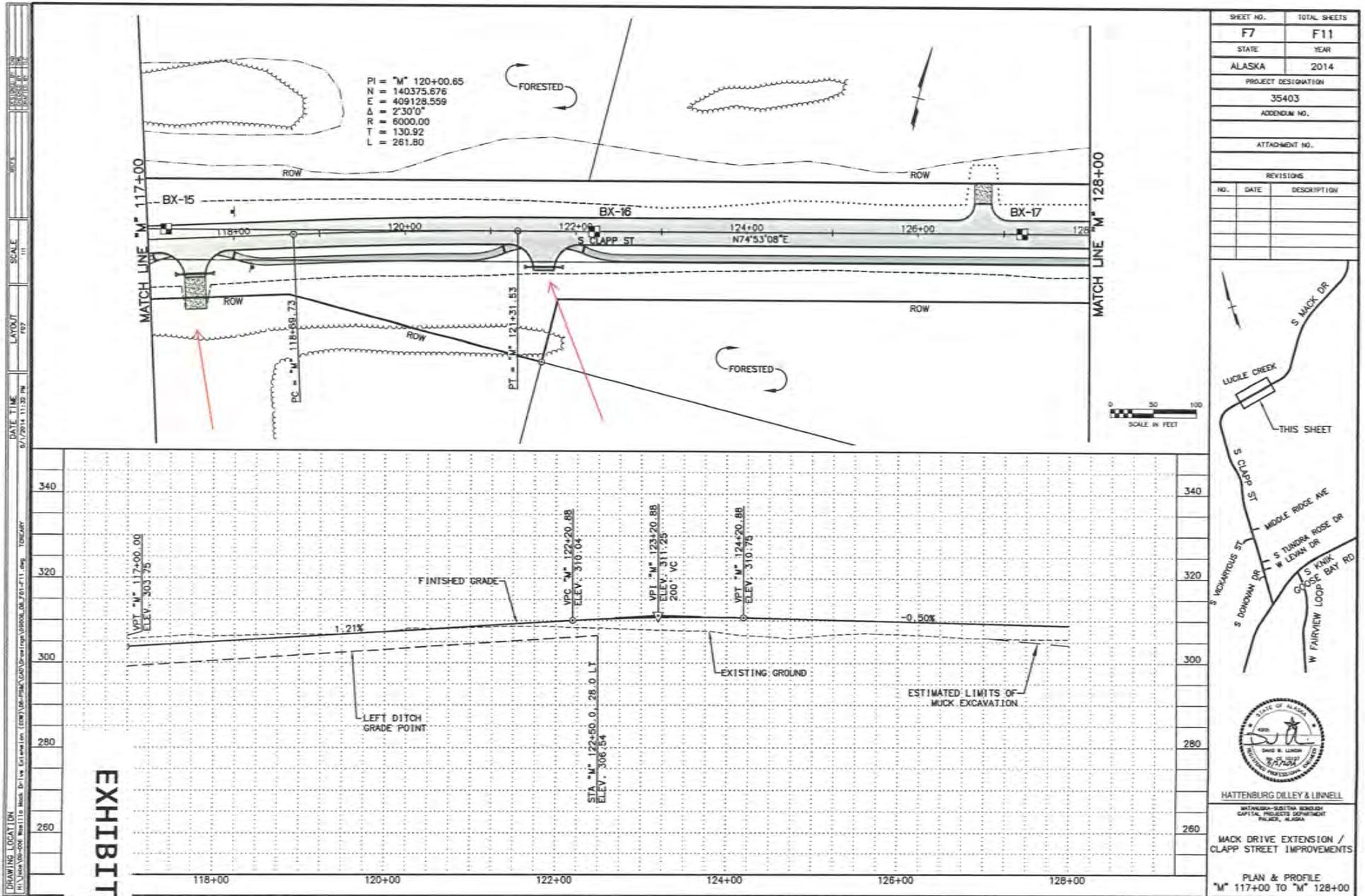


  
**HATTENBURG DILLEY & LINNELL**  
 INDEPENDENT REGISTERED PROFESSIONAL ENGINEERS  
 CAPITAL PROJECTS DIVISION  
 PALM BEACH, ALASKA

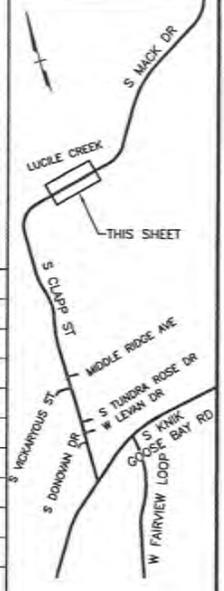
**MACK DRIVE EXTENSION / CLAPP STREET IMPROVEMENTS**  
 PLAN & PROFILE  
 "M" 106+50 TO "M" 117+00

EXHIBIT B-1

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 LAYOUT: 106  
 FORESTED



SHEET NO.	TOTAL SHEETS	
F7	F11	
STATE	YEAR	
ALASKA	2014	
PROJECT DESIGNATION		
35403		
ADDENDUM NO.		
ATTACHMENT NO.		
REVISIONS		
NO.	DATE	DESCRIPTION

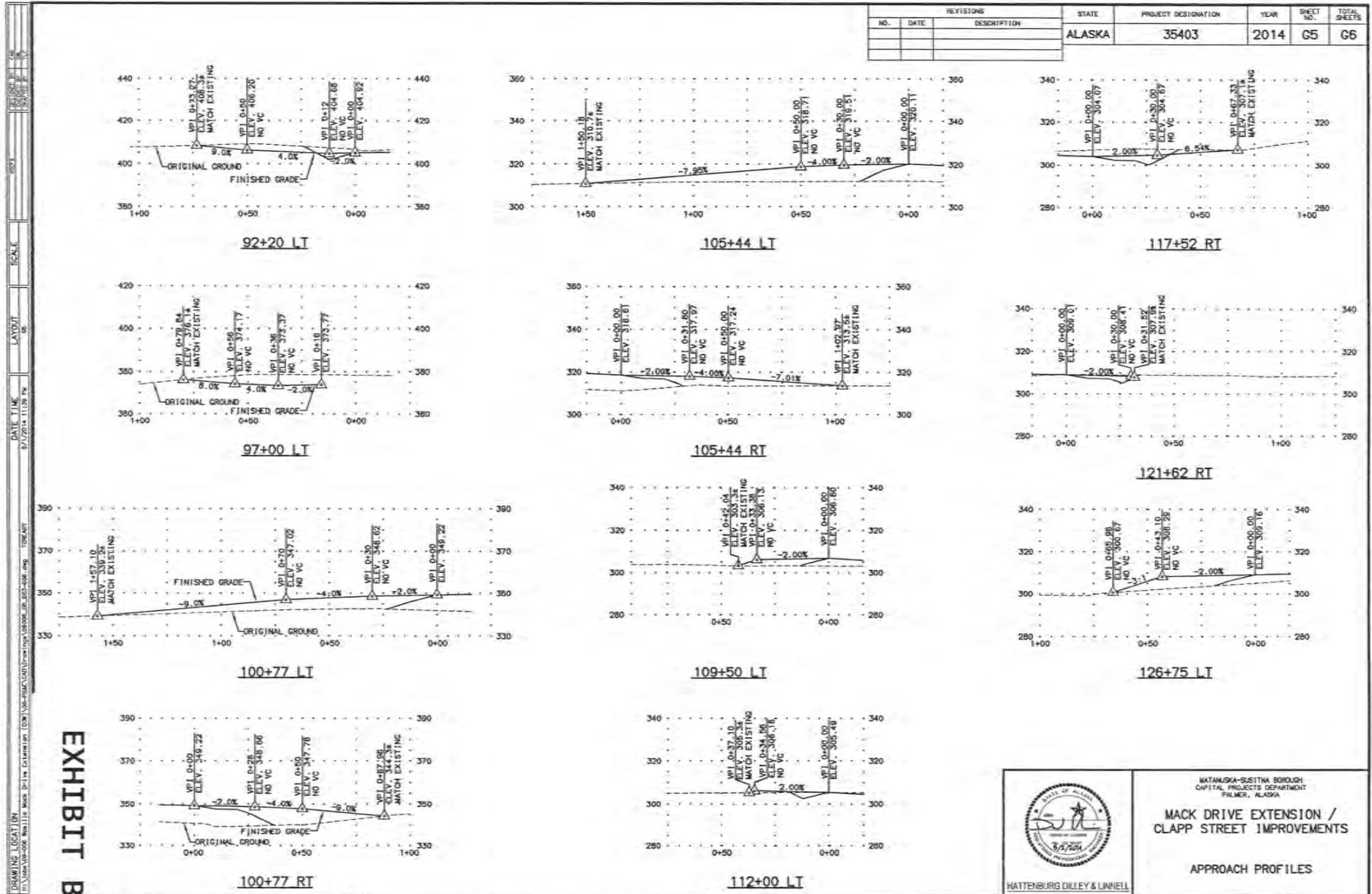


HATTENBURG DILLEY & LINNELL  
 HATTENBURG-DILLEY-BENGLICH  
 CAPITAL PROJECTS DEPARTMENT  
 FAIRBANKS, ALASKA

MACK DRIVE EXTENSION /  
 CLAPP STREET IMPROVEMENTS  
 PLAN & PROFILE  
 "M" 117+00 TO "M" 128+00

EXHIBIT B-12

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 TORCARY



MATANUSKA-SUSITNA BOROUGH  
CAPITAL PROJECTS DEPARTMENT  
PALMIS, ALASKA

MACK DRIVE EXTENSION /  
CLAPP STREET IMPROVEMENTS

APPROACH PROFILES

HATTENBURG DILLEY & LINNELL

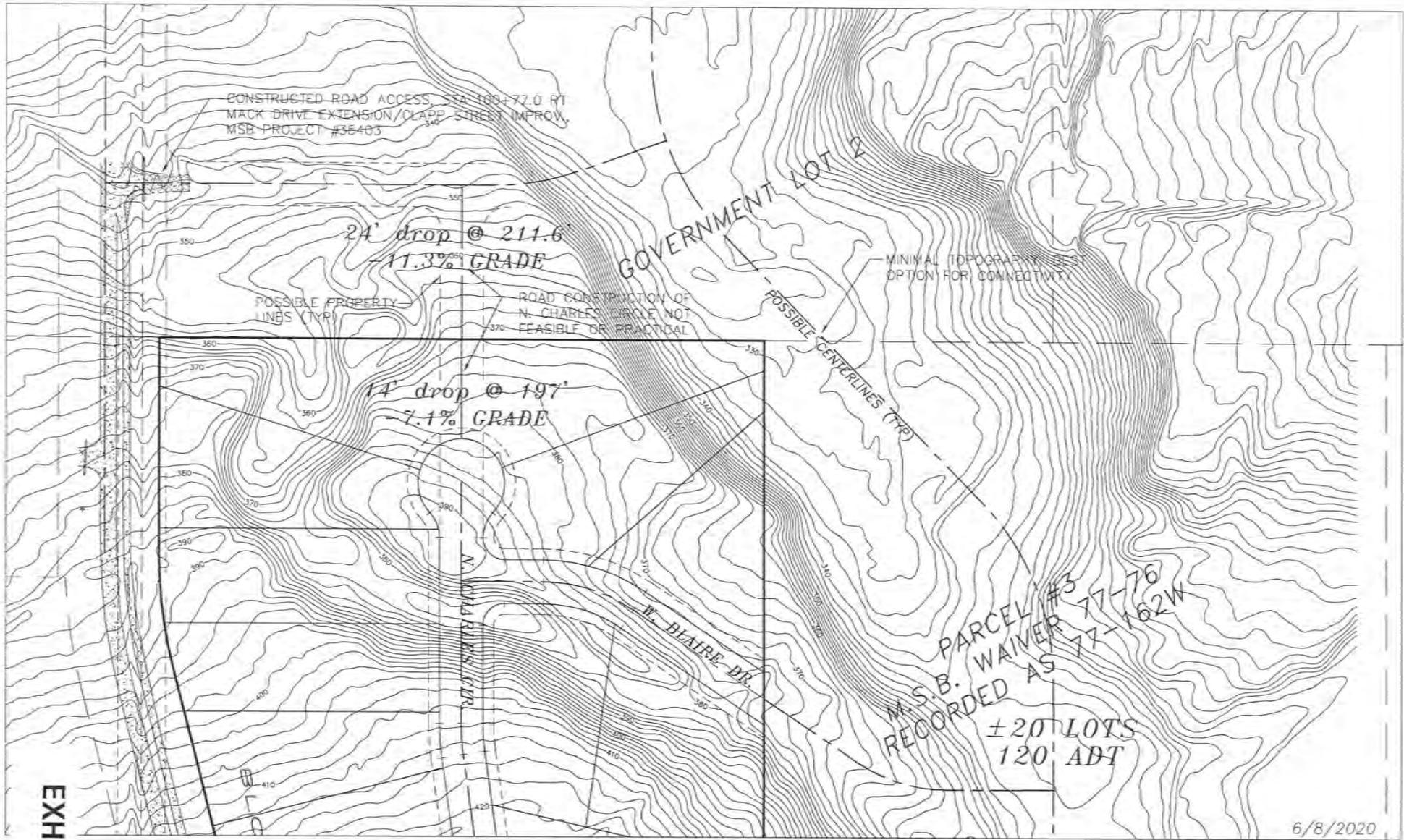


EXHIBIT B14

TERRACE RIDGE CONNECTIVITY EXHIBIT  
BULL MOOSE SURVEYING



# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

RECEIVED  
APR 24 2020  
PLATTING

April 24, 2020

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

Re: *Oakridge Estates Subdivision*; Useable Areas, Roads & Drainage  
HE #20008

Dear Mr. Wagner:

At the request of project owner Pacific Western Properties, LLC we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 20 new lots from one existing parcel with an approximate total area of 23.2 acres. Our soils evaluation included logging 8 new testholes, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms an incomplete rectangle shape east of and bordering S. Clapp Street. The majority of the parent parcel contains hilly terrain which has a high, wide ridge within the southern half of the project. Grade generally slopes away in all directions or towards a drainage/valley feature within the northern half. The total elevation differential indicated from the provided topographical map is approximately 102'. Significant steep areas with slopes exceeding 25% were noted within the project boundaries and have been delineated on the attached useable area drawing. Setbacks to steep areas will be a limiting factor for useable area for the proposed lots. Two lots will require a modest amount of re-grading to create additional useable septic area.

Soils & Vegetation. The parent parcel lies relatively undisturbed with no significant development noted aside from a small paved approach with curve returns onto S. Clapp Street for access purposes. There is also a small apparent trail running along the southern border of the parent parcel. The remaining project appears to be native vegetation consisting primarily of birch, spruce, and cottonwood trees with tall grasses with clusters of devil's club in the areas between trees. Eight 17+\" deep testholes were dug on the referenced parent parcel in order to evaluate soil conditions. Near surface soils in the testholes typically included a moderately thick organic mat and silty topsoil layer, over sands and gravels with varying yet typically modest silt content. Seven soil samples were taken for the purpose of sieving. Samples were taken from testholes 1-7. Silt content from sieve results for testholes 1-7 were 29.7%, 5.3%, 15.9%, 27.0%, 22.4%, 25.1%, and

3.7% respectively. A sample was not taken from testhole 8 as the conditions in the testhole were consistently clean sands and gravels. A copy of the testhole logs, sieve reports and the location/topography map is attached.

Groundwater. Groundwater was not encountered in the project in any of the logged testholes which were dug to a depth of 17' or deeper. Testhole 7 was located in a local low area. An earlier round of holes were also dug by the same operator, who reported those additional holes were dry with similar soil types. Based on the available data, groundwater is not expected to be a limiting factor.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, setbacks to neighboring water wells, setbacks to existing structures, setbacks to steep areas, and low areas with shallow groundwater. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For most of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, *each of the proposed new Lots 2-13 Block 1 and Lots 1, 2 & 4-7 Block 2 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Lots 1 Block 1 and Lot 3 Block 2 will require regrading in order to meet useable area requirements, and will contain an additional 10,000 square feet of useable building area.*

Drainage Plan. The proposed project will require the construction of approximately 1,940' of new *residential sub-collector* or *residential* standard streets. Each proposed lot has adequate area for a constructible driveway access. No lots will have direct access onto existing S. Clapp Street. Drainage patterns for the roads are shown on the attached useable area, drainage, and topography drawing. We have also indicated general existing drainage patterns for the remainder of the project area on the attached map.

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

Sincerely,



Curtis Holler, PE

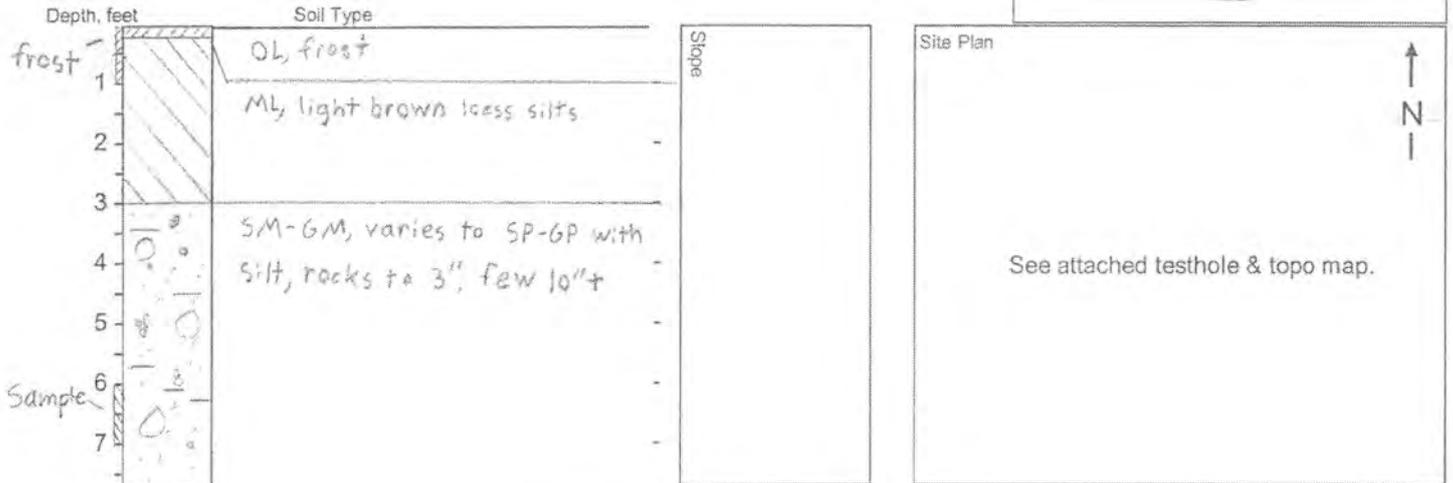
c: M. Sumner/PWP, LLC w/attachments





**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 1 of 8  
 Performed For: Max Sumner  
 Legal Description: Oakridge Estates



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

Slope  
 Site Plan

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

No Groundwater  
No Impermeables

PERCOLATION RATE   (min/inch) PERC HOLE DIAMETER    
 - TEST RUN BETWEEN   FT AND   FT DEPTH  
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
Sample taken at 6'

- PERFORMED BY: J. Wilkins DATE: 3/5/20

**EXHIBIT C-3**



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 8

Performed For: Max Sumner

Legal Description: Oakridge Estates

Depth, feet	Soil Type	Slope	Site Plan
0 - 1	OL, frost		See attached testhole & topo map. <div style="text-align: center;">↑ N ↓</div>
1 - 3	ML, varies to SM-ML, light brown, loess silts		
3 - 6	GP-SP w/silt, varies to GM-SM, olive gray, rock to 5", few 12"		
6 - 7	Sample		
7 - 8			
8 - 9			
9 - 10			
10 - 11			
11 - 12			
12 - 13			
13 - 14			
14 - 15			
15 - 16			
16 - 17			
17 - 18			
18 - 19	No Groundwater		
19 - 20	No Impermeable		
20 - 21			
21 - 22			

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

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

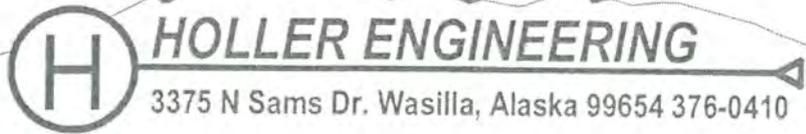
PERCOLATION RATE \_\_\_\_\_ (min/inch)      PERC HOLE DIAMETER \_\_\_\_\_  
 TEST RUN BETWEEN \_\_\_\_\_ FT AND \_\_\_\_\_ FT DEPTH

COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
Sample taken at 6'

PERFORMED BY: J. Wilkins      DATE: 3/5/20

### EXHIBIT C-4





**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 4 of 8  
 Performed For: Max Sumner  
 Legal Description: Oakridge Estates

Depth, feet	Soil Type	Slope	Site Plan
0 - 1	OL, frost		See attached testhole & topo map. <div style="text-align: right;">↑ N ↓</div>
1 - 3	ML, light brown, consolidated, dense.		
3 - 6	SP-GP with heavy trace silts, olive gray, rock to 3", few 8" sloughs		
6 - 7	SM-GM, olive gray, rock to 4", few 16"+ boulders.		
8	Sample		
9			
10			
11			
12			
13			
14			
15			
16			
17			
18	No Groundwater No Impermeables.		
19			
20			
21			
22			

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

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

PERCOLATION RATE   (min/inch)      PERC HOLE DIAMETER    
 TEST RUN BETWEEN   FT AND   FT DEPTH  
 COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
Sample taken at 8'  
 PERFORMED BY: J. Wilkins      DATE: 3/5/20

**EXHIBIT C-6**



**SOILS LOG / PERCOLATION TEST**



TEST HOLE # 5 of 8  
 Performed For: Max Sumner  
 Legal Description: Oakridge Estates

Depth, feet	Soil Type	Slope	Site Plan
0 - 1	OL, frost	Slope	Site Plan
1 - 4	Mb, light brown, consolidated,		
4 - 6	SM-GM, varies to GM-SM, olive gray, rock to 4", few 8"+		
6 - 7			
7 - 8			
8 - 9			
9 - 10			
10 - 11			
11 - 12			
12 - 13			
13 - 14			
14 - 15			
15 - 16			
16 - 17			
17 - 18			
18 - 19			
19 - 20			
20 - 21			
21 - 22			

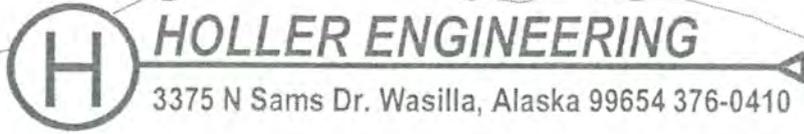
WAS GROUNDWATER ENCOUNTERED? No  
 IF YES, AT WHAT DEPTH? N/A  
 DEPTH AFTER MONITORING? N/A

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

COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
Sample taken at 6'

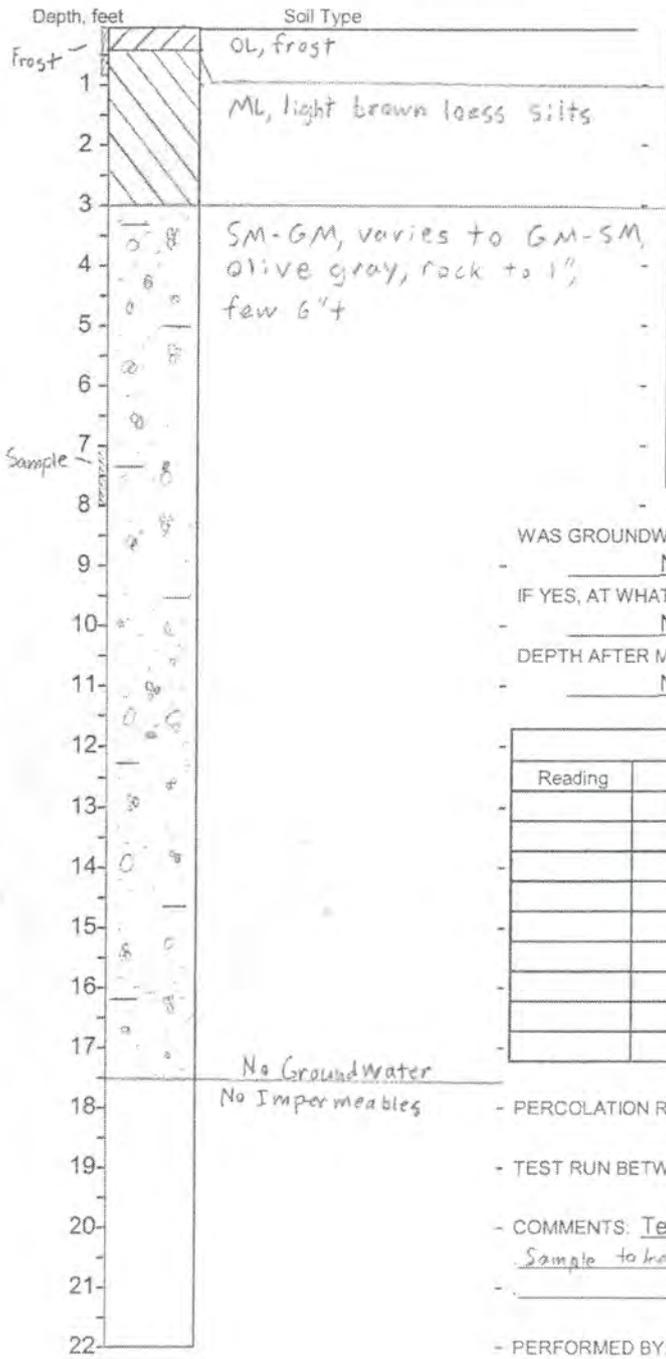
PERFORMED BY: J. Wilkins      DATE: 3/5/20

**EXHIBIT C-7**



**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 6 of 8  
 Performed For: Max Sumner  
 Legal Description: Oakridge Estates



Slope

Site Plan  
 See attached testhole & topo map.  
 ↑ N ↓

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

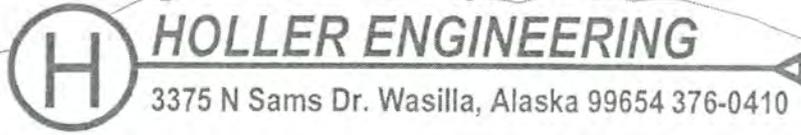
Slope

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

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_  
 - TEST RUN BETWEEN 7 FT AND \_\_\_\_\_ FT DEPTH  
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
Sample taken at 7'  
 - PERFORMED BY: J. Wilkins

DATE: 3/5/20

**EXHIBIT C-8**



**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 7 of 8  
 Performed For: Max Sumner  
 Legal Description: Oakridge Estates

Depth, feet	Soil Type	Slope	Site Plan
Frost	OL, frost		See attached testhole & topo map.
1	ML, varies to SM-ML, brown		
2			
3			
4			
5	SP-GP trace silt, olive brown, rock to 4", few 12", slightly moist beyond 8'		
6			
7			
8			

Sample

9

10

11

12

13

14

15

16

17

18

19

20

21

22

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

Slope

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

No Groundwater  
 No Impermeables

PERCOLATION RATE \_\_\_\_\_ (min/inch)      PERC HOLE DIAMETER \_\_\_\_\_

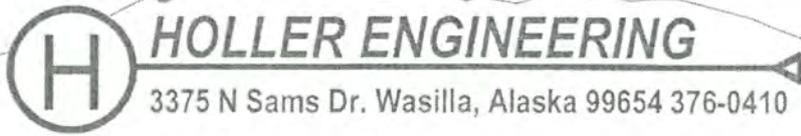
TEST RUN BETWEEN    FT AND    FT DEPTH

COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
Sample taken at 9'

PERFORMED BY: J. Wilkins

DATE: 3/5/20

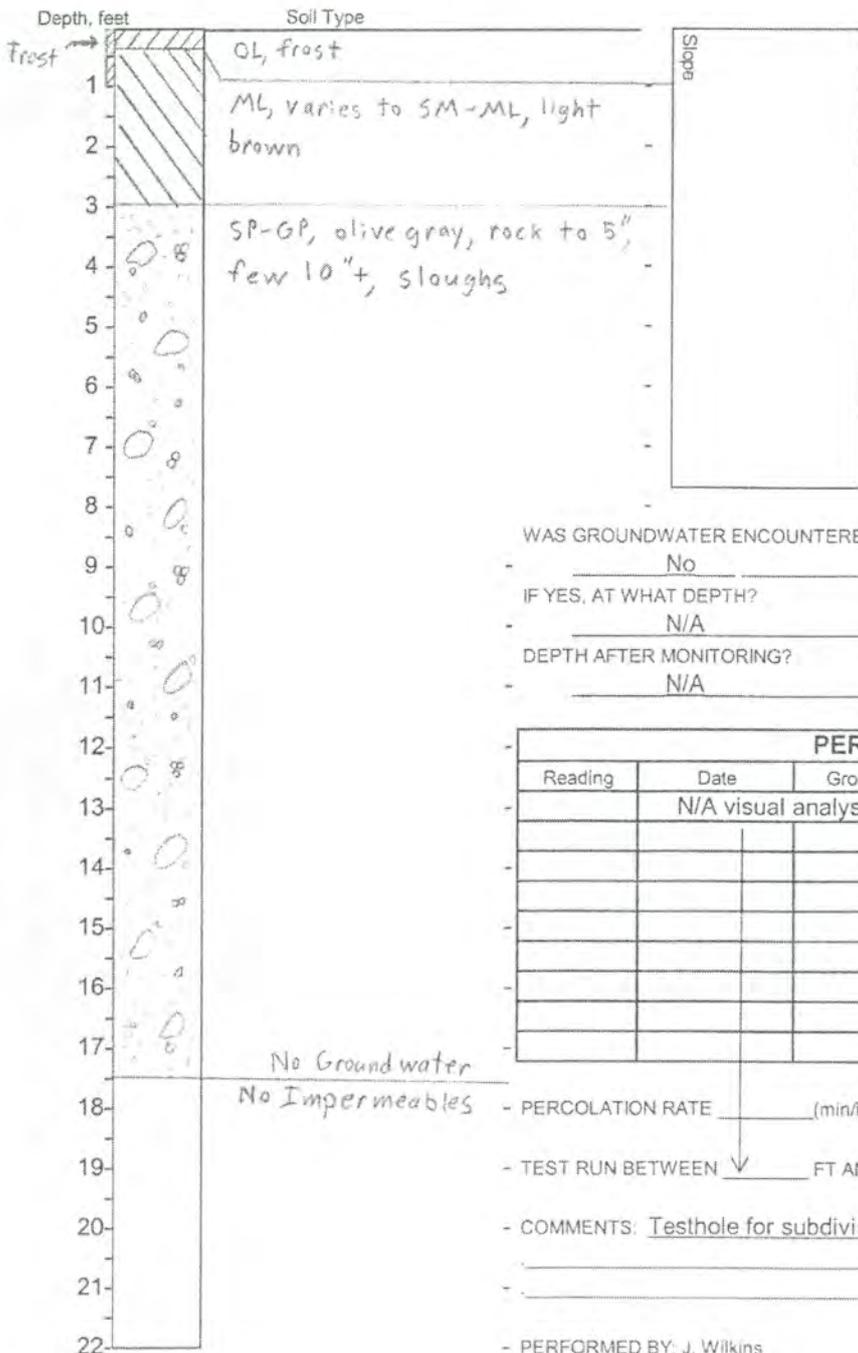
**EXHIBIT C-9**



**SOILS LOG / PERCOLATION TEST**



TEST HOLE # 8 of 8  
 Performed For: Max Sumner  
 Legal Description: Oakridge Estates



Site Plan

See attached testhole & topo map.

↑  
N  
↓

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

Slope

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

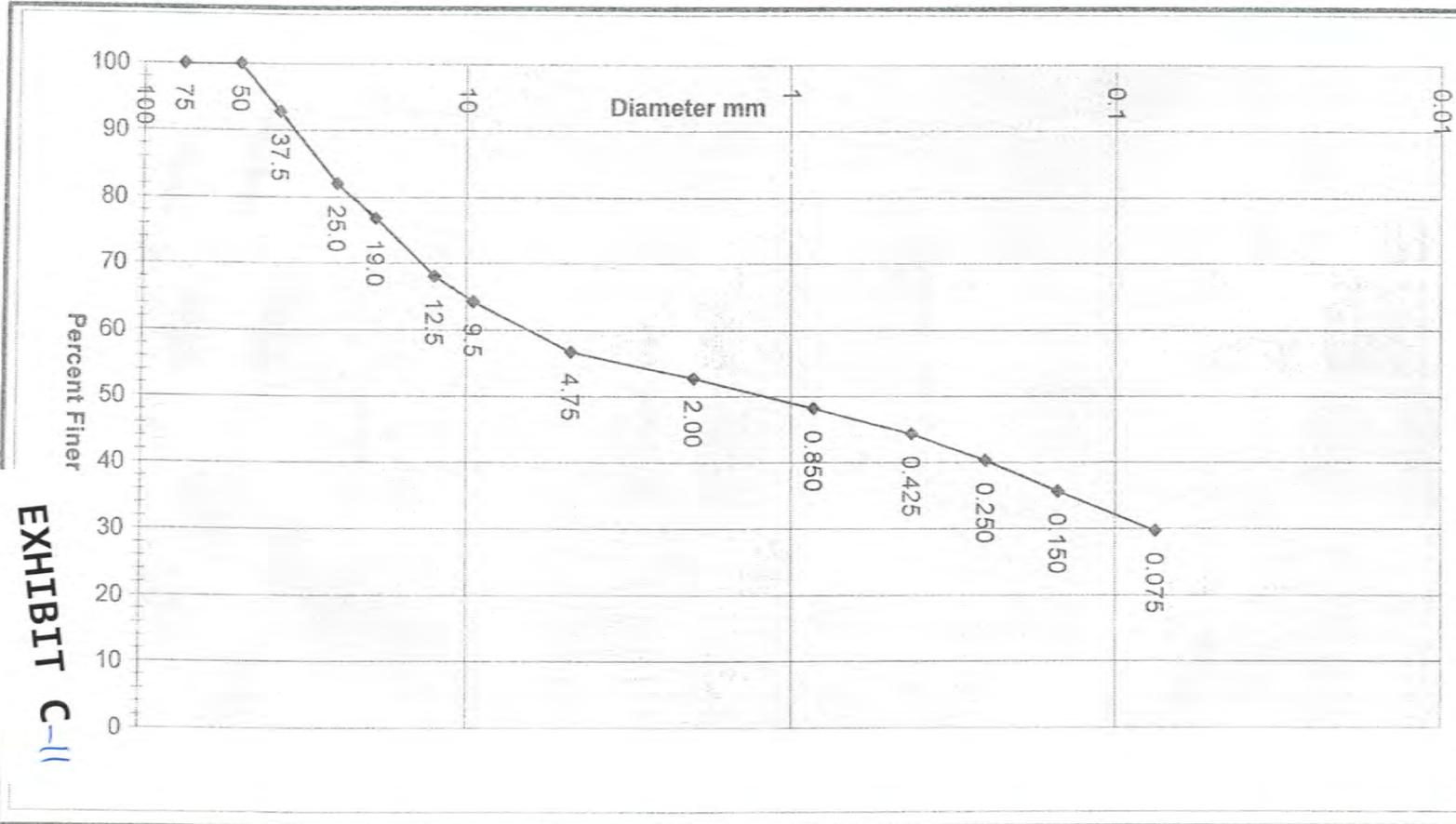
- PERCOLATION RATE                      (min/inch)      PERC HOLE DIAMETER                       
 - TEST RUN BETWEEN                      FT AND                      FT DEPTH  
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
 - PERFORMED BY: J. Wilkins      DATE: 3/5/20

**EXHIBIT C-10**



# MARK HANSEN P.E.

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



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	100
1.5"	37.5	93
1"	25.0	82
3/4"	19.0	77
1/2"	12.5	68
3/8"	9.5	64
#4	4.75	57
#10	2.00	53
#20	0.850	48
#40	0.425	44
#60	0.250	40
#100	0.150	36
#200	0.075	29.7

Client: **Max Sumner / Holler Engineering**

Soil Description: Silty Gravel with Sand

Project: **Oak Ridge Estates**

Unified Classification: GM

Date: 3/13/2020

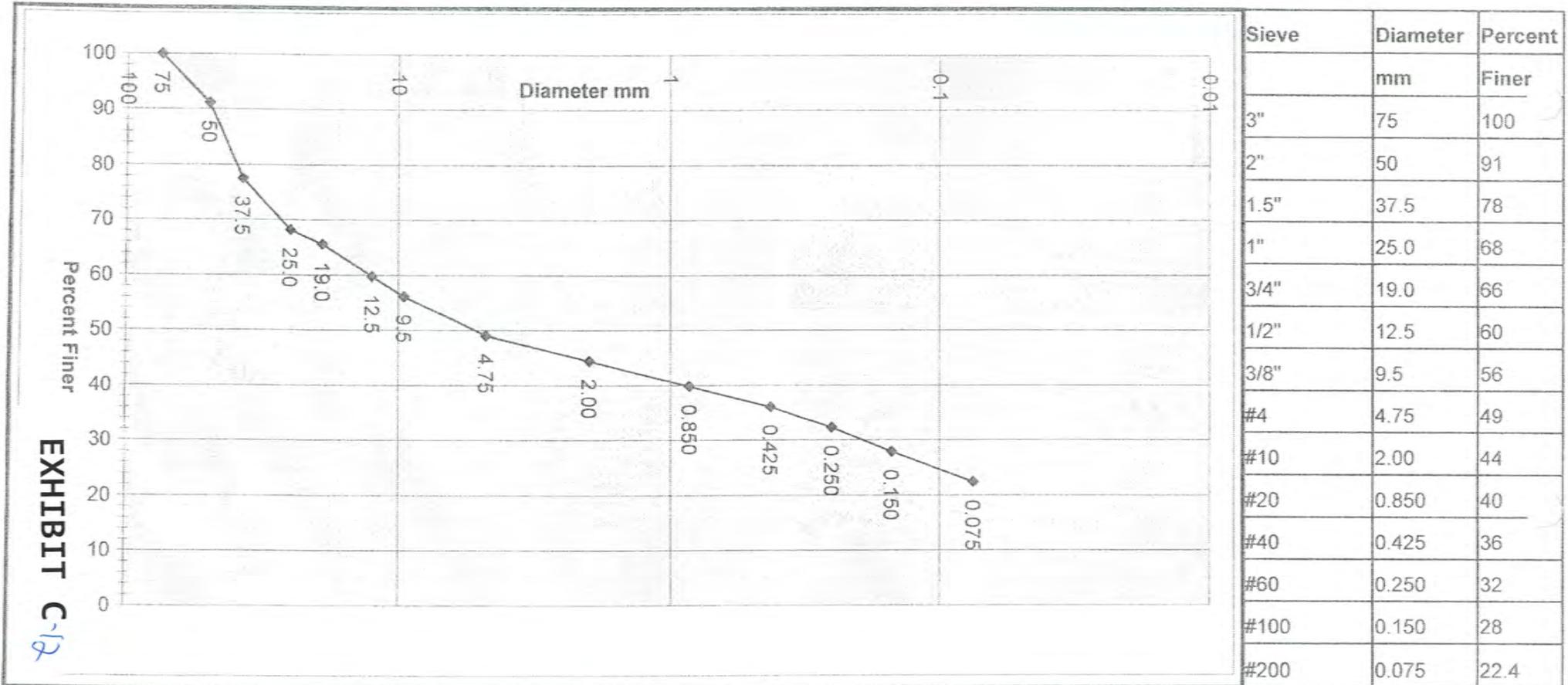
Sample Location: TH#1 @ 6'

Sample Date: 3/5/2020

Proj. no: 20008



**MARK HANSEN P.E.**  
 CONSULTING ENGINEERS TESTING LABORATORY  
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
 e-mail: mhpe@mtonline.net



**EXHIBIT C-12**

Client: **Max Sumner / Holler Engineering**      Soil Description: Silty Gravel with Sand

Project: **Oak Ridge Estates**      Unified Classification: GM

Sample Location: TH#5 @ 6'

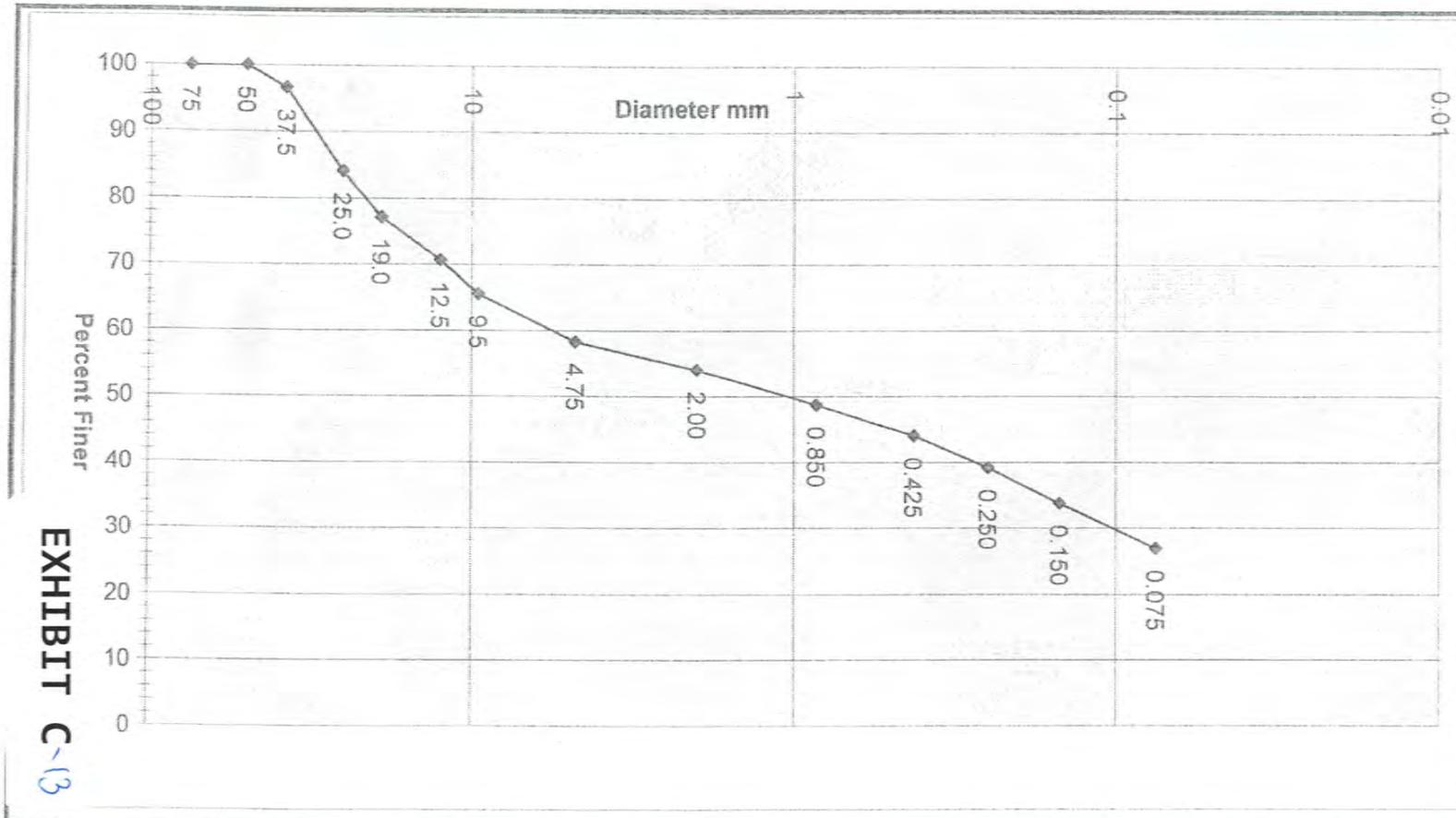
Date: 3/13/2020

Sample Date: 3/5/2020

Proj. no: 20008



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



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	100
1.5"	37.5	97
1"	25.0	84
3/4"	19.0	77
1/2"	12.5	71
3/8"	9.5	66
#4	4.75	58
#10	2.00	54
#20	0.850	49
#40	0.425	44
#60	0.250	39
#100	0.150	34
#200	0.075	27.0

**EXHIBIT C-13**

Client: **Max Sumner / Holler Engineering**

Soil Description: Silty Gravel with Sand

Project: **Oak Ridge Estates**

Unified Classification: GM

Sample Location: TH#4 @ 8'

Date: 3/13/2020

Sample Date: 3/5/2020

Proj. no: 20008



# MARK HANSEN P.E.

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

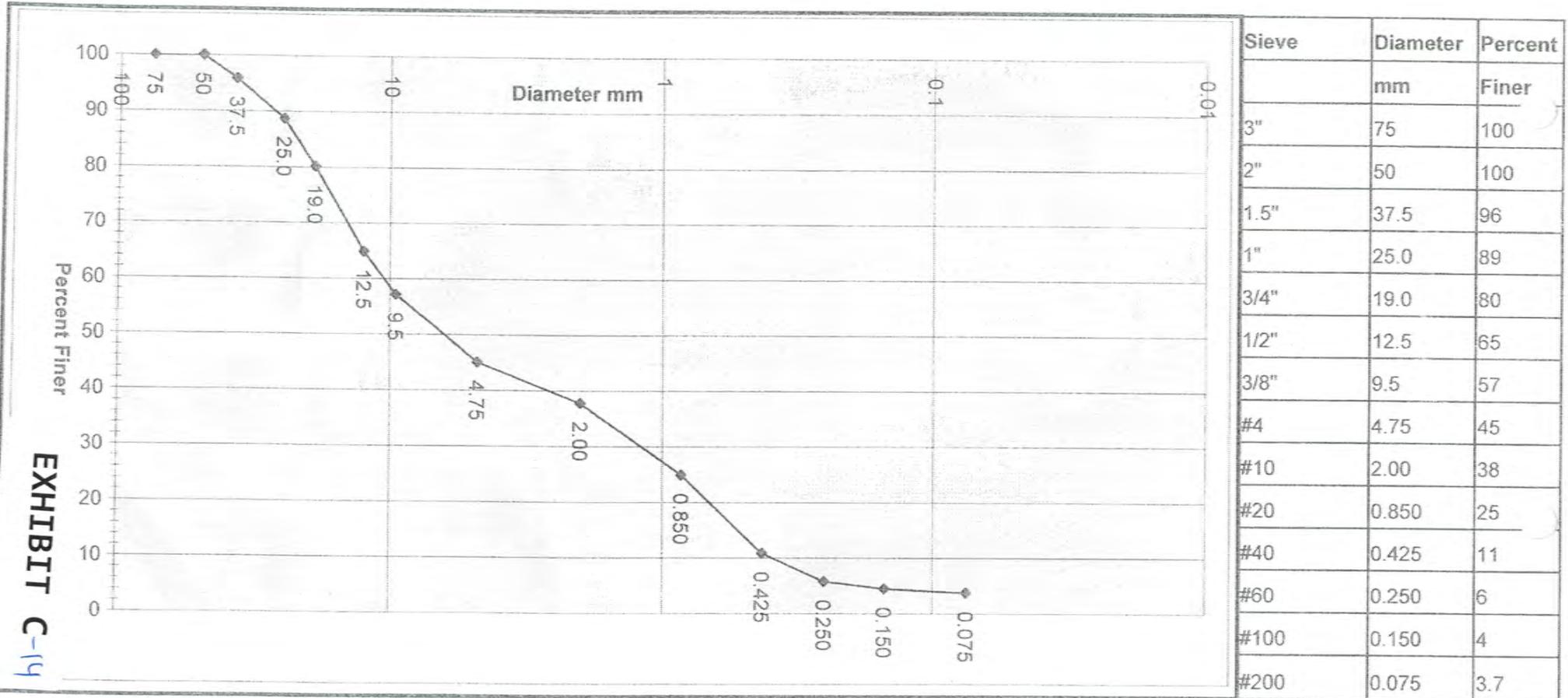


EXHIBIT C-14

Client: Max Sumner / Holler Engineering

Soil Description: Poorly Graded Gravel with Sand

Project: Oak Ridge Estates

Unified Classification: GP

Date: 3/13/2020

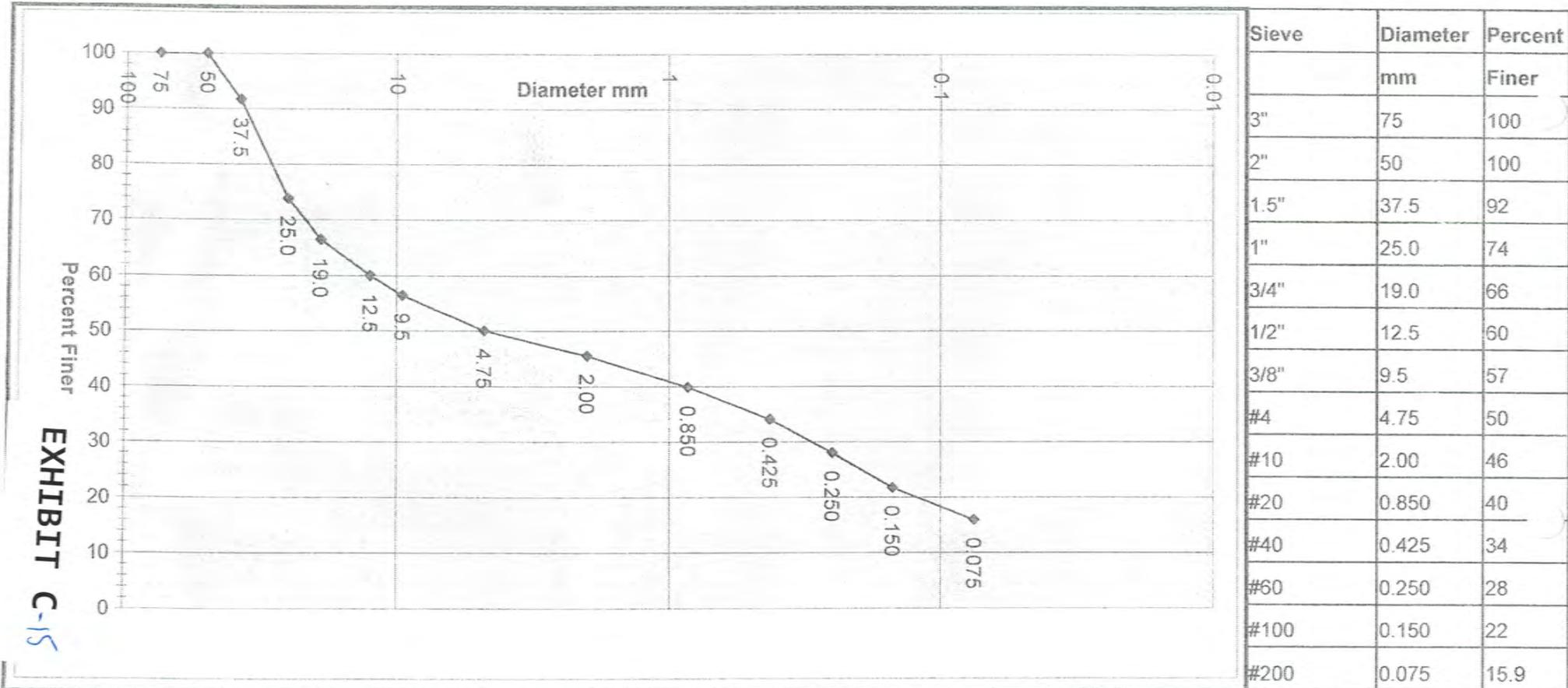
Sample Location: TH#7 @ 9'

$C_u = 26$  Sample Date: 3/5/2020

$C_c = 0.4$  Proj. no: 20008



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



**EXHIBIT C-15**

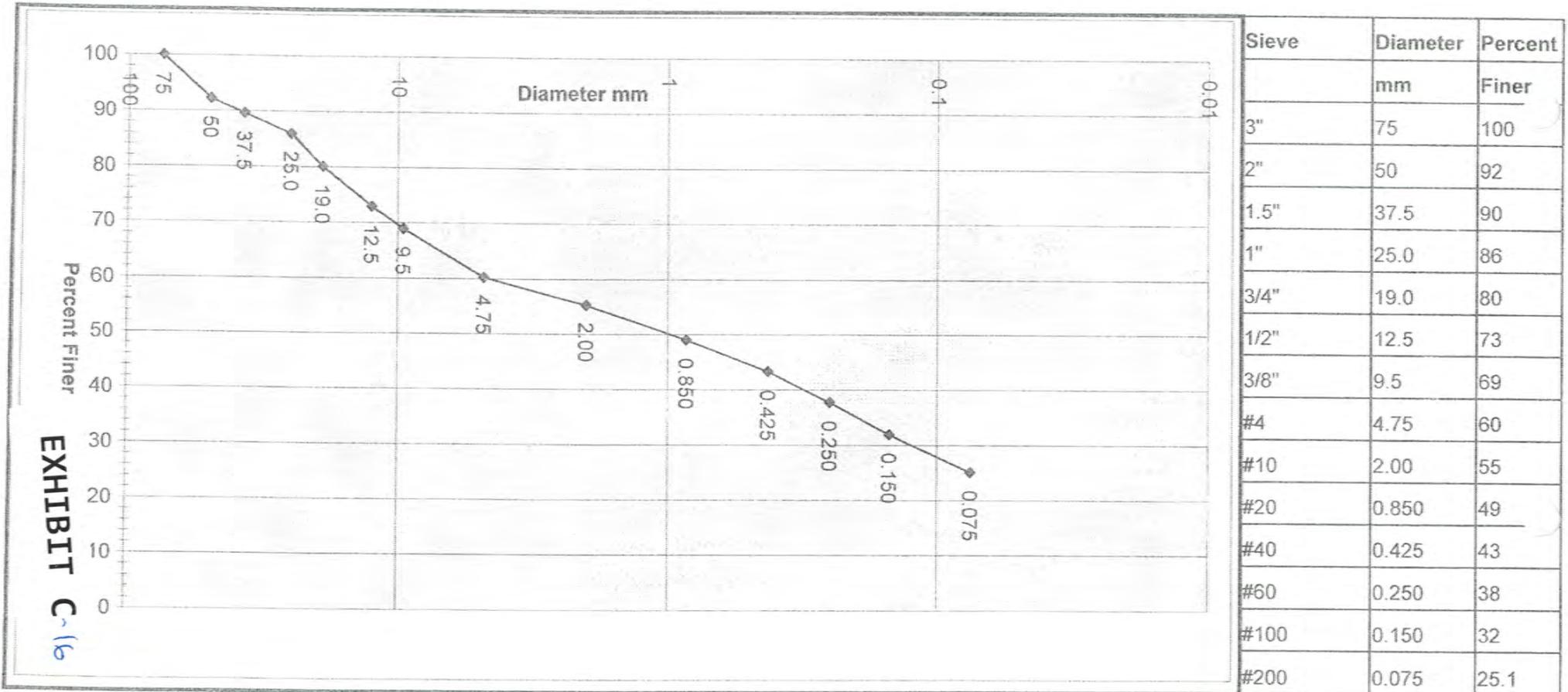
Client: **Max Sumner / Holler Engineering**      Soil Description: Silty Gravel with Sand  
 Project: **Oak Ridge Estates**      Unified Classification: GM  
 Sample Location: TH#3 @ 6'

Date: 3/13/2020  
 Sample Date: 3/5/2020  
 Proj. no: 20008



# MARK HANSEN P.E.

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



Client: Max Sumner / Holler Engineering

Soil Description: Silty Gravel with Sand

Project: Oak Ridge Estates

Unified Classification: GM

Sample Location: TH#6 @ 7'

Date: 3/13/2020

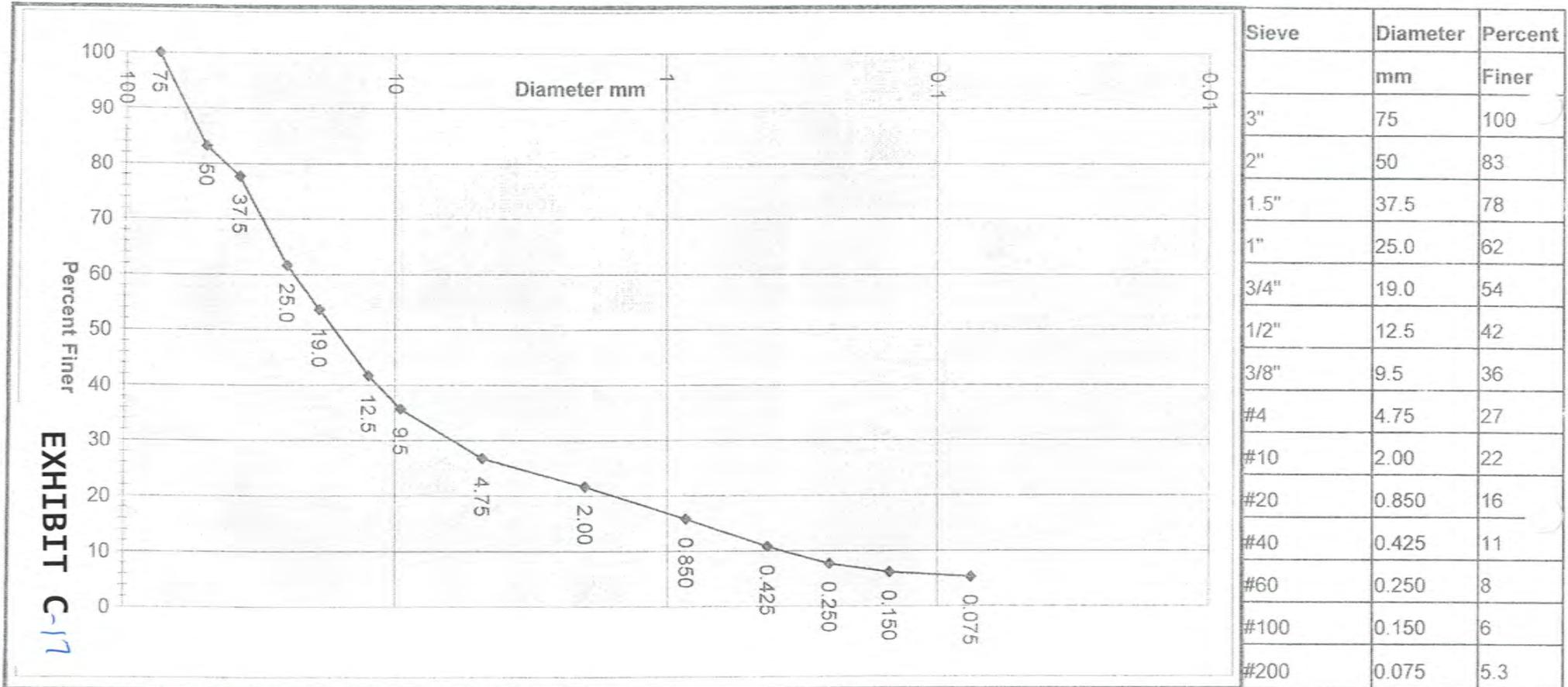
Sample Date: 3/5/2020

Proj. no: 20008

EXHIBIT C-16



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



**EXHIBIT C-17**

Client: **Max Sumner / Holler Engineering**

Soil Description: **Poorly Graded Gravel with Silt and Sand**

Project: **Oak Ridge Estates**

Unified Classification: **GP-GM**

Date: **3/13/2020**

Sample Location: **TH#2 @ 6'**

$C_u = 63$  Sample Date: **3/5/2020**

$C_c = 4.6$  Proj. no: **20008**

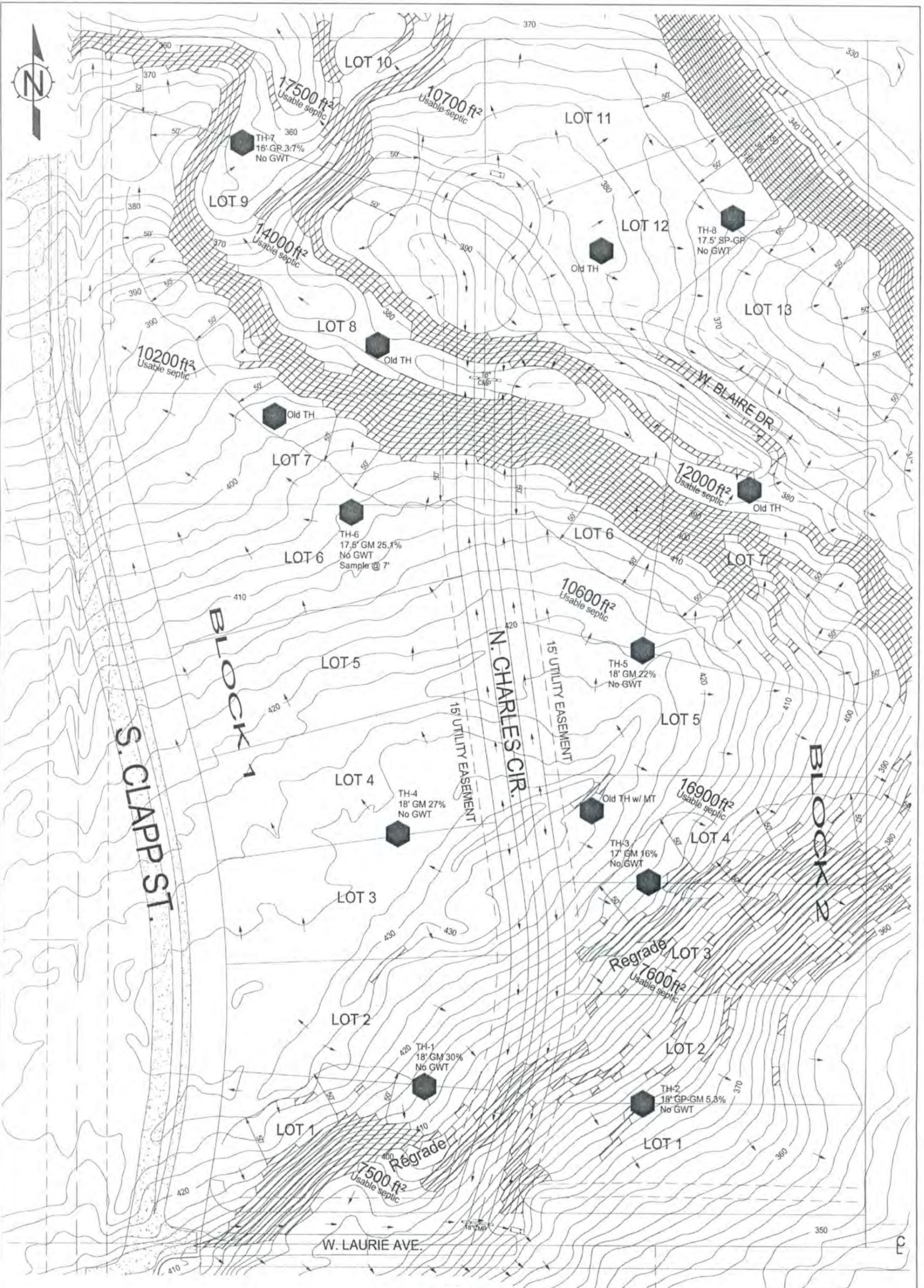


EXHIBIT D

Terrace Ridge Estates  
Useable Area, Topography, and Drainage



- Notes:
1. Base drawing provided by surveyor.
  2. MSB 2' LIDAR topo not verified.
  3. Hatched areas have +25% grade.
  4. Arrows denote apparent drainage patterns.
  5. Testhole locations approximate.
  6. = 5' x 15' rock infiltration point.
  7. All CMP are 18" unless otherwise noted.

RECEIVED  
MAY - 1 2020  
PLATTING

Job # 20008	Scale: 1" = 100'	5/01/20
-------------	------------------	---------

**Peggy Horton**

---

**From:** Taunnie Boothby  
**Sent:** Monday, June 1, 2020 10:03 AM  
**To:** Karol Riese; Pam Graham  
**Cc:** Peggy Horton  
**Subject:** RE: RFC Terrace Ridge Case #2020-069 22-lot subdivision in the S. Clapp Road area  
17N02W18 DUE: June 1, 2020

- No mapped Special Flood Hazard Area

Taunnie L. Boothby, CFM, Planner II  
Matanuska-Susitna Borough  
Planning Department  
907-861-8526  
[taunnie.boothby@matsugov.us](mailto:taunnie.boothby@matsugov.us)

-----Original Appointment-----

**From:** Karol Riese <Karol.Riese@matsugov.us>  
**Sent:** Friday, May 8, 2020 2:56 PM  
**To:** Karol Riese; Pam Graham; Taunnie Boothby  
**Subject:** RFC Terrace Ridge Case #2020-069 22-lot subdivision in the S. Clapp Road area 17N02W18 DUE: June 1, 2020  
**When:** Monday, June 1, 2020 12:00 AM to Tuesday, June 2, 2020 12:00 AM (UTC-09:00) Alaska.  
**Where:**

**Peggy Horton**

---

**From:** Permit Center  
**Sent:** Monday, May 11, 2020 10:33 AM  
**To:** MSB Platting  
**Subject:** RE: Request for comments for Terrace Ridge Case #2020-069 Tech: PH

No comment

Michelle Olsen  
Permit Technician

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Friday, May 8, 2020 1:08 PM  
**To:** Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; tim.swezey@mlccak.org; psfisher@gci.net; davemtp@mtaonline.net; Knik RSA Member (mackenziekayaker@gmail.com) <mackenziekayaker@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tedleonarddistrict4@gmail.com; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>  
**Subject:** Request for comments for Terrace Ridge Case #2020-069 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a 22-lot subdivision in the S. Clapp Road area, just outside the City of Wasilla. RSA 17. Please review and provide any comments by June 1, 2020.

[https://matsugovus-my.sharepoint.com/:f/g/personal/peggy\\_horton\\_matsugov\\_us/EqdZE4PJ-hNDiMoxoZBDWWgBuFIJ6VaGawy7NwGweRZm7w?e=5RkQ0j](https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/EqdZE4PJ-hNDiMoxoZBDWWgBuFIJ6VaGawy7NwGweRZm7w?e=5RkQ0j)

NOTE: Please open the link in Chrome or copy and paste the link to your browser. Using Microsoff Edge seems to cause some viewing problems.

Thank you,  
Peggy Horton  
Platting Technician  
907-861-7881

## Peggy Horton

---

**From:** Jamie Taylor  
**Sent:** Monday, June 1, 2020 5:54 PM  
**To:** Peggy Horton  
**Subject:** RE: Request for comments for Terrace Ridge Case #2020-069 Tech: PH

- Provide stub ROW to parcel to north
- Provide drainage easements where concentrated runoff leaves ROW, as needed
- We've been asking that sieve analysis reports show all information used to determine soil types – including plasticity index or note that the soil is nonplastic for soils containing more than 12% fines
- Design vertical & horizontal alignment for Charles Circle to minimum residential subcollector standard (will require slightly longer sag vertical curve)

**Jamie Taylor, PE**  
**Civil Engineer**  
**Matanuska-Susitna Borough**  
**Department of Public Works**  
**Operations & Maintenance**  
 t: 907-861-7765 c: 907-355-9810  
[jamie.taylor@matsugov.us](mailto:jamie.taylor@matsugov.us)  
<http://www.matsugov.us/>

**From:** Peggy Horton <Peggy.Horton@matsugov.us>  
**Sent:** Wednesday, May 13, 2020 2:53 PM  
**To:** Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; tim.swezey@mlccak.org; psfisher@gci.net; davemtp@mtaonline.net; Knik RSA Member (mackenziekayaker@gmail.com) <mackenziekayaker@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tedleonarddistrict4@gmail.com; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>  
**Subject:** RE: Request for comments for Terrace Ridge Case #2020-069 Tech: PH

Good Afternoon,

I apologize, but had to update some of the info in the link to this case. Here's the new link. Please have comments back to me by June 1, 2020.

**Peggy Horton**

---

**From:** Jude Bilafer  
**Sent:** Monday, June 8, 2020 1:49 PM  
**To:** Peggy Horton; Adam J. Dubour (adam.dubour@alaska.gov); regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov); planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; tim.swezey@mlccak.org; psfisher@gci.net; davemtp@mtaonline.net; Knik RSA Member (mackenziekayaker@gmail.com); Fire Code; Jill Irsik; Eric Phillips; Planning; Eileen Probasco; Joseph Metzger; Fred Wagner; Alex Strawn; Theresa Taranto; Andy Dean; John Aschenbrenner; tedleonarddistrict4@gmail.com; Jamie Taylor; Terry Dolan; Jim Jenson; Charlyn Spannagel; mearow@matanuska.com; MTA ROW (row@mta-telco.com); Enstar ROW (row@enstarnaturalgas.com); GCI ROW (ospdesign@gci.com)  
**Subject:** RE: Request for comments for Terrace Ridge Case #2020-069 Tech: PH

Hello Peggy,

The Capital Projects Department recommends replacing the cul-de-sac (vicinity of lots 9-12) with a road and accompanying right of way up to the northern edge of this property. This will facilitate future growth which is anticipated in that area.

Jude

Jude Bilafer  
 Director, Capital Projects  
 Matanuska-Susitna Borough  
 350 E Dahlia Ave  
 Palmer, Alaska  
 Office: (907) 861-7701  
 Cell: (907) 982-6590  
[Jude.bilafer@matsugov.us](mailto:Jude.bilafer@matsugov.us)

**From:** Peggy Horton <Peggy.Horton@matsugov.us>  
**Sent:** Wednesday, May 13, 2020 2:53 PM  
**To:** Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; tim.swezey@mlccak.org; psfisher@gci.net; davemtp@mtaonline.net; Knik RSA Member (mackenziekayaker@gmail.com) <mackenziekayaker@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tedleonarddistrict4@gmail.com; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>;



## MATANUSKA-SUSITNA BOROUGH

### Planning and Land Use Department

#### Planning Division: Plat Review/Comments

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7833 • Fax (907) 861-7876

[www.matsugov.us](http://www.matsugov.us) • [planning@matsugov.us](mailto:planning@matsugov.us)

**Petitioner:** Pacific Western Properties, LLC

**Nature of Request:** The request is to divide Tax Parcel C7 (Parcel 2 of Waiver 77-76, recorded as 77-162W) into 22 lots to be known as Terrace Ridge, containing 23.3 acres, more or less. Platting staff will recommend the north-south right-of-way extend to Tax Parcel B5. Located northeast of the intersection of S. Clapp Rd. and W. Laurie Ave.

**Location:** Section 18, Township 17 North, Range 1 West, Seward Meridian, Alaska.

**Date/Due Date:** 8 June 2020

**MSB Staff Contact:** Peggy Horton

**Planner completing this Review:** Christopher Cole, Ph. 861-7855, [Christopher.cole@matsugov.us](mailto:Christopher.cole@matsugov.us)

**Case#:** 2020-069

**Staff-Recommendation:**

Conditionally Approve X

**List Conditions (if applicable):**

Continue dedication of N. Charles Cir to connect to the north bordering parcel.

**Supporting Recommendations, Comments, and Information:**

**1. Title 43 Subdivisions**

*43.20.060 (D) Subdivisions shall provide through connecting rights-of-way of residential collector standard minimum (as defined in the MSB Subdivision Construction Manual) to all adjoining stub rights-of-way and unsubdivided parcels, where feasible, to improve interconnectivity and/or public safety. If it is shown by the applicant to be unnecessary for future development and/or public safety, then a reduction to a lesser road right-of-way standard or an elimination of the requirement to provide access shall be applied to all of (or a portion of) the right-of-way that is being considered for a reduced standard.*

- a. We request that N. Charles Cir be extended to the parcel bordering the north.

2. **Review Official Streets & Highways Plan (OSHP)**

S. Clapp Road is a Major Collector

- a. We suggest limited access to collector roads & higher whenever possible
- b. We recommend access to lower classified facilities (local roads)

**MISC. Summary Comments:**

**Cultural Resources Summary Comments:**

- No objection to proposed action in terms of known cultural resources.** However, if any cultural resources are discovered in any development work please stop said work and call the Mat-Su Planning Division for referral to an appropriate cultural resources professional. Thank you for helping us document our borough's past.

EXHIBIT 1-2

**Peggy Horton**

---

**From:** Eileen Probasco  
**Sent:** Monday, June 8, 2020 2:55 PM  
**To:** Peggy Horton  
**Cc:** Jude Bilafer; Karol Riese  
**Subject:** RE: Request for comments for Terrace Ridge Case #2020-069 Tech: PH

Peggy  
 Planning division agrees with Jude's comments sent earlier today.  
 Thank you  
 Eileen

**From:** Peggy Horton <Peggy.Horton@matsugov.us>  
**Sent:** Wednesday, May 13, 2020 2:53 PM  
**To:** Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; tim.swezey@mlccak.org; psfisher@gci.net; davemtp@mtaonline.net; Knik RSA Member (mackenziekayaker@gmail.com) <mackenziekayaker@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tedleonarddistrict4@gmail.com; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>  
**Subject:** RE: Request for comments for Terrace Ridge Case #2020-069 Tech: PH

Good Afternoon,

I apologize, but had to update some of the info in the link to this case. Here's the new link. Please have comments back to me by June 1, 2020.

[https://matsugov.us-my.sharepoint.com/:f/g/personal/peggy\\_horton\\_matsugov\\_us/EqdZE4PJ-hNDiMoxoZBDWWgBuFIJ6VaGawv7NwGweRZm7w?e=WMN6dI](https://matsugov.us-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/EqdZE4PJ-hNDiMoxoZBDWWgBuFIJ6VaGawv7NwGweRZm7w?e=WMN6dI)

Thank you.

Peggy Horton  
 Platting Technician  
 907-861-7881

**From:** MSB Platting  
**Sent:** Friday, May 8, 2020 1:08 PM  
**To:** Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; 'planning@ci.wasilla.ak.us'

**Peggy Horton**

---

**From:** Tina Crawford <tccrawford@ci.wasilla.ak.us>  
**Sent:** Friday, May 15, 2020 10:55 AM  
**To:** MSB Platting  
**Subject:** RE: Request for comments for Terrace Ridge Case #2020-069 Tech: PH

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]  
The City of Wasilla Planning and Public Works departments do not have any comments/concerns.

Thanks,  
Tina

**Tina Crawford, AICP**

City Planner  
City of Wasilla Planning Department  
290 E. Herning Avenue  
Wasilla, AK 99654  
(907) 373-9022  
(907) 373-9021 fax

---

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Friday, May 08, 2020 1:08 PM  
**To:** Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; Planning <Planning@ci.wasilla.ak.us>; publicworks <publicworks@ci.wasilla.ak.us>; tlm.swezey@mlccak.org; psfisher@gci.net; davemtp@mtaonline.net; Knik RSA Member (mackenziekayaker@gmail.com) <mackenziekayaker@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tedleonarddistrict4@gmail.com; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>  
**Subject:** Request for comments for Terrace Ridge Case #2020-069 Tech: PH

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon,

The link below will take you to a request for comments for a 22-lot subdivision in the S. Clapp Road area, just outside the City of Wasilla. RSA 17. Please review and provide any comments by June 1, 2020.

**EXHIBIT J**

**Peggy Horton**

---

**From:** Jacqueline Hall <jhall@gci.com>  
**Sent:** Monday, May 18, 2020 10:19 AM  
**To:** Peggy Horton  
**Subject:** RE: Request for comments for Terrace Ridge Case #2020-069 Tech: PH

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

Hello,

There are no objections to this plat.

Thank you,

**JACQUELINE HALL**

GCI | Technician I, GIS Mapping

w: [www.gci.com](http://www.gci.com)

**From:** Peggy Horton <Peggy.Horton@matsugov.us>  
**Sent:** Wednesday, May 13, 2020 2:53 PM  
**To:** Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; tim.swezey@mlccak.org; psfisher@gci.net; davemtp@mtaonline.net; Knik RSA Member (mackenziekayaker@gmail.com) <mackenziekayaker@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tedleonarddistrict4@gmail.com; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>  
**Subject:** RE: Request for comments for Terrace Ridge Case #2020-069 Tech: PH

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Good Afternoon,

**EXHIBIT K**

**Peggy Horton**

---

**From:** Tammy L. Simmons <Tammy.Simmons@mea.coop>  
**Sent:** Tuesday, May 26, 2020 2:04 PM  
**To:** Peggy Horton  
**Subject:** RE: Request for comments for Terrace Ridge Case #2020-069 Tech: PH  
**Attachments:** 20200526\_140941.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]  
 MEA comments are attached.

Thank you.

Tammy Simmons, SR/WA  
 Right of Way Technician  
 907-761-9276

**From:** Peggy Horton <Peggy.Horton@matsugov.us>  
**Sent:** Wednesday, May 13, 2020 2:53 PM  
**To:** Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; tim.swezey@mlccak.org; psfisher@gci.net; davemtp@mtaonline.net; Knik RSA Member (mackenziekayaker@gmail.com) <mackenziekayaker@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tedleonarddistrict4@gmail.com; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; MEA\_ROW <MEAROW@mea.coop>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>  
**Subject:** RE: Request for comments for Terrace Ridge Case #2020-069 Tech: PH

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon,

**EXHIBIT L-1**

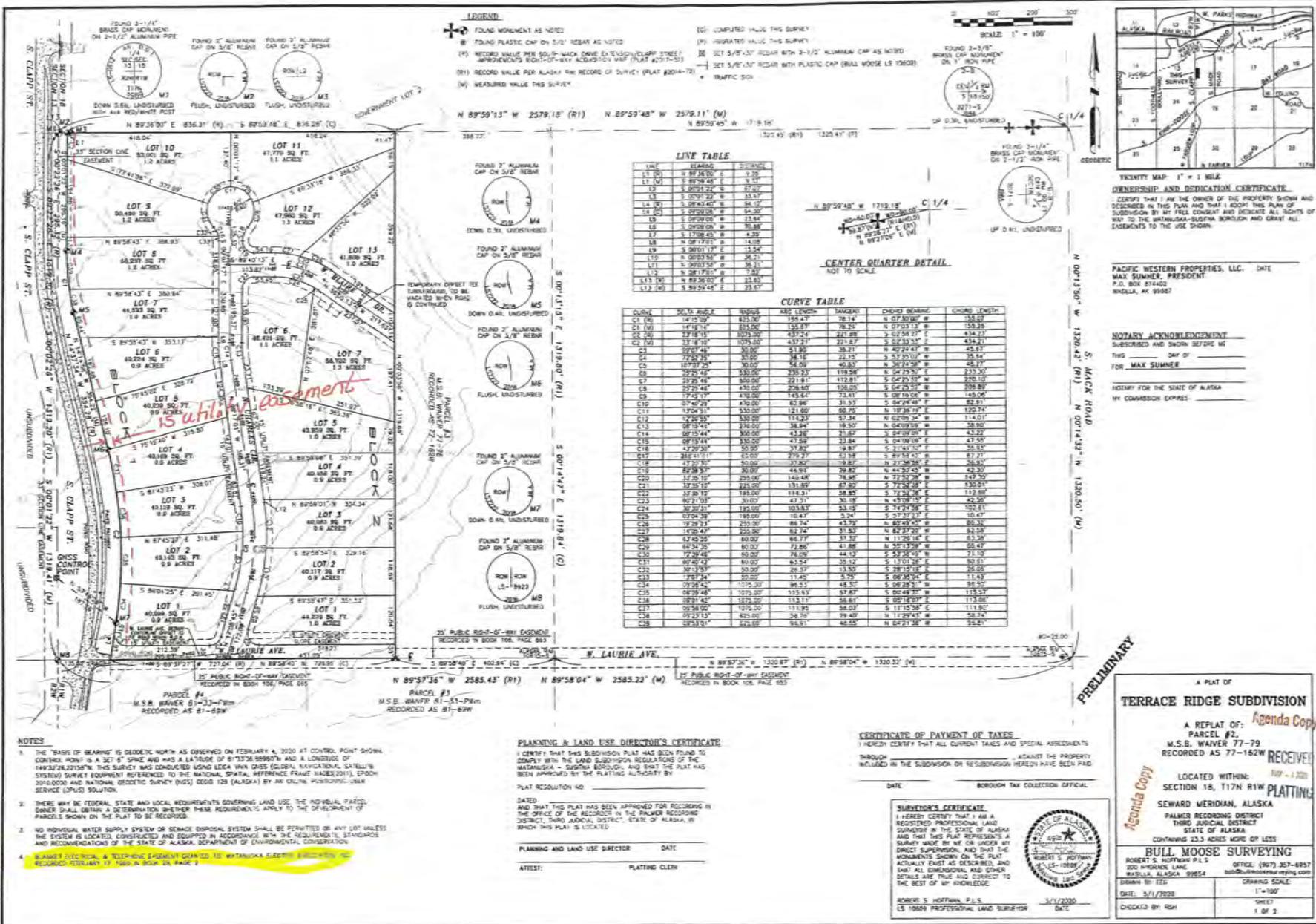


EXHIBIT L-2

**Peggy Horton**

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Wednesday, May 27, 2020 1:12 PM  
**To:** Peggy Horton  
**Subject:** RE: Request for comments for Terrace Ridge Case #2020-069 Tech: PH

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

Hi Peggy,

MTA has reviewed the plat for Terrace Ridge. MTA has no comments.

Thank you for the opportunity to comment.

**Holly Sparrow, Right of Way Agent**

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645  
office: 907-761-2599 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

**From:** Peggy Horton <Peggy.Horton@matsugov.us>  
**Sent:** Wednesday, May 13, 2020 2:53 PM  
**To:** Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; tim.swezey@mlccak.org; psfisher@gci.net; davemtp@mtaonline.net; Knik RSA Member (mackenziekayaker@gmail.com) <mackenziekayaker@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tedleonarddistrict4@gmail.com; Jamie Taylor <Jamie.Taylor@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>  
**Subject:** RE: Request for comments for Terrace Ridge Case #2020-069 Tech: PH

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**EXHIBIT M**

**MATANUSKA-SUSITNA  
PLATTING DIVISION**  
30 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

Janet and Dan F. Kennedy CPA MBA  
Founders and owners - Mtn Village LLC  
<https://www.mtnvillagealaska.com/about>  
4701 E Shoreline Cir. Wasilla, AK. 99645  
**iPhone (907) 982-6430**  
danfkennedy02@gmail.com|  
<https://www.mtnvillagealaska.com>



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MTN VILLAGE LLC  
4701 E SHORELINE CIR  
WASILLA, AK 99654

**FIRST CLASS**

**NOTIFICATION OF PUBLIC HEARING**

The Matanuska-Susitna Borough **Platting Board** will consider the following:  
**PETITIONER/OWNER: PACIFIC WESTERN PROPERTIES, LLC**

**REQUEST:** The request is divide Tax Parcel C7 (Parcel 2 Waiver 77-76, recorded as 77-162W) into 22 lots to be known as **TERRACE RIDGE**, containing 23.3 acres +/- . The property is located northeast of the intersection of S. Clapp Road and W. Laurie Avenue. (Tax ID #17N01W18C007); within the NW ¼ SW ¼ Section 18, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Community Council: Meadow Lakes and in Assembly District #4 Ted Leonard

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The Public hearing is scheduled for **June 18, 2020**. **Please follow all public mandates according to COVID-19**. The meeting begins at **1:00 p.m.** We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 5:00 p.m** To request additional information please contact the Platting Technician, **Peggy Horton** at (907) 861-7881.

Please do not send comments or questions directly to the Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

**THE PUBLIC CAN PARTICIPATE, VIEW OR LISTEN TO THE MEETING IN THE FOLLOWING WAYS:**

To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>

To teleconference into the plat hearing you may use the following Phone numbers: 833-949-2500.

PLEASE BEAR WITH US AS WE CONTINUE TO IMPROVE THIS PROCESS,  
YOUR PATIENCE IS GREATLY APPRECIATED.

No Objection [ ] Objection [ ] Concern

Name: \_\_\_\_\_ Dan F. Kennedy, Member of Parent Co.  
Mtn. Village LLC  
4701 E. Shoreline Circle  
Comments: \_\_\_\_\_ Wasilla, AK 99654  
(907) 982-6430 [kennedy@kennedycpas.com](mailto:kennedy@kennedycpas.com)

*private sector development*  
*We wish them success?*

*As neighbors we support the Summer Group's*  
*D. F. Kennedy, member*  
*(907) 982-6430*

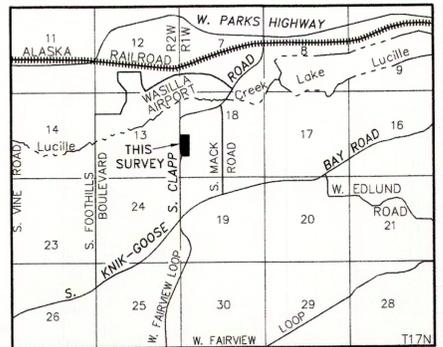
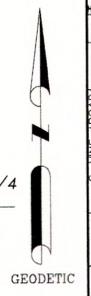
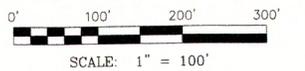
Case # 2020-069 PH

Note: Vicinity Map Located on Reverse Side

**EXHIBIT N**

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND PLASTIC CAP ON 5/8" REBAR AS NOTED
- RECORD VALUE PER SOUTH MACK DRIVE EXTENSION/CLAPP STREET IMPROVEMENTS RIGHT-OF-WAY ACQUISITION MAP (PLAT #2017-51)
- RECORD VALUE PER ALASKA RIM RECORD OF SURVEY (PLAT #2014-72)
- MEASURED VALUE THIS SURVEY
- COMPUTED VALUE THIS SURVEY
- PRORATED VALUE THIS SURVEY
- SET 5/8"x30" REBAR WITH 2-1/2" ALUMINUM CAP AS NOTED
- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
- TRAFFIC SIGN



VICINITY MAP: 1" = 1 MILE

OWNERSHIP AND DEDICATION CERTIFICATE

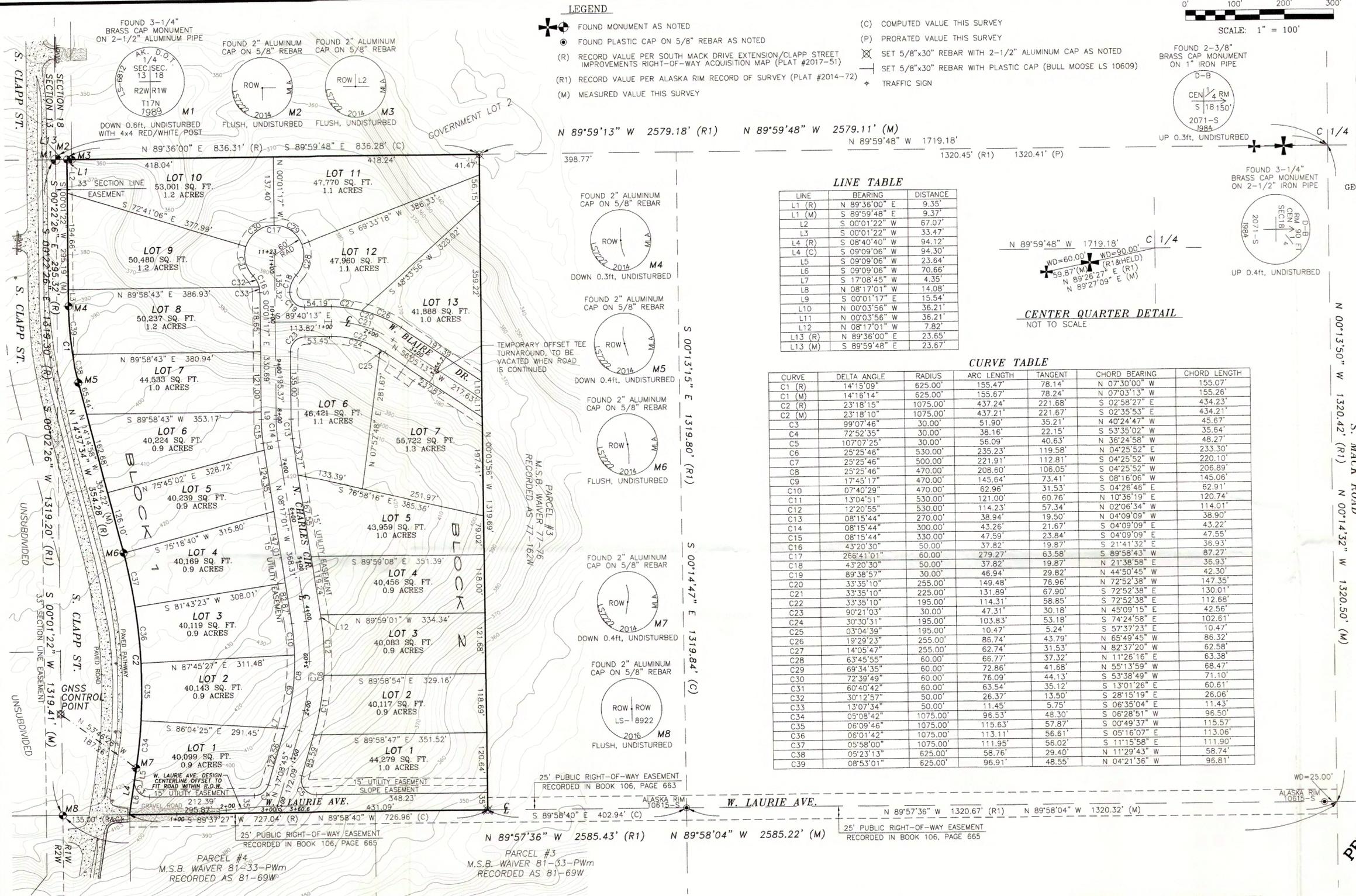
I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT AND DEDICATE ALL RIGHTS OF WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

PACIFIC WESTERN PROPERTIES, LLC. DATE  
 MAX SUMNER, PRESIDENT  
 P.O. BOX 874402  
 WASILLA, AK 99687

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 FOR MAX SUMNER

NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_



**LINE TABLE**

LINE	BEARING	DISTANCE
L1 (R)	N 89°36'00" E	9.35'
L1 (M)	S 89°59'48" E	9.37'
L2	S 00°01'22" W	67.07'
L3	S 00°01'22" W	33.47'
L4 (R)	S 08°40'40" W	94.12'
L4 (C)	S 09°09'06" W	94.30'
L5	S 09°09'06" W	23.64'
L6	S 09°09'06" W	70.66'
L7	S 17°08'45" W	4.35'
L8	N 08°17'01" W	14.08'
L9	S 00°01'17" E	15.54'
L10	N 00°03'56" W	36.21'
L11	N 00°03'56" W	36.21'
L12	N 08°17'01" W	7.82'
L13 (R)	N 89°36'00" E	23.65'
L13 (M)	S 89°59'48" E	23.67'

**CURVE TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1 (R)	14°15'09"	625.00'	155.47'	78.14'	N 07°30'00" W	155.07'
C1 (M)	14°16'14"	625.00'	155.67'	78.24'	N 07°03'13" W	155.26'
C2 (R)	23°18'15"	1075.00'	437.24'	221.68'	S 02°58'27" E	434.23'
C2 (M)	23°18'10"	1075.00'	437.21'	221.67'	S 02°35'53" E	434.21'
C3	99°07'46"	30.00'	51.90'	35.21'	N 40°24'47" W	45.67'
C4	72°52'35"	30.00'	38.16'	22.15'	S 53°35'02" W	35.64'
C5	107°07'25"	30.00'	56.09'	40.63'	N 36°24'58" W	48.27'
C6	25°25'46"	530.00'	235.23'	119.58'	N 04°25'52" E	233.30'
C7	25°25'46"	500.00'	221.91'	112.81'	S 04°25'52" W	220.10'
C8	25°25'46"	470.00'	208.60'	106.05'	S 04°25'52" W	206.89'
C9	17°45'17"	470.00'	145.64'	73.41'	S 08°16'06" W	145.06'
C10	07°40'29"	470.00'	62.96'	31.53'	S 04°26'46" E	62.91'
C11	13°04'51"	530.00'	121.00'	60.76'	N 10°36'19" E	120.74'
C12	12°20'55"	530.00'	114.23'	57.34'	N 02°06'34" W	114.01'
C13	08°15'44"	270.00'	38.94'	19.50'	N 04°09'09" W	38.90'
C14	08°15'44"	300.00'	43.26'	21.67'	S 04°09'09" E	43.22'
C15	08°15'44"	330.00'	47.59'	23.84'	S 04°09'09" E	47.55'
C16	43°20'30"	50.00'	37.82'	19.87'	S 21°41'32" E	36.93'
C17	266°41'01"	60.00'	279.27'	63.58'	S 89°58'43" W	87.27'
C18	43°20'30"	50.00'	37.82'	19.87'	N 21°38'58" E	36.93'
C19	89°38'57"	30.00'	46.94'	29.82'	N 44°50'45" W	42.30'
C20	33°35'10"	255.00'	149.48'	76.96'	N 72°52'38" W	147.35'
C21	33°35'10"	225.00'	131.89'	67.90'	S 72°52'38" E	130.01'
C22	33°35'10"	195.00'	114.31'	58.85'	S 72°52'38" E	112.68'
C23	90°21'03"	30.00'	47.31'	30.18'	N 45°09'15" E	42.56'
C24	30°30'31"	195.00'	103.83'	53.18'	S 74°24'58" E	102.61'
C25	03°04'39"	195.00'	10.47'	5.24'	S 57°37'23" E	10.47'
C26	19°29'23"	255.00'	86.74'	43.79'	N 65°49'45" W	86.32'
C27	14°05'47"	255.00'	62.74'	31.53'	N 82°37'20" W	62.58'
C28	63°45'55"	60.00'	66.77'	37.32'	N 11°28'16" E	63.38'
C29	69°34'35"	60.00'	72.86'	41.88'	N 55°13'59" W	68.47'
C30	72°39'49"	60.00'	76.09'	44.13'	S 53°38'49" W	71.10'
C31	60°40'42"	60.00'	63.54'	35.12'	S 13°01'26" E	60.61'
C32	30°12'57"	50.00'	26.37'	13.50'	S 28°15'19" E	26.06'
C33	13°07'34"	50.00'	11.45'	5.75'	S 06°35'04" E	11.43'
C34	05°08'42"	1075.00'	96.53'	48.30'	S 06°28'51" W	96.50'
C35	06°09'46"	1075.00'	115.63'	57.87'	S 00°49'37" W	115.57'
C36	06°01'42"	1075.00'	113.11'	56.61'	S 05°16'07" E	113.06'
C37	05°58'00"	1075.00'	111.95'	56.02'	S 11°15'58" E	111.90'
C38	05°23'13"	625.00'	58.76'	29.40'	N 11°29'43" W	58.74'
C39	08°53'01"	625.00'	96.91'	48.55'	N 04°21'36" W	96.81'

CENTER QUARTER DETAIL NOT TO SCALE

- NOTES**
- THE "BASIS OF BEARING" IS GEODETIK NORTH AS OBSERVED ON FEBRUARY 4, 2020 AT CONTROL POINT SHOWN. CONTROL POINT IS A SET 6" SPIKE AND HAS A LATITUDE OF 61°33'36.88960"N AND A LONGITUDE OF 149°32'28.22158"W. THIS SURVEY WAS CONDUCTED USING LEICA VIVA GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE FRAME NAD83(2011), EPOCH 2010.0000 AND NATIONAL GEODETIK 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.
  - BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED FEBRUARY 17, 1960 IN BOOK 29, PAGE 2

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLAT RESOLUTION 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 \_\_\_\_\_

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 \_\_\_\_\_

SURVEYOR'S CERTIFICATE

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



ROBERT S. HOFFMAN, P.L.S. 5/1/2020  
 LS 10609 PROFESSIONAL LAND SURVEYOR DATE

TERRACE RIDGE SUBDIVISION

A REPLAT OF:  
 PARCEL #2,  
 M.S.B. WAIVER 77-79  
 RECORDED AS 77-162W RECEIVED  
 MAY - 4 2020

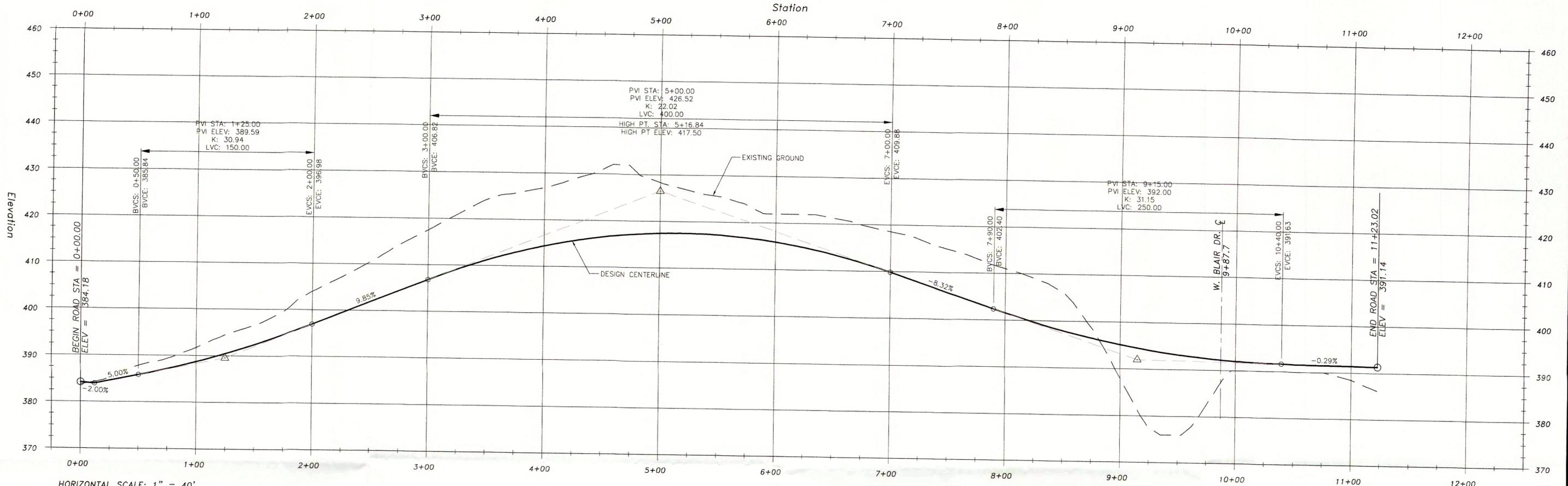
LOCATED WITHIN:  
 SECTION 18, T17N R1W PLATTING

SEWARD MERIDIAN, ALASKA  
 PALMER RECORDING DISTRICT  
 THIRD JUDICIAL DISTRICT  
 STATE OF ALASKA  
 CONTAINING 23.3 ACRES MORE OR LESS

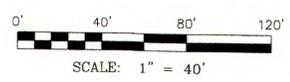
**BULL MOOSE SURVEYING**  
 ROBERT S. HOFFMAN P.L.S. OFFICE: (907) 357-6957  
 200 HYGRADE LANE WASILLA, ALASKA 99654 bob@bulmoosesurveying.com  
 DRAWN BY: EGG DRAWING SCALE: 1"=100'  
 DATE: 5/1/2020 SHEET 1 OF 2  
 CHECKED BY: RSH

PRELIMINARY

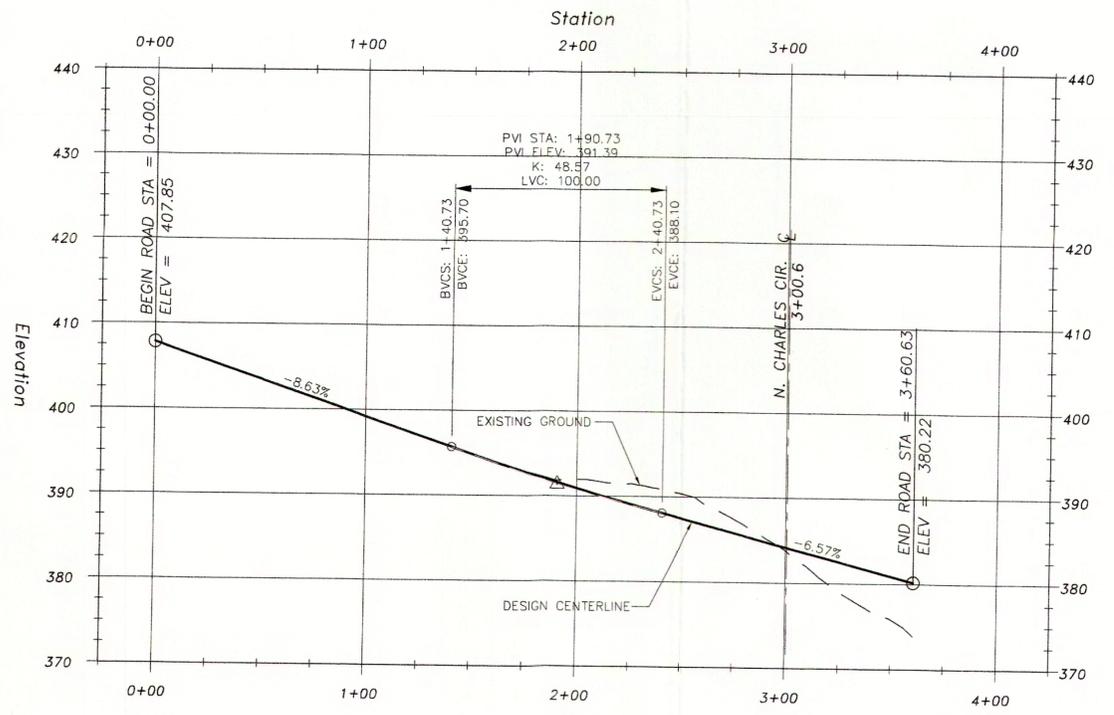
### N. CHARLES CIRCLE PROFILE



HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 4'

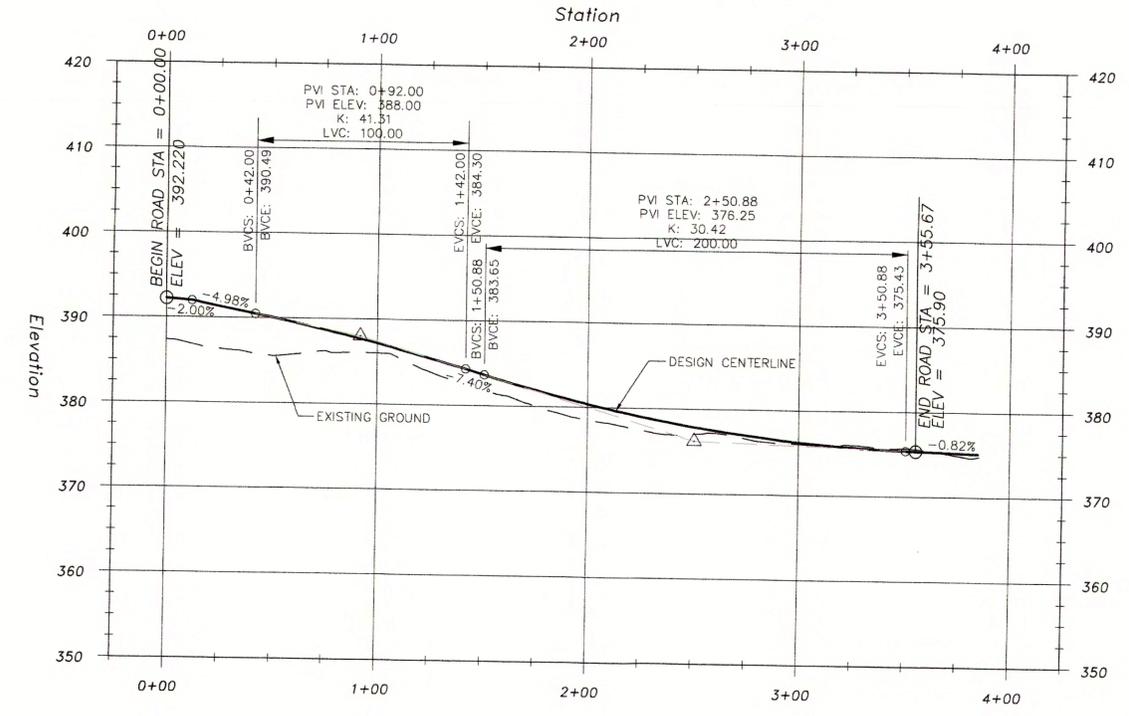


### W. LAURIE AVENUE PROFILE



HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 4'

### W. BLAIRE DRIVE PROFILE



HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 4'

**SURVEYOR'S CERTIFICATE**

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

ROBERT S. HOFFMAN, P.L.S.  
LS 10609 PROFESSIONAL LAND SURVEYOR

5/1/2020  
DATE

**PRELIMINARY**

**TERRACE RIDGE SUBDIVISION ROAD PROFILES**

LOCATED WITHIN:  
SECTION 18, T17N R1W  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 23.3 ACRES MORE OR LESS

**BULL MOOSE SURVEYING**  
ROBERT S. HOFFMAN P.L.S.  
200 HYGRADE LANE  
WASILLA, ALASKA 99654

OFFICE: (907) 357-6957  
bob@bullmoosesurveying.com

DRAWN BY: EEG  
DATE: 5/1/2020  
CHECKED BY: RSH

DRAWING SCALE: 1"=40'  
SHEET 2 OF 2

RECEIVED  
MAY - 4 2020  
PLATTING

60

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JUNE 18, 2020**

PRELIMINARY PLAT:     **TRIPLE B COMMERCIAL TRACTS**  
 LEGAL DESCRIPTION:   **SEC 11, T17N, R2W, SEWARD MERIDIAN, AK**  
 PETITIONER:           **ROCK, LLC**  
 SURVEYOR/ENGINEER:  **KEYSTONE SURVEYING/HOLLER ENGINEERING**  
 ACRES:                 **20**                                 **PARCELS:   6**  
 REVIEWED BY:           **PEGGY HORTON**                     **CASE: 2020-073**

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**REQUEST**

The request is divide Tax Parcel B9 (Tract 2 of Waiver 95-51-PWm, recorded at Book 830, Page 906) into a 2-phase Master Plan to be known as Triple B Commercial Tracts, creating 6 lots from 20 acres+/- . The property is located southeast of the intersection of W. Parks Hwy. and S. Vine Rd. (Tax ID #17N02W11B009); within the NW¼ Section 11, Township 17 North, Range 02 West, Seward Meridian, Alaska. In Community Council: Meadow Lakes and Assembly District #4, Ted Leonard

**EXHIBITS:**

Vicinity Maps	<b>EXHIBIT A</b>
Engineer’s Report	<b>EXHIBIT B</b>
Drainage Plan	<b>EXHIBIT C</b>
Museum Dr. Ext Plans	<b>EXHIBIT D</b>

**COMMENTS:**

Floodplain Manager	<b>EXHIBIT E</b>
Public Works	<b>EXHIBIT F</b>
Capital Projects	<b>EXHIBIT G</b>
ADOT&PF	<b>EXHIBIT H</b>
Enstar	<b>EXHIBIT I</b>
MTA	<b>EXHIBIT J</b>

**DISCUSSION:**

**Lot and Block Design:** The 6 standard lots range in size from 2 acres to 2.61 acres. Lot and Block design standards are met. None of the lots exceed the 4:1 width to depth ratio. Each lot has greater than the minimum of 60’ of road frontage. The surveyor shows a utility lot created at eastern boundary across Triple B Street from Lot 4, Block 1. A significant portion

of the utility lot is shown as a drainage easement. MSB 43.20.281(D) addresses utility lots, "...lots designated or dedicated for a public or utility purpose with no on-lot sewer shall have no minimum lot size but shall have restrictions, requirements, designations, or dedications noted on the plat." (**Recommendation #2**)

**As-built Info:** The surveyor provided as-built information within and outside the boundary as required by MSB 43.15.016.

**Access:** The State of Alaska DOT&PF maintains W. Parks Highway. They require an approach road permit when developing an intersection with one of their roads and MSB 43.15.049(H) requires that all permits and approvals from federal, state, or municipal regulatory agencies shall be submitted to platting staff (**Recommendation #4**).

From the name of the subdivision, Triple B Commercial Tracts, we know this is a planned commercial subdivision. As such, the Subdivision Construction Manual, Section G, *Commercial and Industrial Subdivisions*, states "Residential collector streets will be the lowest classification permitted." (**Recommendation #5**). This two-phase master plan will require the construction of a temporary cul-de-sac during the first phase. That cul-de-sac will be automatically terminated when the road is extended during phase 2.

**Useable Area:** Holler Engineering provided an engineer's report (**Exhibit B**). The evaluation included logging five new testholes, review of the provided topography information, aerial imagery, and his other observations at the site. Terrain over most of the parcel is roughly level with a steep rise beginning just at the southeast corner. Groundwater was not encountered in any of the testholes and is not expected to be a limiting factor for any of the proposed lots. For the proposed lots, adequate unencumbered area exists to readily meet the code requirements. He stated that each of the proposed lots will contain over 10,000 sq. ft. of contiguous useable septic area, and an additional 10,000 sq. ft. of useable building area.

**Drainage:** Holler Engineering also provided a drainage plan meeting the Subdivision Construction Manual standards (**Exhibit C**). This project will require approximately 860 lineal feet of new road, including a temporary cul-de-sac. An approach onto the Parks Highway will also need to be coordinated with the state. Drainage will be directed along ditch bottoms and natural drainage paths to natural low areas or to rock filled infiltration points. Proposed culverts and infiltration points are also shown.

MSB Capital Projects has a project to construct Museum Drive Extension past Vine Road to Sylvan Road (**Exhibit D**). The plans are at 100% design, but the project has been put on hold for now. The plans show how they will address the drainage path of an unnamed creek that runs along the southern boundary of this property. Staff notes the surveyor did not find any indication of a creek or drainage course when walking the property with the engineer and suggests it may be seasonal.

**COMMENTS:**

**Borough:** MSB Floodplain Manager stated there no mapped Special Flood Hazard Area on the property (**Exhibit E**). Public Works has no comment (**Exhibit F**). Capital Projects (CPD) does not support any access to the Parks Hwy (**Exhibit G**). “All access for both phases should be to Vine road. The traffic signal at Vine/Parks provides far better support for the movement of commercial traffic.” CPD suggests the Platting Board not approve this as submitted. Platting staff notes that ADOT&PF manage access onto the Parks Hwy. During the preapplication process, the petitioner and their representatives discussed access with ADOT&PF at length. The result was one shared access to Parks Hwy. for this development and the development directly east, within Bridgeway Subdivision. The developers of Bridgeway Subdivision plan to construct senior housing. Because Bridgeway subdivision was allowed one access, this agreement to share a common drive does not increase the amount of access points onto the Parks Hwy. In addition, the construction of the second phase of this master plan will provide a connection to Vine Road for the occupants of both this development and Bridgeway’s development.

**State:** ADOT&PF provided no comments on their latest letter concerning this project (**Exhibit H**). During the preapplication process, the petitioner offered several designs. ADOT&PF comments changed with those designs and with several discussions between them and the petitioner/representative. DOT wanted the right-of-way for Parks Hwy and Vine to be dedicated and the surveyor stated that will be shown on the final plat. DOT also objected to access onto the Parks Hwy. unless the petitioner and the adjacent landowner (Bridgeway Subdivision) enter into a formal agreement to share one access. The petitioner completed that to DOT Right-of-Way Section’s satisfaction and the plat shows that shared access.

**Utilities:** Enstar has no comments, recommendations, or objections (**Exhibit I**). GCI has no objection (**Exhibit J**).

**CONCLUSION:**

The preliminary plat for Triple B Commercial Tracts Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat. This plan is for a 6-lot 2-phase master plan out of a 20-acre parcel. ADOT&PF agreed to allow one shared access to the Parks Hwy. for this development and the development to the east within Bridgeway Subdivision. After recordation of both phases, the occupants of both developments will have two ways in and out.

A professional engineer stated the proposed lots contain the required useable septic and useable building area. Collector standard road construction is required for commercial subdivisions. A drainage plan was submitted which meets the Subdivision Construction Manual standards. The plat includes dedication of the Parks Hwy right-of-way, Vine Road right-of-way and right-of-way for the future borough project to extend Museum Drive to Sylvan Road. There were no objections from outside agencies or the public.

**FINDINGS of FACT:**

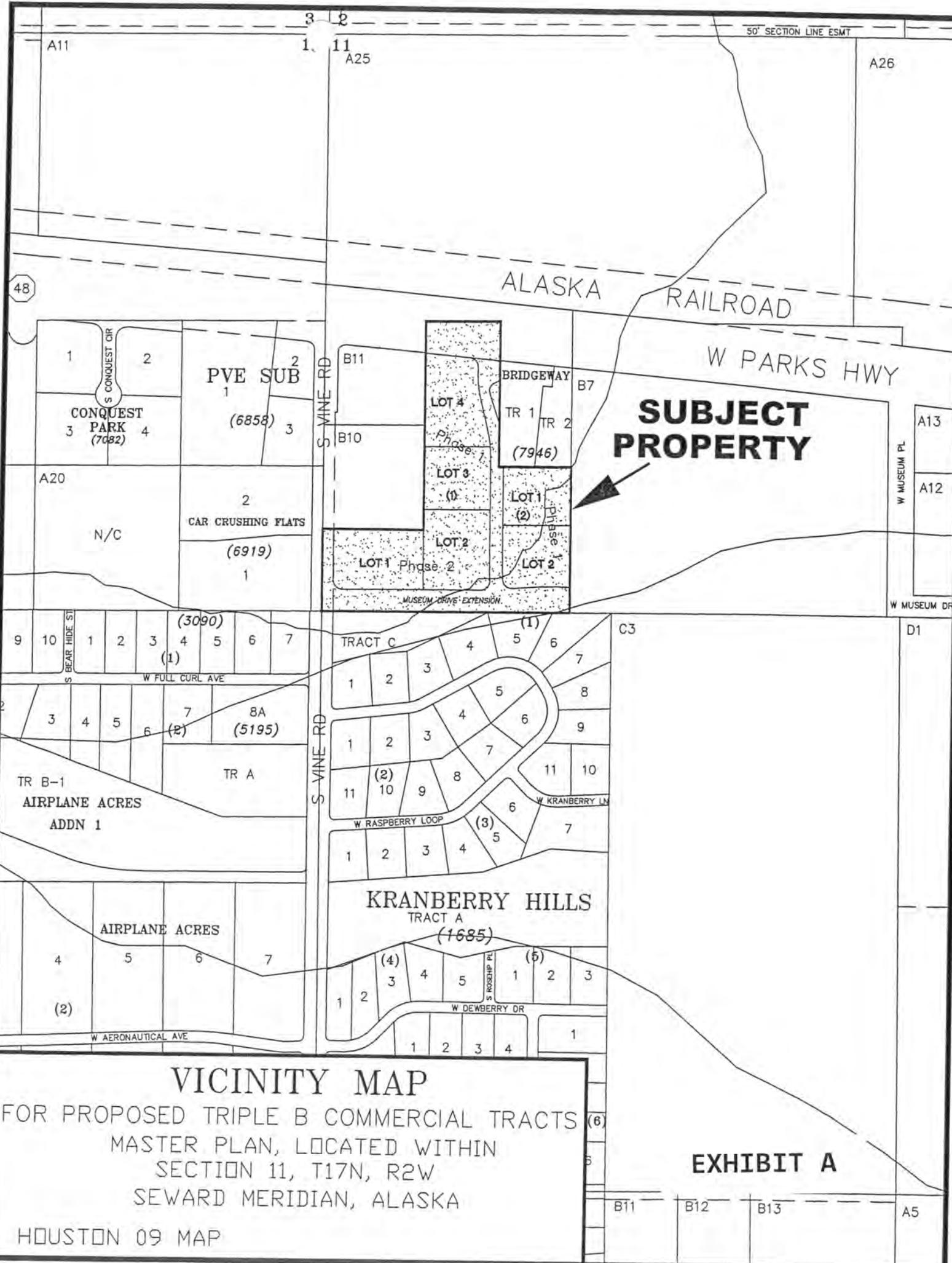
1. The plat of Triple B Commercial Tracts Master Plan is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.016, *Preliminary Plat Submittal and Approval*.
2. A professional engineer stated useable area is available for wastewater disposal and building in compliance with MSB 43.20.281.
3. Lot sizes and block lengths are consistent MSB 43.20.300(A), *Lot and Block Design*.
4. Frontage to all lots are consistent with MSB 43.20.320, *Frontage*.
5. There are 15' utility easements shown on the plat along both sides of the proposed right-of-ways consistent with the SCM standards for utilities.
6. This subdivision is for commercial lots. Subdivision Construction Manual Section G, *Commercial and Industrial Subdivisions*, states "Residential collector streets will be the lowest classification permitted."
7. Utility lots require restrictions, requirements, designations, or dedications on the plat regarding the prohibition of septic systems.
8. ADOT&PF manages access onto W. Parks Hwy; they require an Approach Road Review application.
9. The petitioner worked closely with ADOT&PF and the owners of Bridgeway Subdivision and all agreed one shared access to the Parks Hwy. will serve both developments.
10. After both phases are recorded, there will be two ways in and out for both this development and Bridgeway Subdivision.
11. There were no borough department, outside agency or public objections to this plat.

**RECOMMENDATIONS for CONDITIONS OF APPROVAL:**

***Recommended motion: "I move to approve the preliminary plat of Triple B Commercial Tracts Master Plan, located within Section 11, Township 17 North, Range 2 West, Seward Meridian, Alaska contingent on the following staff recommendations:"***

1. Submit the mailing and advertising fee.
2. Place restrictions, requirements, designations, or dedications on the plat regarding the prohibition of septic systems within the utility lot as required by MSB 43.20.281(D).

3. Submit construction cost estimate, schedule pre-construction meeting with Public Works Engineer, pay inspection fee, and obtain Notice to Proceed prior to any road or drainage construction in compliance with SCM, Section E.
4. Apply for a DOT&PF Approach Road Review and provide copy to Platting Staff to comply with MSB 43.15.049(H).
5. Construct the interior roads to minimum collector standards. Provide engineer's final inspection report along with verification from an RLS that the constructed roadways are located within the proposed right-of-way per MSB 43.20.140 and obtain Public Works Engineer signoff.
6. Provide updated Certificate to Plat executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
7. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
8. Submit recording fee, payable to the State of Alaska, DNR.
9. Taxes and special assessments must be paid in full through the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
10. Submit final plat in full compliance with Title 43.



### VICINITY MAP

FOR PROPOSED TRIPLE B COMMERCIAL TRACTS  
 MASTER PLAN, LOCATED WITHIN  
 SECTION 11, T17N, R2W  
 SEWARD MERIDIAN, ALASKA

HOUSTON 09 MAP

**EXHIBIT A**





# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

RECEIVED

APR 22 2020

PLATTING

April 22, 2020

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

Re: *Triple B Subdivision*; Useable Areas, Roads and Drainage  
HE #19117

Dear Mr. Wagner:

At the request of project owner Rock, LLC, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 6 new lots from one existing parcel with a total area of approximately 20 acres. Our soils evaluation included logging 5 new testholes, review of the provided topography information, aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a rough incomplete rectangle south of W. Parks Highway and east of S. Vine Road, with frontage along the right of way for both. Terrain over most of the parcel is roughly level with no significant low or steep areas of note, and a steep rise beginning just at the southeast corner. Grade slopes gently to the west or southwest. The total elevation differential indicated from the provided topographical map is approximately 30', and less than 10' over the lower portion.

Soils & Vegetation. The majority of the lots remain relatively undisturbed with the general exception of a large cleared area in the northernmost portion of the project. The clearing previously contained a trailer/residence and had a driveway access onto W. Parks Highway, which will be upgraded. Other areas remain in their native state, or are being cleared now. Remaining vegetation consists mostly of a mix of young and mature birch and spruce trees, with tall grasses and clusters of cottonwood/willows. Soil conditions were verified by digging 5 new testholes and review of available surrounding soils information. This collection of soils data showed substantial uniformity and suitability of the soils in the project area. Near surface soils in the testholes typically included a thin organic mat over a layer of silty topsoils extending down to 1' in the testholes. Receiving soils under the topsoils were consistently clean sands and gravels. Copies of the testhole logs and the location/topography map are attached.

EXHIBIT B

Groundwater. Groundwater was not encountered on the project in any of the 5 logged testholes which were typically dug to 14' or beyond. Groundwater is not expected to be a limiting factor for any of the proposed lots.

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

Roads and Drainage. This project will require construction of approximately 860 lineal feet of new road, including a temporary cul-de-sac. An approach onto the Parks Highway will also need to be coordinated with the state; it is our understanding that the adjacent property owner, who will share the approach, is already undertaking this process. Drainage will be directed along ditch bottoms and natural drainage paths to natural low areas or to rock filled infiltration points. See the attached subdivision, drainage, and topography map which denotes relevant drainage structures and natural drainage patterns.

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

Sincerely,  


Curtis Holler, PE

c: Rock, LLC, w/attachments



**EXHIBIT B**



# HOLLER ENGINEERING

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



## SOILS LOG / PERCOLATION TEST

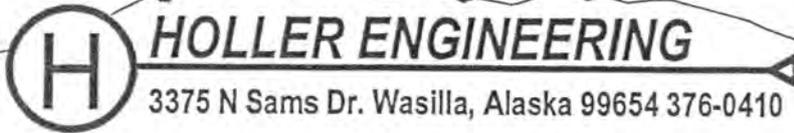
TEST HOLE # 1 of 5

Performed For: Rock, LLC

Legal Description: LB9 S11 R2W T17N

Depth, feet	Soil Type	Slope	Site Plan																																																																		
0-1	OL		See attached testhole & topo map. <div style="text-align: center;">                         ↑ N ↓                     </div>																																																																		
1-2	ML, varies to SM-ML																																																																				
2-5	SP-GP, olive brown, rock to 4", few 6"+																																																																				
5-6	SP-GP, olive gray, rock to 6", few 10"+, discontinuous band of SP at 5.5'-6'																																																																				
6-14	No Groundwater No Impermeables.	WAS GROUNDWATER ENCOUNTERED? - <u>No</u> IF YES, AT WHAT DEPTH? - <u>N/A</u> DEPTH AFTER MONITORING? - <u>N/A</u>																																																																			
<b>PERCOLATION TEST</b> <table border="1"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="text-align: center;">N/A visual analysis only</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only																																																											
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop																																																																
N/A visual analysis only																																																																					
- PERCOLATION RATE _____ (min/inch)      PERC HOLE DIAMETER _____ - TEST RUN BETWEEN <u>  </u> FT AND <u>  </u> FT DEPTH - COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u> _____ _____		Slope _____																																																																			
- PERFORMED BY: J. Wilkins		DATE: <u>11/7/19</u>																																																																			

### EXHIBIT B



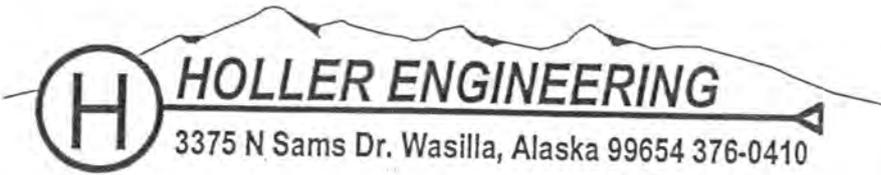
**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 2 of 5  
 Performed For: Rock, LLC  
 Legal Description: LB9 S11 R2W T17N

Depth, feet	Soil Type	Slope	Site Plan																																																																		
1	OL		See attached testhole & topo map.																																																																		
2	ML, varies to SM-ML																																																																				
3	SP-GP, olive brown, rock to 3", few 6"+, sloughs, coarse sands.																																																																				
4																																																																					
5																																																																					
6																																																																					
7	SP-GP, olive gray, rock to 8", few 12"+	WAS GROUNDWATER ENCOUNTERED? - <u>No</u> IF YES, AT WHAT DEPTH? - <u>N/A</u> DEPTH AFTER MONITORING? - <u>N/A</u>	Site Plan           No Groundwater No Impermeables.																																																																		
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17		<table border="1"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6">N/A visual analysis only</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		PERCOLATION TEST						Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only																																																					
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N/A visual analysis only																																																																					
18		PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____ TEST RUN BETWEEN <u>  </u> FT AND <u>  </u> FT DEPTH COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u> _____ _____ PERFORMED BY: J. Wilkins DATE: <u>11/7/19</u>																																																																			
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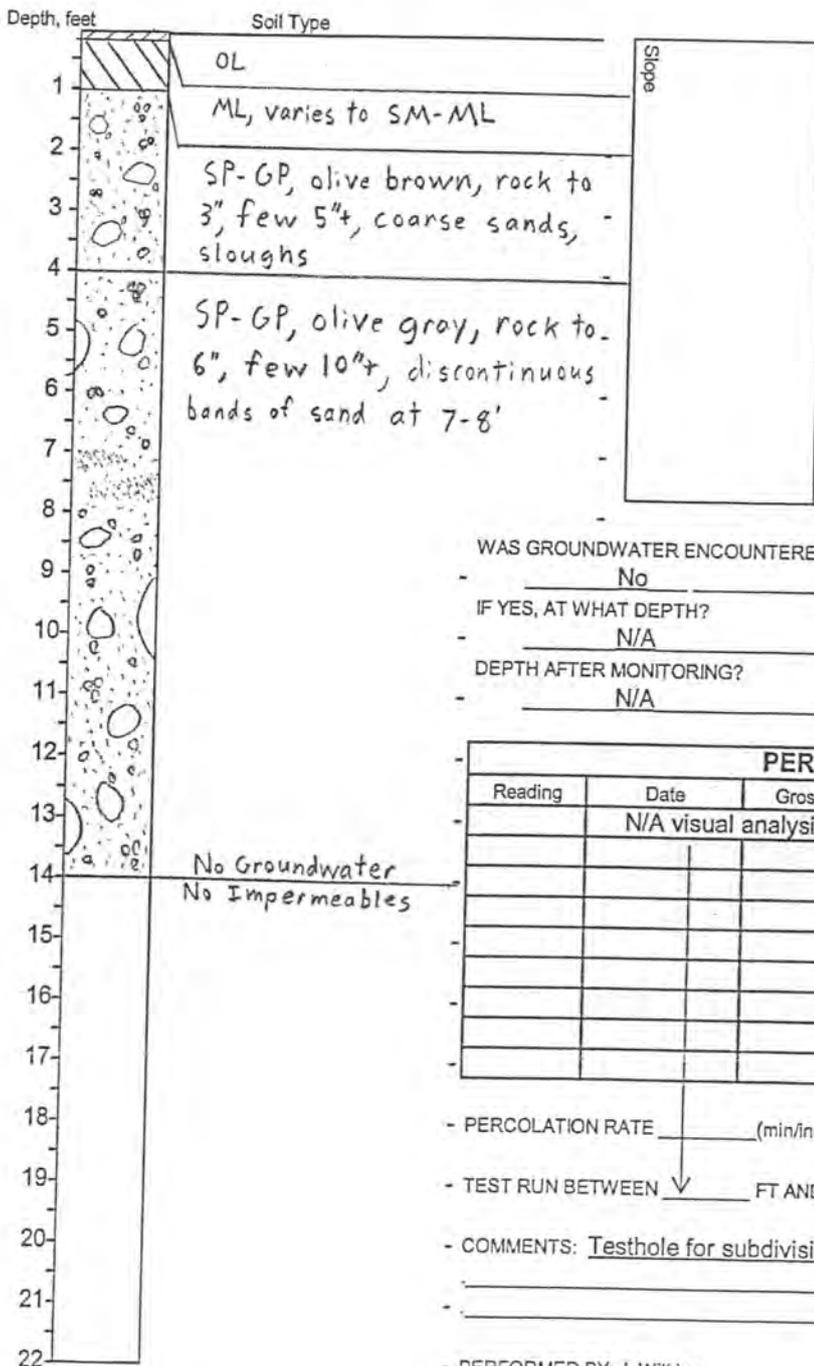
**EXHIBIT B**





**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 4 of 5  
 Performed For: Rock, LLC  
 Legal Description: LB9 S11 R2W T17N



Site Plan

See attached testhole & topo map.

↑ N ↓

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

Slope

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

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN    FT AND    FT DEPTH

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

- PERFORMED BY: J. Wilkins

DATE: 11/7/19

**EXHIBIT B**



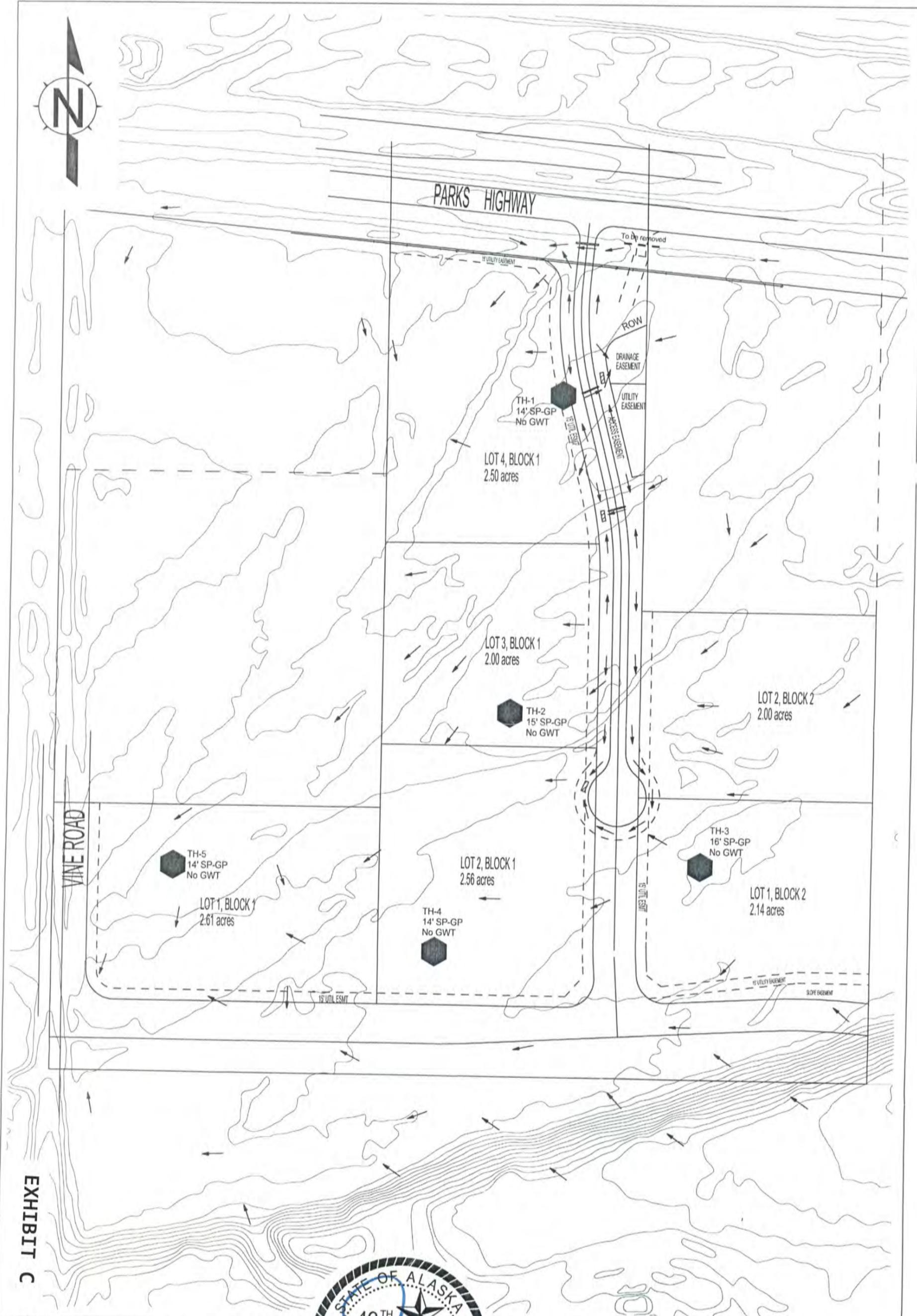


EXHIBIT C

Triple B  
Useable Area, Drainage and Topography Map

**HOLLER ENGINEERING**  
3375 N Sums Dr. Wasilla, Alaska 99654

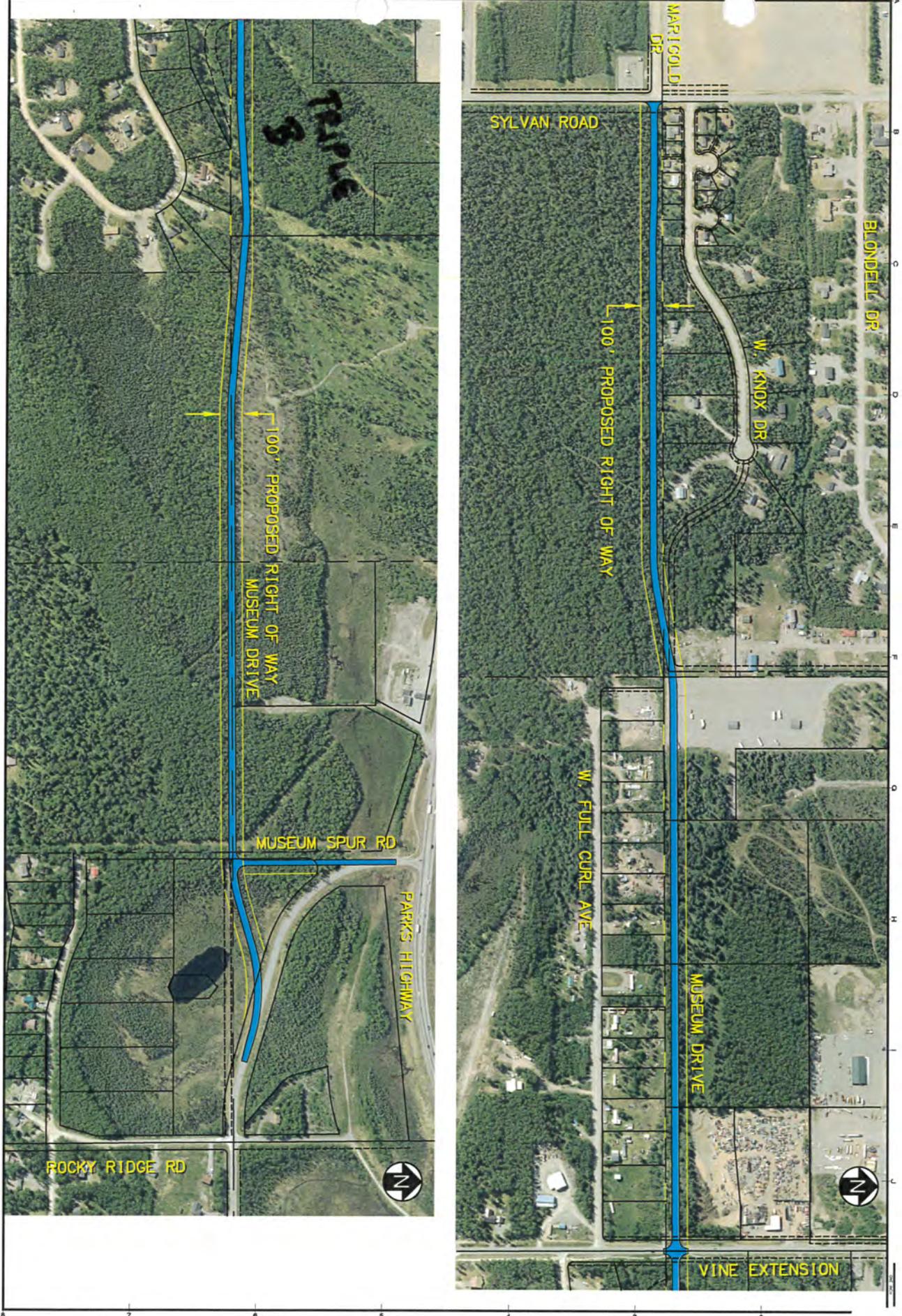
Job # 19117      1"=125'      4/22/20



- Notes:**
1. Base drawing provided by surveyor.
  2. MSB 2' LiDAR topo not verified.
  3. Hatched areas have +25% grade.
  4. Arrows denote apparent drainage patterns.
  5. Testhole locations approximate.

H:\jobs\09-010 Parks Hwy Connections Museum Drive (MSB)\10-PS&E\CAD\Drawings\09010\_00\_Permits\_Map, 1=1, 12/08/09 at 13:36 by nry  
VIEW: FIG02\_F\_00800, FIG02\_H\_15000, FIG02\_H\_X7700  
XREF: 09010\_00\_IMAGE, 09010\_00\_WETLANDS, 09010\_00\_X01, 09010\_02\_ROW\_11-13-09

LAYOUT: 20 Scale



**MUSEUM DRIVE**  
**MATANUSKA-SUSITNA BOROUGH**  
 WASILLA, ALASKA

FIGURE 2  
 12/02/09  
 09-010

**HDL** HATTENBURG DILLEY & LINNELL  
 Engineering Consultants

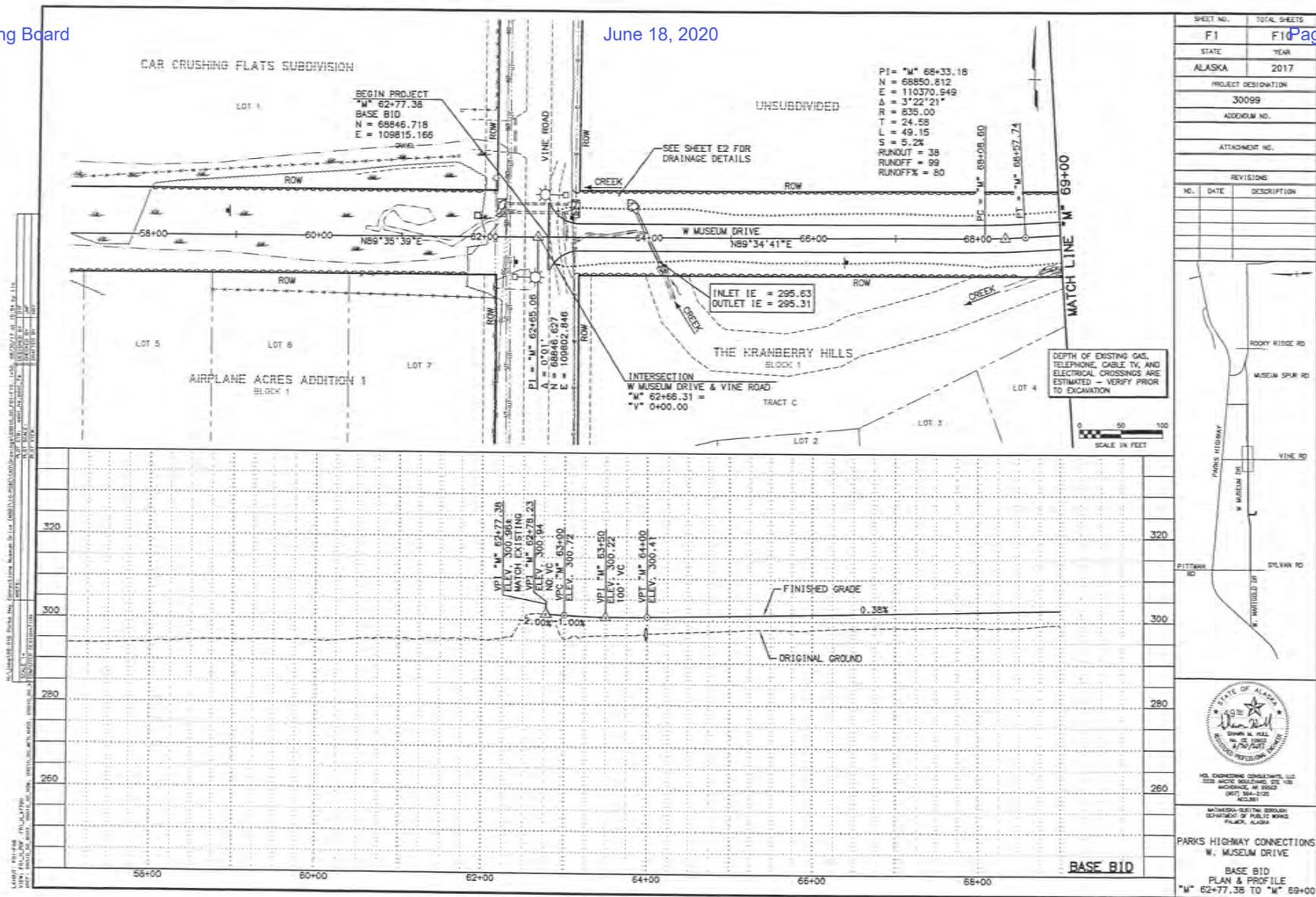
- ENGINEERING
- SURVEYING
- PROJECT MANAGEMENT
- EARTH SCIENCE
- PLANNING
- ENVIRONMENTAL

(907) 584-2120 ANCHORAGE  
 (907) 744-0230 PALMER WWW.HDLALASKA.COM

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

**EXHIBIT D**





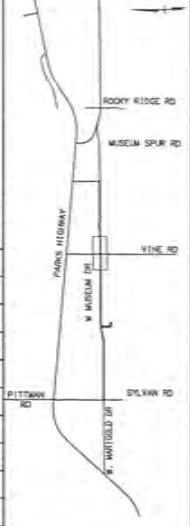
PI = "M" 68+33.18  
 N = 68850.812  
 E = 110370.949  
 $\Delta = 3^{\circ}22'21"$   
 R = 635.00  
 T = 24.58  
 L = 49.15  
 S = 5.24  
 RUNOUT = 38  
 RUNOFF = 99  
 RUNOFFX = 80

DEPTH OF EXISTING GAS,  
 TELEPHONE, CABLE, TV, AND  
 ELECTRICAL CROSSINGS ARE  
 ESTIMATED - VERIFY PRIOR  
 TO EXCAVATION



SHEET NO.	TOTAL SHEETS
F1	F1
STATE	YEAR
ALASKA	2017
PROJECT DESIGNATION	
30099	
ADDENDUM NO.	
ATTACHMENT NO.	

REVISIONS		
NO.	DATE	DESCRIPTION



V&E ENGINEERING CONSULTANTS, LLC  
 2225 ANCHORAGE BOULEVARD, SUITE 100  
 ANCHORAGE, AK 99507  
 (907) 584-2100  
 (907) 584-2100  
 FAX: (907) 584-2100

WATKINS-CENTRAL DESIGN  
 SCHEDULE OF PUBLIC WORKS  
 PALMUR, ALASKA

PARKS HIGHWAY CONNECTIONS  
 W. MUSEUM DRIVE  
 BASE BID  
 PLAN & PROFILE  
 "M" 62+77.38 TO "M" 69+00

EXHIBIT D

**Peggy Horton**

---

**From:** Taunnie Boothby  
**Sent:** Thursday, May 21, 2020 4:20 PM  
**To:** Karol Riese; Adam Bradway  
**Cc:** Peggy Horton  
**Subject:** RE: RFC Triple B Commercial Tracts Case #2020-073 6-lot 2-phase master plan in the Meadow Lakes Area - Access to the Parks Hwy. 17N02W11 DUE: May 22, 2020

No mapped Special Flood Hazard Area

Taunnie L. Boothby, CFM, Planner II  
Matanuska-Susitna Borough  
Planning Department  
907-861-8526  
[taunnie.boothby@matsugov.us](mailto:taunnie.boothby@matsugov.us)

-----Original Appointment-----

**From:** Karol Riese <Karol.Riese@matsugov.us>  
**Sent:** Thursday, May 14, 2020 1:41 PM  
**To:** Karol Riese; Adam Bradway; Taunnie Boothby  
**Subject:** RFC Triple B Commercial Tracts Case #2020-073 6-lot 2-phase master plan in the Meadow Lakes Area - Access to the Parks Hwy. 17N02W11 DUE: May 22, 2020  
**When:** Friday, May 22, 2020 12:00 AM to Saturday, May 23, 2020 12:00 AM (UTC-09:00) Alaska.  
**Where:**

**Peggy Horton**

---

**From:** Jamie Taylor  
**Sent:** Tuesday, May 26, 2020 8:59 AM  
**To:** MSB Platting  
**Cc:** Peggy Horton  
**Subject:** RE: Request for comments for Triple B Commercial Tracts Case #2020-073 Tech: PH

No comment.

**Jamie Taylor, PE**  
**Civil Engineer**  
**Matanuska-Susitna Borough**  
**Department of Public Works**  
**Operations & Maintenance**  
t: 907-861-7765 c: 907-355-9810  
[jamie.taylor@matsugov.us](mailto:jamie.taylor@matsugov.us)  
<http://www.matsugov.us/>

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Wednesday, May 13, 2020 10:35 AM  
**To:** Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; regpagemaster@usace.army.mil; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; tim.swezey@mlccak.org; psfisher@gci.net; browne@mtaonline.net; lana@mtaonline.net; John Fairchild <John.Fairchild@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ted Leonard <Ted.Leonard@matsugov.us>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; MTA ROW (row@mta-telco.com) <row@mta-telco.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>  
**Subject:** Request for comments for Triple B Commercial Tracts Case #2020-073 Tech: PH

Good Morning,

The link below will take you to a request for comments for a 6-lot 2-phase master plan in the Meadow Lakes area, with access to the Parks Hwy. RSA 27. Please review and provide any comments by May 22, 2020.

**EXHIBIT F**

## Peggy Horton

---

**From:** Jude Bilafer  
**Sent:** Wednesday, May 13, 2020 10:56 AM  
**To:** MSB Platting; Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov); Tucker Hurn (tucker.hurn@alaska.gov); Melanie Nichols (Melanie.nichols@alaska.gov); regpagemaster@usace.army.mil; Adam J. Dubour (adam.dubour@alaska.gov); Pamela Melchert (pamela.j.melchert@usps.gov); tim.swezey@mlccak.org; psfisher@gci.net; browne@mtaonline.net; lana@mtaonline.net; John Fairchild; Fire Code; Jill Irsik; Eric Phillips; Cindy Corey; Debbie Bakic; Terry Dolan; Jim Jenson; Jamie Taylor; Charlyn Spannagel; Planning; Joseph Metzger; Eileen Probasco; Fred Wagner; Permit Center; Alex Strawn; Theresa Taranto; Andy Dean; John Aschenbrenner; Ted Leonard; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com); MTA ROW (row@mta-telco.com); GCI ROW (ospdesign@gci.com)  
**Subject:** RE: Request for comments for Triple B Commercial Tracts Case #2020-073 Tech: PH

Peggy,

The Capital Projects Department does not support ANY access to the Parks Hwy. All access for both phases should be to Vine Rd. The traffic signal at Vine/Parks provides far better support for the movement of commercial traffic.

Do not approve this as submitted.

Jude

Jude Bilafer  
 Director, Capital Projects  
 Matanuska-Susitna Borough  
 350 E Dahlia Ave  
 Palmer, Alaska  
 Office: (907) 861-7701  
 Cell: (907) 982-6590  
[Jude.bilafer@matsugov.us](mailto:Jude.bilafer@matsugov.us)

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Wednesday, May 13, 2020 10:35 AM  
**To:** Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; regpagemaster@usace.army.mil; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; tim.swezey@mlccak.org; psfisher@gci.net; browne@mtaonline.net; lana@mtaonline.net; John Fairchild <John.Fairchild@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean



THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

## Department of Transportation and Public Facilities

Program Development and Statewide Planning  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, AK 99519-6900  
Main number: 907-269-0520  
Fax number: 907-269-0521  
Website: dot.state.ak.us

May 21, 2020

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

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities, ADOT&PF, Central Region Planning office has no comments on the following plats:

- **Tax Map WA 05, Sec 21, T18N, R01W (Hanson Land Solution for Zhuckhov)**
- **Triple B Commercial Tracts (Rock LLC)**

The Alaska Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following plats and has the following comment:

- **Tax Map IN 16, Sec 25, T19N, R02E (Michael)**
  - We suggest the petitioner draw a more official plat to guarantee that each lot has an appropriate amount of usable land. Between the existing section line easement and the Mat-Su Borough set-back requirements, the westernmost lot is unlikely to have enough buildable space.
- **Folsom Acres Master Plan (Folsom Revocable Trust)**
  - As per our previous comments, no direct access will be granted to Bogard Road.

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

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or [melanie.nichols@alaska.gov](mailto:melanie.nichols@alaska.gov).

Sincerely,

*"Keep Alaska Moving through service and infrastructure."*

**EXHIBIT H**



Melanie Nichols  
Mat-Su Area Planner

cc:

- Tucker Hum, Right of Way Agent, Right of Way
- Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
- Brad Sworts, MSB Transportation Manager
- James Amundsen, Chief, Highway Design
- Danika Simpson, Property Management Supervisor, Right of Way
- Jude Bilafer, MSB Capital Projects Director
- Allen Kemplen, Mat-Su Core Area Planner

**EXHIBIT H**



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

May 26, 2020

Matanuska-Susitna Borough, Platting Division  
350 East Dahlia Avenue  
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural gas company has reviewed the following Abbreviated and Preliminary plats and has no comments or recommendations.

- **Triple B Commercial Tracts**  
(MSB Case # 2020-073)

If you have any questions, or if this line is or is going to be abandoned, please feel free to contact me at 334-7944 or by email at [cassie.acres@enstarnaturalgas.com](mailto:cassie.acres@enstarnaturalgas.com).

Sincerely,

A handwritten signature in black ink that reads "Cassie Acres". The signature is written in a cursive, flowing style.

Cassie Acres  
Right-of-Way and Compliance Technician  
ENSTAR Natural Gas Company

**EXHIBIT I**

**Peggy Horton**

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Thursday, May 28, 2020 9:20 AM  
**To:** MSB Platting  
**Subject:** RE: Request for comments for Triple B Commercial Tracts Case #2020-073 Tech: PH

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

Hello,

MTA has reviewed the plat for Triple B Commercial Tracts(a little late). MTA has no comments.

Thank you for the opportunity to comment.

**Holly Sparrow, Right of Way Agent**

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645  
office: 907-761-2599 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

**From:** MSB Platting <Platting@matsugov.us>  
**Sent:** Wednesday, May 13, 2020 10:35 AM  
**To:** Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (Melanie.nichols@alaska.gov) <Melanie.nichols@alaska.gov>; regpagemaster@usace.army.mil; Adam J. Dubour (adam.dubour@alaska.gov) <adam.dubour@alaska.gov>; Pamela Melchert (pamela.j.melchert@usps.gov) <pamela.j.melchert@usps.gov>; tim.swezey@mlccak.org; psfisher@gci.net; browne@mtaonline.net; lana@mtaonline.net; John Fairchild <John.Fairchild@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ted Leonard <Ted.Leonard@matsugov.us>; mearow@matanuska.com; Enstar ROW (row@enstarnaturalgas.com) <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; GCI ROW (ospdesign@gci.com) <ospdesign@gci.com>  
**Subject:** Request for comments for Triple B Commercial Tracts Case #2020-073 Tech: PH

**EXHIBIT J**

CERTIFICATE OF OWNERSHIP & DEDICATION

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, AND EXCEPT FOR W. PARKS HIGHWAY WHICH IS HEREBY DEDICATED TO THE STATE OF ALASKA, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SIGNATURE DATE

NAME/TITLE ROCK, LLC 4150 W. AVIATION AVENUE WASILLA, ALASKA 99654

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

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES

STATE OF ALASKA CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY THAT THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, GRANTED HEREIN, ACTING BY AND THROUGH ITS COMMISSIONER, HEREBY ACCEPTS FOR PUBLIC PURPOSES THE REAL PROPERTY, OR INTEREST THEREIN CONTAINED WITHIN THE AREA DELINEATED AS W. PARKS HIGHWAY, DESCRIBED ON THIS PLAT AS RIGHT-OF-WAY AND CONSENTS TO THE RECORDATION THEREOF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND ON THIS DAY OF 20

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES BY: PRINTED NAME FOR THE COMMISSIONER

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 20 FOR

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. DATED 20 AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

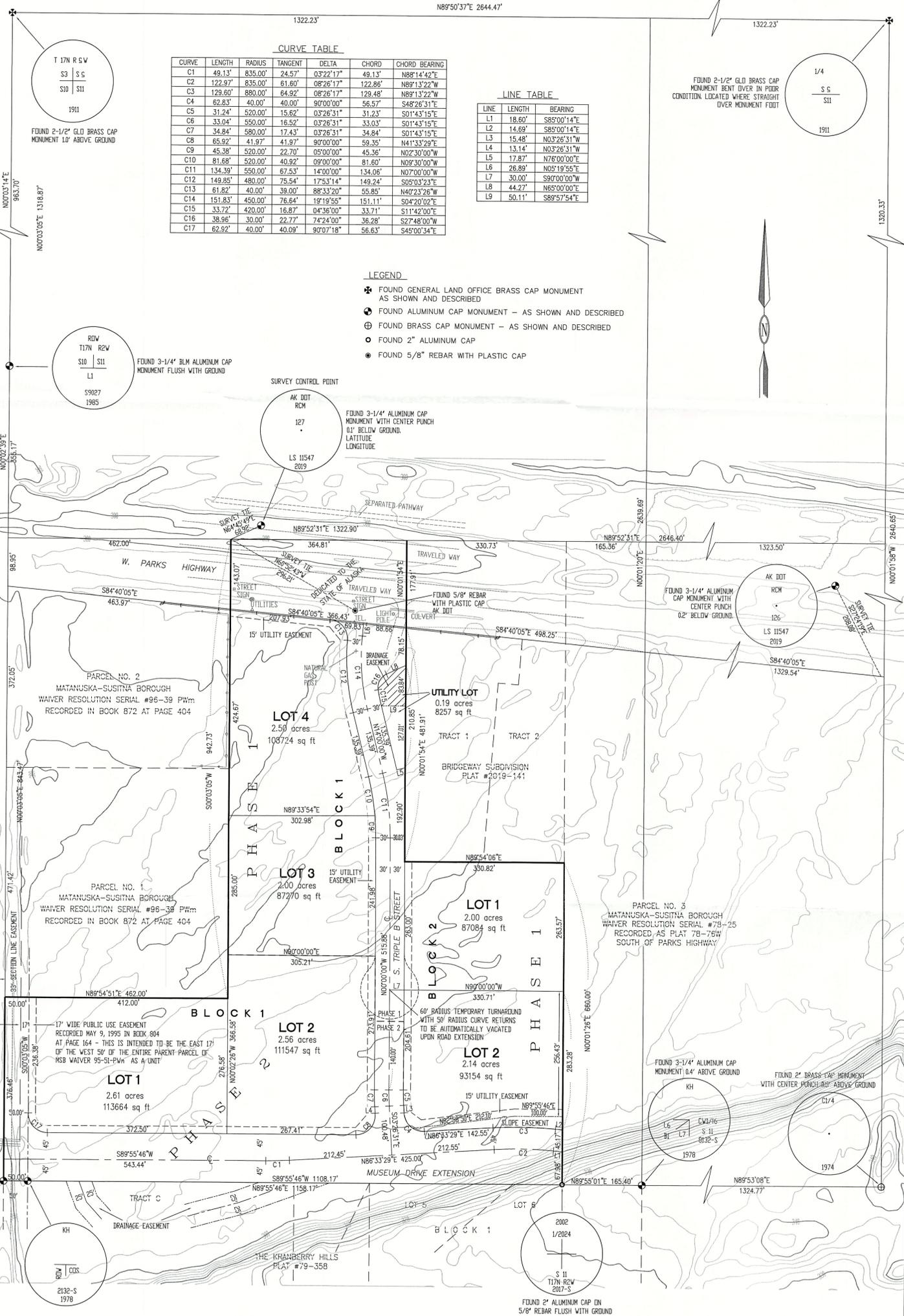
DATE PLANNING & LAND USE DIRECTOR

ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

DATE BOROUGH TAX COLLECTION OFFICIAL

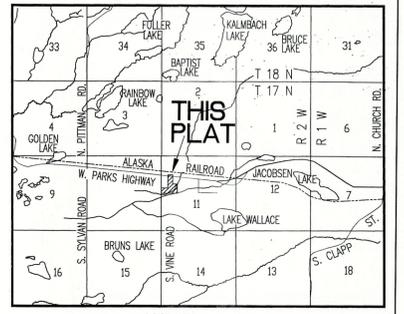


CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING. Lists curves C1 through C17.

LINE TABLE with columns: LINE, LENGTH, BEARING. Lists lines L1 through L9.

LEGEND

- FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
FOUND ALUMINUM CAP MONUMENT - AS SHOWN AND DESCRIBED
FOUND BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED
FOUND 2" ALUMINUM CAP
FOUND 5/8" REBAR WITH PLASTIC CAP



VICINITY MAP SCALE 1" = 1 MILE

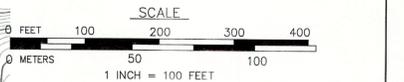
NOTES

- 1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM SURVEY CONTROL POINT SHOWN HEREON.
3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT SHOWN HERON:
a) M.E.A EASEMENT RECORDED JANUARY 30, 1996 AT BOOK: 835, PAGE: 716
b) M.E.A EASEMENT RECORDED SEPTEMBER 5, 2019 AT RECEPTION SERIAL #2019-019586-0
c) M.E.A EASEMENT RECORDED SEPTEMBER 5, 2019 AT RECEPTION SERIAL #2019-019587-0
d) M.E.A EASEMENT - ILLEGIBLE DATE BOOK: 39, PAGE: 47



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. 7330-S GARY LoRUSSO REGISTERED LAND SURVEYOR DATE



PLAT OF TRIPLE B COMMERCIAL TRACTS. A SUBDIVISION OF PARCEL 2 MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION SERIAL #95-51 RECORDED AT BOOK 830, PAGE 906. LOCATED WITHIN NW 1/4 SECTION 11 T. 17 N., R. 2 W. SEWARD MERIDIAN, ALASKA. PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA CONTAINING 20 ACRES, MORE OR LESS. KEYSTONE SURVEYING & MAPPING GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR ALASKA BUSINESS LICENSE #134615. MAILING ADDRESS: P.O. BOX 2216 PALMER, ALASKA 99645. PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE PALMER, ALASKA 99645. PHONE: (907) 376-7811. DRAWN BY ICAD/K.Lyne DATE 4/21/2020 DRAWING: 2020-6/TripleB\_Commercial CHECKED BY GLo SCALE 1 INCH = 100 FEET SHEET 1 OF 1

6D



**Comments:** Department of Public Works Operations & Maintenance (**Exhibit B**) notes construct new cul-de-sac for E. Hook Drive to Subdivision Construction Manual standards (see **Recommendation #5**). Coordinate reclamation of existing cul-de-sac with Operations & Maintenance Division. Development Services Division (**Exhibit C**) has no comments. Planning Division (**Exhibit D**) notes no mapped Special Flood Hazard area.

**Utilities:** (**Exhibit E**) GCI has no objections. MEA requests a 15' wide utility easement adjoining the 27' wide Public Use Easement on the western boundary of the parcel. MTA has no comments. Enstar did not respond.

**Public Comment:** (**Exhibit F**) Dennis & Eileen Illies, owner of Tax Parcel B3 directly to the north, have no comments and no objection.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE: ADF&G; MSB Department of Emergency Services, Community Development, Assessments, or Pre-Design Division; or Enstar.

**CONCLUSION:** The preliminary plat of Broken Tree Ridge is consistent with AS 29.40.070 Platting Regulations and MSB 43.20.160 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 is provided, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i).

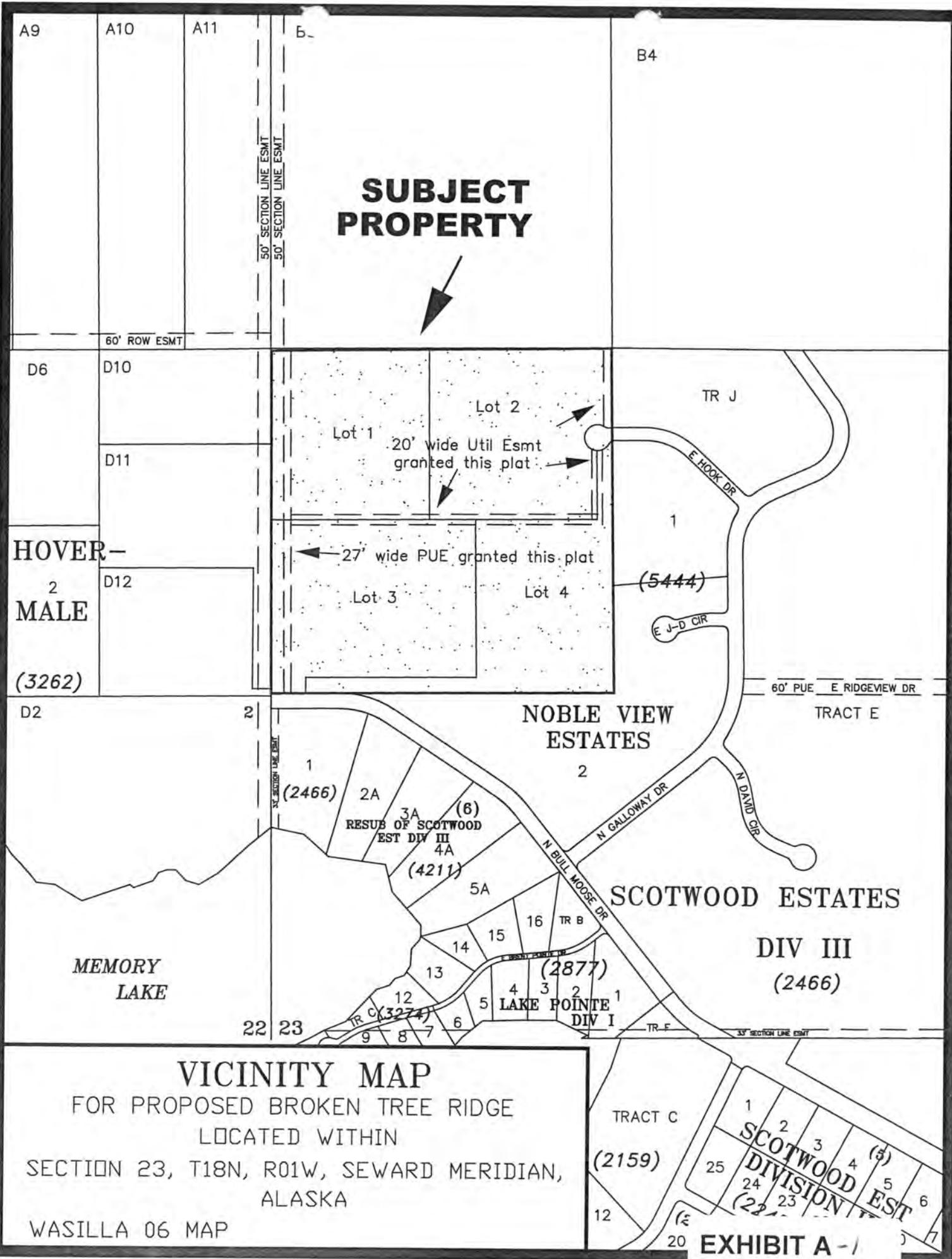
### **FINDINGS for PRELIMINARY PLAT**

1. The plat of Broken Tree Ridge is consistent with AS 29.40.070 Platting Regulations and MSB 43.20.160 Preliminary Plats.
2. At the time of staff report write-up, there were no responses to the Request for Comments from USACE: ADF&G; MSB Department of Emergency Services, Community Development, Assessments, or Pre-Design Division; or Enstar.
3. There were no objections from any federal or state agencies, or Borough departments.
4. There were no objections from the public in response to the Notice of Public Hearing; one non-objection was received.
5. A soils report was not required, pursuant to MSB 43.20.281(A)(1)(i)(i), as each lot is greater than 400,000 (9.183 acres) and the surveyor submitted topographic mapping.
6. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots.
7. Legal and physical access is provided, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

**RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT**

**Suggested motion: "I move to approve the preliminary plat of Broken Tree Ridge, Section 23, Township 18 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:"**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Construct the extension of E. Hook Drive and the cul-de-sac to residential street standards:
  - a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit the No Engineer Left Behind for final road inspection.
  - b. Provide DPW acceptance of the roads to Platting staff.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



**VICINITY MAP**

FOR PROPOSED BROKEN TREE RIDGE  
LOCATED WITHIN

SECTION 23, T18N, R01W, SEWARD MERIDIAN,  
ALASKA

WASILLA 06 MAP

EXHIBIT A - 1

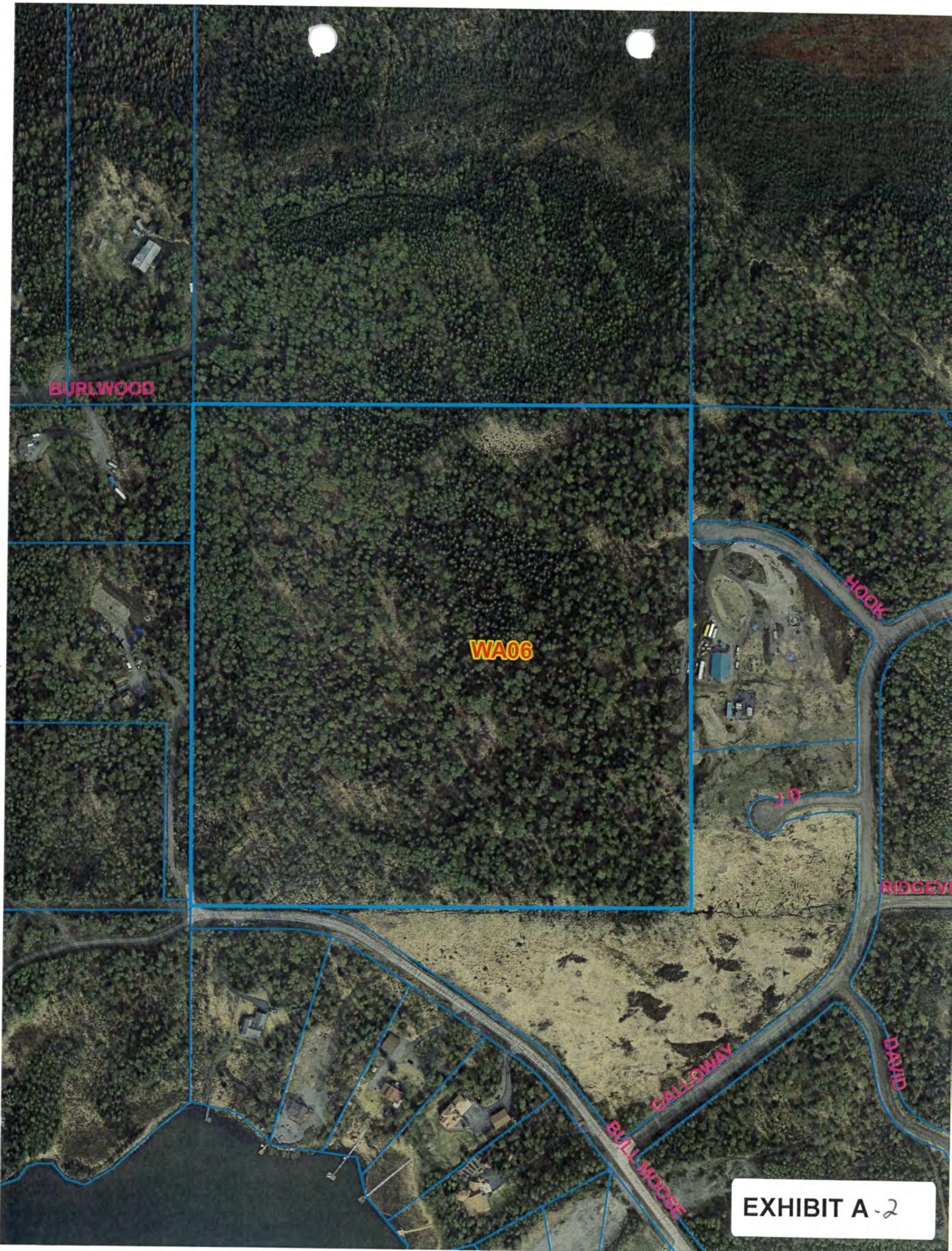
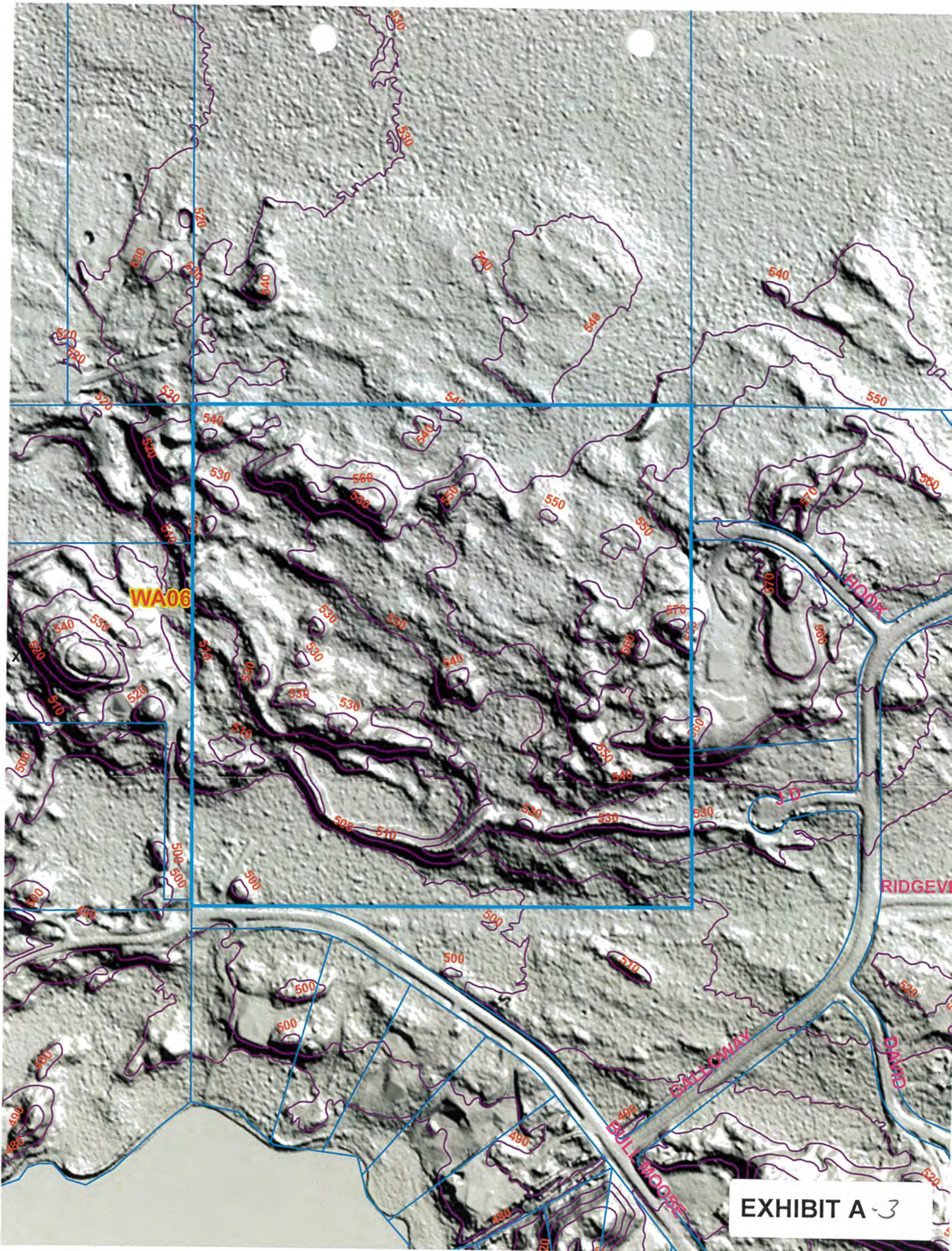


EXHIBIT A -2



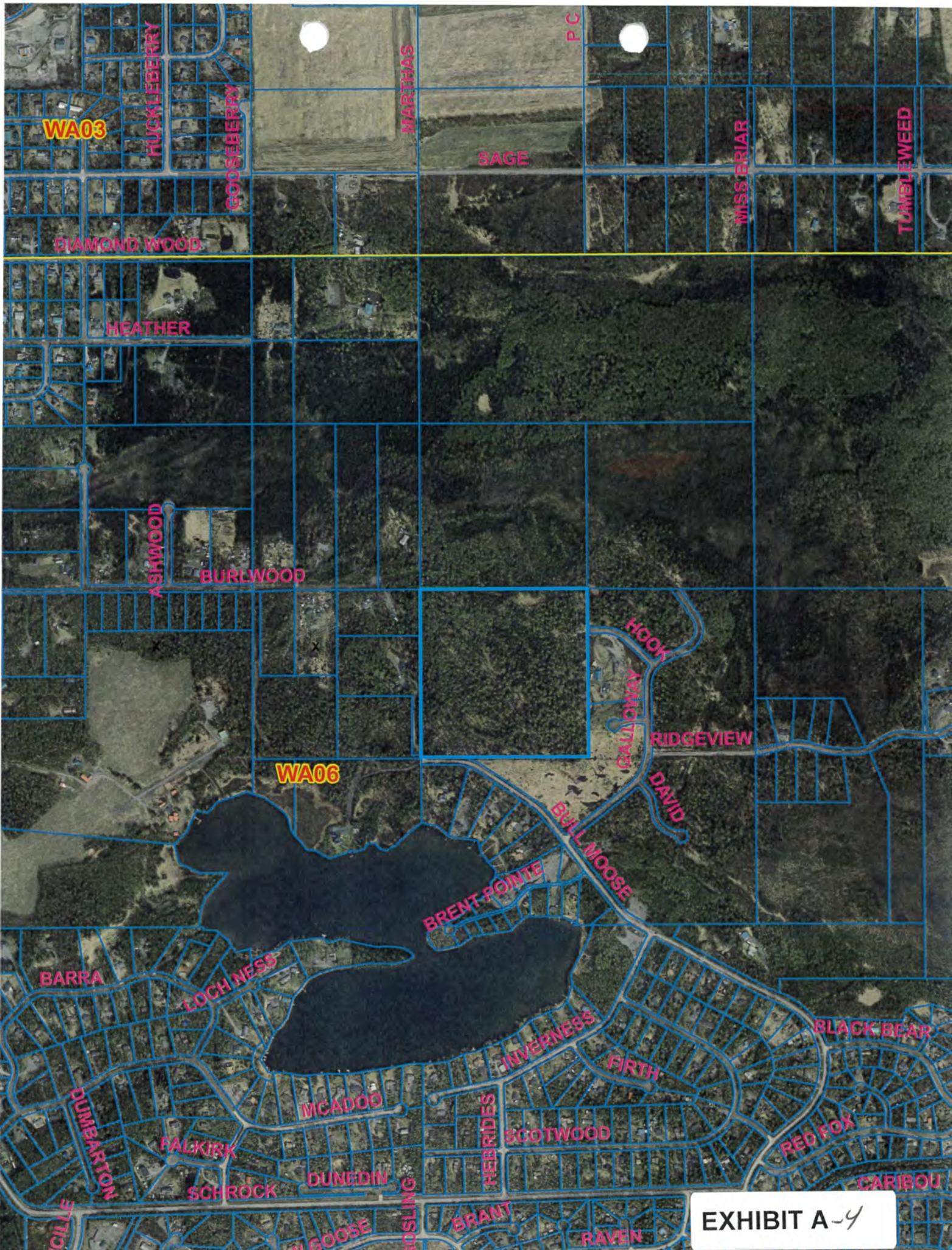


EXHIBIT A-4

**Amy Otto-Buchanan**

---

**From:** Jamie Taylor  
**Sent:** Monday, June 1, 2020 4:50 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Broken Tree Rdg #20-071

Construct new cul-de-sac for Hook Drive to SCM Residential standard. Coordinate reclamation of existing cul-de-sac with O&M.

**Jamie Taylor, PE**  
**Civil Engineer**  
**Matanuska-Susitna Borough**  
**Department of Public Works**  
**Operations & Maintenance**  
t: 907-861-7765 c: 907-355-9810  
[jamie.taylor@matsugov.us](mailto:jamie.taylor@matsugov.us)  
<http://www.matsugov.us/>

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Friday, May 8, 2020 10:20 AM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mschoming@crweng.com; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>  
**Subject:** RFC Broken Tree Rdg #20-071

The following contains a link to the Request for Comments (RFC) for Broken Tree Ridge, MSB #2020-071. Comments are due by **June 1, 2020**. Please let me know if you have any questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/Egz5VlbKCyrHtuDdUdjpPGMBQMnxnBQISsQDpRajwqM9uw?e=AjyQYv](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Egz5VlbKCyrHtuDdUdjpPGMBQMnxnBQISsQDpRajwqM9uw?e=AjyQYv)

*Please open in Chrome or copy & paste to your browser. Opening in Microsoft Edge creates viewing issues.*

Amy Otto-Buchanan  
Platting Technician  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)

**Amy Otto-Buchanan**

---

**From:** Permit Center  
**Sent:** Monday, May 11, 2020 10:31 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Broken Tree Rdg #20-071

No comment

Michelle Olsen  
Permit Technician

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Friday, May 8, 2020 10:20 AM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mschoming@crweng.com; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>  
**Subject:** RFC Broken Tree Rdg #20-071

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[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/Egz5VlbKCyRHtuDdUdjPGMBQMnxnBQISsQDpRajwqM9uw?e=AjyQYv](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Egz5VlbKCyRHtuDdUdjPGMBQMnxnBQISsQDpRajwqM9uw?e=AjyQYv)

*Please open in Chrome or copy & paste to your browser. Opening in Microsoft Edge creates viewing issues.*

Amy Otto-Buchanan  
Platting Technician  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
861-7872

**Amy Otto-Buchanan**

---

**From:** Taunnie Boothby  
**Sent:** Monday, June 1, 2020 11:00 AM  
**To:** Karol Riese; Kim Sollien  
**Cc:** Amy Otto-Buchanan  
**Subject:** RE: RFC Broken Tree Ridge Case #2020-071 Create four lots 17N01W23 DUE: June 1, 2020

No mapped Special Flood Hazard Area

Taunnie L. Boothby, CFM, Planner II  
Matanuska-Susitna Borough  
Planning Department  
907-861-8526  
[taunnie.boothby@matsugov.us](mailto:taunnie.boothby@matsugov.us)

-----Original Appointment-----

**From:** Karol Riese <Karol.Riese@matsugov.us>  
**Sent:** Friday, May 8, 2020 2:54 PM  
**To:** Karol Riese; Kim Sollien; Taunnie Boothby  
**Subject:** RFC Broken Tree Ridge Case #2020-071 Create four lots 17N01W23 DUE: June 1, 2020  
**When:** Monday, June 1, 2020 12:00 AM to Tuesday, June 2, 2020 12:00 AM (UTC-09:00) Alaska.  
**Where:**

**Amy Otto-Buchanan**

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, May 18, 2020 8:50 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Broken Tree Rdg #20-071

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

Hello,

There are no objections to this plat.

Thank you,

**JACQUELINE HALL**

**GCI** | Technician I, GIS Mapping

w: [www.gci.com](http://www.gci.com)

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Friday, May 8, 2020 10:20 AM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mschoming@crweng.com; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>  
**Subject:** RFC Broken Tree Rdg #20-071

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*Please open in Chrome or copy & paste to your browser. Opening in Microsoft Edge creates viewing issues.*

Amy Otto-Buchanan  
Platting Technician

**Amy Otto-Buchanan**

---

**From:** Tammy L. Simmons <Tammy.Simmons@mea.coop>  
**Sent:** Tuesday, May 26, 2020 2:00 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Broken Tree Rdg #20-071  
**Attachments:** 20200526\_140110.pdf

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

MEA comments are attached.

Thank you.

Tammy Simmons, SR/WA  
Right of Way Technician  
907-761-9276

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Friday, May 8, 2020 10:20 AM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mschoming@crweng.com; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA\_ROW <MEAROW@mea.coop>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>  
**Subject:** RFC Broken Tree Rdg #20-071

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

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[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/Egz5VlbKCyRHtuDdUdjPGMBQMnxnBQISsQDpRaiwqM9uw?e=AjyQYv](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Egz5VlbKCyRHtuDdUdjPGMBQMnxnBQISsQDpRaiwqM9uw?e=AjyQYv)

Please open in Chrome or copy & paste to your browser. Opening in Microsoft Edge creates viewing issues.

**CERTIFICATE OF OWNERSHIP & DEDICATION**  
 WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ACCEPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT. WE DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSTINA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JOSHUA BRUNHOLZ, DATE \_\_\_\_\_  
 571 E. BARNA LOOP  
 WASELA, ALASKA 99584

**NOTARY ACKNOWLEDGMENT**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**BENEFICIARY**  
 DENNIS BLUES, DATE \_\_\_\_\_  
 P.O. BOX 87078  
 WASELA, ALASKA 99687

**NOTARY ACKNOWLEDGMENT**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 FOR \_\_\_\_\_

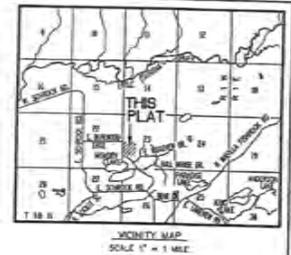
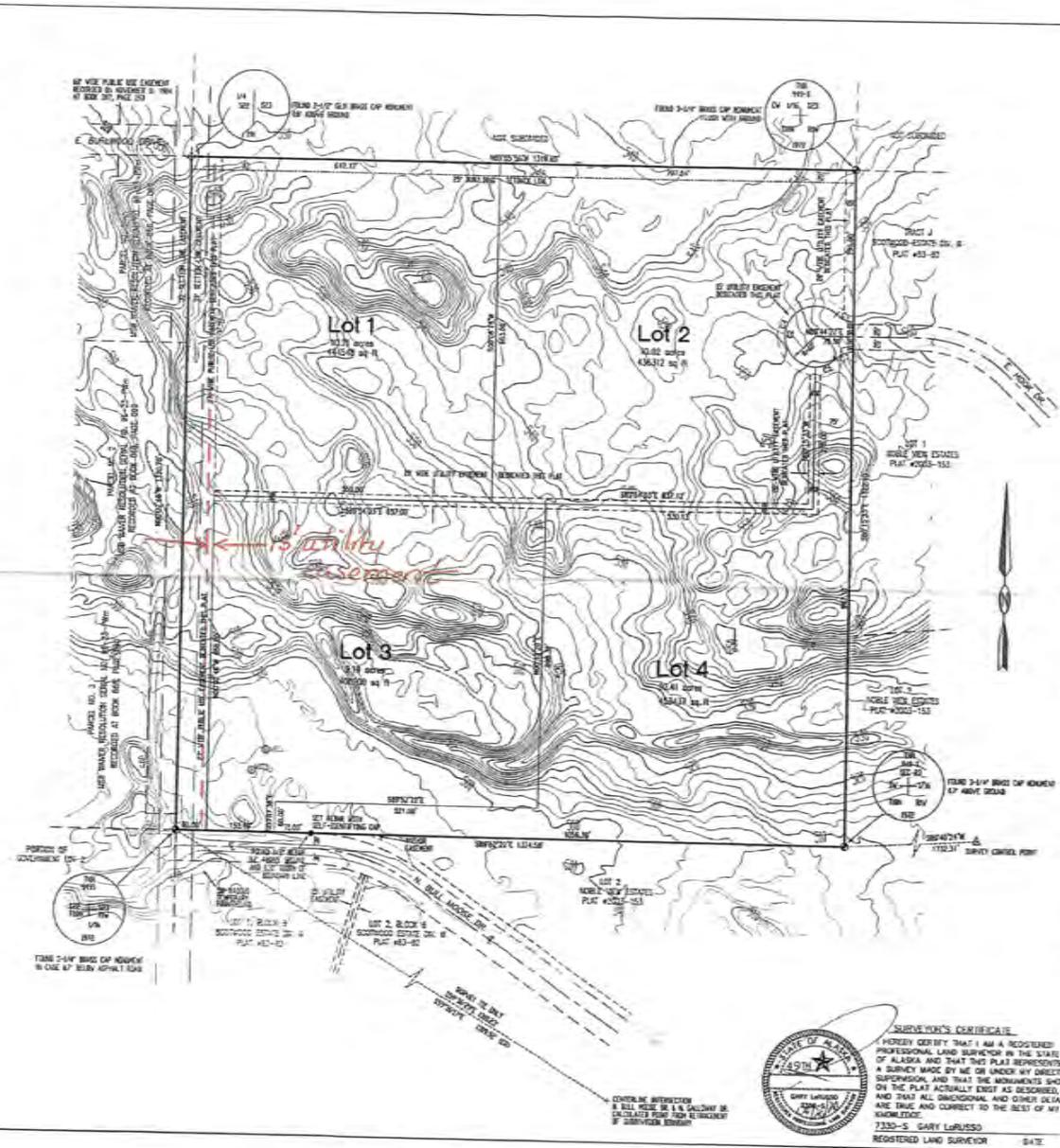
NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
 I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY AT PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_ 20\_\_\_\_ AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR  
 ATTEST: \_\_\_\_\_ PLATTING CLERK

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

DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL



- NOTES**
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS CONCERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
  2. BASIS OF BEARING FROM C.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
  3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.L.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
  4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REGULATORY STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THESE SYSTEMS.
  5. EASEMENTS OF RECORD NOT PLOTTED HEREON.
    - (1) M.E.A. EASEMENT RECORDED FEBRUARY 17, 1960 AT BOOK 26, PAGE 108

- LEGEND**
- ◆ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
  - ⊙ FOUND BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
  - ★ SET 5/8" x 30" REBAR WITH SELF-IDENTIFYING CAP
  - ▲ SURVEY CONTROL POINT



**A PLAT OF**  
**BROKEN TREE RIDGE**  
 A SUBDIVISION OF PARCEL #3  
 WITH NOTICE OF 40 ACRES EXEMPTION  
 RECORDED AUGUST 8, 2008 AT  
 RECEPTION SERIAL #0006-022535-0  
 LOCATED WITHIN THE  
 NW 1/4 SECTION 25, T. 18 N., R. 1 W.,  
 SEWARD MERIDIAN, ALASKA  
 PALMER RECORDING DISTRICT  
 THIRD JUDICIAL DISTRICT  
 STATE OF ALASKA  
 CONTAINING 26.8 ACRES, MORE OR LESS

**KEYSTONE SURVEYING & MAPPING**  
 GARY LORUSSO, PROFESSIONAL LAND SURVEYOR  
 ALASKA BUSINESS LICENSE #68416  
 MAILING ADDRESS: P.O. BOX 205 • PALMER, ALASKA 99645  
 PHYSICAL ADDRESS: 3625 N. WESA CIRCLE • PALMER, ALASKA 99645  
 PHONE: (907) 259-7801

DRAWN BY: GAO/LJS	DATE: 4/29/2020	DRAWING: 2020-B-00000004
CHECKED BY: GAO	SCALE: 1" = 100 FEET	SHEET 1 OF 1



**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DATA ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
 7330-S GARY LORUSSO  
 REGISTERED LAND SURVEYOR STATE

CONTROLLING INTERSECTION IS FULLY RECORDED IN A & N. S. CALLOWAY IN CALCULATED FROM THIS PLAN & CHECKED BY SURVEYOR'S OFFICE

**Amy Otto-Buchanan**

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**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Thursday, May 28, 2020 8:37 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Broken Tree Rdg #20-071

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

Hi Amy,

MTA has reviewed the plat for Broken Tree Ridge. MTA has no comments.

Thank you for the opportunity to comment.

**Holly Sparrow, Right of Way Agent**

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645  
office: 907-761-2599 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Friday, May 8, 2020 10:20 AM  
**To:** adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mschoming@crweng.com; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>  
**Subject:** RFC Broken Tree Rdg #20-071

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

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



RECEIVED

JUN 0 2 2020

PLATTING

FIRST CLASS

218N01W23B003 10  
ILLIES DENNIS  
PO BOX 870729  
WASILLA, AK 99687-0729

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: JOSHUA BRUNNHÖELZL**

**REQUEST:** The request is to create four lots from Tax Parcel C3 (Parcel #3 of 40A Exemption recorded August 8, 2006 at reception #2006-022535-0), to be known as **BROKEN TREE RIDGE**, containing 39.8 acres +/- . Petitioner proposes to create a 27' wide Public Use Easement east adjoining the 33' wide Section Line Easement on the west boundary and also a dedicated cul-de-sac at the terminus of E. Hook Drive. The plat is located north of N. Bull Moose Drive and east of E. Hook Drive (Tax ID# 218N01W23C003); lying within NW ¼ SW ¼ Section 23, Township 18 North, Range 01 West, Seward Meridian, Alaska. Community Council: Tanaina (Inactive) and in Assembly District #6 Jesse Sumner

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The Public hearing is scheduled for **June 18, 2020**. Please follow all public mandates according to **COVID-19**. The meeting begins at **1:00 p.m.** We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand Out" the day of the meeting. **All public comments are due one (1) day prior, by 5:00 p.m.** To request additional information, please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7881.

Please do not send comments or questions directly to the Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

**THE PUBLIC CAN PARTICIPATE, VIEW OR LISTEN TO THE MEETING IN THE FOLLOWING WAYS:**

To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>

To teleconference into the plat hearing you may use the following Phone numbers: 833-949-2500.

PLEASE BEAR WITH US AS WE CONTINUE TO IMPROVE THIS PROCESS,  
YOUR PATIENCE IS GREATLY APPRECIATED.

No Objection    Objection    Concern

Name: Eileen + Denny's Illies Address: Po Box 870729 Wasilla AK 99687

Comments: No comments.

CERTIFICATE OF OWNERSHIP & DEDICATION

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

JOSHUA BRUNNHÖLZL DATE 571 E. BARRA LOOP WASILLA, ALASKA 99654

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 20 FOR

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES

BENEFICIARY

DENNIS ILLIES DATE P.O. BOX 870729 WASILLA, ALASKA 99687

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 20 FOR

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO.

DATED 20, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

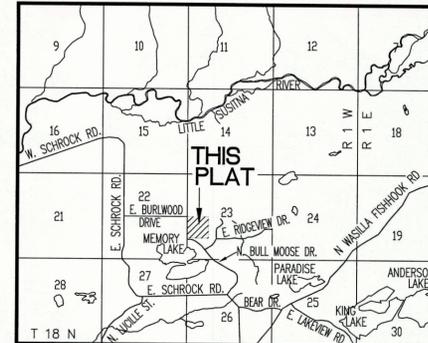
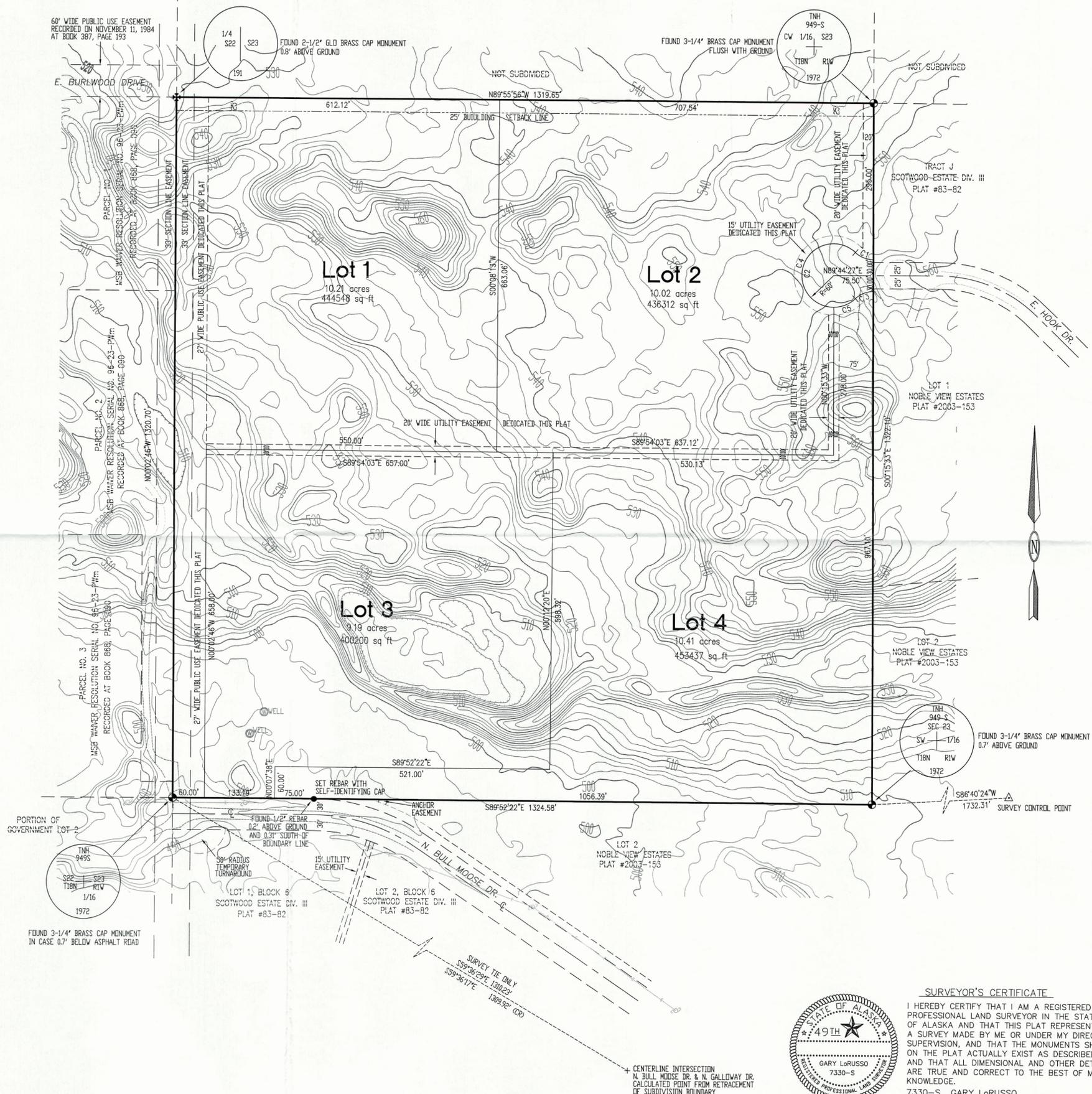
DATE PLANNING & LAND USE DIRECTOR

ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

DATE BOROUGH TAX COLLECTION OFFICIAL



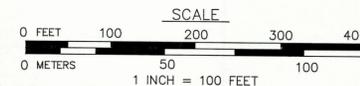
VICINITY MAP SCALE 1" = 1 MILE

NOTES

- 1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
o) M.E.A. EASEMENT RECORDED FEBRUARY 17, 1960 AT BOOK 29, PAGE 109

LEGEND

- \* FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
o FOUND BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
• SET 5/8" x 30" REBAR WITH SELF-IDENTIFYING CAP
Δ SURVEY CONTROL POINT



A PLAT OF

BROKEN TREE RIDGE

A SUBDIVISION OF PARCEL #3 MSB NOTICE OF 40 ACRE EXEMPTION RECORDED AUGUST 8, 2006 AT RECEPTION SERIAL #2006-022535-0 LOCATED WITHIN THE NW1/4 SW1/4 SECTION 23, T. 18 N., R. 1 W. SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA CONTAINING 39.8 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING

GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR ALASKA BUSINESS LICENSE #134615 MAILING ADDRESS: P.O. BOX 2216 \* PALMER, ALASKA 99645 PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE \* PALMER, ALASKA 99645 PHONE: (907) 376-7811

Table with 3 columns: DRAWN BY, DATE, DRAWING; CHECKED BY, SCALE, SHEET. Values include ICAD/K.Lyne, 4/29/2020, 2020-8/BrokenTree, GLo, 1 INCH = 100 FEET, SHEET 1 OF 1

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7330-S GARY LoRUSSO REGISTERED LAND SURVEYOR DATE

