

4A

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JUNE 24, 2020

PRELIMINARY PLAT: FULLER LAKE HEIGHTS RSB BLOCK 4, LOTS 13 & 14  
LEGAL DESCRIPTION: SEC 34, T18N, R02W, SEWARD MERIDIAN AK  
PETITIONERS: H & H CONSTRUCTION  
SURVEYOR: KEYSTONE SURVEYING  
ACRES: 4.39 ± PARCELS: 1  
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-075

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**REQUEST:** The request is to create one lot from Lots 13 & 14, Block 4, Fuller Lake Heights, Plat No. 2014-39, to be known as **LOT 13A**, containing 4.39 acres +/- . The plat is located south of W. Zehnder Road, west of W. Zehnder Circle, and east of Fuller Lake; within the NE ¼ Section 34, Township 18 North, Range 02 West, Seward Meridian, Alaska. This is an elimination of a common lot line, pursuant to MSB 43.15.025(B).

**EXHIBITS**

Vicinity Map and Aerial Photos

**EXHIBIT A – 2 pgs**

**DISCUSSION:** The proposed subdivision is located south of W. Zehnder Road, west of W. Zehnder Circle, and east of Fuller Lake This case is an elimination of a common lot line; pursuant to MSB 43.15.025(B) it does not require a soils report, legal and physical access, as-built information, or topographic information. The Request for Comments was sent to ADF&G, USACE, US Postmaster and MSB Code Compliance. No comments were received. Notice of Public Hearing was sent out pursuant to code.

**CONCLUSION:** The abbreviated plat of Fuller Lake Heights RSB Block 4 Lots 13 & 14 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats. There were no objections from any federal or state agencies or Borough departments. There were no objections to the plat from the public in response to the Notice of Public Hearing.

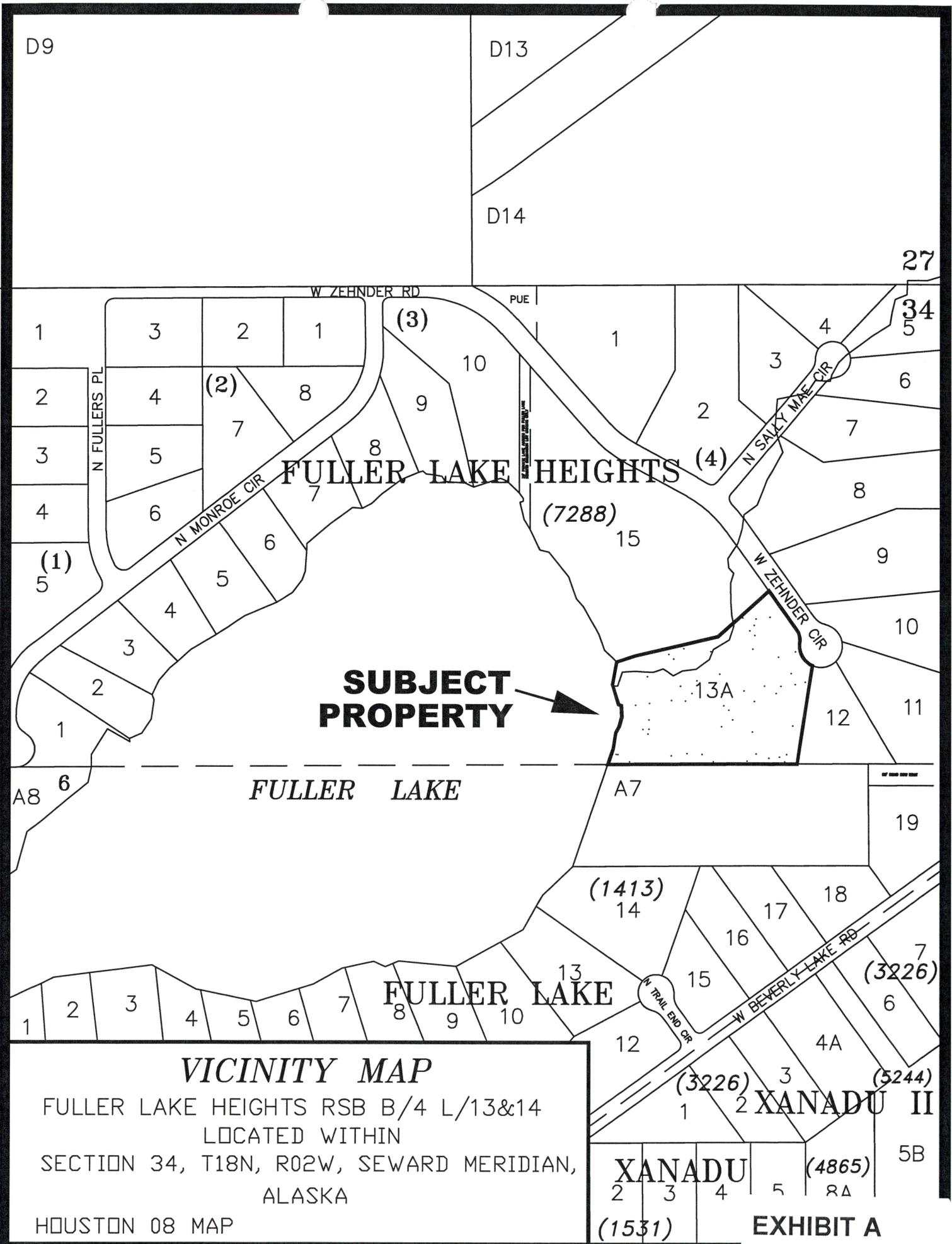
**FINDINGS for PRELIMINARY PLAT**

1. The plat of Fuller Lake Heights RSB Block 4 Lots 13 & 14 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats.
2. There were no objections from any state agencies or Borough departments.
3. There were no objections from the public in response to the Notice of Public Hearing.
4. A soils report is not required, pursuant to MSB 43.15.025(B).

## **RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT**

### **Staff recommends approval with the following conditions and findings:**

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. Show all easements of record on final plat.
4. Pay postage and advertising fees.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



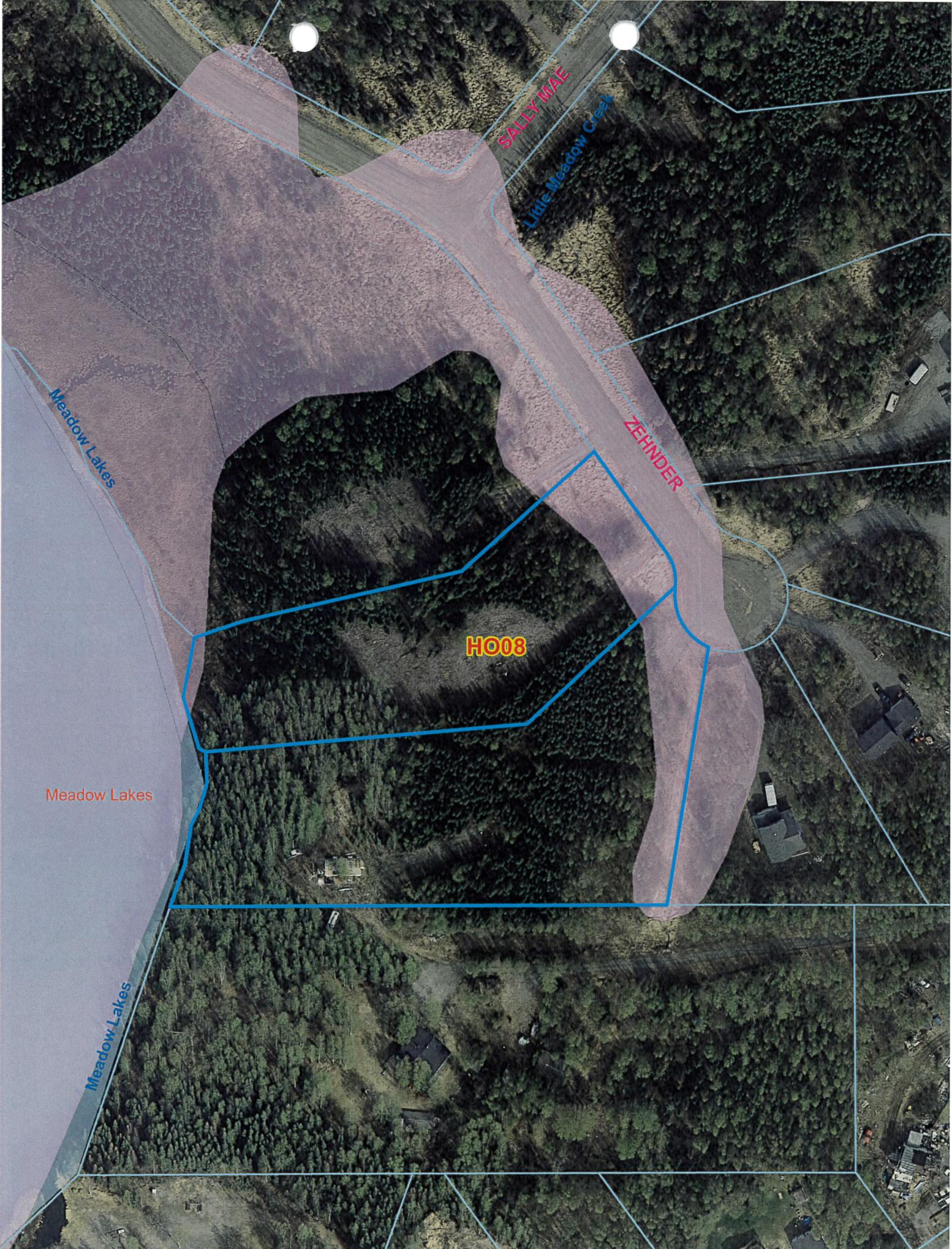
**SUBJECT  
PROPERTY**

**VICINITY MAP**

FULLER LAKE HEIGHTS RSB B/4 L/13&14  
 LOCATED WITHIN  
 SECTION 34, T18N, R02W, SEWARD MERIDIAN,  
 ALASKA

HOUSTON 08 MAP

**EXHIBIT A**



**CERTIFICATE OF OWNERSHIP**

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

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NAME/TITLE  
H & H CONSTRUCTION  
3788 TWEED COURT  
WASILLA, ALASKA 99623

**NOTARY ACKNOWLEDGMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ FOR \_\_\_\_\_

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

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

I CERTIFY THAT THIS SUBDIVISION 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. \_\_\_\_\_ DATE \_\_\_\_\_, 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.

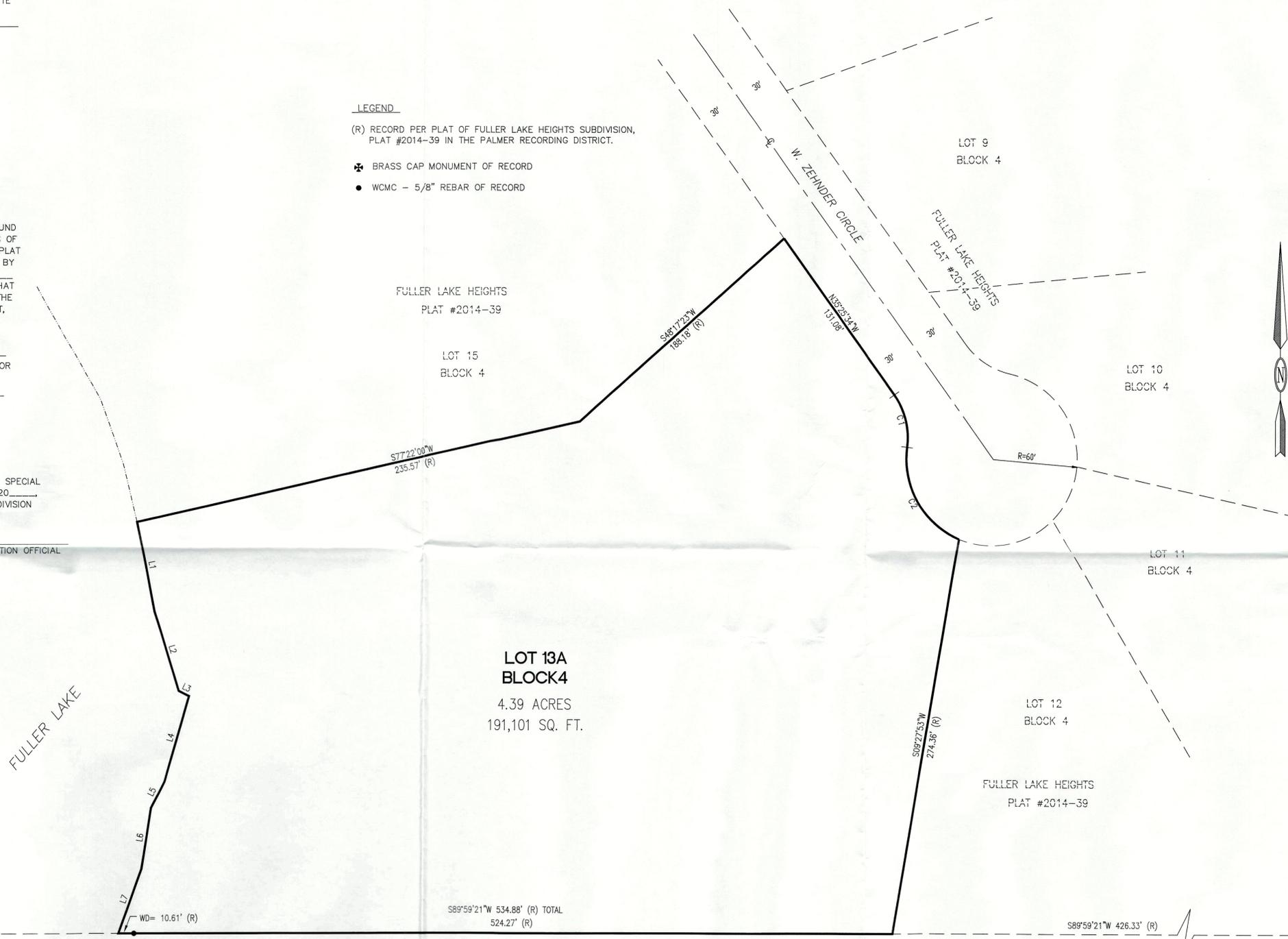
DATE \_\_\_\_\_ PLANNING & LAND USE DIRECTOR \_\_\_\_\_

ATTEST: \_\_\_\_\_ PLATTING CLERK \_\_\_\_\_

**CERTIFICATION OF PAYMENT OF TAXES**

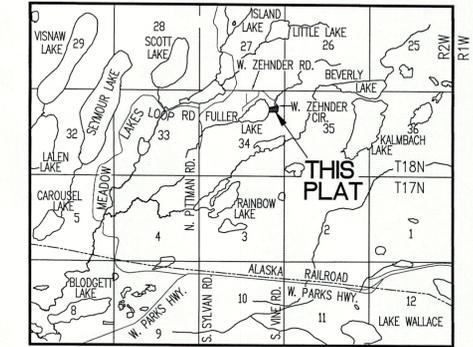
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_, 20\_\_\_\_ AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE \_\_\_\_\_ MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_



**LEGEND**  
(R) RECORD PER PLAT OF FULLER LAKE HEIGHTS SUBDIVISION, PLAT #2014-39 IN THE PALMER RECORDING DISTRICT.

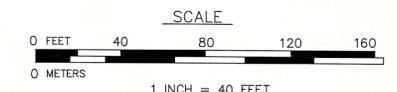
- ⊗ BRASS CAP MONUMENT OF RECORD
- WCMC - 5/8" REBAR OF RECORD



**VICINITY MAP**  
SCALE 1" = 1 MILE

**NOTES**

1. THERE MAY BE FEDERAL, STATE OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. RECORD INFORMATION WAS OBTAINED FROM THE PLAT OF FULLER LAKE HEIGHTS SUBDIVISION, RECORDED IN THE PALMER RECORDING DISTRICT AS PLAT #2014-39
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
4. EASEMENTS OF RECORD NOT PLOTTED HEREON:
  - a) M.E.A. EASEMENT RECORDED OCTOBER 5, 1950 IN BOOK 34, AT PAGE 113
  - b) M.E.A. EASEMENT RECORDED MAY 17, 2013 AS INSTRUMENT NO. 2013-010831-0 AND RE-RECORDED APRIL 17, 2014 AS INSTRUMENT NO. 2004-006666-0
  - c) ENSTAR NATURAL GAS EASEMENT RECORDED OCTOBER 13, 2013 AS INSTRUMENT NO. 2013-022562-0
  - d) M.E.A. EASEMENT RECORDED APRIL 14, 2020 AS INSTRUMENT NO. 2020-007489-0
5. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED APRIL 24, 2014 AS INSTRUMENT NO. 2014-007160-0, PALMER RECORDING DISTRICT.



A PLAT OF  
**FULLER LAKE HEIGHTS SUBDIVISION**  
**LOT 13A, BLOCK 4**  
A SUBDIVISION OF LOTS 13 & 14, BLOCK 4  
FULLER LAKE HEIGHTS SUBDIVISION, PLAT #2014-39  
LOCATED WITHIN THE  
NE1/4 SECTION 34, T. 18 N., R. 2 W.  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 4.39 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 5/15/2020	DRAWING: 2020-2/Fuller
CHECKED BY Glo	SCALE 1 INCH = 40 FEET	SHEET 1 OF 1

**LOT 13A  
BLOCK 4**  
4.39 ACRES  
191,101 SQ. FT.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	63.91'	S10°41'28"E
L2	56.53'	S17°00'23"E
L3	7.91'	S63°06'07"E
L4	60.71'	S16°08'38"W
L5	20.27'	S27°05'36"W
L6	42.24'	S09°01'48"W
L7	46.86'	S19°37'32"W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	37.58'	50.00'	19.73'	43°03'59"	36.70'	N13°53'35"W
C2	77.95'	60.00'	45.58'	74°26'24"	72.59'	S29°34'47"E



**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT WAS DRAFTED UNDER MY DIRECT SUPERVISION, AND THAT ALL DATA SHOWN HEREON IS TRUE AND CORRECT AS COMPILED FROM EXISTING RECORD INFORMATION.  
7330-S GARY LoRUSSO  
REGISTERED LAND SURVEYOR DATE \_\_\_\_\_

MSB WAIVER 72-50  
UNRECORDED

⊗ BRASS CAP MONUMENT OF RECORD

4B

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JUNE 24, 2020

PRELIMINARY PLAT: RIDDELS' ORIGINAL RSB LOT 1  
LEGAL DESCRIPTION: SEC 34, T18N, R01W, SEWARD MERIDIAN AK  
PETITIONERS: NORTH LIT HOMES LLC  
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS  
ACRES: 4.4 ± PARCELS: 4  
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-077

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**REQUEST:** The request is to create four lots from Lot 1, Riddels' Original Subdivision, Plat No. 66-12, to be known as **LOTS 1A, 1B, 1C and 1D**, containing 4.4 acres +/- . The plat is located directly south of E. Mulchatna Drive, west of N. Douglas Drive and east of N. Lucille Street; within the NW ¼ SW 14, Section 34, Township 18 North, Range 01 West, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A</b> – 4 pgs
Soils Report	<b>EXHIBIT B</b> – 4 pgs
Topographic Map & As-Built	<b>EXHIBIT C</b> – 3 pgs
<b><u>AGENCY COMMENTS</u></b>	
Department of Public Works Operations & Maintenance	<b>EXHIBIT D</b> – 1 pg
Department of Emergency Services	<b>EXHIBIT E</b> - 1 pg
Planning Division	<b>EXHIBIT F</b> – 1 pg
Utilities	<b>EXHIBIT G</b> – 6 pgs
Public Comment	<b>EXHIBIT H</b> – 1 pg

**DISCUSSION:** All proposed lots front on E. Mulchatna Drive. All lots are 1.10 acres in size. Each lot has 165' frontage on E. Mulchatna Drive. Topographic mapping and as-built at **Exhibit C**.

**Soils Report: (Exhibit B)** A geotechnical report was submitted, pursuant to MSB 43.20.281(A). Simon Gilliland, PE, Hanson Land Solutions, notes all lots have 40,000 sf and maintain the 3:1 ratio. Testholes were bored to at least a 12' depth; soils logs and testhole location map attached. Soils classification is GW; no groundwater was encountered. Mr. Gilliland certifies all lots contain sufficient overall area; all have at least 10,000 sf of contiguous useable septic area and 10,000 sf of useable building area.

**Access:** Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Pursuant to MSB 43.20.320 Frontage, each lot has the required frontage.

**Comments:** Department of Public Works Operations & Maintenance (**Exhibit D**) notes E. Mulchatna Drive is classified as a minor collector. According to the Subdivision Construction Manual (SCM) A06.1, residential collector streets, a sub-classification of minor collector, should be designed to have no residential lots directly fronting on them. Please redesign to have as many lots as possible fronting on N. Douglas Drive, a residential street. *Platting staff suggest a plat note to state: Lot 1A to take access from N. Douglas Drive. Lots 1B & 1C shall share a common access point at the common lot line (see Recommendation #6).* Department of Emergency Services (**Exhibit E**) has no issues. Planning Division (**Exhibit F**) has no comments.

**Utilities:** (**Exhibit G**) GCI has no objections. MTA has no objections. MEA requested a newly recorded easement be shown on the plat (see **Recommendation #5**). Enstar has no comments or recommendations.

**Public Comment:** (**Exhibit H**) Charles R. Dillard, owner of Lot 3 and Lot 4 of Riddels' Original, to the south, "supports North Lit Homes LLC to create four lots from Lot 1, Riddels' Original Subdivision."

At the time of staff report write-up, there were no responses to the Request for Comments from USACE: ADF&G; Fire Service Area #130 Central Mat-Su; Road Service Area #28 Gold Trail; MSB Community Development, Development Services, Assessments, or Pre-Design Division.

**CONCLUSION:** The abbreviated plat of Riddels' Original RSB Lot 1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing; one non-objection was received. 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. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

#### **FINDINGS for PRELIMINARY PLAT**

1. The plat of Riddels' Original RSB Lot 1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats.
2. At the time of staff report write-up, there were no responses to the Request for Comments from USACE: ADF&G; Fire Service Area #130 Central Mat-Su; Road Service Area #28 Gold Trail; MSB Community Development, Development Services, Assessments, or Pre-Design Division.
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.
5. A soils report was submitted, pursuant to MSB 43.20.281(A)(1). Each lot has the required septic and building area.
6. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
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**

**Staff recommends approval with the following conditions and findings:**

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. Provide signatory authority documentation for North Lit Homes, LLC.
4. Pay postage and advertising fees.
5. Show all easements of record on final plat.
6. Provide a plat note to read: Lot 1A to take access from N. Douglas Drive only. Lots 1B & 1C shall share a common access point at the common lot line.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.

TANAINA  
ELEMENTARY SCHOOL

50' SECTION LINE ESMT  
33' SECTION LINE ESMT  
17' PUBLIC USE ESMT

B2

B4

B8

**SUBJECT  
PROPERTY**



8

9

10

11

12

13

14

17

18

20

1

E AGATE LN

1

2

3

16

RAVENVIEW II

15

(2550)

13

12

14

E MULCHATNA DR

EJMT BRAGG EST  
2A 2B 2C  
(7849)

4

3

2

1

KRISTIE HILLS

1

2

3

4

5

(2634)

(1)

1

(1120)

8

C7

(1)

7

2

3

4

6

5

E HOWLING WOLF LN

AMES GOLDEN

1

2

3

4

5

(2)(1120)

ACRES

18

17

16

15

14

E SILVER FOX LN

(1120)

1

2

3

4

1

(3)

(3215)

1

2

(2)

3

4

1

JERRY'S

E CHICKALOON WAY

PLACE (1)

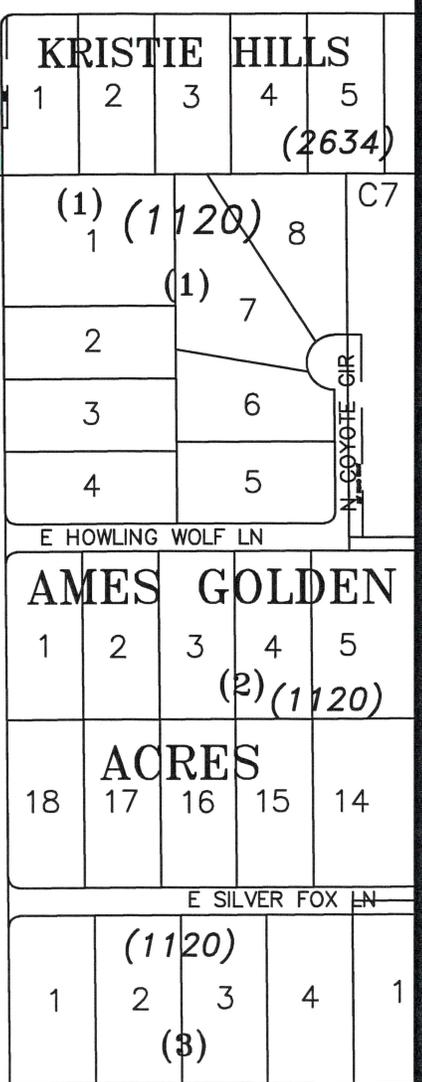
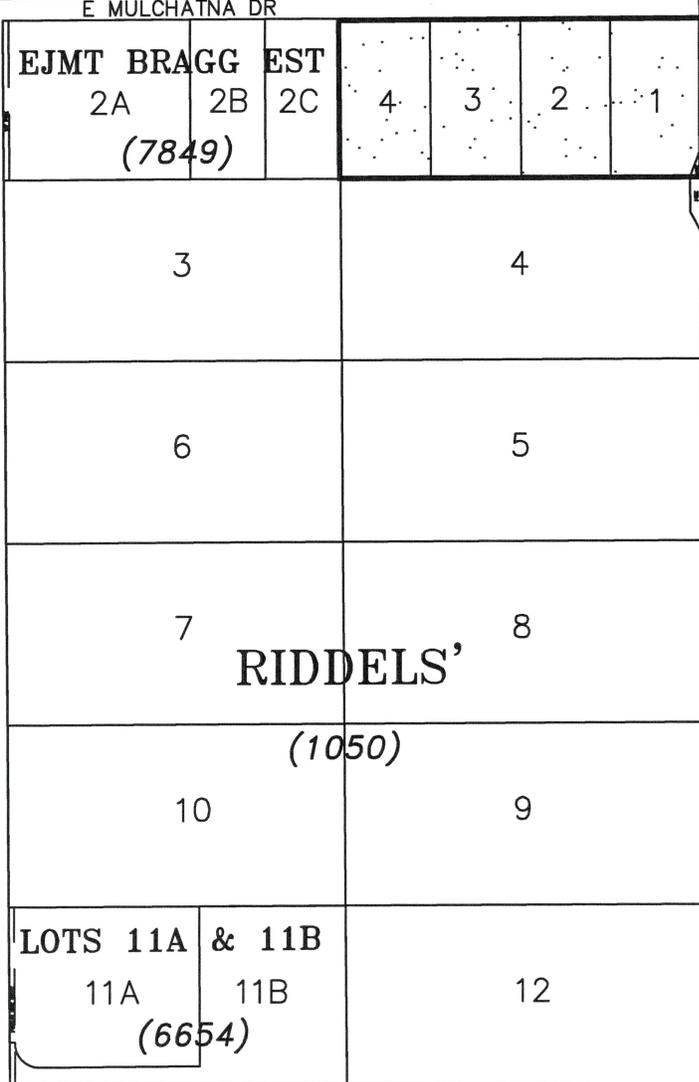
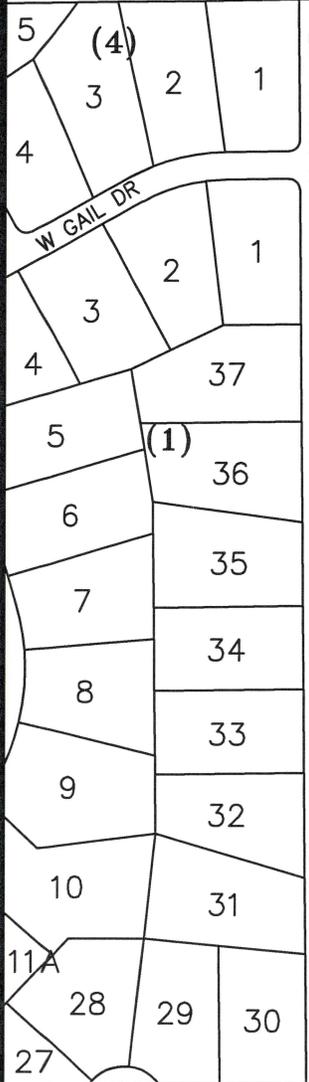
EXHIBIT A

1

N LUCILLE ST

N DOUGLAS DR

N GOYOTE CIR



**VICINITY MAP**

FOR RIDDELS' ORIGINAL RSB LOT 1

LOCATED WITHIN

SECTION 34, T18N, R01W, SEWARD MERIDIAN,  
ALASKA

WASILLA 06 MAP

13

16



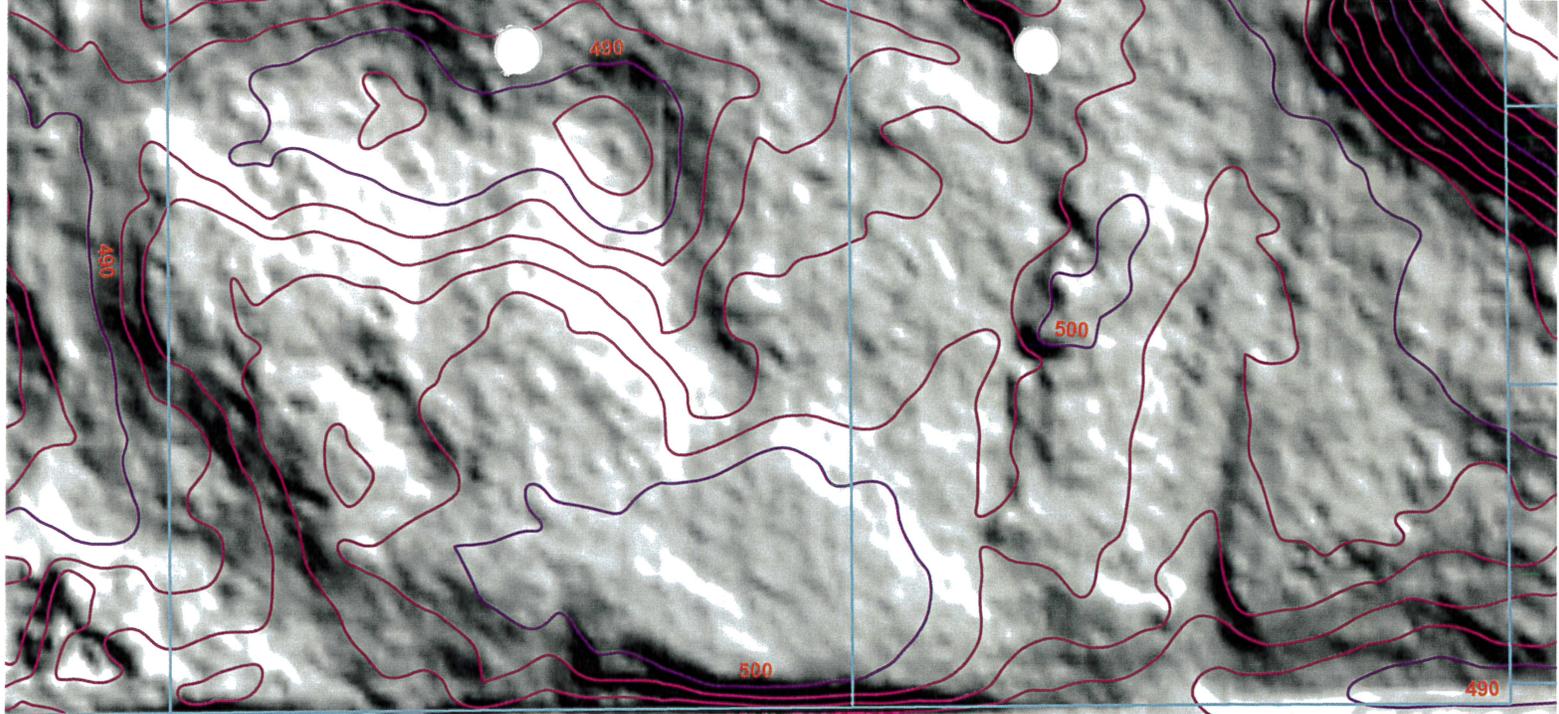
MULCHATNA



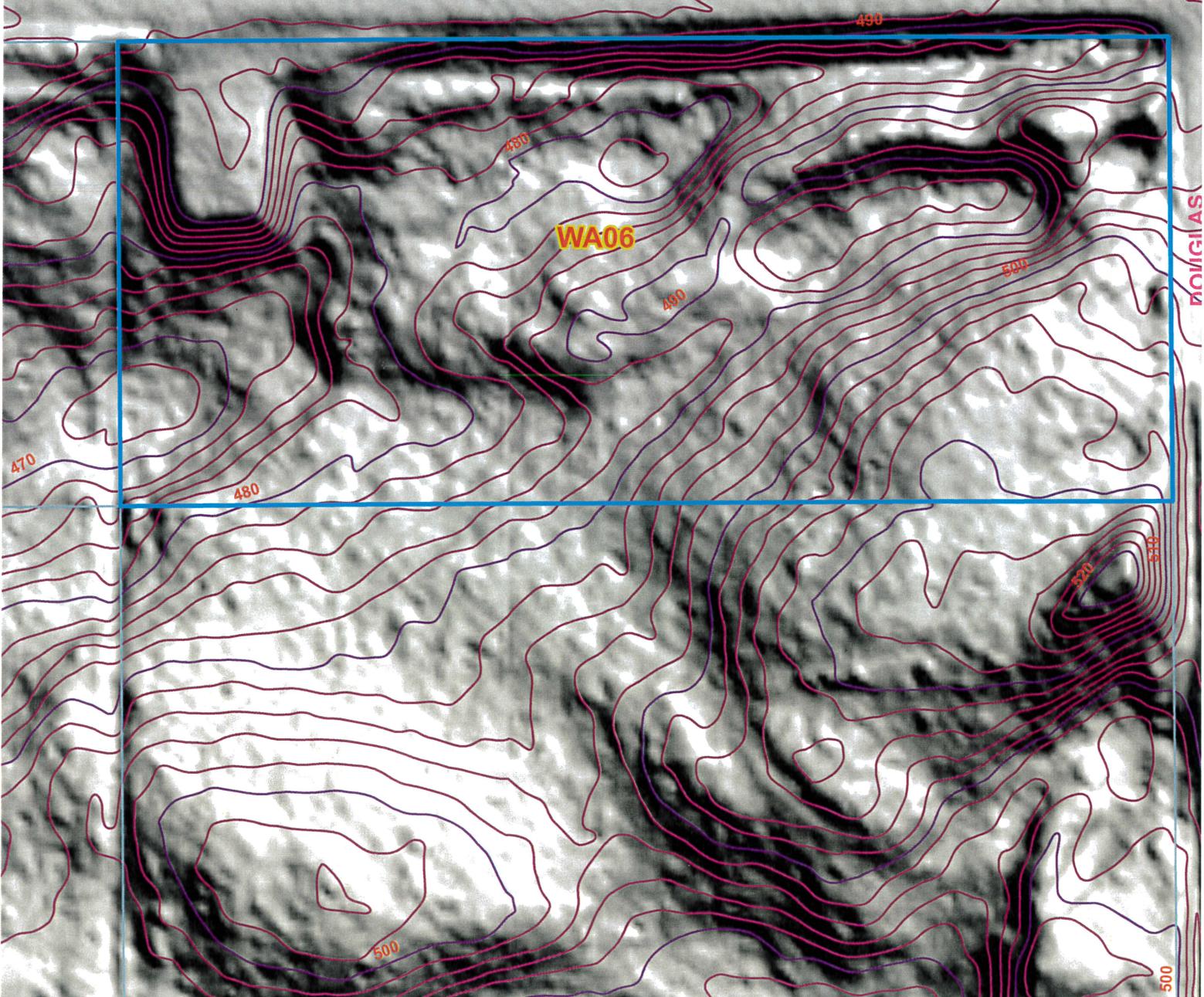
WA06



DOUGLAS



MULCHAI NA



WA06

KONGIAS



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



**USEABLE AREA CERTIFICATION**

**RIDDELS ORIGINAL LOT 1 SUBDIVISION**

A SUBDIVISION OF

RIDDELS ORIGINAL LOT 1

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

**GROUND WATER INVESTIGATION**

- No groundwater was encountered in any of the Test Holes
- Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:  
 Monitoring Test Holes May through October: TEST HOLES:   
 Soil Mottling or Staining Analysis: TEST HOLES:
- Depth to seasonal high water is a min. of 8' TEST HOLES:
- Depth to seasonal high water is less than 8'  
 Fill will be required  A suitable standard design will be provided

**SUMMARY OF REQUIRED FURTHER ACTION**

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

*I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots 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* 4/13/20  
 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				
Parcel:	RIDDELS ORIGINAL LOT 1	TEST HOLE NO.	Date:	04/08/20
Insp. By:	SIMON GILLILAND	1	Job #	20-115

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP											
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached											
2ft	ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR												
3ft	GW-GM	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, MODERATE FINES, SILTY SANDS, SAND-SILT MIXTURES												
4ft														
5ft														
6ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.							<b>PERCOLATION TEST</b>					
7ft									Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
8ft									1					
9ft									2					
10ft									3					
11ft									4					
12ft	5													
13ft	6													
14ft	7													
15ft	8													
16ft	9													
17ft	10													
18ft	11													
19ft	12													
20ft														
			Perc. Hole Diam. (in.):											
			Test Run Between:											
			ft and ft Deep											
														
			COMMENTS:											

Depth	
12.5ft	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

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG				
Parcel:	RIDDELS ORIGINAL LOT 1	TEST HOLE NO.	Date:	04/08/20
Insp. By:	SIMON GILLILAND	2	Job #	20-115

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft	ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR						
3ft	GW-GM	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, MODERATE FINES, SILTY SANDS, SAND-SILT MIXTURES						
4ft								
5ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST					
6ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
7ft			1					
8ft			2					
9ft			3					
10ft			4					
11ft			5					
12ft			6					
			7					
			8					
			9					
			10					
	11							
	12							
13ft			Perc. Hole Diam. (in.):					
14ft			Test Run Between:					
15ft			ft	and	ft	Deep		
16ft								
17ft								
18ft								
19ft								
20ft								
			COMMENTS:					

Depth	
12ft	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?

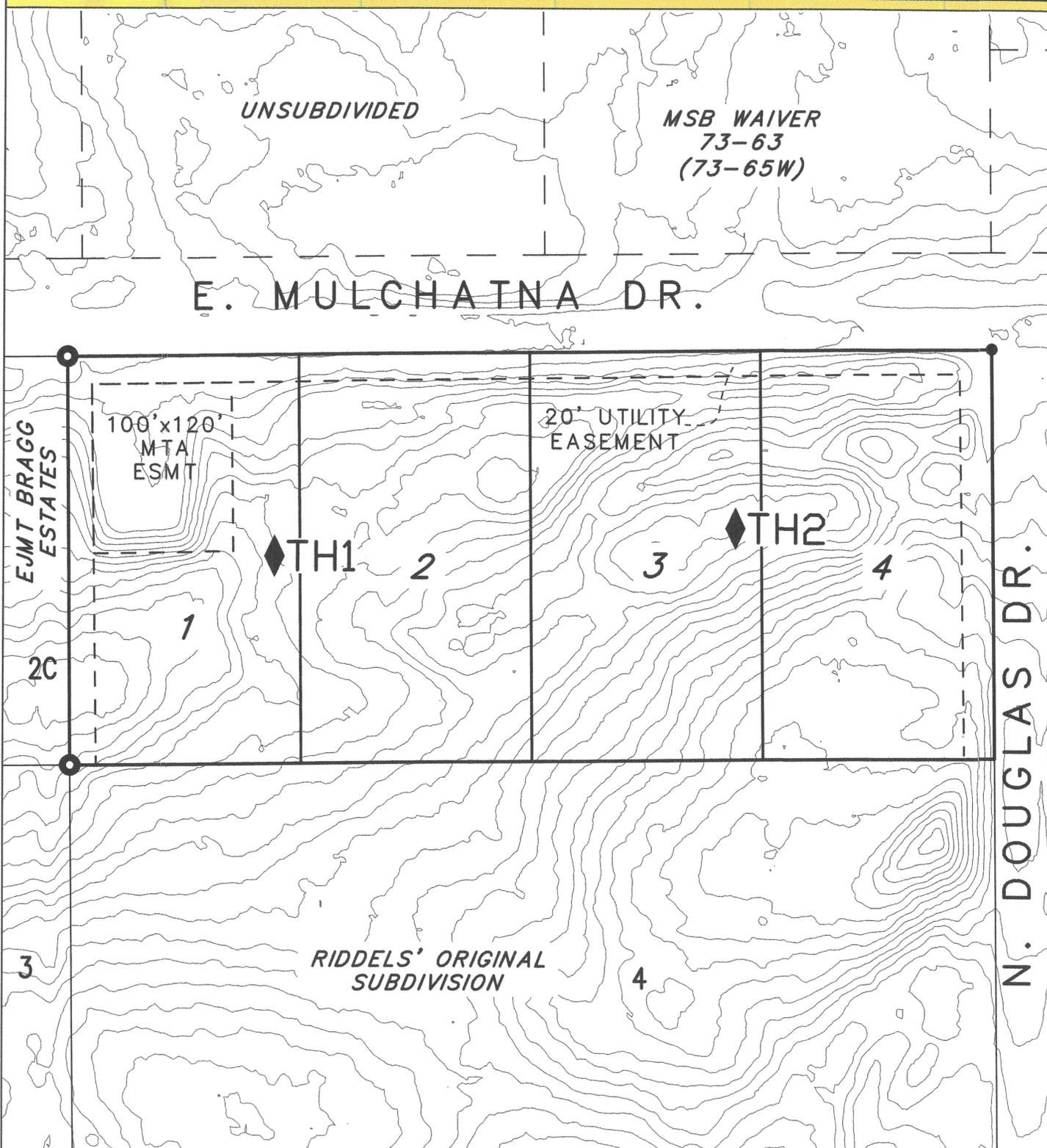
WATER LEVEL MONITORING	
Date	WATER LEVEL

**HANSON LAND SOLUTIONS**

*SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES*

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

**TEST HOLE LOCATION EXHIBIT MAP**



**LEGEND**

◆ TEST HOLE

**RIDDELS' ORIGINAL SUBDIVISION LOT 1**

FILE: 20-115

DRAWN: SDN

04/07/20

**EXHIBIT A**

Page 1 of 1

UNSUBDIVIDED

UNSUBDIVIDED

WAIVER RES.  
73-63  
(79-65W)

RAVENVIEW II  
SUBDIVISION  
ADDITION NO. 1

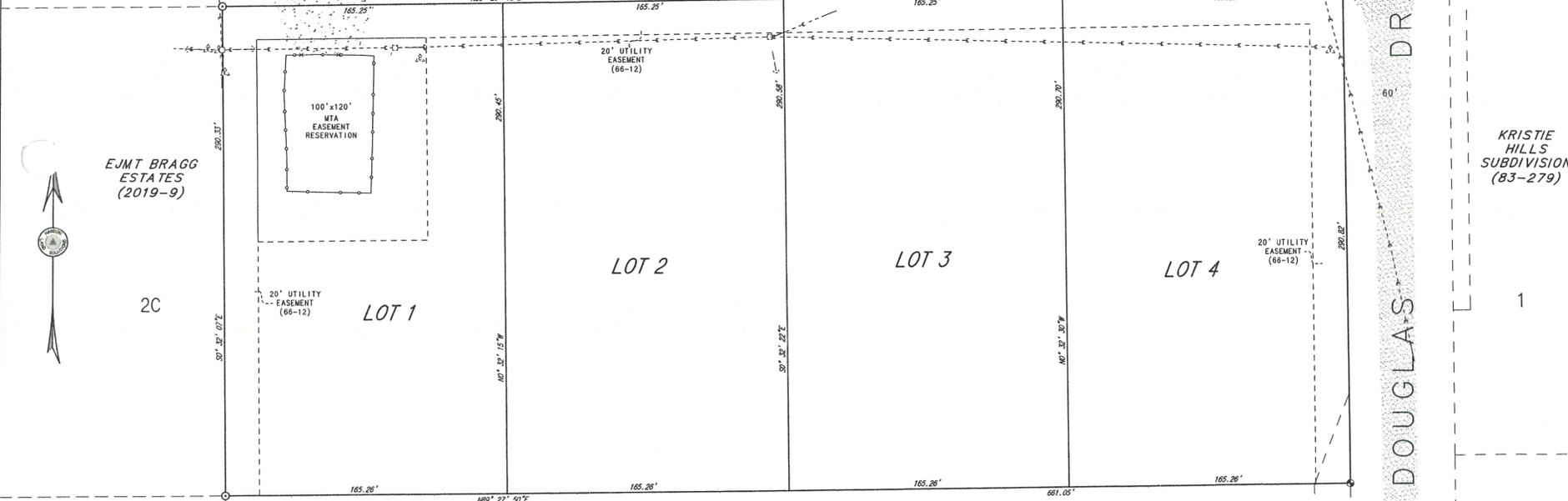
5 14



HANSON  
LAND SOLUTIONS  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907) 746-7735



S. 80' MULCHATNA DR.



EJMT BRAGG  
ESTATES  
(2019-9)



KRISTIE  
HILLS  
SUBDIVISION  
(83-279)

AMES  
GOLDEN  
ACRES  
(75-56)

RIDDELS'  
ORIGINAL  
SUBDIVISION  
(66-12)

LEGEND

- RECOVERED PLASTIC CAP ON 1/2" REBAR
- RECOVERED 1/2" REBAR
- ⊙ SET PLASTIC CAP ON 1/2"x30" REBAR
- N74°58'11"W 255.65' MEASURED DATA
- ① BLOCK
- ⊕ PEDESTAL, TELEPHONE
- ⊖ PEDESTAL, ELECTRIC
- ⊗ PEDESTAL, COMMUNICATIONS
- ⊞ ELECTRIC TRANSFORMER BOX
- ⊠ ANCHOR GUY
- ⊡ UTILITY POLE
- ⊞ GATE
- ⊞ FENCE
- - - OVERHEAD ELECTRIC



NOTES:  
1. THIS FIELD SURVEY WAS CONDUCTED ON JUNE 21, 2001. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREIN.  
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

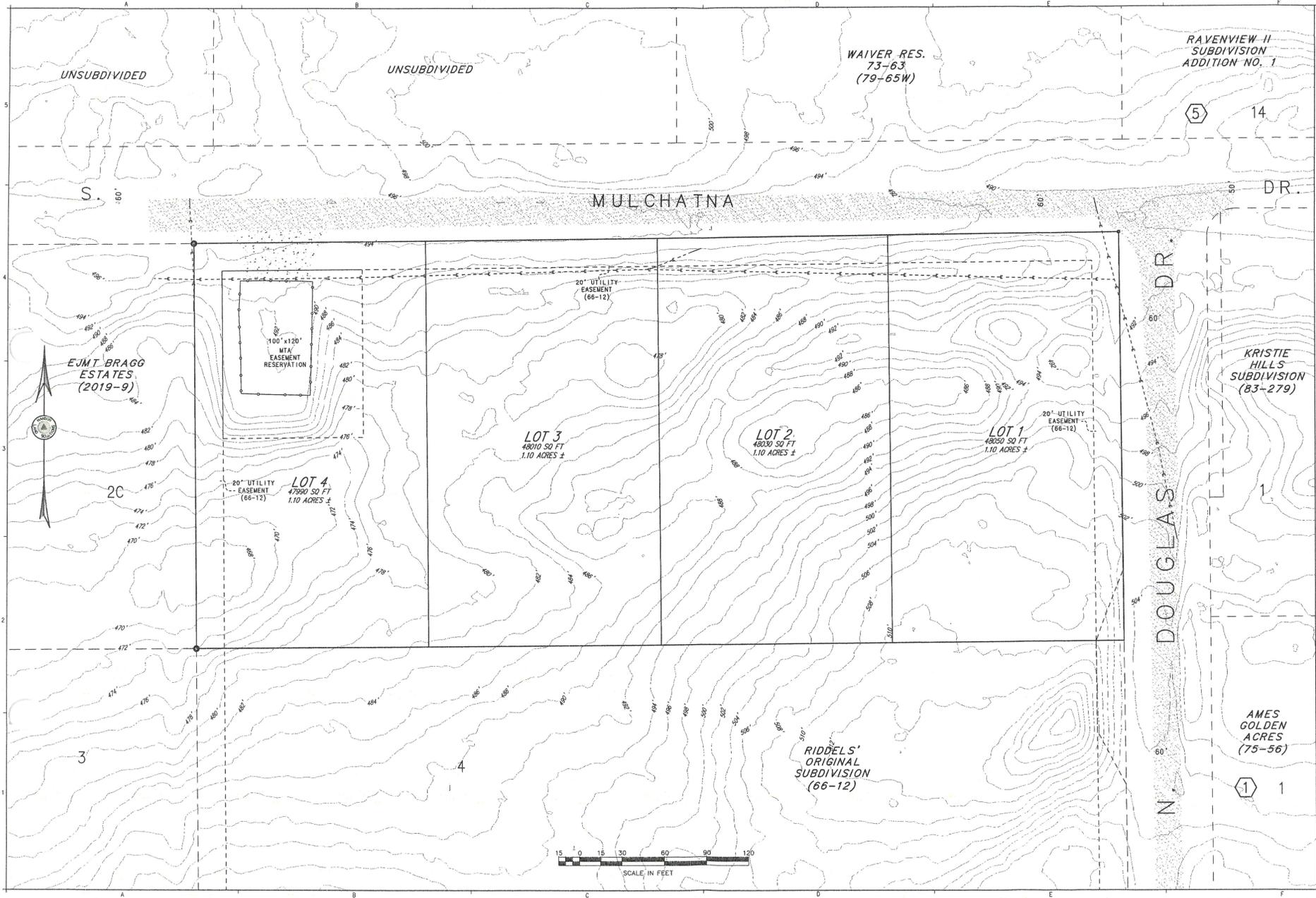
WASILLA, ALASKA  
RIDDELS' ORIGINAL  
SITE PLAN - EXISTING CONDITIONS  
PLANIMETRY-AB

DWG.#: 20-115C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE  
1"=60'  
22x34" 1"=30'  
REVISION DATE:  
02-28-19

REFERENCE  
NUMBER:  
V-21  
SHEET 2 OF 3

EXHIBIT C





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



NOTES:  
1. THE 1' CONTOURS SHOWN HEREIN WERE DERIVED FROM FAIR (FRED) DATA OF THE METRIC/SI SECTION BORDER.  
2. THE HORIZONTAL DATUM IS NAD83 (FORSYTH SPHER. MODEL).  
3. THE VERTICAL DATUM IS NAVD83 (82/1083)

WASILLA, ALASKA  
RIDDELS' ORIGINAL  
SITE PLAN - EXISTING CONDITIONS  
TOPOGRAPHY

DWG. #: 20-115C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED BY: CEH  
SCALE  
11x17: 1"=60'  
22x34: 1"=30'  
REVISION DATE:  
04-30-20

REFERENCE  
NUMBER:  
V-22  
SHEET 3 OF 3

## Amy Otto-Buchanan

---

**From:** Jamie Taylor  
**Sent:** Tuesday, June 16, 2020 5:45 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Riddels' Orig RSB L1 #2020-077

Mulchatna Drive is classified as a minor collector. According to SCM A06.1, Residential collector streets, a sub-classification of minor collector, should be designed to have no residential lots directly fronting on them. Please redesign to have as many lots as possible fronting on Douglas Drive, a residential street.

**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:** Thursday, May 28, 2020 1:13 PM  
**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>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Planning <MSB.Planning@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>; 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 Riddels' Orig RSB L1 #2020-077

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[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/Epo403w4OVtEmzIXgEAVeVcBr8tgCtqk\\_b-TXwfiNMs6WA?e=aakzOr](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Epo403w4OVtEmzIXgEAVeVcBr8tgCtqk_b-TXwfiNMs6WA?e=aakzOr)

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

## Amy Otto-Buchanan

---

**From:** Fire Code  
**Sent:** Monday, June 1, 2020 1:59 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Riddels' Orig RSB L1 #2020-077

Amy,  
Fire Code has no issue with this.



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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Thursday, May 28, 2020 1:13 PM  
**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>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Planning <MSB.Planning@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>; 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 Riddels' Orig RSB L1 #2020-077

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

## Amy Otto-Buchanan

---

**From:** Adam Bradway  
**Sent:** Monday, June 15, 2020 11:26 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Riddels' Orig RSB L1 #2020-077

Hi Amy,

I do not have any comments to make on the proposed subdivision. Thank you for the opportunity to comment.

### Adam Bradway

Matanuska-Susitna Borough: Planner II  
E Dahlia Ave, Plamer, Alaska  
(907) 861-8608

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Thursday, May 28, 2020 1:13 PM  
**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>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Planning <MSB.Planning@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>; 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 Riddels' Orig RSB L1 #2020-077

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

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

## Amy Otto-Buchanan

---

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Wednesday, June 3, 2020 12:02 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Riddels' Orig RSB L1 #2020-077

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

Hi Amy,

MTA has reviewed the plat for Riddels Original Subd. 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:** Thursday, May 28, 2020 1:13 PM  
**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>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Planning <MSB.Planning@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>; 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 Riddels' Orig RSB L1 #2020-077

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## Amy Otto-Buchanan

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, June 1, 2020 3:29 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Riddels' Orig RSB L1 #2020-077

[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:** Thursday, May 28, 2020 1:13 PM

**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>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Planning <MSB.Planning@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>; 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 Riddels' Orig RSB L1 #2020-077

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[https://matsugovus-my.sharepoint.com/:f/g/person/amy\\_otto-buchanan\\_matsugov\\_us/Epo403w4OVtEmzIXgEAVeVcBr8tgCtqk\\_b-TXwfiNMs6WA?e=aakzOr](https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/Epo403w4OVtEmzIXgEAVeVcBr8tgCtqk_b-TXwfiNMs6WA?e=aakzOr)

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Amy Otto-Buchanan

Platting Technician

[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)

## Amy Otto-Buchanan

---

**From:** Tammy L. Simmons <Tammy.Simmons@mea.coop>  
**Sent:** Tuesday, June 16, 2020 3:29 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Riddels' Orig RSB L1 #2020-077  
**Attachments:** 20200616\_153516.pdf

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

MEA comments to include easement in plat notes.

Thank you.

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Thursday, May 28, 2020 1:13 PM  
**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>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Planning <MSB.Planning@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>; 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 Riddels' Orig RSB L1 #2020-077

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Amy Otto-Buchanan



Recording District:

Return to: Matanuska Electric Assn  
PO Box 2929  
Palmer AK 99645

**THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR THE RECORDING DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.**

**DO NOT DETACH**

Matanuska Electric Association, Inc.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),

MTA

(unmarried) (husband and wife), whose address is

1740 S. Chugach St Palmer AK 99645-0000

for a good valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the "Grantee") whose post office address is Box 2929 Palmer, Alaska, and to its successors or assign, the right to enter upon the lands of the undersigned, situated in the Palmer Recording District, State of Alaska, and more particularly described as follows:

L1 BØ  
Riddles Original  
SW ¼ (plat 62-12)

being in Section 34, Township 18N, Range 11W S.M., and to construct, reconstruct, rephase, repair, operate and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution line or system; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Grantee may from time to time deem advisable, including, by way of example and not by the way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 15 feet of the center line of said line of system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the easement, lines, or system by any other person, association or corporation for electric or telecommunication purposes.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the Grantee's expense shall remain the property of the Grantee, removable at the option of the Grantee.

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

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

The undersigned covenant that they are the owners of the above described lands, and that the said lands are free and clear of encumbrances and liens of whatsoever character except as may appear of record and those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 4 day of March, 1996

W. J. [Signature] Grantor  
representative of the Soc. Admin.  
Grantor

STATE OF ALASKA) SS-

THIS IS TO CERTIFY that on this 4 day of 3, 1996 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

William Garteccc

EROW 256 (94)

FOR DISTRICT RECORDERS USE

known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

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



Gloria Whitney  
Notary Public in and of Alaska  
My commission expires: 8-11-98

W.O. 12016/1  
P/S 3  
SUBD 1050  
PLAT 62-12  
MISC 18-18  
MAP 18-18  
QUAD C  
EASE 2701187



SEAL

Return to: MEA, PO Box 2929, Palmer, AK 99645

WP 32-16A



**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 16, 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.

- **Bauer Estates**  
(MSB Case # 2020-074)
- **Gillum Pines**  
(MSB Case # 2020-076)
- **Riddels' Original RSB Lot 1**  
(MSB Case # 2020-077)

If you have any questions, or if this line is or is going to be abandoned, please feel free to contact me at 334-7911 or by email at [skylar.shaw@enstarnaturalgas.com](mailto:skylar.shaw@enstarnaturalgas.com)

Sincerely,

A handwritten signature in black ink, appearing to read "Skylar Shaw", written in a cursive style.

Skylar Shaw  
Right-of-Way and Compliance Technician  
ENSTAR Natural Gas Company

PLEASE BEAR WITH US AS WE CONTINUE TO IMPROVE THIS PROCESS.

No Objection [ ] Objection [ ] Concern

Name: CHARLES R. DILLARD Address: 1532 "F" ST. ANCHORAGE, AK. 99501

Comments: I support NORTH LIT HOMES LLC TO CREATE FOUR LOTS FROM LOT 1  
RIDGLES' ORIGINAL SUBDIVISION

Case # 2020-077 AOB

Note: Vicinity map Located on Reverse Side

EXHIBIT H

**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 \_\_\_\_\_, 202\_\_\_\_, 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)



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

**LEGEND**

- ⊙ RECOVERED PLASTIC CAP ON 3/8" REBAR
- ⊙ RECOVERED 1/4" IRON PIPE
- RECOVERED 3/8" REBAR
- RECOVERED 1/2" REBAR
- ⊕ SET PLASTIC CAP ON 3/8"x30" REBAR
- MEASURED DATA
- (N74°45'W) [254.70'] RECORD PER PLAT (66-12)
- (N74°45'W) [254.70'] RECORD PER PLAT (2019-9)
- 701 SURVEY POINT NUMBER
- 1 BLOCK

**NOTES**

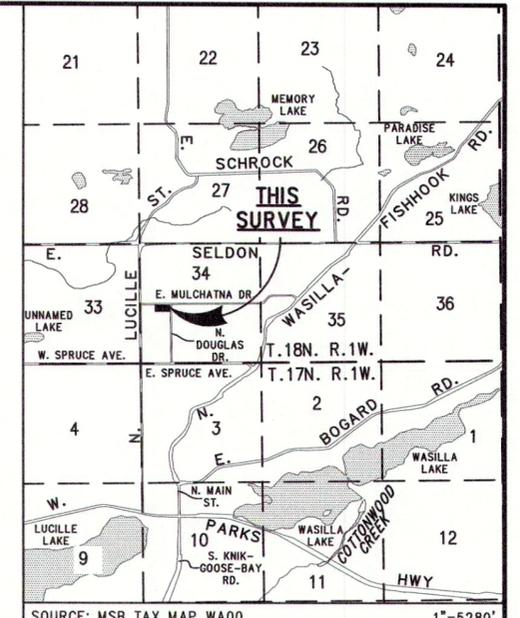
1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHWEST CORNER OF LOT 4, A RECOVERED PLASTIC CAP (SURVEY POINT 701) WITH A NETWORK GNSS GEODETIC POSITION OF 61° 36' 23.51"N 149° 26' 49.19"W
3. NO INDIVIDUAL 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.



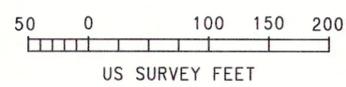
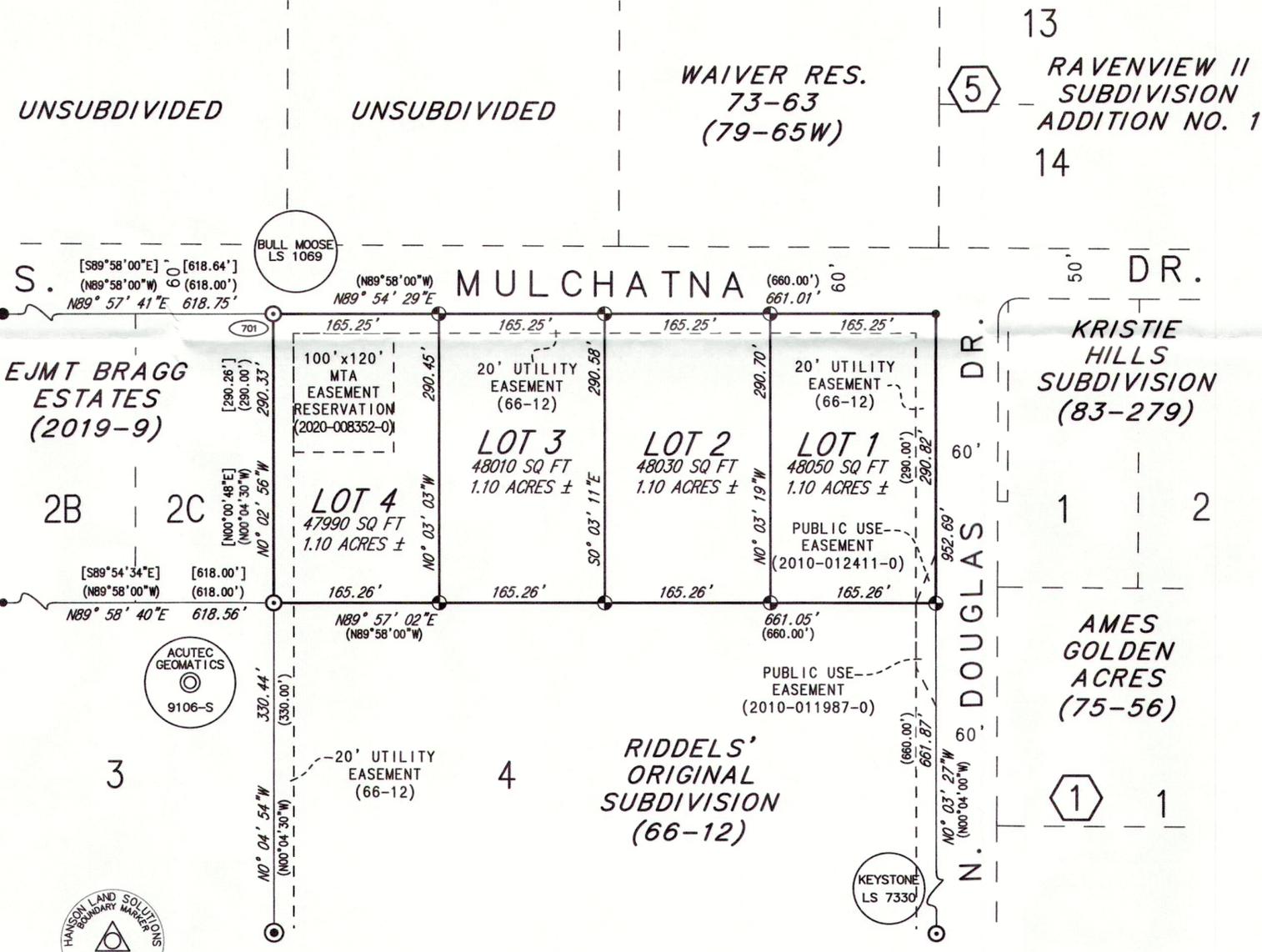
**CERTIFICATE OF PAYMENT OF TAXES**

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

TAX COLLECTION OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
(MATANUSKA-SUSITNA BOROUGH)



SOURCE: MSB TAX MAP WA00 1"=5280'



**CERTIFICATE OF OWNERSHIP**

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.

ROMAN KULIKOVSKIY (MEMBER) \_\_\_\_\_ DATE \_\_\_\_\_  
NORTH LIT HOMES, LLC  
P.O. BOX 3551  
PALMER AK 99645

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
FOR \_\_\_\_\_  
NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_

Agenda Copy

A PLAT OF  
**RIDDELS' ORIGINAL LOT 1 SUBDIVISION**  
A SUBDIVISION OF  
LOT 1  
**RIDDELS' ORIGINAL SUBDIVISION (66-12)**  
PALMER RECORDING DISTRICT  
STATE OF ALASKA  
LOCATED WITHIN  
SW 1/4 SEC. 34, T.18N. R.1W. SM, AK  
CONTAINING 4.40 ACRES MORE OR LESS

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

40

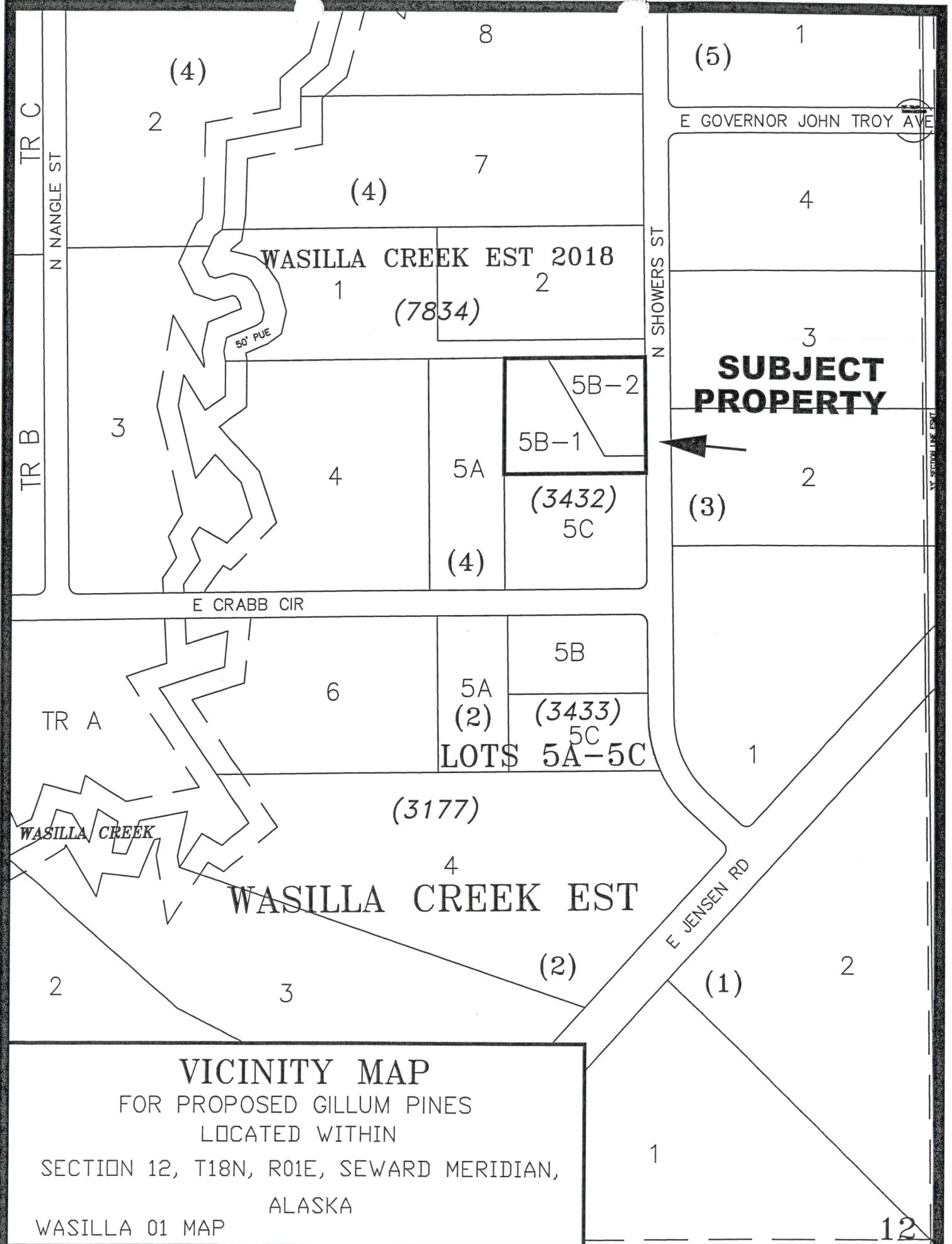
STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JUNE 24, 2020

PRELIMINARY PLAT: GILLUM PINES  
LEGAL DESCRIPTION: SEC 12, T18N, R01E, SEWARD MERIDIAN AK  
PETITIONERS: DONALD E. & FIORELLA O'MALLEY  
SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING  
ACRES: 2.1 ± PARCELS: 2  
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-076

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**REQUEST:** The request is to create two lots from Lot 5-B, Block 4, Wasilla Creek Estates, Plat No. 88-10A, to be known as **GILLUM PINES**, containing 2.1 acres +/- . The plat is located north of E. Jensen Road and directly west of N. Showers Street; within the SE ¼ Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska.

Staff is requesting a continuance to July 1, 2020. There was a mistake on the Vicinity Map sent out with the Notice of Public Hearing. Renoticing was required.



**VICINITY MAP**

FOR PROPOSED GILLUM PINES  
LOCATED WITHIN

SECTION 12, T18N, R01E, SEWARD MERIDIAN,  
ALASKA

WASILLA 01 MAP