

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*

**SEPTEMBER 3, 2020
REGULAR MEETING
1:00 P.M.**

Ways to participate in Platting Board meetings:

IN PERSON: Should you wish to testify in person, please adhere to the 6-foot distance between yourself and others. It is highly recommended that you bring your own mask to wear.

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

TELEPHONIC TESTIMONY:

- Dial 1-855-225-1887; with Conference ID #7854; You will hear “Joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear “Your hand has been raised.”
- When it is your turn to testify you will hear “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

- A. August 6, 2020

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(There is no Unfinished Business)

5. RECONSIDERATIONS/APEALS

(There is no Reconsideration/Appeals)

6. PUBLIC HEARINGS

- *Platting Board Chair to read the Ex-Parte & Interest Memo.*
 - A. **EUREKA TRAILHEAD, LLC:** The request is to divide Lot 1, US Survey 5809 into 33 lots and 1 tract, with interior private roads, to be known as **EUREKA TRAILHEAD ESTATES**, containing 159.96 acres +/- . The petitioner requests a variance from MSB 43.20.300(E)(4)(b) to allow the pole portion of six flag lots to be overlaid with Private Driveway Easements rather than Public Use Easements. The property is located at mile 132 of E. Glenn Hwy. (Tax ID #U05809000L01); lying within Sections 05 & 08, Township 02 North, Range 10 West, Copper River Meridian, Alaska. In Community Council: Glacier View and in Assembly District #1 Tim Hale

- *Platting Board Chair to read the Ex-Parte & Interest Memo.*
 - B. **MARK & MELISSA BAUER / HANSON LAND SOLUTIONS:** The request is to create five lots from Tax Parcel D16, to be known as **BAUER ESTATES**, containing 39.79 acres +/- . The property is located east of the Matanuska River, directly north of E. Doc McKinley Avenue and south of E. Brian Drive (Tax ID # 17N02E21D016); within the SW ¼ Section 21, Township 17 North, Range 02 East, Seward Meridian, Alaska. In Community Council: Butte and Assembly District #1 Tim Hale. Continued from August 6, 2020)

- *Platting Board Chair to read the Ex-Parte & Interest Memo.*
 - C. **MERLE & PATRICIA SIKES and JOHN & MONICA JAMES:** The request is create a 2-phase master plan of 21 lots and 2 road tracts from Lot 1, Block 1, Hatcher View Estates, Plat 77-7, and Tax Parcels C17 in Section 3 and B6 & B7 in Section 10 to be known as **NEW HOPE ESTATES MASTER PLAN**, containing 120 acres+/- . Petitioner is requesting private roads within the subdivision. The petitioner has encompassed Lot 1 Block 1 Hatcher View Subdivision within Tract A to satisfy MSB Resolution 85-14. The property is located directly south of mile 9.5 N. Wasilla-Fishhook Road (Tax ID #1280B01L001, 18N01E03C017,18N01E10B006, 18N01E10B007); within the SE¼ SW¼ Section 3 and NW¼ Section 10, Township 18 North, Range 1 East, Seward Meridian. In Community Council: Fishhook and Assembly District #6 Jesse Sumner

- *Platting Board Chair to read the Ex-Parte & Interest Memo.*
 - D. **HANS AXELSSON & HENRICK WESSEL:** The request is to divide Tax Parcel A2 into 12 lots, to be known as **WESSEL HEIGHTS ESTATES**, containing 35.95 acres +/- . The property is located west of S. Christiansen Lake Road, east of the Talkeetna Airport, and is bisected by Twister Creek (Tax ID #26N04W30A002); lying within the SW ¼ NE ¼ Section 30, Township 26 North, Range 04 West, Seward Meridian, Alaska. In Community Council: Talkeetna and in Assembly District #7 Tam Boeve

- *Platting Board Chair to read the Ex-Parte & Interest Memo.*
 - E. **JERRY HARMAN:** The request is to create 50 lots and 1 utility tract from Tax Parcel C8 (Parcel C, Waiver 2004-26-PWm) to be known as **STELLA RIDGE**, containing 60.0 acres +/- . Interior private roads will be constructed to provide access to all lots. The plat is located

approximately ½ mile west of Wasilla-Fishhook Road and north of E. Pamela Drive (Tax ID # 18N01E18C008); within the SW ¼ Section 18, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: Fishhook and in Assembly District #6 Jesse Sumner

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

F. IGOR & NATALIYA ZHUCHKOV: The request is to create 70 lots, by a four phase Master Plan, from Tax Parcel A7, to be known as **SUSLOSITNA PLACE MASTER PLAN**, containing 80.17 acres +/- . The property is located south of W. Schrock Road (Tax ID # 218N01W21A007); within the NE ¼ NW ¼ and NW ¼ NE ¼ Section 21, Township 18 North, Range 01 West, Seward Meridian, Alaska. In Community Council: Tanaina (Inactive) and in Assembly District #6 Jesse Sumner

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

G. GERALDINE T. ESTABROOK ESTATE, CHARLES P. MICHAEL, LOTTIE MICHAEL, PATRICIA HUDSPETH: The request is to create a total of 144 parcels, 141 lots and three tracts, by a six phase Master Plan, from Lot 2, Annie Subdivision, Plat No. 2018-61, to be known as **UPTOWN ESTATES MASTERPLAN**, containing 89.6 acres +/- . The property is located southeast of N. Wasilla-Fishhook Road and east of N. Peck Street (Tax ID # 57774000L002); within the NW ¼ Section 02, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Community Council: None and in Assembly District #4 Ted Leonard

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 September 17, 2020 Platting Board Hearing *(Informational Only – Subject to change)*
 - Little Susitna Ridge, Case 2020-107
 - J & R Bulchitna N., Case 2020-113
 - Bauer Estates (Continued), 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 **September 3, 2020** in the **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska. To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>. Please follow all public protocols in relation to the mandates regarding Covid-19.

MINUTES

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on August 6, 2020, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Vice Chair Wilfred Fernandez.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, Assembly District #1
Mr. LaMarr Anderson, Assembly District #2
Mr. Dennis Vau Dell, Assembly District #5
Mr. Wilfred Fernandez, Assembly District #6, Vice Chair
Mr. Justin Hatley, Alternate

Platting Board members absent and excused were:

Mr. Jordan Rausa, Assembly District #4, Chair
Mr. George Thompson, Assembly District #7
Mr. John Shadrach, Alternate
VACANT, District #3

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Sloan Von Gunten, Platting Administrative Specialist
Ms. Cheryl Scott, Platting Technician
Ms. Amy Otto-Buchanan, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Board Member Justin Hatley.

C. APPROVAL OF THE AGENDA

Vice Chair Fernandez inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objections.

2. APPROVAL OF MINUTES

Vice Chair Fernandez inquired if there were any changes to the minutes for July 2, 2020.

- Correct the adjournment name on page 3.

GENERAL CONSENT: The minutes for July 2, 2020 were approved with changes without objections.

3. AUDIENCE PARTICIPATION & PRESENTATIONS (*Three minutes per person, for items not scheduled for public hearing*)

A. Persons to Be Heard

The following person thanked the platting staff for their work and spoke in regards to dead end cul-de-sac's and interconnectivity access for a subdivision: Mr. Bill Folsom.

The following person spoke in regards on fire emergency service response on interconnectivity access for a subdivision: Mr. Roy Roistacher (Fire Service Area 136).

4. UNFINISHED BUSINESS: Quasi-Judicial Matters

Platting 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.

- A. **FAIRVIEW MEADOWS 2019**: The request is to create four lots from Lot 3, New Huntington Acres, Plat No. 2019-27, to be known as **Fairview Meadows 2019**, containing 13.54 acres +/- . Access for all four lots will be from a 60' X 60' Public Use Easement on the pole portions of Lot 2 and Lot 3. The property is located east of E. Fairview Loop (Tax ID #57719000L003); within the NW ¼ SW ¼ Section 23, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Community Council: Knik-Fairview and in Assembly District #3 George McKee (*Owner/Petitioner: Crane Hills LLC; Surveyor: Denali North; Staff: Amy Otto-Buchanan*)

Vice Chair Fernandez:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; There was no objection noted by the platting board.
- Read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 79 public hearing notices were mailed out on July 15, 2020.

Ms. Amy Otto-Buchanan

- Gave an overview of the case, #2019-103.
- Staff recommends approval of the case with findings of fact and conditions.

Vice Chair Fernandez invited the petitioner or/and the petitioner's representative for a brief overview. The petitioner and/or the petitioner's representative was not present.

Vice Chair Fernandez opened the public hearing for public testimony.

There being no one to be heard, Vice Chair Fernandez closed the public hearing.

Vice Chair Fernandez invited the petitioner or their representative to provide their comments.

The petitioner and/or the petitioner's representative was not present at the Hearing.

Vice Chair Fernandez closed the petitioner's comments and discussion moved to the Platting Board.

MOTION: Platting Member Cottini moved to approve the preliminary plat for Fairview Meadows 2019, with 8 recommendations. The motion was seconded by Platting Member Anderson.

VOTE: The motion passed with all in favor by general consent. There are 9 findings of fact.

5. RECONSIDERATIONS/APPEALS

(There is no Reconsiderations/Appeals at this time)

6. PUBLIC HEARINGS: Quasi-Judicial Matters

Platting 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.

A. **BAUER ESTATES:** The request is to create five lots from Tax Parcel D16, to be known as **Bauer Estates**, containing 39.79 acres +/- . The property is located east of the Matanuska River, directly north of E. Doc McKinley Avenue and south of E. Brian Drive (Tax ID # 17N02E21D016); within the SW ¼ Section 21, Township 17 North, Range 02 East, Seward Meridian, Alaska. In Community Council: Butte and Assembly District #1 Tim Hale (*Owner/Petitioner: Mark & Melissa Bauer / Hanson Land Solutions; Surveyor: Hanson; Staff: Cheryl Scott*)

Vice Chair Fernandez:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; There was no objection noted by the platting board.
- Read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 20 public hearing notices were mailed out on June 10, 2020 that was continued from the July 2, 2020 platting board hearing.

Ms. Cheryl Scott

- Gave an overview of the case, #2020-074.
- Staff would like to continue the case to September 3, 2020 for the petitioner to complete detailed paperwork for the case report.

Vice Chair Fernandez invited the petitioner or/and the petitioner's representative for a brief overview. The petitioner and/or the petitioner's representative was not present.

Vice Chair Fernandez opened the public hearing for public testimony.

There being no one to be heard, Vice Chair Fernandez kept the public hearing open.

Vice Chair Fernandez invited the petitioner or their representative to provide their comments.

The petitioner and/or the petitioner's representative was not present at the Hearing.

Vice Chair Fernandez kept the petitioner's comments open and discussion moved to the Platting Board.

MOTION: Platting Member Anderson moved to continue the preliminary plat for Bauer Estates to September 3, 2020. The motion was seconded by Platting Member Vau Dell.

VOTE: The motion passed with all in favor by general consent.

B. **GARRISON RIDGE**: The request is to create 11 lots and 1 tract, by a three phase Master Plan, from Tax Parcels A18 and D14, to be known as **Garrison Ridge**, containing 39.9 acres +/- . Petitioner is vacating a portion of the Public Use Easement of N. Prospect Drive; the Section Line Easements on the north; dedicating the Public Use Easement of N. Meadow Lakes Loop and additional right-of-way to straighten N. Meadow Lakes Loop. Two cul-de-sac will be created for access. The property is located north and south of N. Meadow Lakes Loop, and west of N. Phillips Drive (Tax ID #s 218N02W28D014 and 218N02W33A018); within the S ½ SE ¼ Section 28 and N ½ NE ¼ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In Community Council: Meadow Lakes and in Assembly District #7 Tam Boeve (*Owner/Petitioner: Silk LLC; Surveyor: Keystone; Staff: Amy Otto-Buchanan*)

Vice Chair Fernandez:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; There was no objection noted by the platting board.
- Read the case title and description into the record.

Ms. Von Gunten provided the mailing report.

- Stating that 76 public hearing notices were mailed out on July 15, 2020.

Ms. Amy Otto-Buchanan

- Gave an overview of the case, #2020-092/093.
- The platting board will need to decide on Recommendation #7 on the main motion to either removing or keep for the final decision.
- Staff recommends approval of the case with findings of fact and conditions.

Vice Chair Fernandez invited the petitioner or/and the petitioner's representative for a brief overview.

Mr. Gary LoRusso, the petitioner's representative, gave a brief overview.

Vice Chair Fernandez opened the public hearing for public testimony.

There being no one to be heard, Vice Chair Fernandez closed the public hearing.

Vice Chair Fernandez invited the petitioner or their representative to provide their comments.

Gary LoRusso, the petitioner's representative gave an explanation on the actions being taken on the case and answered questions from the platting board.

TIME: 1:44 p.m.

CD: 0:42:45

BREAK

TIME: 1:54 P.M.

CD: 0:25:49

Gary LoRusso, the petitioner's representative, continued his briefing and answered questions from the platting board.

Vice Chair Fernandez closed the petitioner's comments and discussion moved to the Platting Board.

MASTER PLAN & PUE MAIN

MOTION: Platting Member Anderson moved to approve the preliminary plat for Garrison Ridge Master Plan and the vacation of the Public Use Easement, with 9 recommendations. The motion was seconded by Platting Member Cottini.

The platting board discussed adding a recommendation.

AMENDED

MOTION: Platting Member Vau Dell moved to amend the preliminary plat to add a recommendation to the Section Line Easement. There was no second.

- Discussion on the process for the making the motions and amendments for this case.
- Platting Member Vau Dell withdrew his motion.

AMENDED

MOTION: Platting Member Anderson moved to amend the main motion to add a recommendation on access for Garrison Ridge Master Plan and the vacation of the Public Use Easement. The motion was seconded by Platting Member Vau Dell.

VOTE: The amended motion to add a recommendation on access passed with all in favor by general consent.

AMENDED

MOTION: Platting Member Cottini moved to amend the main motion to remove recommendation #7 for Garrison Ridge Master Plan and the vacation of the Public Use Easement. The motion was seconded by Platting Member Hatley.

VOTE: The amended motion to remove recommendation #7 passed with all in favor by general consent.

AMENDED

MOTION: Platting Member Vau Dell moved to amend the main motion to add finding #12 for Garrison Ridge Master Plan and the vacation of the Public Use Easement. The motion was seconded by Platting Member Anderson.

TIME: 2:32 p.m.

CD: 01:30:28

BREAK

TIME: 2:39 P.M.

CD: 01:37:11

Vice Chair Fernandez had the clerk read the wording by Platting Member Vau Dell and asked staff also for their wording on adding finding #12.

AMENDED

VOTE: The amended motion to add finding #12 passed with all in favor by general consent.

FINDINGS:

- Add #12: Mr. Holler, engineer of record, provided documentation supporting the removal of the condition of approval proving that Lot 4, Block 1 has sufficient contiguous useable septic area.

RECOMMENDATIONS:

- Remove recommendation #7.
- Add #9: Vacation of Prospect Drive conditioned on the following either:
 - a) A second access being constructed into the area.
 - b) N. Meadow Lakes Road has been constructed and approved in the new alignment shown on the preliminary plat.

MAIN MOTION

VOTE: The main motion with the addition of finding #12, removal of recommendation #7 and addition of #9 passed with all in favor by general consent. There are 12 findings of facts and 9 recommendations.

SECTION LINE EASEMENT MAIN

MOTION: Platting Member Cottini moved to approve the Section Line Easement for Garrison Ridge, with 6 recommendations. The motion was seconded by Platting Member Hatley.

SECTION LINE EASEMENT

VOTE: The Section Line Easement motion passed with all in favor by general consent. There are 5 findings of facts.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(There is no Items of Business & Miscellaneous)

8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory *(if needed)*
- B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on August 20, 2020. Gave an update on the construction manual, Title 43 white board list, the resolution on fire code, and the street & highway plan maps.

Ms. Von Gunten reminded the board to let the office know if they cannot attend the next meeting.

9. BOARD COMMENTS

- Platting Member Vau Dell had no comments.
- Platting Member Hatley had no comments
- Platting Member Anderson thankful to have a contractor looking at the street & highway plan.
- Platting Member Cottini commented on the upcoming hunting season.
- Platting Member Fernandez thanked staff and the board for their time and work today.

10. ADJOURNMENT

With no further business to come before the Platting Board, Vice Chair Wilfred Fernandez adjourned the meeting at 3:09 p.m. (CD: 02:07:32)

WILFRED FERNANDEZ,
Platting Board Vice Chair

ATTEST:

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: _____

6A

The stub road between Block 3 and 4, on the west side of the subdivision, is a stub road and the Subdivision Construction Manual Paragraph A11.4 states no construction is required if physical access is provided to all lots by adjoining streets. Physical access to the lots on either side will be from the internal road system. This dedication was required to break up the block length. Block length in MSB 43.20.300 is limited to no more than 3,000 feet.

Soils: Hanson Land Solutions provided the useable area report (**Exhibit B**). The engineer certified the lots within this subdivision have at least 10,000 sq. ft. useable building area and at least 10,000 sq. ft. useable septic area.

As-built Info: As-Built information was provided within and outside the boundary as required by MSB 43.15.016. The owners have constructed a road within Tract A, driveways within the flag pole portions of 6 lots and a driveway and gravel pad within Lot 7. A trail is located within the Glenn Hwy right-of-way and at the southeast corner. Overhead utilities run alongside the Glenn Hwy within an existing 50' wide utility easement as noted on the as-built.

Access: MSB 43.20.100(F)(1) allows for the subdivision of lands outside a road service area with access to the lots from pioneer standard roads (**Recommendation #3**). 43.20.100(F)(1)(a) requires a parking area of sufficient size be reserved and constructed if no provisions are made for winter maintenance of the subdivision roads (**Recommendation #4**). The surveyor is showing a parking area of 80' X 250' on the preliminary plat. Staff spoke to one of our borough engineers, Mike Campfield, who proposed a formula for the size of a parking area for remote subdivisions (**Exhibit C**). Using his calculations, the parking area proposed is of sufficient size.

S. Glenn Hwy provides access to the subdivision. Access to the lots is from private roads as allowed in MSB 43.20.100(C). Private roads shall be approved provided they are constructed to Subdivision Construction Manual standards and Emergency Services is provided access to deliver services (**Recommendation #5**). Private roads are also allowed when there is no possibility or public necessity to provide for public through traffic because alternate legal access to adjoining properties is available and that access is constructible in accordance with Subdivision Construction Manual standards. Staff notes the area is surrounded by state land open to the public. MSB 43.20.100(C) requires private road maintenance be guaranteed and that the applicant provide a documented plan for private road maintenance (**Recommendation #6**) stating:

- (1) What seasons road maintenance will be performed,
- (2) Contact information for road maintenance,
- (3) Length of the maintained roads in feet, and
- (4) The surface type.

Tract A is being used as a road system within this property. Temporary cul-de-sacs, are normally placed on public roads, where there may be a need of extending the road. Staff supports the construction of the cul-de-sac, but it needs to be part of the tract (**Recommendation #7**).

The surveyor also extended Tract A to provide for interconnectivity to the unsubdivided state owned lands to the east. Tract A also extends south to connect with the existing 60' access easement within Eureka Summit Subdivision.

The petitioner provided road plan and profiles at **(Exhibit D)**.

Drainage: A drainage plan was provided, meeting the Subdivision Construction Manual standards **(Exhibit E)**. The drainage plan shows the drainage along the proposed roads and proposed culverts.

Utilities: Utility easements will be granted by document prior to recordation of the plat **(Recommendation #8)**. This is done often when there are private roads. The borough has access to public roads to inspect utility installation, but does not have access to private roads so the utility easements are obtained directly from the utility company and then graphically depicted on the final plat showing the recording information.

Variance: The petitioner applied for a variance to MSB 43.20.300(E)(4)(b), which requires a public use easement overlay the width of the pole portion and extend into the flag portion an adequate distance to provide for a turnaround designed to Subdivision Construction Manual standards **(Exhibit F)**. The flag lot pole portions are shown on the preliminary plat overlaid with private driveway easements after the subdivision is approved rather than public easements. The petitioner answered the three criteria for a variance and staff supports the approval.

A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property

If this code section was strictly applied, the "Public Use Easements" would not connect to any public access since this subdivision is to be served by Private Roads, rather than by Public Roads. The strict application of the existing code would actually be injurious to the owners of the subdivision since any use of Public Use Easements would require users to trespass on private lands. If these easements are recorded on the plat as "Public Access Easements" it would encourage non-owners to believe they had legal access to these properties. Whereas in fact any access would require the public trespass on private lands and private roads to use the "Public Access Easements."

B. The variance request is based upon conditions of the property that are atypical to other properties.

This subdivision is atypical in that any Public Use Easements on the Flag Lot Pole portions would not connect to any public access since this subdivision is to be served by Private Roads, rather than by Public Roads. The Public Use Easements would be "donut holes" in the middle of private land.

C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions,

the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

The strict application of this code section would create undue substantial hardship to the owners of the property since the listing of these easements as “Public Access Easements” would encourage non-owners to believe they had access to these properties. Whereas in fact any access would require that the public trespass on private lands and private roads to use the “Public Access Easements.” The owners, and the MSB itself, might be caught in a catch-22 situation where the “Public Use Easements” are in fact impossible to use by the public.

COMMENTS:

Borough: Planning Division had no comments (**Exhibit G**).

Fire Marshall stated a concern here is that there will be another subdivision with only a single ingress and egress point (**Exhibit H**). This will become an issue if there is any kind of natural disaster or fire that will require both evacuation and inflow of emergency vehicles. If the single point is not passable for any reason there will be no way to get in or out. *Staff notes this parcel is outside of any Fire Service Area and the surveyor is dedicating two connections to the Glenn Highway, one connection to an adjoining right-of-way and one connection to adjacent state land.*

Public Works, reviewed the plat and drainage plan and commented that the roads should be constructed to residential standards (**Exhibit I**). *Staff notes MSB 43.20.100(F) allows for pioneer standard in areas outside of a Road Service Area.*

State: ADOT&PF stated they suggest a plat note of “No direct lot access to the Glenn Hwy” be added to the plat (**Exhibit J**). They stated Driveways onto state owned roads must meet current ADOT&PF standards. *Staff notes the preliminary plat shows a plat note prohibiting direct access to Glenn Hwy unless approved by ADOT&PF. Staff called Ms. Woolery, from ADOT&PF Fairbanks office and confirmed the proposed road is not a driveway and the petitioner will need to have an approach road review performed for this access* (**Recommendation #9**).

Utilities: This parcel is in Copper Valley Telecom and Copper Valley Electric service area, no response received.

No response was received from the public as a result of the public noticing.

CONCLUSION:

The preliminary plat for Eureka Trailhead Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat. This plat will divide 159 acres +/- to create 33 lots and 1 tract with private roads. The petitioner applied for a variance to the requirement of placing a Public Use Easement within the flag lots that have pole portions adjoining.

Instead, the surveyor will show private driveway easements on the final plat and place a plat note requiring common access for these lots.

The subdivision provides two access points to the Glenn Hwy., one access to the stub road from Eureka Summit and one access to state property to the east. This property is outside of any borough road service area or fire service area. Pioneer standard road construction is allowed in MSB 43.20.100(F)(1). 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 Eureka Trailhead Estates is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.016 Preliminary Plat Submittal and Approval.
2. The petitioner applied for a variance from MSB 43.20.300(E)(4)(b) to allow private driveway easements be overlaid on the flag lots with pole portions adjoining instead of public use easements. This was presented to the platting board:

A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property

If this code section was strictly applied, the "Public Use Easements" would not connect to any public access since this subdivision is to be served by Private Roads, rather than by Public Roads. The strict application of the existing code would actually be injurious to the owners of the subdivision since any use of Public Use Easements would require users to trespass on private lands. If these easements are recorded on the plat as "Public Access Easements" it would encourage non-owners to believe they had legal access to these properties. Whereas in fact any access would require the public trespass on private lands and private roads to use the "Public Access Easements."

B. The variance request is based upon conditions of the property that are atypical to other properties.

This subdivision is atypical in that any Public Use Easements on the Flag Lot Pole portions would not connect to any public access since this subdivision is to be served by Private Roads, rather than by Public Roads. The Public Use Easements would be "donut holes" in the middle of private land.

C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

The strict application of this code section would create undue substantial hardship to the owners of the property since the listing of these easements as

“Public Access Easements” would encourage non-owners to believe they had access to these properties. Whereas in fact any access would require that the public trespass on private lands and private roads to use the “Public Access Easements.” The owners, and the MSB itself, might be caught in a catch-22 situation where the “Public Use Easements” are in fact impossible to use by the public.

3. The petitioner is showing private driveway easements overlaid on the flag pole portions on the plat and a plat note indicating the subject lots will share a common access to Tract A.
4. Petitioner’s engineer certified each lot has at least 10,000 sq. ft. of useable septic area and at least 10,000 sq. ft. of useable building area.
5. Lot sizes and block lengths are consistent with MSB 43.20.300(A), *Lot and Block Design*.
6. Frontage to all lots are consistent with MSB 43.20.320, *Frontage*.
7. Tract A will need to have road names, MSB 43.15.049(D) and MSB 11.20.110(C) prohibit the duplication of street names.
8. A calculation suggested by MSB Civil Engineer shows the size of the proposed parking area on Lot 1 Block 1 to be sufficient size. Staff notes this is in compliance with MSB 43.20.100(F)(1)(a), requirement for a staging area if winter road maintenance is not provided for.
9. The road between Block 3 and 4 is a stub road, created to break up the block length; Subdivision Construction Manual Paragraph A11.4 states no construction is required if physical access is provided to all lots by adjoining streets.
10. The preliminary plat has a plat note prohibiting direct access to the Glenn Hwy unless approved by ADOT&PF.
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 Eureka Trailhead Estates, located within Sections 5 & 8, Township 2 North, Range 10 West, Copper River Meridian, Alaska contingent on the following staff recommendations:”

1. Submit the mailing and advertising fee.
2. Pay inspection fee, and obtain Notice to Proceed in accordance with the Subdivision Construction Manual, Section E.

3. Construct the interior roads to minimum pioneer 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.
4. Reserve on the plat and construct a parking area for off-highway parking of vehicles as required in MSB 43.20.100(F)(1)(a); obtain Public Works Engineer signoff.
5. If gates are constructed within Tract A, install Knox Box access for Emergency Services access.
6. Provide a documented plan for private road maintenance per MSB 43.20.100(C)(4) stating:
 - a. What seasons road maintenance will be performed,
 - b. Contact information for road maintenance,
 - c. Length of the maintained roads in feet, and
 - d. The surface type.
7. Incorporate the two cul-de-sac bulbs within Tract A.
8. Obtain utility easements from the servicing utility company and depict these on the final plat with the document's recording number.
9. Obtain an approved approach road review from ADOT&PF for the Glenn Hwy intersection.
10. Provide updated title report executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
11. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
12. Submit final plat in full compliance with Title 43.

31

32

32

5

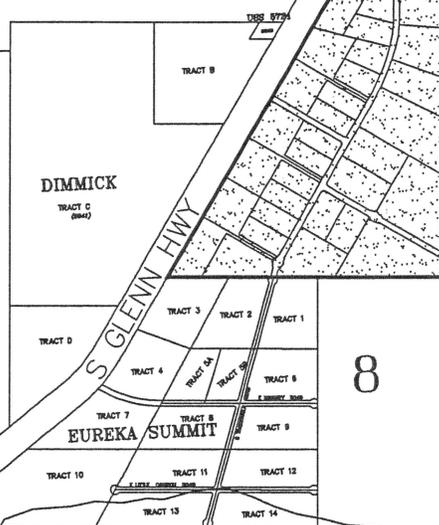
4

6

**SUBJECT
PROPERTY**

7

9



8

18

17

16

VICINITY MAP

FOR PROPOSED EUREKA TRAILHEAD ESTATES
LOCATED WITHIN
SECTIONS 5 & 8, T2N, R10W
COPPER RIVER MERIDIAN, ALASKA

EXHIBIT A-1

OLD MAN 14 MAP

2014 GOOGLE EARTH IMAGERY

SUBJECT AREA

N

S Timberwolf Rd
EUREKA
Kingery Rd
SUMMIT

NETCH LN
GLACIER
ESTATES

Old Man Creek Trail

Glenn Hwy

EXHIBIT A-2

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



RECEIVED
 JUL 17 2020
 PLATTING

USEABLE AREA CERTIFICATION

EUREKA TRAILHEAD SUBDIVISION

A SUBDIVISION OF

LOT 1, U.S. SURVEY 5809, SITUATED WITHIN SECTIONS 5 & 8, T.2N. R.10W. CRMAK

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.

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: 4	(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: 1, 2, 3, 5, 6	(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:

<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'
 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 12/4/19
 Simon Gilliland P.E. Date
 Professional Engineer



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 305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	Lot 1, USS 5809, Sec 5 & 8, T2N R10W, CRM, AK	TEST HOLE NO.	Date: 06/14/19
Insp. By:	SIMON GILLILAND	2	Job # 19-160

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX. LITTLE/NO FINES.						
3ft	SM	SILTY SANDS, SAND-SILT MIXTURES						
4ft	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES	PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft			2					
8ft			3					
9ft			4					
10ft			5					
11ft			6					
12ft			7					
			8					
			9					
			10					
	11							
	12							
			Perc. Hole Diam. (in.):					
			Test Run Between:					
			ft	and	ft	Deep		
13ft								
14ft								
15ft								
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 E. Firewood Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	Lot 1, USS 5809, Sec 5 & 8, T2N R10W, CRM, AK	TEST HOLE NO.	Date: 06/14/19
Insp. By:	SIMON GILLILAND	3	Job # 19-160

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	GP-GM	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, MODERATE FINES	PERCOLATION TEST					
6ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
7ft			1					
			2					
			3					
			4					
8ft			5					
			6					
			7					
			8					
			9					
			10					
	11							
	12							
13ft			Perc. Hole Diam. (in.):					
			Test Run Between:					
			ft	and		ft Deep		
14ft								
15ft								
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 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	Lot 1, USS 5809, Sec 5 & 8, T2N R10W, CRM, AK	TEST HOLE NO.	Date: 06/14/19
Insp. By:	SIMON GILLILAND	4	Job # 19-160

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft	SM	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 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	Lot 1, USS 5809, Sec 5 & 8, T2N R10W, CRM, AK	TEST HOLE NO.	Date: 06/14/19
Insp. By:	SIMON GILLILAND	5	Job # 19-160

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	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES	PERCOLATION TEST					
6ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
7ft			1					
			2					
			3					
			4					
			5					
			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 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	Lot 1, USS 5809, Sec 5 & 8, T2N R10W, CRM, AK	TEST HOLE NO.	Date: 06/14/19
Insp. By:	SIMON GILLILAND	6	Job # 19-160

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP							
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	Sec attached							
2ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES								
3ft	SM	SILTY SANDS, SAND-SILT MIXTURES								
4ft	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES	PERCOLATION TEST							
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop		
6ft			1							
7ft			2							
8ft			3							
9ft			4							
10ft			5							
11ft			6							
12ft			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



MECHANICAL GRAIN SIZE ANALYSIS REPORT

EUREKA TRAILHEAD SUBDIVISION

A SUBDIVISION OF

LOT 1, U.S. SURVEY 5809, SITUATED WITHIN SECTIONS 5 & 8, T.2N. R.10W. CRM.AK

Mechanical Analysis

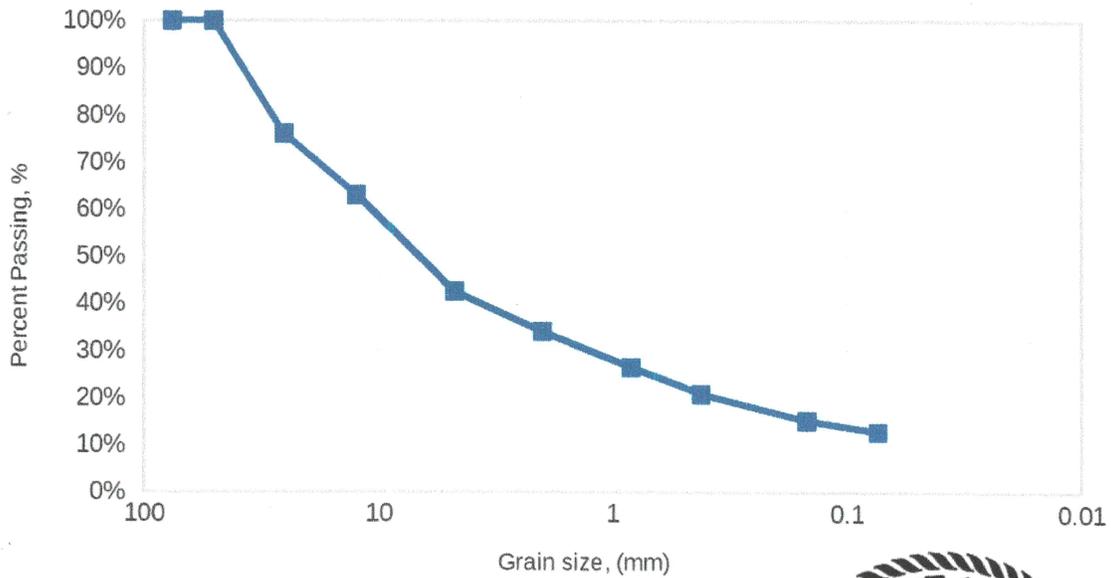
Date Sampled: 06/14/2019
 Date Started: 07/12/2019
 Date Completed: 12/04/2019

TH-	1
Sample depth:	8-9'

Project #: 19-160

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH-1	100%	100%	76%	63%	43%	34%	26%	21%	15%	12.8%

Mechanical Analysis



Soil Classification: **GM**

PI= 2	LL= 20	PL= 18
-------	--------	--------

Simon Gilliland
 Simon Gilliland P.E.
 Professional Engineer

12/4/19
 Date





MECHANICAL GRAIN SIZE ANALYSIS REPORT

EUREKA TRAILHEAD SUBDIVISION

A SUBDIVISION OF

LOT 1, U.S. SURVEY 5809, SITUATED WITHIN SECTIONS 5 & 8, T.2N. R.10W. CRM AK

Mechanical Analysis

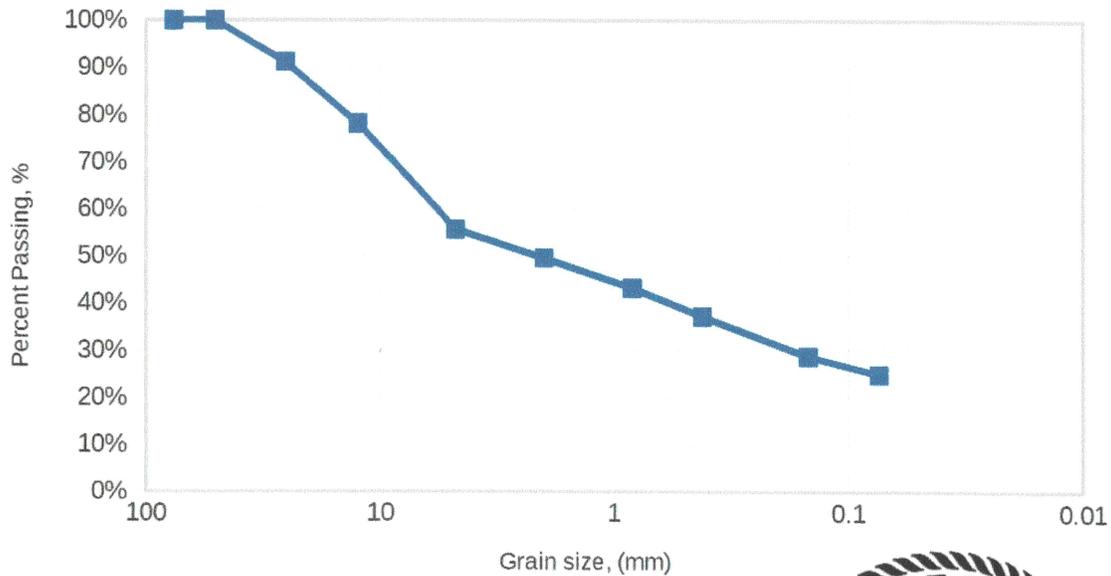
Date Sampled: 06/14/2019
 Date Started: 07/12/2019
 Date Completed: 12/04/2019

TH- 2
 Sample depth: 8-9'

Project #: 19-160

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH- 2	100%	100%	91%	78%	56%	50%	43%	37%	29%	24.9%

Mechanical Analysis



Soil Classification: GM

PI= 3	LL= 27	PL= 24
-------	--------	--------

Simon Gilliland
 Simon Gilliland P.E.
 Professional Engineer

12/4/19
 Date





MECHANICAL GRAIN SIZE ANALYSIS REPORT

EUREKA TRAILHEAD SUBDIVISION

A SUBDIVISION OF

LOT 1, U.S. SURVEY 5809, SITUATED WITHIN SECTIONS 5 & 8, T.2N. R.10W. CRM AK

Mechanical Analysis

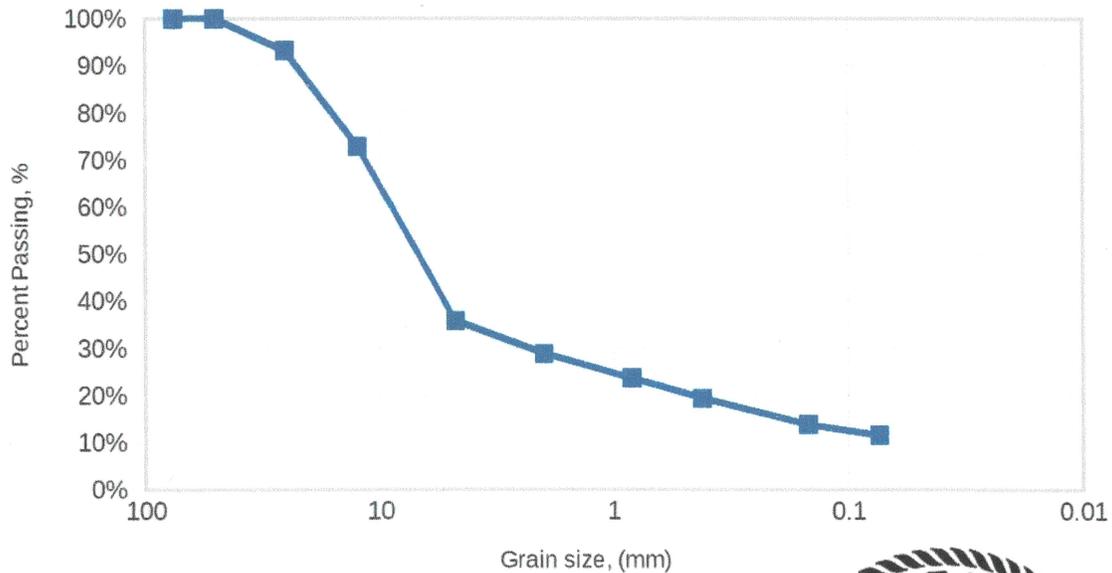
Date Sampled: 06/14/2019
 Date Started: 07/09/2019
 Date Completed: 12/03/2019

TH-	3
Sample depth: 8-9'	

Project #: 19-160

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH-3	100%	100%	93%	73%	36%	29%	24%	19%	14%	11.6%

Mechanical Analysis



Soil Classification: GP-GM

PI= 2	LL= 32	PL= 30
-------	--------	--------

Simon Gilliland
 Simon Gilliland P.E.
 Professional Engineer

12/3/19
 Date





MECHANICAL GRAIN SIZE ANALYSIS REPORT

EUREKA TRAILHEAD SUBDIVISION

A SUBDIVISION OF

LOT 1, U.S. SURVEY 5809, SITUATED WITHIN SECTIONS 5 & 8, T.2N. R.10W. CRMAK

Mechanical Analysis

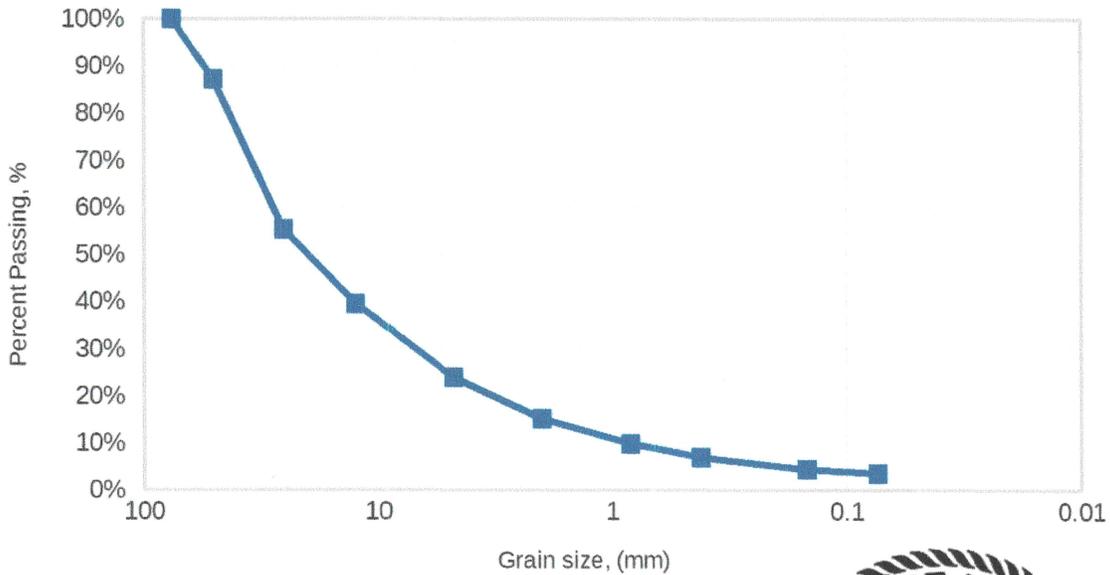
Date Sampled: 06/14/2019
 Date Started: 07/09/2019
 Date Completed: 07/12/2019

TH-	4
Sample depth:	8-9'

Project #: 19-160

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH- 4	100%	87%	55%	39%	24%	15%	10%	7%	4%	3.5%

Mechanical Analysis



Soil Classification: GW

Simon Gilliland
 Simon Gilliland P.E.
 Professional Engineer

12/4/19
 Date





MECHANICAL GRAIN SIZE ANALYSIS REPORT

EUREKA TRAILHEAD SUBDIVISION

A SUBDIVISION OF

LOT 1, U.S. SURVEY 5809, SITUATED WITHIN SECTIONS 5 & 8, T.2N. R.10W. CRM.AK

Mechanical Analysis

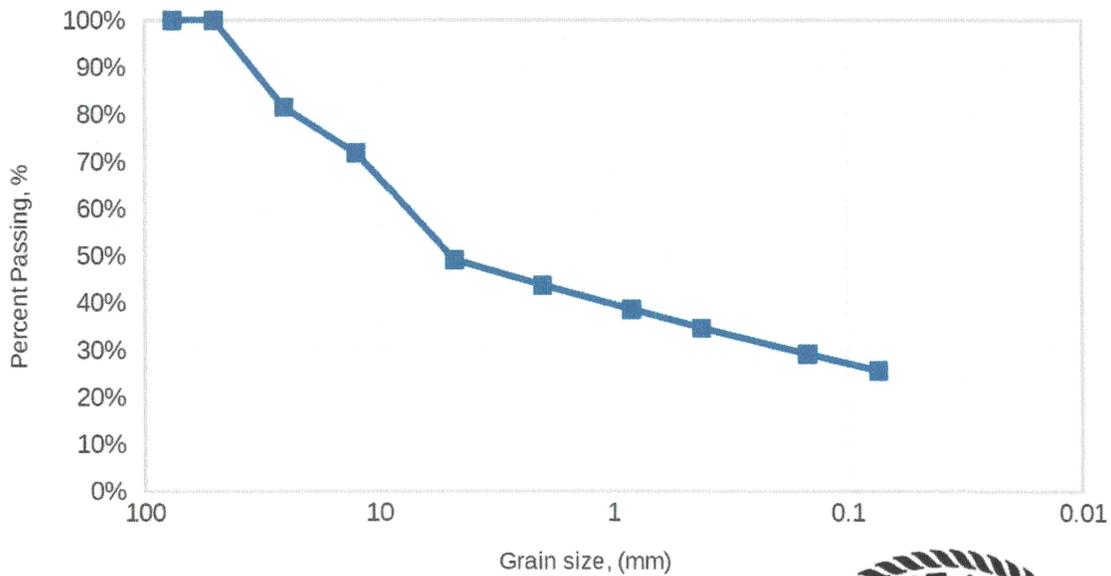
Date Sampled: 06/14/2019
 Date Started: 07/09/2019
 Date Completed: 12/04/2019

TH-	5
Sample depth:	8-9'

Project #: 19-160

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH-5	100%	100%	81%	72%	49%	44%	39%	35%	29%	25.6%

Mechanical Analysis



Soil Classification: GM

PI= 3	LL= 26	PL= 23
-------	--------	--------

Simon Gilliland
 Simon Gilliland P.E.
 Professional Engineer

12/4/19
 Date





MECHANICAL GRAIN SIZE ANALYSIS REPORT

EUREKA TRAILHEAD SUBDIVISION

A SUBDIVISION OF

LOT 1, U.S. SURVEY 5809, SITUATED WITHIN SECTIONS 5 & 8, T.2N. R.10W. CRM AK

Mechanical Analysis

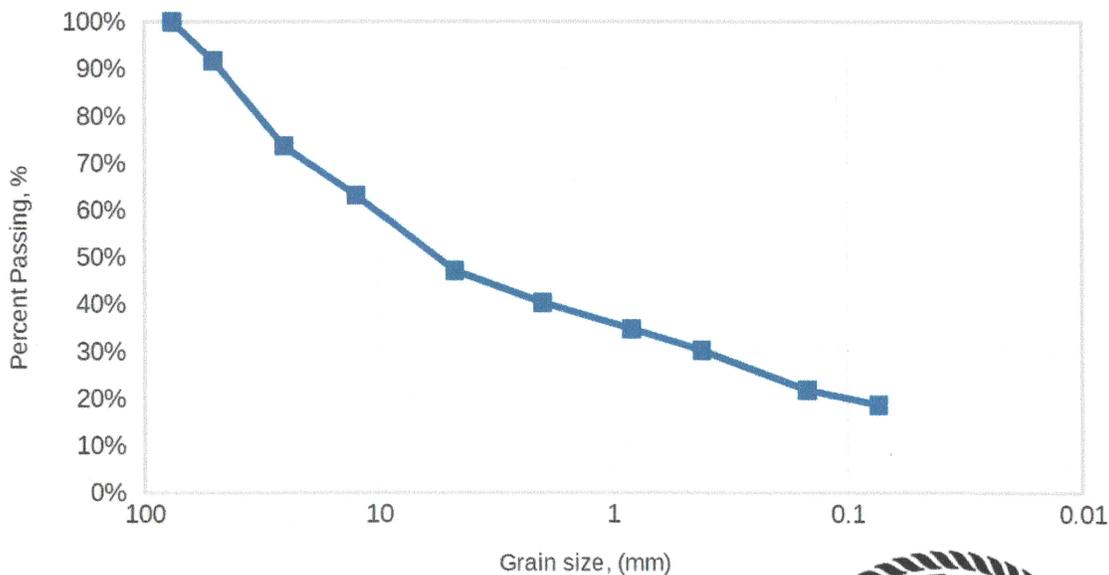
Date Sampled: 06/14/2019
 Date Started: 07/09/2019
 Date Completed: 12/03/2019

TH-	6
Sample depth: 8-9'	

Project #: 19-160

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH-6	100%	92%	74%	63%	47%	40%	35%	30%	22%	18.6%

Mechanical Analysis



Soil Classification: GM

PI= 2	LL= 22	PL= 20
-------	--------	--------

Simon Gilliland
 Simon Gilliland P.E.
 Professional Engineer

12/3/19
 Date

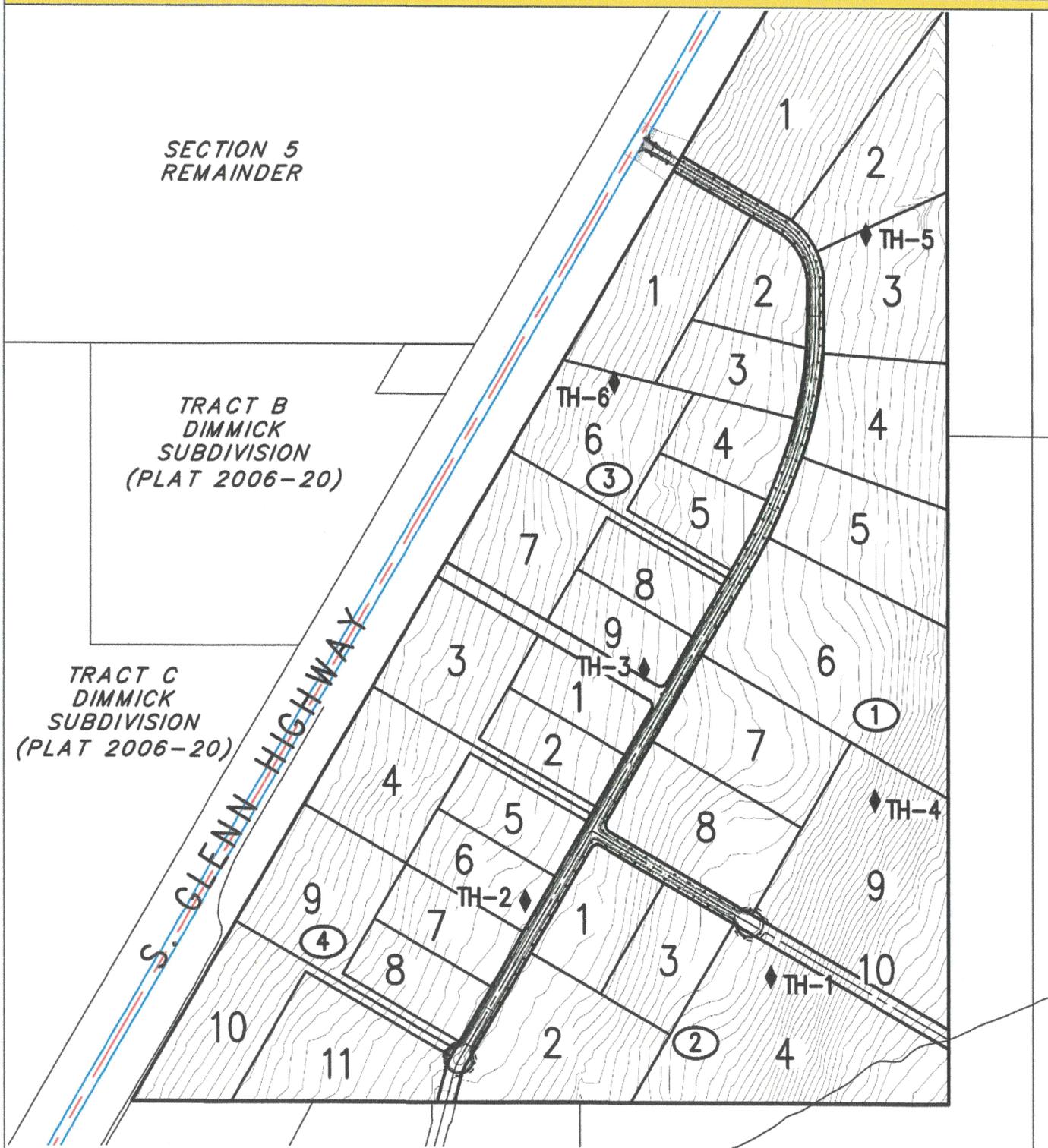


HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

EUREKA TRAILHEAD SUBDIVISION

FILE: 19-160

DRAWN: SDN

05/28/20

EXHIBIT A

Page 1 of 1

EXHIBIT B-15

Peggy Horton

From: Mike Campfield
Sent: Wednesday, December 18, 2019 4:12 PM
To: Peggy Horton
Subject: RE: parking area sizing
Attachments: 16018_11 Lake Louise Final Plans 13.pdf; Scan_20191218_160345.pdf

Hi Peggy,

OK, I see the code now. Looking at the nearby subdivisions you referenced below, I see in the 2019 aerial photo that about 2/3 of the lots in both of these subdivisions are developed in about 15 years' time. Based on that rate, it is likely that this subdivision will follow suit and will eventually be at full build out before any road maintenance is established in this area. During the winter it's unlikely that all lots will be occupied at once, but there are many weekends in the winter/spring when property owners will be visiting to snowmachine, ski, caribou hunt, etc. and some of these owners and their guests will have multiple vehicles. I think a good assumption as far as the number of spaces needed for winter parking, is to take the number of lots and divide by half, rounding up. So, in this case, there are 35 lots, and $35/2=17.5$, which rounds up to 18 parking spaces that are needed in winter. We assume these parking spaces will need to accommodate truck + trailer, which are sometimes angled 45 degrees. So, the spaces will be 12' x 40' (46' for angled) and should include 16-foot drive aisles around the perimeter of pull through spaces for traffic maneuverability, assuming one-way flow. So, the winter parking area for this subdivision should look something like the attached sketch, or the parking lot proposed at Lake Louise (see attached).

Also, I recommend adding the definition of "sufficient" to code (winter parking req'd = $1/2 \times$ total # subd. lots), so that we have a easily identifiable standard in the future, and developers know what to expect when they subdivide in remote areas like this.

Thanks,

Mike Campfield, P.E.
Mat-Su Borough
(907) 861-7719

From: Peggy Horton <Peggy.Horton@matsugov.us>
Sent: Wednesday, December 18, 2019 10:06 AM
To: Mike Campfield <Mike.Campfield@matsugov.us>
Subject: RE: parking area sizing

Hi Mike,

That area of code was moved to MSB 43.20.100(F). The problem is we don't have any knowledge of what will be developed, except what the surrounding area looks like. Google Earth imagery is 2003 and show the subdivision just to the south, Eureka Summit, that was created in 1990, with 14 lots and only 7 cabins constructed. There was a subdivision, Nelchina Glacier, created in 2006, just to the south of that one, 2003 imagery only shows the roads sketched in. The surveyor said roads have been built in this proposed subdivision.

Peggy

EXHIBIT C-1

From: Mike Campfield <Mike.Campfield@matsugov.us>
Sent: Tuesday, December 17, 2019 5:47 PM
To: Peggy Horton <Peggy.Horton@matsugov.us>
Subject: RE: parking area sizing

Hi Peggy,

I agree with Jamie's estimate of the number of truck + trailer parking spaces that would fit in a 50'x100' lot.

How many spaces are sufficient for this subdivision would depend on the number of houses or dwelling units and the occupancy. It appears there are 35 lots on this subdivision, so each lot would probably have at least one dwelling unit, and possibly more depending on the size of lot and the owners' desires. I don't see any plat notes restricting development, so I would assume at full build out, with some of these lots being in the 5-10 acre size, there will be a several that have multiple homes or cabins. Each dwelling unit would likely have parking for two vehicles or more typically. It sounds like the intent is to provide winter only parking for a portion of lots, assuming that since it is a remote area not all lots will be occupied permanently.

I noticed that the preliminary plat references code Title 43.20.055, which appears to have been repealed in 2017. So, could point me in the direction of the code that the plat should reference? I have a few more questions with regard to this type of development. Maybe you can give me a call when you have time and we can discuss tomorrow.

Mike Campfield, P.E.
Mat-Su Borough
(907) 861-7719

From: Peggy Horton <Peggy.Horton@matsugov.us>
Sent: Tuesday, December 17, 2019 3:48 PM
To: Mike Campfield <Mike.Campfield@matsugov.us>
Subject: parking area sizing

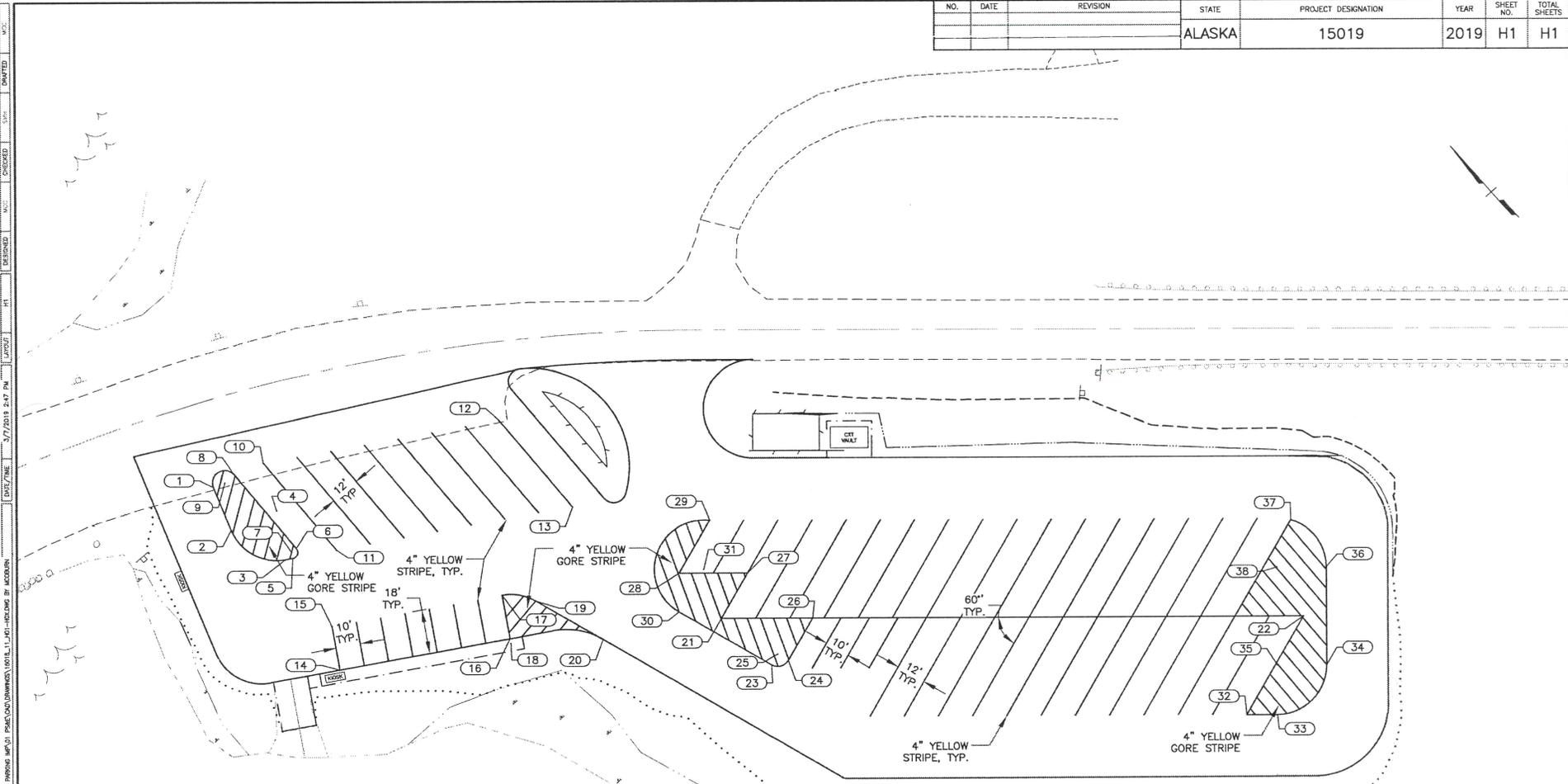
Hi Mike,

I have an engineering question. George Holden recommended I talk to you. We have a preliminary subdivision proposal to create a 35-lot subdivision across the Glenn Hwy from Eureka Lodge. No Road Service Area, so no public road maintenance and they want to have private roads. Probably recreational lots. Our subdivision code, Title 43, requires that if winter maintenance is not provided, a parking area of sufficient size shall be reserved and constructed. It does not give us a definition of "sufficient" so I don't know if what they are providing is adequate. The surveyor is showing a 100' X 50' area for the parking area. Jamie said only about 7 trucks with trailers would fit in this area. I'm wondering if there is a standard for providing parking access in a location such as this. This would not be public parking, just for the future lot owners.

Peggy Horton
Platting Technician
907-861-7881

EXHIBIT C-2

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	15019	2019	H1	H1



LAYOUT POINTS			
POINT	NORTHING	EASTING	DESCRIPTION
1	3033036.70	1540268.37	PT
2	3033019.07	1540262.25	PC
3	3032995.47	1540270.69	PT
4	3033012.52	1540281.15	RP=20'
5	3032993.91	1540273.24	PC
6	3032995.97	1540277.04	PT
7	3032996.04	1540274.54	RP=2.5'
8	3033034.93	1540278.09	PC
9	3033035.06	1540273.09	RP=5'
10	3033030.56	1540289.98	PI

LAYOUT POINTS			
POINT	NORTHING	EASTING	DESCRIPTION
11	3032984.39	1540288.74	PI
12	3032979.83	1540372.64	PI
13	3032933.66	1540371.41	PI
14	3032947.40	1540257.25	PI
15	3032962.74	1540266.66	PI
16	3032910.79	1540316.91	PI
17	3032926.13	1540326.32	PI
18	3032909.08	1540315.86	RP=20'
19	3032915.31	1540334.87	PT
20	3032885.39	1540344.67	PI

LAYOUT POINTS			
POINT	NORTHING	EASTING	DESCRIPTION
21	3032859.78	1540385.94	PI
22	3032703.11	1540561.85	PI
23	3032832.17	1540388.41	PC
24	3032828.98	1540394.73	PT
25	3032833.73	1540393.16	RP=5'
26	3032835.21	1540413.53	PI
27	3032866.46	1540406.12	PI
28	3032884.89	1540385.43	PI
29	3032892.72	1540409.10	PI
30	3032873.18	1540374.98	PT

LAYOUT POINTS			
POINT	NORTHING	EASTING	DESCRIPTION
31	3032879.40	1540393.98	RP=20'
32	3032688.60	1540518.00	PI
33	3032680.40	1540527.21	PC
34	3032682.04	1540555.44	PT
35	3032695.34	1540540.51	RP=20'
36	3032711.91	1540582.05	PC
37	3032735.76	1540584.10	PI
38	3032725.21	1540567.11	RP=20'

EXHIBIT C-3



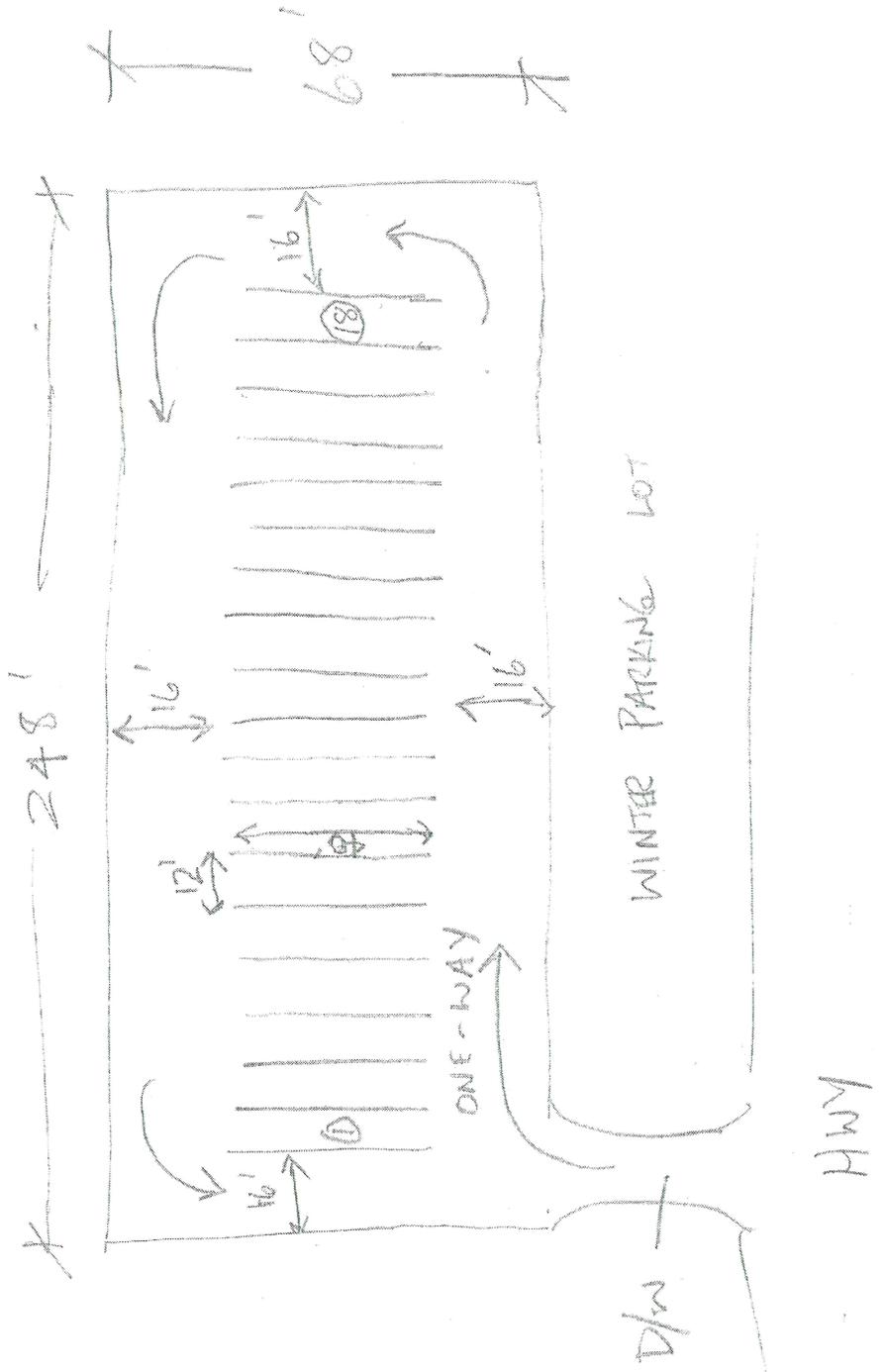
MATANUSKA-SUSITNA BOROUGH
 CAPITAL PROJECTS DEPARTMENT
 PALMER, ALASKA

**LAKE LOUISE BOAT LAUNCH
 AND PARKING IMPROVEMENTS**

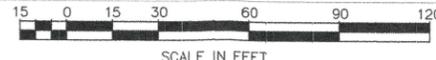
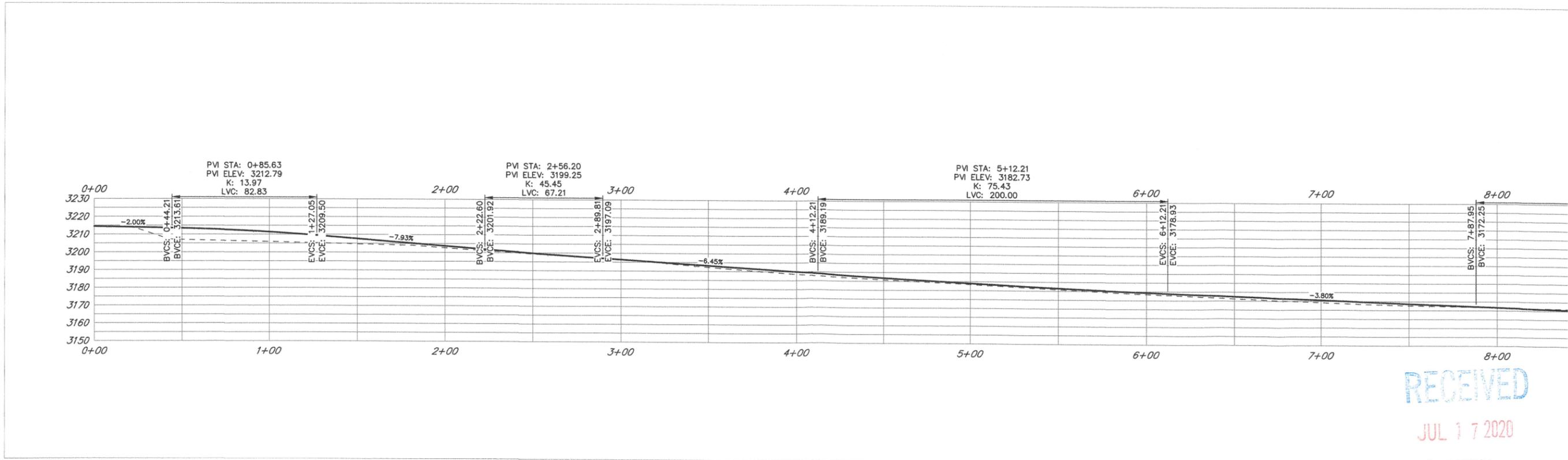
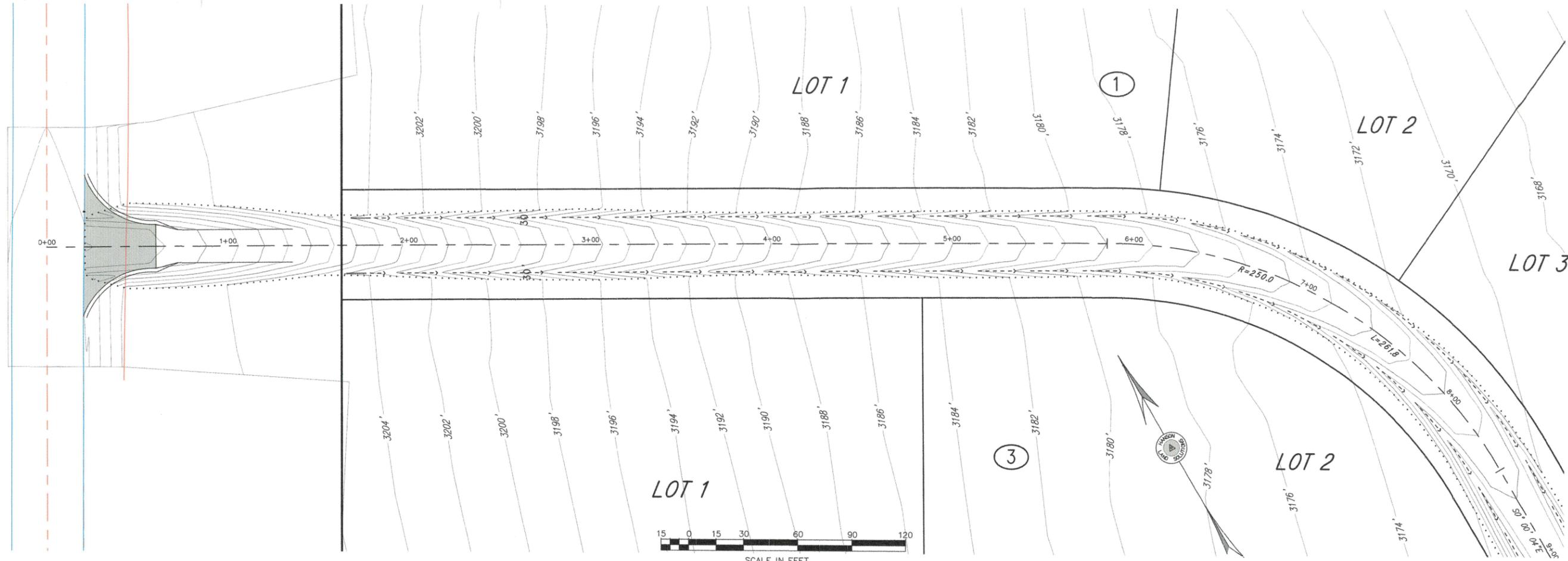
PARKING LOT STRIPING PLAN

HOL ENGINEERING CONSULTANTS, LLC
 3335 ARCTIC BOULEVARD, STE 100
 ANCHORAGE, AK 99503
 (907) 564-2120
 AECUSA

L



S. GLENN HIGHWAY



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



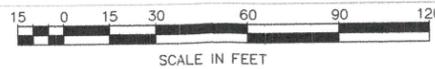
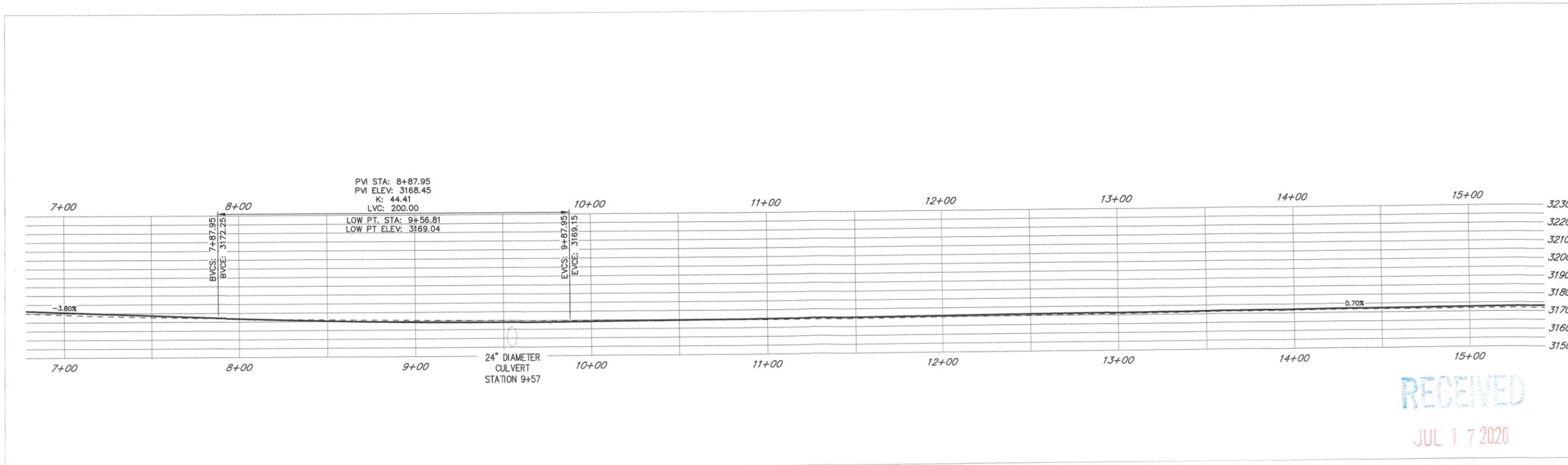
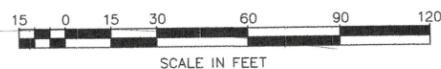
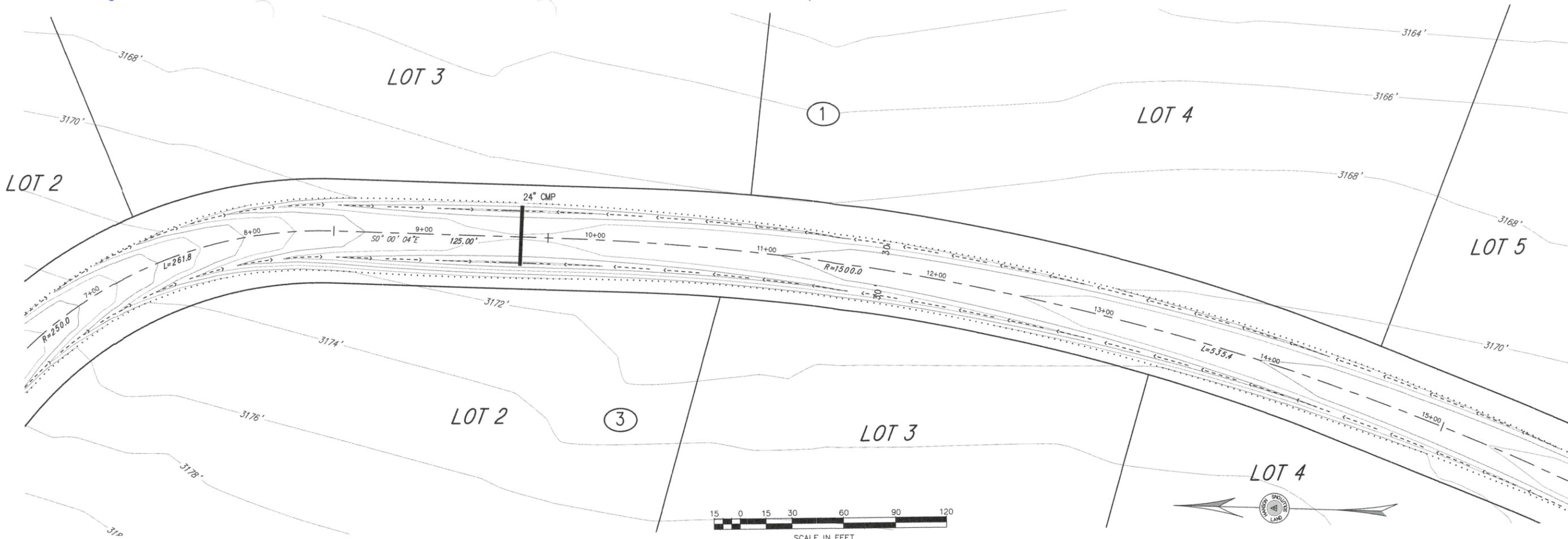
NOTES
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM SURVEY DATA.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 1' CONTOUR INTERVAL

EUREKA, ALASKA
EUREKA TRAILHEAD SUBDIVISION
PLAN AND PROFILE - DESIGN
S. TIMBERWOLF RD.

DWG.#: 19-160C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=60'
22x34: 1"=30'
REVISION DATE:
05-28-20

REFERENCE NUMBER:
C-3.2.1
SHEET 4 OF 9

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EXHIBIT D-1



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



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2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 1' CONTOUR INTERVAL

EUREKA, ALASKA
EUREKA TRAILHEAD SUBDIVISION
PLAN AND PROFILE - DESIGN
S. TIMBERWOLF RD.

DWG. #: 19-160C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=60'
22x34: 1"=30'
REVISION DATE:
05-28-20

RECEIVED

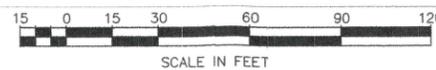
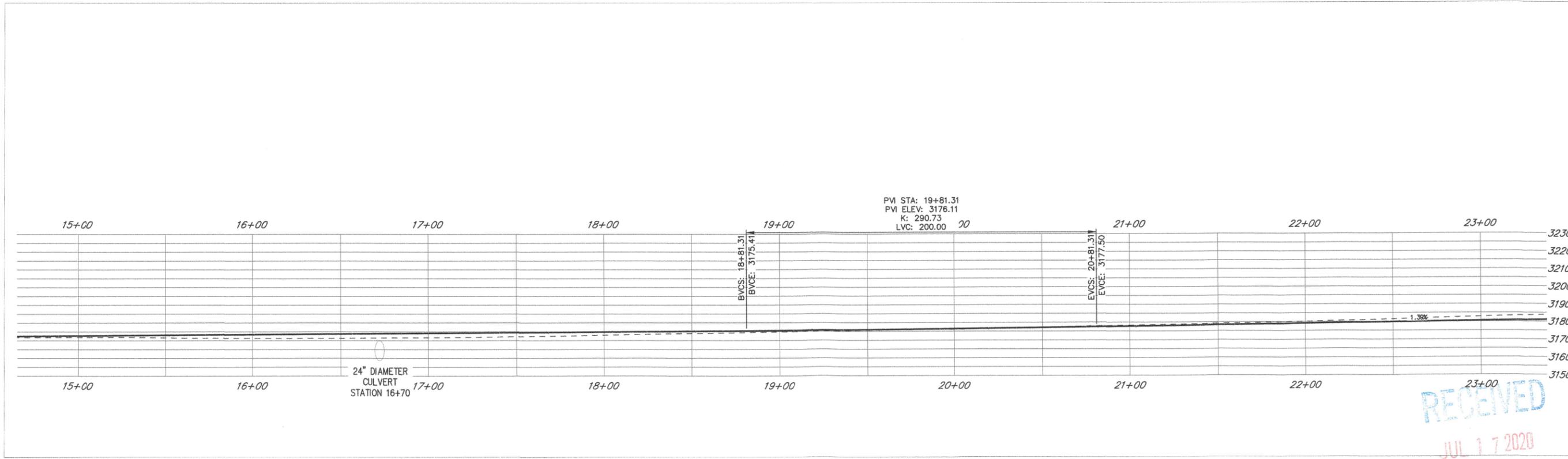
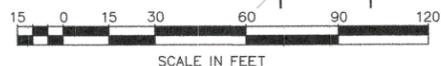
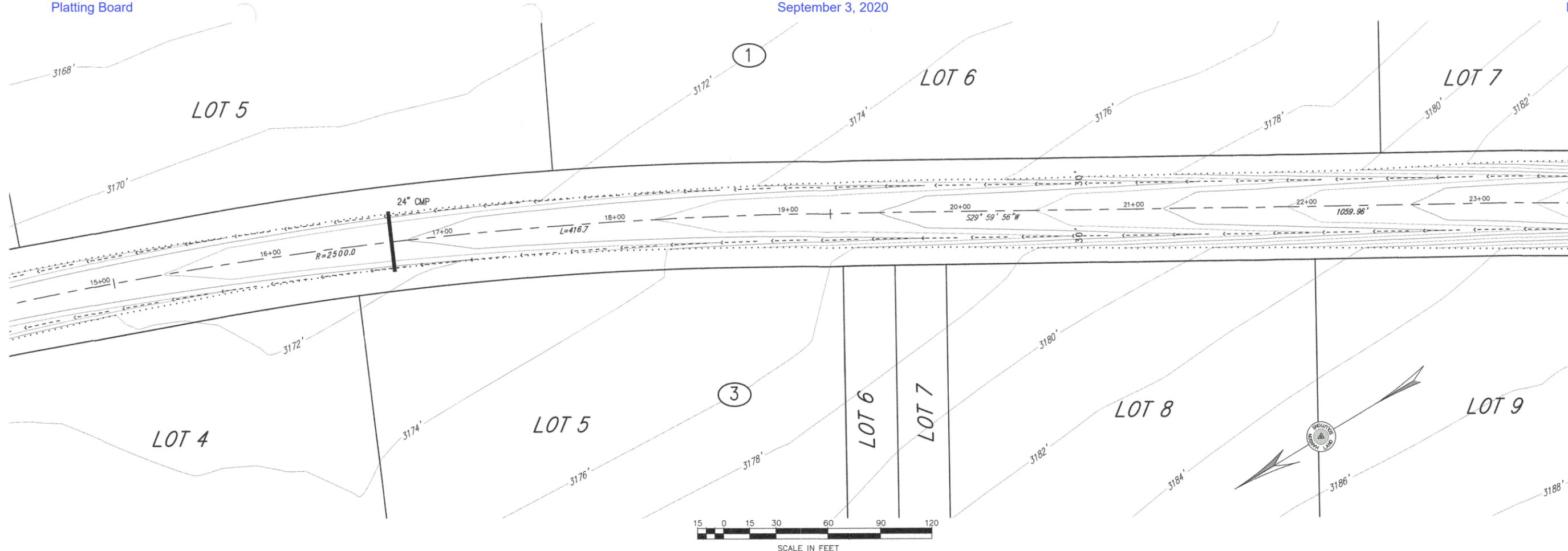
JUL 17 2020

EXHIBIT D-2

REFERENCE NUMBER:
C-3.2.2
SHEET 5 OF 9



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



NOTES
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2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 1' CONTOUR INTERVAL

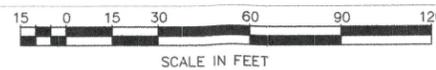
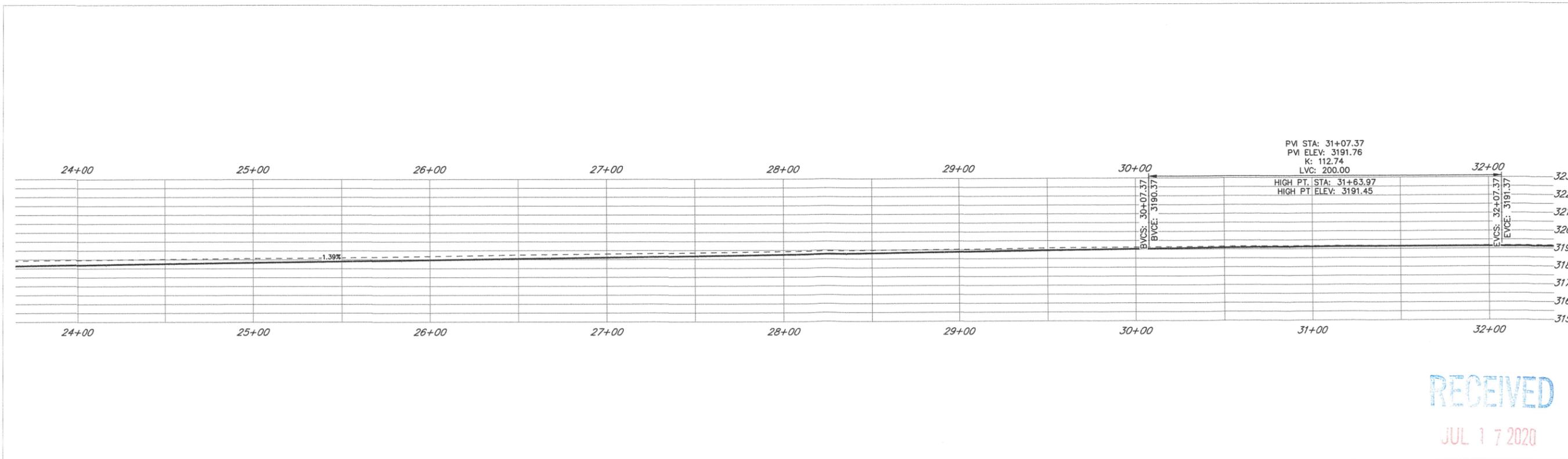
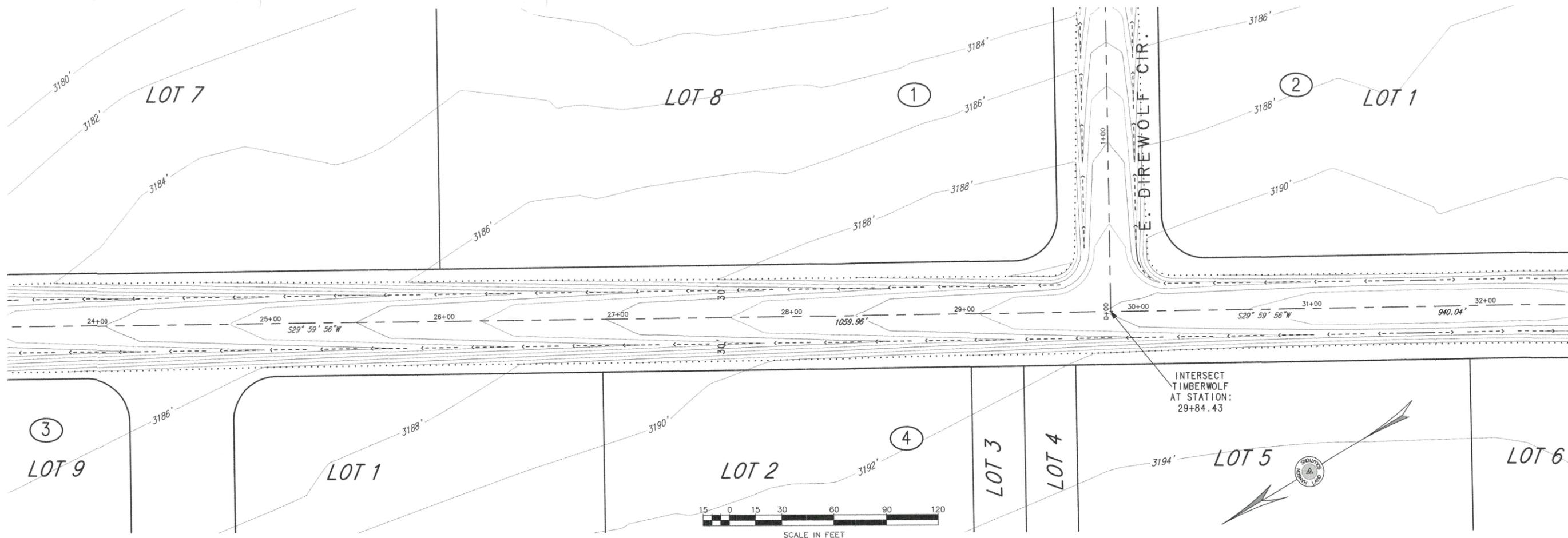
EUREKA, ALASKA
EUREKA TRAILHEAD SUBDIVISION
PLAN AND PROFILE - DESIGN
S. TIMBERWOLF RD.

DWG.#: 19-160C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=60'
22x34: 1"=30'
REVISION DATE:
05-28-20

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JUL 17 2020

EXHIBIT D-3

REFERENCE NUMBER:
C-3.2.3
SHEET 6 OF 9



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SURVEYING & MAPPING LLC
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 748-7738



NOTES
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM SURVEYED DATA.
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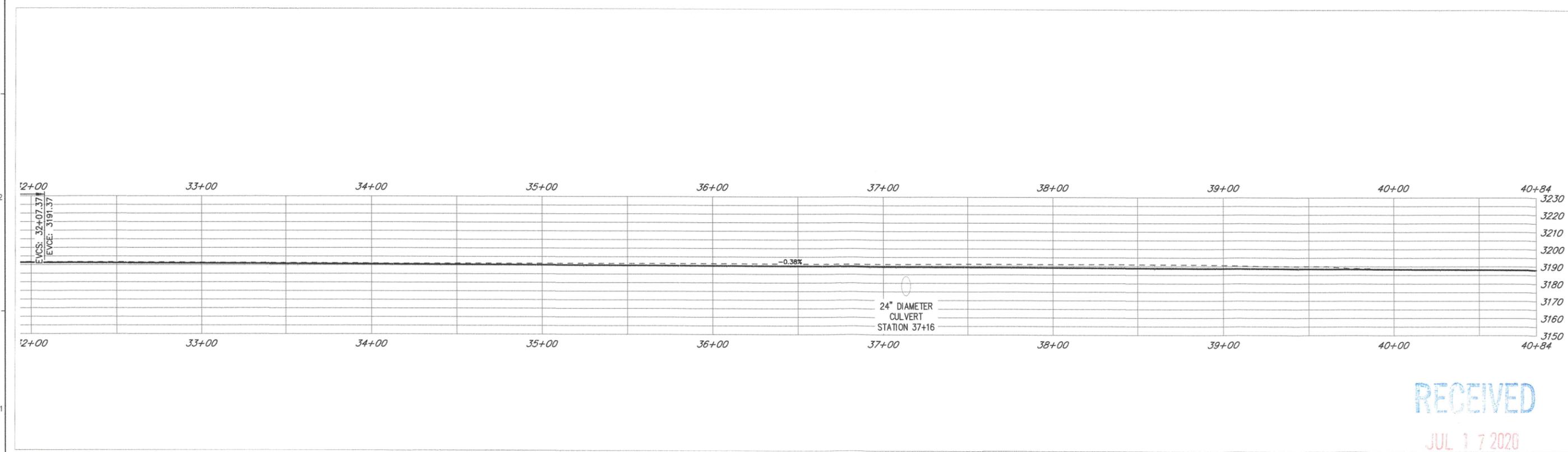
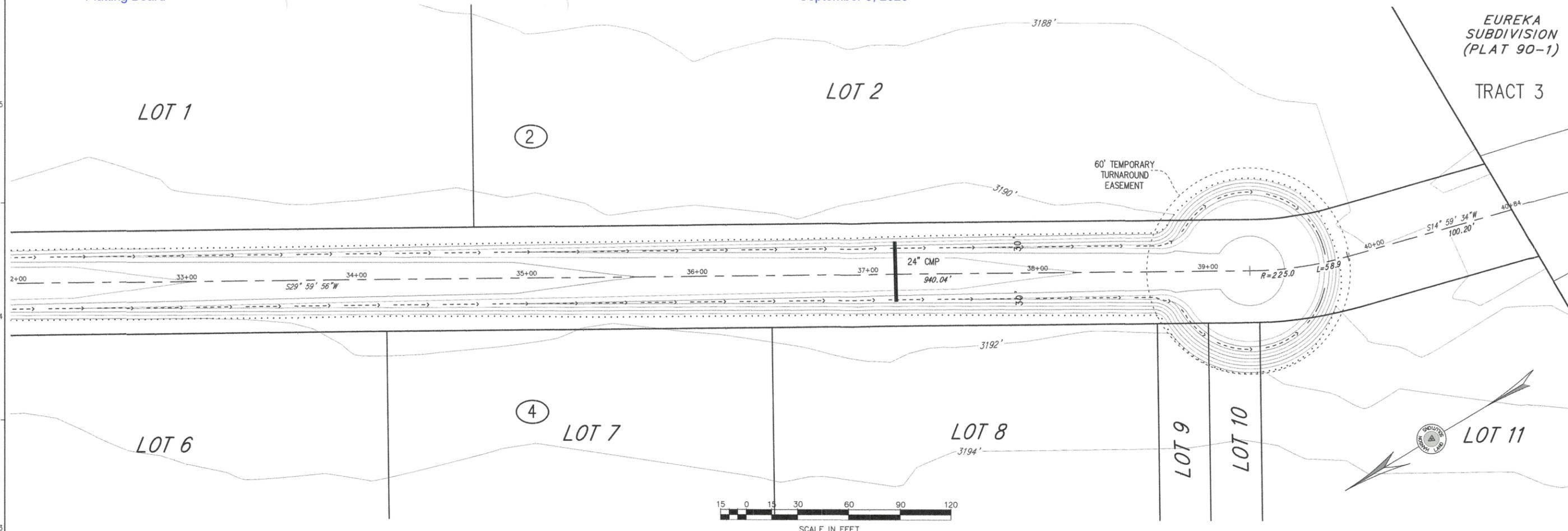
EUREKA, ALASKA
EUREKA TRAILHEAD SUBDIVISION
PLAN AND PROFILE - DESIGN
S. TIMBERWOLF RD.

DWG.#: 19-160C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=60'
22x34: 1"=30'
REVISION DATE:
05-28-20

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JUL 17 2020

EXHIBIT D-4

REFERENCE
NUMBER:
C-3.2.4
SHEET 7 OF 9



NOTES

1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM SURVEYED DATA.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 1' CONTOUR INTERVAL

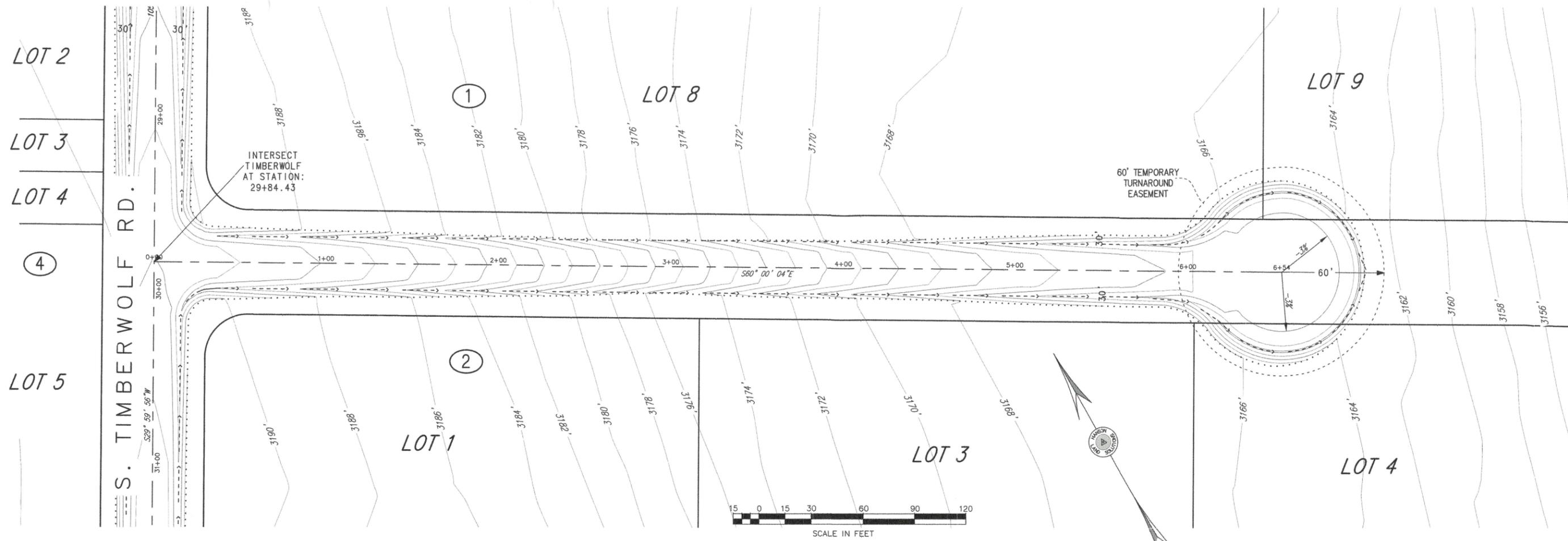
EUREKA, ALASKA
EUREKA TRAILHEAD SUBDIVISION
PLAN AND PROFILE - DESIGN
S. TIMBERWOLF RD.

DWG.#: 19-160C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=60'
22x34: 1"=30'
REVISION DATE:
05-28-20

RECEIVED
JUL 17 2020

EXHIBIT D-5

REFERENCE NUMBER:
C-3.2.5
SHEET 8 OF 9

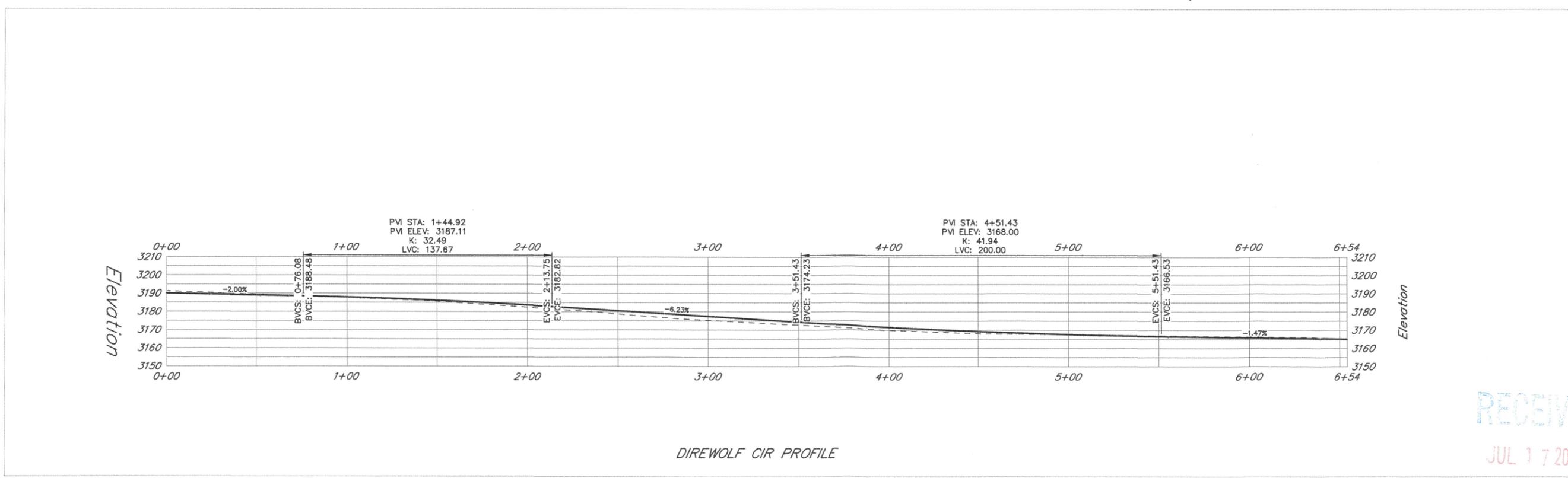


NOTES
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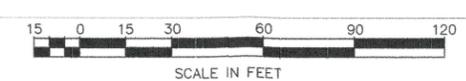
EUREKA, ALASKA
EUREKA TRAILHEAD SUBDIVISION
 PLAN AND PROFILE - DESIGN
 E. DREWOLF CIR.

DWG.#: 19-160C
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE
 11x17: 1"=60'
 22x34: 1"=30'
 REVISION DATE:
 05-28-20

REFERENCE
 NUMBER:
 C-3.2.6
 SHEET 9 OF 9



DREWOLF CIR PROFILE

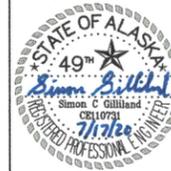


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EXHIBIT D-6



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



NOTES
1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 1' INTERVAL AND PRESENT THE DESIGNED TOP OF FINISHED GRADE AND THE DITCH BACKSLOPES.
2. THE 2' BACKGROUND, ORIGINAL GROUND CONTOURS SHOWN HEREON WERE DERIVED FROM SURVEY DATA COLLECTED BY MCGILINTOCK LAND ASSOCIATES.

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JUL 17 2020

EXHIBIT E-1



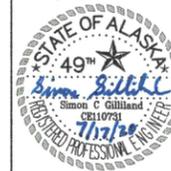
EUREKA, ALASKA
EUREKA TRAILHEAD SUBDIVISION
SITE PLAN - DESIGN
GRADING-DRAINAGE PLAN - N 1/2

DWG.#: 19-160C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
05-28-20

REFERENCE
NUMBER:
C-2.41
SHEET 1 OF 9



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



NOTES:
1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 1' INTERVAL AND PRESENT THE DESIGNED TOP OF FINISHED GRADE AND THE DITCH BACKSLOPES.
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EUREKA, ALASKA
EUREKA TRAILHEAD SUBDIVISION
SITE PLAN - DESIGN
GRADING-DRAINAGE PLAN - S 1/2

DWG.#: 19-160C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
05-28-20

REFERENCE NUMBER:
C-2.4.2
SHEET 2 OF 9



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JUL 17 2020
PLATTING

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

JUL 17 2020

VARIANCE APPLICATION

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43. The application must include all of the information listed below. Incomplete applications will not be processed.

Legal description of property: currently Lot 1 U.S. Survey No. 5809 proposed: Eureka Trailhead Estates

An application for a variance from a requirement of Title 43 shall contain:

1. The preliminary plat to which the variance pertains or, if presented separately, a graphic representation of what the future platting project would entail;
2. A description of the variance requested including the code section reference;
3. Explain the special circumstances for the variance *on separate pages*, addressing criteria A, B, & C as required in MSB 43.15.075.
 - A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and*
 - B. *The variance request is based upon conditions of the property that are atypical to other properties; and*
 - C. *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.*

I, Bill McClintock for Eureka Trailhead LLC **the owner (or owner's representative) of the above described property apply for a variance from Section 43.20.300 (E) (4)(b)** of the Borough Code in order to allow:

The Flag Lot Pole portion to be overlaid with a Private Driveway Easement after the subdivision has been approved RATHER THAN a Public Use Easement.

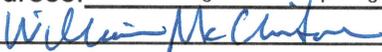
This would affect the flag LOTS 6 & 7 BLOCK 3, LOTS 3 & 4 BLOCK 4, AND LOTS 9 & 10 BLOCK 4.

A note reading "FLAG LOTS 6 & 7 BLOCK 3, LOTS 3 & 4 BLOCK 4, AND LOTS 9 & 10 BLOCK 4 ARE EACH RESTRICTED

TO ONE COMMON ACCESS PER PAIR TO TRACT A." has been added to the plat

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

**APPLICANT
OR
OWNER**

Name: Eureka Trailhead LLC Email: bmcclintock@mappingalaska.com
 Mailing Address: 16942 N. Eagle River Loop, Eagle River, AK Zip: 99577
 Signature:  Phone: 907-694-4499

SURVEYOR

Name (FIRM): McClintock Land Associates, Inc. Email: bmcclintock@mappingalaska.com
 Mailing Address: 16942 N. Eagle River Loop, Eagle River, AK Zip: 99577
 Contact Person: Bill McClintock Phone: 907-694-4499

EXHIBIT F-1

Variance Application – Eureka Trailhead Estates**Variance from Section 43.20.300(E)(4)(b)**

Eureka Trailhead Estates is intended to be a gated recreational community with Private Roads. The MSB Code requires Public Use Easements for the Flag Lot Pole portions of our 6 Flag Lots. In our unique situation a Public Use Easement would not connect to any public access since this subdivision is to be served by Private Roads, rather than by Public Roads. Use of these “Public Use Easements” would require users to trespass on private lands. Note that the owner of these lots, prior to sale, intends to grant private access easements to the owners of the flag lots to allow for the shared driveways.

A plat note has been added: “FLAG LOTS 6 & 7 BLOCK 3, LOTS 3 & 4 BLOCK 4, AND LOTS 9 & 10 BLOCK 4 ARE EACH RESTRICTED TO ONE COMMON ACCESS PER PAIR TO TRACT A.”

Special Circumstances

- A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property*

If this code section was strictly applied, the “Public Use Easements” would not connect to any public access since this subdivision is to be served by Private Roads, rather than by Public Roads. The strict application of the existing code would actually be injurious to the owners of the subdivision since any use of Public Use Easements would require users to trespass on private lands. If these easements are recorded on the plat as “Public Access Easements” it would encourage non-owners to believe they had legal access to these properties. Whereas in fact any access would require that the public trespass on private lands and private roads to use the “Public Access Easements”.

- B. The variance request is based upon conditions of the property that are atypical to other properties*

This subdivision is atypical in that any Public Use Easements on the Flag Lot Pole portions would not connect to any public access since this subdivision is to be served by Private Roads, rather than by Public Roads. The Public Use Easements would be “donut holes” in the middle of private land.

CONTINUED ON NEXT PAGE

EXHIBIT F-2

C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

The strict application of this code section would create undue substantial hardship to the owners of the property since the listing of these easements as "Public Access Easements" would encourage non-owners to believe they had access to these properties. Whereas in fact any access would require that the public trespass on private lands and private roads to use the "Public Access Easements". The owners, and the MSB itself, might be caught in a catch-22 situation where the "Public Use Easements" are in fact impossible to use by the public.

EXHIBIT F-3

Peggy Horton

From: Adam Bradway
Sent: Wednesday, August 12, 2020 4:36 PM
To: MSB Platting
Cc: Karol Riese
Subject: RE: Request for Comments for Eureka Trailhead Estates Case #2020-106 Tech: PH

Hello Peggy,

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

Adam Bradway

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

From: MSB Platting <Platting@matsugov.us>
Sent: Friday, July 24, 2020 3:02 PM
To: Judy Chapman (judy.chapman@alaska.gov) <judy.chapman@alaska.gov>; 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>; 'Joseph Davis (josephdavisak@mac.com)' <josephdavisak@mac.com>; Copper Valley Electric Construction (construction@cvea.org) <construction@cvea.org>; Sam Chavez (schavez@cvtc.org) <schavez@cvtc.org>; Chris Summerall (csummerall@cvtc.org) <csummerall@cvtc.org>; 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>; timhaledistrict1@gmail.com
Subject: Request for Comments for Eureka Trailhead Estates Case #2020-106 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a 34-lot, private road subdivision in the Eureka area, Mile 132 of the Glenn Hwy. Petitioner is also requesting a variance. No MSB RSA. Please review and provide any comments by August 14, 2020. Emailed comments to platting@matsugov.us are welcome. Call or email if you have any questions.

https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/EiSsqOALGvFBqdzCahxKPPMBOC1KKgzRlpEbLaWmx0iAgA?e=4u6sou

EXHIBIT G

Peggy Horton

From: Fire Code
Sent: Thursday, August 13, 2020 1:48 PM
To: MSB Platting
Subject: RE: Request for Comments for Eureka Trailhead Estates Case #2020-106 Tech: PH

Peggy,

A concern here is that there will be another subdivision with only a single ingress and egress point. This will become an issue if there is any kind of natural disaster or fire that will require both evacuation and inflow of emergency vehicles. If the single point is not passable for any reason there will be no way to get in or out.



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

From: MSB Platting <Platting@matsugov.us>
Sent: Friday, July 24, 2020 3:02 PM
To: Judy Chapman (judy.chapman@alaska.gov) <judy.chapman@alaska.gov>; 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>; 'Joseph Davis (josephdavisak@mac.com)' <josephdavisak@mac.com>; Copper Valley Electric Construction (construction@cvea.org) <construction@cvea.org>; Sam Chavez (schavez@cvtc.org) <schavez@cvtc.org>; Chris Summerall (csummerall@cvtc.org) <csummerall@cvtc.org>; 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>; timhaledistrict1@gmail.com
Subject: Request for Comments for Eureka Trailhead Estates Case #2020-106 Tech: PH

Good Afternoon,

The link below will take you to a request for comments for a 34-lot, private road subdivision in the Eureka area, Mile 132 of the Glenn Hwy. Petitioner is also requesting a variance. No MSB RSA. Please review and provide any comments by August 14, 2020. Emailed comments to platting@matsugov.us are welcome. Call or email if you have any questions.

EXHIBIT H

Peggy Horton

From: Jamie Taylor
Sent: Friday, August 14, 2020 5:31 PM
To: MSB Platting
Cc: Peggy Horton
Subject: RE: Request for Comments for Eureka Trailhead Estates Case #2020-106 Tech: PH

Construct streets to Residential standard.

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
<http://www.matsugov.us/>

From: MSB Platting <Platting@matsugov.us>
Sent: Friday, July 24, 2020 3:02 PM
To: Judy Chapman (judy.chapman@alaska.gov) <judy.chapman@alaska.gov>; 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>; 'Joseph Davis (josephdavisak@mac.com)' <josephdavisak@mac.com>; Copper Valley Electric Construction (construction@cvea.org) <construction@cvea.org>; Sam Chavez (schavez@cvtc.org) <schavez@cvtc.org>; Chris Summerall (csummerall@cvtc.org) <csummerall@cvtc.org>; 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>; timhaledistrict1@gmail.com
Subject: Request for Comments for Eureka Trailhead Estates Case #2020-106 Tech: PH

Good Afternoon,

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EXHIBIT I



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Transportation and
Public Facilities

DIVISION OF PROGRAM DEVELOPMENT AND
STATEWIDE PLANNING
Fairbanks Planning Office

2301 PEGER ROAD
FAIRBANKS, ALASKA 99709-5316
Main: 907-451-5151
TDD: 907-451-2363
Fax: 907-451-2313
dot.alaska.gov

August 11, 2020

Peggy Horton
Matanuska-Susitna Borough Platting Division
350 E. Dahlia Ave.
Palmer AK 99645

Property Owner/Developer: Eureka Trailhead, LLC

Type of Request: Preliminary Subdivision Plat

Property Location: Eureka Trailhead Estates, a Subdivision of Lot 1, U.S. Survey Number 5809, located within Sections 5 and 8, Township 2 North, Range 10 West, Copper River Meridian, Alaska, in the Chitina Recording District

DOT&PF has reviewed the above request. DOT&PF suggests a note or label similar to "No direct lot access to the Glenn Hwy" be added to the plat.

Driveways on state owned roads must meet current Alaska DOT&PF standards. If they do not meet these standards, ADOT&PF may request that they be modified to do so. If the owner wishes to modify an existing permitted driveway, or create a new driveway, an ADOT&PF driveway permit is required. The ADOT&PF permitting website can be found at: <http://www.dot.state.ak.us/permits/index.shtml>

Thank you.

Regards,

A handwritten signature in cursive script that reads "April Woolery".

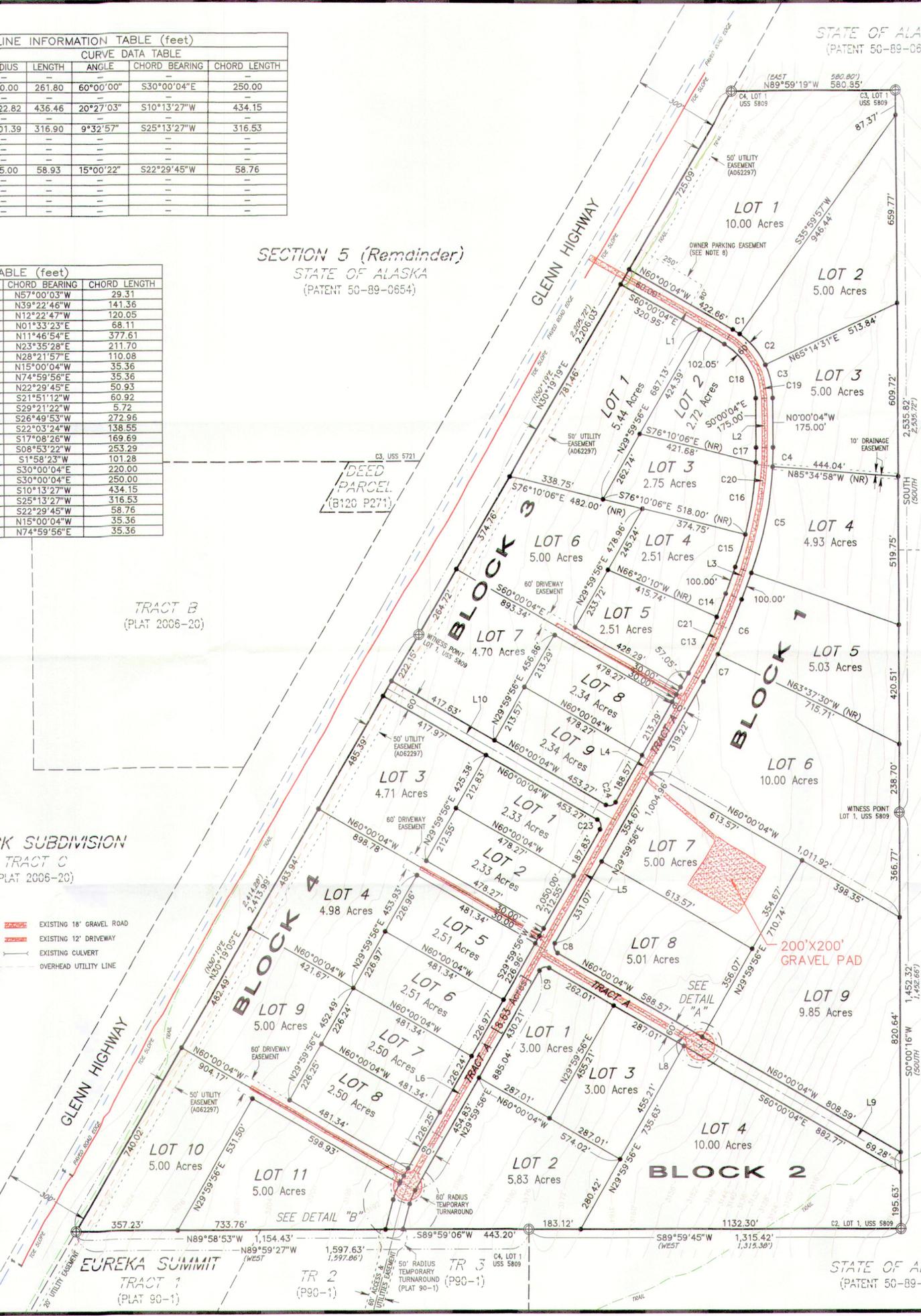
April Woolery
Regional Planner II
april.woolery@alaska.gov
907-451-2382

ROAD CENTERLINE INFORMATION TABLE (feet)							
TANGENT OR CURVE	LINE DATA TABLE		CURVE DATA TABLE				
	BEARING	DISTANCE	RADIUS	LENGTH	ANGLE	CHORD BEARING	CHORD LENGTH
L1	S60°00'04"E	422.83					
C19			250.00	261.80	60°00'00"	S30°00'04"E	250.00
L2	S0°00'04"E	175.00					
C20			1,222.82	436.46	20°27'03"	S10°13'27"W	434.15
L3	S20°26'58"W	100.00					
C21			1,901.39	316.90	9°32'57"	S25°13'27"W	316.53
L4	S29°59'56"W	573.91					
L5	S29°59'56"W	536.04					
L6	S29°59'56"W	940.04					
C22			225.00	58.93	15°00'22"	S22°29'45"W	58.76
L7	S14°59'34"W	100.20					
L8	S60°00'04"E	654.43					
L9	S60°00'04"E	815.05					
L10	N60°00'04"W	926.08					

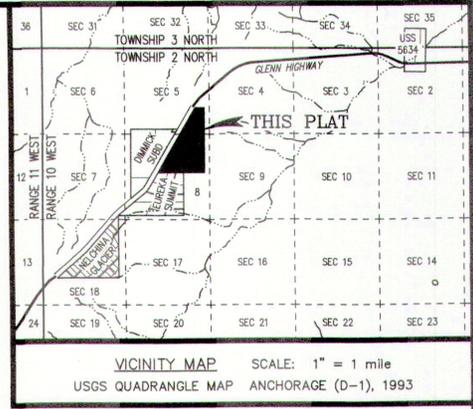
CURVE DATA TABLE (feet)					
CURVE	RADIUS	LENGTH	ANGLE	CHORD BEARING	CHORD LENGTH
C1	280.00	29.32	6°00'02"	N57°00'03"W	29.31
C2	280.00	142.91	29°14'33"	N39°22'46"W	141.36
C3	280.00	120.99	24°45'29"	N12°22'47"W	120.05
C4	1,252.82	68.11	3°06'54"	N01°33'23"E	68.11
C5	1,252.82	379.06	17°20'08"	N11°46'54"E	377.61
C6	1,931.39	211.81	6°17'06"	N23°35'28"E	211.70
C7	1,931.39	110.09	3°15'57"	N28°21'57"W	110.08
C8	25.00	39.27	90°00'00"	N15°00'04"W	35.36
C9	25.00	39.27	90°00'00"	N74°59'56"E	35.36
C10	195.00	51.07	15°00'22"	N22°29'45"E	50.93
C11	255.00	61.07	13°43'15"	S21°51'12"W	60.92
C12	255.00	5.72	1°17'07"	S29°21'22"W	5.72
C13	2,470.00	273.10	6°20'06"	S26°49'53"W	272.96
C14	2,470.00	138.57	3°12'51"	S22°03'24"W	138.55
C15	1,470.00	169.79	6°37'04"	S17°08'26"W	169.69
C16	1,470.00	253.60	9°53'05"	S08°53'22"W	253.29
C17	1,470.00	101.30	3°56'54"	S1°58'23"W	101.28
C18	220.00	230.38	60°00'00"	S30°00'04"E	220.00
C19	250.00	261.80	60°00'00"	S30°00'04"E	250.00
C20	1,222.82	436.46	20°27'03"	S10°13'27"W	434.15
C21	1,901.39	316.90	9°32'57"	S25°13'27"W	316.53
C22	225.00	58.93	15°00'22"	S22°29'45"W	58.76
C23	25.00	39.27	90°00'00"	N15°00'04"W	35.36
C24	25.00	39.27	90°00'00"	N74°59'56"E	35.36

SECTION 5 (Remainder)
STATE OF ALASKA
(PATENT 50-89-0654)

STATE OF ALASKA
(PATENT 50-89-0654)



- NOTES**
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5,000.
 - ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
 - THERE WILL BE NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY (GLENN HIGHWAY) PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
 - EUREKA TRAILHEAD ESTATES IS SUBJECT TO THE RESERVATIONS AND EXCEPTIONS AS CONTAINED IN UNITED STATES PATENT 50-82-0046 (AS RECORDED AS BOOK 13, PAGE 524, CHITINA RECORDING DISTRICT ON MARCH 11, 1982).
 - THE RESTRICTIONS AGAINST ALIENATION WERE REMOVED BY THE DOCUMENT "CONVEYANCE FROM THE UNITED STATES VERIFYING REMOVAL OF RESTRICTIONS" (AS RECORDED AS DOCUMENT No. 2014-00047-0, CHITINA RECORDING DISTRICT ON JANUARY 27, 2014).
 - THE AREA OF TRACT A IS 375,996 square feet (8.63 acres).
 - NO BOROUGH FUNDS WILL BE EXPENDED TO UPGRADE THE ROAD AND BEFORE BOROUGH MAINTENANCE WILL BE EXPENDED, THE ROAD WILL HAVE TO BE UPGRADED BY SOMEONE OTHER THAN THE BOROUGH AND ACCEPTED FOR MAINTENANCE BY THE PUBLIC WORKS DEPARTMENT. A PARKING AREA OF SUFFICIENT SIZE SHALL BE RESERVED AND CONSTRUCTED IF NO PROVISIONS ARE MADE FOR WINTER MAINTENANCE OF THE SUBDIVISION ROADS (MATANUSKA-SUSTITNA BOROUGH CODE 43.20.055(A)(1)).
 - AN OWNER PARKING EASEMENT, 80 FEET X 250 FEET, FOR TEMPORARY PARKING FOR THE LOT OWNERS OF EUREKA TRAILHEAD SUBDIVISION IS HEREBY RESERVED ON LOT 1, BLOCK 1, AS SHOWN ON THIS PLAT. TEMPORARY PARKING SHALL BE ALLOWED WITHIN THIS EASEMENT NOT TO EXCEED 30 DAYS AT A TIME. THIS EASEMENT SHALL BE AUTOMATICALLY VACATED AT SUCH TIME AS FIRM PROVISIONS FOR SNOW REMOVAL FOR STREETS WITHIN THIS SUBDIVISION ARE MADE.
 - FLAG LOTS 6 & 7, BLOCK 3, LOTS 3 & 4, BLOCK 4, AND LOTS 9 & 10, BLOCK 4 ARE EACH RESTRICTED TO ONE COMMON ACCESS PER PAIR TO TRACT A.
 - 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.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT EUREKA TRAILHEAD, LLC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT, ON BEHALF OF EUREKA TRAILHEAD, LLC, I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSTITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NAME: _____ DATE: _____
 TITLE: _____
 EUREKA TRAILHEAD, LLC
 16942 NORTH EAGLE RIVER LOOP ROAD
 EAGLE RIVER, ALASKA 99577

NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____
 20____ BY _____
 OWNERSHIP CERTIFICATE SIGNATORY (PRINTED)
 NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES: _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

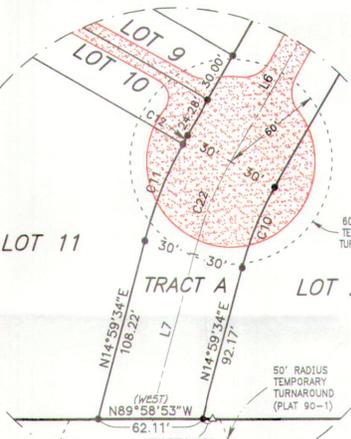
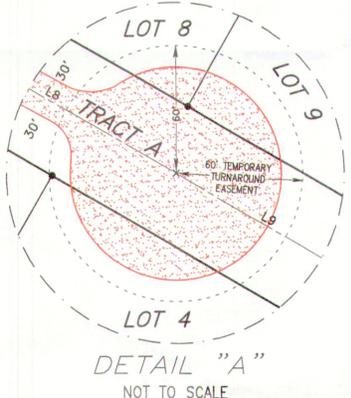
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY RESOLUTION NUMBER _____ DATED _____ 2016, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE CHITINA RECORDING DISTRICT IN THE THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

PLANNING AND LAND USE DIRECTOR _____ DATE _____
 ATTEST: _____

CERTIFICATION 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.

TAX COLLECTION OFFICIAL (BOROUGH) _____ DATE _____



SURVEYOR'S CERTIFICATE

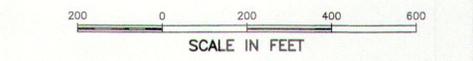
WILLIAM MCCLINTOCK (LS 5480), HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

William McClintock 7-17-2020
 DATE

WILLIAM MCCLINTOCK
 REGISTERED LAND SURVEYOR (LS 5480)
 MCCLINTOCK LAND ASSOCIATES, INC. (AEC0596)



SIGNATURE IS FOR THE AS-BUILT ONLY. PLAT IS STILL PRELIMINARY AND HAS NOT YET BEEN APPROVED.
 AS-BUILT CURRENT AS OF 6-3-2020.
 ROAD & DRIVEWAY WORK ON-GOING.

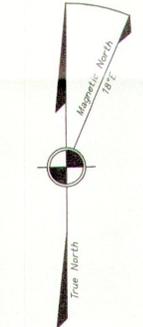


PRELIMINARY AS-BUILT OF
EUREKA TRAILHEAD ESTATES
 LOTS 1-9, BLOCK 1,
 LOTS 1-4, BLOCK 2,
 LOTS 1-9, BLOCK 3,
 LOTS 1-11, BLOCK 4
 and TRACT A
 JUL 17 2020
 A SUBDIVISION OF
 LOT 1, U.S. SURVEY No. 5809
 SITUATED WITHIN
 SECTIONS 5 & 8, TOWNSHIP 2 NORTH, RANGE 10 WEST,
 COPPER RIVER MERIDIAN, ALASKA
 CONTAINING 159.96 ACRES, MORE OR LESS
 CHITINA RECORDING DISTRICT

PREPARED BY: **McCLINTOCK LAND ASSOCIATES, INC.**
 16942 NORTH EAGLE RIVER LOOP ROAD
 EAGLE RIVER, ALASKA 99577
 (907) 694-4499

PREPARED FOR: **EUREKA TRAILHEAD, LLC**
 16942 NORTH EAGLE RIVER LOOP ROAD
 EAGLE RIVER, ALASKA 99577
 (907) 694-4499

PLAT: 1"=200' CHK: BM JOB: 14-180 DWG: PL14180E FB NO: LL
 GRID: EUREKA DWN: JG DATE: 7-13-20 DISK: MLA02 SHEET: 1 OF 1



MAGNETIC DECLINATION PER USGS QUADRANGLE MAP ANCHORAGE (D-1), 1993

DIMMICK SUBDIVISION
 TRACT C
 (PLAT 2006-20)

LEGEND

- ⊕ FOUND BLM ALUMINUM CAP
- ⬢ FOUND REBAR
- ▲ SET 2" ALUMINUM CAP ON 5/8"x30" POINTED REBAR
- XX XX XX MEASURED DATA
- (XX XX XX) RECORD DATA PER U.S. SURVEY No. 5809 (ACCEPTED 11-13-1973)
- (XX XX XX B) RECORD DATA PER PLAT 90-1
- C1 CORNER NUMBER
- (NR) NON-RADIAL LINE
- PAVED ROAD EDGE
- TOE SLOPE
- TRAIL
- EXISTING 18" GRAVEL ROAD
- EXISTING 12" DRIVEWAY
- EXISTING CULVERT
- OVERHEAD UTILITY LINE



STATE OF ALASKA
(PATENT 50-89-0654)

ROAD CENTERLINE INFORMATION TABLE (feet)								
TANGENT OR CURVE	LINE DATA TABLE			CURVE DATA TABLE				
	BEARING	DISTANCE	RADIUS	LENGTH	ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT LENGTH
L1	S60°00'04"E	422.83	250.00	261.80	60°00'00"	S30°00'04"E	250.00	144.34
C19	S0°00'04"E	175.00	---	---	---	---	---	---
L2	S20°26'58"W	100.00	1,222.82	436.46	20°27'03"	S10°13'27"W	434.15	220.58
C21	S29°59'56"W	573.91	---	---	---	---	---	---
L4	S29°59'56"W	573.91	---	---	---	---	---	---
L5	S29°59'56"W	536.04	---	---	---	---	---	---
L6	S29°59'56"W	940.04	---	---	---	---	---	---
C22	---	---	225.00	58.93	15°00'22"	S22°29'45"W	58.76	29.63
L7	S14°59'34"W	100.20	---	---	---	---	---	---
L8	S60°00'04"E	654.43	---	---	---	---	---	---
L9	S60°00'04"E	815.05	---	---	---	---	---	---
L10	N60°00'04"W	926.08	---	---	---	---	---	---

CURVE DATA TABLE (feet)							
CURVE	RADIUS	LENGTH	ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT LENGTH	
C1	280.00	29.32	6°00'02"	N57°00'03"W	29.31	14.68	
C2	280.00	142.91	29°14'33"	N39°22'46"W	141.36	73.05	
C3	280.00	120.99	24°45'25"	N12°22'47"W	120.05	61.45	
C4	1252.82	68.11	3°06'54"	N01°33'23"E	68.11	34.07	
C5	1252.82	379.06	17°20'08"	N11°46'54"E	377.61	190.99	
C6	1931.39	211.81	6°17'00"	N23°35'28"E	211.70	106.01	
C7	1931.39	110.09	3°15'57"	N28°21'57"E	110.08	55.06	
C8	25.00	39.27	90°00'00"	N15°00'04"W	35.36	25.00	
C9	25.00	39.27	90°00'00"	N74°59'56"E	35.36	25.00	
C10	195.00	51.07	15°00'22"	N22°29'45"E	50.93	25.68	
C11	255.00	61.07	13°43'15"	S21°51'11"W	60.92	30.68	
C12	255.00	5.72	1°17'07"	S29°21'22"W	5.72	2.86	
C13	1871.39	223.27	6°50'09"	S26°34'51"W	223.14	111.77	
C14	1871.39	88.63	2°42'48"	S21°48'22"W	88.62	44.32	
C15	1192.82	120.05	5°45'59"	S17°33'59"W	120.00	60.07	
C16	1192.82	253.89	12°11'43"	S08°35'08"W	253.41	127.43	
C17	1192.82	51.82	2°29'21"	S01°14'36"W	51.81	25.91	
C18	220.00	230.38	60°00'00"	S30°00'04"E	220.00	127.02	
C19	250.00	261.80	60°00'00"	S30°00'04"E	250.00	144.34	
C20	1222.82	436.46	20°27'03"	S10°13'27"W	434.15	220.58	
C21	1901.39	316.90	9°32'57"	S25°13'27"W	316.53	158.82	
C22	225.00	58.93	15°00'22"	S22°29'45"W	58.76	29.63	
C23	25.00	39.27	90°00'00"	N15°00'04"W	35.36	25.00	
C24	25.00	39.27	90°00'00"	N74°59'56"E	35.36	25.00	

SECTION 5 (Remainder)
STATE OF ALASKA
(PATENT 50-89-0854)

STATE OF ALASKA
(PATENT 50-89-0854)

STATE OF ALASKA
(PATENT 50-89-0854)

STATE OF ALASKA
(PATENT 50-89-0864)

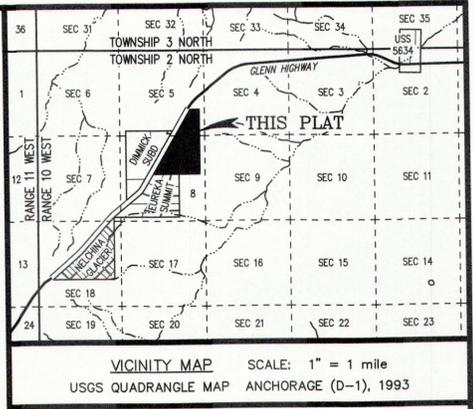
TRACT B
(PLAT 2006-20)

DIMMICK SUBDIVISION
TRACT C
(PLAT 2006-20)

EUREKA SUMMIT
TRACT 1
(PLAT 90-1)

STATE OF ALASKA
(PATENT 50-89-0654)

- NOTES**
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5,000.
 - ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
 - THERE WILL BE NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY (GLENN HIGHWAY) PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
 - EUREKA TRAILHEAD ESTATES IS SUBJECT TO THE RESERVATIONS AND EXCEPTIONS AS CONTAINED IN UNITED STATES PATENT 50-82-0046 (AS RECORDED AS BOOK 13, PAGE 524, CHITINA RECORDING DISTRICT ON MARCH 11, 1982).
 - THE RESTRICTIONS AGAINST ALIENATION WERE REMOVED BY THE DOCUMENT "CONVEYANCE FROM THE UNITED STATES VERIFYING REMOVAL OF RESTRICTIONS" (AS RECORDED AS DOCUMENT No. 2014-00047-0, CHITINA RECORDING DISTRICT ON JANUARY 27, 2014).
 - THE AREA OF TRACT A IS 375,996 square feet (8.63 acres).
 - NO BOROUGH FUNDS WILL BE EXPENDED TO UPGRADE THE ROAD AND BEFORE BOROUGH MAINTENANCE WILL BE PROVIDED, THE ROAD WILL HAVE TO BE UPGRADED BY SOMEONE OTHER THAN THE BOROUGH AND ACCEPTED FOR MAINTENANCE BY THE PUBLIC WORKS DEPARTMENT. A PARKING AREA OF SUFFICIENT SIZE SHALL BE RESERVED AND CONSTRUCTED IF NO PROVISIONS ARE MADE FOR WINTER MAINTENANCE OF THE SUBDIVISION ROADS (MATANUSKA-SUSTINA BOROUGH CODE 43.20.055(A)(1)).
 - AN OWNER PARKING EASEMENT, 80 feet x 250 feet, FOR TEMPORARY PARKING FOR THE LOT OWNERS OF EUREKA TRAILHEAD SUBDIVISION IS HEREBY RESERVED ON LOT 1, BLOCK 1, AS SHOWN ON THIS PLAT. TEMPORARY PARKING SHALL BE ALLOWED WITHIN THIS EASEMENT NOT TO EXCEED 30 DAYS AT A TIME. THIS EASEMENT SHALL BE AUTOMATICALLY VACATED AT SUCH TIME AS FIRM PROVISIONS FOR SNOW REMOVAL FOR STREETS WITHIN THIS SUBDIVISION ARE MADE.
 - FLAG LOTS 6 & 7 BLOCK 3, LOTS 3 & 4, BLOCK 4, AND LOTS 9 & 10 BLOCK 4 ARE EACH RESTRICTED TO ONE COMMON ACCESS PER PAIR TO TRACT A.
 - 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.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT EUREKA TRAILHEAD, LLC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT, ON BEHALF OF EUREKA TRAILHEAD, LLC, I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSTINA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NAME: _____ DATE: _____
 TITLE: _____
 EUREKA TRAILHEAD, LLC
 16942 NORTH EAGLE RIVER LOOP ROAD
 EAGLE RIVER, ALASKA 99577

NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____
 20____ BY _____
 OWNERSHIP CERTIFICATE SIGNATORY (PRINTED)

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES: _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

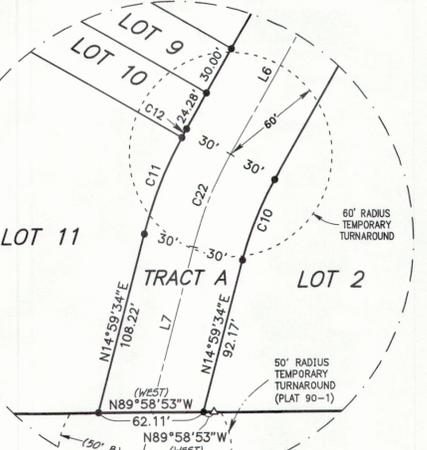
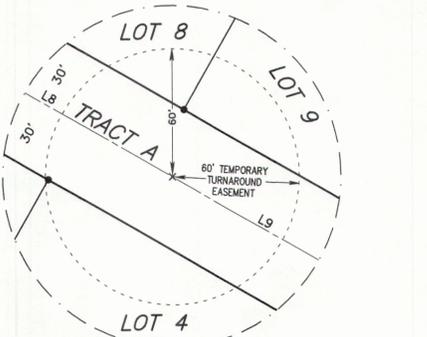
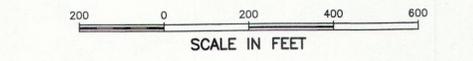
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY RESOLUTION NUMBER _____ DATED _____ 2016, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE CHITINA RECORDING DISTRICT IN THE THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

PLANNING AND LAND USE DIRECTOR
 ATTEST: _____ DATE: _____

PLATTING CLERK

CERTIFICATION 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.

TAX COLLECTION OFFICIAL (BOROUGH) _____ DATE: _____



SURVEYOR'S CERTIFICATE
 I, WILLIAM McCLINTOCK (LS 5480), 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.

WILLIAM McCLINTOCK
 REGISTERED LAND SURVEYOR (LS 5480)
 McCLINTOCK LAND ASSOCIATES, INC. (ACC596)



PLAT OF
EUREKA TRAILHEAD ESTATES
 LOTS 1-9, BLOCK 1,
 LOTS 1-4, BLOCK 2,
 LOTS 1-9, BLOCK 3,
 LOTS 1-11, BLOCK 4,
 and TRACT A
 A SUBDIVISION OF
 LOT 1, U.S. SURVEY No. 5809
 SITUATED WITHIN
 SECTIONS 5 & 8, TOWNSHIP 2 NORTH, RANGE 10 WEST,
 COPPER RIVER MERIDIAN, ALASKA
 CONTAINING 159.96 ACRES, MORE OR LESS
 CHITINA RECORDING DISTRICT

PREPARED BY: McCLINTOCK LAND ASSOCIATES, INC. 16942 NORTH EAGLE RIVER LOOP ROAD EAGLE RIVER, ALASKA 99577 (907) 694-4499	PREPARED FOR: EUREKA TRAILHEAD, LLC 16942 NORTH EAGLE RIVER LOOP ROAD EAGLE RIVER, ALASKA 99577 (907) 694-4499
PLAT: 1"=200'	CHK: BM
GRID: EUREKA	DWN: JC
JOB: 14-180	DATE: 7-17-20
DWG: PL14180E	DISK: MLA02
FB NO: LL	SHEET: 1 OF 1



MAGNETIC DECLINATION
 PER USGS QUADRANGLE MAP
 ANCHORAGE (D-1), 1993

- LEGEND**
- FOUND BLM ALUMINUM CAP
 - FOUND REBAR
 - SET 2" ALUMINUM CAP ON 5/8"x30" POINTED REBAR
 - MEASURED DATA
 - RECORD DATA PER U.S. SURVEY No. 5809 (ACCEPTED 11-13-1975)
 - RECORD DATA PER PLAT 90-1
 - C1 CORNER NUMBER
 - (NR) NON-RADIAL LINE
 - PAVED ROAD EDGE
 - TOE SLOPE
 - TRAIL



SET ALUMINUM CAP TYPICALLY MARKED

6B



MATANUSKA-SUSITNA BOROUGH
• PLATTING DIVISION •
350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874

MEMORANDUM

Date: September 3, 2020

To: Platting Board

To: Fred Wagner, Platting Officer *FW*

From: Cheryl Scott, Platting Technician *CS*

RE: Bauer Estates Case #: 2020-074

The petitioner's representative has requested a continuance until September 17, 2020 to allow time for all required documents to be submitted. Platting Staff is agreeable to this.

Suggested motion: *"I move to continue the public hearing for Bauer Estates until September 17, 2020."*

Cheryl Scott

From: Craig Hanson <ceh@hlsalaska.com>
Sent: Friday, August 7, 2020 5:20 PM
To: Cheryl Scott
Subject: Re: FW: 20-116 Bauer Estates Temporary Turnaround

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

Cheryl,

Circumstances have changed yet again in the Bauer Estates saga. While undoubtedly forthcoming, the Owner's Statement from the Evans party will not arrive for a week or so due to unforeseen circumstances. I assume this means we will need to extend this action yet again to the September 17th hearing, and if so, that is what we would like to do.

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

On 7/28/2020 10:09 AM, Cheryl Scott wrote:

Craig –

The items below were due yesterday to move forward with the changes to the Bauer Estates case on August 20, 2020. Please let me know what you plan to do.

Thanks,

Cheryl Scott
Platting Technician
(907)861-8692
cheryl.scott@matsugov.us

On 7/22/2020 12:57 PM, Cheryl Scott wrote:

Craig –

A few comments about the attachments:

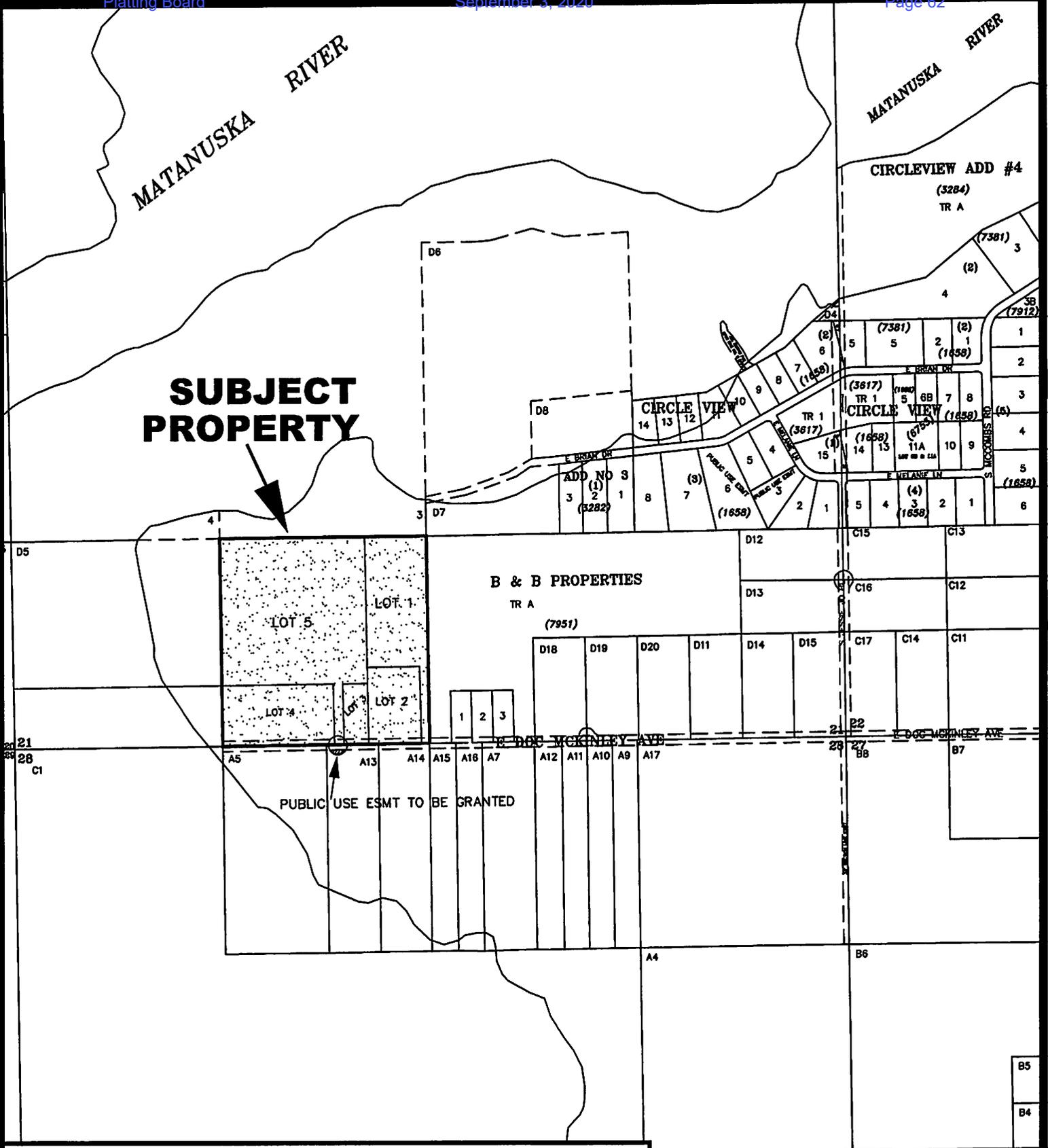
The plat should read Temporary cul-de-sac to be terminated when road is extended. (Remove the 60' because the entire cds cannot be terminated. The portion created by document would require a vacation)

The exhibit legal needs the word temporary removed. We do not create temporary PUE's.

MATANUSKA RIVER

MATANUSKA RIVER

SUBJECT PROPERTY



VICINITY MAP

FOR PROPOSED BAUER ESTATES
LOCATED WITHIN
SECTION 21, T17N, R2E, SEWARD MERIDIAN,
ALASKA

PALMER 13 MAP

6C

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 3, 2020**

PRELIMINARY PLAT: **NEW HOPE ESTATES MASTER PLAN**

LEGAL DESCRIPTION: **SEC 3 & 10, T18N, R1E, SEWARD MERIDIAN, AK**

PETITIONER: **PATRICIA & MERLE SIKES and
JOHN & MONICA JAMES**

SURVEYOR/ENGINEER: **DENALI NORTH**

ACRES: **120** **PARCELS: 23**

REVIEWED BY: **PEGGY HORTON** **CASE: 2020-012**

REQUEST

The request is create a 2-phase master plan of 21 lots and 2 road tracts from Lot 1, Block 1, Hatcher View Estates, Plat 77-7, and Tax Parcels C17 in Section 3 and B6 & B7 in Section 10 to be known as NEW HOPE ESTATES MASTER PLAN, containing 120 acres+/- . Petitioner is requesting private roads within the subdivision. The petitioner has encompassed Lot 1 Block 1 Hatcher View Subdivision within Tract A to satisfy MSB Resolution 85-14. The property is located directly south of mile 9.5 N. Wasilla-Fishhook Road (Tax ID #1280B01L001, 18N01E03C017,18N01E10B006, 18N01E10B007); within the SE¼ SW¼ Section 3 and NW¼ Section 10, Township 18 North, Range 1 East, Seward Meridian.

EXHIBITS:

Vicinity Maps	Exhibit A
Surveyor’s Letter w/attachments	Exhibit B
Variance Resolution 85-14	Exhibit C
SOA DOT&PF Application	Exhibit D
Topo & Drainage Plan	Exhibit E
OHSP	Exhibit F
Covington/Fishhook Intersection	Exhibit G
Engineer’s Report	Exhibit H

COMMENTS:

Assessments	Exhibit I	ADOT&PF	Exhibit O
Public Works Department	Exhibit J	Greater Palmer FSA	Exhibit P
Planning Division	Exhibit K	MEA	Exhibit Q
Fire Code	Exhibit L	MTA	Exhibit R
Planner II	Exhibit M	Enstar	Exhibit S
Capital Projects	Exhibit N		

DISCUSSION: Staff notes the petitioner revised the preliminary plat as originally submitted in January 2020 and withdrew a right-of-way vacation.

History: The surveyor's letter provides some background information for this platting action (**Exhibit B**). The platting board granted a variance in 1976 for Lot 1, Block 1, Hatcher View, Plat 77-7, to be less than 40,000 sq. ft. In 1985, due to circumstances with the neighboring parcel to the west, the owner requested a revision to this variance and Platting Board again granted a variance. This revised Variance Resolution 85-14, requires Lot 1, Block 1, Hatcher View to be held in common with the SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 3, which has been done through the years. The petitioners have designed that small lot into the SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 3 as part of this subdivision, becoming part of Tract A. This action will satisfy Platting Board Resolution 85-14 (**Exhibit C**).

Lot and Block Design & Road Frontage: The 13 lots within Phase 1 range in size from 1.2 to 9.9 acres. The eight lots in Phase 2 range in size from 2.5 to 4.5 acres. Lot and Block design standards are met. The one flag lot has a 60' wide pole portion. Lots meet either the 3:1 or 4:1 width to depth ratio, dependent upon the size of the lot. Each lot has a minimum of 60' of road frontage, including those lots on the cul-de-sacs.

As-built Info: The surveyor provided as-built information on the preliminary plat. The surveyor stated the petitioners have constructed the main road, called N. New Hope Farm Road (**Exhibit B**). They also constructed the east-west road labeled Heavenly Circle. The petitioners have built structures and installed utilities. All structural setbacks appear to be met.

Access/Private Roads: The plat of Hatcher View Subdivision, Plat 77-7 created N. New Hope Farm Road, a stub road that provides access to the proposed subdivision from Wasilla-Fishhook. The private roads begin at the end of that stub road. The petitioners applied for a permit from State of Alaska DOT to construct an access onto Wasilla-Fishhook (**Exhibit D**). *Staff notes the petitioner does not currently have an approved permit from ADOT&PF. Staff also notes the surveyor stated the subdivision would have gates with locks accessible to Emergency Services.*

The petitioners intend to maintain all the roads privately, including the platted portion of N. New Hope Farm Road (**Exhibit B**). The Subdivision Construction Manual A05.6 requires the petitioner's engineer to certify that the access roads labeled N. New Hope Farm Road and Heavenly Cir. or "Tract A" are constructed to minimum residential subcollector road standard due to the length of the road and ending in a cul-de-sac. The road labeled Dreams Dr. or "Tract B" must be constructed to minimum residential standard to provide constructed access to the section line easement.

MSB 43.20.100(C) allows for gated subdivisions and private roads. It states that private roads shall be approved, provided they meet certain criteria. It requires internal roads conform to the Subdivision Construction Manual and Emergency Services be provided access to deliver services within the private subdivision.

This code section also requires there be no possibility or public necessity to provide for public through traffic because alternate legal access to adjoining properties is available and that access is constructible in accordance with the SCM. The surveyor's letter states the need for through access to adjacent properties is accommodated via the section line easements east and west and north and south, with the potential extension of New Hope St., Independence Ave., and Covington St. **(Exhibit B)**. The topographic information provided shows the relatively flat and constructible areas are available for these future minor collectors to be constructed **(Exhibit E)**. *Staff notes the area south of this subdivision is under development with Grizzly Hills 2 Master Plan, High Ridge Landing, and Goodwin Estates Master Plan. As shown on the vicinity map, Grizzly Hills 2 Master Plan proposes two stub roads to this property.*

The MSB Official Streets and Highways Plan (OSHP) shows both of these section line easements as future minor collectors **(Exhibit F)**. The future extension of Covington Street will connect Tex-Al Drive to Wasilla-Fishhook Road. The surveyor provided evidence that the intersection of Covington and Wasilla-Fishhook at the section line easement is in a good location for sight distance **(Exhibit G)**.

Another requirement for private roads is that the applicant submit a documented plan stating the following:

- a. What seasons road maintenance will be performed
- b. Contact information for road maintenance
- c. Length of the maintained roads in feet; and
- d. Surface type.

Useable Area: Denali North also provided a useable area report **(Exhibit H)**. It states the investigation included five test holes within Phase 2. Test holes were excavated to 12 feet in June 2019 and no groundwater was found. The soils observed were those that are allowed to be visually classified according to MSB 43.20.281(A)(1)(f)(i). The engineer stated these soils are suitable for conventional on-site wastewater disposal systems. He stated, "...there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the proposed lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.281."

Drainage: Denali North also provided a drainage plan, meeting the Subdivision Construction Manual standards **(Exhibit E)**. The drainage plan shows the drainage along the proposed roads and general drainage patterns along Wasilla Fishhook on the north side of the subdivision. The drainage plan includes proposed culverts and infiltration points (rock pits).

COMMENTS:

Borough: Assessments commented that if there is no dedication to the subdivision owners, a Homeowners Association, etc. the private roads labeled as tracts will be taxable parcels and will be assessed road service taxes as well **(Exhibit I)**. If dedicated to an entity, the tracts would be assessed as a benefit to the subdivision lot owners. *Staff notes, this is a decision the owners need to discuss and make amongst themselves.*

Public Works comments include “Obtain DOT approval of an updated approach road permit for a road that will serve 21 lots (**Exhibit J**). A civil engineer should prepare a drainage plan prior to preconstruction meeting with DPW.”

Planning Division recommends a connected road system wherever possible. Better connectivity can improve mobility, accessibility, reduce traffic congestion, and reduce the need to improve arterial roadways. The Planning Division recommends that the subdivision be designed to allow connectivity through to Tract 8 Grizzly Hills, the location of the proposed Grizzly Hills [2] subdivision (**Exhibit K**). They provided Fishhook Comprehensive Plan items to consider and strategies to achieve these goals; Aviation activity in the area; and Transportation planning recommendations. *Staff notes the stub roads shown on the Grizzly Hills 2 Master Plan do not exist currently. They would be platted in Phase 4 and 6 of that Master Plan.*

Fire Code commented that the plat in and of itself poses no issue to the fire Code office other than the potential for log access drives to any buildings on the larger parcels (**Exhibit L**). If you look at the bigger picture, however, you will see that this area is becoming the next exploding development area and I think connectivity needs to be planned for early. The proposed plat to the south, Grizzly, has two dead ends that appear to butt up against the lots in the New Hope Plat. Those will have to have either connection to the north or some type of turnaround for emergency vehicles. This area may need master planning for road infrastructure to assure that as these separate and distinct subdivision plat there is a logical way to get connectivity so we don't end up with what would amount to one large populated area with only one ingress and egress.

Planner II commented there is no FEMA mapped special Flood Hazard Area or Wetlands identified (**Exhibit M**). Regarding the connection of streets that would provide efficiencies of service delivery the subdivision should be connected to Grizzly Hills to the south and the cul-de-sac to the west should have an extension to the property line for further development and connection to undeveloped parcels, for a complete future development picture. I concur with Adam Bradway and Don Cuthbert comments.

Capital Projects comments include the need for public turnarounds prior to the gate at the north end of New Hope Farm Road and at east-west Section Line Easement where the private road crosses it (**Exhibit N**). They also suggest the stub road at the north be widened to 60'. *Staff notes MSB 43.20.120(A)(2) allows for 50' wide ROW if existing, but ADOT&PF may require a wider road at the intersection.* Capital Projects would support denial of this subdivision due to the need for interconnectivity in this area. They support interconnecting with the proposed roads within Grizzly Hills 2 Master Plan, just south of this subdivision. They also agree that a connection to the western section line easement is needed.

ADOT&PF objects to this plat as New Hope Farm Road, which serves as the access onto Wasilla-Fishhook Road, needs an approach road Review (ARR) (**Exhibit O**). One was performed previously but the required work to be done to the road was never completed. That ARR has expired and one needs to be completed in its entirety before we will approve this

plat as the current access point is unpermitted. The subdivision needs to connect to the adjacent subdivisions for better connectivity in the area and to provide alternate access in and out of the subdivision. We are concerned with the fact that most of the internal circulation ends in cul-de-sacs. The adjacent subdivision have established right of ways and easement to provide that connection and this subdivision needs to connect into those. The internal circulation roads should be public right of ways not individual tracts. As stated before, no direct access will be granted to Wasilla-Fishhook Road. All access must be from the established right of way for New Hope Farm Road and an ARR must be completed for it. As stated before, we recommend the petitioner dedicate the section line easement as it provides an important east-west connection to Independence Ave. and New Hope Street. We are concerned that as the subdivision develops, the section line easements will be encroached as often happens with it isn't dedicated.

Borough staff does not agree that the future minor collectors shown on the OSHP provide interconnectivity needed in this area, especially between subdivisions. Interconnecting roads with existing or proposed subdivisions is a strategy adopted as a way of reaching Goal #3 of the Long Range Transportation Plan, titled "Improve Connectivity." Private roads must be granted according to MSB 43.20.100(C), but only if there is no possibility or public necessity to provide for public through traffic because alternate legal access to adjoining properties is available and that access is constructible in accordance with the SCM. Staff agrees that the surveyor has shown that the future minor collectors are in locations where the topography would allow for construction. However, the public's need for through traffic is also part of that equation. Staff does not recommend approval of this plat as currently designed.

City of Palmer Building Inspector, acting a Fire Chief for Greater Palmer Fire Service Area stated two items (**Exhibit P**). .

1. Any driveway 150' or longer must have an approved fire apparatus access and turn-around in accordance with International Fire Code (IFC) 2015.

Utilities: MEA requested 15'-wide utility easement adjoining New Hope Farm Road's eastern boundary and 10'x 10' easements around existing poles and/or anchor pockets at the north and south ends of New Hope Farm Road (**Exhibit Q**). MTA has no comments (**Exhibit R**). Enstar has no comments or recommendations (**Exhibit S**). *Staff notes that the borough normally inspects utility installation as they are installed within subdivisions that have public roads. That inspection ability is removed when roads are private. Therefore the petitioner needs to acquire utility easements from MEA prior to the plat recording and then place the easement's recording information on the final plat.*

CONCLUSION:

The preliminary plat for New Hope Estates Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat Submittal and Approval. Petitioner is asking for private roads. MSB 43.20.100(C) allows for gated subdivisions and private roads unless there is a possibility or public necessity to provide for public through traffic because alternate legal access to adjoining properties is available and that access is

constructible. The surveyor verified constructible connections to adjacent parcels are provided for by way of the existing section line easements running east-west and north-south.

The Long Range Transportation Plan's Goal of "Improve Connectivity" has an accompanying strategy called "Establish a Subdivision Connectivity Policy." If we continue to approve plats that do not provide connections, we will never reach that goal of improving interconnectivity. Good connectivity provides multiple ways to travel between Point A and Point B. Improved connectivity can improve mobility and accessibility, reduce traffic congestion, and reduce the need to increase capacity by lane additions on arterial roadways. 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.

Borough staff recommends denial of this case because the need for interconnectivity in this area.

FINDINGS of FACT for DENIAL:

1. The plat of New Hope Estates Master Plan is consistent with AS 29.40.070 Platting Regulations, and MSB 43.15.016 Preliminary Plat Submittal and Approval but does not consider the need for interconnectivity between subdivisions in this area.
2. MSB Staff and ADOT&PF agree that interconnectivity between subdivisions is needed in this area of expansive growth. The design of this subdivision does not provide interconnectivity, which is a goal of the Long Range Transportation Plan.
3. The petitioner has not offered public turnarounds for the north end of the gated subdivision, nor at the SLE running east/west through this subdivision. If provided, turnarounds would solve the issue of vehicles having to back out onto these existing and future minor collector roads. The SCM does not discuss the need for turnarounds at the end of public roads leading up to private roads.
4. ADOT&PF are concerned that as the subdivision develops, the section line easement will be encroached.
5. The Approach Road Review performed previously was not completed and it has expired. The existing intersection of New Hope Farm Road and Wasilla-Fishhook does not have ADOT&PF approval.

RECOMMENDATIONS:

Recommended motion: "I move to approve the preliminary plat of New Hope Estates Master Plan, located within Sections 3 & 10, Township 18 North, Range 1 East, Seward Meridian, Alaska."

Staff recommends denial of this plat.

If the Platting Board decides to approve this case, the following findings and recommendations are available below.

FINDINGS of FACT for APPROVAL:

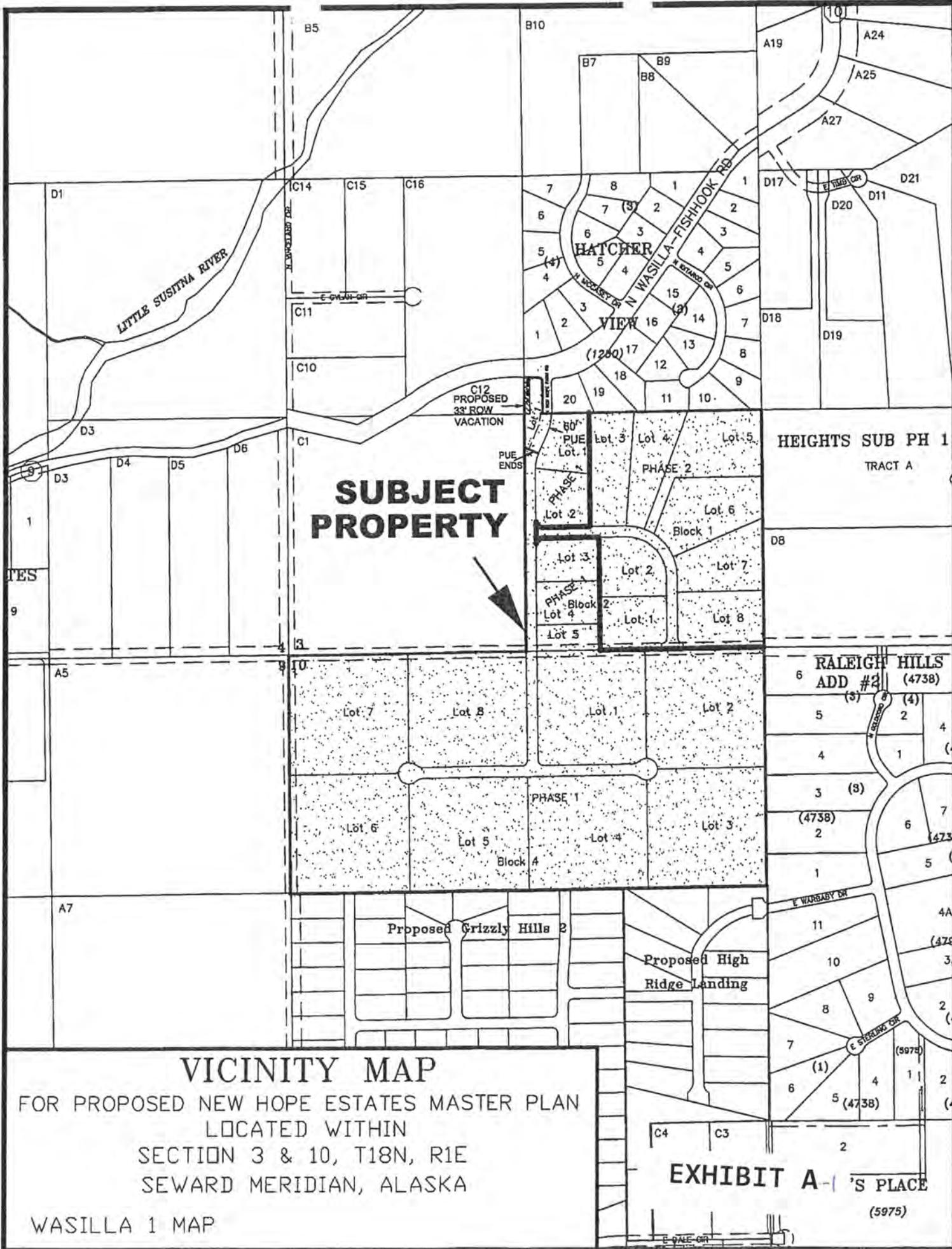
1. The plat of New Hope Estates Master Plan is consistent with AS 29.40.070 Platting Regulations, and MSB 43.15.016 Preliminary Plat Submittal and Approval.
2. A professional engineer stated useable area is available for wastewater disposal and building in compliance with MSB 43.20.281.
3. Lot sizes 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. Staff notes all utility easements will be private and the petitioner may wish to create those separately from the plat with MEA or MTA.
6. ADOT&PF manages access onto Wasilla-Fishhook; they require an Approach Road Review application for this 21-lot subdivision.
7. Assessments commented that if there is no dedication to the subdivision owners, a Homeowners Association, etc. the private roads labeled as tracts will be taxable parcels and will be assessed road service taxes as well. If dedicated to an entity, the tracts would be assessed as a benefit to the subdivision lot owners. Staff notes, this is a decision the owners need to discuss and make amongst themselves.
8. MSB 43.20.Private roads shall be approved, provided there is no possibility or public necessity to provide for public through traffic because alternate legal access to adjoining properties is available and that access is constructible in accordance with the Subdivision Construction Manual standards. The surveyor provided reasons why there is no public necessity to provide for public through traffic. Borough staff and ADOT&PF do not agree that interconnectivity is fully provided.
9. Four offices within the borough, Planning, Fire Code, Development Services, and Capital Projects stated the subdivision is not designed to provide interconnectivity. ADOT&PF also commented on the need for interconnectivity.
10. The proposed road labeled “Tract A” is greater than 1000 feet. Residential subcollector road construction is required for that road.
11. There were no public objections to this plat.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Recommended motion: “I move to approve the preliminary plat of New Hope Estates Master Plan, located within Sections 3 & 10, Township 18 North, Range 1 East, Seward Meridian, Alaska.”

1. Submit the mailing and advertising fee.
2. Submit construction cost estimate, schedule pre-construction meeting with Public Works Engineer, pay inspection fee, and obtain Notice to Proceed in compliance with SCM, Section E.
3. Obtain a DOT&PF Approach Road Review and provide Platting Staff the approved document to comply with MSB 43.15.049(H).
4. Construct the interior road labeled as “Tract A” to minimum residential subcollector standards for Phase 1.
5. Construct the interior road labeled as “Tract B” to minimum residential standard, ending at the Section Line Easement.
6. Provide Emergency Services access through the gate(s) to the private roads.
7. 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 Dept. of Public Works Engineer signoff for each phase.
8. Submit a documented plan for road maintenance for each phase, stating the following at a minimum:
 - a) What seasons road maintenance will be performed;
 - b) Contact information for road maintenance;
 - c) Length of the maintained roads in feet; and
 - d) Surface type.
9. Provide utility easements as requested by MEA. Acquire these and other utility easements from MEA and then place the easement’s recording information on the final plat or provide MEA signoff on final plat.
10. Provide updated Certificate to Plat executed within 7 days, prior to recording each phase plat per MSB 43.15.053(E).
11. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with each phase plat.
12. Submit recording fee, payable to the State of Alaska, DNR for each phase.

13. Taxes and special assessments must be paid in full through the year of recording for each phase, 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 plat in full compliance with Title 43 for each phase.

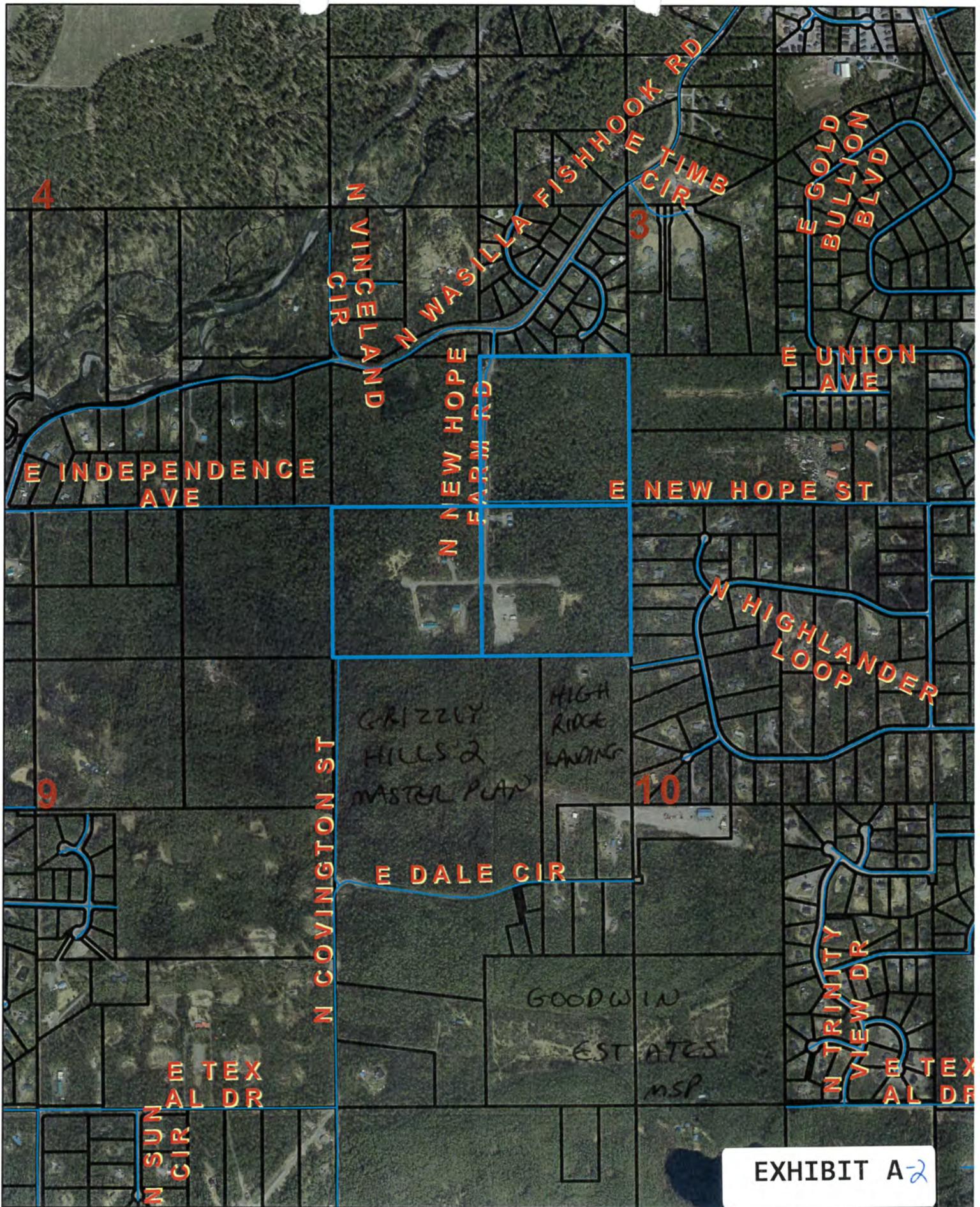


VICINITY MAP

FOR PROPOSED NEW HOPE ESTATES MASTER PLAN
 LOCATED WITHIN
 SECTION 3 & 10, T18N, R1E
 SEWARD MERIDIAN, ALASKA

WASILLA 1 MAP

EXHIBIT A - 'S PLACE
 (5975)



Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer, AK 99645

ATTN: Fred Wagner
RE: Master Plan for New Hope Estates (21 Lots & 2 Road Tracts)

Dear Mr. Wagner,

This proposed master plan consists of two phases, with twenty-one lots, and two road tracts. Phase 1 consists of: 7 lots over 400,000 sq. ft.; 6 lots under 400,000 sq. ft. Phase 2 consists of: 8 lots, ranging from 2.5 to 4.5 acres. The roads for phase 1 are already constructed to a minimum sub-collector standard, or better subject to the final road report. The topography is relatively flat, with road grades averaging 1% to 2%. There is an approved AK Dot PF entrance to Wasilla Fishhook Road (See previous submittal docs).

O'Hara Road (Now New Hope Farm Road) location was approved, per plat no. 77-7 and MSB records for Hatcher View Subdivision. O'Hara Road placement was due to the gravel pit at the North, and due to the existing Wasilla Fishhook Road topography, which has restricted sight distance. Therefore, this stub road was approved and platted at the top of the hill. Hence, the sub-standard Lot 1 Block 1 Hatcher View Plat No 77-7 was created. Prior to the plat on November 18, 1963 the Patent holder, Mr. Black was granted access, per documented 33' ft. easement, providing him access to the 120-acre parcel of land (Proposed New Hope Estates). Further research provided documentation allowing him to eliminate the private 33' ft. road easement, after the 50' ft. public access stub road (O'Hara), exiting onto Wasilla Fishhook Road was constructed (reference title research docs attached to previous submittal).

The Lot 1 Block 1 Hatcher View Subdivision Plat No. 77-7 has a Variance to title 16 on the original plat approval, and further revised in 1985, per MSB Resolution No. 85-14 recorded in book 447 page 193. We have designed this lot into the SE ¼ SW ¼ Section 3 Township 18 North Range 1 West Seward Meridian, Alaska, per the MSB Resolution No. 85-14 requirements. We have encompassed Lot 1 Block 1 Hatcher View Subdivision within Tract A, creating the 5.73-acre parcel, and satisfying MSB Resolution 85-14, as recorded December 6, 1985 (Please refer to the title research attached with previous submittal).

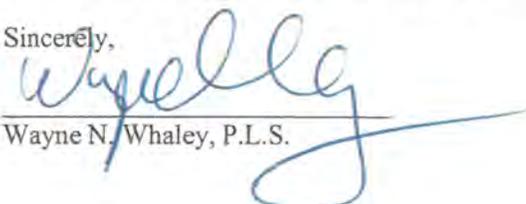
My Clients have requested, private, gated access from the end of New Hope Farm Road (Ohara) and the beginning of Tract A. The need for through access is accommodated via the section line easements, running East and West, and North and South. The future extension of New Hope St., Independence Ave., and Covington St. are shown as minor collectors on the MSB official Long-Range Transportation Plan streets and highway plans. The topography is provided for the North to South section starting at the South West corner of this property heading North to Wasilla Fishhook Road for ½ a mile. It is relatively flat and has a 66' ft section line easement for the first ¼ mile, then becomes 83' ft. wide section line easement, and then continues North to Wasilla-Fishhook Road for an additional ¼ mile. This should eliminate concerns of providing a Public Use Easement on New Hope Farm Road, since Covington extension, within the 83' ft section line easement, meets the feasibility of construction (See prior submittals). The parallel 83' ft. wide section line easement is larger than the existing 50' ft R.O.W. of New Hope Farm Road, making the future Covington extension a more preferred, feasible, minor collector. Additional preference is the straight thru extension of Covington without any 90 degree turns, as depicted within New Hope Farm Road. There is also a greater line of site entering/exiting Covington Road than entering/exiting New Hope Farm Road. (See attached CEXT-A and CEXT-B&C)

The existing road within Tract A, and the proposed road within Tract B, are relatively flat, and will meet feasibility standard construction requirements. The road within Tract A has already been constructed to a minimum or better residential sub-collector standard, with relatively flat grades of 1% to 2%. Culverts will be installed throughout as needed. My Clients plan on providing their own private road maintenance on the public, and proposed private roads; with gates adjacent to public connections. Emergency Vehicle access shall be accommodated at time of gate installation.

With this revised plan, encompassing Lot 1 Block 1 within Tract A, creating a 5.73 parcel, the Vacation of the 33' ft private easement will no longer be required, and the MSB Resolution 85-14 will be remedied.

If you have any questions, please feel free to contact me at (907) 376-9535.

Sincerely,



Wayne N. Whaley, P.L.S.

May 28, 2020

RECEIVED

JUL 09 2020

PLATTING

RECEIVED

MAR 26 2020

Chronological Order On Property Transactions PLATTINGLot 1 Block 1 Hatcher View Subdivision

- 1) Albert Jorgenson Patent (Hatcher View 40 Acre Parcel) February 23, 1954
- 2) Paul A. Black (120 Acres) Patent January 10, 1961
- 3) 33 Ft. Easement to Paul A. Black November 18, 1963
- 4) 30 Ft. Easement ON 10 Ac. (C12) Larry E. Wooten
adj. to Lot 1 Block 1 October 25, 1974
- 5) 10 Acre Waiver (WRS 75-29) Larry E. Wooten 10acres
adj. to Lot 1 Block 1 December 9, 1974
- 6) 33' Easement Supersedes 30' Easement
(Deemed not valid at item 23) July 23, 1975
- 7) Boundary Encroachments (ties to 100 acres)
Lot 1 Block 1 Attached to 10 Acres west of Lot & South Rd. August 4, 1976
- 8) Covenant running with 10 acres & 1/1 Hatcher View
Hatcher View Covenants recorded Bk 132 Pg. 854-856 January 12, 1977
- 9) Tull & Luffberry letter to MSB about agreements on
Lot 1 Block 1 for plat approval October 8, 1976
- 10) Luffberry to Carolyn Anderson MSB Platting tech 33' easement
from 1963 not suitable for legal or public use easement April 28, 1977
- 11) Comments from MSB staff on Hatcher View regarding 33'
and structure encroachment on to Lot 1 Block 1 November 4, 1976
- 12) Platting board notice & minutes Variance to construction
Of O'hara, 33' easement is private & Mr. Black can vacate. December 20, 1976
- 13) A.D.E.C. letter Lot 1 Block 1 not approved for onsite septic October 6, 1976

- 14) Conditions of approval for MSB platting meeting stating 33' private access easement and Mr. Black will vacate once O'hara dedicated. **October 12, 1976**

- 15) Variances to not build O'hara and waive minimum lots size on Lot 1 Block 1 **December 30, 1976**

- 16) Pre-App request to attach Lot 1 Block 1 to 40 acres to the south and encroachment has been moved. **October 2, 1985**

- 17) Staff review and platting board recommendations combine Lot 1 Block 1 w/ 2.5 acres to west or combine with a 40 Acre parcel to south **October 17, 1985**

- 18) MSB resolution No. 85-14 Variance to minimum size recorded 12-6-1985 **November 21, 1985**

- 19) Horne Land Surveying confirming structure is removed from Lot 1 Block 1 **November 25, 1985**

- 20) MSB Platting board action approved contingent on combining with 40 Acres (See no. 18) **December 2, 1985**

- 21) Warranty Deed O'hara to Stewart **December 6, 1985**
 - A) Warranty Deed O'hara to Gambill **March 23, 1989**

- 22) MSB findings on vacation & joint agreement between parties **April 6, 1989**

- 23) Inspection with sketch by MSB DPW discuss restricted access due to well & move driveway **April 11, 1989**

- 24) Asbuilt Survey by Horne Land Surveying attached John Horan Boundary survey 1982 C12 allowed to use the northerly 75' Of the 33' private easement for 5 years. Then it terminates (May 1994) Stewart owners of Lot 1 Block 1 objected. **January 10, 1990**

- 25) MSB Resolution No. 89-2-V Vacate 30' easement created on west side of 33' easement on Lot 1 Block 1 claiming that is a private easement and topography makes road construction impractical. **June 20, 1989**

- 26) Waiver 93-39- PWm creating 2.5-acre parcel next to Lot 1 Block 1 **December 28, 1993**
- 27) Statutory Warranty Deed Gambill to Ryan M. Collins **September 7, 2005**
current owner of 2.5 acres next to Lot 1 Block 1
- 28) Quitclaim Deed R. Collins to R. Collins **June 24, 2014**

Sequence of events concerning petition

Larry Wooton dedicated East side SE 1/4 NW 1/4 SW 1/4 Sec 3 TBN R1E SM for 30' easement on Oct.25, 1974.

Michael J. O'Hara and Patricia Cunningham O'Hara bought property on March 22, 1975. O'Hara's began building cabin in June, 1975 on what is now Lot 1, Block 1, Hatcher View Subdivision, thinking we were on our property.

On July 16, 1975 Larry Wooton recorded a document with Mat-Su Title company to remove above easement and replace it with easement on West side. He built the road there the summer of 1975 because he could not build a road on the east side in the original easement. According to the document filed with the title company, the second easement superceded and replaced the first easement.

On Dec. 12, 1976 Warren Fiscus surveyed the property and discovered the house was on the wrong property.

At first we attempted to solve the problem by purchasing Lot 1, Block 1 of Hatcher View Estates. Then we discovered we were still in an easement providing access to Clovel Stewart's property. The purchase included O'Hara road which we dedicated to the borough as a public easement, which was approved by the borough. Mr. Stewart refused any offer to negotiate moving his easement one way or the other, and we moved the house to its current site in May, 1978.

John Horan surveyed the property June 21, 1982. The well was in Clovel Stewart's easement.

We sold Lot 1, Blk 1 to Stewart so he could have additional access

4-6-89
Sub at PB

to his property with the condition that we retain permanent rights to the well. That sale closed Sept. 17, 1985.

We feel there has been a series of mistakes over the years concerning this property. The main problem lies with the fact that Wooton improperly recorded the easement change.

None of us, including Mr. Stewart, had any idea the easement in question still existed. It has never been used, and obviously Mr. Stewart has never driven on it since the trees and the construction of the house and lawn make that physically impossible. Since Mr. Stewart now owns Lot 1, Blk 1, Hatcher View, he has ample access to his property.

If the easement is not vacated, the value of the house and property will be totally compromised. If the easement is vacated, the house can remain as is, and Mr. Stewart will suffer no loss, since he already has ample access for both private use and future development.

This is not an easy situation. The history is complicated, but we would like to point out that the house has been at the present location for 11 years. The easement has never been used. All parties concerned have adequate access to their property.

We would like to find an equitable solution that settles the matter once and for all.

Patricia C. O'Hara
Michael J. O'Hara

BOROUGH ASSEMBLY DOCUMENT - CONTROL & AM/IM FORM

Matanuska-Susitna Borough Post Office Box 1608 Palmer, Alaska 99645-1608

SUBJECT: O'Hara - Menegelli Public Use Easement Vacation located w/in Section 3, T18N, R1E, S.M. AK. For Agenda of: 5/16/89 No. 89-248

Route to	Dept/Committee/Individual	Initials	Remarks
	Please Review & return, when routing complete, to:		
	originator		
1	Platting Division	MSB 5/18/89	Originator
	Planning Director	MSB 5/18/89	
	Assessor		
	Public Works Director		
	Finance Director		
2	Attorney	HBL	public interest
3	Manager		
	Mayor		

access issues should be better defined in board's findings

SUMMARY STATEMENT: On May 4, 1989, the Platting Board held a public hearing and approved the vacation of a public use easement petitioned for by Michael C. & Patricia O'Hara and Richard A. and Patrice Menegelli located within Section 3, T18N, R1E, S.M. AK.

The vacation was approved contingent upon Staff recommendations

1. Approval of MSB Assembly within 30 days of Platting Board action.
2. Recordation of a vacation resolution with affidavits of non-objection signed by all parties holding a beneficial interest within the property.

Findings for the vacation, as submitted by the petitioner, are as follows:

- 1 The original grantor of the easement tried to vacate this one with the corrected easement and built the road within the new easement.

FISCAL ACTION (TO BE COMPLETED BY FINANCE) FISCAL IMPACT? YES OR NO

AMOUNT REQUESTED \$ _____ FUNDING SOURCE _____
 FROM ACCOUNT # _____ PROJECT # _____
 TO ACCOUNT # _____ PROJECT # _____

VERIFIED BY: _____ CERTIFIED BY: _____

RECOMMENDED ACTION: The Platting Division requests that the Assembly concur with the Platting Board decision to vacate this Public Use Easement.

Approved by: James L. Moore Borough Manager

- 2 The topography of the area adjacent makes a road in this area highly impractical.
- 3 All parties concerned have better access to their property from other roads.
- 4 The easement runs between the house and the well.
- 5 It has never been constructed.
- 6 There is a private easement running parallel to this one owned by Clovel Stewart.

Further findings by the Platting Board supporting the vacation are as follows:

1. Public interest as indicated by public testimony through the public hearing process, which is in accordance with our current Borough Ordinances;
2. Testimony and written documents of an easement that was recorded in the Palmer Recording District, in Book 91, Page 574 by Larry E. Wooten creating this easement and then also, at a later date, in Book 100, Page 495 superseding that easement which states at the beginning of this easement, "This easement supersedes and replaces easement recorded on December 9, 1974, etc." by the same person.
3. Due to this easement and the superseded, the intent, I feel, was to replace it because of an error; it was not intentionally done by testimony said today.
4. Also the fact that the public easement does not look like it has been used by the public.
5. Alaska Title Guaranty has made a title search on this property and determined that the original easement was no longer valid.
6. This vacation decision was made on the assumption that there is a valid easement and only on that assumption. The Board further determined if, in fact, there is no easement then there is no vacation necessary.
7. The second easement was recorded before the waiver was recorded.

Attached you will find the Minutes of the Platting Board meeting of 5/4/89; Notification of Action, vicinity map and staff review and recommendations.



Matanuska-Susitna Borough

P.O. BOX 1608, PALMER, ALASKA 99645-1608 • PHONE 745-9650

PLANNING DEPARTMENT PLATTING DIVISION

May 8, 1989

NOTIFICATION OF PLATTING BOARD ACTION

Mary Vincent
P O Box 870786
Wasilla, AK 99687-0786

Re: O'Hara-Menegelli PUE Vacation

Action taken by the Platting Board on May 4, 1989 is as follows:

The VACATION REQUEST was APPROVED CONTINGENT.

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL OF A SUBDIVISION OR OF A WAIVER OF PLATTING REQUIREMENTS BY THE PLATTING BOARD OR OFFICER SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.38. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

IF ROAD CONSTRUCTION IS REQUIRED PLEASE NOTE THE FOLLOWING CONDITIONS:

- 1 Notice of cost estimate to be submitted by an engineer or a copy of the construction contract or the contractor's proposal, to be approved by the Borough Dept of Public Works.
- 2 Payment of a 2% fee based upon the approved estimate submitted.
- 3 Notice to proceed must be issued prior to construction as no road inspection is authorized without this notice.

If this is in reference to a plat application recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Yours truly,

A handwritten signature in cursive script, appearing to read "Rick B.", written over a horizontal line.

Rick Brown
Chief of Platting

cc: Patricia & Mike O'Hara; Richard & Patrice Meneghelli

1. Approval of MSB Assembly within 30 days of Platting Board action.
2. Recordation of a vacation resolution with affidavits of non-objection signed by all parties holding a beneficial interest within the property.

Findings for the vacation, as submitted by the petitioner, are as follows:

- 1 The original grantor of the easement tried to vacate this one with the corrected easement and built the road within the new easement.
- 2 The topography of the area adjacent makes a road in this area highly impractical.
- 3 All parties concerned have better access to their property from other roads.
- 4 The easement runs between the house and the well.
- 5 It has never been constructed.
- 6 There is a private easement running parallel to this one owned by Clovel Stewart.

Further findings by the Platting Board supporting the vacation are as follows:

1. Public interest as indicated by public testimony through the public hearing process, which is in accordance with our current Borough Ordinances;
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3. Due to this easement and the superseded, the intent, I feel, was to replace it because of an error; it was not intentionally done by testimony said today.
4. Also the fact that the public easement does not look like it has been used by the public.
5. Alaska Title Guaranty has made a title search on this property and determined that the original easement was no longer valid.
6. This vacation decision was made on the assumption that there is a valid easement and only on that assumption. The Board further

determined if, in fact, there is no easement then there is no vacation necessary.

7. The second easement was recorded before the waiver was recorded:

Platting Board
Regular Meeting

5/4/89

B. O'HARA & MENEGELLI PUBLIC USE EASEMENT VACATION

Mr. Brown stated that on March 15, 1989, 19 letters were mailed out, 1 had been returned and no objections received by mail. Mr. Stewart objected to this vacation when he spoke at the original meeting of April 6, 1989.

Ms. McGuire gave the background of this case.

Mr. Brown explained to the Board that he had given the petitioners until May 3, 1989 to get the information to staff.

Mr. Lively asked Mr. Brown if a meeting had been held and if any agreement had been reached.

Mr. Brown advised the board that a meeting was held and the information regarding an agreement would be provided by the petitioners.

Mr. Easley requested time to review the handout materials that had been presented.

The Board stood down for 15 minutes to allow time to review the handouts.

Ms. McGuire gave the overview of this case.

Chairman Tucker asked if there was still an objection to this vacation.

Mr. Clovel Stewart, adjacent property owner, advised the Board that he still objected to this request.

Chairman Tucker opened the public hearing.

Mr. Stewart spoke to the Board stating that he objected because he doesn't want to give up any of his property to make a public road when there was an easement available already and that an agreement had not been reached between he and the O'Haras.

Discussion followed on site distance for roads intersecting with Wasilla Fishhook.

Mr. Stewart asked the Board if he would get any of the vacated property, if it were vacated. The Board advised Mr. Stewart that this easement was totally on the property O'Haras had purchased from Mr. Wooten, therefore, under the law, he would not receive any of this property.

Pat O'Hara, petitioner, spoke to the Board giving her side of the history of this land and development of it. Ms. O'Hara explained that Mr. Larry Wooten, the original developer, had recorded the

Fidelity National Title Insurance Company
SCHEDULE A

File Number: MS66579

Policy Number: 1312-455177

Amount of Insurance: \$ 130,000.00

Premium: \$ 672.00

Date of Policy: September 7, 2005 at 10:16 AM

- 1. Name of Insured:
Ryan M. Collins, an unmarried man
- 2. The estate or interest in the land which is covered by this policy is:
Fee Simple
- 3. Title to the estate or interest in the land is vested in:
The named insured
- 4. The land referred to in this policy is described as follows:

That portion of the Southeast one-quarter of the Northwest one-quarter of the Southwest one-quarter (SE1/4 NW1/4 SW1/4), Section 3, Township 18 North, Range 1 East, Seward Meridian, lying South of the South right of way line of Wasilla-Fishhook Road, located in the Palmer Recording District, Third Judicial District, State of Alaska.

Matsu Title
OCR

SCHEDULE B

File Number: MS66579

Policy Number: 1312-455177

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matter excepted under (1), (2) or (3) are shown by the public records.
6. Rights of the State or federal government and/or public in and to any portion of the land for right of way as established by federal statute RS2477 (aka 43 USC 932) (whether or not such rights are shown by recordings of easements and/or maps in the public records by the State of Alaska showing the general location of these rights of way).
7. Reservations and exceptions as contained in U.S. Patent, including but not limited to the reservations of all oil, gas and minerals rights:
Recorded: October 15, 1962
Book/Page: 43/269

No investigation has been made to determine current status or ownership of said oil, gas, or minerals as reserved.
8. Reservations and exceptions as contained in State of Alaska Patent, including but not limited to the reservation of all oil, gases, coal, ores, minerals, fissionable materials and fossils together with the right of entry for opening, developing and working mines, etc.
Recorded: June 30, 1969
Book/Page: 76D/147

No investigation has been made to determine current status or ownership of said oil, gas, or minerals as reserved.
9. Taxes and/or assessments, if any, due the Matanuska-Susitna Borough.
10. Easement
Granted to: General Public
Recorded: December 9, 1974
Book/Page: 91/574
For: Ingress and egress
Affects: The East 30 feet

Modified By Instrument:
ALTA Owner's Policy
Schedule B (10/17/92)

(ms66579.pld/MS66579/87)

B-14

AGREEMENT

This is an Agreement among Jackie L. Gambill, Christine W. Gambill (Gambills) Michael J. O'Hara, Patricia A. O'Hara (O'Haras), Clovel L. Stewart and Georgia I. Stewart (Stewarts).

This agreement is based upon the following premises:

A. O'Haras (in conjunction with Meneghellis) submitted to the Matanuska-Susitna Borough a Petition For Vacation of Public Right-of-Way of that easement described as

A thirty feet (30') wide easement on the East Boundary of SE 1/4, NW 1/4, SW 1/4, Section 3, T18N, R1E, S.M., Alaska.

The Borough designates the southeast 1/4 of the northwest 1/4 of the southwest 1/4, Section 3, T18N, R1E, S.M., Alaska, as Tax Lots C12 and C13.

B. Since the date of the Petition, O'Haras have sold to Gambills the parcel described as follows:

That portion of the Southeast one-quarter (SE 1/4) of the Northwest one-quarter (NW 1/4) of the Southwest one-quarter (SW 1/4) in Section 3, Township 18 North, Range 1 East, Seward Meridian, lying South of the South right-of-way line of Wasilla-Fishhook Road, Palmer Recording District, Third Judicial District, State of Alaska.

This parcel is contained in that lot which the Borough has designated as Tax Lot C12, Section 3, T18N, R1E, S.M., Alaska. This parcel is called Lot C12 in this Agreement.

C. The Borough Staff Review and Recommendation for the Platting Board, dated April 6, 1989, pages 1-4, attached hereto as Exhibit One are correct, except that Staff Review Finding 15 is incorrect to the extent that Stewarts have objected.

D. The Borough Staff has indicated it will support the vacation if the parties hereto reach an agreement whereby Stewarts no longer object to the requested vacation.

NOW, THEREFORE, the parties agree as follows:

1. On or before August 1, 1989, O'Haras and Gambills will convey to Stewarts all rights retained or which may have been retained by O'Haras in their deed to Stewarts dated December 6, 1985, recorded December 24, 1985, in Book 449 at Page 759 Palmer Recording District, Alaska, covering the property described as follows:

Lot One (1), Block One (1), HATCHER VIEW SUBDIVISION, according to Plat No. 77-7, located in the Palmer Recording District, Third Judicial District, State of Alaska (called Lot 1).

2. By August 1, 1989, O'Haras and Gambills will remove the existing well house and casing to a depth of three feet below the existing ground surface and also remove the shed from Lot 1. In addition, they will start and diligently pursue either the relinquishment of the water rights (granted by the State of Alaska) accompanying the well or the transfer of those rights to the well to be drilled on Lot C12.

3. On or before Wednesday, May 3, 1989, Stewarts agree to withdraw, and to notify the Borough of the withdrawal of, their objection to the vacation of the easement, which is the subject of the Petition. This Agreement further evidences the withdrawal of their objection.

4. To assure compliance with the obligations stated in paragraphs 1 and 2:

(a) O'Haras will deposit \$1,000 with the Borough to be returned upon removal of the well house, casing and shed.

(b) O'Haras and Gambills shall execute and deliver to the Borough a deed, a copy of which is attached hereto as Exhibit Two, with instructions for the Borough to deliver it to Stewarts on August 1, 1989. This deed fulfills the duties of O'Haras and Gambills provided for in paragraph 1.

(c) Stewarts hereby agree that Gambills (and assigns) have the right to use the northerly seventy-five feet (75') of the existing west 33' easement located on Lot 1, Block 1, Hatcher View Subdivision, for purpose of ingress and egress. This right shall terminate five years from date or sooner if there is constructed a road open to the public meeting Borough subdivision road standards within the west 33' of Lot 1, which abuts Lot C12 at a point 150 feet north of the southeast corner Lot C12 (where the present driveway exists), in which case the right terminates upon such construction. Stewarts have no duty to construct or cause to be constructed such a road.

5. The obligations of all parties are subject to the Borough's granting vacation of all the easement, which is the subject of the Petition, except for the following:

the northerly 50 feet in Lot C12, i.e., the 50 feet immediately south of the centerline of Wasilla Fishhook Road, and
the southerly 50 feet in Tax Lot C13, i.e., the 50 feet immediately north of the centerline of Wasilla Fishhook

Road.

If the Borough refuses to vacate all the easement except the parts described above, then the obligations of the parties set forth herein are void and of no force or effect.

Date: _____ Jackie L. Gambill

Date: _____ Christine W. Gambill

Date: _____ Michael J. O'Hara

Date: _____ Patricia A. O'Hara

Date: _____ Clovel L. Stewart

Date: _____ Georgia I. Stewart

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this ___ day of May, 1989, by Jackie L. Gambill.

Notary Public in and for Alaska
My Commission Expires: _____

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

Platting Board
Regular Meeting

5/4/89

easement on the east side of his property and when he realized the error in location, he recorded another document rescinding the easement on the east property line and gave another easement on his west property line.

Mary Vincent spoke to the Board going over the agreement that had been worked out between the petitioners and Mr. Stewart. Ms. Vincent further advised the Board that she had contacted DOT and they had informed her that the DOT would rather have the intersection with Fishhook be moved closer to O'Hara Road for the best site distance for that intersection.

No one else present to speak, Chairman Tucker closed the public hearing.

Mr. Maw asked, if, in 1975, that the way this easement was handled was the common way to provide easements. Ms. McGuire advised Mr. Maw that it seemed to be the way easements were handled at that time. Ms. McGuire further advised the Board that the easement was given to the public and therefore it would require a vacation of public interest per the Attorney.

Discussion followed concerning an easement done by document being removed by a recorded document and the legality of these easements.

Mr. Lively agreed with Mr. Maw's stand on this issue.

Mr. Lively then, suggested that, in the opinion of the Platting Board, the 30' easement in question is non-existence insofar as alternate access was provided for by the original subdivider when he realized the error of the location of the 30' easement.

Mr. Campbell stated that in his opinion, it was an honest mistake and that the intent was not to create problems. Mr. Campbell asked that an attorney be present at the Board meetings when these types of cases are presented.

Mr. Lively asked that the staff request that the Borough Attorney join the meeting for advice for this case.

Chairman Tucker recessed the meeting at 9:55 AM, reconvening at 10:30 AM, when the Attorney was able to join the meeting.

Mr. Michael Gatti, Borough Attorney and Holly Lainweber, Assistant Borough Attorney joined the meeting at this time.

Mr. Brown informed Mr. Gatti of the question before the Board.

Discussion followed between the Board and Mr. Gatti concerning the details of this case.

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Mr. Gatti advised the Board that a vacation of a public interest or a vacation of a right of way requires a public hearing. Mr. Gatti further stated a better course of action in this case, without exploring the remainder of the facts of the case to determine what happened back in 1975 would be to continue with the vacation request. Mr. Gatti felt that he could not speak to that aspect of this case without doing some indepth research.

Lengthy discussion followed on easements given in error, vacation procedures and the particulars of this vacation request.

Further discussion followed on acceptance of public dedication.

Mr. Strother recommended the following as a motion and/or findings to help get this issue resolved; 1. Whereas, dedication of this easement may have been by mistake; 2. The intent of the July '75 easement was to vacate this easement; and 3. This easement has not been actively accepted by the public or the MSB; 4. The Nat-Su Borough does not currently maintain any road within this easement, therefore move to vacate any public interest in the right of way.

Ms. Herschbach noted that this easement requested to be vacated, according to testimony, does not show up on title reports.

Mr. Gatti inquired of the Board if they had held public hearings on this request. Upon being advised the hearings had been held, Mr. Gatti stated that he felt Mr. Strother's recommendation was a good motion but could be supplemented as follows; Whereas, a public hearing on the vacation has been held; and, Whereas, the Platting Board has found that.... and that Whereas, we vacate this easement, based upon no public interest in the property, based upon the assumption that that is what the Board had found. Mr. Gatti stated that this would identify the fact that maybe there was a mistake and maybe the easement wasn't accepted but even if, but if it was, it doesn't matter because we are vacating this under our process anyway.

Mr. Brown reminded the Board the Chairman had told Mr. Stewart he could address the Board after Ms. O'Hara had spoken.

Mr. Strother pointed out that the easement to the north of Wasilla Fishhook Road has electric and telephone facilities in it.

Mr. Brown advised Mr. Strother that there were utility easements covering those facilities in the handouts.

Mr. Stewart advised the Board that he had nothing further to say.

Mr. Campbell moved to accept the vacation of all public interest in the 30' alleged public easement. Findings for vacating the

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Platting Board
Regular Meeting

5/4/89

public interest are as indicated by public testimony through the public hearing process, which is in accordance with our current Borough Ordinances, also testimony and written documents of an easement that was recorded in the Palmer Recording District, in Book 91, Page 574 by Larry E. Wooten creating this easement and then also, at a later date, in Book 100, Page 495 superseding that easement which states at the beginning of this easement, "This easement supersedes and replaces easement recorded on December 9, 1974, etc." by the same person. Due to this easement and the superseded the intent, I feel, was to replace it because of an error; it was not intentionally done ^{As a result of the} testimony said today. Also the fact that the public easement does not look like it has been used by the public. Mr. Maw seconded the motion.

Mr. Lively requested that the motion maker amend the motion to include that the title search by Alaska Title Guaranty has made a title search on this property and determined that the original easement was not longer valid.

Mr. Campbell noted that that would be an additional finding of fact.

Mr. Gatti advised that Mr. Lively's statement was not quite accurate because the title companies do not determine whether an easement is valid or in effect or not.

Mr. Lively stated that they did not find a valid recording.

Mr. Gatti informed the Board that the impact of that finding may not be determinative of the decision you make today. Mr. Gatti continued that this statement may be a fact in the case, but one of the, all the title search does is perform a mechanical process and whatever is in the record comes up in the title search.

Mr. Lively advised Mr. Gatti that the Board takes all the information that is presented to the Board to determine the decision that the Board makes and that is one of the things that helped him to make a decision.

Mr. Maw stated that he would like to add in the findings that this decision was made on the assumption that there is a valid easement and only on that assumption. Mr. Maw continued to state that, if, in fact, there is no easement then there is no vacation necessary.

Mr. Campbell noted that this was the assumption the motion was made under.

Mr. Maw asked if Mr. Campbell intended to put staff recommendations in the motion.

Platting Board
Regular Meeting

5/4/89

Ms. Scorup requested the addition of a finding that the second easement was recorded before the waiver was recorded.

Mr. Campbell, as motion maker and with concurrence of the second, would add to the findings of fact of Mr. Maw. Mr. Maw, as second concurred with the additions.

Ms. Herschbach asked Mr. Campbell, for clarification, if his motion included the staff recommendations.

Mr. Campbell advised Ms. Herschbach the intent of the motion was to include contingent upon staff recommendations.

Chairman Tucker requested a restating of the motion.

The motion was read. Discussion followed on the statement regarding the title company search.

Voting on the motion, it passed unanimously.

Mr. Lively noted that should the outcome of this be challenged, that this Board will look favorably at a waivers necessary for the location of the house.

Mr. Brown thanked the Attorneys for attending the meeting. The Board concurred with that statement.

C. ASLS 87-25+315 ³sc

Mr. Brown stated that on April 12, 1989, 21 letters were mailed out, one has been returned and two objections have been received.

Ms. Cook gave the overview of this case and requested the Board delete item 3b of staff recommendations as the fees mentioned have been paid.

It was noted that the surveyor of record is Triangle Surveys.

Chairman Tucker opened the public hearing. No one present to speak, Chairman Tucker closed the public hearing.

Mr. Campbell moved to accept ASLS 87-351 contingent upon staff recommendations 1 through 4, replacing the original b with a variance required under MSB 17.55 Setbacks or verification that this is not in violation of the setbacks. Mr. Lively seconded the motion.

Voting on the motion, it passed unanimously.

STAFF REVIEW AND RECOMMENDATION
PLATTING BOARD
MAY 4, 1989

PETITION: Public Use Easement Vacation
LEGAL DESCRIPTION: W/in Section 3, T1&N, R1E, S.M. AK.

PETITIONERS: Michael C. & Patricia O'Hara
Richard A. & Patrice Meneghelli

ACRES: 10 ±

REVIEWED BY: M. McGuire

Rick Brown, Chief of Platting has given the petitioners until May 3, 1989 to get in additional information on the vacation request.

On April 24, 1989, Pat O'Hara, Clovel Stewart, Mary Vincent, Rick Brown, George Strother and Marilyn McGuire met for several hours and the results were to be taken to O'Hara's attorney to be presented to Mr. Stewart's attorney.

On April 24, 1989, petitioners submitted recorded easements from NTA & MEA for the Meneghelli property north of Wasilla Fishhook Road. These are being added to the packet as Exhibit F.

We are including the entire packet and recommendations and minutes (Exhibit H) from the April 6, 1989 Platting Board meeting, plus DPW comments and sketch from April 20, 1989 Platting Board meeting. (Exhibit G) and will hand out revised findings and recommendations at the meeting based on future information submitted by the petitioners.

V-B

Platting Board
Regular Meeting

4/6/89

E. PUBLIC USE EASEMENT VACATION WITHIN SECTION 3, T18N,
R1E, S.M. AK., PETITIONED FOR BY MICHAEL C. & PATRICIA
O'HARA AND RICHARD A. & PATRICE MENEGHELLI.

Mr. Brown stated that on March 15, 1989, 19 letters were mailed out, one has been returned and no objections have been received as a result of the mailout.

Ms. McGuire gave the overview of this case.

Chairman Tucker opened the public hearing.

Mr. Clovel Stewart, adjacent property owner of tax parcels C-2 and B-1 south of this petition area, spoke to the Board in opposition to this vacation petition. Mr. Stewart stated that this access on the south side of Fishhook is the only access that he has for his 120 acres. Mr. Stewart further advised the Board that he has no objection to the vacation to the north of Fishhook Road.

Ms. Mary Vincent, representing the petitioners, spoke to the Board regarding staff recommendations.

Lengthy discussion followed between Ms. Vincent, Mr. Stewart and the Board on access to Mr. Stewart's property.

Mr. Lively moved to extend the public hearing for this petition until the next session giving the petitioner the opportunity to bring sufficient evidence to justify the vacation. Mr. Campbell seconded the motion.

Mr. Campbell further stated that he would like to have the Department of Public Works go to this petition area and do a review of the situation. Mr. Campbell further stated that the review should include the location of the road in relation to the property line, not to include a full survey, but to assess the situation from an engineering point of view including the location of the improvements on the property.

Voting on the motion, it passed unanimously.

F. ASLS 87-388

Mr. Brown stated that on March 15, 1989, 13 letters were mailed out, 1 has been returned and no objections have been received.

Mr. Brown gave the overview of this case.

Chairman Tucker opened the public hearing.

STAFF REVIEW AND RECOMMENDATION
PLATTING BOARD
APRIL 6, 1989

PETITION: Public Use Easement Vacation
LEGAL DESCRIPTION: W/in Section 3, T18N, R1E, S.M. AK.

PETITIONERS: Michael C. & Patricia O'Hara
Richard A. & Patrice Meneghelli

ACRES: 10 +

REVIEWED BY: M. McGuire

REQUESTS FOR COMMENTS WERE SENT TO:

- FEDERAL: Corps of Engineers (Wetlands & Flood Plain) Plat
- STATE OF ALASKA: Department of Transportation - Palmer Maintenance
- UTILITIES: MEA; MTA
- BOROUGH: Parks & Outdoor Rec, Chairman; DPW; Planning Department; Historical Society; Emergency Medical Services
- COMMUNITY COUNCIL AREA: Fishhook
- FIRE SERVICE AREA: Fishhook "Y"

AGENCY COMMENTS: Those not listed below did not respond.

Corps of Engineers, Flood Plain: See Exhibit A.

DOT/Palmer: If there are old driveways within the old easement, they need to be removed. Otherwise OK.

MTA: Ok.

MSB DPW: No comment or objection.

RSA: No comment

Cultural Resources: No sites recorded for that area in our master file of sites.

Parks & Rec: Parks and Recreation looked at site and have no objection to the requested action.

Public Lands: Public Lands has no objection to the requested vacation.

Coastal Management: Consistent.

Code Compliance: What is being vacated? Which is orange and which is yellow?

STAFF REVIEW FINDINGS:

- 1 The purpose of this request is to vacate any public interest in a portion of a public use easement recorded in the Palmer Recording District in Book 91, Pages 574-575 on December 9, 1974, said portion described as "a thirty feet (30') wide access easement on the east boundary of SE½ NW¼ SW¼ Section 3, T18N, R1E, S.M. AK.
- 2 The road easement was given in conjunction with waiver 75-29 that was approved on December 9, 1974 subject to letting the Planning Director know when the roads were constructed and when they are built the waiver will be signed. The waiver was signed off on October 20, 1975.
- 3 The corrected easement was recorded on July 23, 1975 before the waiver was signed off, however, there is no mention of same in the file.
- 4 Staff inspection and prior knowledge of area of requested vacation substantiates that the topography of the area north of the Wasilla Fishhook Road is not a practical place to construct a road.
- 5 There is adequate access to tax parcel C-9 and to C-13 from the north, owned by one of the petitioners, from Vinceland Circle and Gylan Circle and the Meneghelli's currently access tax parcel C-9 thru Lot 4, Block 4 of Hatcher View Subdivision which they also own. To access tax parcel C-13 is not feasible from Wasilla Fishhook.
- 6 Access to tax parcel C-1 is provided by Wasilla Fishhook Road which dips into the northern edge of the 40 acres.
- 7 Access to tax parcel C-2 is by O'Hara Road, a 50' platted public r/o/w and a 33' private right of way granted in 1963. See Exhibits B and B-1.
- 8 The structure shown on Lot 1, Block 1 of Hatcher View is no longer within the private r/o/w. The well for tax parcel C-12 is within this private r/o/w but there is an

April 6, 1989**STAFF REVIEW FINDINGS**

- agreement with the owner of tax parcel C-2 for it to remain there. See Exhibit C.
- 9 Lot 1, Block 1, Hatcher View and tax parcel C-12 were originally required to remain together until Lot 1, Block 1 could be enlarged to conform to the MSB usable area requirements in effect at the time the subdivision was approved. This was amended by a variance approved by the Platting Board in November, 1985 and Lot 1, Block 1 Hatcher View is to remain attached to the 40 acres south of the lot (tax parcel C-2) and have less than 40,000 sq. ft. of usable area. See Exhibit D and Exhibit C (deed to owner of tax parcel C-2)
 - 10 Wasilla Fishhook Road just west of Lot 1, Block 4, Hatcher View runs along the edge of the old river bank approximately 3/4 of a mile or more towards Wasilla.
 - 11 The topo from Hatcher View is Exhibit E. A portion of Lot 20, Block 2 is an old gravel pit. The building shown on Lot 1, Block 1 was O'Hara's and is no longer there. When Mr. Wootens sold them the property he walked the lines and apparently thought his property extended further east than it actually did.
 - 12 Wasilla Fishhook Road in this area is a series of sharp "s" curves and this particular curve is not a good place for an access road either north or south of the road and this easement, if not vacated, will create a 30' public easement adjacent to a 33' private easement and 50' platted r/o/w (O'Hara Road) within a distance of 176', more or less. 
 - 13 O'Hara's existing cabin is currently 3' from the 30' r/o/w and the steps extend into the 30' r/o/w and the well is on the other side of the 30'.
 - 14 Vinceland Circle is constructed over the banks and down hill but the slope is gentle in this area.
 - 15 No objections have been received from any adjoining property owners. The owner of Lots 1 & 2, Block 4 called in and stated she had no objections.

STAFF RECOMMENDATIONS: The Platting Division recommends the following: Approval of the petition to vacate per 16/15/035(B)(1). The Borough Assembly will ordinarily approve vacations of public right of way if:

a. The vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation; or

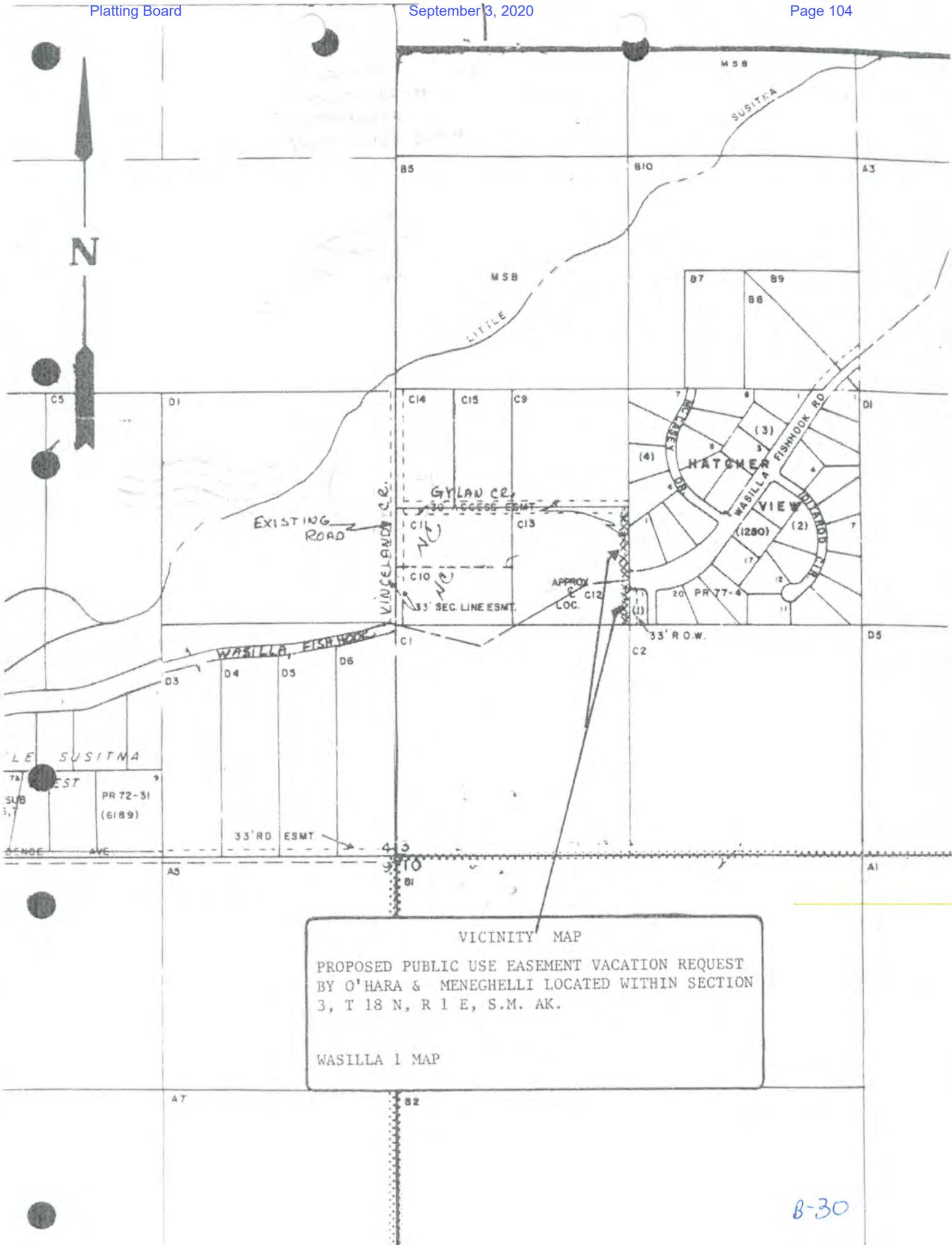
b. The surrounding area is fully developed and all planned or needed rights of way and utilities are constructed; or

c. The right of way is not being used, a road is impossible or impractical to construct and alternative access has been provided.

1. Approval of MSB Assembly within 30 days of Platting Board action.
2. Recordation of a vacation resolution with affidavits of non-objection signed by all parties holding a beneficial interest within the property.

Findings for the vacation, as submitted by the petitioner, are as follows:

- 1 The original grantor of the easement tried to vacate this one with the corrected easement and built the road within the new easement.
- 2 The topography of the area adjacent makes a road in this area highly impractical.
- 3 All parties concerned have better access to their property from other roads.
- 4 The easement runs between the house and the well.
- 5 It has never been constructed.
- 6 There is a private easement running parallel to this one owned by Clovel Stewart.



VICINITY MAP

PROPOSED PUBLIC USE EASEMENT VACATION REQUEST
 BY O'HARA & MENEGHELLI LOCATED WITHIN SECTION
 3, T 18 N, R 1 E, S.M. AK.

WASILLA 1 MAP



Matanuska-Susitna Borough

P.O. BOX 1608, PALMER, ALASKA 99645-1608 • PHONE 745-4801

PUBLIC WORKS DEPARTMENT

April 13, 1989

MEMORANDUM

TO: Platting Board

FROM: George Strother, DFW *yes*

RE: O'Hara - Meneghelli Easement Vacation

At the Platting Board's direction, I inspected the subject easement on April 12, 1989. This easement is along the ease 30 feet of the SE1/4 NW1/4 SW1/4, T18N R1E, S1M located about mile 9.6 Wasilla Fishhook Road. Mr. Ray Niemi accompanied me on this inspection. We used the same control as the 2-8-89 survey by Mr. Michael Horne, as no other control was easily found and more accurate control could entail an expensive section breakdown. The attached Sketch of the Inspection and five photographs show what was seen.

FINDINGS:

1. The set backs of 33' to the house and 8' to the well as shown on Horne's survey are correct.
2. The paved apron to the driveway off of Wasilla Fishhook Road is east of the property line and lines up with the 33' easement.
3. Access to tax parcel C2 (Mr. Clovell Stewart's 40 acres tract) can be either to the east or west of the well. There is about 15' of constructed drive east of the well, which would be very tight for access by a mobile home. A dog house was about ten feet east of the well blocking access on the east side but was moved earlier this week.
4. A storage shed is located on the property line.
5. The drive way to Tax Parcel C-2 is entirely east of the SW1/16 corner monument and continues on the east side of the property line. There is a cut line continuing south about a thousand feet along the drive way alignment.
6. O'Hara Road has not been constructed or cleared off of Wasilla Fishhook Road (see photo #5). This dedicated ROW does line up with a cut line that extends to the south over 2000 feet. The center

EX. G

from 4-20-89

PB

B-31

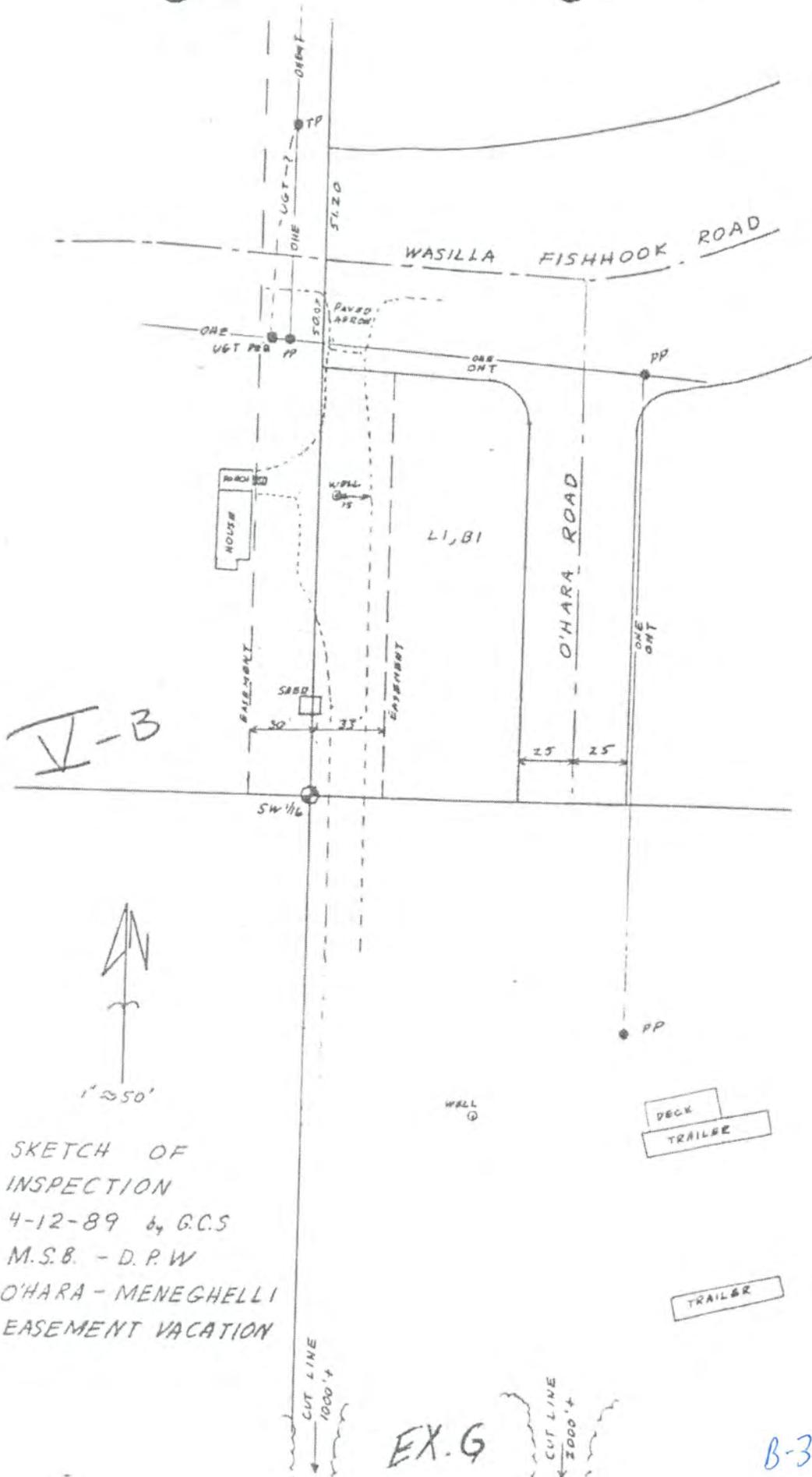
311

- line grade of O'Hara Road looks like it could be constructed without any steep grades.
7. The trailers on C2 are east of the alignment of O'Hara Road extended, but are not 25' past as would be needed for a ROW setback. The well on C2 would be on the west side of O'Hara Road if it extended.
 8. There are some trails leading to Parcel C2 from the gravel pit that exists on Lots 19 and 20, but these have no legal dedication and are outside the area of investigation. There has been a clearing following the overhead electric and telephone along the east side of O'Hara Road, but with the brush growing in this area it has not been used for access recently.
 9. North of Wasilla Fishhook Road there are electric and telephone utilities within the subject easement. There is a 15'+ drop off from the edge of Wasilla Fishhook Road to the north.
 10. There does not seem to be a public easement along the Fishhook Road. The State DOT usually claims a 50' easement each side of centerline. The Borough tax roles seem to indicate that the owners are paying taxes on the Fishhook Road. Measuring from toe to toe of ditch (without area for snow storage) the road is nominally 60 feet wide.
 11. If the owner's of Parcel C12 need to move their driveway, it would have to be moved farther than just to the other side of their property line, because of the three way power pole and the underground telephone pedestal.

CONCLUSIONS:

- A. If the 30' easement to the north of Fishhook Road is vacated for public access there should remain an utility easement acceptable to the utilities.
- B. As there is no dedicated public ROW or easement along Wasilla Fishhook through these properties, the Board may request a dedication of 50' each side of center line as a condition of the 30' easterly easement vacation. (The owners may wish to do this anyway to remove the land from their tax payments.)
- C. If the 30 foot easement south of Fishhook is vacated, there would not remain adequate physical access to Parcel C12 for mobile homes, and the Board has usually required equal physical access to be provided.

EX.G*from 4-20-89**PB*
B-32 **312**

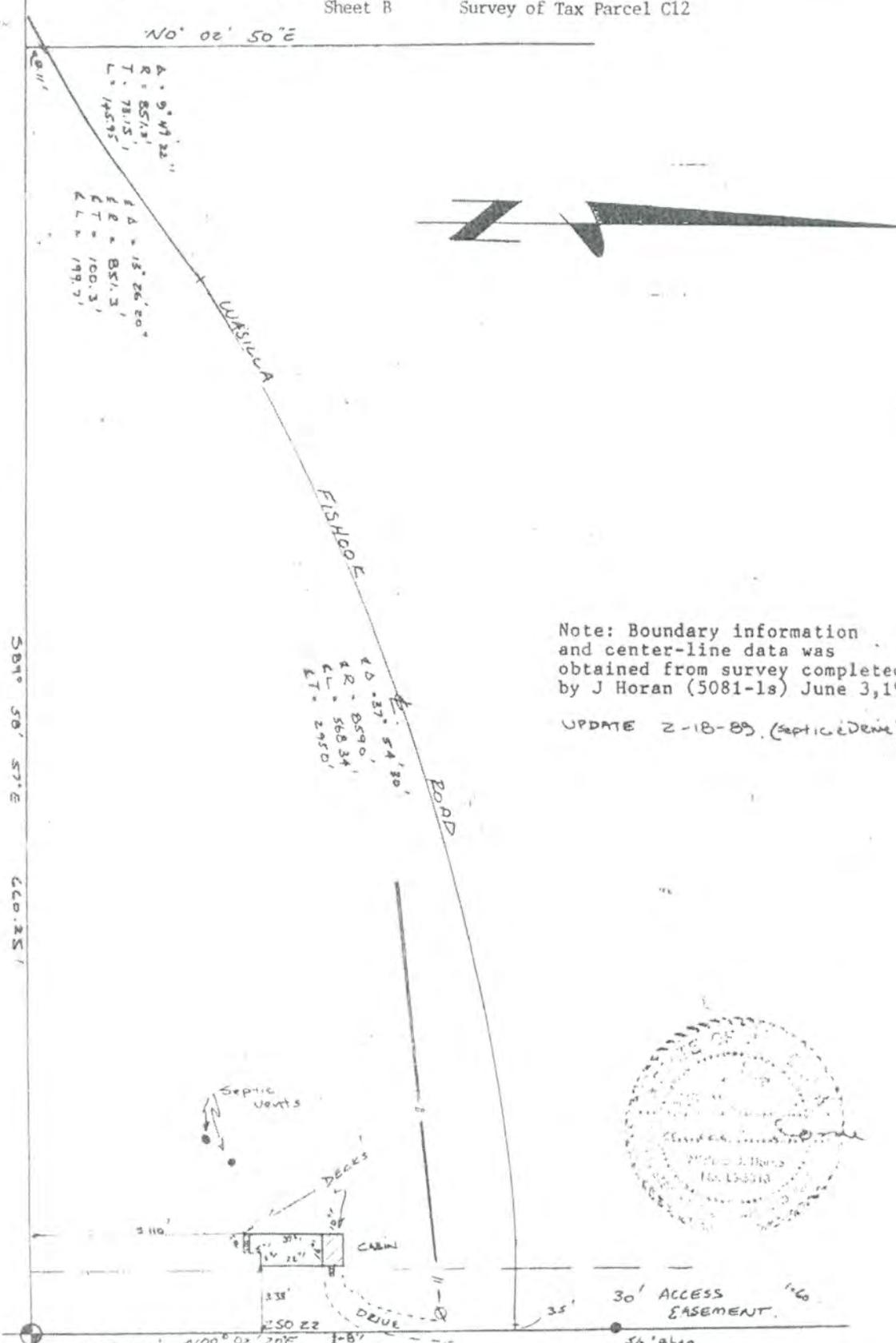


SKETCH OF
 INSPECTION
 4-12-89 by G.C.S
 M.S.B. - D.P.W
 O'HARA - MENEGHELLI
 EASEMENT VACATION

PETITION FOR LOCATION OF PUBLIC RIGHT-OF-WAY
Meneghelli/O'Connell

Sheet B

Survey of Tax Parcel C12



Note: Boundary information and center-line data was obtained from survey completed by J Horan (5081-1s) June 3, 19

UPDATE 2-18-89. (Septic & Deck)



HORNE LAND SURVEYING
p.o. box 871036, wasilla, alaska 99687, ph 376-3744

PAGE 7 of 7

DATE: 2-08-89

That portion of SE- $\frac{1}{4}$ NW- $\frac{1}{4}$ SW- $\frac{1}{4}$ Sec 3
T 18N., R 1E., S.M lyp ng south of E
Wasilla Fishhook Road

SCALE: 1"=60'

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BOOK 91 PAGE 574
 Palmer Recording District

EASEMENT

WHEREAS, Larry E. Wooten, hereinafter called the Grantor, is the owner of certain property located in the Palmer Recording District, Third Judicial District, State of Alaska, more particularly described as follows:
 NW 1/4, SW 1/4, Sec. 3, T18N, R1E; Seward Meridian, Alaska

and

WHEREAS, the Grantor wishes to grant access for ingress and egress over and through the above-described land for the benefit of all owners of property adjacent to said right of way hereinafter described, and to the public generally without limitation,

NOW, THEREFORE, the Grantor does hereby convey to the owners of property adjacent to and adjoining said below-described right of way, and to the public in general, for unlimited public use, a right of way over and through the above-described land, such right of way over said land being described as follows:

A thirty feet (30') wide access easement on the East boundary of SE1/4, NW1/4, SW1/4, Sec. 3 T18N, R1E; S.M. Alaska, And a thirty feet (30') wide access easement running along both sides of the North Boundary of the S1/2, NW1/4, Sec. 3 T18N; R1E; S.M. Alaska

Also, a fifteen feet (15') drainage and access easement is hereby granted, Southerly from the mean high water line of a body of water now designated as the Little Susitna River, that

WILLIAM F. TULL
 ATTORNEY AT LAW
 P.O. BOX 554
 PALMER, ALASKA 99645
 TELEPHONE 745-3158

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BOOK 91 PAGE 575
Palmer Recording District

in the NW1/4, SW1/4 Sec, 3 T18N; R1E; Seward Meridian, State
of Alaska

FURTHERMORE, this easement shall run with the land, regardless
of how such may be subdivided and shall be binding upon and in-
ure to the benefit of the heirs, representatives, successors and
assigns of the Grantee and the Grantor; and by virtue of this
easement, the Grantee and its successors, at its election, may
commence construction of a road and maintenance of same along and
within said right of way

DATED 25 October 1974

Larry E Wooten
GRANTOR

Larry E Wooten
2464 Cottenwood Street
Anchorage, Alaska

STATE OF ALASKA)

THIRD JUDICIAL DISTRICT)

) SS.

THIS IS TO CERTIFY that on the 25 day of October,
1974, before me, the undersigned Notary Public, in and for Alaska,
duly commissioned and sworn as such, personally appeared LARRY E
WOOTEN, known to me and to me known to be the indivi-
dual named in and who executed the above and foregoing EASEMENT,
and acknowledged to me the execution thereof as his free and volun-
tary act and deed for the uses and purposes therein set forth

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

74- 008517
700

RECORDED-EFILED
PALMER REC
DISTRICT

Larry D. ...
NOTARY PUBLIC in and for Alaska
My Commission expires 12/31/75

DEC 9 10 42 AM '74

REQUESTED BY Alaska Professional Sales Contractors
ADDRESS 236 W. 10th St.
Anch. Ak 99501

627848

WILLIAM F TULL
ATTORNEY AT LAW
P O BOX 636
PALMER, ALASKA 99642
TELEPHONE 245-3129

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AP 5249

BOOK 100 PAGE 495
Palmer Recording District

This EASEMENT SUPERCEDES AND REPLACES EASEMENT RECORDED ON
December 9, 1974 in BOOK 91 Pages 574 & 575
EASEMENT

WHEREAS, Larry E. Vooten, hereinafter called the Grantor, is the owner of certain property located in the Palmer Recording District, Third Judicial District, State of Alaska, more particularly described as follows:
NW $\frac{1}{2}$, SW $\frac{1}{2}$, Sec. 3, T16N, R1E, Seward Meridian, Alaska

and

WHEREAS, the Grantor wishes to grant access for ingress and egress over and through the above-described land for the benefit of all owners of property adjacent to said right of way hereinafter described, and to the public generally without limitation,

NOW, THEREFORE, the Grantor does hereby convey to the owners of property adjacent to and adjoining said below-described right of way, and to the public in general, for unlimited public use, a right of way over and through the above-described land, such right of way over said land being described as follows: A thirty three feet (33') wide access easement on the West boundary of NW $\frac{1}{2}$ SW $\frac{1}{2}$ Sec 3, T16N, R1E, S.M., Alaska, AND a thirty feet (30') wide access easement running along both sides of the North boundary of the SW $\frac{1}{2}$, NW $\frac{1}{2}$, Sec. 3, T16N, R1E, S.M., Alaska. Also, a fifteen feet (15') drainage and access easement is hereby granted, Southerly from the mean high water line of a body of water now designated as the Little Susitna River, that is in the NW $\frac{1}{2}$, SW $\frac{1}{2}$ Sec. 3, T16N, R1E, Seward Meridian, State of Alaska.

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BOOK 100 PAGE 496
Palmer Recording District

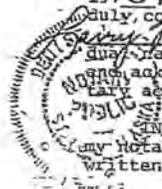
FURTHERMORE, this easement shall run with the land, regardless of how such may be subdivided and shall be binding upon and inure to the benefit of the heirs, representatives, successors and assigns of the Grantee and the Grantor; and by virtue of this easement, the Grantee and its successors, at its election, may commence construction of a road and maintenance of same along and within said right of way.

DATED: July 16, 1975

[Signature]
GRANTOR

STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) ss.

THIS IS TO CERTIFY that on the 16th day of July, 1975, before me, the undersigned Notary Public, and for Alaska, duly commissioned and sworn as such, personally appeared [Signature], known to me and to be known to be the individual named in and who executed the above and foregoing EASEMENT, and acknowledged to me the execution thereof as his free and voluntary act and deed for the uses and purposes therein set forth.



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

75-005364
7-
RECORDED FILED
PALMER REC
DISTRICT

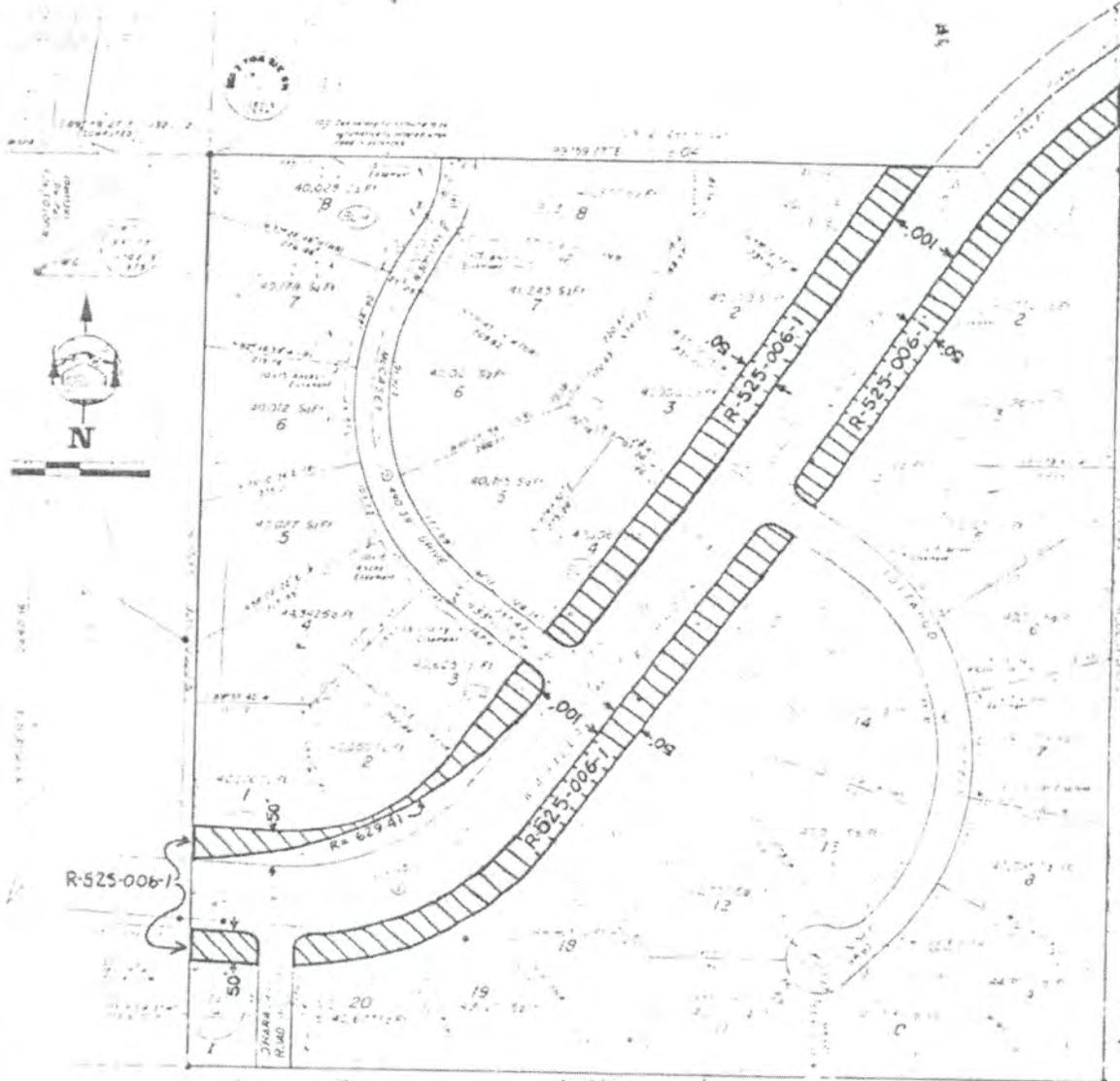
[Signature]
NOTARY PUBLIC, and for Alaska
My Commission Expires 6-23-79

JUL 23 3 50 PM '75 -2-
REQUESTED BY _____
ADDRESS ALASKA TITLE COMPANY
Box 1098
Palmer, Alaska 99645

Returns to ATG
3230 G Street #102
Anchorage AK 99502
215 DW

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BOOK 131 PAGE 934
Palmer Recording District



PLATTING BOARD

REGULAR MEETING

PAGE 9

DECEMBER 20, 1976

JAMES CARROLL SUBDIVISION (CONTINUED)

come back and do something else, but it should be a straight forward matter."

Comm. Tucker, "We could always just eliminate the whole thing if we run into a stumbling block, it would be desirable, it would be desirable from a standpoint of the subdivision but for the future access to this area."

Comm. Carte, "Mr. Chairman, I move that we approve this James Carroll Subdivision contingent upon #1, 2, 3, contingent upon #4 whereby the road as shown on the east, the dedication for the road shown on the east would be allowed to stand but whereby MEA would be requested to relinquish the interest in their easement on trade for the easement shown on the plat."

Comm. Risley second, roll call, all aye, motion carried.

BAY VIEW GARDENS SUBDIVISION located in Section 15, T 17 N, R 1 W, S.M. and containing approximately 80 acres±. Owned by Harold Williams and Neal Hausam and surveyed by Neal Hausam.

BAY VIEW GARDENS SUBD. APPROVED CONTINGENT

Information: On 9/27/76 a variance was granted to exceed the 7% maximum grade on Togiak Drive.

- 1. Establishing a subdivision agreement to provide for road construction and submittal of appropriate documentation.

Comm. Carte, "The road name in the vicinity sketch is wrong, it should be Knik Road and not Fishhook."

Comm. Risley, "When it was up before we granted a variance on the 7% grade."

Comm. Carte, "The subdivision is extensively redesigned and the only contingency is for the road construction. I move that we approve Bay View Gardens Subdivision Contingent upon #1 and changing the name of the road in the vicinity sketch."

Comm. Risley second, roll call, all aye, motion carried.

HATCHER VIEW SUBDIVISION located in Section 3, T 18 N, R 1 E, S.M. and containing approximately 40.533 acres±. Owned by MKC Company and surveyed by Alaska Land Development Services.

VARIANCES 1, 2 & 3 APPROVED SUBDIVISION APPROVED CONTINGENT

This subdivision requires two separate actions:

A. VARIANCES:

- 1. Allowance of maximum deflection of cul-de-sac curve to be 51° 05' 45" for Iditarod Circle. (MSB 16.32.170 states maximum 45° deflection angle on cul-de-sacs.)
- 2. Waiver of minimum lot size requirements for lot size, Lot 1, Block 1. (See Exhibit A-Covenants) (Exhibit B-Agreement to Alleviate Boundary Encroachment)
- 3. Variance to waive construction of O'Hara Road. (Ord. 76-59 provides for roads not to be constructed when the road is not needed as access to lots. However, plat note #6 restricts access to O'Hara Road. Access restriction was placed on these two lots using Department of Highways comment ("we recommend that frontage roads be constructed on both sides of Fishhook Wasilla Road with 2 access drives on each side..."). By Title 16, Wasilla Fishhook Road is a collector road. By the Master Road Plan the road is an arterial. MSB 16.32.160 states "Marginal access roads provide access to properties along controlled access arterials and shall have a right-of-way of 50' and a trafficway of 18', but this road, at this time, is not a

B-42

PLATTING BOARD

REGULAR MEETING

PAGE 10

DECEMBER 20, 1976

HATCHER VIEW SUBDIVISION (CONTINUED)

controlled access arterial, which would be comparable to State Primary Routes. RECOMMENDATION: The Staff has no objection to the approval of the above variances, however, RE: Variance 3, a lower degree of physical access should be provided at this time in a portion of O'Hara Road or a determination made that these lots should not have restricted access.

INFORMATION: Please note that Lot 1, Block 1 currently has an existing dwelling. The existing dwelling was constructed by the adjoining property owner to the west, Mr. O'Hara. This structure currently is located in a 33' private access easement and the 200' right-of-way easement for the State of Alaska. At the time Mr. O'Hara constructed his dwelling he was not aware he was not on his property. Action has been initiated to vacate the unused Department of Highways easement and it has been indicated that Mr. Black will vacate the 33' private easement once O'Hara Road is dedicated. In addition to covenants being placed on Lot 1, Block 1 as indicated by Variance #2, there will be covenants placed on the entire subdivision.

B. SUBDIVISION PLAT: Approval recommended contingent upon:

1. Receiving proof of vacation of a portion of the 200' right-of-way by the Department of Highways prior to recording of the plat. Alternative; show easement on the plat. (See attached Exhibit C)
2. Provide an acknowledgement to the subdivision by the mortgagees (Smith and Youngbloods), the only one we have received is signed by Smith only.
3. Providing for 10' side yard and 25' road right-of-way setbacks in the covenants or on the plat.
4. Establishing of appropriate controlled account subdivision agreement and related documentation providing for related road construction.
5. Recording the Agreement to Alleviate Boundary Encroachment prior to filing of the plat; adding an additional covenants note to the plat and an additional recording blank for the Agreement; and recording simultaneously the plat, Deed to Mr. O'Hara, Covenants and Covenants.

Carolyn Anderson, "The certificate to plat was received today."

Comm. Carte moved to approve Variance #1.

Comm. Hoschouer second, roll call, all aye, motion carried.

Comm. Carte moved to approve Variance #2.

Comm. Hoschouer second, roll call, all aye, motion carried.

Discussion on Variance #3 by Comm. Carte, "Because of the problem with O'Hara Road, I would like to ask the subdivider to change the notation on the Lot itself and change the wording on the plat, Lot 20, Block 1 and Lot 21, Block 2, then we won't need the variance. Just remove the restriction on the plat and the note then there is no need for Variance #3. Leave note #6."

Mr. Tucker (from Alaska Land Development Services), "One of the reasons for this was to restrict the number of accesses to Fishhook Road. The developer is willing to construct a minimum portion of O'Hara Road to provide a driveway to these lots. We would like to do this to driveway standards."

PLATTING BOARD

REGULAR MEETING

PAGE 11

DECEMBER 20, 1976

HATCHER VIEW SUBDIVISION (CONTINUED)

Comm. Carte, "It would create a problem with Engineering when they went out to certify the roads. We can take this in good faith. We don't want to say they don't have to build the road and then turn around and say they have to build them."

Comm. Carte moved to approve Variance #3. Comm. Hoschouer second, roll call, all aye, motion carried.

Comm. Carte asked if the vacation had been received from the Department of Highways.

Carolyn Anderson replied no, it hadn't.

Comm. Carte moved to approve the subdivision contingent upon # 1, 3, 4 and 5. Comm. Risley second, roll call, all aye, motion carried.

INDEPENDENCE ESTATES SUBDIVISION located in Section 15, T 17 N, R 1 W, S.M. and containing approximately 45.221 acres. Owned by Frank M. Smith and surveyed by Dickinson, Oswald, Walch and Lee Engineering. APPROVED CONTINGENT

STAFF RECOMMENDATION: Subdivision approval contingent upon:

- 1) Remove the dashed lines indicating the property to the north and west and adding the words "not subdivided" to the property to the north; adding the words "for field traverses" to the surveyors certificate.
- 2) Showing the section line easement if it exists. (The engineer indicated to us that neither he nor BLM had been able to determine that there is such an easement and that they were showing it just because it was requested by the Staff.) Using Ordinance 76-51 as a guideline someone in the State of Alaska should be able to determine if one exists.
- 3) A review of the proposed covenants submitted on November 22, 1976 have been completed. The following is noted:
 - a) The covenants do not provide for the 75 foot structural setback from the normal high water mark of a body of water. This must be in the covenants or on the plat.
 - b) The side lot line and front lot line setbacks are contained in the covenants and are more restrictive. However, the covenants make provision for amendment after a 10 year period. Provisions should be made for the assurance that the Matanuska-Susitna Borough minimum setback regulations could not be amended and/or eliminated from the covenants. The alternative for not having this provision would be placing the setbacks on the plat.
- 4) All easement notes were not corrected to reflect "Palmer" Recording District, please note the NE of the $\frac{1}{4}$ corner 16/15. However, there does not appear to be a need for this note since the property is owned by Mr. Smith and he is dedicating the road right-of-way.
- 5) The 15 foot utility easement recorded in Book 127, Page 923 states, "The west 15 feet of the east 35 feet...", however, the plat does not reflect the easement in this location. A corrected easement should be submitted and/or the plat corrected. Also, regarding the public use easements recorded on November 22, 1976 in Book 127, Page 922, Book 127, Page 923 and Book 127, Page 924, they are all signed by Florence Fleckenstein and Frank M. Smith. Dorothy L. Smith should also sign the easements as she has an interest in a portion of the land by deed recorded on June 3, 1973 in Book 72, Page 689. Please note that the Public Use Easements (copies attached) convey specifically to the Matanuska-Susitna Borough. The easements should be to the public in general.

B-44

Page 2/PEV 6/O'Hara Variance Request

11/21/85

STAFF REVIEW AND RECOMMENDATION
PLATTING BOARD
NOVEMBER 21, 1985

CASE #: PEV 6
PETITION: O'Hara Variance Request
LEGAL DESCRIPTION: Lot 1, Block 1 Hatcher View Subdivision
PETITIONER: Michael & Patricia O'Hara
REVIEWED BY: R Brown

- 2 The Assessment in Allotments Boundary Encroachment addresses a structure located on Lot 1, Block 1 Hatcher View. It is not known by Platting Staff where this structure is located and whether it is in compliance with Title 16 setback requirements.
- 3 The amended covenants (Exhibit B) appear to satisfy the Platting Staff's concerns by requiring Lot 1, Block 1 Hatcher View to be held in common with 40 acres to the south.

STAFF RECOMMENDATIONS

Approval of the variance to 16.25.280(b) for Lot 1, Block 1 Hatcher View based on justification as given by petitioner and contingent on:

- 1 Documentation submitted by a professional land surveyor that the structure addressed in the Assessment is Allotments Boundary Encroachment is in compliance with current RSB Title 16 setback requirements.
- 2 Recording of a Platting Board Resolution in conjunction with the amended covenants.

t5

BACKGROUND

Mr. Ken Vincent appeared before the Platting Board on October 17, 1985 to discuss this variance request. A copy of the minutes of that meeting are attached. Exhibit 1.

The final plat of Hatcher View Subdivision was recorded 2/15/77. As a condition of approval for Hatcher View Subdivision, Lot 1, Block 1 was granted a variance for substandard size contingent on A, recording an agreement to alleviate the boundary encroachment that existed on Lot 1, Block 1 and B, to record restrictive covenants requiring Lot 1, Block 1 Hatcher View to be held in common with the 10 acre parcel to the west.

The Platting Division has now received a variance request to allow the existing covenants to be amended such that Lot 1, Block 1 Hatcher View would be held in common with the forty acres to the south rather than the 10 acres to the west. Proposed covenants amending the original covenants have also been submitted.

STAFF REVIEW FINDINGS

- 1 This is a variance request for 16.25.280B for Lot 1, Block 1 Hatcher View Subdivision.

Justification given by Petitioner:

- A Lot 1, Block 1 Hatcher View will be combined (held in common) with the 40 acres to the south.
- B This is the only substandard lot in Hatcher View Subdivision.
- C This property was originally combined with the ten acres to the west, which was divided by the Vassila/Fishhook Road, leaving only 2.5 acres with which it was held in common. If this variance is

V-D

B-45

PLATTING BOARD MEETING
November 21, 1985

Mr. Campbell moved to accept the variance for less than 40,000 square feet. The reasons for the variance is by the variance application submitted by the applicant and his reasons. Mr. Foster seconded and suggested adding that they will enter into a subdivision agreement with the Borough. Mr. Campbell accepted the addition and added to his reasons because of the size of the lots and it will be an approved system by DEC. It will be installed by October 1, 1986 and for the reasons indicated on the variance request by the petitioner. Mr. Foster seconded the additions. Voting on the motion, it passed with Mr. Bronson opposed.

Chairman Tucker recessed the meeting at 11:20 AM, reconvening at 11:35 AM.

ITEM D: PKV 6 - PUBLIC HEARING FOR VARIANCE WITHIN HATCHERVIEW
SUBDIVISION located within Section 3, T18N, R1E, S.M. AK.
Petitioned for by Michael and Patricia O'Hara.

Mr. Bain stated that on October 29, 1985 33 letters were mailed out. As of this date, none have been returned and no objections have been received. Mr. Brown gave the background for the variance request. Chairman Tucker called the public hearing. No one wishing to be heard, Chairman Tucker closed the public hearing.

Mr. Geist moved to accept PKV 6 Public Hearing for a Variance, subject to staff recommendations and the findings as per the applicant's application. Mr. Campbell seconded.

A brief discussion followed. Voting on the motion, it passed unanimously.

ITEM E: PKV 4 - PUBLIC HEARING AND PRELIMINARY PLAT FOR LEE
SUBDIVISION #1, TRACTS G & I located within Section 22, T20N,
R8E, S.M. AK. Owned by David and Margaret Lee and surveyed by
Barnard Engineering.

Mr. Bain stated that on October 29, 1985, 15 letters were mailed out. As of this date, none have been returned and no objections have been received. Mr. Brown gave an overview of the plat. Chairman Tucker opened the public hearing.

Earl Barnard of Barnard Engineering, representing the petitioner, addressed the Board regarding staff recommendations and answered questions from the Board.

Robert Gilmore, adjacent property owner, addressed the Board concerning Item 12 of staff recommendations and asked that it be complied with and followed through on. No others wishing to be heard, Chairman Tucker closed the public hearing.

Mr. Campbell moved to accept the preliminary plat of Lee Subdivision Addition No. 1, contingent upon staff recommendations 1 through 13, deleting No. 2 with the assurance that there is no problems with useable area because we don't have a topo map; adding Variance No. 1 for less

MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD
RESOLUTION SERIAL NO. 89 - 2 - V

BOOK 0589 PAGE 257

A RESOLUTION OF THE PLATTING BOARD OF THE MATANUSKA-SUSITNA BOROUGH APPROVING THE VACATION OF ANY PUBLIC INTEREST IN A PUBLIC USE EASEMENT RECORDED IN BOOK 91, PAGE 574-575 ON DECEMBER 9, 1974 IN THE PALMER RECORDING DISTRICT, SAID PORTION DESCRIBED AS "A THIRTY FOOT (30') WIDE ACCESS EASEMENT ON THE EAST BOUNDARY OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 3, TOWNSHIP 18 NORTH, RANGE 1 EAST, SEWARD MERIDIAN, ALASKA. LOCATED WITHIN THE PALMER RECORDING DISTRICT.

WHEREAS, Patricia O'Hara, Michael O'Hara, Patrice Meneghelli and Richard Meneghelli petitioned the Platting Board of the Matanuska-Susitna Borough to vacate any public interest in a public use easement recorded in Book 91, Page 574-575 on December 9, 1974 in the Palmer Recording District, said portion described as a thirty foot (30') wide access easement on the East boundary of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 3, Township 18 North, Range 1 East, Seward Meridian, Alaska as another public use easement was recorded correcting this easement, as the road was originally constructed to the west of this property, the topography of this area makes road construction within this easement highly impractical, all parties concerned have better access to their property from other roads and there is a private easement running parallel to this one which provides access to adjoining property; and

WHEREAS, notice of Public Hearing for the purpose of vacating any public interest was published and notices sent to affected property owners not signing the petition; and

WHEREAS, the Platting Board heard testimony for or against the petition and considered the merits of the petition; and

WHEREAS, the Platting Board approved the vacation request subject to the approval of the Matanuska-Susitna Borough Assembly within 30 days of the Platting Board action; and

WHEREAS, the Matanuska-Susitna Borough Assembly offered no objection to the vacation request as there is alternate and equal access to all adjoining properties;

NOW THEREFORE, the Matanuska-Susitna Borough Platting Board resolves that any public interest in a public use easement recorded in Book 91, Page 574-575 on December 9, 1974 in the Palmer Recording District, said portion described as "a thirty foot (30') wide access easement on the East boundary of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 3, Township 18 North, Range 1 East, Seward Meridian, Alaska is hereby vacated.

PASSED AND APPROVED by the Platting Board of the Matanuska-Susitna Borough, on the 4th day of May, 1989.

AFTER RECORDING RETURN TO:
MSB Box 1608
Palmer, AK 99645

ATTEST:



Marilyn McGuire, Platting Clerk

June 20, 1989

John Duffy
John Duffy, Planning Director
Matanuska-Susitna Borough

89-009550
10

RECORDED-FILED
PALMER REC.
DISTRICT

JUN 23 3 39 PM '89

REQUESTED BY *MSB*

ADDRESS _____

B-47

BOOK 447 PAGE 193

RECEIVED
7 JAN 16 2020
PLATTING

MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD

RESOLUTION SERIAL NO. 85-14

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLATTING BOARD APPROVING A VARIANCE FROM MINIMUM LOT SIZE REQUIREMENTS OF TITLE 16 OF THE BOROUGH CODE FOR LOT 1, BLOCK 1 HATCHER VIEW SUBDIVISION

WHEREAS, Title 16 of the Matanuska-Susitna Borough Code requires that lots within a rural district shall contain 40,000 sq. ft. of useable area; and

WHEREAS, Section 16.15.035 allows the Platting Board to vary that requirement; and

WHEREAS, legal advertisements were published, notices mailed and a public hearing held; and

WHEREAS, the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to adjacent property as Lot 1, Block 1, Hatcher View will be combined (held in common) with the 40 acres to the south; and

WHEREAS, the conditions justifying the variance do not apply generally to other properties as this is the only substandard lot in Hatcher View Subdivision; and

WHEREAS, undue substantial hardship would result from strict application to the property of the requirements of Title 16.

NOW THEREFORE, BE IT RESOLVED, that the Platting Board of the Matanuska-Susitna Borough approves a variance from the Ordinance 16.25.280 (B)(1) to allow Lot 1, Block 1 Hatcher View Subdivision Plat No. 77-007, Palmer Recording District, Third Judicial District, State of Alaska to have less than 40,000 sq. ft. of useable area.

PASSED AND APPROVED by the Platting Board of the Matanuska-Susitna Borough, this 21st day of November, 1985.

W. Roy Niemi
W. Roy Niemi, P.L.S.
Platting Officer

ATTEST:



Ophie J. Hart
Ophie J. Hart
Secretary

85-031057
NC

RECORDED-FILED
PALMER REC.
DISTRICT

Dec '6 11 57 AM '85

REQUESTED BY _____
ADDRESS MATANUSKA-SUSITNA BOROUGH
BOX 2
PALMER ALASKA 99645

L

EXHIBIT C

Driveway and Approach Road Permit Application # 24427



Use this form when applying for a permit for a driveway or approach road.

Please correct the following errors:

Driveway width is required Row Agent

Kevin VAKalis
269-0688 0700

RECEIVED

JAN 16 2020

PLATTING

Customer Information

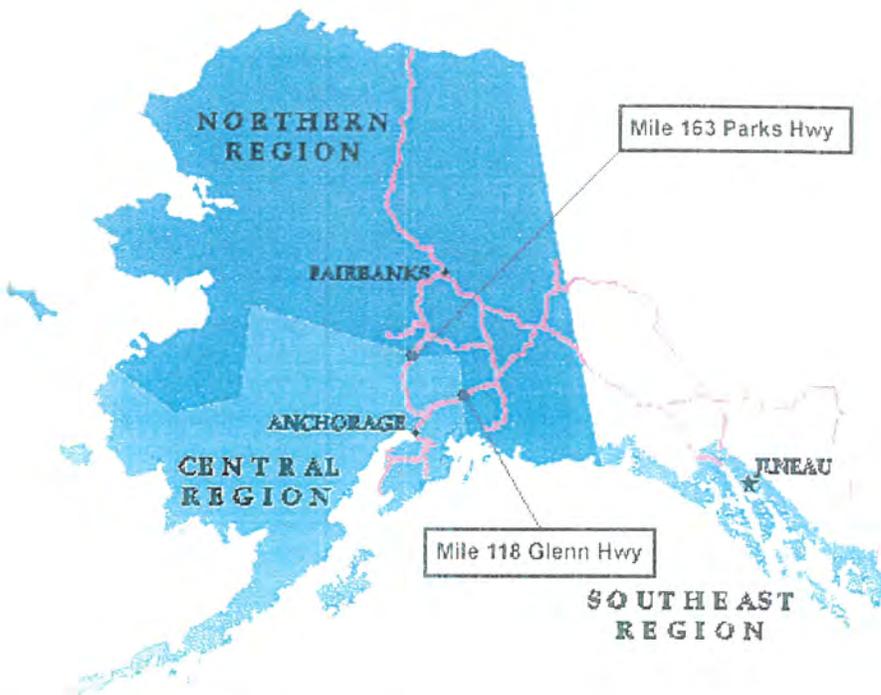
John's General Contracting, Inc.
Mrs. Patricia M Sikes
Treasurer
PO Box 870069
6610 W Parks Hwy
Wasilla, AK 99687
(907) 376-8895

Location Information

Denotes
Required
Field

Region where the driveway or approach road is located

Central



Please fill out the location information as completely as possible.

Physical Address of the Driveway or Approach Road

Street Number 8118
Milepost

EXHIBIT D-1

Street Name North O'Hara Road
 Address Line 2
 City Palmer
 State AK
ZIP code format: 99999
 Zip 99654

Legal Description

Survey Number Meridian
 Survey Number Type Township
 Lot 1 Range
 Block 1 Section
 Subdivision HatchView Recording District Palmer - 311
 Property Tax ID Number 1280B01L01 Plat Number 77-7

GPS Coordinates

Latitude Decimal **OR** Degrees Minutes Seconds
 Longitude

Narrative

Location Narrative (if the location of the driveway/approach road is difficult to specify using the above fields, describe the location here)

Driveway/Approach Road Information

Is access available from other public rights of way? No
 Is the driveway or approach road within a platted right of way? Yes
 How many lots will the driveway or approach road serve? 3
 Size of the tract served by driveway (Enter a value in either the square feet or acres box, but not both) 121 square feet / acres
 Is the driveway or approach road located within a zoning authority? No
 Zoning designation
 Is the driveway or approach road proposed or existing? Existing

D-2

Date work will be completed in accordance with attached plan. (Format: MM/DD/YYYY) 08/30/2014

Maximum number of vehicles which will use the driveway or approach road in any one hour 4

What is the driveway or approach road's main use? Residential

Sight distance left

Sight distance right

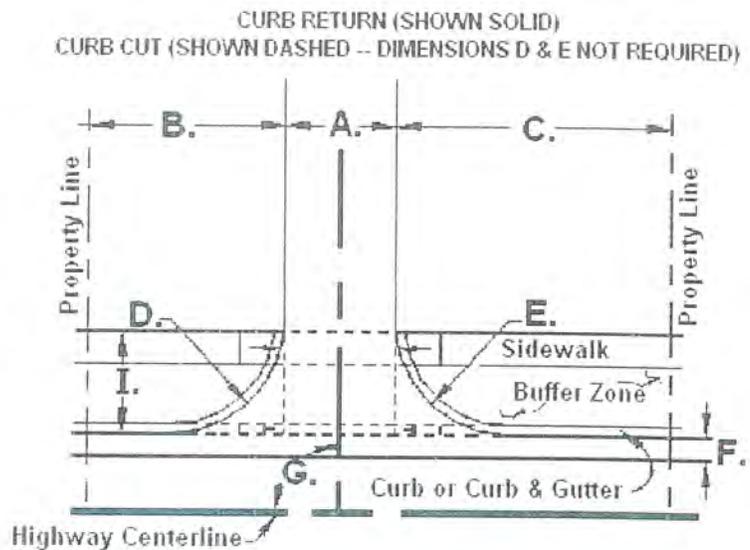
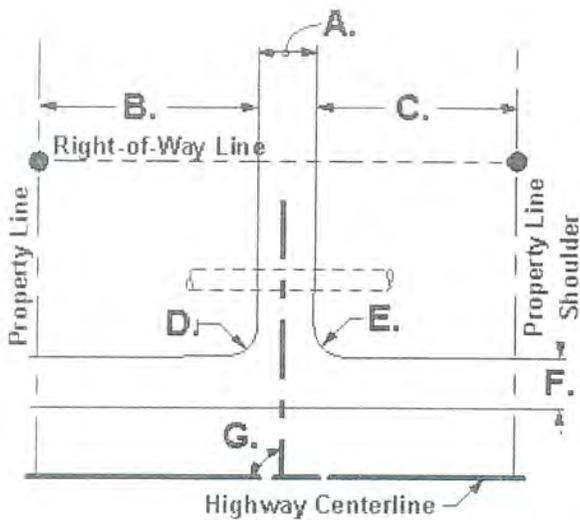
Speed limit 45

Proposed land use for tract served by the driveway or approach road Residential

Driveway Specification:

Select the direction of North as you enter the driveway in relation to the drawing provided below:

N



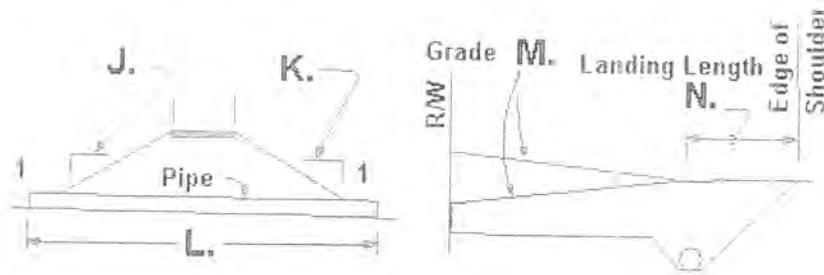
The links provided on the right each field below provide access to the appropriate Driveway Design Standards for that field.

- A. Driveway width 24 feet
- B. Left edge clearance 135 feet
- C. Right edge clearance 78 feet
- D. Left return radius 30 feet
- E. Right return radius 30 feet
- F. Shoulder width 2 feet
- G. Approach angle 87 degrees
- H. Curb type None

Distance from edge of pavement to beginning of ditch slope

D-3

I. Curb to sidewalk distance feet



J. Left driveway foreslope 1: 3

K. Right driveway foreslope 1: 3

L. Culvert length 40 feet

M. Landing grade in percent +2.0 percent

N. Landing length 12 feet

O. Culvert diameter 18 inches 18" Minimum Size

P. Culvert type Corrugated Metal Pipe (CMP)

Q. Ditch depth 2.5 feet Depth from edge of shoulder to bottom of ditch

R. Shoulder type Gravel

S. Road surface type Gravel

T. Driveway landing surface type Gravel

The following attachments are Driveway applications:

- Plat including notes of the placement of the driveways
- Site Plan
- Proof of ownership
- Traffic Control Plan

The following attachments are Approach Road applications:

- Construction Plans
- Recorded plat or waiver including notes of the placement of the approach road
- Traffic Control Plan

Please choose one of the following options. Your application will not be processed until all required attachments are received.

Attachments will be mailed or faxed to the address on the following page.

Attachments are files and will be attached electronically. If the "Attachments are files" box is checked and you click on the Submit button, you will be taken to the Attachment Add screen where you can add attachments to your permit application. It is possible to return to your application at a later date to add attachments.

D-4

Submit

Reset

Cancel

- **Submit:** sends your application to the system for review.
- **Reset:** sets all the fields to blank without saving/submitting any current information.
- **Cancel:** exits to the Main Menu page without saving/submitting any current information

Logout

D-5



John's General Contracting, Inc.



March 31, 2014

State of Alaska
 Department of Transportation & Public Facilities
 Right of Way Section
 PO Box 196900
 4111 Aviation Ave.
 Anchorage, Alaska 99519-6900

RE: 8118 N O'Hara Road
 Driveway and Approach Rd. Permit Application (ADOT & PF)
 Construction Plans – Exhibit A-1 – 1 Pg.
 Traffic Control Plan – Exhibit B-1 & B-1A – 2 Pgs.
 Hatcher View Plat #77-7 with notes – Exhibit C-1 – 2 Pgs.

Right of Way Officer:

CONSTRUCTION PLANS:

John's General Contracting, Inc. (JGC, INC.) proposes to construct the approach road/residential driveway according to the State's standards 1190. Driveway Standards; as contained within the Driveway and Approach Road Permit Application, submitted herein.

JGC, INC. is working in conjunction with the engineer(s) of Denali North. Mr. Wayne Whaley will be surveying the parcel(s) and providing JGC, INC. the location(s) of the Platted Access Road, O'hara Road, and flagging the subject area accordingly.

This approach road/residential access will be a shared access to Lot 1 Block 1 and Lot 20 Block 2 of the existing platted Hatcher View Subdivision, plat 77-7, of the Palmer Recording District. Note 6 states that "Access on Lot 1 Block 1 and Lot 20 Block 2 shall be restricted to O'Hara Road,..." This approach road will also serve the 40 and 80 acre parcels abutted to the Matanuska-Susitna Borough's Platted O'Hara Road; also known as, 7617 E New Hope and 7486 E New Hope.

I have been in contact with Matanuska-Susitna Borough, Right of Way Coordinator, Andy Dean, and are submitting an application for a General Construction Permit, to work within the public right-of-way, to complete the O'hara Road access.

EXHIBIT A-1

PO Box 870069 Wasilla, AK 99687 * 907.376.8895 * 907.357.7289 Fax

D-6 Page 1



John's General Contracting, Inc.



CONTINUATION: 8118 N O'Hara Road
Driveway and Approach Rd. Permit Application (ADOT & PF)

TRAFFIC CONTROL PLAN:

The attached Traffic Control Plan is being submitted with this application. The flagmen will be placed in areas that promote advanced visibility to on-coming traffic. The flagmen will maintain their respective positions, while construction is/at within the Wasilla-Fishhook Road Right of Way. Each flagman will be equipped with signs/flagging, and maintain constant radio communication with the on-site watchman. (Exhibit B-1A)

Please contact me, if you have any questions, or require further documentation.

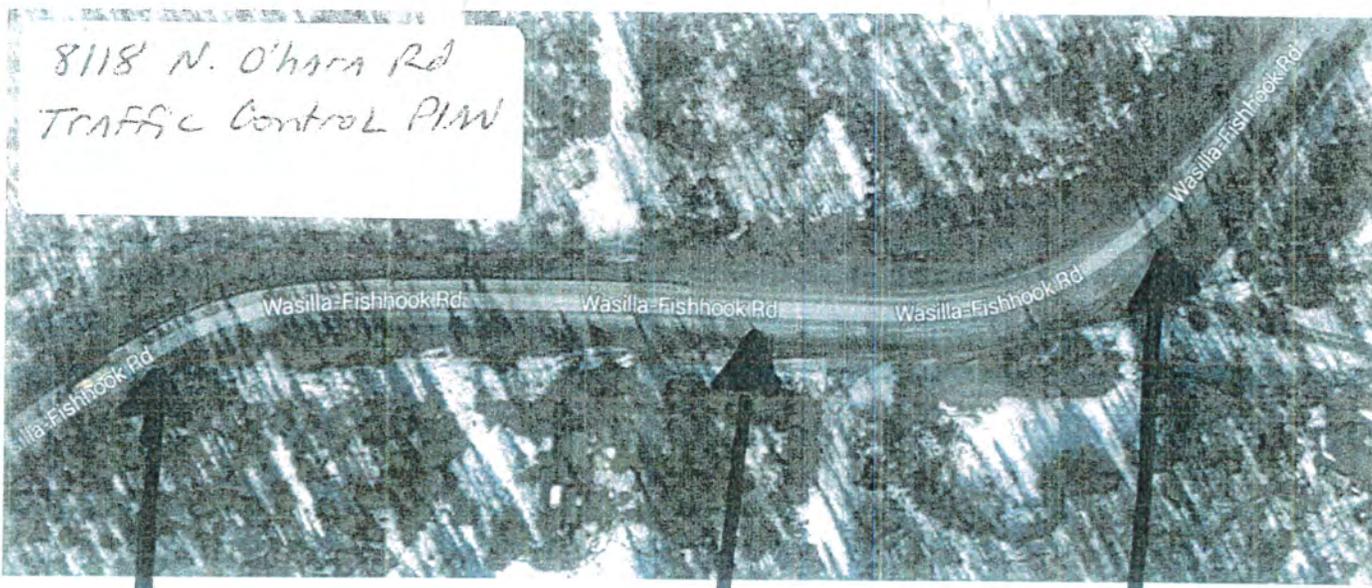
Thank you.

Patricia M Sikes
Treasurer
John's General Contracting, Inc.
907.376.8895 Office
907.355.7289 Cell
907.357.7289 Fax

EXHIBIT B-1

PO Box 870069 Wasilla, AK 99687 * 907.376.8895 * 907.357.7289 Fax

WATER RIGHTS & UTILITIES MANAGEMENT



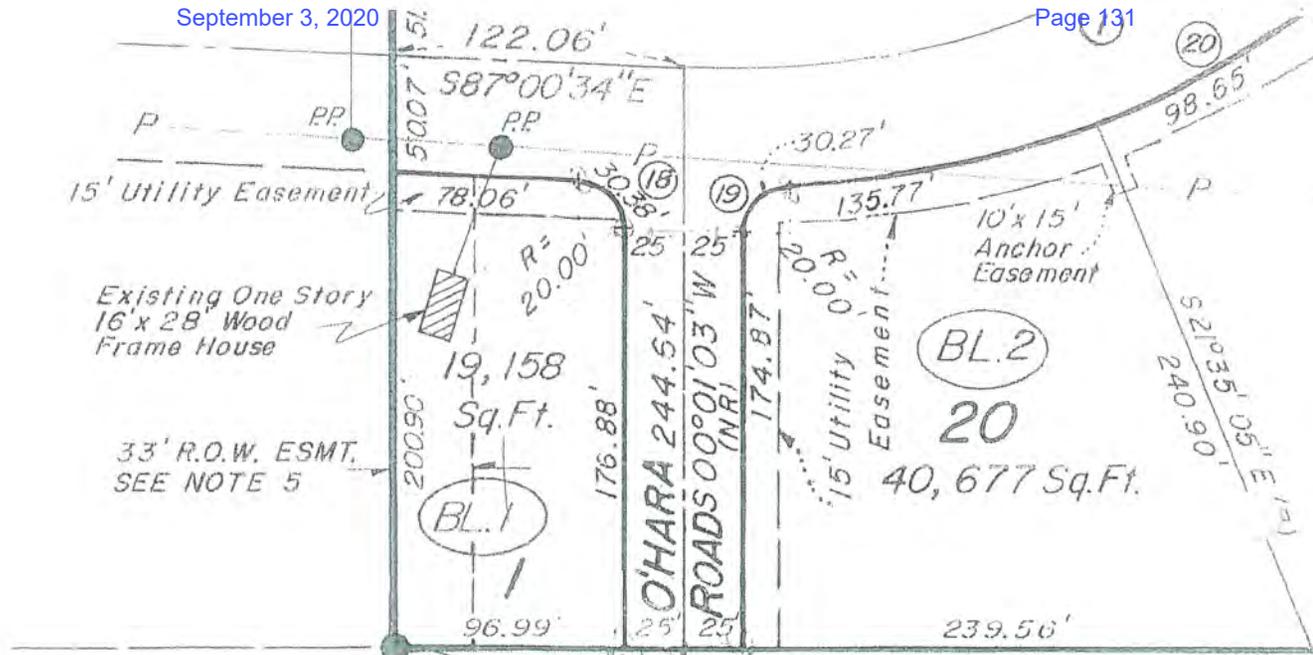
NOTE #1

NOTE #2

NOTE #1 - Approx. Area of the PLATTED N. O'HARA Rd. - Subject Area

NOTE #2 - Approx. placement of FLAGMEN, With Constant Radio Communication, And Traffic Control Signs/Flagging while Proposed Construction IS, or AT, WITHIN The WASILLA-FISHHOOK Rd RT. OF WAY.

EXHIBIT B-1A

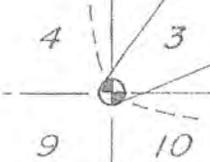


← WASILLA Fishhook Rd →

SW 1/4 SW 1/4
UNSUBDIVIDED

CURVE DATA TABLE

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHOR
1	56°09'34"	374.89	200.00	367.45	352.92	N 64
2	02°28'29"	4629.65	100.00	199.97	199.95	N 35
3	22°34'56"	920.69	.83.83	362.88	360.53	N 45
4	83°18'03"	337.30	300.00	490.39	448.33	N 11'
5	30°07'22"	182.83	49.20	96.12	95.02	N 15'
6	102°11'31"	350.00	433.70	624.20	544.74	S 04
7	17°49'54"	920.69	144.44	286.54	285.39	N 48
8	52°43'10"	629.41	311.89	579.14	558.92	N 63



S 89°58'11"E

EXHIBIT C-1

D-9

- E G E N D -

- ... DENOTES LU, UMBER
- BL.3** ... DENOTES BLOCK NUMBER
- 5** ... DENOTES CURVE DATA (See table)
- +** ... DENOTES MONUMENT FOUND (BRASS CAP)
- ... DENOTES 3" MAGNETIC ALUMINUM MONUMENT SET ON 2 1/2" x 30" PIPE.
- HP** ... DENOTES POWER POLE & GUY WIRE
- P** ... DENOTES POWER LINE

NOTES:

- 1) All portions of all lots are usable.
- 2) School Bus Service is available on Wasilla Fishhook Rd.
- 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 Alaska Department of Environmental Conservation. Approval of such system as installed shall be obtained from said authority.
- 4) 5/8" x 30" iron rod set at all corners unless otherwise noted.
- 5) 33' R.O.W. easement granted to Paul A. Block recorded November 18, 1963 in Book 3 Miscellaneous page 315.
- 6) Access on Lot 1 Block 1 and Lot 20 Block 2 shall be restricted to O'Hara Road, access on Lot 4 & Lot 15 of Block 2 shall be restricted to Iditarod Circle, and access on Lot 4 Block 3 and Lot 3 Block 4 shall be restricted to McCassey Drive.
- 7) The following pairs of lots shall have access to the Wasilla Fishhook Road only at the point of their common lot lines:
 - Lot 2 & 3, Block 2
 - Lot 16 & 17, Block 2
 - Lot 18 & 19, Block 2
 - Lot 2 & 3, Block 3
 - Lot 1 & 2, Block 4
- 8) For the purpose of this plat, usable area shall mean: "Only that area where seasonal high water table is 4 feet below the lowest part of a disposal system."
- 9) The existing powerline may remain in its present location until such time that it is upgraded or altered. At that time it shall be moved into the utility easement provided.
- 10) No structure shall be closer than 10' to a side lot line nor closer than 25' to a right of way line.

Record # 97-7
 2-15-17
 12-33-17
 750731



CURVE DATA TABLE CONT.

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
9	00°42'24"	4679.65	28.83'	57.72'	57.72'	N 36°28'40"E
10	00°40'14"	4679.65	27.73'	54.77'	54.77'	N 34°41'30"E
11	20°24'41"	970.69	156.75'	310.18'	308.54'	N 44°33'43"E
12	02°23'28"	970.69	20.26'	40.51'	40.51'	S 35°33'07"W
13	00°00'00"	20.00	20.00'	31.42'	28.28'	N 81°49'52"E
14	90°00'00"	20.00	20.00'	31.42'	28.28'	S 08°10'08"E
15	88°13'55"	20.00	19.33'	30.80'	27.35'	N 80°14'25"E
16	90°40'14"	20.00	20.26'	31.65'	28.45'	N 10°18'30"W
17	60°00'00"	50.00	34.97'	52.36'	40.00'	S 78°32'54"W
18	87°01'37"	20.00	18.93'	30.38'	27.56'	S 43°29'46"E
19	86°42'25"	20.00	18.93'	30.37'	27.46'	N 43°22'15"E
20	49°53'36"	424.81	132.63'	303.99'	303.41'	N 81°48'40"E
21	04°45'02"	920.69	38.19'	58.33'	56.32'	N 36°43'54"E

NW 1/4 SE 1/4
 SUBDIVIDED

D-10
 EXHIBIT
 C-2

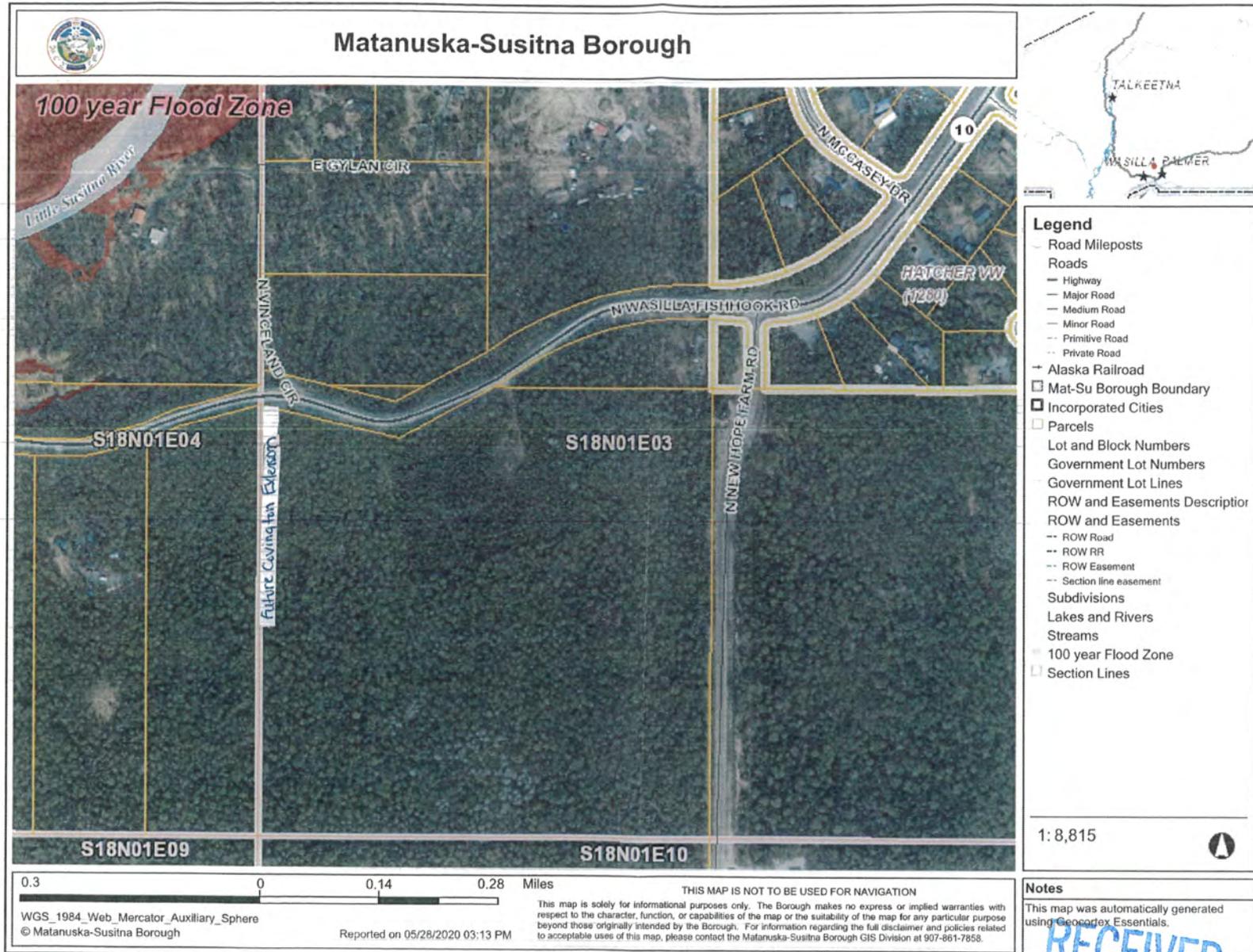


EXHIBIT F

MSB OHSP

YELLOW = MINOR COLLECTOR

EXHIBIT G-1



RECEIVED
MAY 29 2020
PLATTING

CEXT-A

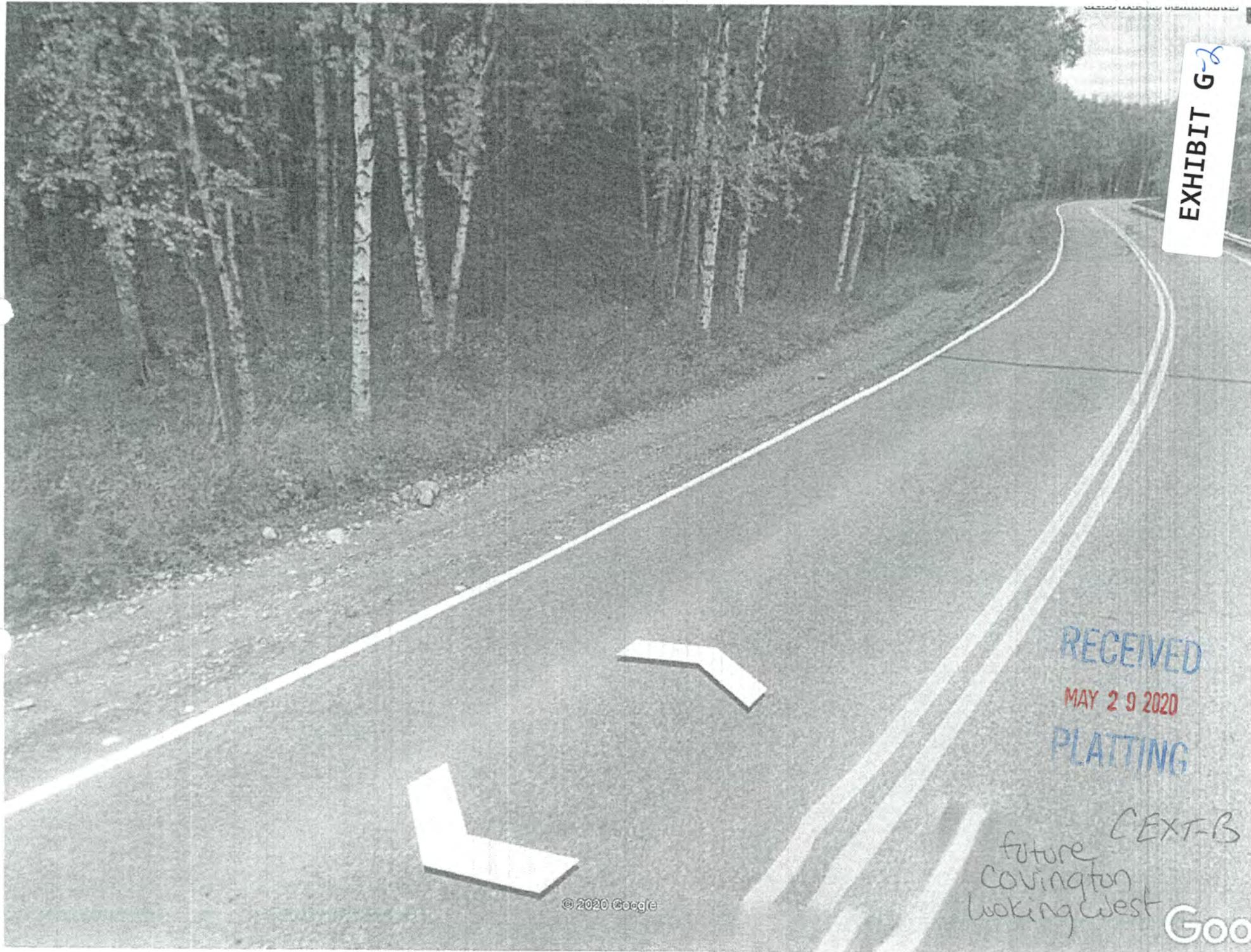


EXHIBIT G-2

RECEIVED
MAY 29 2020
PLATTING

CEXT-B
future
Covington
Looking West
Goo

© 2020 Google

8233 Wasilla-Fishhook Rd

EXHIBIT G-3



RECEIVED
 MAY 29 2020
 PLATTING

future
 Covington
 looking east

CEXT-1C
 Goo

© 2020 Google

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JUL 6 9 2020
PLATTING

June 23, 2020

Platting Department
350 E. Dahlia Ave.
Palmer, AK 99645

RE: New Hope Estates Master Plan

SOILS INVESTIGATION:

A soils investigation has been completed for the referenced proposed twenty-one lot subdivision. The investigation was to determine if the subsurface soil and groundwater conditions are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72 Wastewater Disposal Regulations. The investigation looked at Lots 1-8 Block 1, Lots 1-5 Block 2, AND Lot 1 Block 3. The remaining seven lots are all over 400,000 Sq. Ft.

Attached are test hole logs from June 23, 2019 located as shown on the attached soils map. The soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72. Based on the test hole data and review of topography information, there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the proposed lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.281.

SITE PLAN:

In accordance with MSB 43.15.016(A) the soils/topo map is included with the test hole locations. The private & public roads for Phase I were completed in the summer of 2019 to a minimum residential sub-collector standard. The topography is relatively flat with 5 to 10' of vertical relief. Drainage arrows will be shown on the topography map.

If you have any questions, please feel free to contact the office at (907)376-9535.

Sincerely


James Rowland, P.E.



EXHIBIT H - 1

DENALI NORTH

SOIL LOG

SOIL LOG #2

PERCOLATION TEST

847 W. Evergreen Avenue
Palmer, Alaska 99645

PERCOLATION TEST

___ BEDROOMS

JOB NUMBER: 14-065

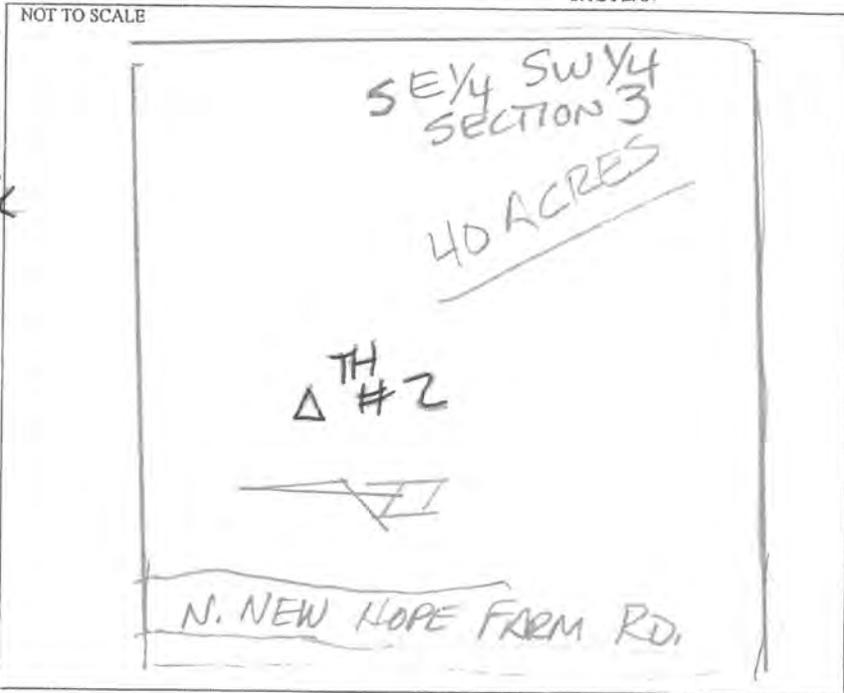
PERFORMED FOR: GIVES PROPERTY

DATE PERFORMED: 6-23-17

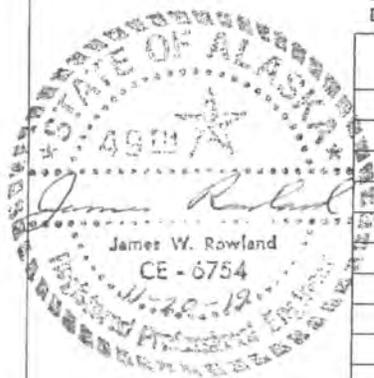
LEGAL DESCRIPTION: SE 1/4 SW 1/4 SECTION 3, T 18 N R 1 W S 14 W

1
2
3
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18
19
20
21
22

05-01 ML
REDDISH SM
SP TO GP
GRAY-BROWN
SANDY GRAVEL
SCATTERED
COBBLES 2"-6"
OCCASIONAL
LARGE ROCKS
18" TO 24"
MED. LOOSE



WAS GROUND WATER ENCOUNTERED? NO (MT INSTALLED)
IF YES, AT WHAT DEPTH? _____



Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

DEPTH (FEET) PERCOLATION RATE _____ (minutes/inches)

TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS 125# TO 150# SOIL RATINGS

PERFORMED BY: WNW

CERTIFIED BY: JR

DATE: 11-20-19

DENALI NORTH

847 W. Evergreen Avenue
Palmer, Alaska 99645

SOIL LOG

PERCOLATION TEST

SOIL LOG #4
 PERCOLATION TEST

___ BEDROOMS

JOB NUMBER: 14-065
DATE PERFORMED: 6-24-19

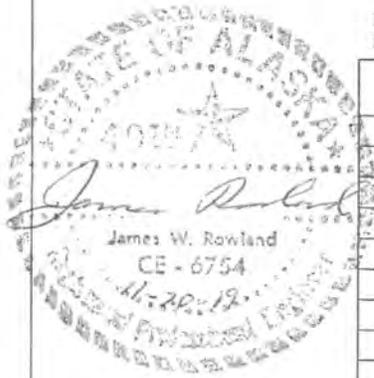
PERFORMED FOR: Sikes Property
LEGAL DESCRIPTION: SE1/4 SW1/4 SECTION 3, T18N R1W S14E

SITE PLAN



1 0⁵-OL -ML
2 REDDISH SILTY SOIL GM
3 GRAY-BROWN
4 GRAVEL GP
5 ROCKS 2" TO
6 24"
7
8
9 GRAY BROWN
10 SP-SW
11 LOOSE COBBLES
12 2" - 6"
13 MED COBBLES
14
15
16
17
18
19
20
21
22

WAS GROUND WATER ENCOUNTERED? NO (MT INSTALLED)
IF YES, AT WHAT DEPTH? _____



Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

DEPTH (FEET) PERCOLATION RATE _____ (minutes/inches)

TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS 125^g RATING TO 150^g BELOW 9 FT.

PERFORMED BY: WNW CERTIFIED BY: JR DATE: 11-20-19

DENALI NORTH

847 W. Evergreen Avenue
Palmer, Alaska 99645

SOIL LOG

PERCOLATION TEST

SOIL LOG #5
 PERCOLATION TEST

___ BEDROOMS

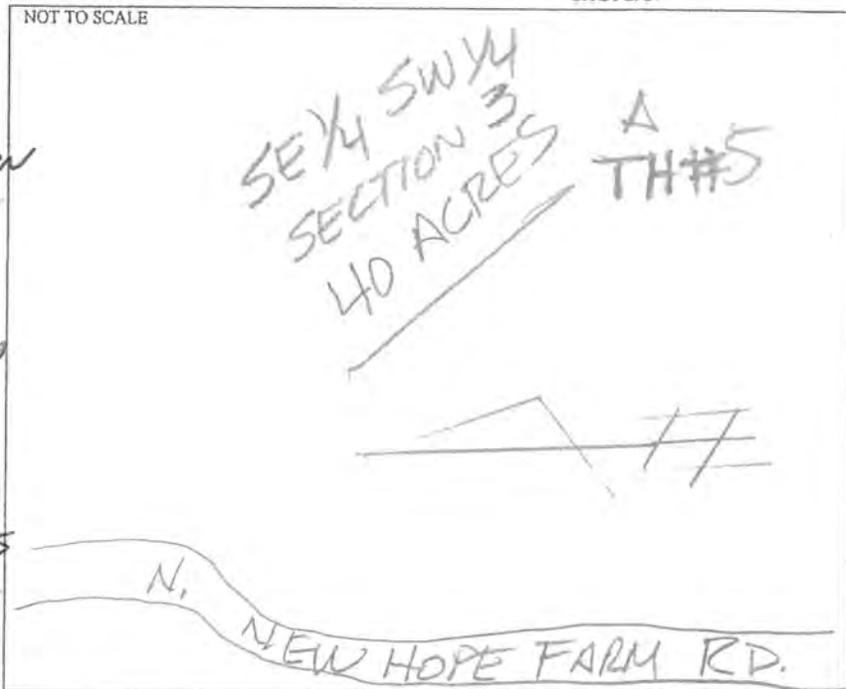
PERFORMED FOR: SIKES PROPERTY

JOB NUMBER: 14-0105

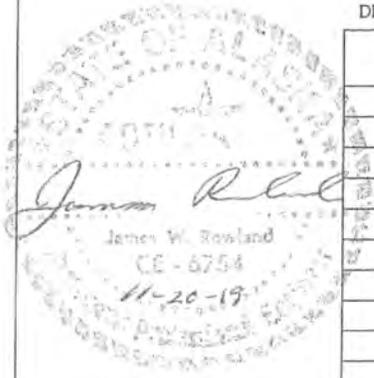
DATE PERFORMED: 6-24-19

LEGAL DESCRIPTION: SE 1/4 SW 1/4 SECTION 3 T18N R1W S1M AK

1	10-OL-ML
2	- REDDISH SILTY SOIL 6M
3	
4	- REDDISH-BROWN SANDY GRAVEL SW-SP
5	COBBLES 2" TO 6"
6	
7	
8	REDDISH-BROWN GRAVEL 6P-6W
9	COBBLES 2" 8"
10	OCCASIONAL 18" TO 24" ROCKS
11	MEDIUM LOOSE
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	



WAS GROUND WATER ENCOUNTERED? NO (MT INSTALLED)
IF YES, AT WHAT DEPTH? _____



Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

DEPTH (FEET) PERCOLATION RATE _____ (minutes/inches)

TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS 150# SOIL RATINGS

PERFORMED BY: WNW CERTIFIED BY: JR DATE: 11-20-19

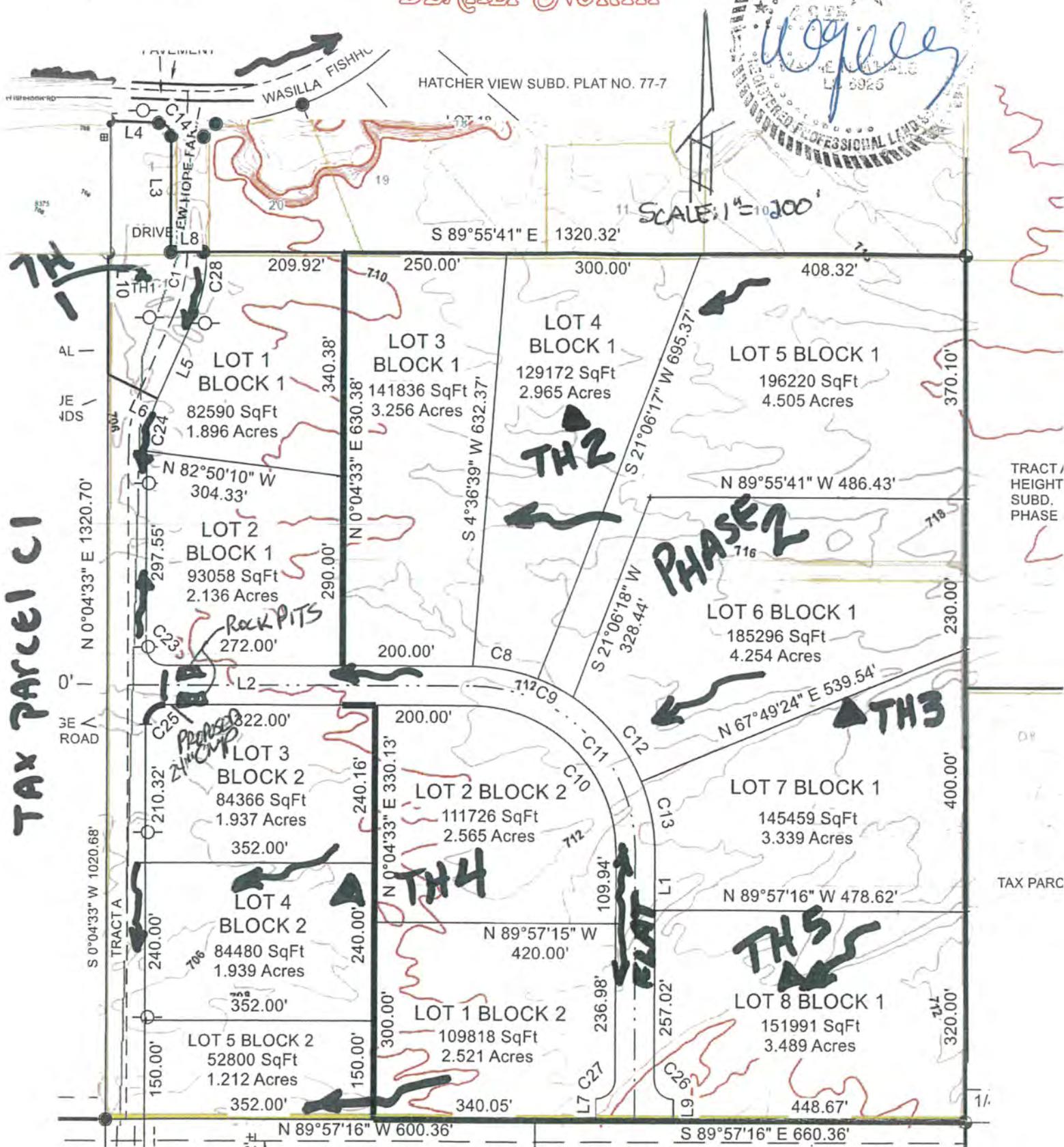
TOPO/DRAINAGE MAP

DENALI NORTH



→ = DRAINAGE ARROW

▲ = TESTHOLE



TAX PARCEL C1

RECEIVED
 JUL 09 2020
 PLATTING

EXHIBIT H-7

SHEET 1

RECEIVED
JUL 09 2020
PLATTING

SEE
DETAIL

=DRAINAGE ARROW

=TESTHOLE

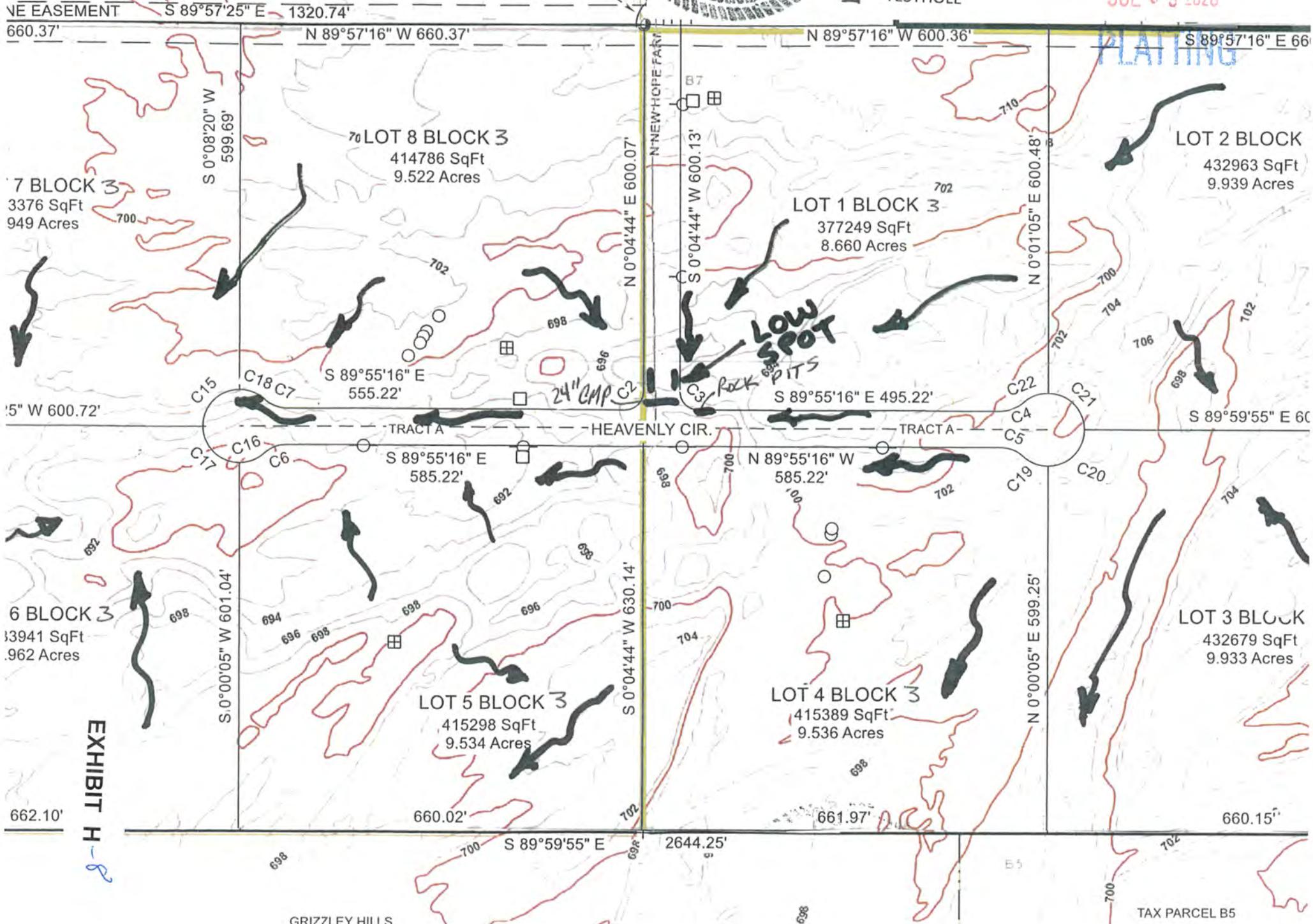


EXHIBIT H-8

Peggy Horton

From: Charlyn Spannagel
Sent: Tuesday, February 11, 2020 2:38 PM
To: MSB Platting
Subject: RE: Request for Comments for New Hope Estates Master Plan Case #2019-012 Tech: PH

Hi Peggy,

Just an FYI

I don't see any language on the Master Plan Plat that dedicates Tract B, the road, to the subdivision owners, HOA, etc. If there is no dedication Tract B will remain in the owners' names and will be a taxable parcel and it will be assessed road service taxes as well. Please let me know if this doesn't make sense, it's not easy to describe.

Thank you,

Charley *PROPERTY CONVEYANCE SPECIALIST, FINANCE DEPT.*

From: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, January 29, 2020 10:50 AM
To: Cindy Corey <Cindy.Corey@matsugov.us>; 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>; earl.almdale@gmail.com; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; cobbfam@mtaonline.net; dmeneses@palmerak.org; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Debbie Bakic <Debbie.Bakic@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>; mearow@matanuska.com; Andy Dean <Andy.Dean@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; Alex Strawn <Alex.Strawn@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; 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>; Theresa Taranto <Theresa.Taranto@matsugov.us>
Subject: Request for Comments for New Hope Estates Master Plan Case #2019-012 Tech: PH

Good Morning,

The link below will take you to a request for comments for a 22-lot Master Plan in the Wasilla-Fishhook area. RSA 16. Please review and provide any comments by February 14, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/EmXyjN4uxsZKIUwbxSDuNskBcnUDDPHmsGBIDzm-OOzF4A?e=mTPwU8

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.

Thank you,
 Peggy Horton
 Platting Technician

EXHIBIT I

Peggy Horton

From: Jamie Taylor
Sent: Wednesday, July 29, 2020 8:35 PM
To: MSB Platting
Cc: Peggy Horton
Subject: RE: Request for Comments for Revised New Hope Estates Master Plan Tech: PH

- Obtain DOT approval of an updated approach road permit for a road that will serve 21 lots.
- A civil engineer should prepare a drainage plan prior to preconstruction meeting with DPW.

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

<http://www.matsugov.us/>

From: MSB Platting <Platting@matsugov.us>

Sent: Wednesday, July 15, 2020 9:27 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>; 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>; Earl Almdale (earl.almdale@gmail.com) <earl.almdale@gmail.com>; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; stark@mtaonline.net; Phillip Cobb (cobbfam@mtaonline.net) <cobbfam@mtaonline.net>; dmeneses@palmerak.org; 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>; 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>; Jesse Sumner <jessesumnerdistrict6@gmail.com>

Subject: Request for Comments for Revised New Hope Estates Master Plan Tech: PH

Good Morning,

The link below will take you to a request for comments for a 21-lot Master Plan subdivision in the Wasilla-Fishhook area. RSA 16. Please review and provide any comments by July 31, 2020. The MSB OSHP shows a connection from Tex-Al to Wasilla-Fishhook on the west side of



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 • planning@matsugov.us

Owner/Agent: New Hope Estates/Sikes

Nature of Request: The request is create a 2-phase master plan of 21 lots from Lot 1, Block 1, Hatcher View Estates, Plat 77-7, and Tax Parcels C17 in Section 3 and B6 & B7 in Section 10 to be known as NEW HOPE ESTATES MASTER PLAN, containing 120 acres+/- . Petitioner is requesting private roads to provide access to the lots. The petitioner has encompassed Lot 1 Block 1 Hatcher View Subdivision within Tract A to satisfy MSB Resolution 85-14.

Location: 1280B01L001, 18N01E03C017, 18N01E10B006 & B007

Date/Due Date: 14 February 2020

MSB Staff Contact: P. Horton

Planner completing this Review: Adam Bradway, Ph. 861-8608, adam.bradway@matsugov.us

Comm. Council: Fishhook

Case#: 2020-012

RSA: #16 South Colony

Comments:

The Matanuska-Susitna Borough Planning Division encourages a connected road system wherever possible. Better connectivity can improve mobility, accessibility, reduce traffic congestion, and reduce the need to improve arterial roadways The Planning Division recommends that the subdivision be designed to allow connectivity through to Tract 8 Grizzly Hills, the location of the proposed Grizzly Hills subdivision.

Supporting Recommendations, Comments, and Information:

Planning Division, <https://www.matsugov.us/department/planning-department#Planning>
Matanuska-Susitna Borough, 350 E. Dahlia Ave, Palmer, AK 99645

EXHIBIT K-)



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Planning Division: Plat Review/Comments

350 East Dahlia Avenue • Palmer, AK 99645

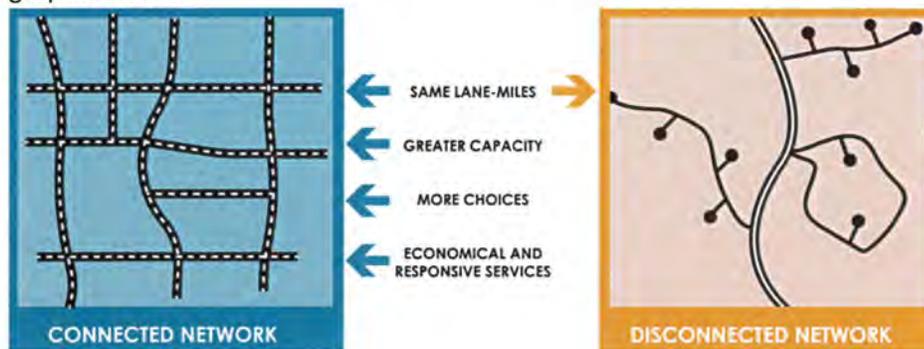
Phone (907) 861-7833 • Fax (907) 861-7876

www.matsugov.us • planning@matsugov.us

Transportation and Connectivity

1. Long Range Transportation Plan –Goal Three: Improve Connectivity

- a. The 2035 Long Range Transportation Plan (LRTP), recommended by the Planning Commission and adopted by the Borough Assembly, states that new roadways should enhance connectivity to make a multi-modal transportation network viable.
- b. The Planning division discourages creating cul-de-sacs when possible. Cul-de-sacs can (1) create traffic bottlenecks, (2) slow emergency response times, (3) decrease walkability, (4) foster dependency on the personal vehicle, and (5) lead to a disconnected transportation network in the Borough which is more expensive to maintain. See the graphic below:



2. MSB 43.20.060 (D)

- a. (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.

Peggy Horton

From: Don Cuthbert
Sent: Friday, July 31, 2020 10:02 AM
To: MSB Platting
Cc: Taunie Boothby
Subject: RE: Request for Comments for Revised New Hope Estates Master Plan Tech: PH

Peggy,

This plat in and of itself poses no issue to the Fire Code office other than the potential for long access drives to any buildings on the larger parcels. IF you look at the bigger picture, however, you will see that this area is becoming the next exploding development area and I think connectivity needs to be planned for early. The proposed plat to the south, Grizzly, has 2 dead ends that appear to butt up against the lots in the New Hope plat. Those will have to have either connection to the north or some type of turn around for emergency vehicles.

If New Hope is to be a private, segregated community this just moves connectivity around the other areas to be developed.

It seems to me that this area may need master planning for road infrastructure to assure that as these separate and distinct subdivisions plat there is a logical way to get connectivity so we don't end up with what would amount to one large populated area with only one ingress and egress.



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

From: MSB Platting <Platting@matsugov.us>

Sent: Wednesday, July 15, 2020 9:27 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>; 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>; Earl Almdale (earl.almdale@gmail.com) <earl.almdale@gmail.com>; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; stark@mtaonline.net; Phillip Cobb (cobbfam@mtaonline.net) <cobbfam@mtaonline.net>; dmeneses@palmerak.org; 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>; 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>; Jesse Sumner <jessesumnerdistrict6@gmail.com>

Subject: Request for Comments for Revised New Hope Estates Master Plan Tech: PH

EXHIBIT L

Peggy Horton

From: Taunnie Boothby
Sent: Friday, July 31, 2020 7:09 PM
To: Karol Riese; Peggy Horton
Subject: RE: RFC Revised New Hope Estates Master Plan 21-lot Master Plan subdivision in the Wasilla-Fishhook Area 18N01E Sections 03 & 10 DUE: July 31, 2020

This parcel has no FEMA mapped Special Flood Hazard Area or Wetlands identified.

Regarding the connection of streets that would provide efficiencies of service delivery the subdivision should be connected to Grizzly Hills to the south and the cul-de-sac to the west should have an extension to the property line for further development and connection to undeveloped parcels, for a complete future development picture. I concur with Adam Bradway and Don Cuthbert comments.

Taunnie L. Boothby, CFM, Planner II
Matanuska-Susitna Borough
Planning Department
907-861-8526
taunnie.boothby@matsugov.us

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

From: Karol Riese <Karol.Riese@matsugov.us>
Sent: Wednesday, July 15, 2020 9:49 AM
To: Karol Riese; Adam Bradway; Taunnie Boothby
Subject: RFC Revised New Hope Estates Master Plan 21-lot Master Plan subdivision in the Wasilla-Fishhook Area 18N01E Sections 03 & 10 DUE: July 31, 2020
When: Wednesday, July 29, 2020 12:00 AM to Thursday, July 30, 2020 12:00 AM (UTC-09:00) Alaska.
Where:

EXHIBIT M

Peggy Horton

From: Brad Sworts
Sent: Monday, August 10, 2020 4:26 PM
To: Peggy Horton
Cc: Jude Bilafer
Subject: RE: New Hope Estates comments

From: Peggy Horton <Peggy.Horton@matsugov.us>
Sent: Monday, August 10, 2020 3:41 PM
To: Brad Sworts <Brad.Sworts@matsugov.us>
Cc: Jude Bilafer <Jude.Bilafer@matsugov.us>
Subject: RE: New Hope Estates comments

Hi Brad,

The surveyor told me they are not required to build a turnaround because of the length. Yes, Lot 1, Block 1 of Hatcher Pass Estates is part of the private road labeled as Tract A. They were going to make it a separate lot, but had a hard time getting useable area with that 33 road easement on it. Couldn't vacate the easement because the neighbor's driveway is on it and he objected.

Subdivision code allows for 50' ROWs if they are existing. Any new ones need to be 60' wide. **What part of the subdivision code would need to be revised to require an existing 50' ROW be widened to 60' if there was a "new condition" such as additional development/traffic that would be using the existing road? ADOT&PF uses this term as it applies to their approach permits and it is very effective in acquiring the needed ROW width.**

ADOT&PF may require that turnaround at their approach road review. **We would agree with the need for one.**

There's nothing in my code to require turnarounds at the E/W SLE intersection. **There needs to be something in the subdivision code that address development of private roads (including gates) and how they connect into the public system. There seems to be more of these private roads being developed and gated.**

The two stub roads within Grizzly Hills 2 are not existing, they are in Phase 4 and 6 of the master plan. I don't know how to require that connection to nonexistent ROWs. **Is there a way to require the applicant to apply for a permit through Andy since they are intersecting and developing a portion of a SLE. The permit could then require the predetermination of the gate location and address the turnaround, just like ADOT&PF does.**

I told them all along that anything they built prior to obtaining preliminary plat approval was done at risk. I'm of a mind, because of the comments from Jude, Fire Code, Planning, and Development Services, to recommend denial of the subdivision due to the need for interconnectivity in this area. **We would support that. The developers are getting so bold**

they are completing the road networks and developing the lots even before the plats have been approved. They just assume they will get approval virtually negating the whole plat approval and public notice process.

Peggy

From: Brad Sworts <Brad.Sworts@matsugov.us>
Sent: Monday, August 10, 2020 2:28 PM
To: Peggy Horton <Peggy.Horton@matsugov.us>
Cc: Jude Bilafer <Jude.Bilafer@matsugov.us>
Subject: RE: New Hope Estates comments

Peggy,

It does not look like the applicant changed anything from the first draft of the plat. Am I missing something?

Couple of other questions/comments:

- 1) Is the existing 176 feet of New Hope Farm Road a public road? Is the entirety of "Track A" a private road? If so, is the turn-around north of the proposed gate location what is labelled "Pad" on (Tax Account 1280B01L001 and is it also to be a PUE? If so this "pad" needs to have adequate dimensions for a turn-around and be labelled as a PUE. This would solve the issue of vehicles having to back out onto Wasilla Fishhook.
- 2) It appears the applicant also owns Lot 1, Block 1 (Tax Account 1280B01L001). Why is the applicant not providing the additional 10' of ROW Easement that would make the north end of New Hope Farm Road 60' in width which would be equal to the width of Tract A and B? These new lots will increase the traffic coming out onto New Hope Farm Road and there should be adequate ROW provided for shoulders and other improvements that may be necessary with the increased traffic.



- 3) When the E-W E. New Hope Street Section Line Easement is developed into a road how will the applicant control access to Tract A and B? If the answer is gates then the plat should show cul-de-sacs or PUE's for turn-around pads to be developed at those locations when gates are installed for both Tracts, again so vehicles that have pulled in, but do not have access through the gate do not have to back out onto E. New Hope Street.
- 4) Regardless if Tract A and B are private or public there should be connectivity from the most southern "hammerhead" portion of Tract A to the two undeveloped stub roads originating from Grizzly Hills. This connectivity will provide a safety evacuation route for the southern parcels of New Hope Estates should a forest fire, wind storm or earthquake damage block the roads to the north.

Brad Sworts
Pre-Design & Engineering Division Mgr.
Capital Projects Department

From: Peggy Horton <Peggy.Horton@matsugov.us>
Sent: Monday, August 10, 2020 8:58 AM
To: Brad Sworts <Brad.Sworts@matsugov.us>
Subject: FW: New Hope Estates comments

Brad,
OSHP shows minor collector roads along the SLEs bisecting E/W for Independence Ave. and along the western side of this parcel for Covington. Surveyor has provided topographic evidence that these are constructible. This petitioner is requesting *private roads*. ADOT&PF require an approach road review. Grizzly Hills 2 stub roads are not created yet, they have preliminary approval but won't be created till Phase 4 and 6 of the master plan. Planning Division, Taunnie Boothby, and Don Cuthbert suggest connections would be beneficial in this planning area of the borough.

Thanks for reviewing and providing any additional comments. I'm writing the staff report today.

Peggy Horton
Platting Technician
907-861-7881

From: Jude Bilafer <Jude.Bilafer@matsugov.us>
Sent: Thursday, February 27, 2020 8:16 AM
To: Peggy Horton <Peggy.Horton@matsugov.us>
Subject: RE: New Hope Estates comments

Good morning Peggy,

EXHIBIT N - 3

Here are some comments on this action. Bottom line is the Capital Projects Department does not support this at all.

We recommend that at least one of the roads connect into the two dead-end roads in Grizzly Hills to the south, or connect to the section line easement to the west. We need to develop a roadway network and not a bunch of cul-de-

sacs that serve a limited number of residences. Not only is it more cost effective and efficient for maintenance, but this is necessary to keep local traffic off of the major roadway network and preserve the safety and mobility of our major roadway network, which generally enhances public safety and welfare.

- Tract A is bisected by a E/W SLE and Tract B overlaps SLE on south end. If they intend on keeping these roads private, they would need to install gates at 4 locations.
- Confusing Naming : 'New Hope Farm Road' off Wasilla Fishhook in contrast to 'New Hope Street' off Palmer Fishhook.
- Turn-Around : Turn-Around required before private gate at the south side of Lot 1 Block 3. Length might not require it, but function of Fishhook doesn't allow for backing exit safely.
- PUE Width: Lot 1 Block 3 replat should include 10' PUE to the west of existing O'hara in order to match the 60' ROW. (5' to the west would line up with the proposed PUE)
- Connectivity/ Secondary access : Connect to Proposed Grizzly Hills 2. Tract A should extend to the south or to N/S SLE (Proposed Covington St.)
- Utilities: Recommend accommodating Utilities along SLE where SLE is 33' vs 50' adjacent. Tax Maps show 17' 'private Easement' on the south side of C17. (This isn't shown on proposed plat)

Hope these help Peggy.

Jude

From: Peggy Horton <Peggy.Horton@matsugov.us>

Sent: Wednesday, February 26, 2020 1:45 PM

To: Jude Bilafer <Jude.Bilafer@matsugov.us>

Subject: New Hope Estates comments

Hi Jude, Did your people have any comments on New Hope Estates? Private roads off Wasilla-Fishhook and there are two future OHSP roads (New Hope and Engstrom) within section line easements within this project or adjoining. I'm trying to get a continuance because of several issues, but then I realized your dept. didn't provide any comments.

The request is create a 2-phase master plan of 22 lots from Lot 1, Block 1, Hatcher View Estates, Plat 77-7. and Tax Parcels C17 in Section 3 and B6 & B7 in Section 10 to be known as NEW HOPE ESTATES MASTER PLAN, containing 120acres, more or less. Private roads will provide access to the majority of the lots. A 60' wide public use easement extends from N. New Hope Farm Road within Hatcher View Estates to the private road. Owners are requesting to vacate a 33'road easement on Lot 1, Block 1, Hatcher View Est and include that lot in this subdivision to create a 1-acre+ lot and satisfy a 1985 Platting Board Resolution.

Regards,

Peggy Horton

Platting Technician

907-861-7881

EXHIBIT N-4



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

August 08, 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) has reviewed the following plats and has the following comment:

- **New Hope Estates Master Plan Revised (Sikes, James, & Denali North) - REVISED**
 - After the previous comment letter, issues were discovered with this plat, forcing ADOT&PF to review it once more and revise our previous comments.
 - We object to this plat as New Hope Farm Road, which serves as the access onto Wasilla-Fishhook Road, needs an approach road review (ARR). One was performed previously, but the required work to be done to the road was never completed. That ARR has expired, and one needs to be completed in its entirety before we will approve this plat as the current access point is unpermitted.
 - The subdivision needs to connect into the adjacent subdivisions for better connectivity in the area and to provide alternate access in and out of the subdivision. We are concerned with the fact that most of the internal circulation ends in cul-de-sacs. The adjacent subdivisions have established right of ways and easements to provide that connection and this subdivision needs to connect into those.
 - The internal circulation roads should be public right of ways not individual tracts. Currently, they're labeled as Tract A and Tract B.
 - As stated before, no direct access will be granted to Wasilla-Fishhook Road. All access must be from the established right of way for New Hope Farm Road, and an ARR must be completed for it.
 - As stated before, we recommend that the petitioner dedicate the section line easement as it provides an important east-west connection to Independence Ave and New Hope Street. We are concerned that as the subdivision develops, the section line easements will be encroached as often happens when it isn't dedicated.

- **Fishhook Dairy & Washatch (Willardson, Wiraten, and Barry)**
 - Only one driveway will be granted for each lot.

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.

Sincerely,



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 O-2

Peggy Horton

From: David Meneses <dmeneses@palmerak.org>
Sent: Wednesday, July 15, 2020 11:43 AM
To: MSB Platting
Subject: RE: Request for Comments for Revised New Hope Estates Master Plan Tech: PH

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

Please insure that Cul-de-sac (temporary) meet the radius need for fire apparatus.

David Meneses

Palmer Fire & Rescue
645 E. Cope Industrial Way
Palmer, Alaska 99645
Ph. 907-745-3709
Fax 907-745-5443
Email: dmeneses@palmerak.org

From: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, July 15, 2020 9:27 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>; 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>; Earl Almdale (earl.almdale@gmail.com) <earl.almdale@gmail.com>; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; stark@mtaonline.net; Phillip Cobb (cobbfam@mtaonline.net) <cobbfam@mtaonline.net>; David Meneses <dmeneses@palmerak.org>; 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>; 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>; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: Request for Comments for Revised New Hope Estates Master Plan Tech: PH

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

Good Morning,

The link below will take you to a request for comments for a 21-lot Master Plan subdivision in the Wasilla-Fishhook area. RSA 16. Please review and provide any comments by July 31, 2020. The MSB OSHP shows a connection from Tex-Al to Wasilla-Fishhook on the west side of this property. The surveyor provided site distance pictures and topography to show that the

Peggy Horton

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Friday, July 31, 2020 10:15 AM
To: Peggy Horton
Subject: Re: Request for Comments on New Hope Estates
Attachments: 20200731_101839.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
Please find attached MEA comments for New Hope Estates Master Plan Revised.

Thank you.

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

NOTES:

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL SEWAGE OR WATER 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 GOVERNS THOSE SYSTEMS.
3. THIS PLAT IS AFFECTED BY AN MEA BLANKET EASEMENT RECORDED ON SEPTEMBER 19, 1994 IN BK 379 PG 359, AUGUST 9, 2019 BY SERIAL NO. 2019-016938-3 & 2019-016939-0.
4. THIS PLAT IS AFFECTED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 15, 1977 BK 132 PG 857.
5. TRACTS A AND B ARE FOR PRIVATE ROAD ACCESS NOT DEDICATED TO THE PUBLIC.
6. PROPOSED 10' X 20' BONE ROCK INFILTRATOR PIT W/ PROPOSED 24" CMP

CURVE CHART

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N44°55'16"W	42.43	30.00	47.12	90°00'00"	97.07
C2	N68°24'29"E	36.93	50.00	37.82	43°20'30"	19.87
C3	N68°15'01"W	36.93	50.00	37.82	43°20'30"	19.87
C4	N68°24'29"E	36.93	50.00	37.82	43°20'30"	19.87
C5	S68°15'01"E	36.93	50.00	37.82	43°20'30"	19.87
C6	N79°24'35"W	102.19	280.00	102.77	21°01'44"	51.97
C7	N62°42'31"W	60.35	380.00	60.47	12°22'25"	30.35
C8	S44°55'27"E	311.13	220.00	345.67	89°59'59"	220.00
C9	S39°20'37"E	165.34	280.00	167.84	34°20'43"	96.53
C10	N111°03'00"W	108.05	280.00	108.79	22°15'09"	55.07
C11	S44°29'29"W	85.33	60.00	94.97	90°38'45"	60.68
C12	N68°27'46"E	44.42	60.00	45.50	43°27'04"	23.91
C13	S45°19'18"E	84.09	60.00	93.18	88°58'49"	58.94
C14	S68°22'57"E	44.57	60.00	45.66	43°36'22"	24.00
C15	N44°39'29"E	84.85	60.00	94.25	90°00'04"	60.00
C16	N68°27'40"W	44.72	60.00	45.83	43°45'48"	24.10
C17	N44°59'57"W	84.34	60.00	93.53	89°16'39"	59.28
C18	N68°32'29"E	44.57	60.00	45.67	43°36'30"	24.00
C19	N45°04'35"E	42.43	30.00	47.12	90°00'07"	30.00
C20	S44°56'44"E	42.44	30.00	47.18	90°02'38"	30.00
C21	S45°01'26"W	42.43	30.00	47.13	90°01'02"	30.01
C22	N10°10'07"E	133.81	380.00	134.51	20°16'54"	67.97
C23	N44°55'26"W	42.43	30.00	47.12	90°00'07"	30.00
C24	N10°11'33"E	112.42	320.00	113.00	20°14'00"	57.10
C25	S43°12'41"E	27.55	20.00	30.39	87°03'19"	15.00
C26	N45°04'44"E	42.43	30.00	47.12	90°00'00"	30.00

LINE CHART

LINE	BEARING	HORIZ DIST
L1	N0°04'32"E	89.90'
L2	S0°01'59"W	33.00'
L3	S0°01'59"W	32.97'
L4	N20°18'34"E	141.34'
L5	S68°51'37"E	78.64'
L6	S0°01'37"W	176.75'
L7	S89°51'21"E	55.05'

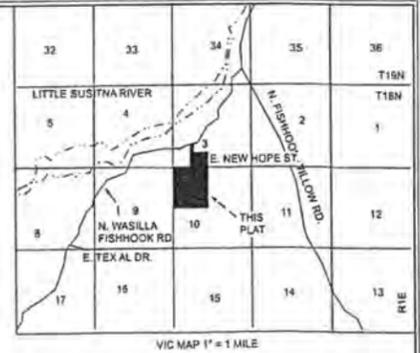
LEGEND

- FOUND 5/8" REBAR
- ⊕ FOUND MONUMENT
- POWER POLE W/ANCHOR
- △ TEST HOLE
- METERBASE
- ⊞ WELL
- SEPTIC PIPES

10' wide easement around existing poles & Anchor Pockets

15' utility easement

10'x10' downspout and anchor pocket



CERTIFICATE OF PAYMENT OF TAXES

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

DATE: _____ 20____ TAX COLLECTION OFFICIAL (BOROUGH): _____

CERTIFICATE OF OWNERSHIP

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

- SEE AFFIDAVIT
- NAME: MERLE L. SIKES DATE: _____
 PO BOX 870069
 WASILLA, AK 99687
- SEE AFFIDAVIT
- NAME: PATRICIA M. SIKES DATE: _____
 PO BOX 870069
 WASILLA, AK 99687
- SEE AFFIDAVIT
- NAME: MONICA M. JAMES DATE: _____
 PO BOX 873137
 WASILLA, AK 99687
- SEE AFFIDAVIT
- NAME: JOHN C. JAMES DATE: _____
 PO BOX 873137
 WASILLA, AK 99687

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA 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.

DATE: _____ 20____

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

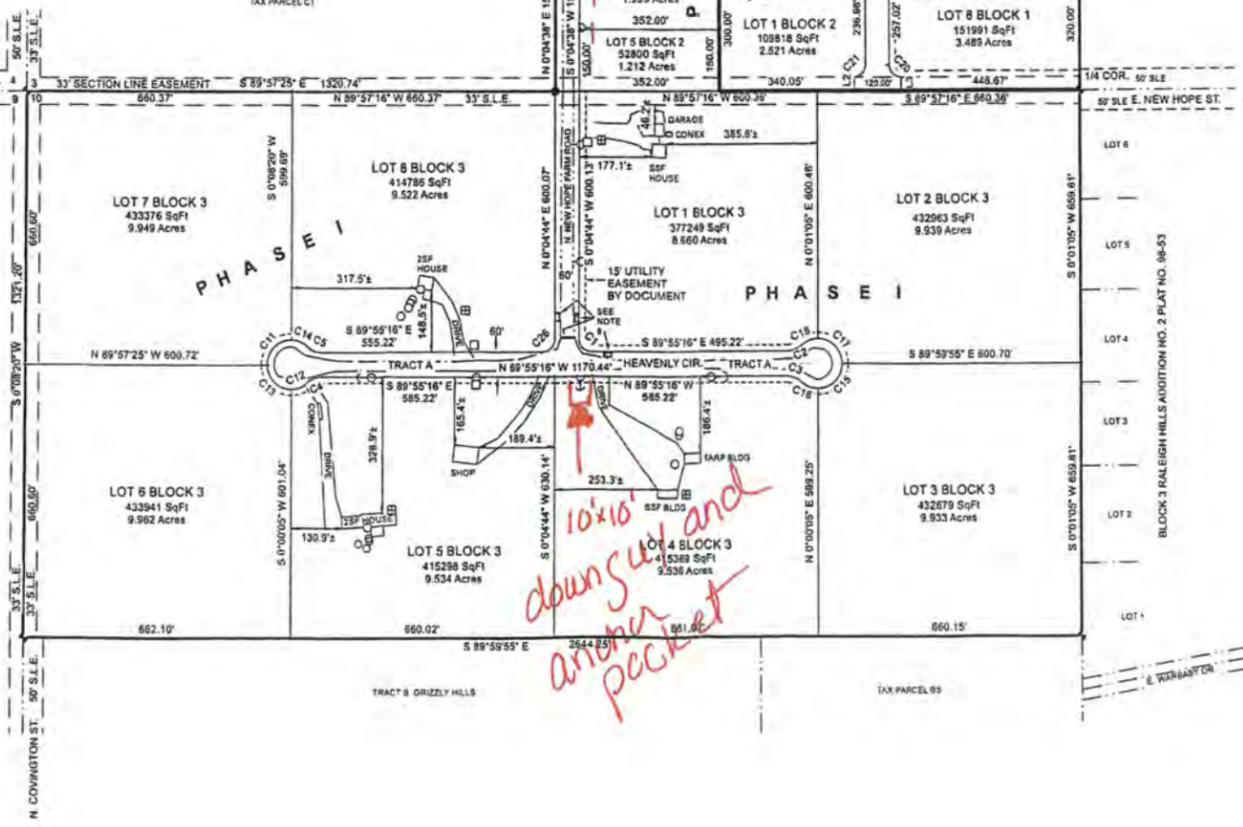
SURVEYOR'S CERTIFICATE

I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED 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 HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: _____

WAYNE N. WHALEY
 REGISTERED LAND SURVEYOR
 REGISTRATION NO. 8925-S

ASBUILT INFO ONLY
 6/23/2020



MASTER PLAN

A PLAT OF
NEW HOPE ESTATES
 A REPLAT OF
 LOT 1 BLOCK 1 HATCHER VIEW ESTATES
 PLAT NO. 77-7
 AND SUBDIVISION OF
 THE SE 1/4 SW 1/4
 SECTION 3 AND THE NW 1/4 NW 1/4 AND THE
 NE 1/4 NW 1/4 OF SECTION 10
 LOCATED WITHIN:
 TOWNSHIP 19 NORTH RANGE 1 EAST S. 1/4 AK
 AND A 60.00 FT. PUBLIC USE EASEMENT.
 PALMER RECORDING DISTRICT
 CONTAINING 120.00 ACRES MORE OR LESS

Agenda Copy RECEIVED
 Agenda Copy PLATTING

DENALI NORTH PO BOX 874577 WASILLA, AK 99687
 (907) 376-8535

JOB NO. 14-066P CLIENT: PATRICIA SIKES FB 261/57-59 DRAWN: GL/HW
 SCALE 1" = 200' DATE: JUNE 23, 2020 SH. 1 OF 1 CHECKED: WW

Peggy Horton

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, July 30, 2020 8:55 AM
To: MSB Platting
Subject: RE: Request for Comments for Revised New Hope Estates Master Plan Tech: PH

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

Hello,

MTA has reviewed the plat for New Hope Estates. 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



Life. Technology. Together.

From: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, July 15, 2020 9:27 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>; 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>; Earl Almdale (earl.almdale@gmail.com) <earl.almdale@gmail.com>; Greater Palmer FSA (retirees@mtaonline.net) <retirees@mtaonline.net>; stark@mtaonline.net; Phillip Cobb (cobbfam@mtaonline.net) <cobbfam@mtaonline.net>; dmeneses@palmerak.org; 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>; 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>; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: Request for Comments for Revised New Hope Estates Master Plan Tech: PH



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

July 28, 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 Preliminary plats and has no comments or recommendations.

- **RFC Stella Ridge**
(MSB Case # 2020-098)
- **Suslositna Place**
(MSB Case # 2020-100)
-  **New Hope Estates Master Plan Revised**
(MSB Case # 2020-012)
- **Uptown Estates Master Plan**
(MSB Case # 2020-101)
- **Sky Ranch at Pioneer Peak**
(MSB Case # 2020-105)
- **T 194**
(MSB Case # 2020-102)

If you have any questions, or if this line is or is going to be abandoned, please feel free to contact Skylar Shaw at 334-7911 or by email at skylar.shaw@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "Andrew Fraiser".

Andrew Fraiser
Supervisor of ROW and Permitting
ENSTAR Natural Gas Company

EXHIBIT S

NOTES:

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL SEWAGE OR WATER 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 GOVERNS THOSE SYSTEMS.
3. THIS PLAT IS AFFECTED BY AN MEA BLANKET EASEMENT RECORDED ON SEPTEMBER 19, 1984 IN BK 379 PG 959, AUGUST 9, 2019 BY SERIAL NO. 2019-016938-0 & 2019-016939-0.
4. THIS PLAT IS AFFECTED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 15, 1977 BK 132 PG 857.
5. TRACTS A AND B ARE FOR PRIVATE ROAD ACCESS NOT DEDICATED TO THE PUBLIC.
6. PROPOSED 10' X 20' BONE ROCK INFILTRATOR PIT W/ PROPOSED 24" CMP

CURVE CHART

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N44°55'16"E	42.43'	30.00'	47.12'	90°00'00"	97.07'
C2	N68°24'29"E	36.93'	50.00'	37.82'	43°20'30"	19.87'
C3	N68°15'01"W	36.93'	50.00'	37.82'	43°20'30"	19.87'
C4	N68°24'29"E	36.93'	50.00'	37.82'	43°20'30"	19.87'
C5	S68°15'01"E	36.93'	50.00'	37.82'	43°20'30"	19.87'
C6	N79°24'35"W	102.19'	280.00'	102.77'	21°01'44"	51.97'
C7	N62°42'31"W	60.35'	280.00'	60.47'	12°22'25"	30.35'
C8	S44°55'27"E	311.13'	220.00'	345.57'	89°59'59"	220.00'
C9	S39°20'57"E	165.34'	280.00'	167.84'	34°20'43"	86.53'
C10	N11°03'00"W	108.06'	280.00'	108.75'	22°15'09"	55.07'
C11	S44°29'29"W	85.33'	60.00'	84.92'	90°38'46"	60.88'
C12	N68°27'46"E	44.42'	60.00'	45.50'	43°27'04"	23.91'
C13	S45°19'18"E	84.09'	60.00'	93.18'	88°58'49"	58.94'
C14	S68°22'57"E	44.57'	60.00'	45.66'	43°36'22"	24.00'
C15	N44°39'25"E	84.85'	60.00'	84.25'	90°00'04"	60.00'
C16	N68°27'40"W	44.72'	60.00'	45.83'	43°45'48"	24.10'
C17	N44°59'57"W	84.94'	60.00'	93.53'	89°18'39"	59.28'
C18	N68°32'29"E	44.57'	60.00'	45.67'	43°36'30"	24.00'
C19	N45°04'35"E	42.43'	30.00'	47.12'	90°00'00"	30.00'
C20	S44°56'44"E	42.44'	30.00'	47.15'	90°02'38"	30.02'
C21	S45°01'28"W	42.43'	30.00'	47.13'	90°01'02"	30.01'
C22	N10°10'07"E	133.81'	380.00'	134.51'	20°16'54"	67.97'
C23	N44°55'28"W	42.43'	30.00'	47.12'	90°00'07"	30.00'
C24	N10°11'33"E	112.42'	320.00'	113.00'	20°14'00"	57.10'
C25	S43°12'41"E	27.55'	20.00'	30.39'	87°03'19"	19.00'
C26	N45°04'44"E	42.43'	30.00'	47.12'	90°00'00"	30.00'

CERTIFICATE OF PAYMENT OF TAXES

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

LINE CHART

LINE	BEARING	HORIZ DIST
L1	N0°04'32"E	89.90'
L2	S0°01'59"W	33.00'
L3	S0°01'59"W	32.97'
L4	N20°18'34"E	141.34'
L5	S86°51'37"E	78.64'
L6	S0°01'37"W	176.75'
L7	S89°51'21"E	55.05'

LEGEND

- FOUND 5/8" REBAR
- ◆ FOUND MONUMENT
- POWER POLE W/ ANCHOR
- △ TEST HOLE
- METERBASE
- ⊕ WELL
- SEPTIC PIPES

DATE _____, 20____ TAX COLLECTION OFFICIAL (BOROUGH)

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

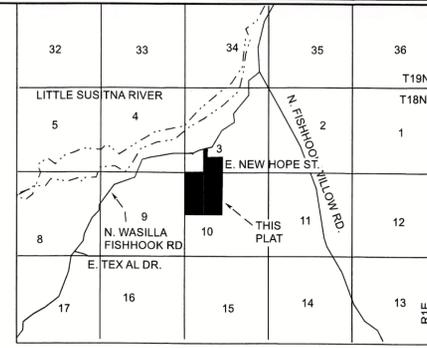
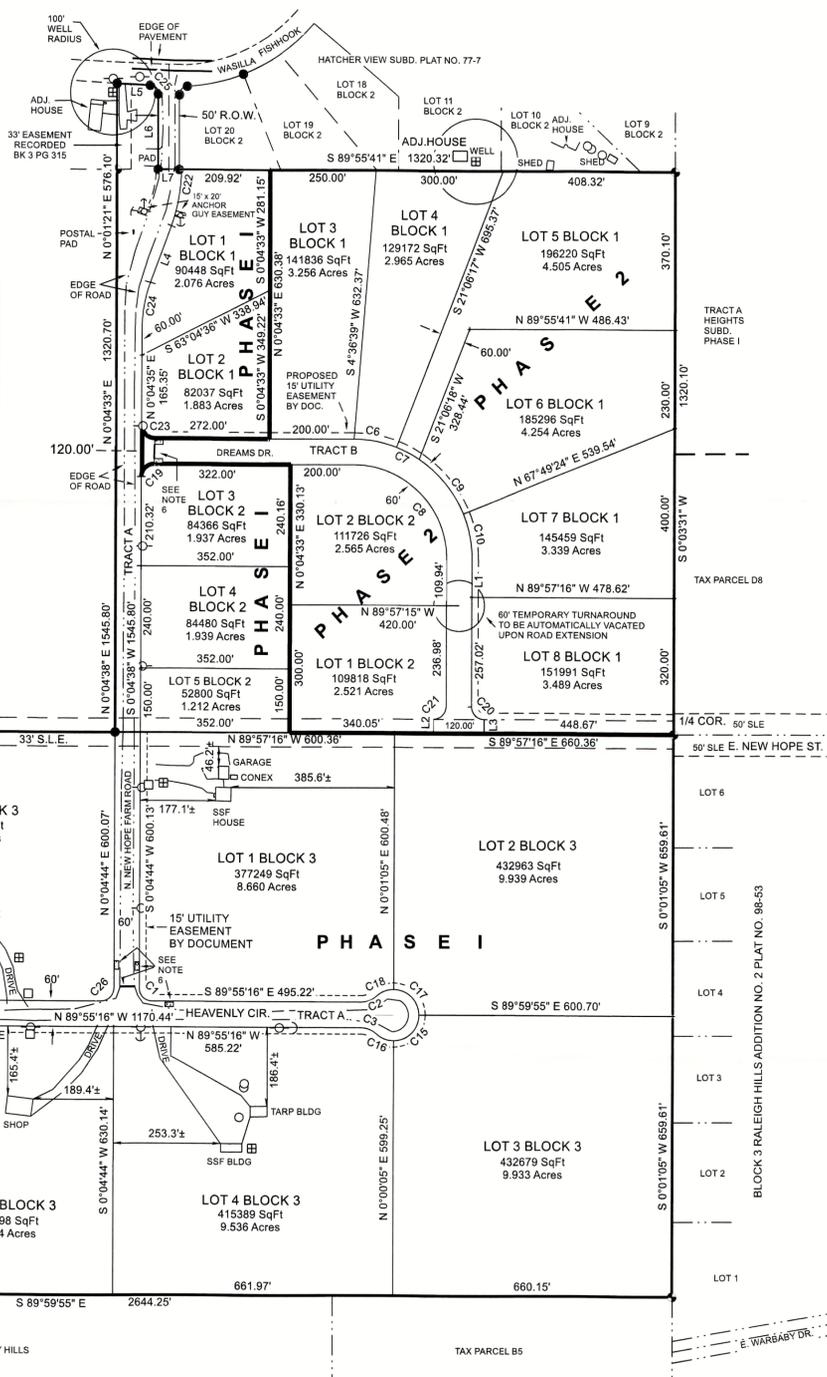
I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND HAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, 20____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN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

DATE _____, 20____
 PLANNING AND LAND USE DIRECTOR ATTEST: _____ PLATTING CLERK

SURVEYOR'S CERTIFICATE

I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED 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 HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____
 WAYNE N. WHALEY
 REGISTERED LAND SURVEYOR
 REGISTRATION NO. 6925-S



CERTIFICATE OF OWNERSHIP

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

- SEE AFFIDAVIT
- NAME: MERLE L. SIKES DATE: _____
 PO BOX 870069
 WASILLA, AK 99687
- SEE AFFIDAVIT
- NAME: PATRICIA M. SIKES DATE: _____
 PO BOX 870069
 WASILLA, AK 99687
- SEE AFFIDAVIT
- NAME: MONICA M. JAMES DATE: _____
 PO BOX 873137
 WASILLA, AK 99687
- SEE AFFIDAVIT
- NAME: JOHN C. JAMES DATE: _____
 PO BOX 873137
 WASILLA, AK 99687

MASTER PLAN

A PLAT OF
NEW HOPE ESTATES
 A REPLAT OF
 LOT 1 BLOCK 1 HATCHER VIEW ESTATES
 PLAT NO. 77-7
 AND SUBDIVISION OF
 THE SE 1/4 SW 1/4
 SECTION 3 AND THE NW 1/4 NW 1/4 AND THE
 NE 1/4 NW 1/4 OF SECTION 10
 LOCATED WITHIN:
 TOWNSHIP 18 NORTH RANGE 1 EAST, S.M.AK
 AND A 60.00 FT. PUBLIC USE EASEMENT,
 PALMER RECORDING DISTRICT
 CONTAINING 120.00 ACRES MORE OR LESS



DENALI NORTH		PO BOX 874577 WASILLA, AK 99687 (907) 376-9535	
JOB NO. 14-065P	CLIENT: PATRICIA SIKES	FB 261/57-59	DRAWN: GL/HW
SCALE 1" = 200'	DATE: JUNE 23, 2020	SH. 1 OF 1	CHECKED: WW

6D

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 20, 2020**

PRELIMINARY PLAT: **WESSEL HEIGHTS ESTATES**
 LEGAL DESCRIPTION: **SEC 30, T26N, R4W, SEWARD MERIDIAN, AK**
 PETITIONER: **HANS AXELSSON & HENRICK WESSEL**
 SURVEYOR/ENGINEER: **FRONTIER SURVEYS**
 ACRES: **35.95** **PARCELS: 12**
 REVIEWED BY: **PEGGY HORTON** **CASE: 2020-097**

REQUEST

The request is to divide Tax Parcel A2 into 12 lots to be known as Wessel Heights Estates, containing 35.95 acres +/- . Located west of S. Christiansen Lake Road, east of the Talkeetna Airport, and bisected by Twister Creek, within Section 30, T26N, R4W, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps	Exhibit A
Christiansen Lake SPUD	Exhibit B
Useable Area & Lot Width	Exhibit C
As-Built	Exhibit D
Engineer’s Report	Exhibit E
Drainage Plan	Exhibit F
Recreational Trails Plan Info	Exhibit N

COMMENTS:

Planning	Exhibit G
Public Works	Exhibit H
Floodplain Manager	Exhibit I
Fire Code	Exhibit J
MTA	Exhibit K
Land & Resource Management	Exhibit L
Public	Exhibit M

DISCUSSION:

Location: This property is located southeast of the Talkeetna Airport and west of Christiansen Lake. The property is bisected by a 75’-100’ ridge that runs NE to SW. The NW 1/3 is classified a Flood Zone and Twister Creek runs through that same area. This

property is located within the Christiansen Lake Special Land Use District (**Exhibit B**). Minimum lot area in this district is 2 acres per MSB 17.25.075(G).

Lot and Block Design: The 12 lots range in size from 2.01 to 5.81 acres. The surveyor provided a Useable Area and Lot Width Exhibit for evidence that the lots meet the lot and block design standards in MSB 43.20.300 (**Exhibit C**). Each lot has a minimum of 60' of road frontage and each lot that is bisected by Twister Creek is a minimum of 125' wide at the waterline.

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

Access: The borough maintains E. Petwood Cir. Residential road construction will be required for the internal road (**Recommendation #3**). The petitioner is connecting the internal road to the unsubdivided property to the east, as required by MSB 43.20.060(D).

Staff notes Petwood Circle is classified as a residential road. Residential roads, according to the Subdivision Construction Manual, shall carry no more traffic than that which is generated on the street itself but in no case an average daily traffic (ADT) volume greater than 200. This subdivision will bring the total lots using E. Petwood Circle to access S. Christiansen Lake Road to 48 lots, generating 288 ADT. The petitioner will need to upgrade E. Petwood Circle to residential subcollector from S. Axelsson Drive to S. Christiansen Lake Road or prove that it already is constructed to that standard (**Recommendation #4**).

Useable Area: Frontier Surveys provided an engineer's report. It states the investigation was performed on May 7, 2020 and included two test pits (**Exhibit E**). Both test pits were dug to 16 feet and no groundwater or impervious layers were present. The soils were determined to be GW, with small random pockets of SP. These soils are adequate for on-site wastewater systems. The engineer stated topography is such to allow for 10,000 sq. ft. of useable septic area and 10,000 sq. ft. useable building area per MSB 43.20.281 and MSB 43.05.005 respectively.

In addition, the surveyor indicates on the useable area and lot width exhibit where the useable septic area and useable building area is on each lot west of N. Axelsson Drive (**Exhibit C**).

Drainage: Frontier Surveys provided a drainage plan, meeting the Subdivision Construction Manual standards (**Exhibit F**). The drainage plan shows the drainage along the proposed roads and general drainage patterns along E. Petwood Cir and S. Tochar Dr. in front of the parcel. The drainage plan also indicates where culverts and infiltration points are proposed.

COMMENTS:

Borough: Planning Division stated the property is within the Christiansen Lake Special Land Use District and any development should adhere to MSB 17.25.075(G) (**Exhibit G**). The minimum lot area within this district is two acres. Staff notes all of the lots are over 2 acres. Planning also commented about the wetlands and anadromous waters on the property. Alaska

Department of Fish and Game (ADF&G) identify Twister Creek as anadromous, an important rearing habitat for Coho and Chinook (King) Salmon. Planning also noted the structural setback requirements under MSB 17.55.020.

Public Works requests dedication of a continuation of the 20' wide PUE across Lot 1 for Petwood Circle (**Exhibit H**). Staff notes the public works stated the PUE could taper south as Petwood Circle curves (**Recommendation #5**). Staff notes the reason for this is shown on the as-built; the existing Petwood Circle traveled way is primarily on the northern portion of the 30'-wide ADL 33042, limiting snow storage and drainage facilities along the north edge. The owner of Tax Parcel A1 provided a 20'-wide public use easement, just prior to the platting of Christiansen Lake Addition 1 Phase 1, ostensibly to provide additional right-of-way for this same purpose. This additional PUE across Lot 1 of the proposed subdivision would allow for those road maintenance functions. Public Works also stated the intersection location and road alignment look good and noted that the soils investigation show fewer test holes than we usually see for a subdivision of this size. Staff notes that MSB 43.20.281(A)(1)(c) states "The minimum number of test holes shall be determined by the engineer." The civil engineer, Pierre Stragier, certified the useable area requirements for this plat.

Floodplain Manager stated this parcel has FEMA mapped Special Flood Hazard Area (SFHA) identified on it and attached a map (**Exhibit I**). If development in the SFHA is desired, a permit will be required prior to development in accordance with MSB 17.29. Wetlands are present on the property per the wetland mapping. Please consult with the US Army Corps of Engineers (USACE) for development in the wetlands, see attached map. Staff notes the flood hazard area is shown on the preliminary plat.

Fire Code has no issue with this in and of itself (**Exhibit J**). It does however exacerbate the problem of a single access in the Christiansen Lake subdivision. This will bring the number of lots well over 30 to require a second access. They attached the appropriate section of the International Fire Code (IFC) for you to review. Staff notes this proposed subdivision brings the lot count up to 48 lots with the only constructed access to S. Christiansen Lake Road being E. Petwood Circle. The developer is dedicating right-of-way for interconnectivity for future subdivision of Tax Parcel A1 and there is an unconstructed (but constructible) alternative access along the south side of Christiansen Lake Subdivision to S. Christiansen Lake Road.

Land & Resource Management stated Twister Creek Cat Trail traverses this property and is identified in the MSB Recreational Trails Plan (#211A); the trail appears to be in trespass (**Exhibit L**). *Staff notes the MSB Land Management Division stated verbally that many of the locals call the trails in the area by different names, members of the public who have written in for this proposed subdivision describe the trail as the Bluff Trail or the Oosik Trail.* The Recreational Trails Plan, adopted in 2017 show various ways of obtaining legal rights-of-way while subdividing (**Exhibit N**). Staff included the description of the Bluff Trail and the Twister Creek Cat Trail out of the Recreational Trails Plan (**Exhibit N-9 & 10**). The Oosik Trail is not mentioned in the plan. *Staff also notes that the petitioner has agreed to dedicate a trail easement on the property to protect the public's access across this land.*

Utilities: MTA request a 15' wide utility easement around the temporary cul-de-sac (**Exhibit K**) (**Recommendation #6**).

Todd Olson, nearby owner, asked if the proposed lots are large enough for driveway access, water well and sewer/septic system without encroaching on other lots (**Exhibit M-1**). *Staff notes the lots are over 2 acres and the civil engineer has certified useable septic and useable building area requirements on each lot.*

John Strassenburgh, community member, emailed in comments concerning the trail being a very important community asset and asks that it be protected (**Exhibit M-2**). He goes on to give a description of the access to the trail and how this trail is central to the lives and livelihoods in Talkeetna. Considering the historic and important current use of the trail for recreation and access, it makes sense to acquire a public recreation trail easement now instead of after the subdivision occurs and the lots are sold.

Mr. Axelsson, one of the owners of the proposed subdivision, responded with a proposal to provide an easement to protect the trail (**Exhibit M-4**).

Jae McKee objects based on him not receiving knowledge of the sale of this property and that this subdividing of this parcel greatly diminishes the attractiveness to his current properties (**Exhibit M-7**). He asks what the public notice responsibilities are for borough owned land being available for purchase. *Staff notes the University of Alaska deeded this land to the current owners, it was not borough land and platting staff is unaware of how U of A disposes of their property.*

Cynthia Hendel, nearby owner, is opposed to development on the creek frontage pending further environmental impact study of Twister Creek and the impact of development on the creek (**Exhibit M-8**). She would also like to see the Oosik trail remain protected as well. She is hopeful the owners will donate some of this very important environmentally sensitive land to the community. *Staff notes any development within the Flood Hazard Area requires a permit from the borough.*

CONCLUSION:

The preliminary plat for Wessel Heights Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat Submittal and Approval. This plat will create 12 lots out of a 35.95-acre parcel.

A professional engineer stated the proposed lots contain the required useable septic and useable building area. The internal road is required to be constructed to residential standard. Due to the additional lots increasing the ADT over 200, E. Petwood Circle will need to be brought up to residential subcollector or proven that it already is constructed to that standard. A drainage plan was submitted which meets the Subdivision Construction Manual standards. There were no objections from Borough Departments or outside agencies. The public and the Land Management Division made platting staff and the petitioner aware of a recognized trail

on the property. The petitioner has informed staff that they will dedicate a trail easement for the public's access through this land.

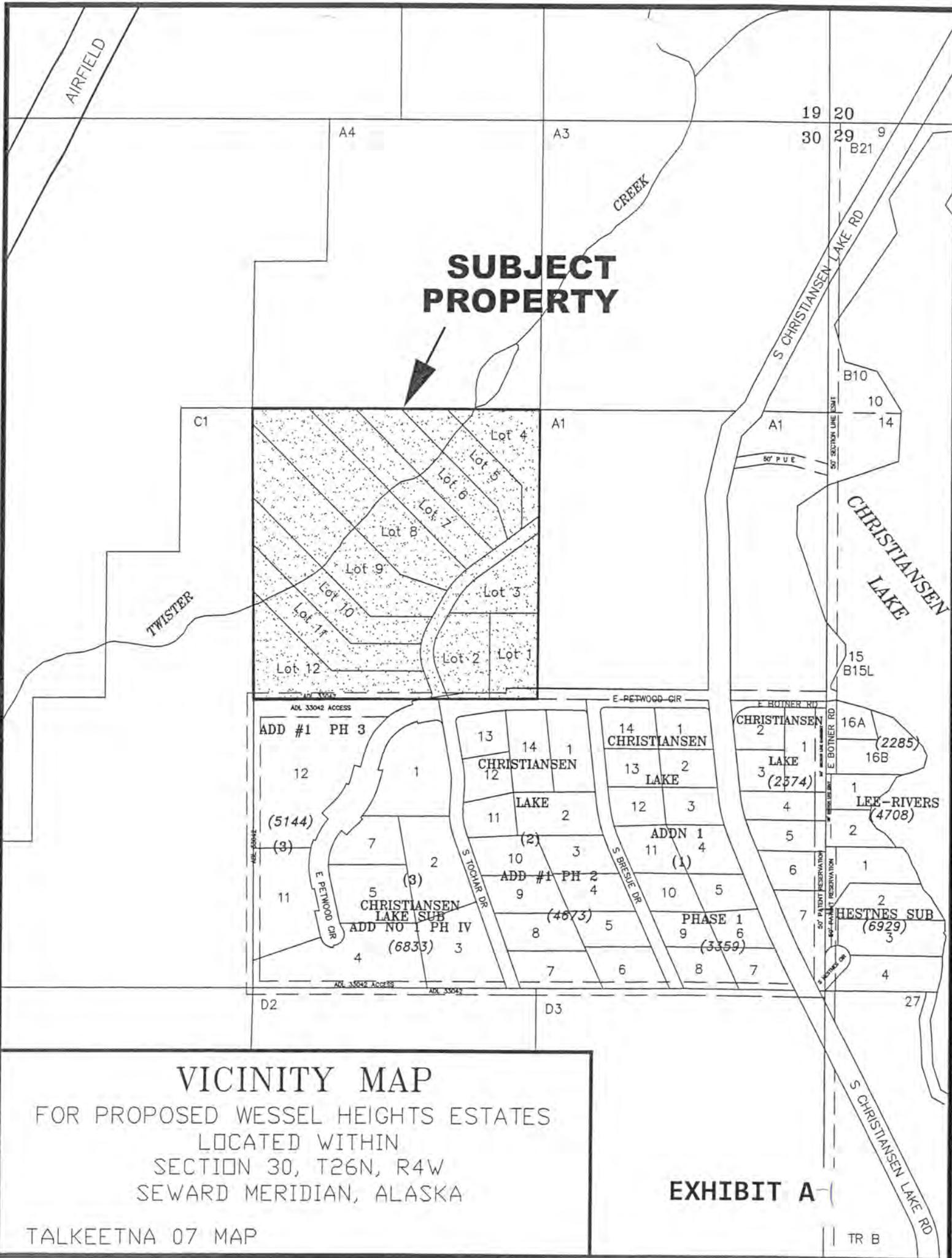
FINDINGS of FACT:

1. The plat of Wessel Heights Estates is consistent with AS 29.40.070 Platting Regulations; and MSB 43.15.016 Preliminary Plat.
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* and 43.20.340, *Lot Dimensions*.
5. The petitioner is connecting the internal road to the unsubdivided property to the east, as required by MSB 43.20.060(D).
6. 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. MTA has requested a 15' wide utility easement around the temporary cul-de-sac. This is in addition to the one shown on the preliminary plat.
7. E. Petwood Circle is classified as a residential road. This proposed subdivision will increase the number of lots to 48 using E. Petwood Circle to access S. Christiansen Lake Road. The ADT will exceed 200 ADT, which requires residential subcollector standard access from S. Axelsson Drive to S. Christiansen Lake Road.
8. There were no borough department or outside agency objections to this plat.
9. Members of the public and Land & Resource Management commented there is a trail that traverses this property and it is identified in the MSB Recreational Trails Plan.
10. The petitioner is aware of the well-used trail on the property that is also listed in the borough's Recreational Trails Plan and is voluntarily dedicating a trail easement on the plat for the public to enjoy.
11. Public comments included questions about the size of the lots, objections to development along the creek and objections concerning the lack of notice for the sale of the property. Staff notes the lots meet the requirements in Title 43, the development within a flood hazard area requires permits and Title 43 does not address noticing for the sale of property in the borough.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Recommended motion: “I move to approve the preliminary plat of Wessel Heights Estates, located within Section 30, Township 26 North, Range 43 West, Seward Meridian, Alaska contingent on the following staff recommendations:”

1. Submit the mailing and advertising fee.
2. 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.
3. Construct the interior road to minimum 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.
4. Provide evidence that E. Petwood Circle from the intersection of N. Axelsson Drive to S. Christiansen Lake Road is constructed to residential subcollector standard or upgrade that portion of the road to residential subcollector.
5. Provide a public use easement on Lot 1 adjacent to the existing right-of-way for E. Petwood Circle; 20’ wide matching the easement on Tax Parcel A1 and tapering down while following the curve.
6. Provide a 15’ wide utility easement along the outside of the temporary cul-de-sac, as requested by MTA or obtain MTA signoff on the final plat.
7. Provide updated Certificate to Plat executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
8. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
9. Submit recording fee, payable to the State of Alaska, DNR.
10. 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.
11. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED WESSEL HEIGHTS ESTATES
 LOCATED WITHIN
 SECTION 30, T26N, R4W
 SEWARD MERIDIAN, ALASKA

TALKEETNA 07 MAP

EXHIBIT A

TR B

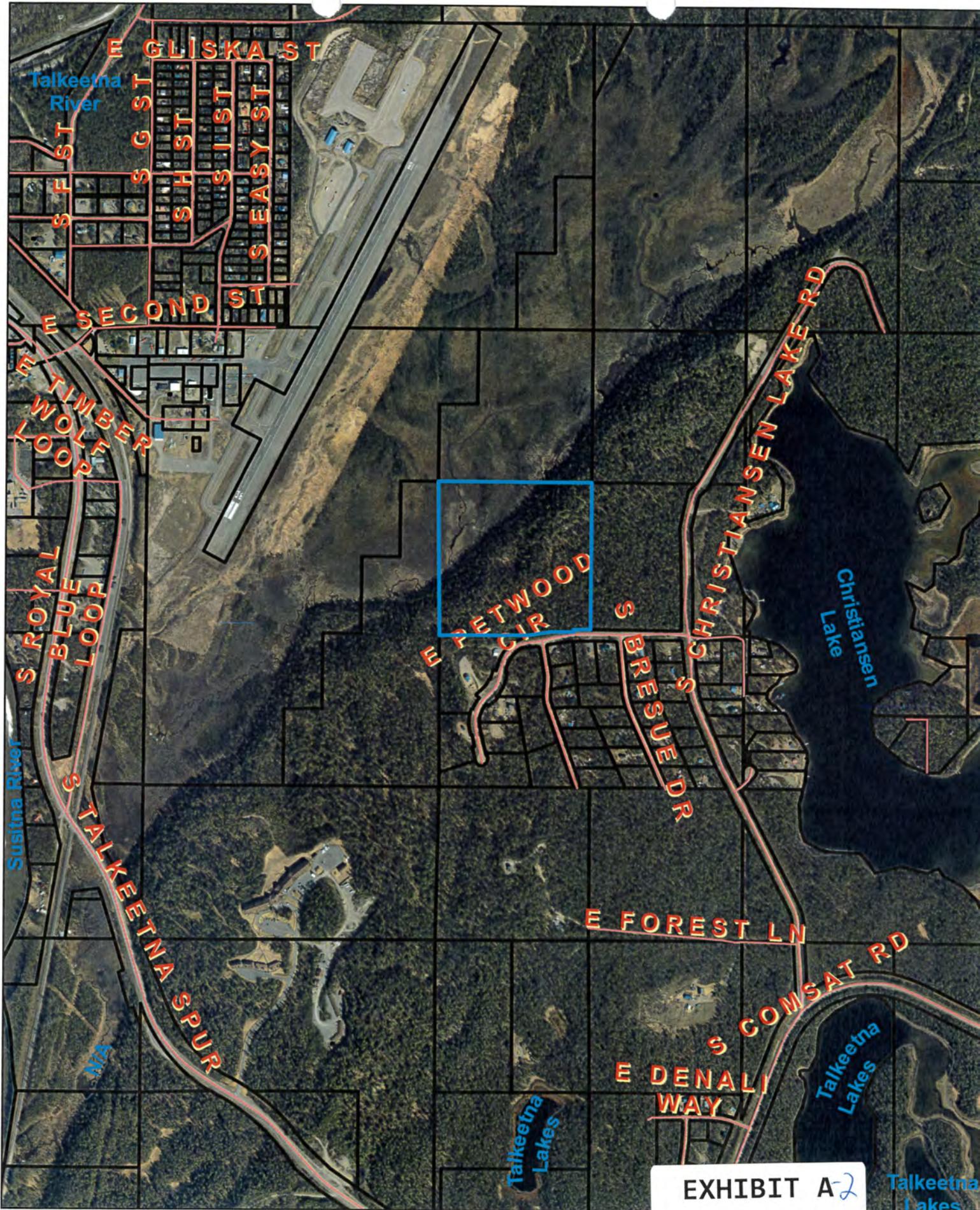


EXHIBIT A-2

Talkeetna Lakes

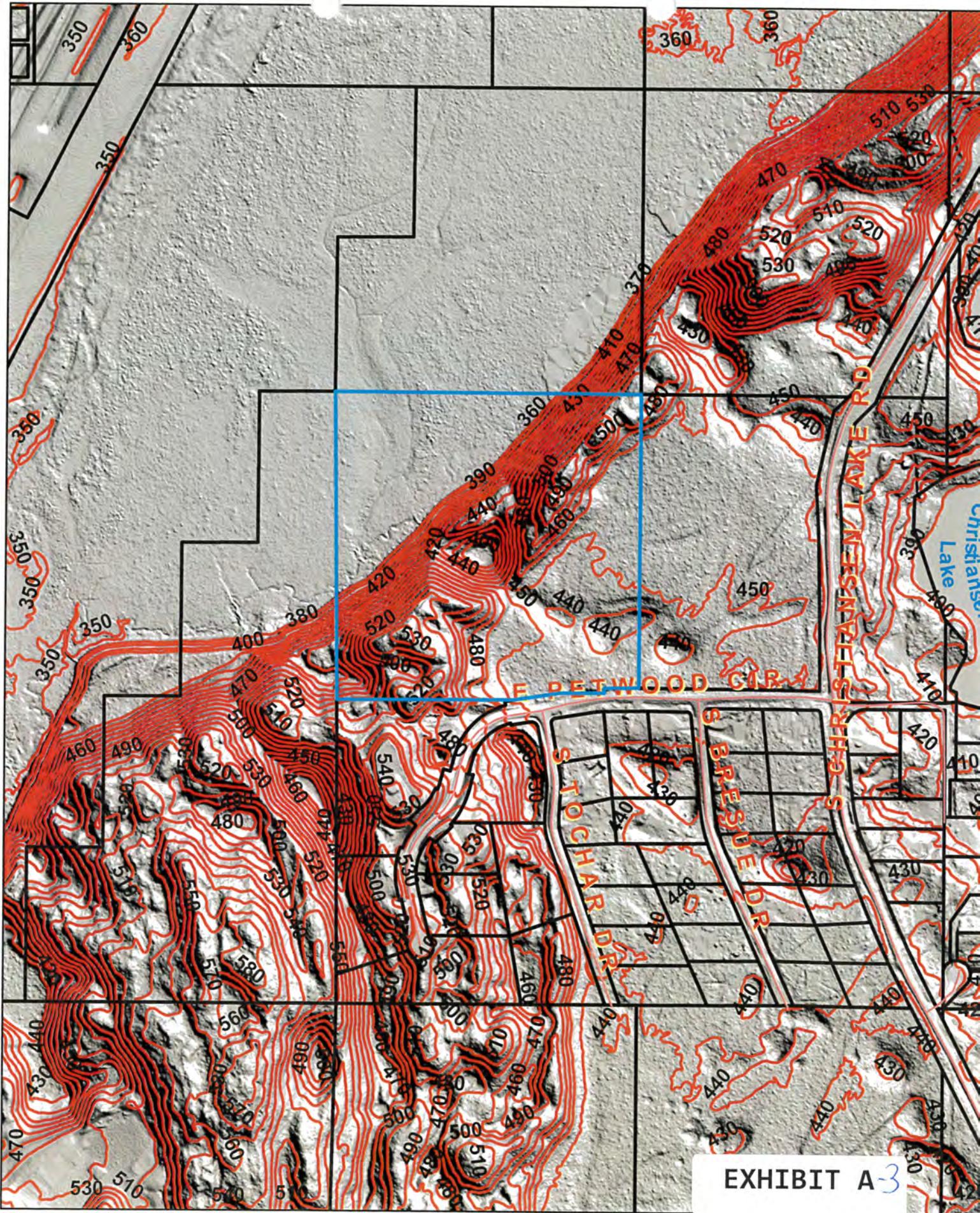
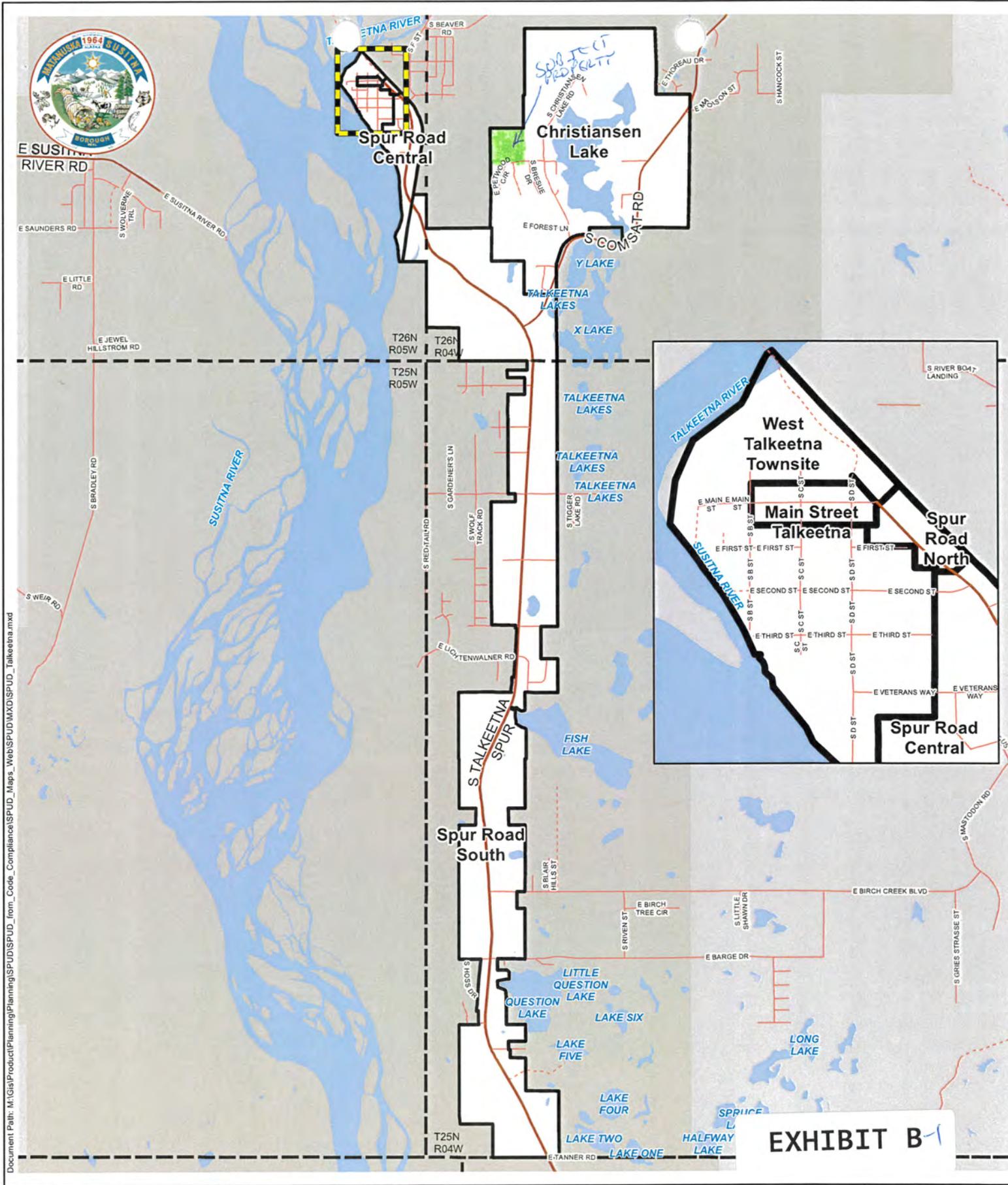


EXHIBIT A-3

10FT CONTOURS



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Matanuska-Susitna Borough - Informational Map
SPECIAL LAND USE DISTRICT MSB 17.25
TALKEETNA
MSB ORDINANCE NO. 03-051, 08-107, & 13-119

Date: 9/11/2015

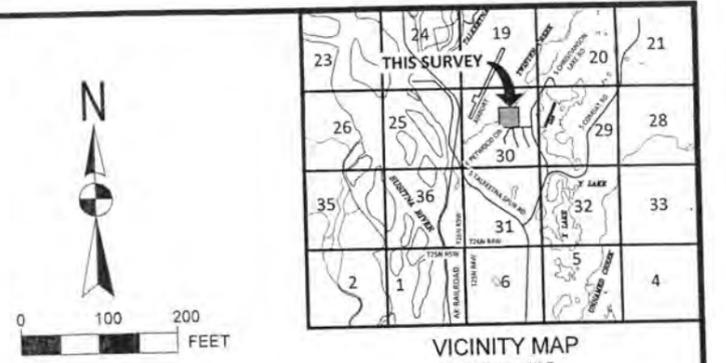
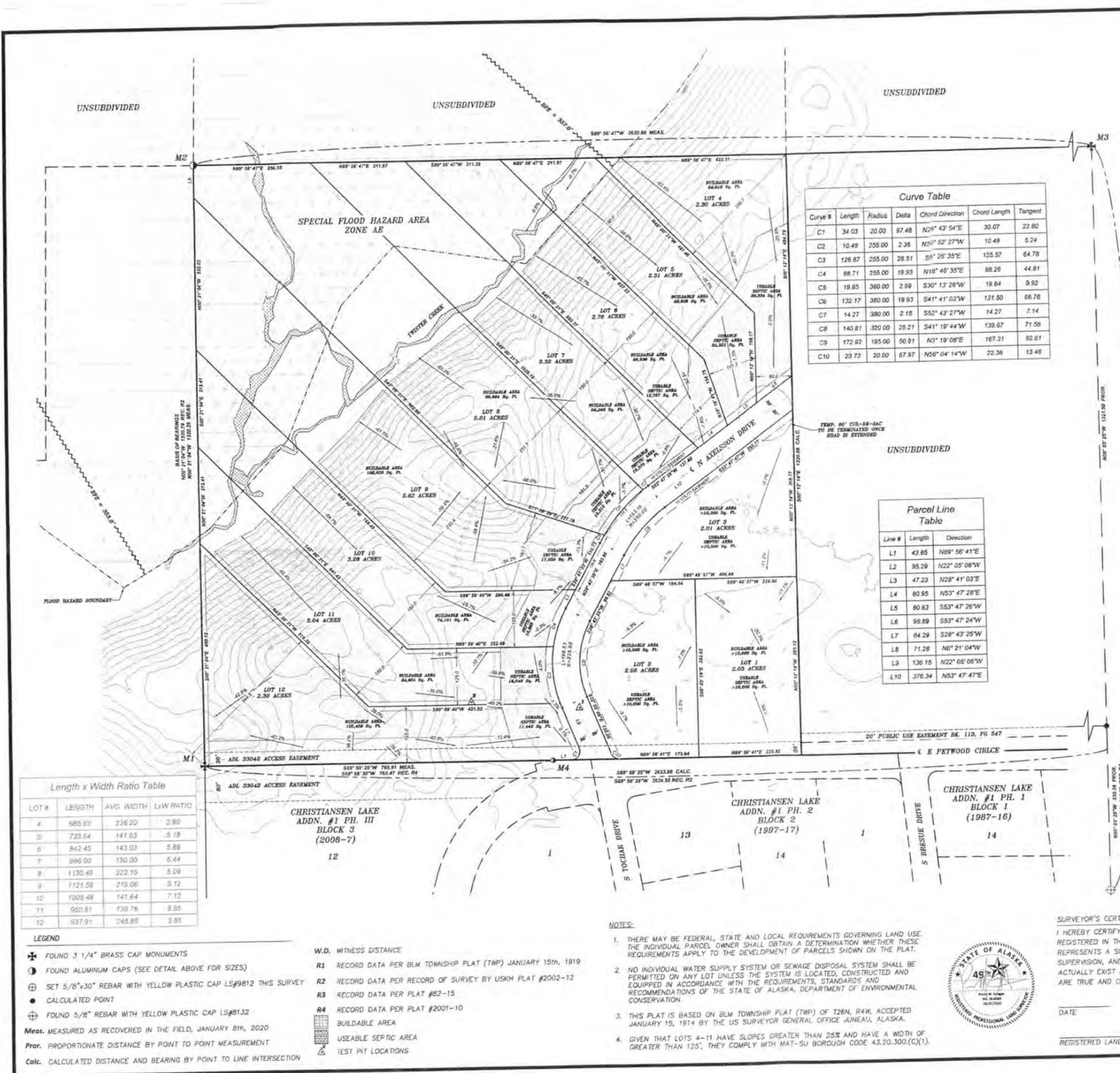
EXHIBIT B-1

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

MSB 17.25.075 Christiansen Lake (CL) Land Use District

- (A) There is established the Christiansen Lake District. The boundaries of this land use district are shown on the official map.
- (B) The purpose of this district is to:
- (1) maintain the qualities of the district that are key to its attractive, residential and recreational character. These qualities include existing low density residential development, proximity to public recreational opportunities, and pristine lake water quality;
 - (2) encourage the Christiansen Lake area to continue to be a valuable resource important to the recreational needs of local residents and visitors;
 - (3) encourage continuation of the rural residential aspects of Christiansen Lake including low density and the existing residential development pattern;
 - (4) preserve the values of Talkeetna residents by protecting the environment from degradation, maintaining the high air, land, and water qualities, and preserving the surrounding wilderness; and
 - (5) encourage residential development of the outlying Talkeetna area consistent with the land use map contained in the Talkeetna Comprehensive Plan.
- (C) Permitted uses within this district are:
- (1) residential:
 - (a) single-family dwellings; and
 - (b) two-family dwellings;
 - (2) neighborhood utility facilities;
 - (3) parks or playgrounds;
 - (4) accessory uses and structures;
 - (5) home occupations;
 - (6) B&B accommodations of up to six beds; and
 - (7) agriculture.
- (D) Conditional uses within this district are:
- (1) multifamily dwellings of three to four units per parcel;
 - (2) buildings for community civic uses of 2,000 square feet or less; and
 - (3) tall structures as regulated under MSB 17.60 except as follows:
 - (a) The definition of exempt minor fixtures specified in MSB 17.60.140(B)(2) does not include elevator shafts, cupolas, or dish-type antennas, and is limited to vent pipes, heating and air conditioning equipment and associated screening, and minor architectural features.
 - (b) The exemption in MSB 17.60.140(B)(7) for arterial street lighting towers is limited to support structures less than 45 feet.
- (E) Prohibited uses:
- (1) Uses not permitted under subsection (C) of this section or authorized under a conditional use permit issued by the commission under subsection (D) of this section are prohibited.
- (F) Development standards in this land use district are as follows:
- (1) maximum building height – 45 feet;
 - (a) Buildings taller than 45 feet may be conditionally permitted by the commission as provided in this chapter.
 - (2) Density standards:

- (a) up to two single-family dwellings per parcel;
 - (b) one two-family dwelling per parcel; and
 - (c) one multi-family dwelling of three to four units per parcel, as a conditional use as provided in this chapter.
- (3) Lighting standards:
- (a) Exterior site lighting on individual lots will be located and shielded to direct the light towards the ground, in order to minimize light spillage onto adjacent properties and upward into the night sky.
 - (b) Street light illumination and other fixtures mounted higher than 20 feet or 150 watts or more shall have downward directional shielding.
 - (c) Flashing lights are prohibited, with the exception of seasonal holiday lights used during the period directly associated with the holiday.
- (4) Sign standards for home occupations:
- (a) Signs which are painted on, attached to buildings or freestanding may not be internally illuminated and shall not exceed six square feet nor the maximum building height allowed in this district.
 - (b) Reader board style signs and signs which are flashing, rotating, animated, or internally illuminated are prohibited.
- (5) Additional setback requirements on Christiansen Lake:
- (a) Animal yards, barns and kennel areas may not be located within 100 feet of Christiansen Lake.
- (G) *Minimum lot area.* The minimum lot area for lots in this district is two acres. Existing nonconforming lots may be developed subject to the regulations of this chapter.
- (H) *Minimum lot width.* The minimum lot width for lots fronting on Christiansen Lake is 180 feet.
- (Ord. 08-107, § 4, 2008)



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

HANS AXELSSON
P.O. BOX 71634
FAIRBANKS, ALASKA 99707

DATE

HENRIK WESSEL
BOX 701
TALKEETNA, ALASKA 99762

DATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____ 20__ FOR ____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: ____

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____ 20__ FOR ____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: ____

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 (BOROUGH)

PLANNING 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 ____ 20__ 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

ATTEST:

PLATTING CLERK

Useable Area & Lot Width Exhibit of:
Wessel Heights Estates
A Subdivision of
SW 1/4 NE 1/4
Section 30 T26N R04W S.M. Alaska
Talkeetna Recording District, Third Judicial District
State of Alaska
Containing 35.95 Acres More or Less

Tax Map: TA07
Scale: 1"=100'
Drawn: SS / Checked: PS
AEC# 1615
Date: 6/25/2020
MSB Case No. N/A
SHEET: 4 of 4



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED 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 OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____ REGISTRATION NUMBER _____
REGISTERED LAND SURVEYOR



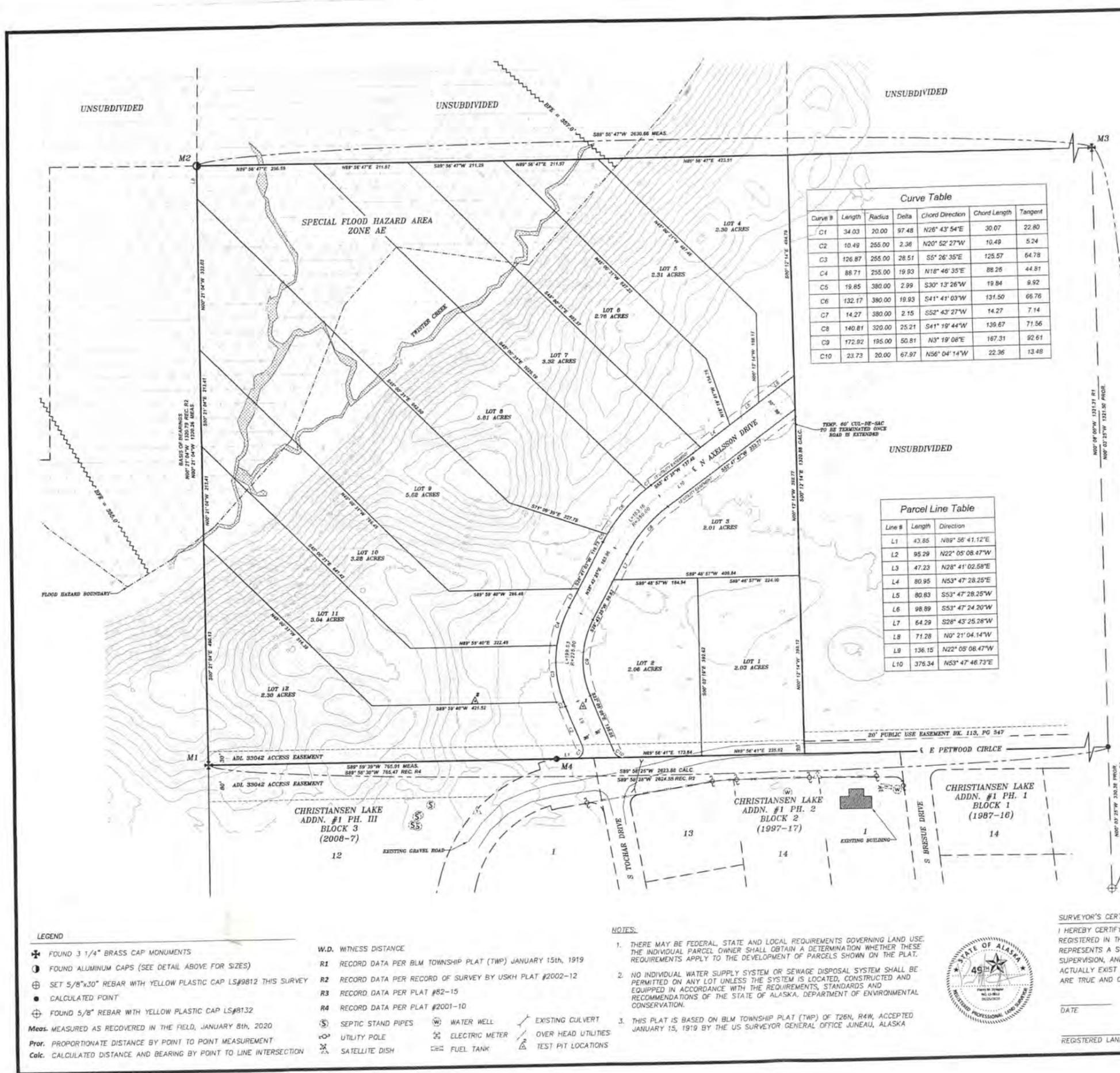
NOTES:

- 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.
- 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.
- THIS PLAT IS BASED ON BLM TOWNSHIP PLAT (TWP) OF T26N, R4W, ACCEPTED JANUARY 15, 1914 BY THE US SURVEYOR GENERAL OFFICE JUNEAU, ALASKA.
- GIVEN THAT LOTS 4-11 HAVE SLOPES GREATER THAN 25% AND HAVE A WIDTH OF GREATER THAN 125', THEY COMPLY WITH MAT-SU BOROUGH CODE 43.20.300.(C)(1).

- LEGEND**
- FOUND 3 1/4" BRASS CAP MONUMENTS
 - FOUND ALUMINUM CAPS (SEE DETAIL ABOVE FOR SIZES)
 - SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP LS#9812 THIS SURVEY
 - CALCULATED POINT
 - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP LS#8132
 - Meas. MEASURED AS RECOVERED IN THE FIELD, JANUARY 8th, 2020
 - Pror. PROPORTIONATE DISTANCE BY POINT TO POINT MEASUREMENT
 - Calc. CALCULATED DISTANCE AND BEARING BY POINT TO LINE INTERSECTION
 - W.D. WITNESS DISTANCE
 - R1 RECORD DATA PER BLM TOWNSHIP PLAT (TWP) JANUARY 15th, 1919
 - R2 RECORD DATA PER RECORD OF SURVEY BY USKH PLAT #2002-12
 - R3 RECORD DATA PER PLAT #82-15
 - R4 RECORD DATA PER PLAT #2001-10
 - BUILDABLE AREA
 - USEABLE SEPTIC AREA
 - TEST PIT LOCATIONS

EXHIBIT C



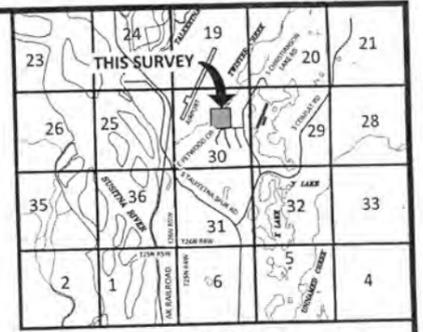
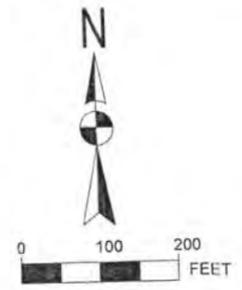


Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	34.03	20.00	97.48	N26° 43' 54"E	30.07	22.80
C2	10.49	255.00	2.38	N20° 52' 27"W	10.49	5.24
C3	126.87	255.00	28.51	S5° 26' 35"E	125.57	64.78
C4	88.71	255.00	19.93	N18° 46' 35"E	88.26	44.81
C5	19.85	380.00	2.99	S30° 13' 26"W	19.84	9.92
C6	132.17	380.00	19.93	S41° 41' 03"W	131.50	66.76
C7	14.27	380.00	2.15	S52° 43' 27"W	14.27	7.14
C8	140.81	320.00	25.21	S41° 19' 44"W	139.67	71.56
C9	172.82	195.00	50.81	N3° 19' 08"E	167.31	92.61
C10	23.73	20.00	67.97	N56° 04' 14"W	22.36	13.48

Parcel Line Table

Line #	Length	Direction
L1	43.85	N89° 56' 41.12"E
L2	95.29	N22° 05' 08.47"W
L3	47.23	N28° 41' 02.58"E
L4	80.95	N53° 47' 28.25"E
L5	80.83	S53° 47' 28.25"W
L6	98.89	S53° 47' 24.20"W
L7	64.29	S28° 43' 25.28"W
L8	71.28	N0° 21' 04.14"W
L9	136.15	N22° 05' 08.47"W
L10	376.34	N53° 47' 46.73"E



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

HANS AXELSSON
 P.O. BOX 71634
 FAIRBANKS, ALASKA 99770

DATE _____

HENRIK WESSEL
 BOX 701
 TALKEETNA, ALASKA 99767

DATE _____

NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____, FOR _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____, FOR _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES: _____

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.

DATE _____, 20____

TAX COLLECTION OFFICIAL (BOROUGH)

PLANNING 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 _____ 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.

DATE _____, 20____

PLANNING AND LAND USE DIRECTOR _____ RECEIVED JUN 26 2020 PLATTING

ATTEST: _____

PLATTING CLERK _____

An As-Built of:
Wessel Heights Estates
 A Subdivision of
 SW ¼, NE ¼
 Section 30 T26N R04W S.M. Alaska
 Talkeetna Recording District, Third Judicial District
 State of Alaska
 Containing 35.95 Acres More or Less

Tax Map: 1A07
 Scale: 1"=100'
 Drawn: SS / Checked: PS
 AECL# 1615
 Date: 6/25/2020
 MSB Case No.: N/A
 SHEET: 2 of 4

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED 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 OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____ REGISTRATION NUMBER _____

REGISTERED LAND SURVEYOR



- LEGEND**
- ⊕ FOUND 3/4" BRASS CAP MONUMENTS
 - ⊙ FOUND ALUMINUM CAPS (SEE DETAIL ABOVE FOR SIZES)
 - ⊕ SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP LS#9812 THIS SURVEY
 - ⊙ CALCULATED POINT
 - ⊕ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP LS#8132
 - Meas. MEASURED AS RECOVERED IN THE FIELD, JANUARY 8th, 2020
 - Pror. PROPORTIONATE DISTANCE BY POINT TO POINT MEASUREMENT
 - Calc. CALCULATED DISTANCE AND BEARING BY POINT TO LINE INTERSECTION
- NOTES:**
- 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.
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- W.D. WITNESS DISTANCE**
- R1 RECORD DATA PER BLM TOWNSHIP PLAT (TWP) JANUARY 15th, 1919
 - R2 RECORD DATA PER RECORD OF SURVEY BY USKH PLAT #2002-12
 - R3 RECORD DATA PER PLAT #82-15
 - R4 RECORD DATA PER PLAT #2001-10
- ⊙ SEPTIC STAND PIPES
 - ⊙ UTILITY POLE
 - ⊙ SATELLITE DISH
 - ⊙ WATER WELL
 - ⊙ ELECTRIC METER
 - ⊙ FUEL TANK
 - ⊙ EXISTING CULVERT
 - ⊙ OVER HEAD UTILITIES
 - ⊙ TEST PIT LOCATIONS

EXHIBIT D



650 W. 58th Ave, Suite E
Anchorage, AK 99518

RECEIVED
JUN 30 2020
PLATTING

**Soils Investigation - Usable Area Report
T26N, R4W, S30, Lot A2**

Introduction:

A Soils Investigation was requested for T26N, R4W, S30, Lot A2 to meet the requirements of the Matanuska Susitna Borough (MSB) 43.20.281(A)(1)(f)(i) "Soils in a usable wastewater disposal area must be: clearly shown to be visually classified as GW, GP, SW, or SP under the Unified Soils Classification System.....". The soils in the subject area are defined as "Poorly consolidated surficial deposits of the Pleistocene epoch of the Quaternary Period" (Qts) per the "Geologic Map of Alaska, 2015" (ISSN 2329-1311). The parcel is bi-sected by a 75'-100' ridge that runs from NE to SW corners of the property. The NW 1/3 is classified a Flood Zone, per the MSB Parcel Viewer Tool.

Investigation:

The soils investigation was performed on May 7, 2020. Two test pits were dug with a Kubota KX80 excavator. The first test pit was located in the lowest part of the parcel and the second test pit was sampled on the highest point on the subject parcel. Both pits had similar strata to depths reaching 16'. All test pits were logged by Pierre Stragier, PE.

Test Pit 1: Test Pit 1 is located at Lat:62.3150, Long: - 150.0800. The surrounding area is level, with dense undergrowth and sparse birch. The top two feet of the pit was classified as brown silt/loam with organics. The next 14' was classified as well graded gravel (GW), moist, occasional cobble to 12". Small pockets of poorly graded sand (SP) were observed located randomly throughout the sides of the excavation. No water or impervious layer were present.



Test Pit 2: Test Pit 2 is located at Lat:62.3156, Long: - 150.0842. The test pit is located on the top of a ridge, with steep slopes to the north, and gentle slopes to the south that land on level benches before reaching the level "low" lands of the tract. Vegetation is dense undergrowth and sparse birch. The top foot of the pit was classified as brown silt/loam with organics. The next 15' was classified as well graded gravel (GW), moist, occasional cobble to 8". Small pockets of poorly graded sand (SP) were observed located randomly throughout the sides of the excavation. No water or impervious layer were present.

Conclusion:

The results of this soils investigation show that the underlying soils are sufficient to construct on-site wastewater systems. The soils were determined to be classified as GW (Well graded gravels), with small random pockets of SP (Poorly Graded Sands), see the attached soil logs. No water table was encountered during the investigation nor an impervious layer. Topography is such to allow for 10,000sf of usable septic area and 10,000sf usable building area for each of the proposed lots, per MSB 43.20.281. and MSB 43.05.005 respectively.

2020-06-23 (PS)

TEST HOLE EVALUATION & DOCUMENTATION
 SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

Legal Description:	SW1/4, NW1/4, S30, T26N, R4W		
Soil Log Date:	05-07-2020	Evaluated By:	P. Stragier, PE

TEST HOLE NO. 1

FRONTIER WORK ORDER #: 20-041

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	1'-2': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	
3	3'-16': GRAY, GW, GRAVEL WELL GRADED, POCKETS OF SAND, SP, OCCASIONAL COBBLE 12"
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	BOTTOM OF EXPLORATION - NO WATER
17	NO IMPERVIOUS LAYER
18	
19	
20	
21	
22	

PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 62.3150
 Long: -150.0800

COMMENTS:

- Kubota KX80
- Sample location is lowest on Tract (440' EI)

The Test Hole Soils strata, as recorded herein, were observed and documented for the purpose of determining the feasibility for usable septic area as defined by MSB 43.20.281. Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability or seismic stability.

TEST HOLE EVALUATION & DOCUMENTATION
 SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

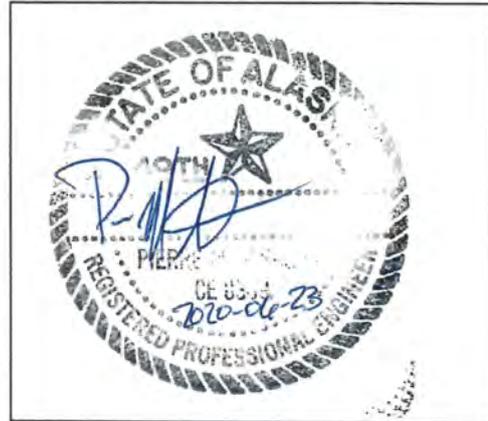
Legal Description:	SW1/4, NW1/4, S30, T26N, R4W		
Soil Log Date:	05-07-2020	Evaluated By:	P. Stragier, PE

TEST HOLE NO. 2

FRONTIER WORK ORDER #: 20-041

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	1': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	3'-16': GRAY, GW, GRAVEL WELL GRADED, POCKETS OF SAND, SP, POCKETS OF POORLY GRADED GRAVELS, GP OCCASIONAL COBBLE 8"
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	BOTTOM OF EXPLORATION - NO WATER
17	NO IMPERVIOUS LAYER
18	
19	
20	
21	
22	

PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 62.3156
 Long: -150.0842

COMMENTS:

- Kubota KX80
- Sample location is highest on Tract (510' EI)

The Test Hole Soils strata, as recorded herein, were observed and documented for the purpose of determining the feasibility for usable septic area as defined by MSB 43.20.281. Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability or seismic stability.



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

HANS AXELSSON
P.O. BOX 71634
FAIRBANKS, ALASKA 99707

DATE _____
HENRIK WESSEL
P.O. BOX 701
TALKEETNA, ALASKA 99767

DATE _____
NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____, FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____, FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

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TAX COLLECTION OFFICIAL (BOROUGH)
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DATE _____, 20____

PLANNING AND LAND USE DIRECTOR
ATTEST: _____
PLATTING CLERK

A Drainage Plan of:
Wessel Heights Estates
A Subdivision of
SW 1/4 NE 1/4
Section 30 T26N R04W S.M. Alaska
Talkeetna Recording District, Third Judicial District
State of Alaska
Containing 35.95 Acres More or Less

Tax Map: TA07
Scale: 1"=100'
Drawn: SS / Checked: PS
AEC# 1615
Date: 6/25/2020
MSB Case No.: N/A
SHEET: 3 of 4

FRONTIER Surveys
650 W 58th Avenue Suite E
Anchorage, Alaska 99518
Tel 1-907-460-1686

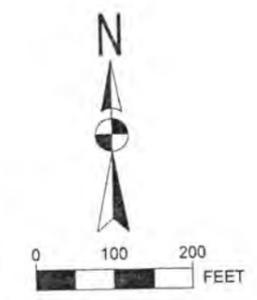
- LEGEND**
- FOUND 3 1/4" BRASS CAP MONUMENTS
 - FOUND ALUMINUM CAPS (SEE DETAIL ABOVE FOR SIZES)
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Calc. CALCULATED DISTANCE AND BEARING BY POINT TO LINE INTERSECTION

- NOTES**
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- W.D. WITNESS DISTANCE
R1 RECORD DATA PER BLM TOWNSHIP PLAT (TWP) JANUARY 15th, 1919
R2 RECORD DATA PER RECORD OF SURVEY BY USKH PLAT #2002-12
R3 RECORD DATA PER PLAT #82-15
R4 RECORD DATA PER PLAT #2001-10
- DRAINAGE ARROWS
INFILTRATION BASIN
PROPOSED 24" CORRUGATED METAL PIPE



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED 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 OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____ REGISTRATION NUMBER _____
REGISTERED LAND SURVEYOR



- M1: FOUND 3" ALUMINUM CAP ON DRIVE 800 0.3' A.G. (GOOD CONDITION)
- M2: USKH
- M3: FOUND 3" BRASS CAP ON IRON PIPE 0.1' A.G. (GOOD CONDITION)
- M4: FOUND 2" AL CAP 0.2' B.G. (GOOD CONDITION)

EXHIBIT F

Peggy Horton

From: Kim Sollien
Sent: Wednesday, July 29, 2020 1:54 PM
To: Peggy Horton
Subject: FW: Request for Comments for Wessel Hts Est Case #2020-097 Tech: PH

Hi Peggy, here are Plannings comments.

Please let me know if you have any questions.

Planning Comments

Christiansen Lake Land Use District

The applicant should be aware that this development is within the Christian Lake Special Land Use District and any development should adhere to MSB code 17.25.075 (G) *Minimum lot area*. The minimum lot area for lots in this district is two acres.

Wetlands

This parcel also contains [drainageway wetlands](#) (link to the description of this wetland type). Because of the wetlands on the parcel, the applicant should be aware they may need to apply for a permit from the US Army Corps of Engineers to develop this parcel. Activities that require a permit: placing fill in wetlands, work in navigable waters, clearing or removing existing vegetation.

Anadromous waters (Salmon Stream)

Twister Creek flows through the parcel and is identified as anadromous by ADF&G. Twister Creek provides important rearing habitat for Coho and Chinook (King) salmon.

To protect water quality the **MSB Code 17.55.020** states that no structure or footing shall be located closer than 75 feet from the ordinary high water mark of a body of water. Except as provided otherwise, eaves may project three feet into the required setback area. This code is in place to protect water quality, quality and riparian habitat for fish and wildlife, and to mitigate against flooding. Additionally, no part of a subsurface sewage disposal system shall be closer than 100 feet from the ordinary high water mark of any body of water. The planning commission shall require this distance be increased where necessary to protect waters within the borough. Any development of this parcel should adhere to **MSB Code 17.55.020**.

The applicant should also be aware that the State of Alaska Division of Fish and Game also has specific laws related to development and anadromous fish habitat.

Anadromous Fish Act (AS 16.05.871- .901) requires that an individual or government agency provide prior notification and obtain permit approval from ADF&G before altering or affecting "the natural flow or bed" of a specified waterbody, or fish stream. All activities within or across a specified anadromous waterbody require approval from the Habitat Section, including construction; road crossings; gravel removal; mining; water withdrawals; the use of vehicles or equipment in the waterway; stream realignment or diversion; bank stabilization; blasting; and the placement, excavation, deposition, or removal of any material.

The Fishway (or Fish Passage Act AS 16.05.841), requires that an individual or government agency notify and obtain authorization from the Alaska Department of Fish and Game, Habitat Section for activities within or across a stream used by fish if it is determined that such uses or activities could represent an impediment to the efficient passage of resident or anadromous fish.

EXHIBIT G-

Kim Sollien
Planning Services Manager

Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645
907-861-8514

From: MSB Platting <Platting@matsugov.us>

Sent: Wednesday, July 8, 2020 1:52 PM

To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@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>; contact@talkeetnacouncil.org; ldear0523@aol.com; jsandrw@matnet.com; 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>; 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>; Tam Boeve <Tamboevedistrict7@gmail.com>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>

Subject: RE: Request for Comments for Wessel Hts Est Case #2020-097 Tech: PH

So sorry, I missed placing the soils report in the previous link. Here is the new link.

https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/EIZGh5vZEUI+Ds1Mtiw8mevcBacvdME1AsIU4pSVHC5VeUQ?e=jciY9Y

Peggy Horton
Platting Technician
907-861-7881

From: MSB Platting

Sent: Wednesday, July 8, 2020 11:52 AM

To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@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>; 'contact@talkeetnacouncil.org' <contact@talkeetnacouncil.org>; 'ldear0523@aol.com' <ldear0523@aol.com>; 'jsandrw@matnet.com' <jsandrw@matnet.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik (Jill.Irsik@matsugov.us) <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>; MSB Planning Division (planning@r

Peggy Horton

From: Jamie Taylor
Sent: Wednesday, July 29, 2020 5:59 PM
To: MSB Platting
Cc: Peggy Horton
Subject: RE: Request for Comments for Wessel Hts Est Case #2020-097 Tech: PH

Request dedication of a continuation of the 20' PUE across Lot 1 for Petwood Circle. Intersection location and road alignment look good. Note, the soils investigation shows fewer test holes than we usually see for a subdivision of this size.

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
<http://www.matsugov.us/>

From: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, July 8, 2020 11:52 AM
To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@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>; contact@talkeetnacouncil.org; ldear0523@aol.com; jsandrw@matnet.com; 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>; 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>; Tam Boeve <Tamboevedistrict7@gmail.com>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>
Subject: Request for Comments for Wessel Hts Est Case #2020-097 Tech: PH

Good Morning,

The link below will take you to a request for comments for a 12-lot subdivision in the Talkeetna area. RSA 29. Please review and provide any comments by July 30, 2020.

https://matsugovus-my.sharepoint.com/:f/g/personal/peggy_horton_matsugov_us/EIZGh5vZEUFds1Mtiw8mevcBacvdME1AslU4pSVHC5VeUQ?e=fq1pU6

EXHIBIT H

Peggy Horton

From: Taunnie Boothby
Sent: Wednesday, July 29, 2020 5:16 PM
To: Karol Riese; Kim Sollien
Cc: Peggy Horton
Subject: RE: RFC Wessel Hts Est Case #2020-097 12-lot subdivision in the Talkeetna Area
26N04W30 DUE: July 30, 2020
Attachments: SFHA 14805 E PETWOOD CIR Talkeetna Tax ID 26N04W30A002.pdf; Wetlands 14805 E
PETWOOD CIR Talkeetna Tax ID 26N04W30A002.pdf

- 1) This parcel has FEMA mapped Special Flood Hazard Area (SFHA) identified on it, see attached map. If development in the SFHA is desired, a permit will be required prior to development in accordance with MSB 17.29.
- 2) Wetlands are present on the property per the wetland mapping. Please consult with the USACE for development in the wetlands, see attached map.

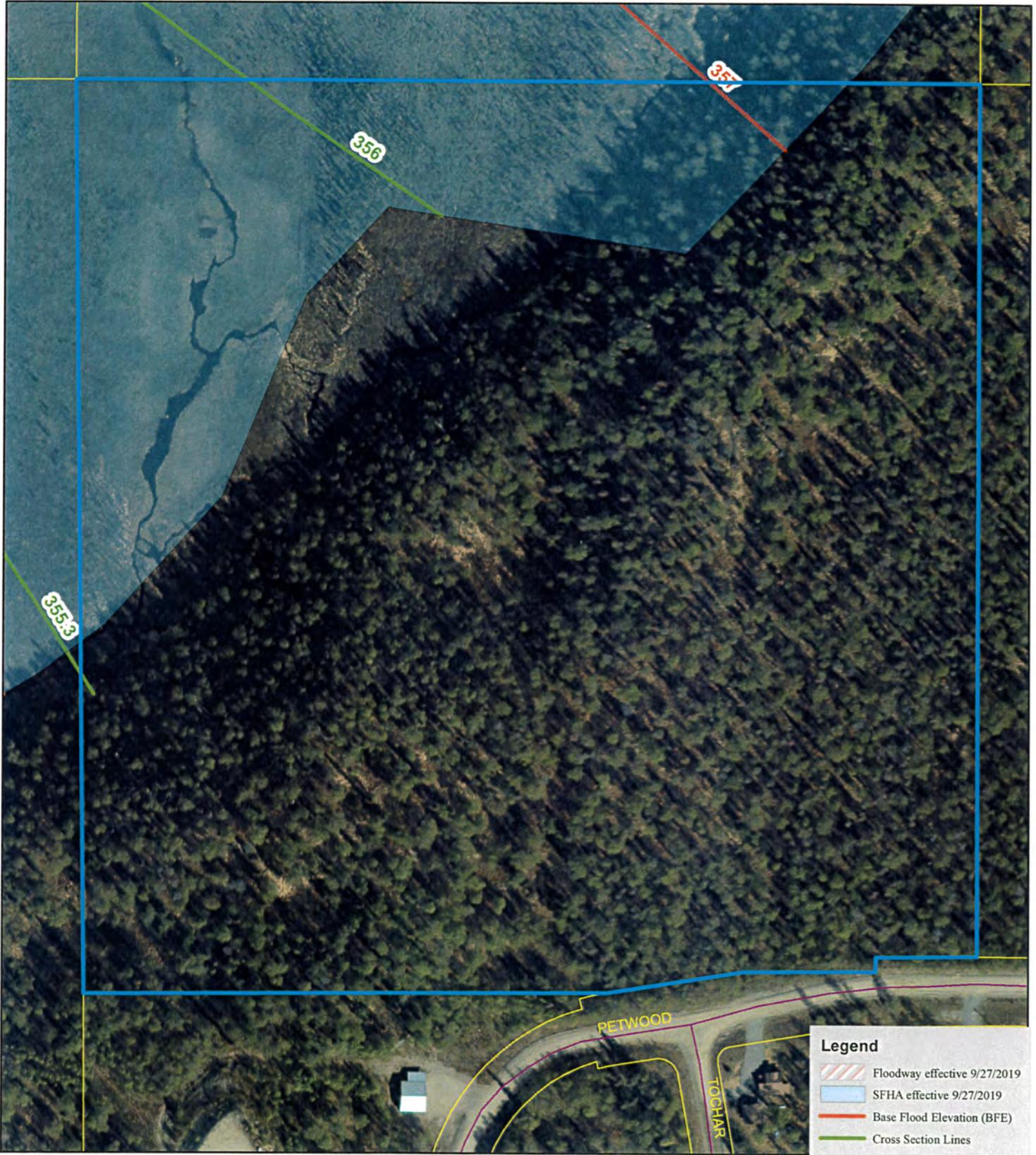
Taunnie L. Boothby, CFM, Planner II
Matanuska-Susitna Borough
Planning Department
907-861-8526
taunnie.boothby@matsugov.us

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

From: Karol Riese <Karol.Riese@matsugov.us>
Sent: Thursday, July 9, 2020 9:17 AM
To: Karol Riese; Taunnie Boothby; Kim Sollien
Subject: RFC Wessel Hts Est Case #2020-097 12-lot subdivision in the Talkeetna Area 26N04W30 DUE: July 30, 2020
When: Tuesday, July 28, 2020 12:00 AM to Wednesday, July 29, 2020 12:00 AM (UTC-09:00) Alaska.
Where:

EXHIBIT 1 -1

14805 E PETWOOD CIR Talkeetna Tax ID: 26N04W30A002
Special Flood Hazard Area (SFHA) - September 27, 2019



Legend

-  Floodway effective 9/27/2019
-  SFHA effective 9/27/2019
-  Base Flood Elevation (BFE)
-  Cross Section Lines



Matanuska Susitna Borough
Permit Center

Date: 7/28/2020

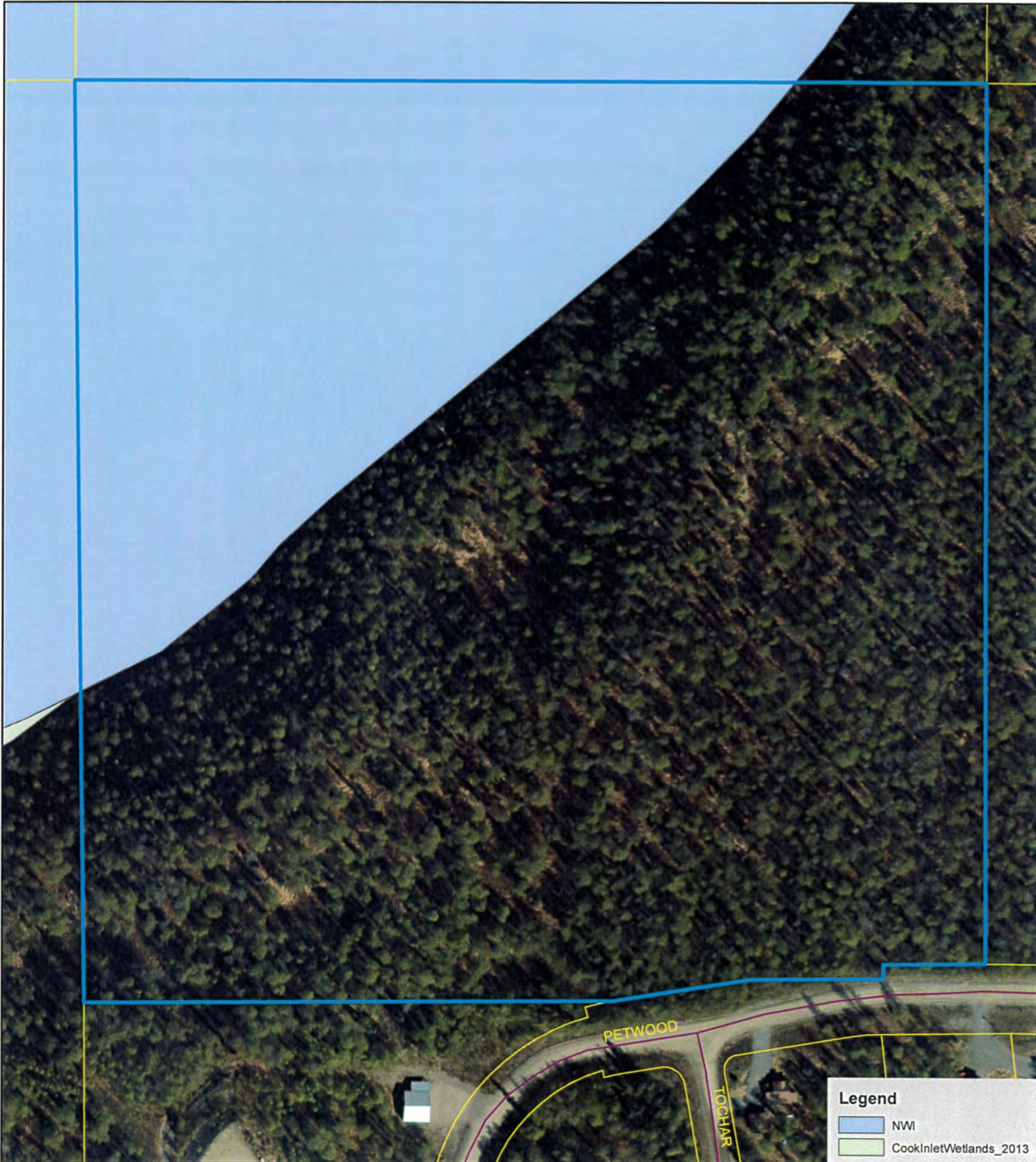


This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7801.

EXHIBIT I-2

14805 E PETWOOD CIR Talkeetna Tax ID: 26N04W30A002

Wetlands



Matanuska Susitna Borough
Permit Center

Date: 7/28/2020



This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7801.

EXHIBIT I-3

Peggy Horton

From: Fire Code
Sent: Tuesday, July 21, 2020 3:10 PM
To: MSB Platting
Subject: RE: Request for Comments for Wessel Hts Est Case #2020-097 Tech: PH
Attachments: D 107.docx

Peggy,

Fire Code has no issue with this in and of itself. It does however exacerbate the problem of a single access in the Christiansen Lake subdivision. This will bring the number of lots well over 30 to require a second access. I have attached the appropriate section of the IFC for you to review.



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

From: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, July 8, 2020 1:52 PM
To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@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>; contact@talkeetnacouncil.org; ldear0523@aol.com; jsandrw@matnet.com; 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>; 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>; Tam Boeve <Tamboevedistrict7@gmail.com>; mearow@matanuska.com; MTA ROW (row@mta-telco.com) <row@mta-telco.com>
Subject: RE: Request for Comments for Wessel Hts Est Case #2020-097 Tech: PH

So sorry, I missed placing the soils report in the previous link. Here is the new link.

https://matsugovus-my.sharepoint.com/:f:/g/personal/peggy_horton_matsugov_us/EIZGh5vZEU+Ds1Mtiw8mevcBacvdME1AsIU4pSVHC5VeUQ?e=jciY9Y

Peggy Horton
 Platting Technician

EXHIBIT J-1

SECTION D107 ONE- OR TWO- FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential develop- ments. Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the *International Fire Code*, access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

Peggy Horton

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, July 29, 2020 11:36 AM
To: MSB Platting
Subject: RE: Request for Comments for Wessel Hts Est Case #2020-097 Tech: PH

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

Hello,

MTA has reviewed the plat for Wessel Heights Estates. MTA would like to request a 15' utility easement around the temporary cul-de-sac.

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



Life. Technology. Together.

From: MSB Platting <Platting@matsugov.us>
Sent: Wednesday, July 8, 2020 1:52 PM
To: Allen Kemplen AICP-CTP - DOT&PF (allen.kemplen@alaska.gov) <allen.kemplen@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>; contact@talkeetnacouncil.org; ldear0523@aol.com; jsandrw@matnet.com; 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>; 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>; Tam Boeve <Tamboevedistrict7@gmail.com>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>
Subject: RE: Request for Comments for Wessel Hts Est Case #2020-097 Tech: PH

So sorry, I missed placing the soils report in the previous link. Here is the new link.

EXHIBIT K

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

226N04W30A001
MATANUSKA-SUSITNA BOROUGH
350 E DAHLIA AVE
PALMER AK 99645-6488

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: HANS AXELSSON & HENRICK WESSEL

REQUEST: The request is to divide Tax Parcel A2 into 12 lots, to be known as **WESSEL HEIGHTS ESTATES**, containing 35.95 acres +/- . The property is located west of S. Christiansen Lake Road, east of the Talkeetna Airport, and is bisected by Twister Creek (Tax ID #26N04W30A002); lying within the SW ¼ NE ¼ Section 30, Township 26 North, Range 04 West, Seward Meridian, Alaska. In Community Council: Talkeetna and in Assembly District #7 Tam Boeve

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 **August 20, 2020**, starting at **1:00 p.m.** **Please follow all public mandates in regards to COVID-19.** 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. 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 12:00 p.m. (noon)** 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 now participate in person at the Borough Building. To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>

No Objection Objection Concern

Name: _____ Address: _____

Comments: Twister Creek Cat Trail traverses this property and is identified in the MSB Recreational Trails Plan (#211A), the trail appears to be in trespass. - Land & Resource Mgmt.

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



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3400 KACHEMAK CIR
ANCHORAGE AK 99515-2336

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: HANS AXELSSON & HENRICK WESSEL

REQUEST: The request is to divide Tax Parcel A2 into 12 lots, to be known as **WESSEL HEIGHTS ESTATES**, containing 35.95 acres +/- . The property is located west of S. Christiansen Lake Road, east of the Talkeetna Airport, and is bisected by Twister Creek (Tax ID #26N04W30A002); lying within the SW ¼ NE ¼ Section 30, Township 26 North, Range 04 West, Seward Meridian, Alaska. In Community Council: Talkeetna and in Assembly District #7 Tam Boeve

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 **August 20, 2020**, starting at **1:00 p.m.** **Please follow all public mandates in regards to COVID-19.** We are sending you this notice as required by State Law and Borough Ordinances.

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The public can now participate in person at the Borough Building. To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>

No Objection Objection Concern

Name: Todd Olson Address: 3400 Kachemak Circle Anch AK 99515

Comments: ARE THE PROPOSED LOTS LARGE ENOUGH FOR DRIVEWAY ACCESS, WATER WELL AND SEWER/SEPTIC SYSTEM WITHOUT ENCROACHING ON OTHER LOTS?

Peggy Horton

From: John <jsandr@matnet.com>
Sent: Monday, August 17, 2020 11:27 AM
To: Peggy Horton
Subject: Public Comment case 2020-097 wessel axelsson subdivision request

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

Hi Peggy, below are my comments to the Platting Board regarding Case # 2020-097, which is the Wessel/Axelsson subdivision request.

*John Strassenburgh
PO Box 766
Talkeetna, AK 99676
jsandr@matnet.com
907-733-6874 (h)*

August 17, 2020

Dear Platting Board,

These are my comments regarding Platting Subdivision Case #2020-097, a request from Wessel/Axelsson to divide approximately 40 acres of land (tax parcel A2) into 12 lots. The property is located near Christiansen Lake in the Talkeetna area.

The 2011 Hillshade (aka lidar) of the subject property from the borough's parcel viewer feature on its website shows a trail that plainly visible along the bottom of the bluff, south of Twister Creek.

This trail is a very important community asset, and I am asking that it be protected. I explain the issue and suggest solutions below.

This trail is contained in the Mat-Su Borough Recreational Trails Plan (Trails Plan), wherein it is named the Bluff Trail. The Bluff Trail is a Regionally Significant trail. It is a long-standing trail that is used in both summer and winter. It is well used and maintained.

The Trails Plan recommends that a public recreation trail easement be acquired for this trail.

The Trails Plan at page 110 describes the trail:

203. Bluff Trail

A multi-use trail with year round use that follows the bluff along the south bank of Twister Creek. The trail can be accessed from Rubberneck at the end of Christiansen Lake road. The trail is proposed to extend to the Spur Road. The trail connects to downtown Talkeetna in winter, but dead-ends in summer.

Shown on Map 11. Noted in the 2000 MSB Trail Plan.

Recommendation: Acquire public recreation trail easement.

ITEM # 6B 8/20/2020
WESSEL HEIGHTS
EXHIBIT M - 2

The trail is about 1.75 miles long, roughly .25 miles of which runs through the northwest part of the subject property. The Bluff Trail is cut into the slope near the bottom of a very steep bluff, just south of Twister Creek. The trail is in close proximity to and sometimes within a flood zone. This trail was constructed with MSB money in the early 1980's.

Beyond the Rubberneck overlook (end of Christiansen Lake Road) there are connections to the Ridge Trail and points beyond, and at south end, the trail drops down to the wetland and provides winter access to town.

Thus the Bluff Trail provides connectivity to other trails and destinations. The Bluff Trail is part of a contiguous trail system that is central to lives and livelihoods in Talkeetna.

Much thought, time, money, and effort went into developing the trails to a status of "regionally significant" for inclusion in the Mat-Su Borough Recreational Trails Plan. Trails are integral to outdoor recreation in the Talkeetna area, for residents, visitors, tourism businesses both large and small. Trails also enable access to residences and vacation cabins. It is a big part of what makes Talkeetna such a great place to live.

Accordingly, I ask that the Platting Board to condition any approval of the Wessel/Axelsson subdivision request (Case 2020-097) on acquiring a public recreation trail easement on this trail, as recommended by the Mat-Su Borough Recreational Trails Plan.

Considering the historic and important current use of the Bluff Trail for both recreation and access, its linkage between town and outlying trails, the recommendation of the Mat-Su Borough Recreational Trails Plan, it makes sense to acquire the public recreation trail easement on the Bluff Trail. The appropriateness of such action is bolstered by the fact that the portion of the subject property that overlays the trail has flood zone and extreme topography issues that make it unsuitable for common for residential use. However, the location eminently suitable for a trail.

My fear is that if the subdivision is approved without first protecting the Bluff trail, by requiring the current owners to obtain a Public Recreation Trail Easement or by platted public easement, the Bluff trail will eventually be fragmented by as many as nine separate owners of the subdivided lots. In which case it would then be virtually impossible to get all of these new owners to agree on an easement. Thus Talkeetna would lose a very important community asset.

Thank you for your consideration.

Sincerely,

John Strassenburgh
PO Box 766
Talkeetna, AK 99676
jsandr@matnet.com
907-733-6874 (h)

Peggy Horton

From: Hans Axelsson <axelsson.hans@gmail.com>
Sent: Monday, August 17, 2020 2:39 PM
To: Peggy Horton
Cc: Shane Stragier
Subject: Re: Public Comments and notice of a trail on Wessell Heights Estates
Attachments: Borough Trails Map.pdf; Trails Map from TPAC.pdf

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

Hello Peggy,

I was also made aware of this issue over the weekend and we were going to propose a 10' wide non-motorized easement to protect this trail. In regards to the name and location of this trail I believe the corresponding map shows Trail #203 in the wrong location. The Twister Creek Winter Trail (#211) runs parallel to the trail in question (Bluff Trail #203) but out in the flats towards the airport (see attached map). I spoke to Shane regarding this issue this morning and he will get back to you with further details.

Thank you,

Hans

On Mon, Aug 17, 2020 at 1:13 PM Peggy Horton <Peggy.Horton@matsugov.us> wrote:

Good Afternoon,

Attached are comments we received from our Land & Resource Management Division and from a local property owner. Also below, find comments from a local community member. These are the first time I've heard there is a trail on the property. This is a well-known trail, at least it's in our recreational trails plan. I'm trying to narrow down which trail it is since the two comments contradict each other.

A goal of the trails plan is to allow property owners to dedicate public trails on their property to protect the trail system that is so vital to our transportation needs in the borough. If you would like to dedicate an easement across this trail, it can be done. A link to the trails plan is here:

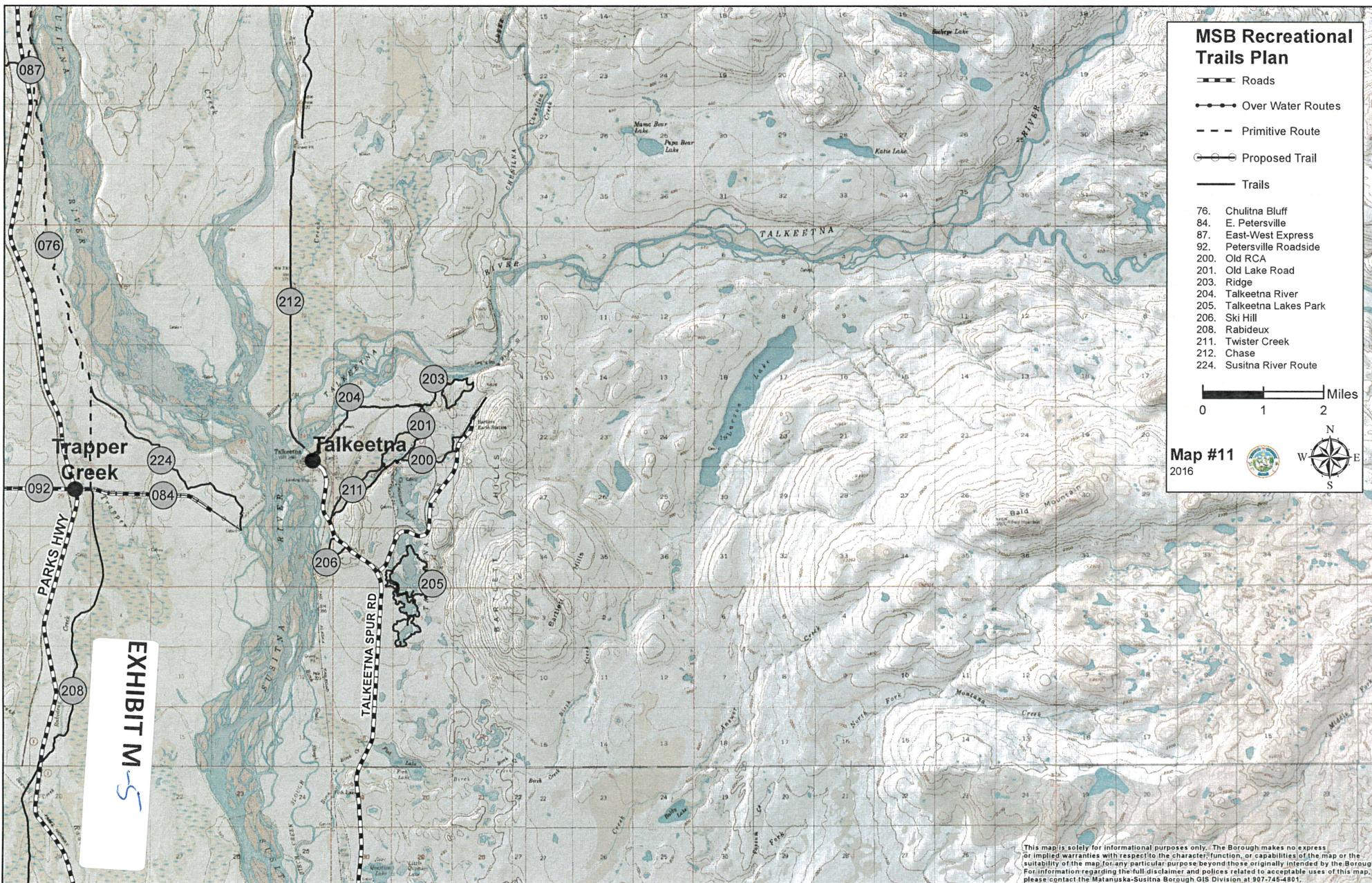
https://www.matsugov.us/28-documents/plans/14086-recreational-trails-plan?highlight=WyJyZWNYZWFOaW9uYWwiXQ==&template=msb_bolide

Regards,

Peggy Horton

Platting Technician

EXHIBIT M-4



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



ZIP 99645 \$ 000.50⁰
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MCKEE JASON & CAROLE D
11121 POLAR DR
ANCHORAGE, AK 99516

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PLATTING
FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: HANS AXELSSON & HENRICK WESSEL

REQUEST: The request is to divide Tax Parcel A2 into 12 lots, to be known as **WESSEL HEIGHTS ESTATES**, containing 35.95 acres +/- . The property is located west of S. Christiansen Lake Road, east of the Talkeetna Airport, and is bisected by Twister Creek (Tax ID #26N04W30A002); lying within the SW ¼ NE ¼ Section 30, Township 26 North, Range 04 West, Seward Meridian, Alaska. In Community Council: Talkeetna and in Assembly District #7 Tam Boeve

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 **August 20, 2020**, starting at **1:00 p.m.** **Please follow all public mandates in regards to COVID-19.** 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. 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 12:00 p.m. (noon)** 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 now participate in person at the Borough Building to the following link: <https://www.matsugov.us/boards/platting>

**ITEM # 6B 8/20/2020
WESSEL HEIGHTS
EXHIBIT M-7**

No Objection Objection Concern

Name: JAE MCKEE Address: _____

Comments: This is the first notification we received that the property was even for sale or on the market. We would've appreciated the opportunity to bid on the entire parcel. Subdividing the parcel greatly diminishes the attractiveness to our current properties. What is the public notice responsibility of the borough when land is available for purchase? What is the process for bidding? Was this a private purchase sale of borough property?

Peggy Horton

From: Cynthia Hendel <runnernurse55@gmail.com>
Sent: Wednesday, August 19, 2020 2:18 PM
To: MSB Platting
Subject: Wessel heights

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

I'm a landowner and avid cross country skier in the area. on Bresue drive. I'm currently in McCarthy with limited reception. I can't make the meeting in Talkeetna tomorrow. Im opposed to development on the creek frontage pending further environmental impact study of Twister Creek and the impact of development on the creek. There are fish in the creek. Particularly lots 4-12

I would like to see the Oosik trail which is very very important to the community remain protected as well

I'm hopeful the owners will donate some of this very important environmentally sensitive land to the community

Thank you,
Cynthia Hendel

EXHIBIT M-8

Trail Access Through Private Property

There are numerous methods that a municipality can use to acquire public access for trails across private lands. Local governments rely mostly on permanent dedications of public access to insure that public funds for trails and improvements are not wasted, whenever significant expenditures are required. A trail system and any improvements constructed based simply on the landowners permission would be at risk, since the landowner could revoke permission at will. Usually, public access that is granted in perpetuity is in the form of an easement or right-of-way.

For trails which are not critical for public access to a specific area and have negligible or minimal development costs, permanent dedications of public access may not be necessary. Short or long term leases or even written permission may be adequate under these situations. Winter trails more often meet these characteristics because of the lessened need for an improved surface or even a dry one. However, for an extensive winter trails system, the main or arterial trails should have a higher level of protection of public access than written permission or short term leases.

Obtaining easements or rights-of-way across private land can be expensive. Even if the landowner wishes to give a trail easement and expects no reimbursement, the surveying itself can cost thousands of dollars, yet is often a prudent expense.

Identifying cost effective mechanisms for obtaining public access is critical to the success of trail dedication efforts. Most local governments lack the financial resources to purchase all easements necessary to establish an adequate trails system.

The following methods are in use by local governments to obtain permanent dedications of public access. The borough is bound to abide by constitutional protections of private property and all of the methods included are conservatively designed to avoid any violation of these property rights. Each of these methods has significant disadvantages, usually cost, and a variety of different advantages. No single method is most effective in all situations.

- Negotiate with landowners to obtain voluntary dedication of trail easements or rights-of-ways.
- Identify a subdivision dedication process in which right-of-way for trails identified in the Borough Trails Plan can be acquired if and when the land upon which the identified trail lies is subdivided.
- Use the power of eminent domain to require a landowner to "sell" an easement or right-of-way for a trail at current fair market value established by an independent appraiser.
- Assert a public prescriptive easement for trails that are already in existence and have a documented history of use.

- Assert that trail construction constituted an RS 2477 Grant for trails that meet specific criteria concerning the development of a public road or trail while the land was in federal ownership.

Additionally, section line easements and unconstructed rights-of-way are available for public access. These existing easements are not regarded as one of the five methods of obtaining public access because they represent existing public access. Consideration needs to be given to the compatibility of the trail use with anticipated road related needs prior to relying extensively on this type of easement for trail use. However, use of such easements may be necessary and sufficient for recreational trails in many areas. It is difficult to research the existence of section line easements and other easements not already identified on borough tax maps. The borough should encourage the Division of Lands Mining and Water within the Alaska Department of Natural Resources to research and publish an easement atlas similar to those produced for the Copper Valley, Kenai Peninsula and Prince William Sound.

The following is a more detailed description of the five methods of obtaining public access across private property.

Negotiation with Landowner for Voluntary Dedication

The Borough can negotiate with landowners to obtain voluntary dedication of trail easements or rights-of-way. Some developers and landowners have voluntarily donated trail easements in order to promote a contiguous trail system or as a way to enhance the value of their subdivision. The advantage of this method is that it is not likely to be considered at all adversarial because it is entirely voluntary. The state form to dedicate an easement along a trail is included at the end of Chapter 4 of this plan.

There are several compelling reasons property owners may wish to consider dedicating a trail:

- Legal protection from liability resulting from public access (AS 34.17.055).
- Voluntary dedication allows the landowner to choose an appropriate route through their property.
- Reduction of income and/or property taxes.
- Once public access is obtained along the entire route the state and borough have authority to manage, maintain and improve the trail and trailhead. This authority is not applicable to private land and trails not open to public use.
- Enhanced property values and recreational opportunities resulting from immediate access to a publicly maintained trail.

Negotiation Method Advantages and Disadvantages

The primary benefit of this method is that it is not adversarial towards the landowner. The landowner is not being forced or coerced into unwanted action. Any success this method will result in will be through cooperative voluntary negotiation with property owners seeking to benefit from public trails and easy access to public recreation lands beyond the boundaries of his or her private lands.

One disadvantage of relying solely on voluntary dedications is that trail easements may never be granted in critical locations. A landowner may simply choose not to dedicate public access. The success of relying exclusively on this method is dependant upon the general perception amongst landowners of trails and their associated benefits and impacts. This method is generally more useful in developing trail connections not dependant on coordinated dedications of public access across numerous parcels of private property. The careful assistance of community members and local trail advocates can increase the likelihood of successful negotiation. Generally, landowners are more amenable to granting public access if they understand the dedication is a charitable contribution to a community supported cause rather than giving their land to the government. Local trail advocates and community members are better able to demonstrate community support and desire for the dedication simply by initiating the request themselves. Agency staff have less success explaining, rather than demonstrating, this community desire. Whenever negotiations are initiated by a third party, borough staff should carefully oversee these actions to insure the contact does not misrepresent the voluntary nature of these negotiations.

Another disadvantage of reliance on negotiation with landowners is that it is usually expensive to acquire trails in this manner. Financial incentives would likely increase the proportion of landowners dedicating trails and this expense is usually born directly by the local government. However, tax deductions and property tax exemptions can provide some financial incentives in the absence of monies for outright purchase of trail easements. A conservation easement is one type of easement that offers tax benefits to property owners. Conservation easements may allow landowners to deduct the value of the donated property from their taxable income and may exempt the easement from the portion of their taxable property. Conservation easements have not been commonly used by the borough and hence these advantages need to be further researched prior to their promotion and use.

A third disadvantage is the additional expense of a registered land surveyor. Most easements on private lands will require a survey to be performed by a registered land surveyor (RLS). However, an RLS survey may prevent later public access problems and should be considered an appropriate and unavoidable expenditure in most instances where a trail crosses private lands. When negotiating for easements with a private landowner it is unlikely the landowner would be willing to pay for the easement. Often, the surveying costs will need to be paid for by the borough or state.

Subdivision Dedication Process

One of the most common methods local governments use to acquire trail easements is to require the dedication of public trail access as a condition of plat approval when undergoing the subdivision process. Legally, a municipality has limitations on the amount of property that can be required to be dedicated for a specific purpose when land is being subdivided. The amount of land which can be required to be dedicated (without compensation) must be somewhat related to the size of the subdivision and the need for public lands and amenities created by the subdivision. Two options for a subdivision dedication process are discussed below.

One potential funding source within the Borough is the Land Management Fund. This fund consists of money derived from the sale, lease, or use of real property to which the Borough has title, or which the Borough has selected; and from the sale of resources taken or extracted from such real property. Borough Code specifies the purposes for which the fund can be used. The development of trails is one of the many specified purposes.

Reservation of Easement with Full Reimbursement

A municipality can require the subdivider to reserve a proposed easement for a period of time, often one to two years, during which time the municipality must pay the subdivider an amount equal to the appraised value of the property dedicated (easement). The easement would not be dedicated, nor could it be used without the landowner's permission, until the municipality reimbursed the landowner for the dedication.

Reservation of Easement with Partial Reimbursement or Dedication without Reimbursement

A municipality can partially reimburse the subdivider for the trail dedication or require the dedication without any reimbursement. The municipality must have a systematic formula for deciding what proportion of the value of the easement would be reimbursed. This amount could be the value of the property (easement) dedicated minus some estimate of the cost of providing for the increased need for trails and other public recreational amenities resulting from the subdivision or some estimate of the increased benefit to the property owners. In instances where the value of the property dedicated is equal to the estimated increased cost or benefit of providing for trails, the subdivider would not receive any reimbursement.

For instance, based on the presumption that trails most benefit those located adjacent, or in close proximity, to a trail and the proposed subdivision itself will create sufficient need for the recreational opportunities provided by the trail, the Fairbanks North Star Borough requires dedication of trails during the subdivision process without reimbursement. It should be noted that many municipalities rely on the premise that, with few exceptions, the cost of providing recreational amenities or the benefit to present and future landowners is roughly equal to the value of the dedication, and is as necessary for the public's interest and benefit as are other required dedications for utilities and roads, for which no reimbursement is offered.

Subdivision Incentive Program

A related mechanism that local governments often use to develop both trails and maintain open space is to establish a point system allowing subdividers greater leeway on other development regulations if they dedicate open space or trail easements. For example a developer might be allowed to develop higher densities in exchange for a trail easement. This mechanism is favored by many developers since it gives them greater flexibility in developing their properties. However, in most areas of the Matanuska-Susitna Borough landowners are already granted the ability to subdivide to the highest density allowed by state law and the subdivision process does not have any further restrictions beyond developing (road) access to their properties. Hence, the Borough has little means of encouraging dedication of trail easements other than waiving the Borough's minimal subdivision fees.

Large Lot Exactions

Many municipalities require dedication of a portion of the subdivided properties for certain municipal uses including parks and recreation purposes. The dedication is limited to parcels of sufficiently large size to allow a small but functional dedication to occur with minimal impact on the landowner's ability to develop the property. Many of the outlying areas adjacent to borough communities consist of large parcels owned by private organizations including native or quasi-public lands of 160 acres or more. A 1.5% parks and trails subdivision dedication requirement for lands this size and larger would enable trail connections to be established between the borough communities and more distant public lands.

Subdivision Dedication Method Advantages and Disadvantages

One advantage of the various subdivision dedication processes is that it enables the local government to develop continuous trails if all private property owners along a route subdivide in accordance with the requirement. A number of subdivisions within the Borough have included recreational trail and pedestrian easements but because of lack of coordination with adjacent landowners to continue the trail, the public easement is usually very short and lacks a suitable origin and destination. Subdivision dedication requirements can help to maintain continuity of the trail as adjacent landowners subdivide.

Another advantage of this method is that the subdivider is able to situate lots in such a way as to minimize the trails impact on newly created lots. The subdivider would be able to prevent single lots from being bisected by a trail and, with cooperation between the landowner and the Borough Platting Division, have some flexibility over the location of the trail on the property to be subdivided.

Another advantage is the cost savings usually associated with this method. Although the borough is likely to still expend funds for at least partial reimbursement, the surveying costs of the trail are usually born by the subdivider as a part of his plat surveying requirements. In many instances, the cost of surveying is reduced since the subdivider already has a registered land surveyor on-site performing much of the needed work for the dedication.

An advantage of the subdivision dedication that is unlikely to be realized by the borough is the usually steady incremental expansion of a trails system. Property that has already been subdivided down to the smallest lot size likely to exist in the foreseeable future is scattered throughout the borough. Furthermore, existing regulations do not limit subdivision activity to incremental expansion of higher density, smaller lot size, areas. Hence, planning for and obtaining dedications of trails via the subdivision dedication process is unlikely to progress in steady incremental phases as it occurs in municipalities that have elected to manage their growth and development.

There are also disadvantages to this method, foremost of which is the extremely slow acquisition rate of recreational trail access. Since trail easements would be required at the time of

subdivision, acquisition of easements would only progress at the rate of subdivision activity along the length of the trail. If one parcel along the length of the proposed trail was not subdivided until the year 2098 then relying solely on the subdivision dedication process would not provide legal recreational trail access across the property until 2098.

Although neither an advantage nor a disadvantage, the subdivision process is often the last viable opportunity to acquire public access through critical tracts of private land. The newly created parcels of property are often sold soon after the subdivision process, usually to multiple different parties and often with development soon following. The difficulties of obtaining public access increase dramatically if trail dedications are not obtained before or during the subdivision process.

Eminent Domain

Eminent domain is a process governments use to acquire properties for the benefit of the public. This process requires the landowner to relinquish the necessary property. Constitutionally, the Borough is required to provide just compensation (fair market value) to the landowner. A third party appraisal is usually required to substantiate the fair market value.

Eminent Domain Advantages and Disadvantages

An advantage of this method is that it can occur relatively quickly when compared to subdivision dedications. Since the process need not wait until a property owner wishes to subdivide, this method takes only as long as the procedural requirements dictate.

Some disadvantages of this process are that it can be considered very heavy handed and adversarial towards the landowner. It is indeed the most direct way local governments acquire private property for specific public needs. Although the property owner is compensated it is not a voluntary sale.

Another disadvantage is cost. The borough must not only compensate the landowner for the full market value of the interest in the property acquired, but will also have to pay for any surveying and other acquisition costs such as obtaining a title search and an independent third party appraisal.

Public Prescriptive Easements

Establishing public access across private property through public use for an extended period of time is often cited as one way in which trails are “protected” from being blocked by the landowner. Indeed, the courts have upheld the right of a person or the public to use land based on the continuous and blatant use of another’s property over an extended period of time without permission and a number of other vaguely defined criteria. This is referred to as a public prescriptive easement. There is no adopted law on when or how public prescriptive easements are created, rather a “common law” was established based on numerous court cases throughout

the United States. However, state courts define the local precedent and there are few cases in Alaska clearly defining the necessary characteristics.

Prescriptive Easements Advantages and Disadvantages

Until further court cases are decided by the Alaskan courts, it is difficult to estimate whether a trail might be considered to have a public prescriptive easement. The viability of asserting prescriptive rights must be estimated on a case by case basis due to the large number of individual characteristics that have been a consideration in such cases nationwide.

In situations where there seems to be a fairly clear cut case and the landowner acknowledges a public right to access, asserting a public prescriptive easement could be viewed as an inexpensive and nonaggressive method of acquiring an easement. However, if the landowner objects and a court battle ensues this method is likely to be expensive. Asserting a public prescriptive right may be less costly than purchasing the easement either voluntarily or through the condemnation process if the case seems to clearly favor the local government. If the situation is marginal, it may be less expensive to purchase the easement through voluntary negotiation than to incur potentially significant legal expenses.

In addition to the adversarial nature of this method of acquisition, there are additional disadvantages to the landowner. The easement, if successfully asserted, will exist along the alignment of the trail rather than a mutually agreeable alternative route. Additionally, both parties incur legal expenses. The legal expenses of the local government could just as easily have been available to the landowner, as an incentive for voluntary dedication.

Not all lands are subject to prescriptive easements. Some undeveloped native lands and public lands are exempt from prescriptive easements or any other form of adverse possession.

Revised Statute 2477

Revised Statute 2477 (RS 2477) is a congressional grant (federal law) of the Lode Mining Act of 1866. Revised Statute 2477 granted broad rights-of-way over unappropriated federal lands wherever roads, trails, paths or other common routes existed. The law remained in effect until its repeal in 1976.

The law read:

"The right of way for the construction of highways over public lands, not reserved for public uses, is hereby granted."

In 1993 the State of Alaska initiated an effort to identify those trails with sufficient historical evidence of use to qualify as RS 2477 rights-of-way. This was done to allow the state to assert a number of trails as legal rights-of-way prior to the federal government revising the regulations as they would apply to federal lands.

The Alaska legislature has recognized over 600 of these rights-of-way-in statute. To date the state has identified 68 trails within the Matanuska-Susitna Borough that are recognized as RS 2477 rights-of-way. The Alaska Department of Natural Resources and the Department of Law have worked for many years to document and secure title to the state's R.S. 2477 rights-of-way. The 68 trails identified during the RS 2477 project are listed on the state webpage at: <http://dnr.alaska.gov/mlw/trails/rs2477/>.

Revised Statute 2477 Advantages and Disadvantages

The advantages and disadvantages of asserting an RS 2477 are essentially the same as for prescriptive easements. Asserting an RS 2477 grant exists must be considered on a case by case basis and little precedent exists to clearly indicate the likelihood of success.

Proposed Methods of Acquisition

Of the methods available to the borough for acquiring public access across private property, two methods are proposed. The borough is recommending public access be acquired by voluntary dedication through negotiation with landowners (for lands not undergoing subdivision) and the subdivision dedication process for lands larger than 160 acres and lands which have regionally or locally significant trails identified in this plan. The borough should amend the existing subdivision regulations to include appropriate acquisition procedures. Additionally the borough should further review and research the feasibility of such incentives as income tax deductions for land charitably dedicated to the public for trail recreation. These methods are proposed because they are the least adversarial approaches. The respective actions are either initiated by, or voluntarily agreed to, by the landowner. Although neither method assures necessary public access will ever be obtained these two methods are considered an appropriate first step towards legally preserving public access along the borough's informally established trails system.

Trails across private lands should generally be acquired in the form of a conservation easement, regardless of the method of acquisition, to allow property owners to take advantage of tax benefits. Furthermore, this method when reasonably applicable would reserve the easement for trail use only and prevent unintentional creation of secondary subdivision roads.

Use of eminent domain or asserting either public prescriptive rights or RS 2477 dedications is not proposed as a method to implement this plan. These alternative methods are still available at the discretion of the assembly, but may not be initiated without assembly directive.

It should be noted that the subdivision dedication requirement is the only trail development "tool" proposed in this plan that is unavailable to any organization or individual other than the borough. All other steps in the development of a single trail or an entire trail system are available to private individuals and organizations.

- 199. John Lake (Eureka area)
 A multi-use winter trail that is part of a large system of trails starting at Lake Louise. Groomed by volunteers from Lake Louise. It heads south from Lake Louise to John Lake and onto Eureka and the Glenn Highway. The trail has been surveyed and work is underway to acquire a public easement.
Shown on Maps 3 and 4. Included in the 2007 amendment to the 2000 MSB Trail Plan.
 Recommendation: Conduct research to determine location and current use. Survey route and acquire public recreation trail easement if the need for one is established.

- 200. Old RCA
 A multi-use trail with year round use just north of Christiansen Lake near Talkeetna. The trail connects to the Ridge Trail and Old Lake Trail, creating a loop. The trail can be accessed from Comsat Road and Rubberneck. This trail has been surveyed and work is underway to acquire a public easement.
 Shown on Map 11. Noted in the 2000 MSB Trail Plan.
 Recommendation: Acquire public recreation trail easement if the need for one is established.

- 201. Old Lake (aka Old Town Road)
 A multi-use trail with year round use located which provides access between Christiansen Lake Road and Beaver Road just east of Talkeetna. This trail has been surveyed and work is underway to acquire a public easement.
Shown on Map 11. Noted in the 2000 MSB Trail Plan.
 Recommendation: Acquire public recreation trail easement if the need for one is established.

- 203. Bluff Trail
 A multi-use trail with year round use that follows the bluff along the south bank of Twister Creek. The trail can be accessed from Rubberneck at the end of Christiansen Lake road. The trail is proposed to extend to the Spur Road. The trail connects to downtown Talkeetna in winter, but dead-ends in summer.
 Shown on Map 11. Noted in the 2000 MSB Trail Plan.
 Recommendation: Acquire public recreation trail easement. .

- 204A. Ridge Trail
 A multi-use trail with year round use that connects to several trails east of Talkeetna. The trail can be accessed from Beaver Road or Comsat Road. Efforts are underway to develop a recreation management plan for Borough owned lands that underlie the trail and reclassify those lands as public recreation.
 Shown on Map 11. Noted in the 2000 MSB Trail Plan.
 Recommendation: Move forward with developing a Trail Development plan for the area.

Shown on Map 12. Noted in the 2004 Amendment to the 2000 MSB Trail Plan.

Recommendation: Conduct a comprehensive trail assessment to determine trail condition and need for trail repairs, re-routing, trail marking and trailhead development.

210. Bartlett Hills Trail (proposed)

A proposed non-motorized winter trail located southeast of Talkeetna that would connect the Old RCA Trail with the Talkeetna Lakes area.

Shown on Map 12. Noted in the 2000 MSB Trail Plan.

Recommendation: Acquire funding for route research, acquisition, survey, design, layout and construction.

211. Twister Creek Winter Trail

A multi-use winter trail just south of the Talkeetna Airport that connects the Old Lake to the Ski Hill area. The trail traverses lands owned by a Native corporation, the State of Alaska and the Alaska University.

Shown on Map 11. Noted in the 2000 MSB Trail Plan.

Recommendation: Acquire funding for acquisition of public use easement.

212. Chase

A multi-use trail located adjacent to the Alaska Railroad line north of Talkeetna that provides an access route for Chase residents. It is also used by recreationalists. *Shown on Map 11. Noted in the 2000 MSB Trail Plan.*

Recommendation: None, this trail is within RR right of way and funded by service district.

213. Talkeetna Mail-Central Connector

Multi-use year-round trail that connects the Mail Trail with the Central Trail. Within the Kashwitna Management Plan Area, most of which is classified for forestry management and managed by the Division of Forestry. This is an unmaintained trail with trailhead parking at Willer-Kash Road. The trail has been surveyed and a public recreation trail easement reserved.

Shown on Maps 1 and 7. Noted in the Kashwitna Management Area Plan.

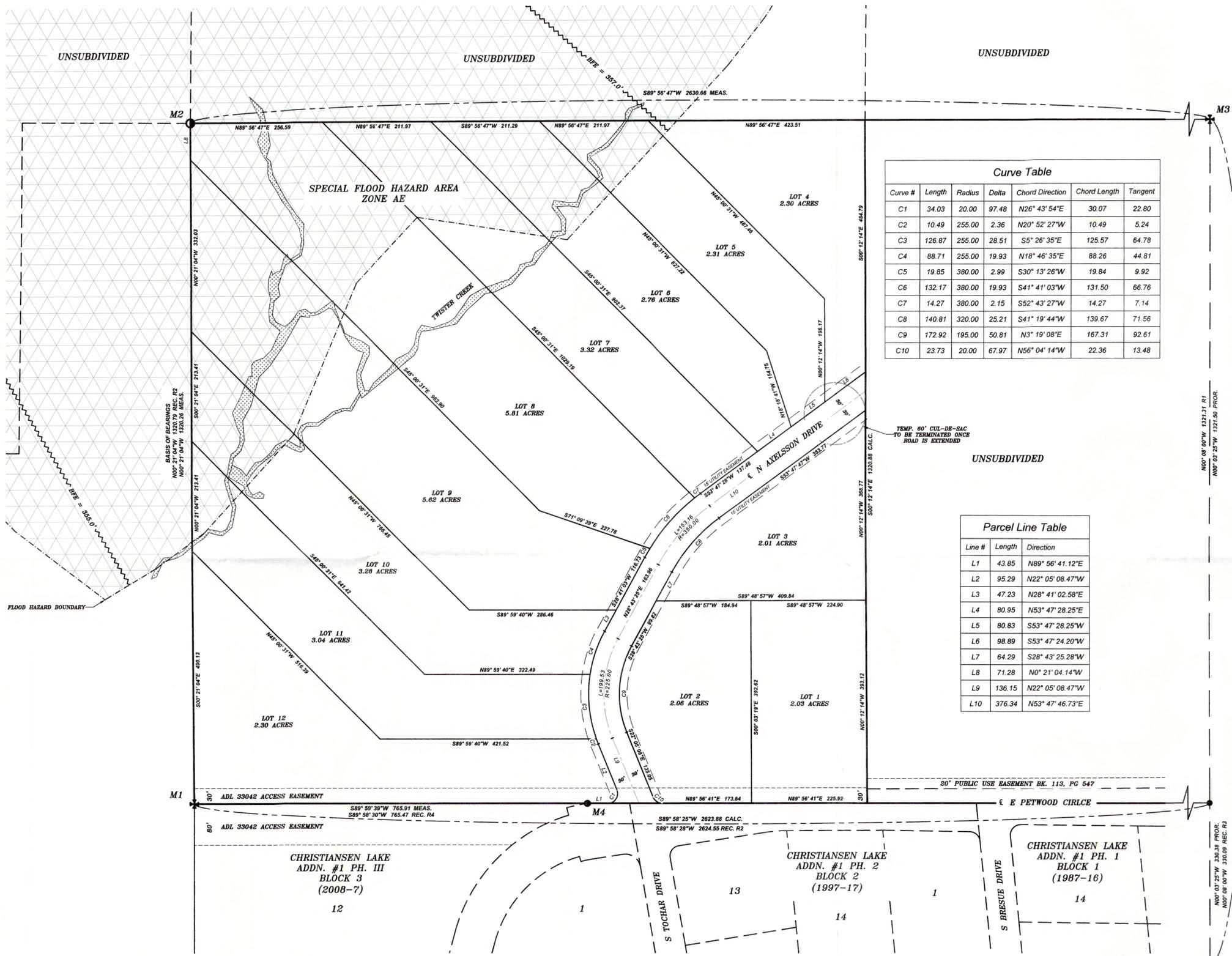
Recommendation: Conduct a comprehensive trail assessment to determine trail condition and need for trail repairs, re-routing, trail marking and trailhead development.

214. Mail Trail Re-Route

Multi-use winter trail just south of Hidden Hills Road in the Kashwitna River area. The trail was put in by residents of the Caswell Lakes area to provide a connection to the old Talkeetna Mail Trail (aka Tank Trail and aka Herring Trail). The trail has been surveyed and a public recreation trail easement reserved.

Shown on Map 7 and 10. Noted in the 2000 MSB Trail Plan.

Recommendation: Conduct a comprehensive trail assessment to determine trail condition and need for trail repairs, trail marking and trailhead development.

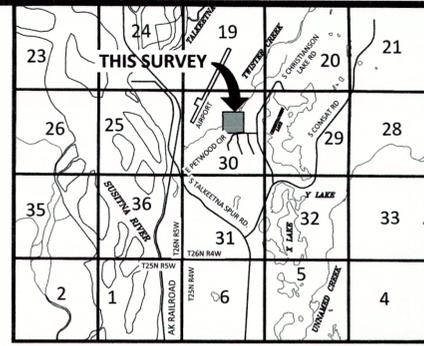


Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	34.03	20.00	97.48	N26° 43' 54"E	30.07	22.80
C2	10.49	255.00	2.36	N20° 52' 27"W	10.49	5.24
C3	126.87	255.00	28.51	S5° 26' 35"E	125.57	64.78
C4	88.71	255.00	19.93	N18° 46' 35"E	88.26	44.81
C5	19.85	380.00	2.99	S30° 13' 26"W	19.84	9.92
C6	132.17	380.00	19.93	S41° 19' 03"W	131.50	66.76
C7	14.27	380.00	2.15	S52° 43' 27"W	14.27	7.14
C8	140.81	320.00	25.21	S41° 19' 44"W	139.67	71.56
C9	172.92	195.00	50.81	N3° 19' 08"E	167.31	92.61
C10	23.73	20.00	67.97	N56° 04' 14"W	22.36	13.48

Parcel Line Table

Line #	Length	Direction
L1	43.85	N89° 56' 41.12"E
L2	95.29	N22° 05' 08.47"W
L3	47.23	N28° 41' 02.58"E
L4	80.95	N53° 47' 28.25"E
L5	80.83	S53° 47' 28.25"W
L6	98.89	S53° 47' 24.20"W
L7	64.29	S28° 43' 25.28"W
L8	71.28	N0° 21' 04.14"W
L9	136.15	N22° 05' 08.47"W
L10	376.34	N53° 47' 46.73"E



VICINITY MAP
SCALE: 1" = 1 MILE
TAX MAP TA07

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

HANS AXELSSON
P.O. BOX 71634
FAIRBANKS, ALASKA 99707

DATE _____

HENRIK WESSEL
BOX 701
TALKEETNA, ALASKA 99767

DATE _____

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

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.

DATE _____, 20____

TAX COLLECTION OFFICIAL (BOROUGH)

PLANNING 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 _____, 20____, 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.

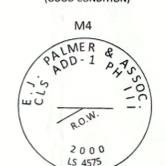
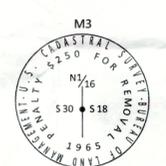
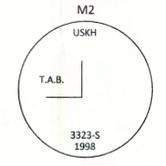
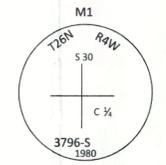
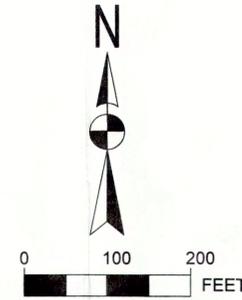
DATE _____, 20____

PLANNING AND LAND USE DIRECTOR
ATTEST: _____

PLATTING CLERK

A Plat of:
Wessel Heights Estates
A Subdivision of
SW ¼, NE ¼
Section 30 T26N R04W S.M. Alaska
Talkeetna Recording District, Third Judicial District
State of Alaska
Containing 35.95 Acres More or Less

Tax Map: TA07
Scale: 1"=100'
Drawn: SS / Checked: PS
AECL# 1615
Date: 6/25/2020
MSB Case No.: N/A
SHEET: 1 of 4



- LEGEND**
- ⊕ FOUND 3 1/4" BRASS CAP MONUMENTS
 - ⊙ FOUND ALUMINUM CAPS (SEE DETAIL ABOVE FOR SIZES)
 - ⊕ SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP LS#9812 THIS SURVEY
 - ⊙ CALCULATED POINT
 - ⊕ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP LS#8132
- Meas. MEASURED AS RECOVERED IN THE FIELD, JANUARY 8th, 2020
Pror. PROPORTIONATE DISTANCE BY POINT TO POINT MEASUREMENT
Calc. CALCULATED DISTANCE AND BEARING BY POINT TO LINE INTERSECTION

- W.D.** WITNESS DISTANCE
- R1 RECORD DATA PER BLM TOWNSHIP PLAT (TWP) JANUARY 15th, 1919
 - R2 RECORD DATA PER RECORD OF SURVEY BY USKH PLAT #2002-12
 - R3 RECORD DATA PER PLAT #82-15
 - R4 RECORD DATA PER PLAT #2001-10

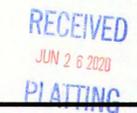
- NOTES:**
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT.
 - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED 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.
 - THIS PLAT IS BASED ON BLM TOWNSHIP PLAT (TWP) OF T26N, R4W, ACCEPTED JANUARY 15, 1919 BY THE US SURVEYOR GENERAL OFFICE JUNEAU, ALASKA



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED 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 OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____ REGISTRATION NUMBER _____

REGISTERED LAND SURVEYOR



6E

DISCUSSION: The petitioner is proposing Stella Ridge to be a gated subdivision with private roads. The roads will need to be labeled as a Tract on the final plat.

(Recommendations #5)

Lot and Block Design/Frontage: The 50 lots range in size from .92 acres to 1.55 acres +/- . All lots meet the width to depth ratio of 3:1 for lots under 2 acres. The block lengths are less than 3,000 feet. The surveyor provided a revised preliminary plat at **Exhibit B** showing the right-of-way of Harman Way moved west to reduce the block 2 length under 3,000' to comply with code. Lot and Block design standards are consistent with MSB 43.20.300. The proposed utility tract is .64 acres with no on-lot water or septic systems. Lots designated for utility purposes with no on-lot sewer shall have no minimum lot size per MSB 43.20.281(D).

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, sieve analysis and a testhole location map at **Exhibit C**. The investigation included 18 testholes excavated to a minimum of 12 feet deep and no groundwater was encountered. The soils were determined to be a sand-silt mixture classified under the Uniform Soils Classification System as SM. This type of soil requires a sieve analysis or percolation test per MSB 43.20.281. A sieve analysis was submitted for each testhole. Eighteen soil samples were tested and it was determined that the 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.

Topographic and As-Built Info: Topographic contours and As-Built information were provided within and outside the boundary as required by MSB 43.15.016 at **Exhibit E & F**.

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 culverts and infiltration points. The drainage plan is subject to field modification and improvement during the road construction work.

Access/Private Roads: Hanson Land Solutions provided road plans & profile for interior streets and Pamela Drive upgrade at **Exhibit H**. E. Pamela Drive is a constructed minor collector road maintained by the borough from Wasilla-Fishhook to N. Eldorado Drive, which provides access to the proposed subdivision. Pamela Drive will need to be certified or upgraded to residential collector standards from Eldorado to proposed D & S Drive. Proposed D & S Drive and Eastwind Drive provides access to all lots and will be constructed to a minimum of residential standards if access from Lots 1-9, Block 1 are restricted to D&S Drive. Without this restriction, it is possible the average daily traffic count on Eastwind Drive would require the road to be constructed to residential subcollector standard. The roads will be privately owned, maintained, and not dedicated to the borough so enforcement of this restriction would not be possible. Staff is recommending the petitioner provide an entity,

which will accept ownership of the tract (roads) and have a provision restricting access of Lots 1-9, Block 1 to D&S Drive. **(Recommendation #6 & 7)** Construction of Harman Way is not required, as it is not providing physical access to any lots. All access requirements will be met in accordance with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

MSB 43.20.100(C) allows for gated subdivisions and private roads. It states that they shall be approved, provided they meet certain criteria. It requires internal roads conform to the Subdivision Construction Manual and Emergency Services be provided access to deliver services within the private subdivision **(Recommendation #8)**. *Staff notes the surveyor stated the subdivision would have gates with locks accessible to emergency services.*

This section also requires there be no possibility or public necessity to provide for public through traffic because alternate legal access to adjoining properties is available and that access is constructible in accordance with the SCM. The surveyor's letter at **Exhibit I** states the need for through access to adjacent properties is accommodated for Tax Parcel C3 via the section line easements (Soto Rd) along the west boundary and Carney Road right-of-way on the northwest corner. Tract A-1, Foxwood Addition #1 Subdivision to the east has existing constructed access from Wildwood Drive, Starwood Drive, Windflower Drive and unconstructed Briarwood Lane. The petitioner is providing access to Tax Parcel B5 via Harman Way to be dedicated on this plat. Staff notes B5 also has access to a public use easement on the southeast corner. The MSB Official Streets and Highways Plan (OSHP) shows the extension of Carney Road connecting to Tex-A1 as a future minor collector **(Exhibit J)**. This future connection of Carney to Tex-A1 will provide another access point for Tax Parcel C3, B5 and Tract A-1. The topographic information at **Exhibit I-2** shows the relatively flat and constructible areas along the section line easements (Soto Road) and Carney Road right-of-way and future corridor.

Another requirement for private roads is that the applicant submit a documented plan stating the following **(Recommendation #9)**:

- a. What seasons road maintenance will be performed
- b. Contact information for road maintenance
- c. Length of the maintained roads in feet; and
- d. Surface type.

The requirements of MSB 43.20.100(C) Gated subdivisions and private road will be met with alternate legal, constructible access existing to adjoining parcels, construction of interior roads to a minimum of residential standards, emergency service access and road maintenance plan.

MSB 43.20.060(D) states subdivisions shall provide connections to adjoining unsubdivided parcels to improve interconnectivity and/or public safety, unless, it is shown by the applicant to be unnecessary for future development and/or public safety. The surveyor's letter at **Exhibit I** lists existing alternate access to adjoining unsubdivided parcels.

COMMENTS:

Department of Public Works comments:

- Certify or upgrade Pamela Drive to Residential Collector standard from Eldorado to proposed D&S Drive
- Remove existing driveway on Pamela
- Drainage Plan: Place cross culverts outside of curve returns – requires less culvert and reduces likelihood of culvert ends being crushed, only need 2 cross culverts at 4-way intersection, may need drainage easements
- If Lots 1-9, Block 1 are restricted to D&S Drive for access, both roads will only need to be constructed to residential standard
- OSHP shows a future minor collector corridor connecting Carney Road to Tex-Al Drive, for which a 50' wide ROW will need to be acquired along the northern boundary of this parcel. SCM B03 suggests labeling a "Proposed Road Corridor" with a 25' building setback on the final plat. **(Exhibit K)** *Staff notes road construction and drainage is addressed in Recommendation #10 and a 25' setback is shown on the preliminary plat.*

Planning recommends that subdivisions be designed to allow for interconnectivity and accommodations to comply with the Official Streets & Highway Plan (OSHP). The applicant provided a stub road and a 25' setback to E. Carney Road identified in the OSHP. They encourage stub ROW's to undeveloped parcels to the east and west. In addition, this parcel contains wetlands and any development in that area may require a permit for US Army Corps of Engineers. **(Exhibit L)** *Staff notes the surveyor provided a letter addressing alternate access.*

Firecode is concerned that Harman Way is not connected to anything. The other two access points are too close to be considered separate. **(Exhibit M)** *Staff notes proposed Harman Road is to allow for a connection to a future corridor between E. Carney Road and Tex-Al, shown on the OSHP and access to an unsubdivided parcel. The proposed roads onto Pamela Drive meet the required intersection spacing requirements.*

Land & Resource Management has no objection to the proposed subdivision or private roads. They support that Tract A is noted on the plat for utility use with only rights-of-way and easements being dedicated to the Borough. **(Exhibit N)**

MEA & MTA request a 15' wide utility easement along all road rights-of-way as shown on the MEA's attached drawing. **(Exhibit O)** *Staff notes that the borough normally inspects utility installation within subdivisions that have public roads. MSB does not have the ability to inspect when the roads are private. Therefore, the petitioner needs to acquire utility easements and show recording information of easements on the final plat or provide utility company sign-off on the final plat. (Recommendation #11)*

Enstar has no comments or recommendations. **(Exhibit P)**

Public Comments: (Exhibit Q)

Pierre & Crystal Loncle, owners of Lot 1, Block 1 Fishhook Acres, objects to this subdivision. They are concerned about increased traffic and the aquifer and soils not supporting the additional homes.

John Torwick, owner of Lot 18, Block 1, Foxwood, objects to this subdivision. He is concerned about increased traffic, safety, impact on under-maintained Pamela Drive and low lands being filled affecting the high water table.

Gretchen Watson, owner of Lot 2, Block 1, Fishhook Acres, objects to this subdivision. She is concerned about late noticing, 1 pm start time of meeting, land use, cohesiveness of neighborhood, additional homes affecting water wells, increase in tax obligation, spring fed wetland, flooding of culverts and increased traffic.

Sandra Christian of Lot 2, Block 3, Fishhook Acres, Addition #1, has concerns with this subdivision including land use, increased traffic, water table and other property subdividing.

Jeff & Shannon Huber, owner of Parcel A13 on Birch Park Circle, has concerns with this subdivision. Their concerns include, ambiguity in the public information packet, flawed basis with road standard requirement, lack of setbacks, traffic safety, impact of subsurface aquifers and water wells and covenants and restrictions.

John & Amanda Meising of Lot 1, Block 3, Fishhook Acres, Addition #1 have several concerns with this subdivision. Their concerns include flooding on roadway, groundwater runoff, animal displacement, increase in residents, noise, crime, size of lots, effects on aquifers, availability of water for so many wells, septic water accumulation, higher taxes, construction schedule, utility work, cell phone service, on-site water/sewage plant, trash service, mail service, developing during Covid crisis, land use, approval of this subdivision encouraging more subdivisions and privacy. They suggest Townhall meetings between the property owner, developer and residents to encourage discussion of information, opinions and concerns.

No other comments from any borough departments, outside agencies or the public were received at the time of this staff report.

CONCLUSION

The preliminary plat for Stella Ridge is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plat Submittal and Approval*. This plat creates 50 lots and 1 utility tract. Private roads are planned. 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 outside agencies. The public submitted three objections and three concerns.

FINDINGS of FACT:

1. The plat of Stella Ridge is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plat Submittal and Approval*.
2. Lot sizes and block lengths are consistent MSB 43.20.300, *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. As-built information was provided in accordance with MSB 43.15.016 *Preliminary Plat Submittal and Approval*.
6. All access requirements pursuant to MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access* will be met with the construction of interior roads and certification or upgrade of Pamela Drive.
7. This subdivision is creating private roads consistent with MSB 43.20.100(C).
 - Road Construction standard is residential at minimum.
 - Alternate constructible legal access exists to adjoining properties.
 - Proof of access for Emergency Services and a maintenance plan will be submitted
8. MEA & MTA are requesting 15' utility easements adjacent to all rights-of-way as required in the SCM I01.1(2). MSB does not have the ability to inspect utility installation on private roads. Easements need to be acquired from the utility by document and shown on the final plat.
9. OSHP shows a future Carney/Tex-Al Corridor along the northern boundary of the proposed subdivision. The petitioner provided a right-of-way to and 25' setback from, the future corridor.
10. There were no borough department or outside agency objections. Three objections and three concerns were received from the public.

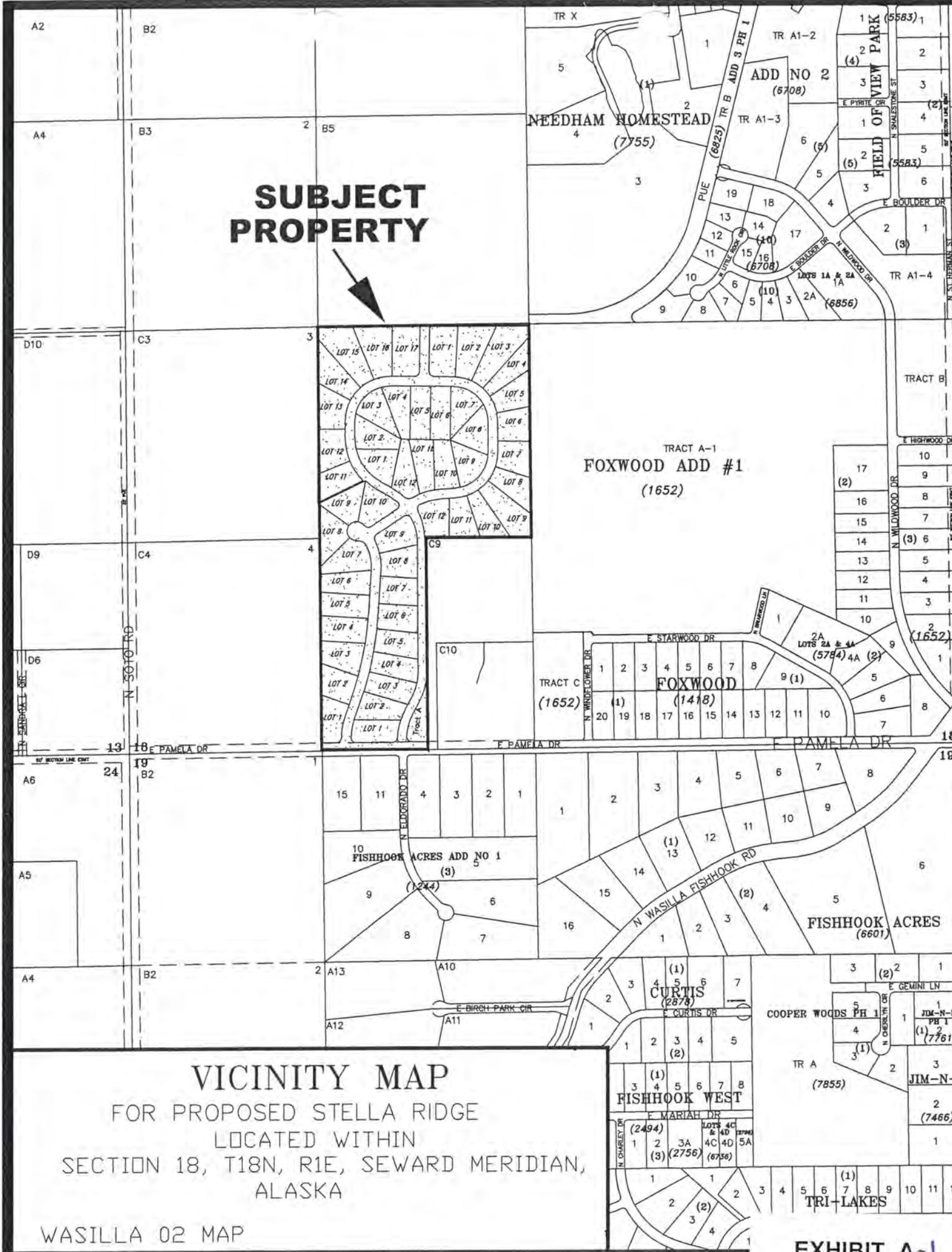
RECOMMENDATIONS for CONDITIONS OF APPROVAL:

***Recommended motion:* "I move to approve the preliminary plat of Stella Ridge, located within Section 18, Township 18 North, Range 1 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. Taxes and special assessments must be paid in full through the year of recording prior to recording the plat, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
5. Label roads as a tract on the final plat.
6. Provide a mechanism for the acceptance of the private roads, which will be recorded immediately following the plat.
7. Provide documentation of the provision to restrict access from Lots 1-9, Block 1 to D&S Drive.
8. Provide proof that EMS has access through the gate(s) to the private roads.
9. Submit a documented plan for road maintenance stating the following at a minimum:
 - a) What seasons road maintenance will be performed;
 - b) Contact information for road maintenance;
 - c) Length of the maintained roads in feet; and
 - d) Surface type.
10. Construct Eastwind Drive and D&S Drive to a minimum of residential standards unless otherwise determined. Upgrade or certify Pamela Drive to Residential Collector standard from Eldorado Drive to D&S Drive:
 - 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. Address DPW's comments on Drainage Plan and submit updated drainage plan if needed.
11. Provide utility easements as requested by MEA & MTA. Acquire easements and show recording information of easements on the final plat or provide sign-off from the utility companies on the final plat.
12. Submit recording fee, payable to DNR (State of Alaska, Department of Natural Resources).
13. Submit final phase plats in full compliance with Title 43.

SUBJECT PROPERTY



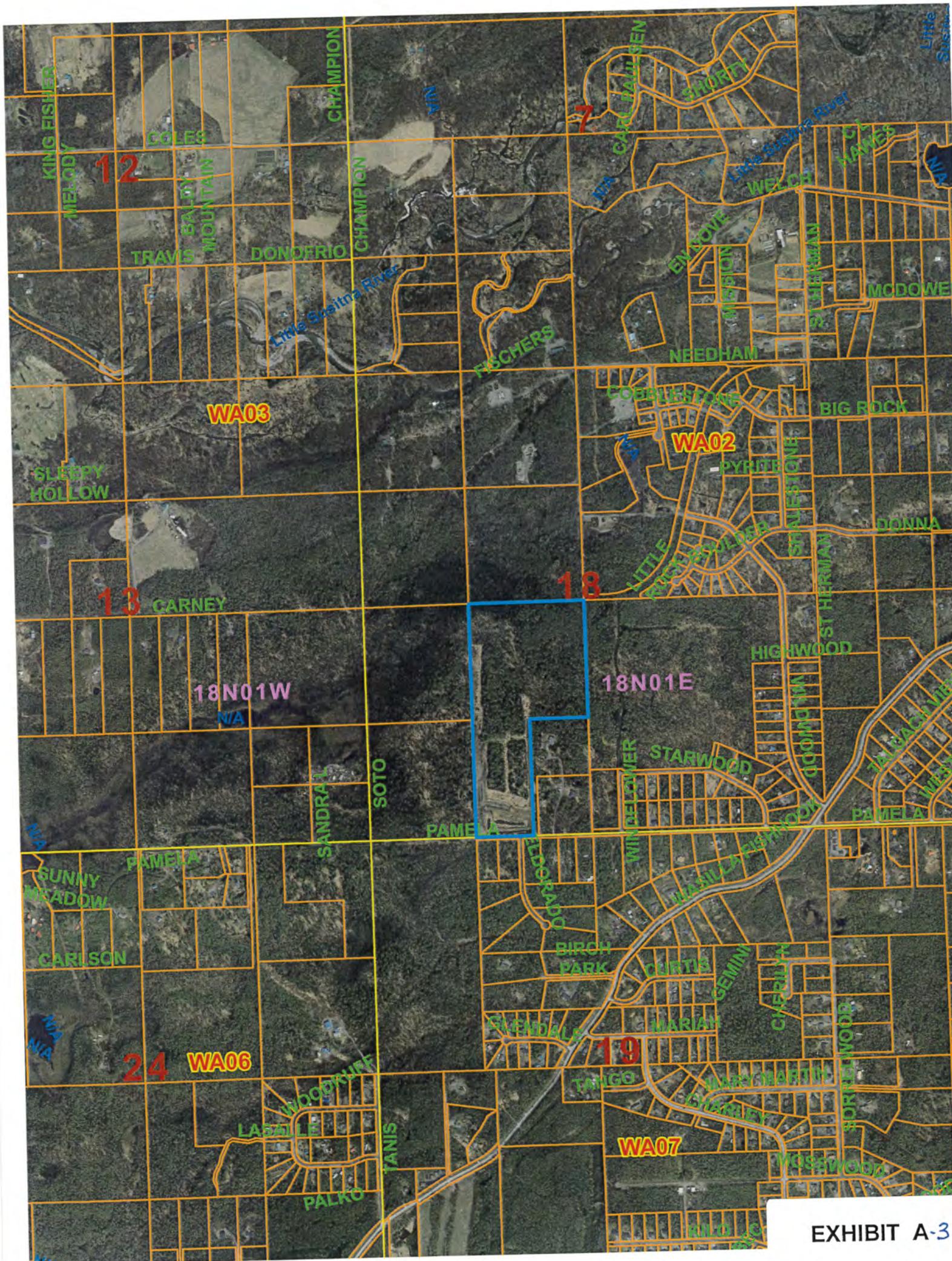
VICINITY MAP

FOR PROPOSED STELLA RIDGE
LOCATED WITHIN
SECTION 18, T18N, R1E, SEWARD MERIDIAN,
ALASKA

WASILLA 02 MAP

EXHIBIT A-1





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...

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: (PLATTING CLERK)

FOXWOOD ADDITION 1 (79-324)

TRACT A-1

TRACT C

LEGEND

- RECOVERED 25" ALUMINUM POST MONUMENT
RECOVERED ALUMINUM CAP ON 3/4" REBAR
RECOVERED PLASTIC CAP ON 3/4" REBAR
RECOVERED 3/4" REBAR
SET PLASTIC CAP ON 3/4"x30" REBAR ON ALL LOT CORNERS, PC'S AND PT'S

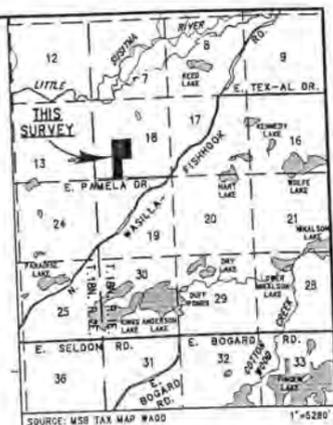


TYPICAL SET 1 1/2" PLASTIC CAP

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, HEREOF HAVE BEEN PAID.

TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH) DATE



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

JERRY M. HARMAN DATE
P.O. BOX 874712
WASILLA, AK 99687-4712

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SHOWN BEFORE ME THIS DAY OF 20

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 UNDER MY DIRECT SUPERVISION...

REGISTERED LAND SURVEYOR

A PLAT OF STELLA RIDGE SUBDIVISION

A SUBDIVISION OF TRACT C
WAIVER RES. 2004-246-PWm (2004-031913-0)
PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN SW 1/4 SEC. 18, T.18N. R.1E. SM, AK
CONTAINING 80.00 ACRES MORE OR LESS

HANSON LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)746-7738

FILE: F820-132 (X) CCH SCALE: 1"=100' 07/16/2011 OF 2



MSB WAIVER #2014-11-PWm (2014-001883-0)

TRACT 1

TRACT 2

TRACT A 0.64 ACRES ±

N. EASTWIND DRIVE

N. D & S DRIVE

PAMELA ST.

N. ELDORADO DR.

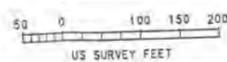
MSB 40 ACRE EXEMPTION (2017-024090-0)

GOV. LOT 2 SEC. 18 T.18N. R.1E. S.M. AK

GOV. LOT 3 SEC. 18 T.18N. R.1E. S.M. AK

GOV. LOT 4 SEC. 18 T.18N. R.1E. S.M. AK

- 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 29, A RECOVERED ALUMINUM CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 38' 47.05" N 149° 20' 43.18" 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. TRACT A IS A UTILITY LOT WITH NO ON-LOT WATER OR SEPTIC SYSTEMS.



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



RECEIVED
 JUL 01 2020
PLATTING

USEABLE AREA CERTIFICATION

PAMELA ACRES, aka STELLA RIDGE

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

INTRODUCTION TO INVESTIGATION

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

INDIVIDUAL LOTS: GEOMETRY

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

EXCEPTIONS:

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

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

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

SOILS INVESTIGATION

EXCAVATIONS

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

HANSON LAND SOLUTIONS
SURVEYING, 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:
(SW) TEST HOLES:

(GP) 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:
- Soil Mottling or Staining Analysis:

TEST HOLES:
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 6/15/20
Simon Gilliland P.E. Date
Professional Engineer





MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

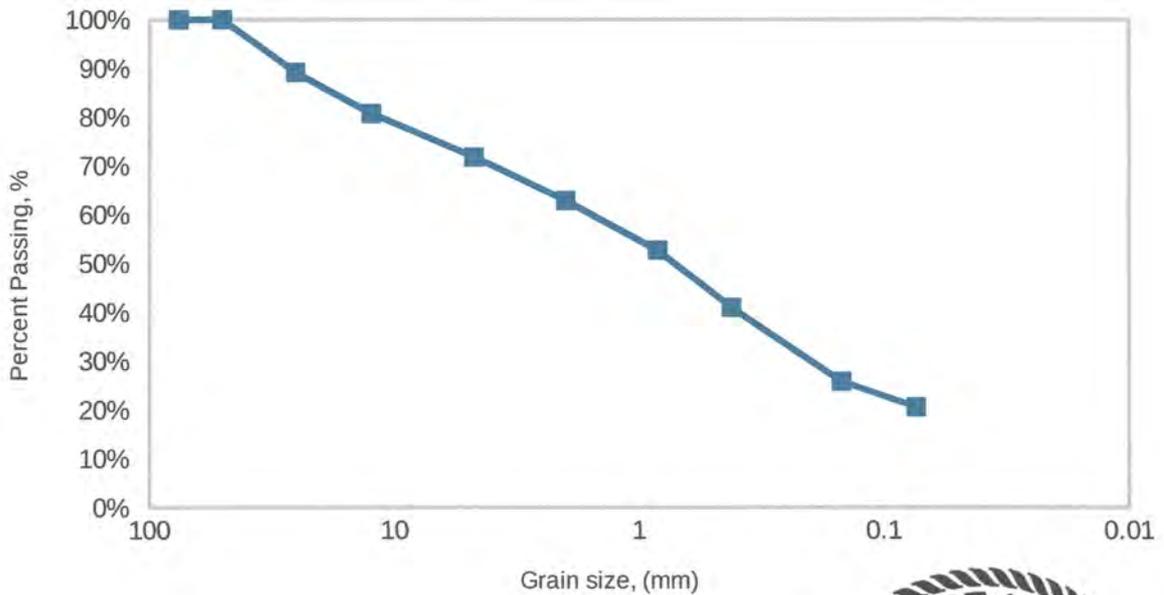
Date Sampled: 05/27/2020
 Date Started: 05/29/2020
 Date Completed: 06/15/2020

TH-	1
Sample depth:	8 ft

Project #: 20-132

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH-1	100%	100%	89%	81%	72%	63%	53%	41%	26%	20.6%

Mechanical Analysis



Soil Classification: **SM**

PI= 0 Non-plastic

Simon Gilliland 6/15/20
 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:	TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING	TEST HOLE NO.	Date: 05/27/20
Insp. By:	SIMON GILLILAND	2	Job # 20-132

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																			
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached																																																																																			
2ft	SM	SILTY SANDS, SAND-SILT MIXTURES																																																																																				
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MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

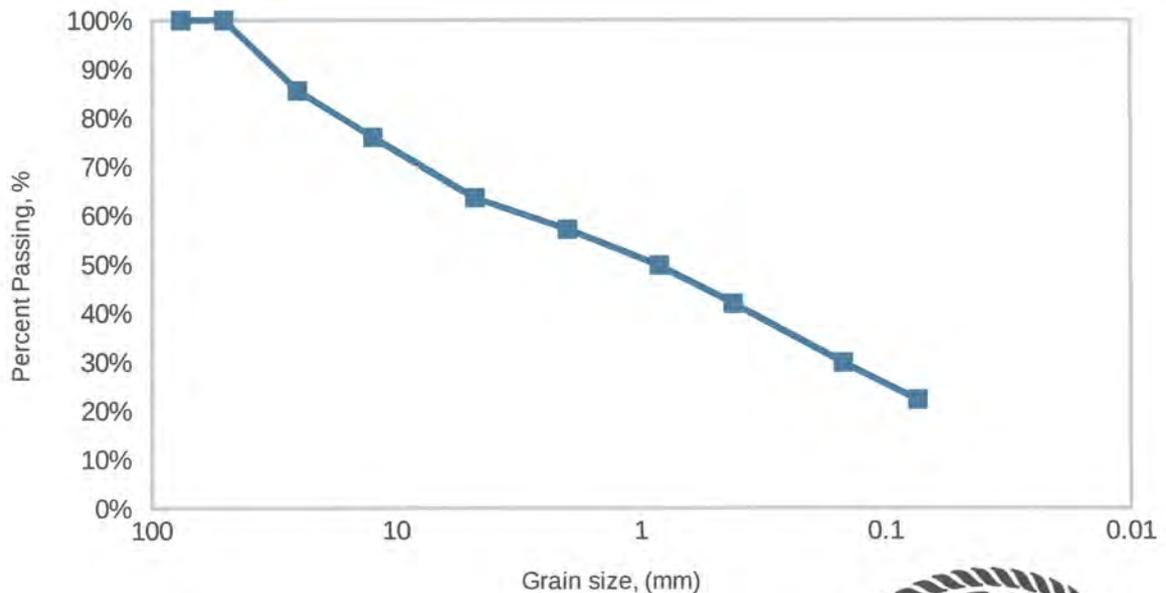
Date Sampled: 05/27/2020
 Date Started: 05/29/2020
 Date Completed: 06/15/2020

TH-	2
Sample depth: 8 ft	

Project #: 20-132

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH- 2	100%	100%	86%	76%	64%	57%	50%	42%	30%	22.1%

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic

Simon Gilliland 6/15/20
 Simon Gilliland P.E. Date
 Professional Engineer





MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

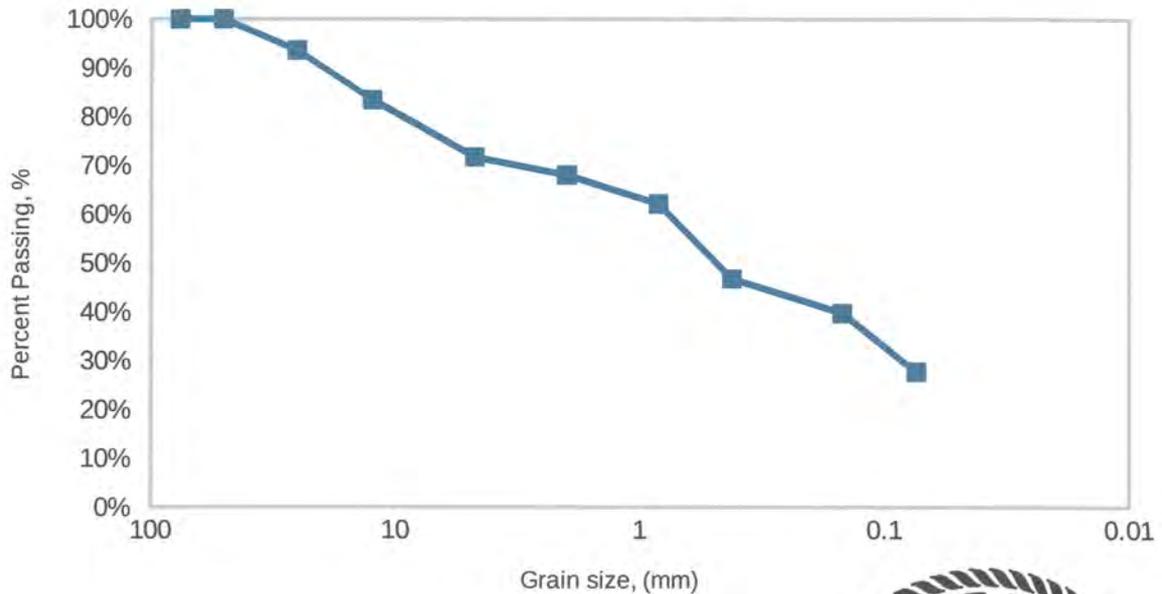
Date Sampled: 05/27/2020
 Date Started: 05/29/2020
 Date Completed: 06/15/2020

TH-	3
Sample depth:	10 ft

Project #: 20-132

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH- 3	100%	100%	94%	83%	72%	68%	62%	47%	40%	27.7%

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic

Simon Gilliland 6/15/20
 Simon Gilliland P.E. Date
 Professional Engineer





MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

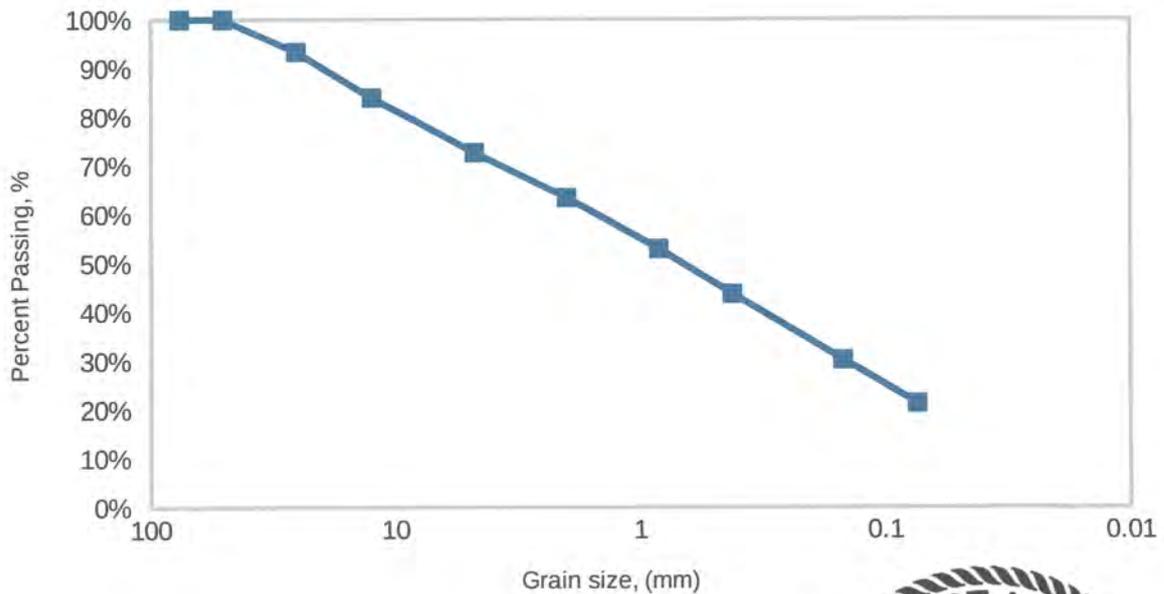
Date Sampled: 05/27/2020
 Date Started: 05/29/2020
 Date Completed: 06/15/2020

TH-	4
Sample depth:	8 ft

Project #: 20-132

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH- 4	100%	100%	93%	84%	73%	63%	53%	44%	30%	21.2%

Mechanical Analysis



Soil Classification: **SM**

PI= 0 Non-plastic

Simon Gilliland 6/15/20
 Simon Gilliland P.E. Date
 Professional Engineer





MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

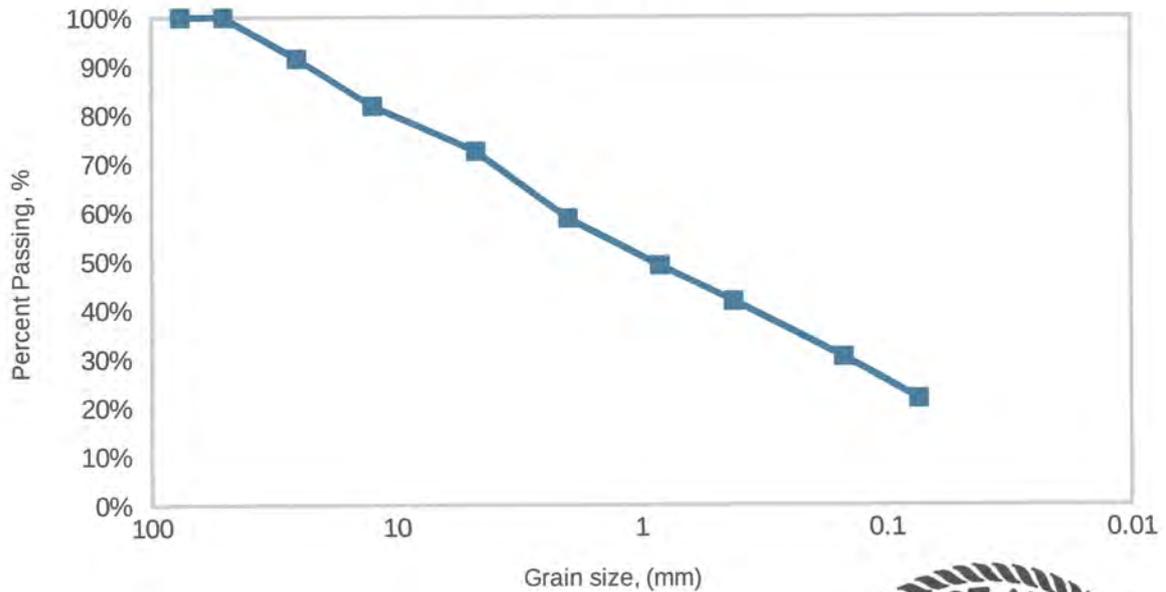
Date Sampled: 05/27/2020
 Date Started: 06/01/2020
 Date Completed: 06/15/2020

TH-	5
Sample depth:	8 ft

Project #: 20-132

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH-5	100%	100%	91%	82%	72%	59%	49%	42%	30%	21.7%

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic

Simon Gilliland
 Simon Gilliland P.E.
 Professional Engineer
 6/15/20
 Date





MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

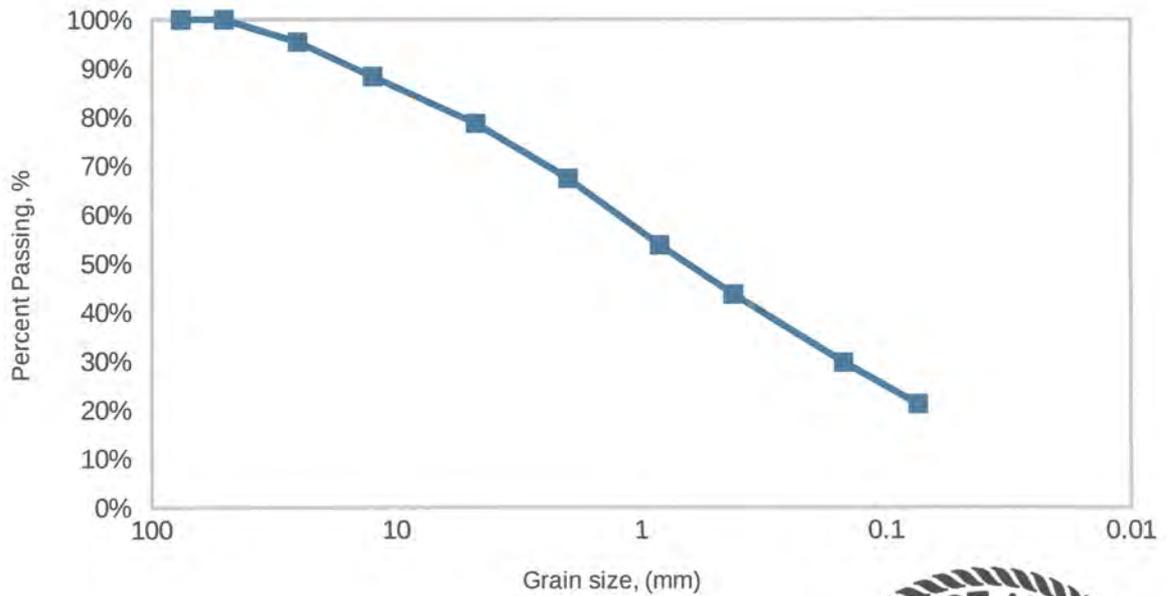
Date Sampled: 05/27/2020
 Date Started: 06/01/2020
 Date Completed: 06/15/2020

TH-	6
Sample depth:	8 ft

Project #: 20-132

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH- 6	100%	100%	95%	88%	79%	67%	54%	44%	30%	21.1%

Mechanical Analysis



Soil Classification: SM

PI= 0

Non-plastic

Simon Gilliland
 Simon Gilliland P.E.
 Professional Engineer

6/15/20
 Date



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING	TEST HOLE NO.	Date: 05/27/20
Insp. By:	SIMON GILLILAND	7	Job # 20-132

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																							
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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



MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

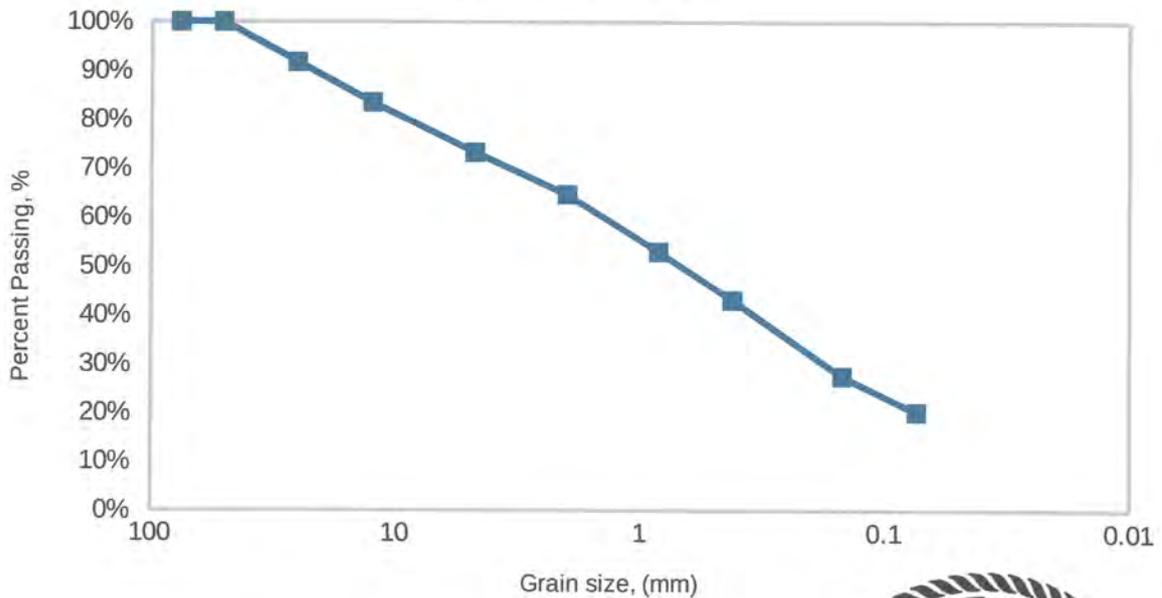
Date Sampled: 05/27/2020
 Date Started: 06/01/2020
 Date Completed: 06/15/2020

Mechanical Analysis
TH- 7
 Sample depth: 8 ft

Project #: 20-132

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH- 7	100%	100%	92%	83%	73%	65%	53%	43%	27%	20.1%

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic

Simon Gilliland
 Simon Gilliland P.E.
 Professional Engineer

Date



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING	TEST HOLE NO.	Date:	05/27/20
Insp. By:	SIMON GILLILAND	8	Job #	20-132

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										
4ft	SM	SILTY SANDS, SAND-SILT MIXTURES	PERCOLATION TEST							
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop		
6ft			1							
7ft			2							
8ft			3							
9ft			4							
10ft			5							
11ft			6							
12ft			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



MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

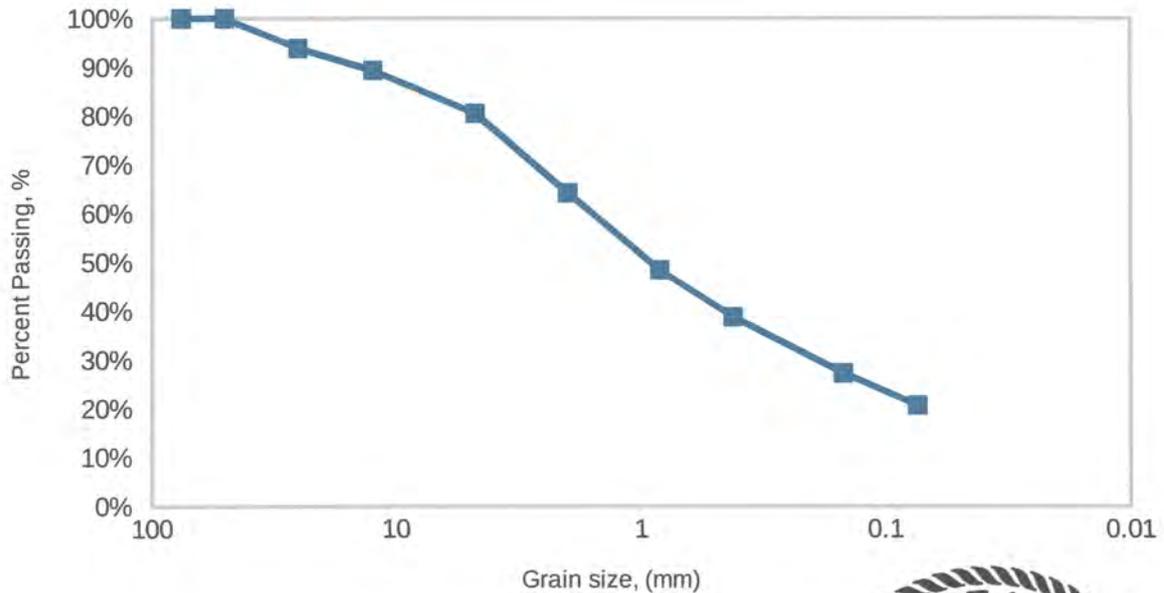
Date Sampled: 05/27/2020
 Date Started: 06/01/2020
 Date Completed: 06/15/2020

TH-	8
Sample depth:	8 ft

Project #: 20-132

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH-8	100%	100%	94%	89%	81%	64%	48%	39%	27%	20.7%

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic

Simon Gilliland
 Simon Gilliland P.E.
 Professional Engineer

6/15/20
 Date



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING	TEST HOLE NO.	Date: 05/27/20
Insp. By:	SIMON GILLILAND	9	Job # 20-132

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	SM	SILTY SANDS, SAND-SILT MIXTURES	PERCOLATION TEST					
4ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
5ft			1					
6ft			2					
7ft			3					
8ft			4					
9ft			5					
10ft			6					
11ft			7					
12ft			8					
13ft	9							
14ft	10							
15ft	11							
16ft	12							
17ft								
18ft								
19ft								
20ft								

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



COMMENTS:

WATER LEVEL MONITORING	
Date	WATER LEVEL

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?



MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

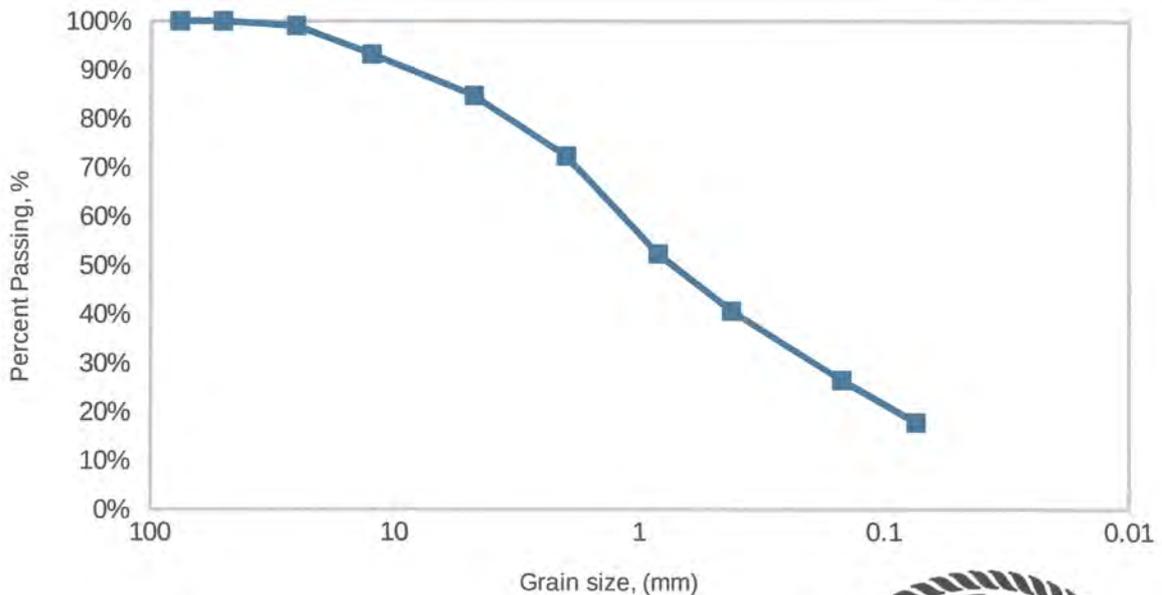
Date Sampled: 05/27/2020
 Date Started: 06/01/2020
 Date Completed: 06/15/2020

TH-	9
Sample depth:	8 ft

Project #: 20-132

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH- 9	100%	100%	99%	93%	85%	72%	52%	41%	26%	17.8%

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic

Simon Gilliland
 Simon Gilliland P.E.
 Professional Engineer

6/15/20
 Date



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING	TEST HOLE NO.	Date:	05/27/20
Insp. By:	SIMON GILLILAND	10	Job #	20-132

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1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached																	
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3ft	SM	SILTY SANDS, SAND-SILT MIXTURES	PERCOLATION TEST																	
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Depth																				
12ft	Total Depth of Test Hole																			
None	Depths where Seeps encountered																			
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COMMENTS:																				
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Date	WATER LEVEL																			



MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

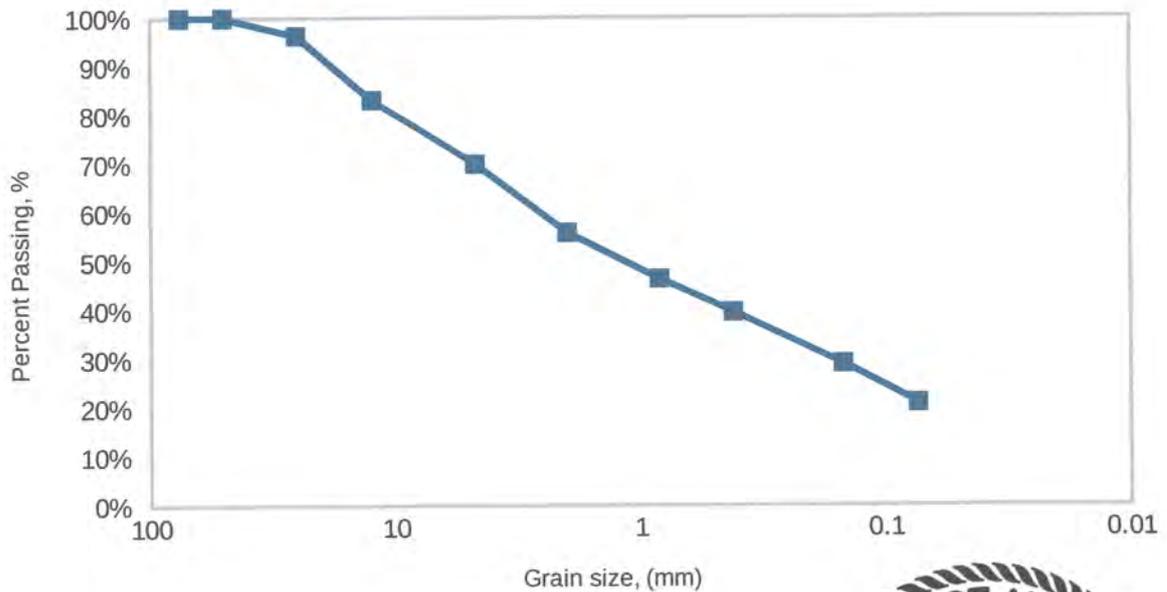
Date Sampled: 05/27/2020
 Date Started: 06/01/2020
 Date Completed: 06/15/2020

TH-	10
Sample depth:	8 ft

Project #: 20-132

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH- 10	100%	100%	96%	83%	70%	56%	46%	40%	29%	20.9%

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic

Simon Gilliland 6/15/20
 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:	TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING	TEST HOLE NO.	Date: 05/27/20
Insp. By:	SIMON GILLILAND	11	Job # 20-132

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
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1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft	SM	SILTY SANDS, SAND-SILT MIXTURES	PERCOLATION TEST					
4ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
5ft			1					
6ft			2					
7ft			3					
8ft			4					
9ft			5					
10ft			6					
11ft			7					
12ft			8					
13ft			9					
14ft			10					
15ft	11							
16ft	12							
17ft								
18ft								
19ft								
20ft								

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



COMMENTS:

WATER LEVEL MONITORING	
Date	WATER LEVEL

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?



MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

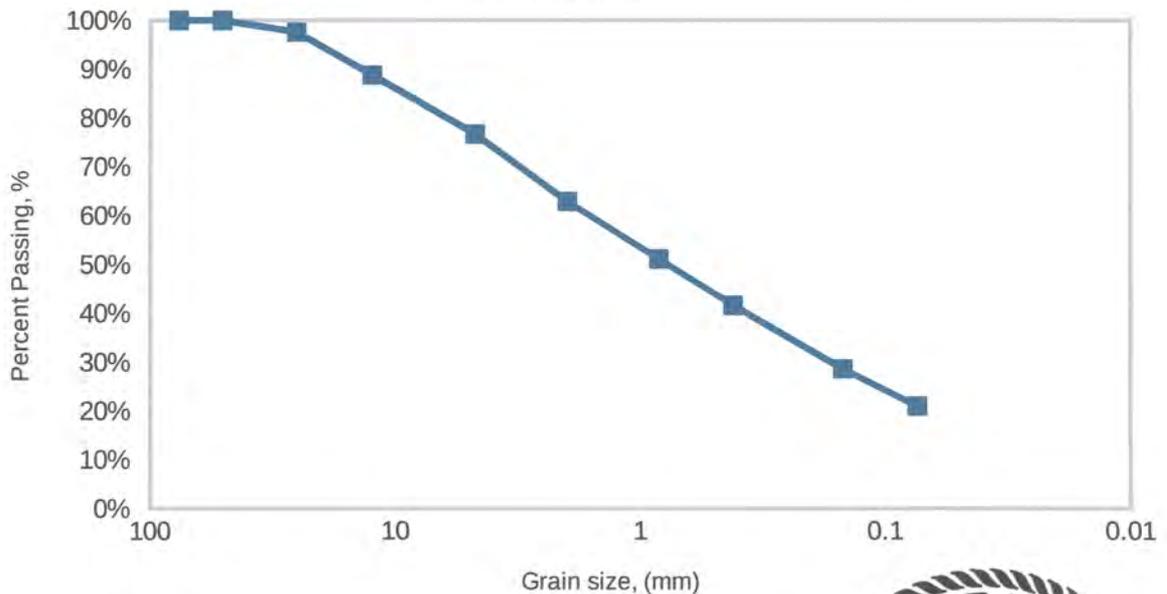
Date Sampled: 05/27/2020
 Date Started: 06/01/2020
 Date Completed: 06/15/2020

TH-	11
Sample depth:	8 ft

Project #: 20-132

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH- 11	100%	100%	98%	89%	77%	63%	51%	42%	28%	20.9%

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic

Simon Gilliland 6/15/20
 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:	TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING	TEST HOLE NO.	Date:	05/27/20
Insp. By:	SIMON GILLILAND	12	Job #	20-132

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																									
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MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

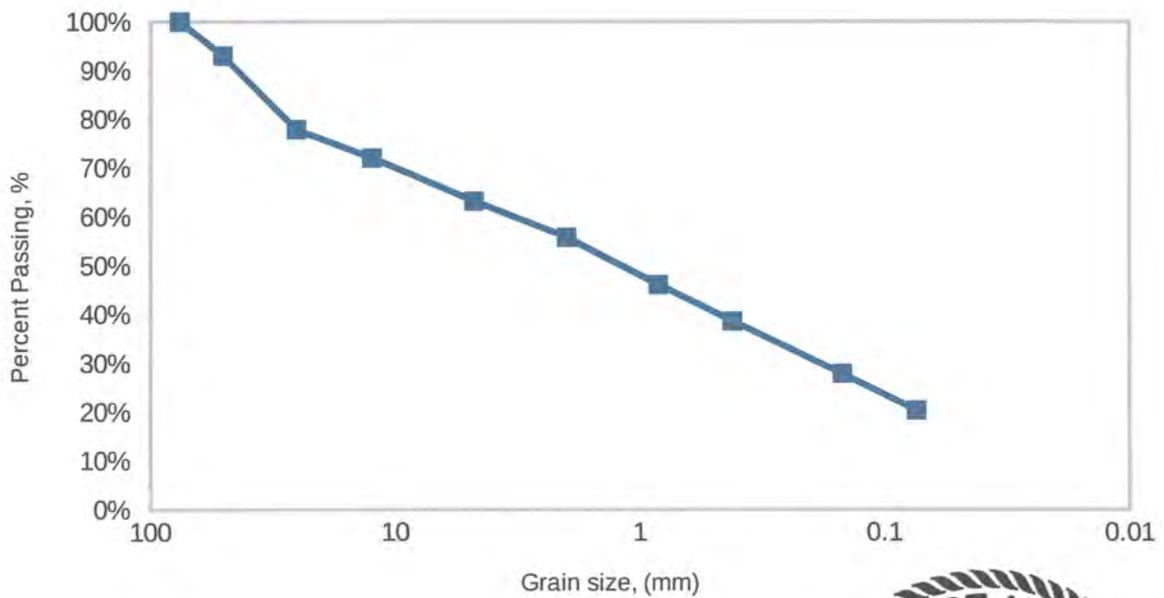
Date Sampled: 05/27/2020
 Date Started: 06/01/2020
 Date Completed: 06/15/2020

TH-	12
Sample depth:	8 ft

Project #: 20-132

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH- 12	100%	93%	78%	72%	63%	56%	46%	39%	28%	20.3%

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic

Simon Gilliland

Simon Gilliland P.E.
 Professional Engineer

6/15/20
 Date



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING	TEST HOLE NO.	Date: 05/28/20
Insp. By:	SIMON GILLILAND	13	Job # 20-132

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft	SM	SILTY SANDS, SAND-SILT MIXTURES	PERCOLATION TEST					
4ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
5ft			1					
6ft			2					
7ft			3					
8ft			4					
9ft			5					
10ft			6					
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16ft	12							
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18ft								
19ft								
20ft								
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?			Perc. Hole Diam. (in.): Test Run Between: ft and ft Deep					
								
			COMMENTS:					
			WATER LEVEL MONITORING Date WATER LEVEL					



MECHANICAL GRAIN SIZE ANALYSIS REPORT

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TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

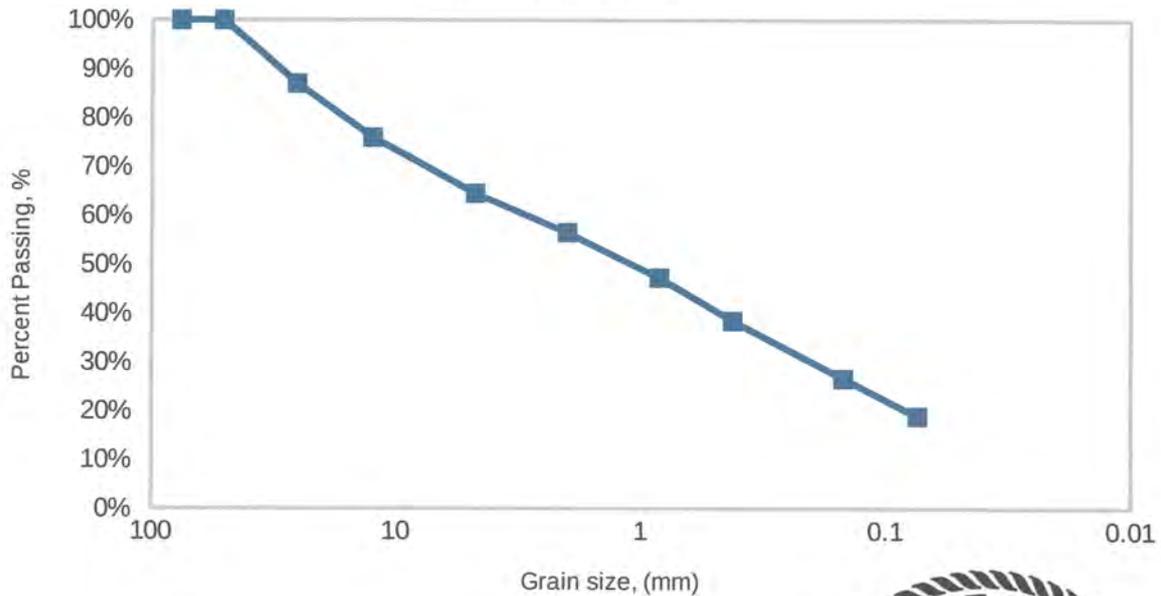
Date Sampled: 05/28/2020
 Date Started: 06/02/2020
 Date Completed: 06/15/2020

TH-	13
Sample depth:	8 ft

Project #: 20-132

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH- 13	100%	100%	87%	76%	64%	56%	47%	38%	27%	18.9%

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic

Simon Gilliland 6/15/20
 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:	TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING	TEST HOLE NO.	Date:	05/28/20
Insp. By:	SIMON GILLILAND	14	Job #	20-132

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP							
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached							
2ft	SM	SILTY SANDS, SAND-SILT MIXTURES								
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	12ft	Total Depth of Test Hole					Date	WATER LEVEL		
	None	Depths where Seeps encountered								
	None	Depths where Ground Water encountered								
	None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered								
	No	Monitor Tube Installed?								



MECHANICAL GRAIN SIZE ANALYSIS REPORT

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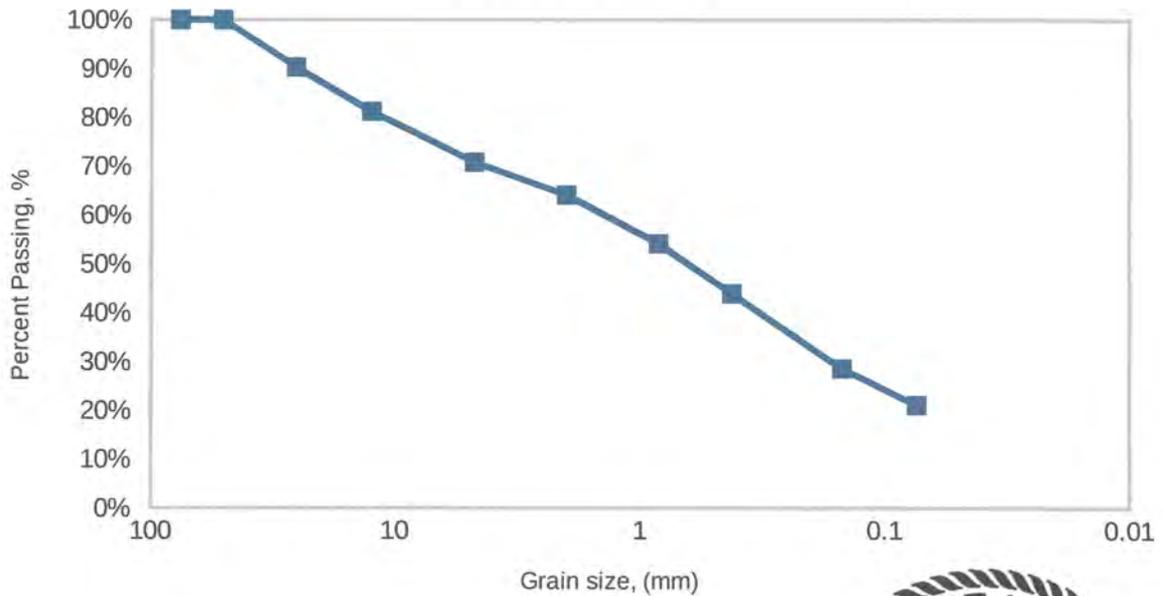
Date Sampled: 05/28/2020
 Date Started: 06/02/2020
 Date Completed: 06/15/2020

TH- 14
 Sample depth: 8 ft

Project #: 20-132

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH- 14	100%	100%	90%	81%	71%	64%	54%	44%	29%	21.0%

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic

Simon Gilliland 6/15/20
 Simon Gilliland P.E. Date
 Professional Engineer



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG				
Parcel:	TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING	TEST HOLE NO.	Date:	05/28/20
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PAMELA ACRES

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TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

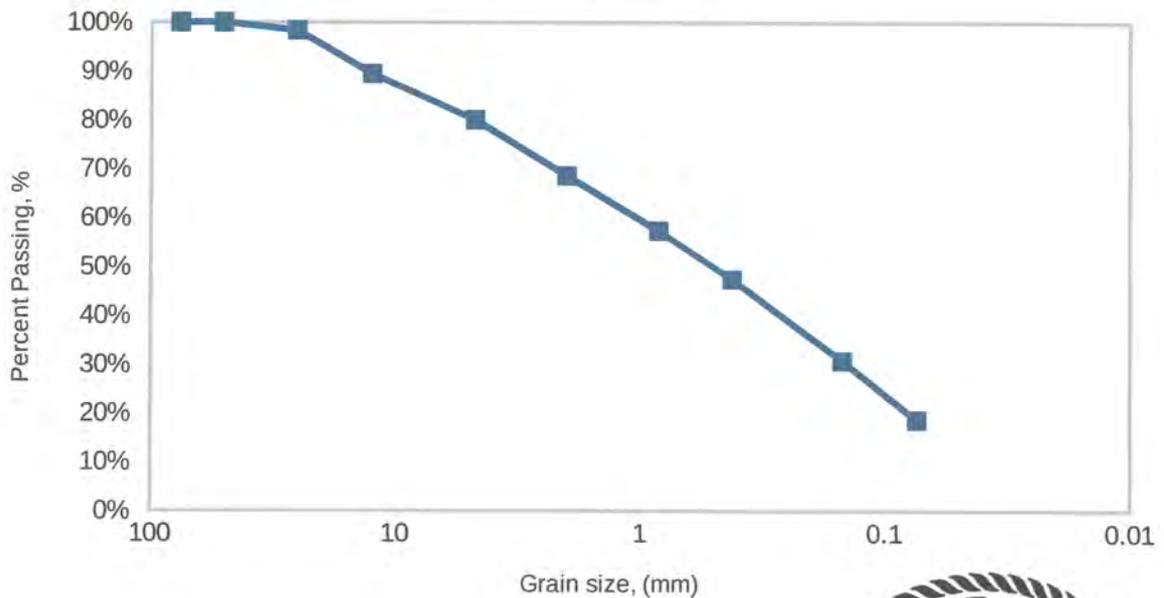
Date Sampled: 05/28/2020
 Date Started: 06/02/2020
 Date Completed: 06/15/2020

TH-	15
Sample depth:	8 ft

Project #: 20-132

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH- 15	100%	100%	98%	89%	80%	69%	57%	47%	31%	18.6%

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic

Simon Gilliland
 Simon Gilliland P.E.
 Professional Engineer
 Date: 6/15/20



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

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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



MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

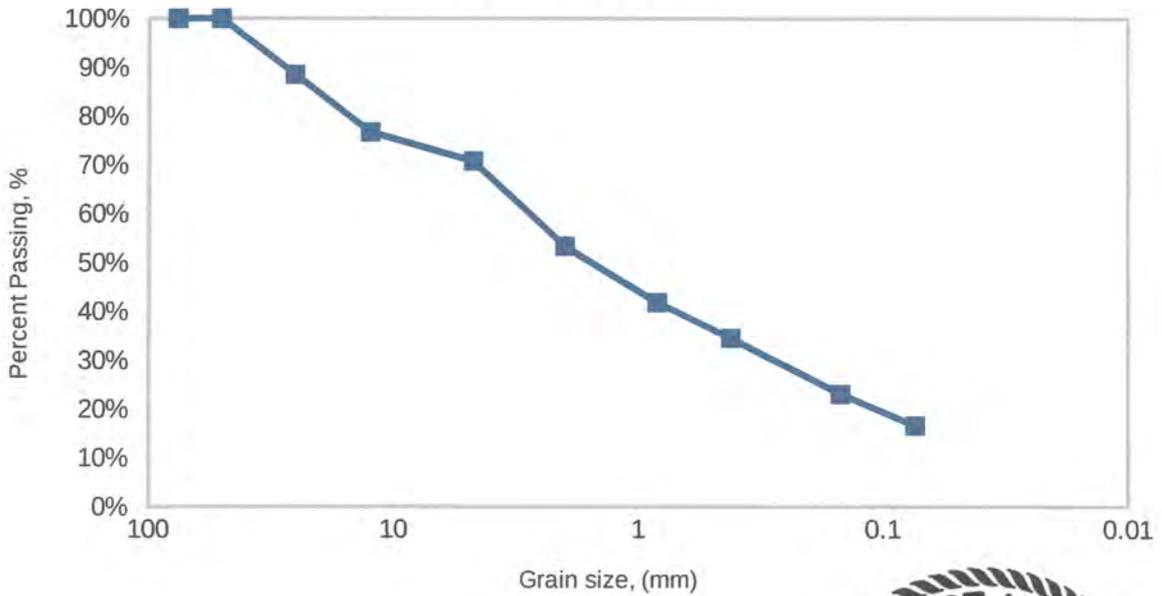
Date Sampled: 05/28/2020
 Date Started: 06/04/2020
 Date Completed: 06/15/2020

TH- 16
 Sample depth: 8 ft

Project #: 20-132

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH- 16	100%	100%	88%	77%	71%	53%	42%	34%	23%	16.6%

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic

Simon Gilliland
 Simon Gilliland P.E.
 Professional Engineer
 6/15/20
 Date



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG				
Parcel:	TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING	TEST HOLE NO.	Date:	05/28/20
Insp. By:	SIMON GILLILAND	17	Job #	20-132

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft	SM	SILTY SANDS, SAND-SILT MIXTURES	PERCOLATION TEST					
4ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
5ft			1					
6ft			2					
7ft			3					
8ft			4					
9ft			5					
10ft			6					
11ft			7					
12ft			8					
13ft			9					
14ft			10					
15ft	11							
16ft	12							
17ft								
18ft								
19ft								
20ft								
			Perc. Hole Diam. (in.):					
			Test Run Between:					
			ft	and	ft	Deep		
								
			COMMENTS:					

Depth	
12.5	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



MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

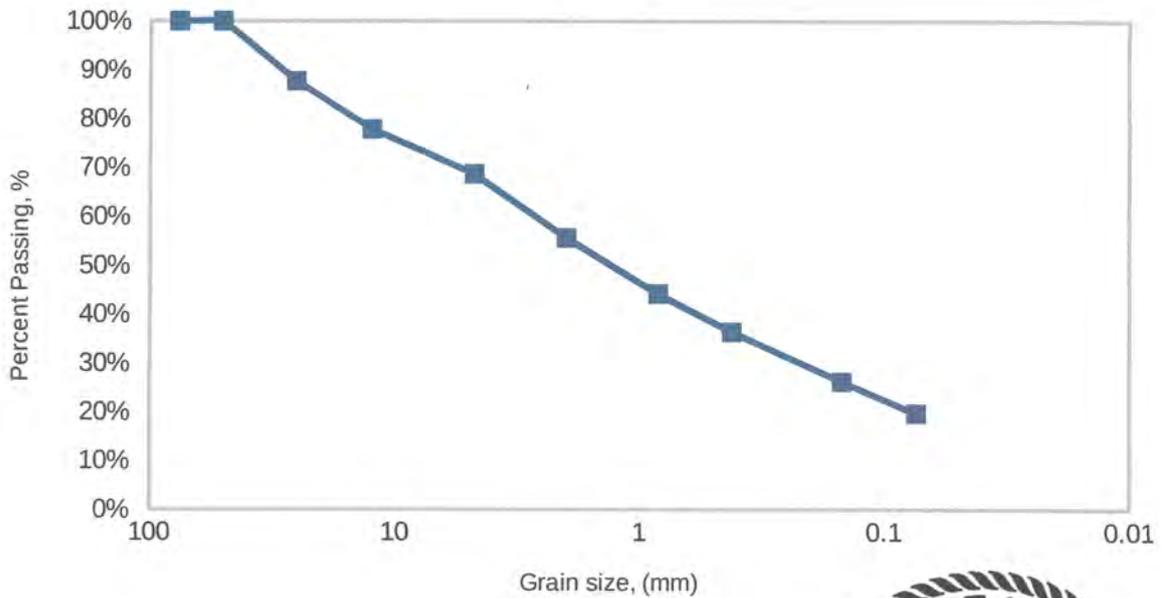
Date Sampled: 05/28/2020
 Date Started: 06/04/2020
 Date Completed: 06/15/2020

TH- 17
 Sample depth: 8 ft

Project #: 20-132

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH- 17	100%	100%	88%	78%	69%	56%	44%	36%	26%	19.6%

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic

Simon Gilliland
 Simon Gilliland P.E.
 Professional Engineer

6/15/20
 Date



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG					
Parcel:	TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING		TEST HOLE NO.	Date:	05/28/20
Insp. By:	SIMON GILLILAND		18	Job #	20-132

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																									
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached																																																																																									
2ft																																																																																												
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4ft																																																																																												
5ft																																																																																												
6ft																																																																																												
7ft	SM	SILTY SANDS, SAND-SILT MIXTURES																																																																																										
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PERCOLATION TEST																																																																																												
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop																																																																																							
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14ft			Perc. Hole Diam. (in.): Test Run Between: ft and ft Deep																																																																																									
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18ft																																																																																												
19ft																																																																																												
20ft																																																																																												
									COMMENTS: 1.5 – 7 ft, SM soils brown 7 – 12 ft, SM soils grey																																																																																			
Depth									<table border="1"> <thead> <tr> <th colspan="2">WATER LEVEL MONITORING</th> </tr> <tr> <th>Date</th> <th>WATER LEVEL</th> </tr> </thead> <tbody> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> </tbody> </table>						WATER LEVEL MONITORING		Date	WATER LEVEL																																																																										
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MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

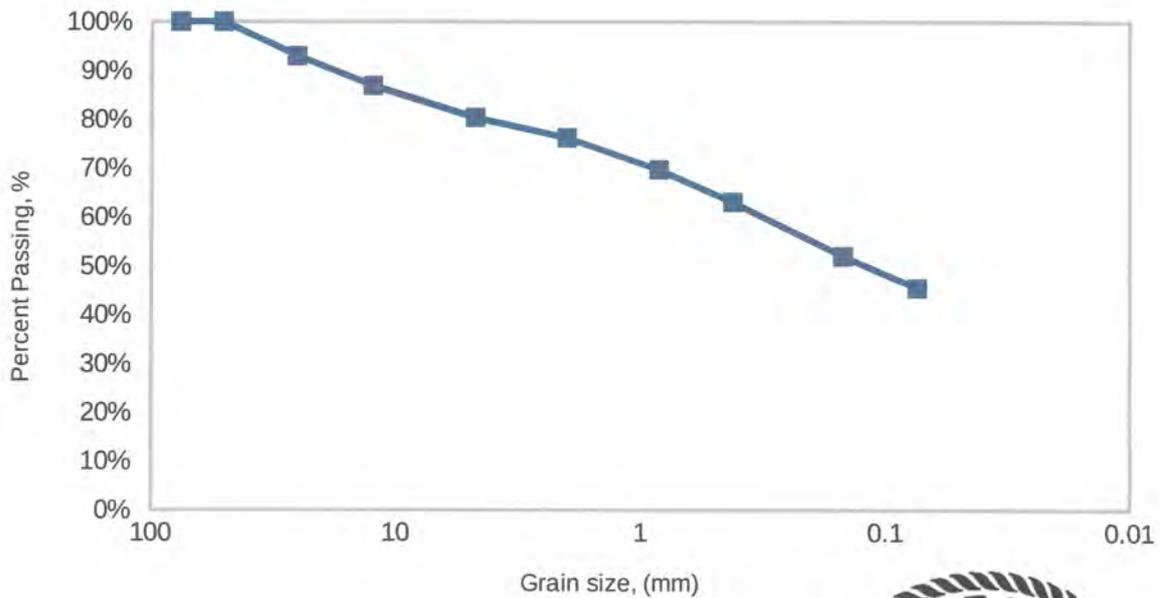
Date Sampled: 05/28/2020
 Date Started: 06/04/2020
 Date Completed: 06/15/2020

TH-	18
Sample depth:	8 ft

Project #: 20-132

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH- 18	100%	100%	93%	87%	80%	76%	70%	63%	52%	45.5%

Mechanical Analysis



Soil Classification: SM

PI= 3	LL= 20	PL= 17
-------	--------	--------

Simon Gilliland
 Simon Gilliland P.E.
 Professional Engineer

6/15/20
 Date

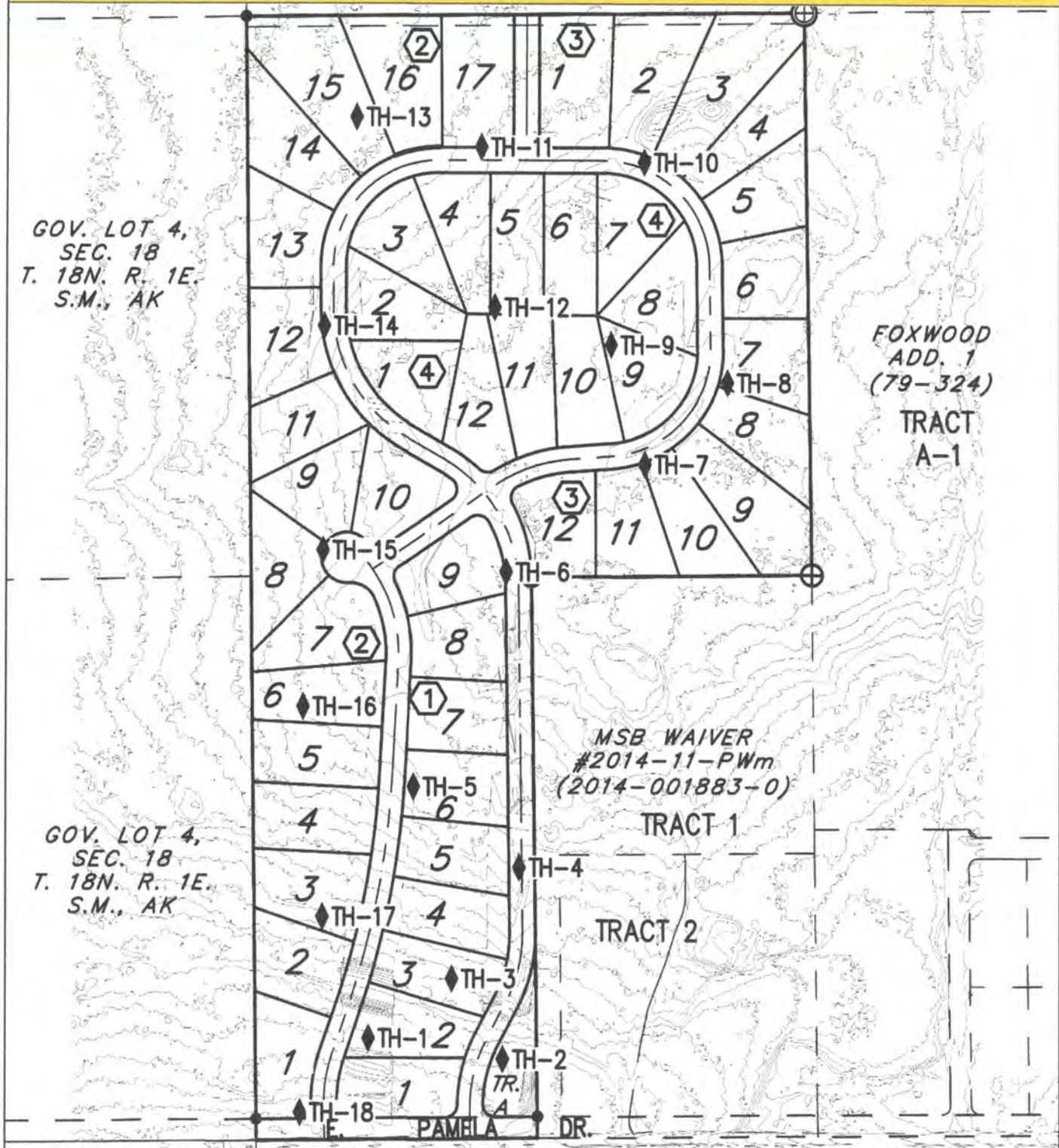


HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

STELLA RIDGE SUBDIVISION

FILE: 20-132

DRAWN: SDN

06/30/20

EXHIBIT A

Page 1 of 1



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



NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE DATUM 1983 U.S. NATIONAL METER SYSTEM (NAD 83) PROJECT OF 2016/2017.
2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2000.0)

JUL 0 1 2020
PLATTING

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
06-30-20

REFERENCE NUMBER:
V-2.0
SHEET 1 OF 3

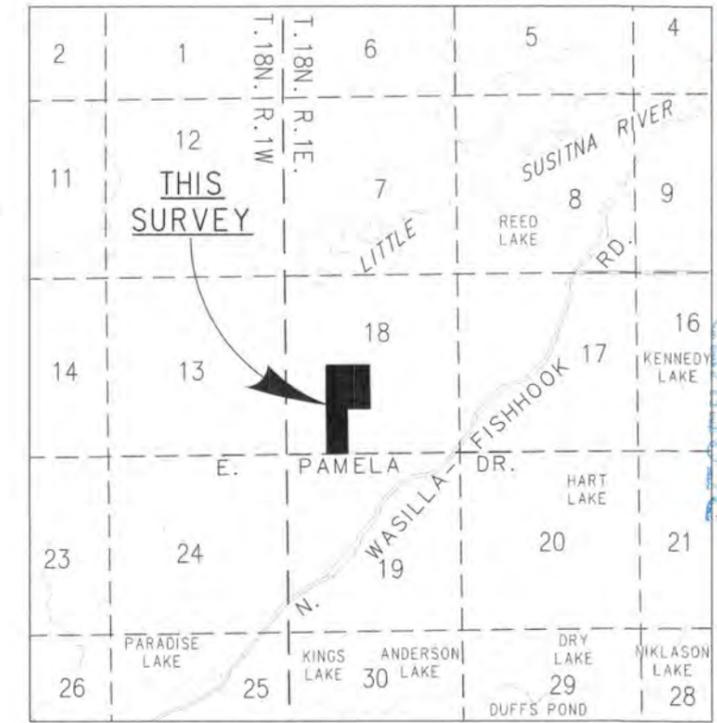
EXHIBIT D-1



PLAN SET STELLA RIDGE

SHEETS

1. G-1.0 COVER SHEET
2. D-1.0 SITE PLAN DESIGN - DRAINAGE PLAN
3. C-1.0 TYPICAL SECTIONS
- 4-17. C-2.0 - C-2.13 PLAN AND PROFILE



RECEIVED
JUL 0 1 2020
PLATTING

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 3/8" REBAR
- ⊕ MEASURED DATA
- ① BLOCK
- GRAVEL ROAD/DRIVEWAY
- CULVERT
- ⊕ INFILTRATOR
- ⊕ PEDESTAL, TELEPHONE
- ⊕ ANCHOR GUY
- ⊕ UTILITY POLE
- ⊕ SIGN, PUBLIC
- OVERHEAD ELECTRIC

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

MSB WAIVER
#2014-11-PWm
(2014-001883-0)

FIELD OF VIEW
TRACT B PHASE 1 (2008-71)
FOXWOOD
ADDITION 1
(79-324)

MSB 40 ACRE
EXEMPTION
(2017-024090-0)

GOV. LOT 2
SEC. 18
T.18N. R.1E.
S.M. AK

GOV. LOT 3
SEC. 18
T.18N. R.1E.
S.M. AK

GOV. LOT 4
SEC. 18
T.18N. R.1E.
S.M. AK

GOV. LOT 1
SEC. 19 T.18N.
R.1E. S.M. AK



50' SECTION
LINE EASEMENT

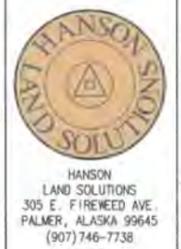
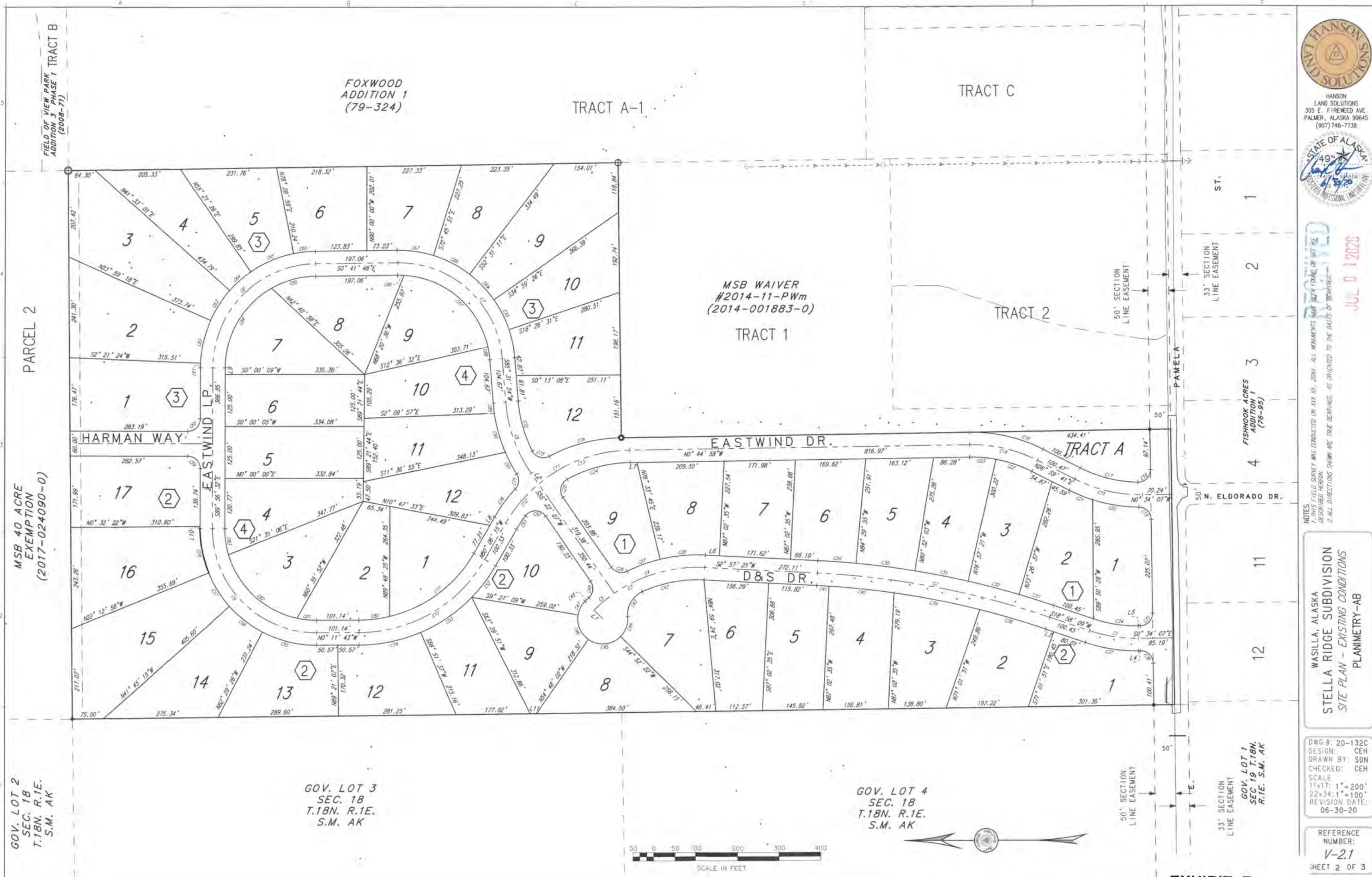
33' SECTION
LINE EASEMENT

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
PROJECT OVERVIEW

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
06-30-20

REFERENCE
NUMBER:
G-1.0
SHEET 1 OF 17

EXHIBIT D-2



NOTES
 1. THIS FIELD SURVEY WAS CONDUCTED IN ACC. TO 08A, 2004. ALL MONUMENTS HAVE BEEN FOUND OR NOT AS DESCRIBED HEREON.
 2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF DEPARTING.

WASILLA, ALASKA
 STELLA RIDGE SUBDIVISION
 SITE PLAN - EXISTING CONDITIONS
 PLANIMETRY-AB

DWG.#: 20-132C
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE
 11x17: 1"=200'
 22x34: 1"=100'
 REVISION DATE:
 06-30-20

REFERENCE NUMBER:
 V-21
 SHEET 2 OF 3

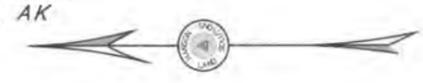


EXHIBIT E

GOV. LOT 2
SEC. 18
T.18N. R.1E.
S.M. AK

MSB 40 ACRE
EXEMPTION
(2017-024090-0)

TRACT B FIELD OF VIEW
PARK ADDITION 3
PHASE 1 (2008-71)



GOV. LOT 3
SEC. 18
T.18N. R.1E.
S.M. AK

GOV. LOT 4
SEC. 18
T.18N. R.1E.
S.M. AK

GOV. LOT 1
SEC 19 T.18N.
R.1E. S.M. AK

MSB WAIVER
#2014-11-PWm
(2014-001883-0)

FOXWOOD
ADDITION 1
(79-324)



EXHIBIT F

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

- NOTES
1. THE 2" CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANAGA SYSTEM THROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
 2. THE HORIZONTAL DATUM IS NAD83 (COORS96 EPOCH 2003.0)
 3. THE VERTICAL DATUM IS NAVD88 (GEO1009)

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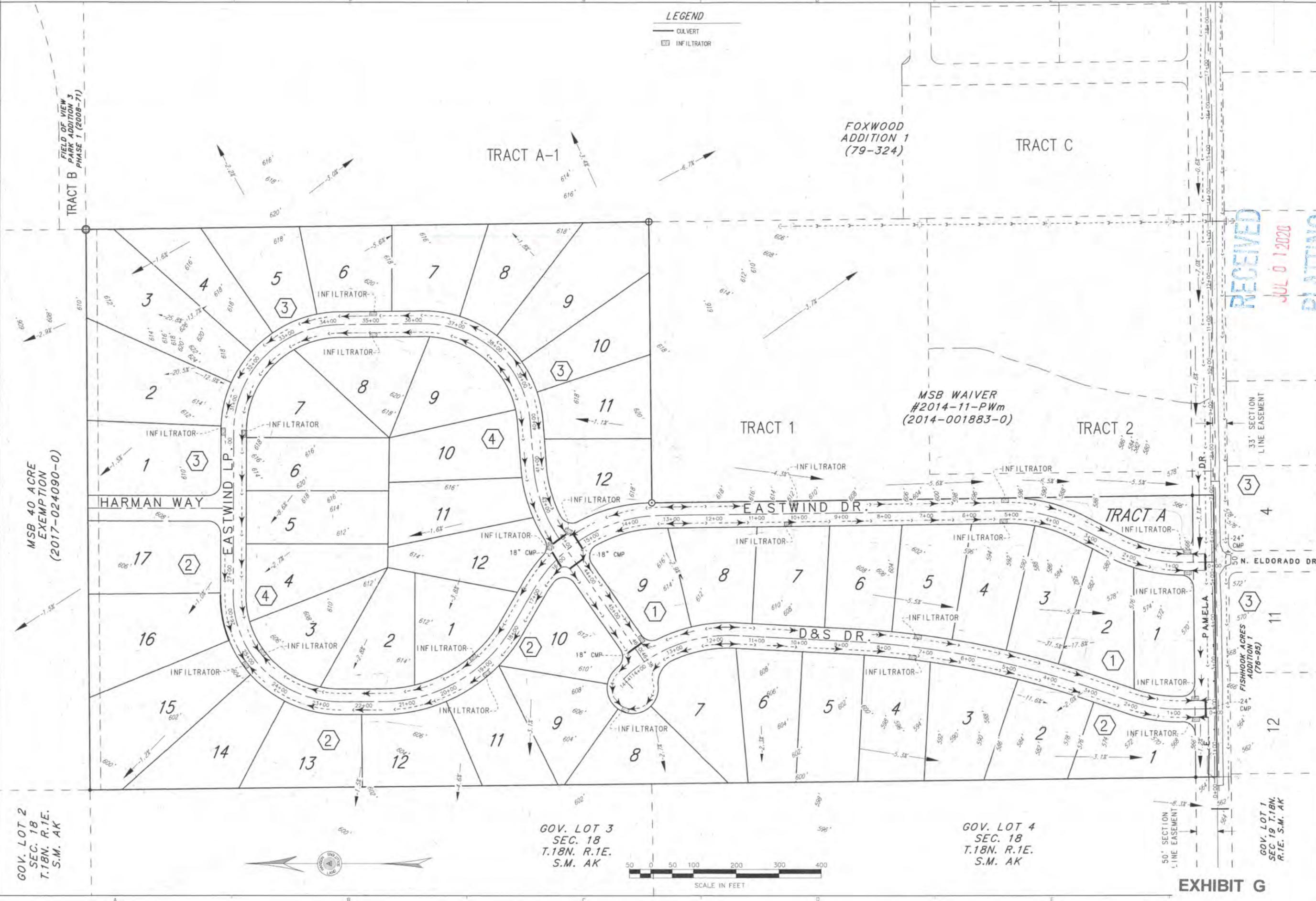


HANSON
LAND SOLUTIONS
305 E. FIREWED AVE.
PALMER, ALASKA 99645
(907) 746-7758





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



LEGEND
— CULVERT
☐ INFILTRATOR

RECEIVED
JUL 01 2020
PLATTING

NOTES:
1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 2' INTERVAL AND PRESENT THE DESIRED TOP OF THE SURFACE (24" W5) AND THE DITCH BACKSLOPES.
2. THE 2' BACKGROUND, ORIGINAL GROUND CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANASKA SUBSISTEM BOROUGH/LIBRARY/MAINTENANCE PROJECT OF 2017/2012.
3. PROJECT HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH GPS POST-PROCESSED POSITIONING CONSTRAINED WITH AN OPUS SOLUTION OF A GPS STATIC OCCUPATION.
4. THE HORIZONTAL DATUM IS NAD83(EPOCH 2010).

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
SITE PLAN - DESIGN
GRADING-DRAINAGE PLAN

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
07-01-20

REFERENCE NUMBER:
D-1.0
SHEET 2 OF 17

MSB 40 ACRE EXEMPTION (2017-024090-0)

FOXWOOD ADDITION 1 (79-324)

MSB WAIVER #2014-11-PWm (2014-001883-0)

GOV. LOT 2 SEC. 18 T.18N. R.1E. S.M. AK

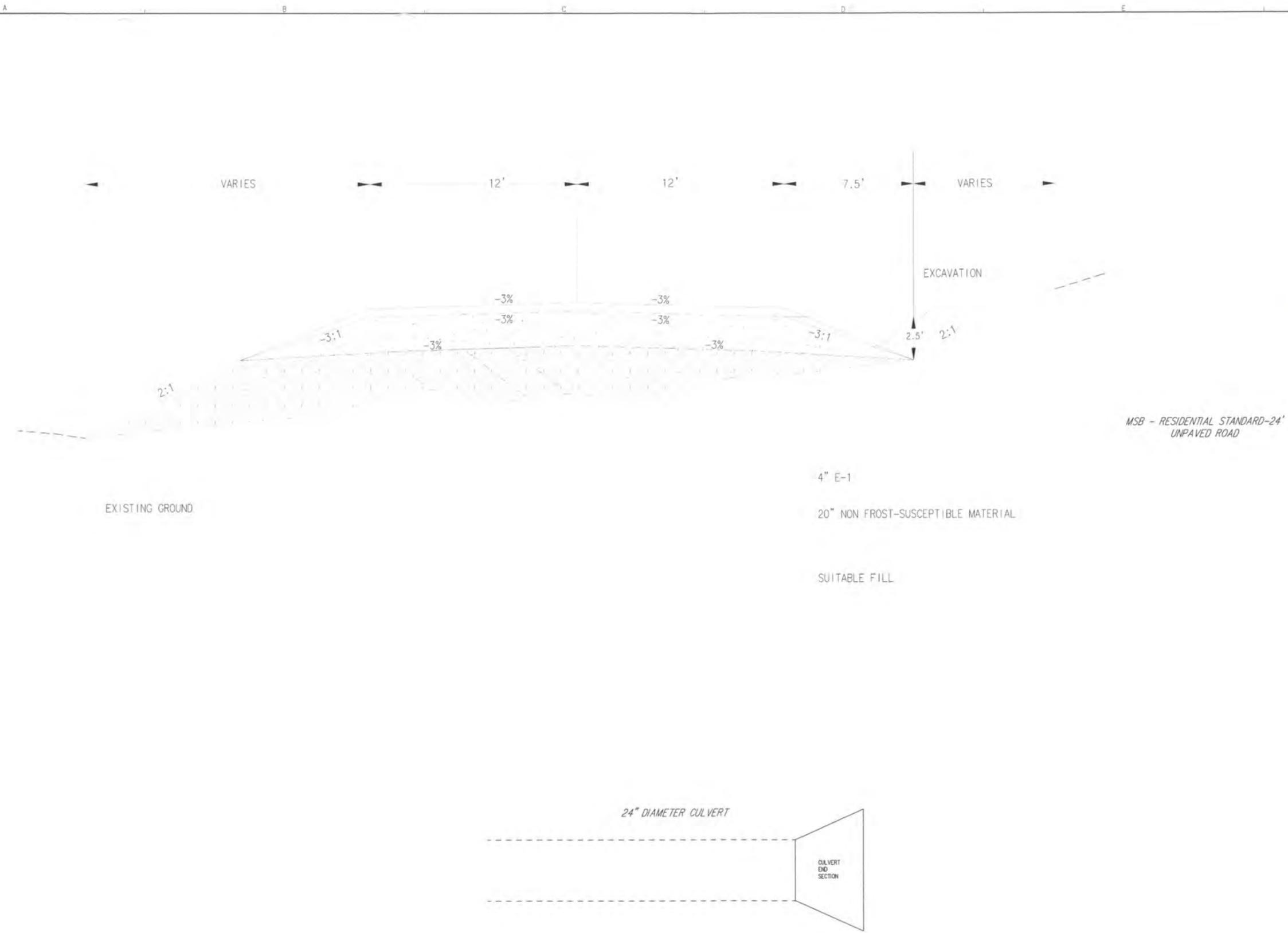
GOV. LOT 3 SEC. 18 T.18N. R.1E. S.M. AK

GOV. LOT 4 SEC. 18 T.18N. R.1E. S.M. AK

GOV. LOT 1 SEC. 19 T.18N. R.1E. S.M. AK



EXHIBIT G



MSB - RESIDENTIAL STANDARD-24' UNPAVED ROAD

RECEIVED
JUL 01 2020
PLATTING



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



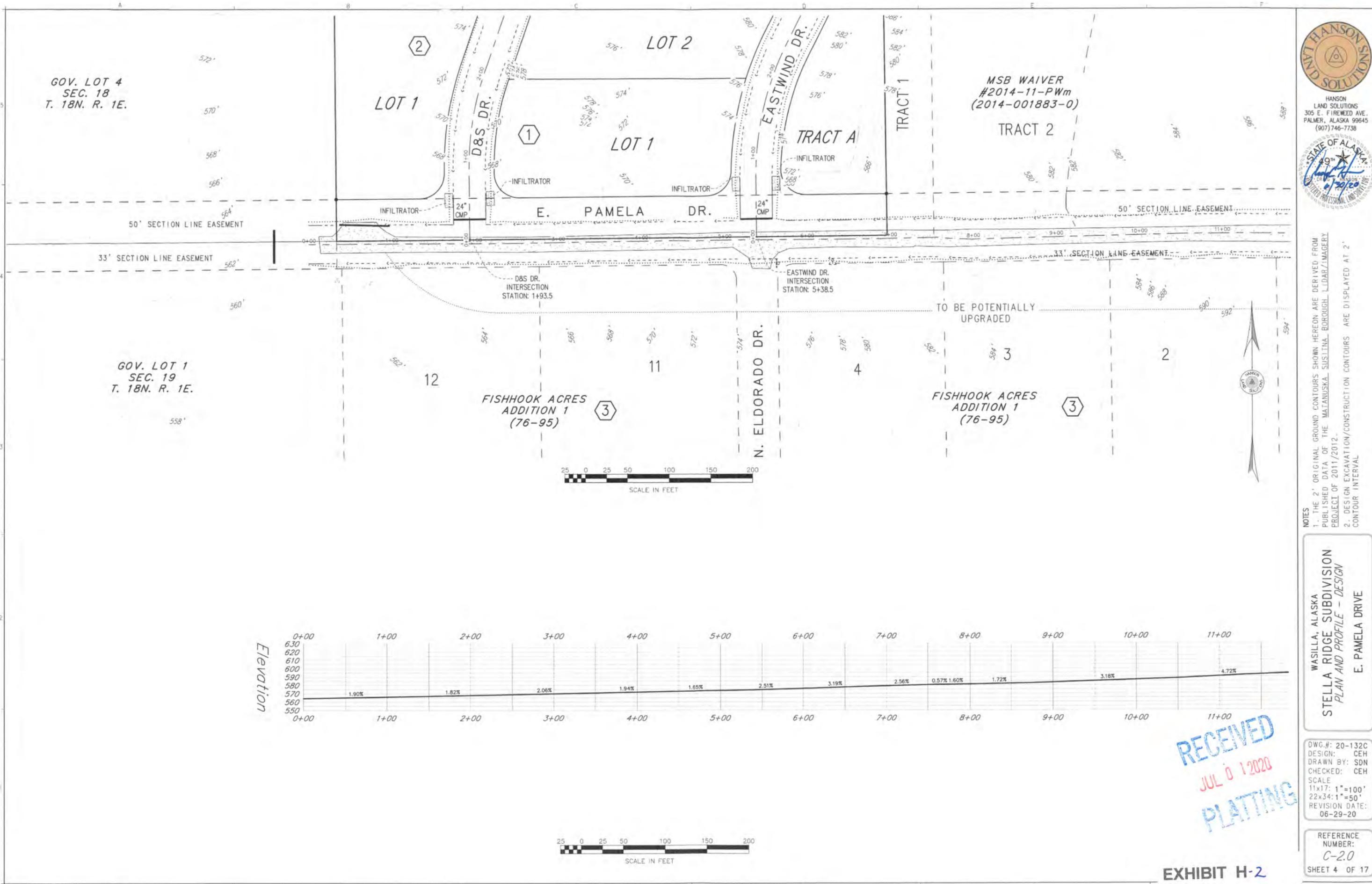
NOTES
1. ROAD CONSTRUCTION TO FOLLOW MSB
SUBDIVISION CONSTRUCTION MANUAL RESIDENTIAL
STANDARDS.

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
TYPICAL SECTIONS

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=XXX'
22x34: 1"=XXX'
REVISION DATE:
06-26-20

REFERENCE
NUMBER:
C-1.0
SHEET 3 OF 17

EXHIBIT H-1



HANSON
LAND SOLUTIONS
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, SUSITNA, BOROUGH, LIDAR/IMAGERY PROJECT OF 2011/2012.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

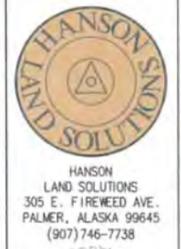
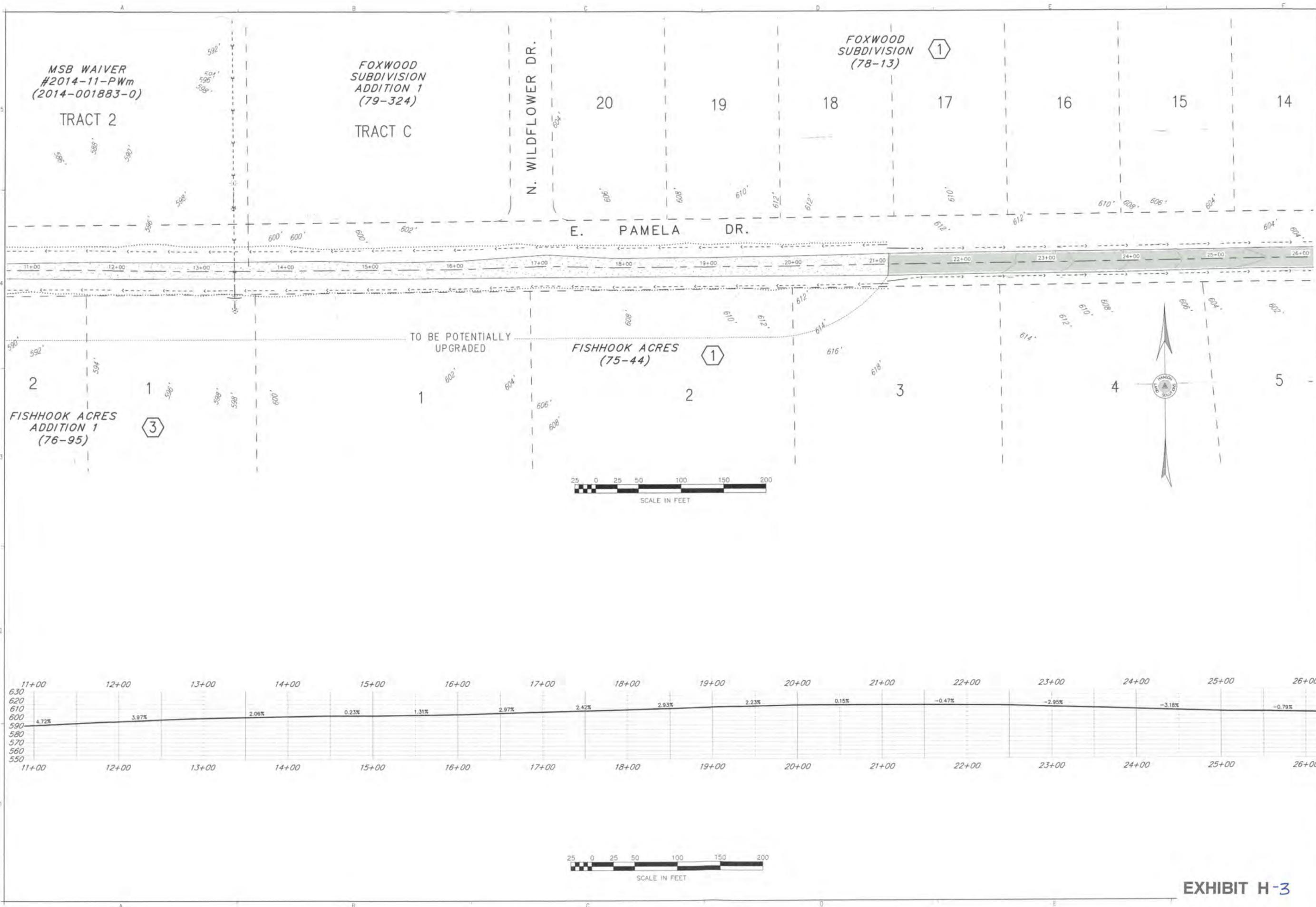
WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
 PLAN AND PROFILE - DESIGN
 E. PAMELA DRIVE

DWG.#: 20-132C
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE
 11x17: 1"=100'
 22x34: 1"=50'
 REVISION DATE:
 06-29-20

REFERENCE
 NUMBER:
 C-2.0
 SHEET 4 OF 17

RECEIVED
 JUL 01 2020
PLATTING

EXHIBIT H-2



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



NOTES

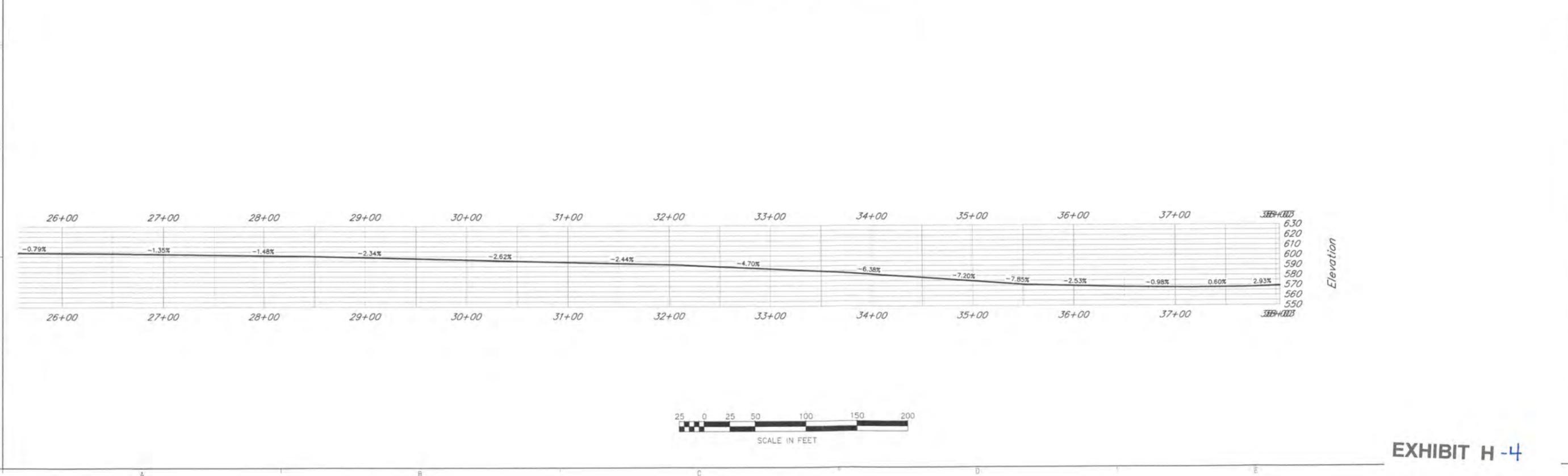
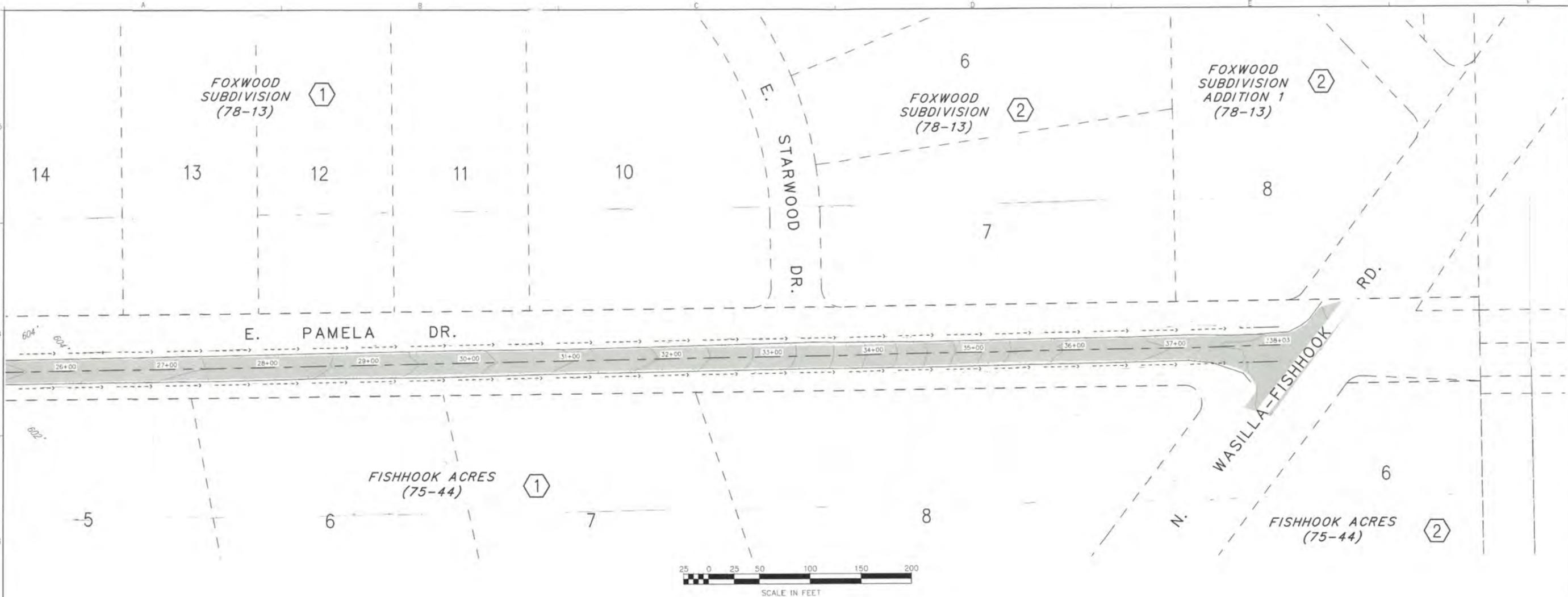
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BOROUGH LIDAR/MAGERY PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
E. PAMELA DRIVE

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=100'
22x34: 1"=50'
REVISION DATE:
06-29-20

REFERENCE
NUMBER:
C-2.1
SHEET 5 OF 17

EXHIBIT H-3



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



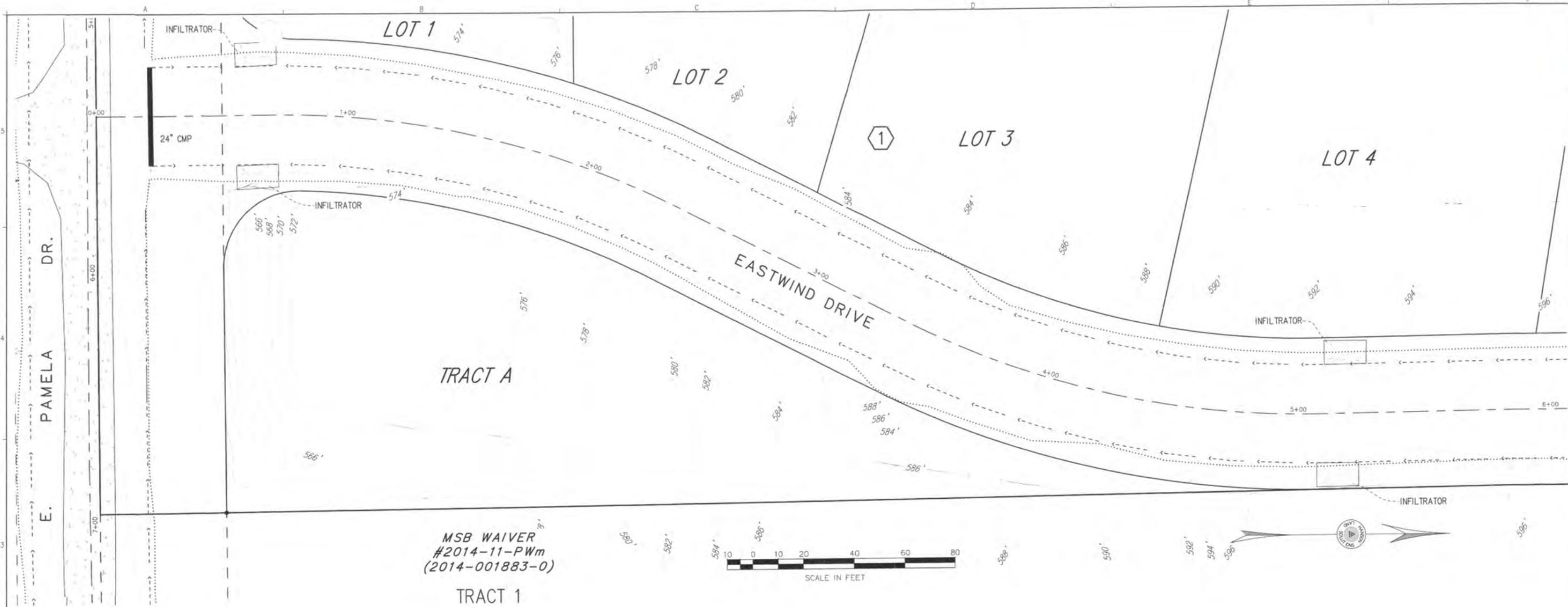
NOTES
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSITNA BOROUGH, LIDAR/IMAGERY PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
E. PAMELA DRIVE

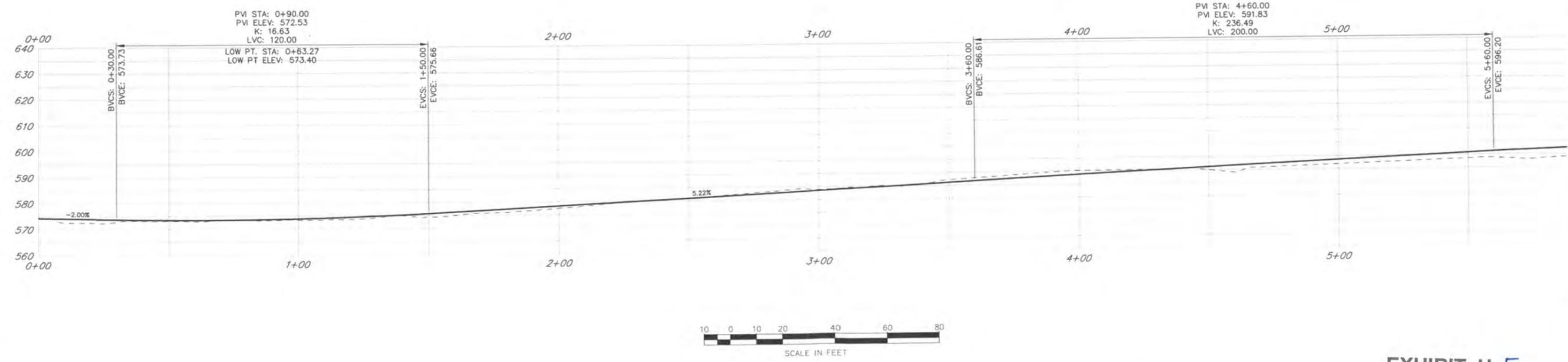
DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=100'
22x34: 1"=50'
REVISION DATE:
06-29-20

REFERENCE
NUMBER:
C-2.2
SHEET 6 OF 17

EXHIBIT H-4



MSB WAIVER
 #2014-11-PWm
 (2014-001883-0)
 TRACT 1



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



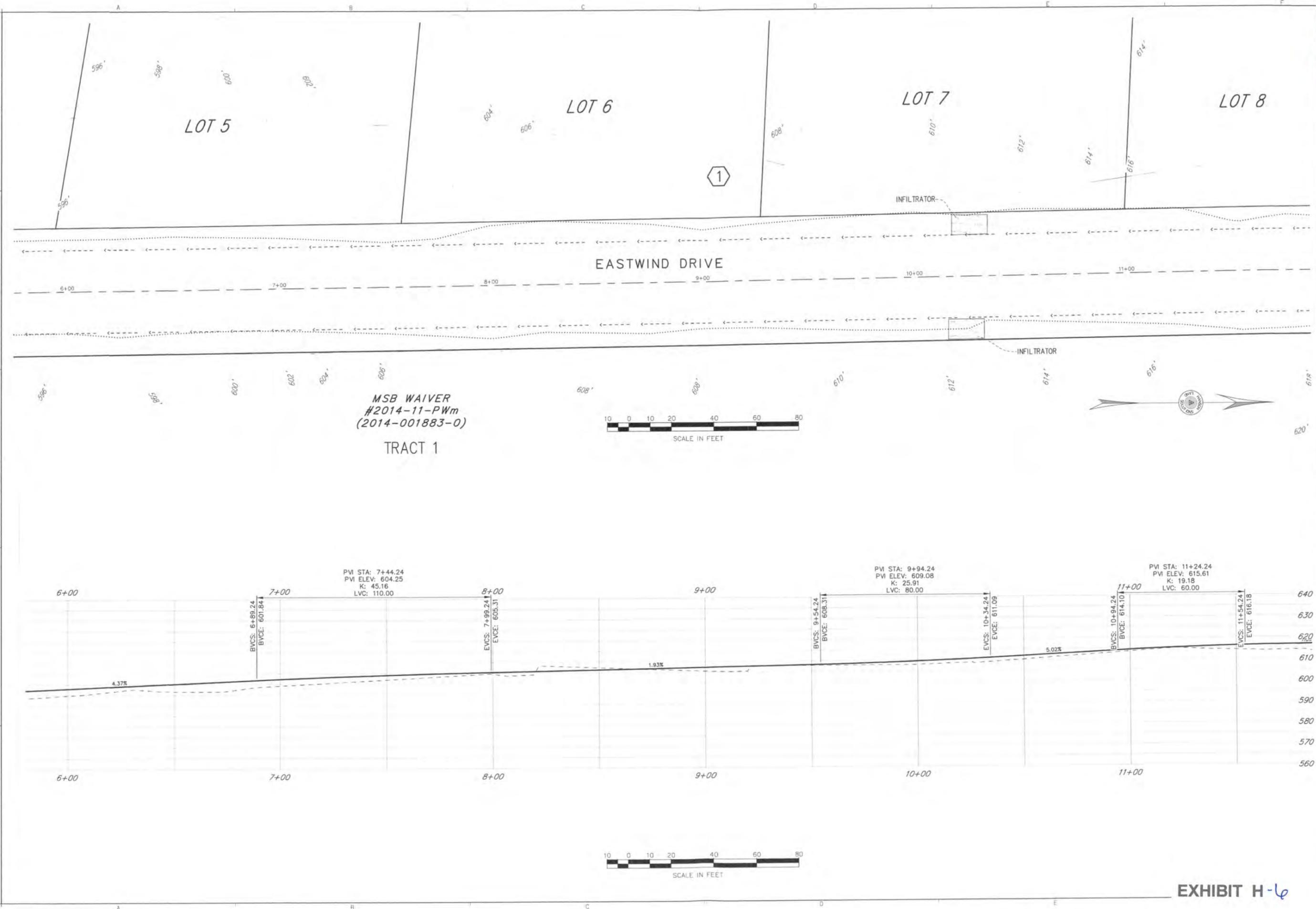
NOTES
 1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA, SUSITNA, BOROUGH, LIDAR/IMAGERY PROJECT OF 2011/2012.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA
 STELLA RIDGE SUBDIVISION
 PLAN AND PROFILE - DESIGN
 EASTWIND DRIVE

DWG.#: 20-132C
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE
 11x17: 1"=40'
 22x34: 1"=20'
 REVISION DATE:
 06-29-20

REFERENCE
 NUMBER:
 C-2.3
 SHEET 7 OF 17

EXHIBIT H-5



NOTES

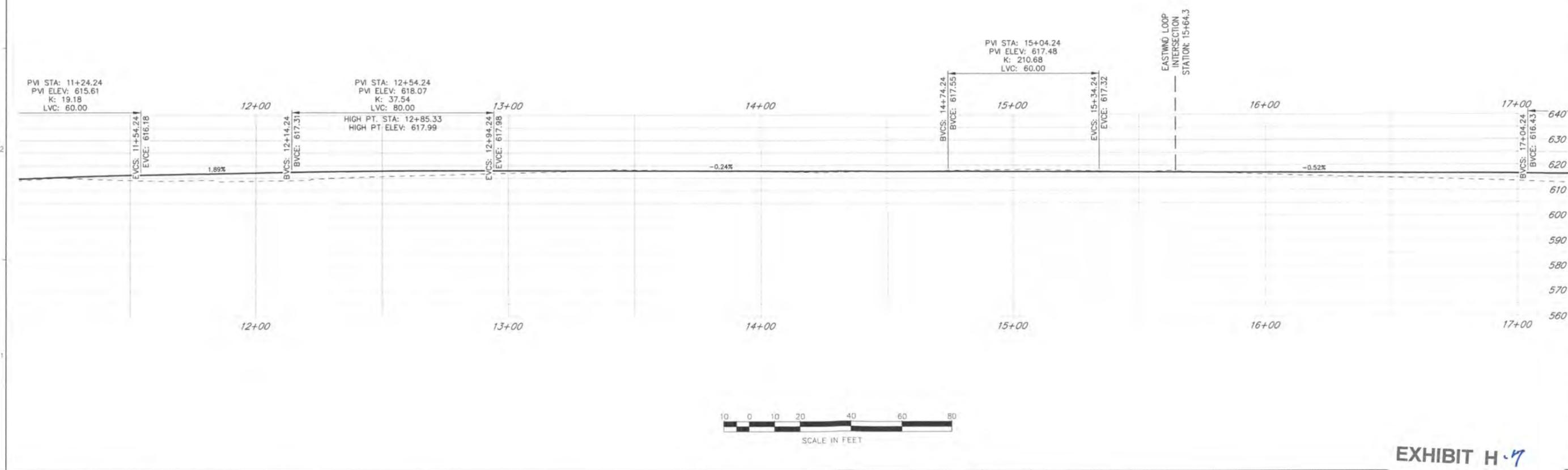
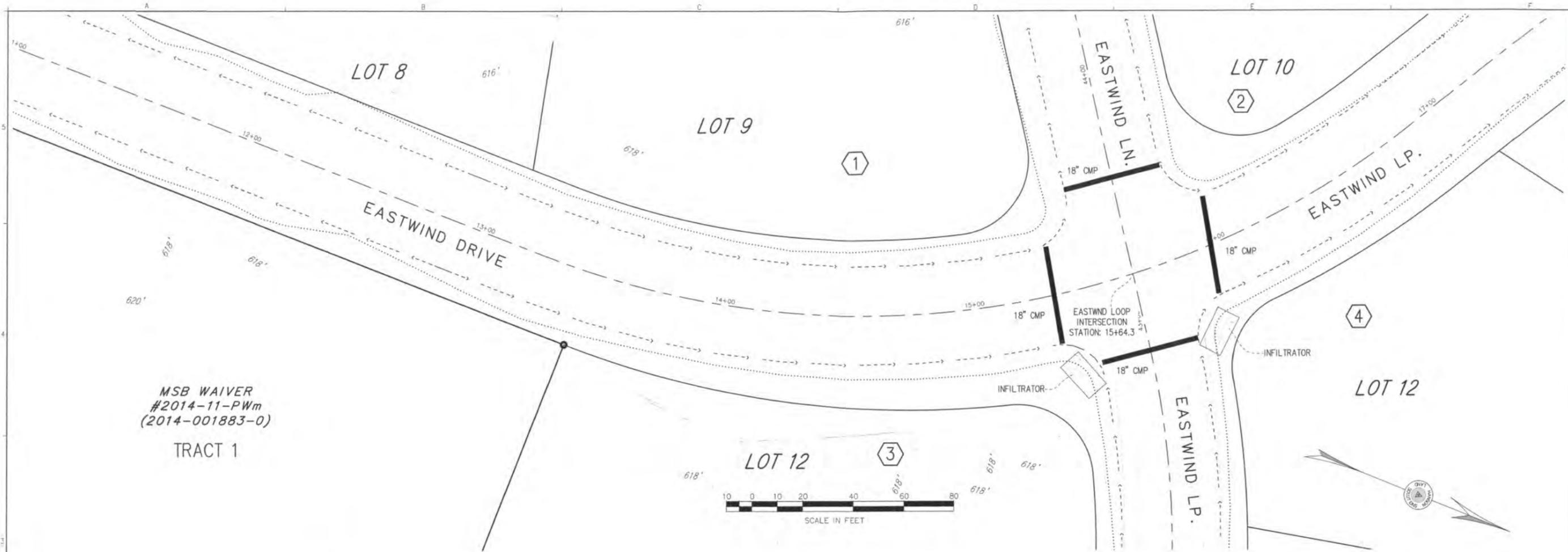
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BOROUGH, LIDAR/IMAGERY PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
EASTWIND DRIVE

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
06-29-20

REFERENCE
NUMBER:
C-2.4
SHEET 8 OF 17

EXHIBIT H-6



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



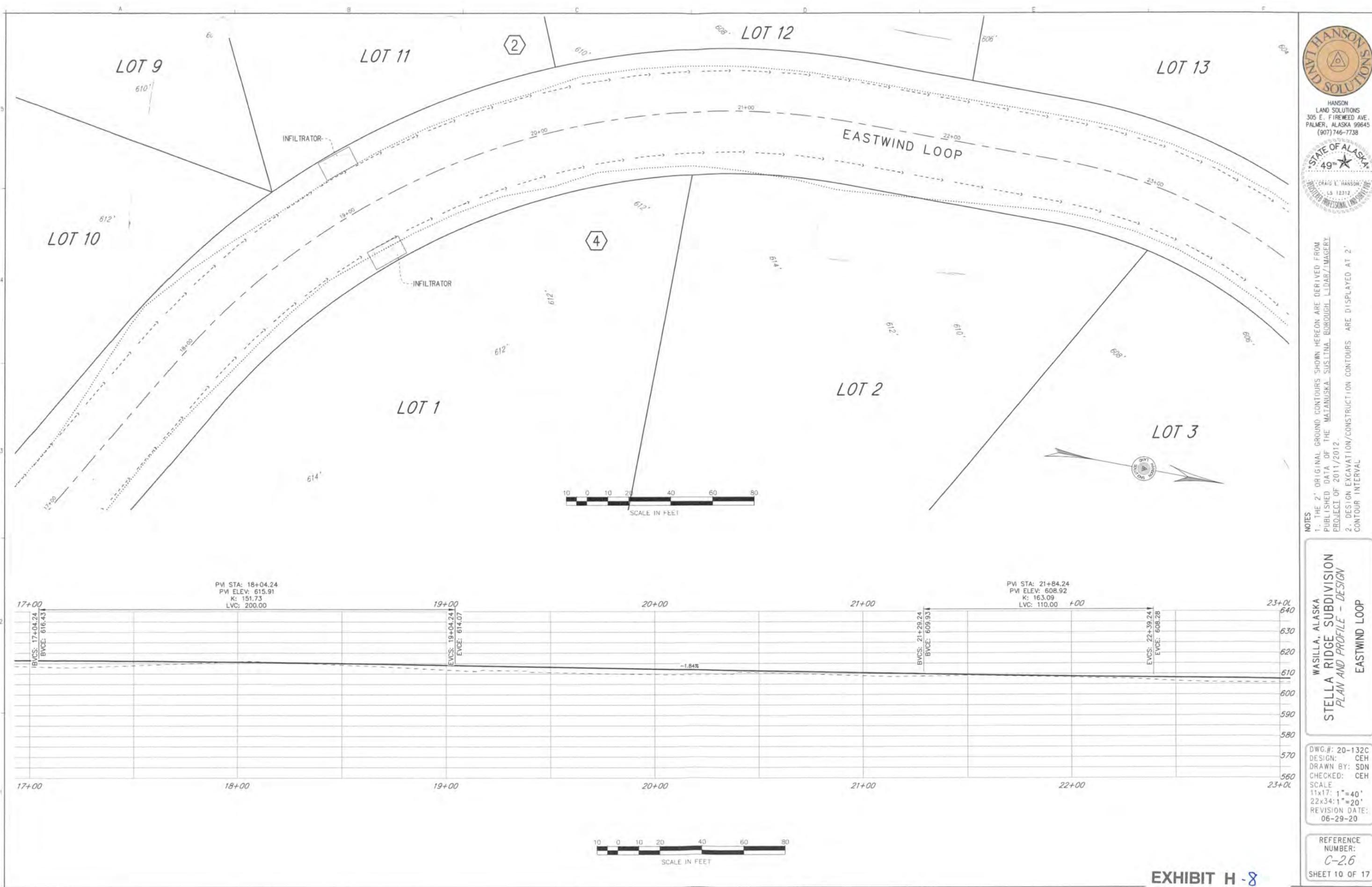
NOTES
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2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
EASTWIND DRIVE

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
06-29-20

REFERENCE NUMBER:
C-2.5
SHEET 9 OF 17

EXHIBIT H-7



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



NOTES

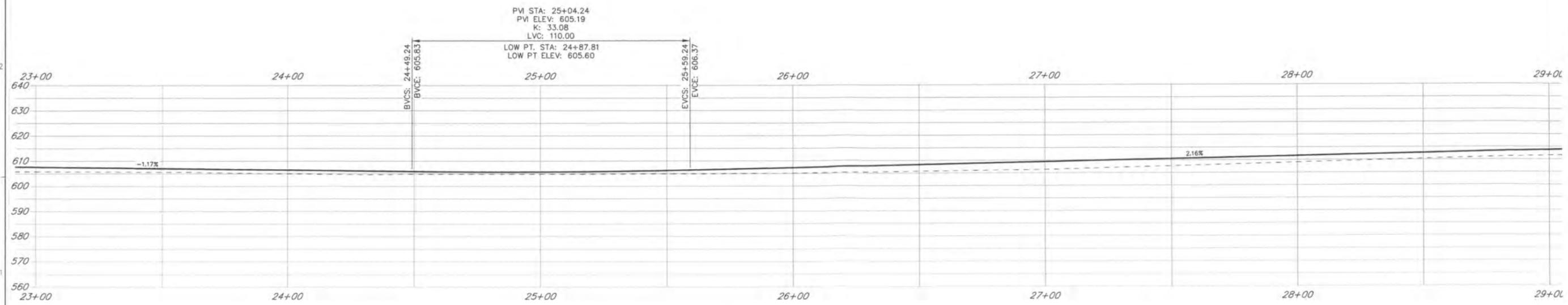
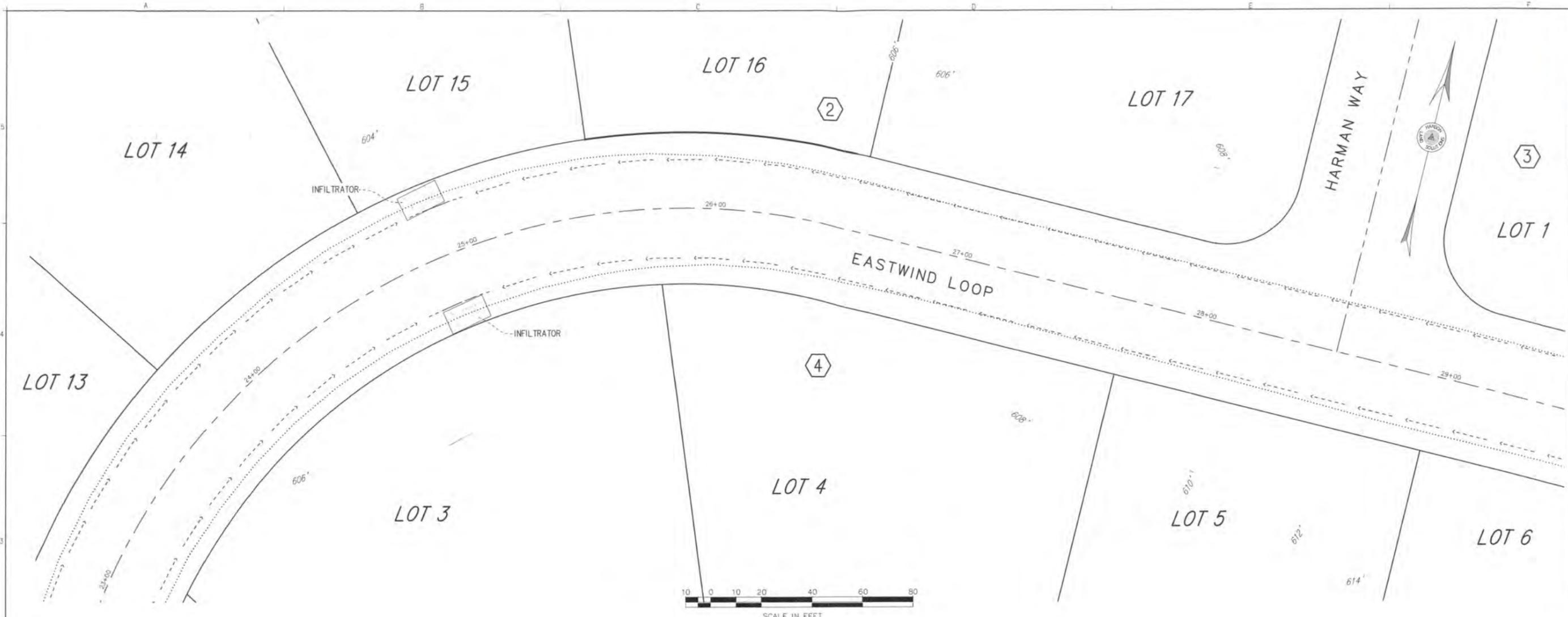
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BOROUGH, LIDAR/IMAGERY PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
EASTWIND LOOP

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
06-29-20

REFERENCE
NUMBER:
C-2.6
SHEET 10 OF 17

EXHIBIT H-8



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



NOTES

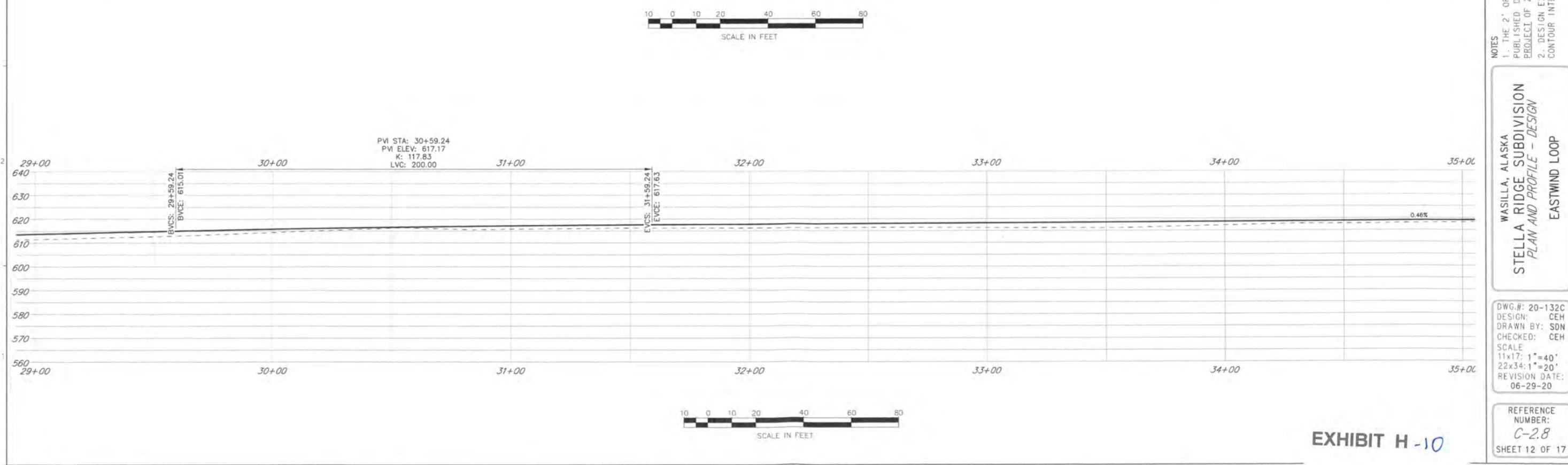
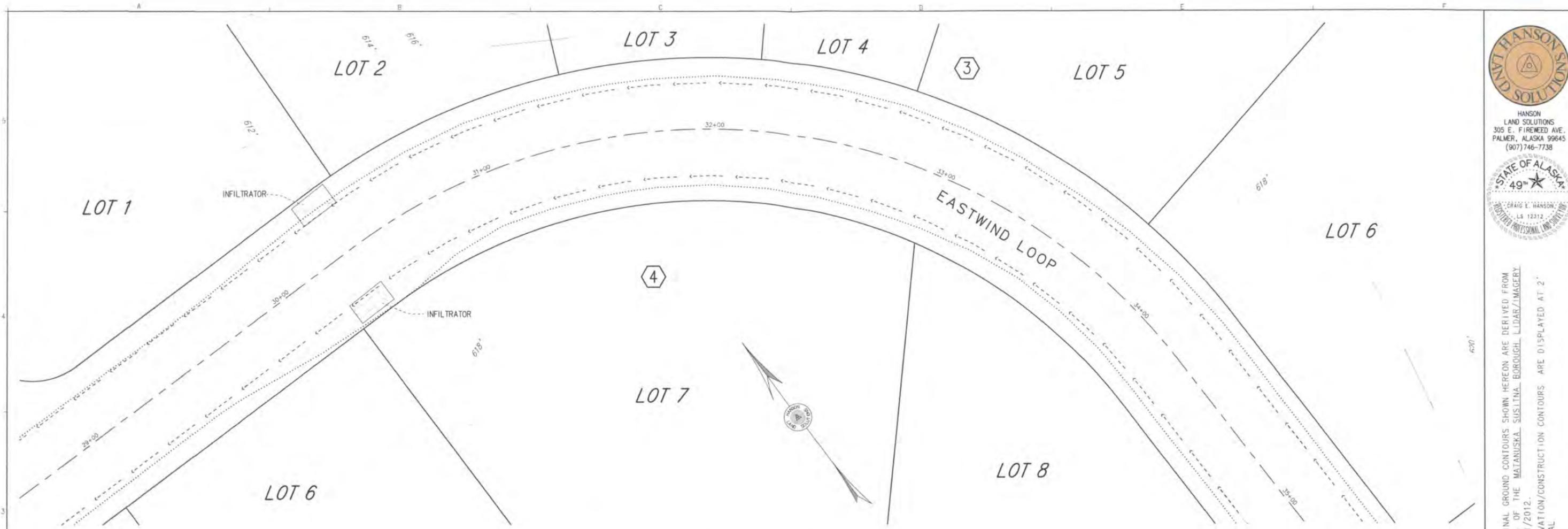
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
EASTWIND LOOP

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
06-29-20

REFERENCE
NUMBER:
C-2.7
SHEET 11 OF 17

EXHIBIT H-9



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



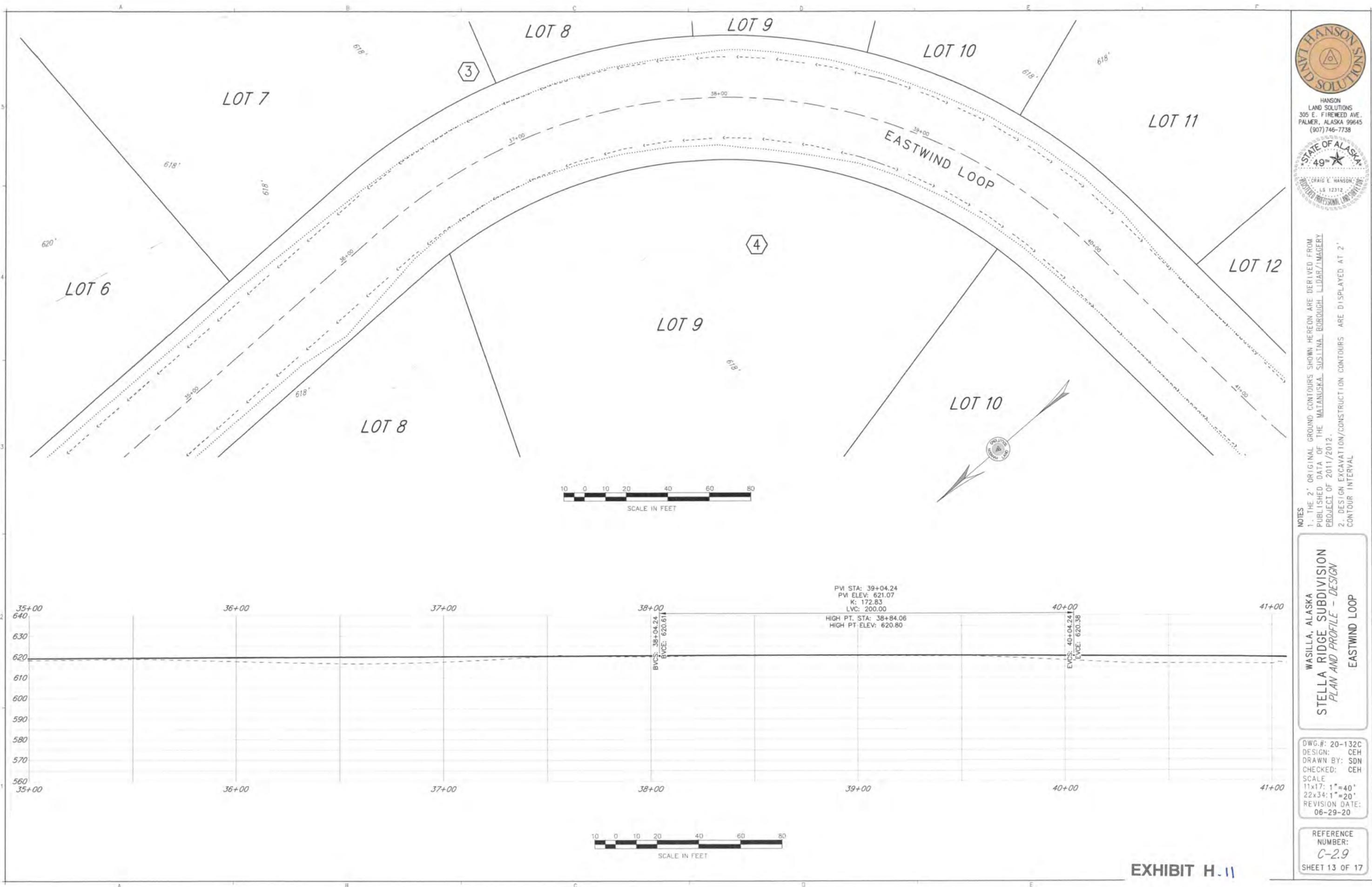
NOTES
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2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
EASTWIND LOOP

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
06-29-20

REFERENCE
NUMBER:
C-2.8
SHEET 12 OF 17

EXHIBIT H-10



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



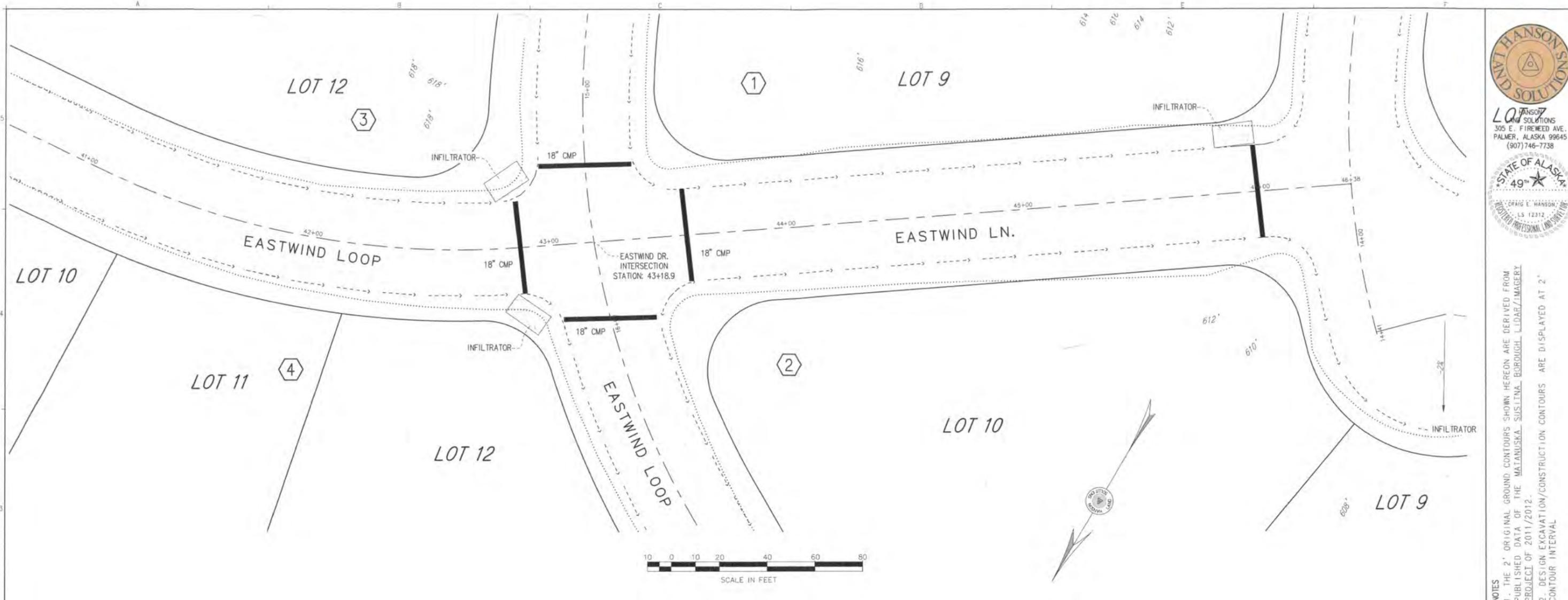
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1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
EASTWIND LOOP

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
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22x34: 1"=20'
REVISION DATE:
06-29-20

REFERENCE
NUMBER:
C-2.9
SHEET 13 OF 17

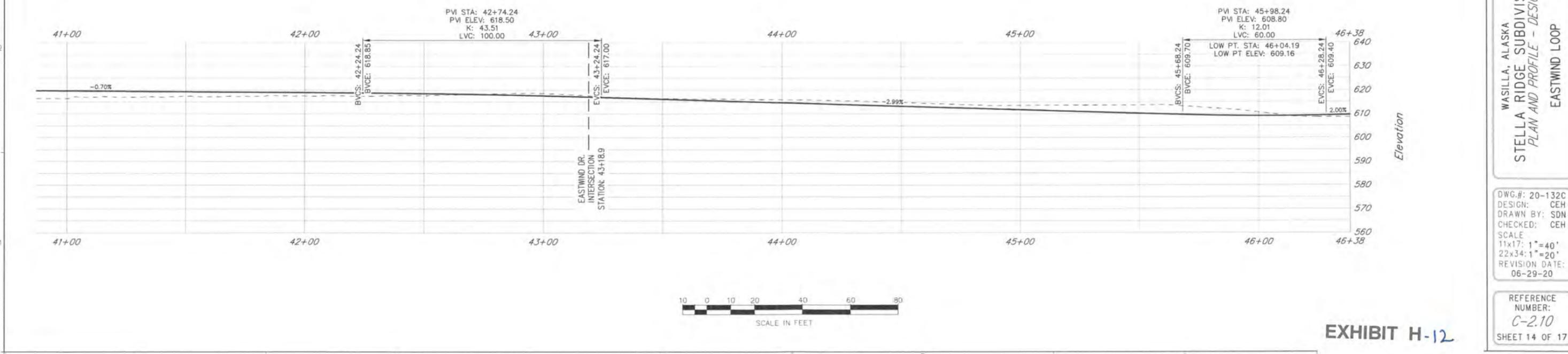
EXHIBIT H.11



HANSON LAND SOLUTIONS
 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-SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

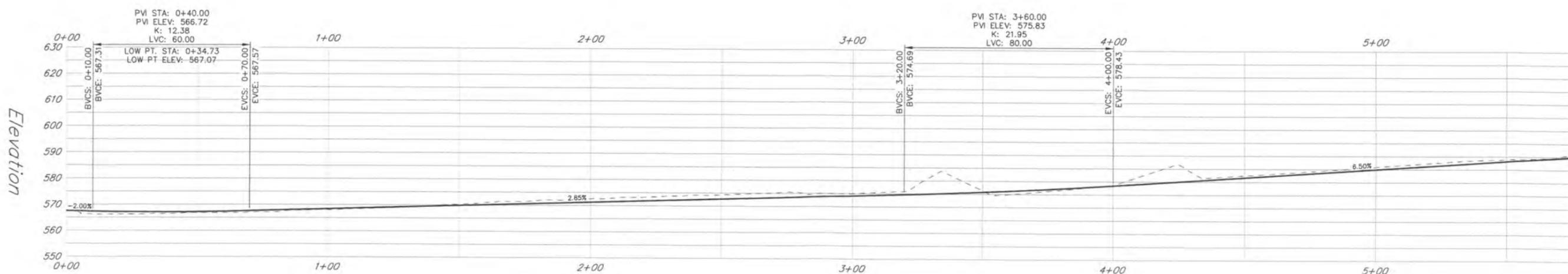
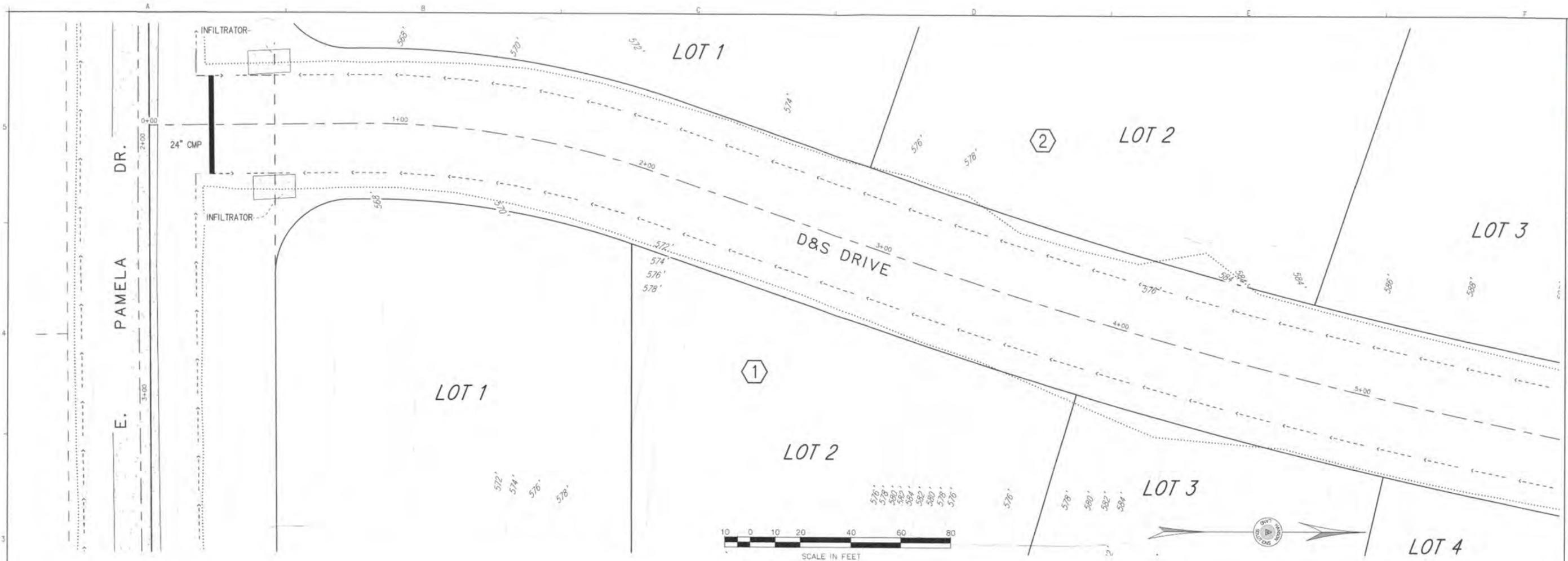


WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
 PLAN AND PROFILE - DESIGN
 EASTWIND LOOP

DWG.#: 20-132C
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE
 11x17: 1"=40'
 22x34: 1"=20'
 REVISION DATE:
 06-29-20

REFERENCE NUMBER:
 C-2.10
 SHEET 14 OF 17

EXHIBIT H-12



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



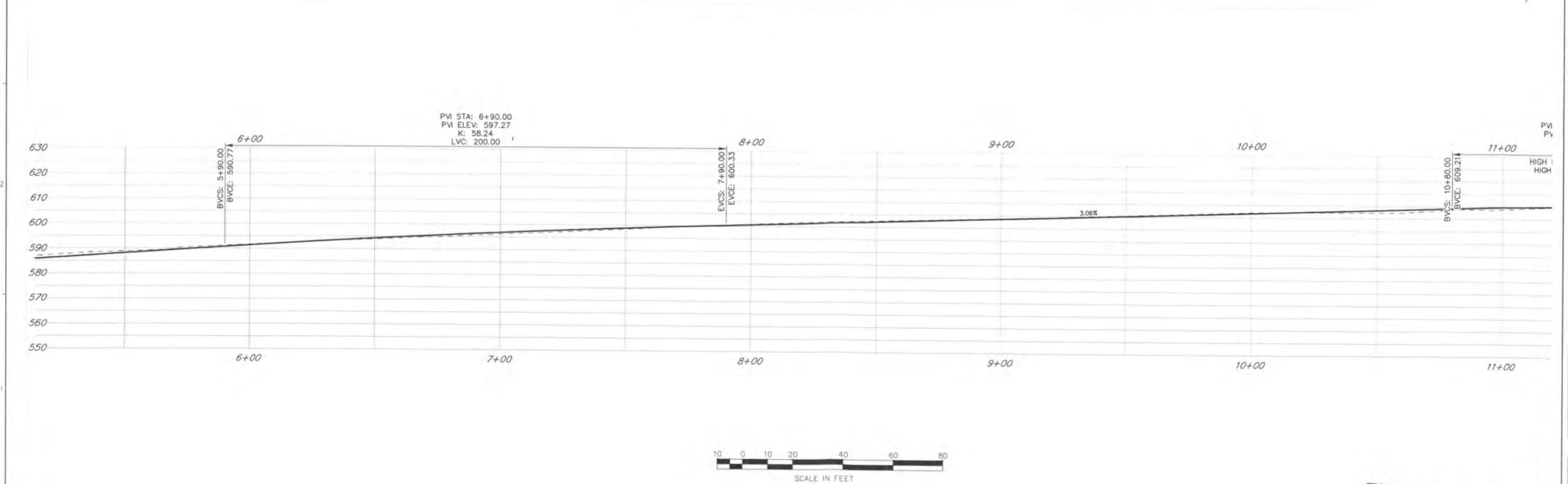
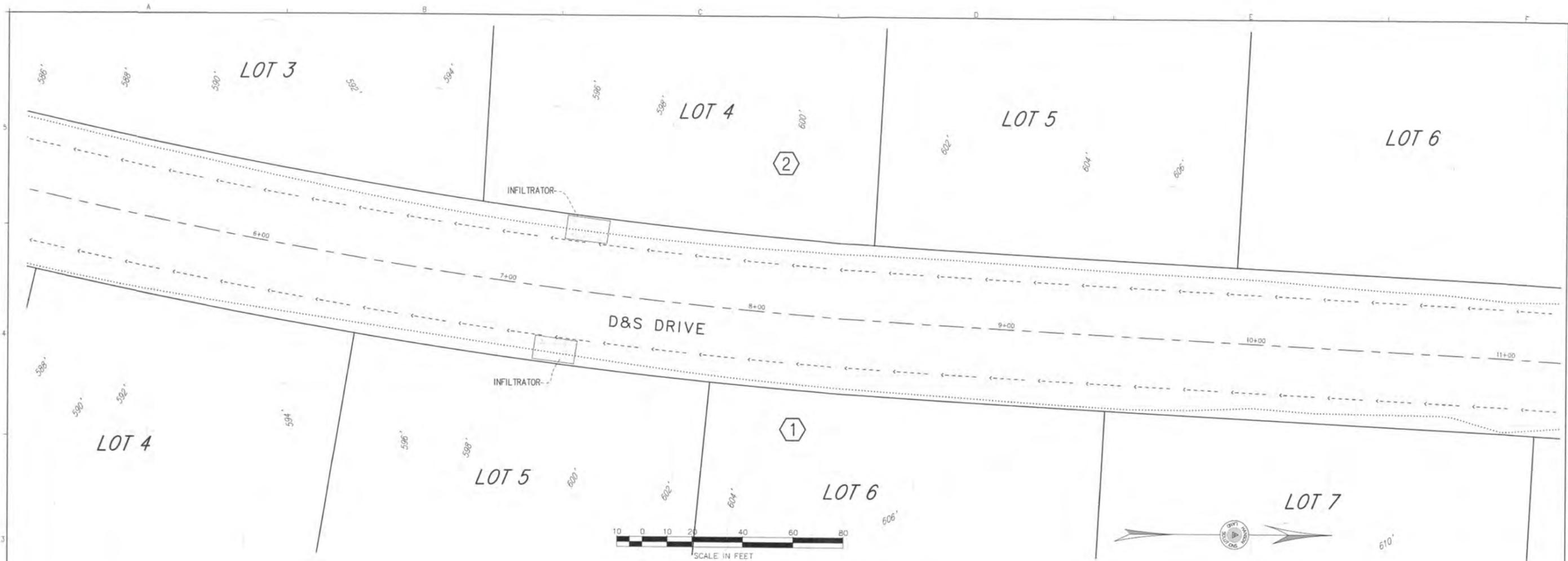
NOTES
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 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA
 STELLA RIDGE SUBDIVISION
 PLAN AND PROFILE - DESIGN
 D&S DRIVE

DWG.#: 20-132C
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE
 11x17: 1"=40'
 22x34: 1"=20'
 REVISION DATE:
 06-29-20

REFERENCE
 NUMBER:
 C-2.11
 SHEET 15 OF 17

EXHIBIT H-13



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



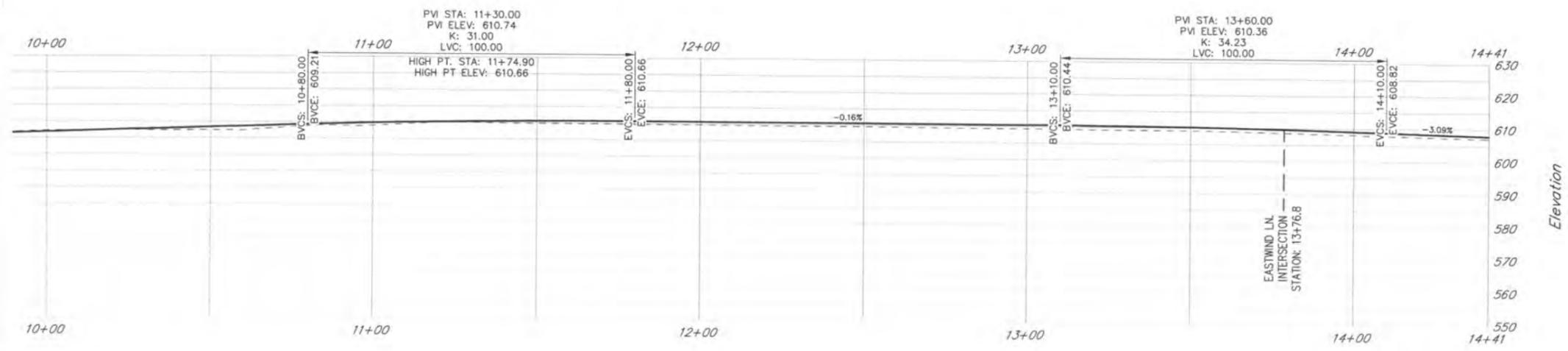
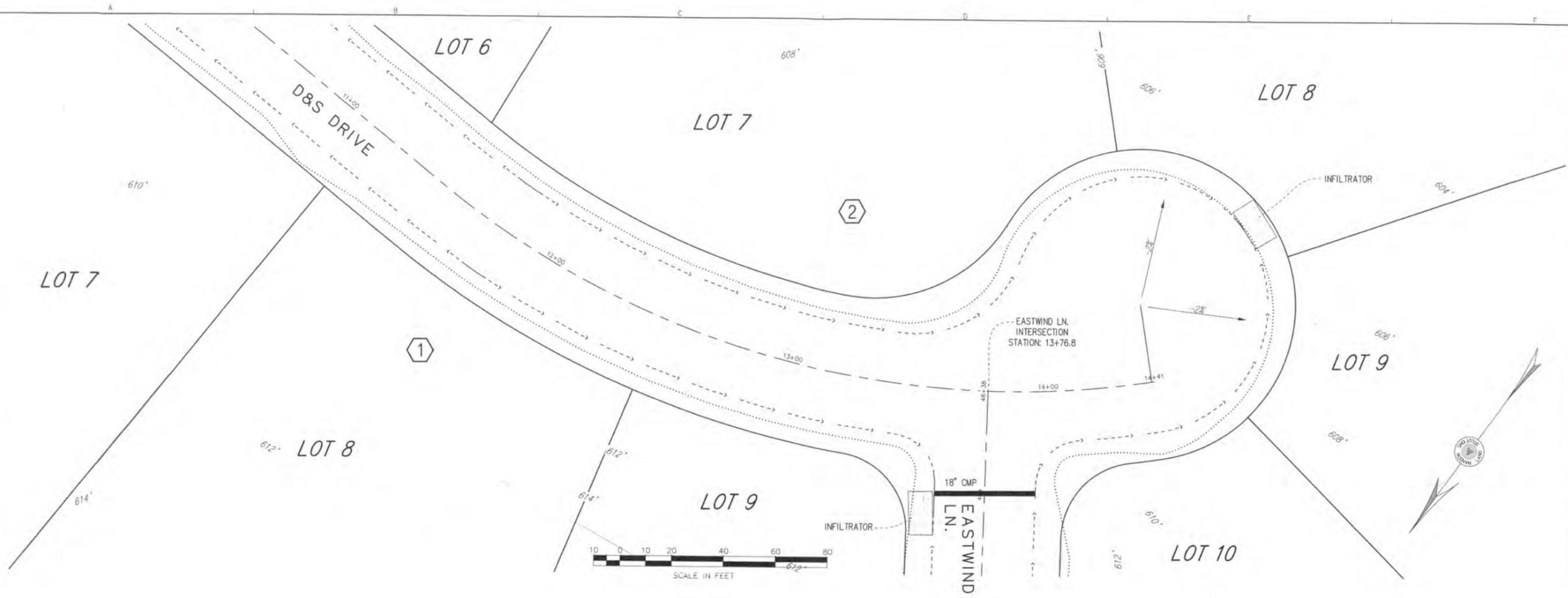
NOTES
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2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
D&S DRIVE

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
06-29-20

REFERENCE
NUMBER:
C-2.12
SHEET 16 OF 17

EXHIBIT H.14



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



NOTES
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2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
MULTIFAMILY CIRCLE

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
06-29-20

REFERENCE
NUMBER:
C-2.13
SHEET 17 OF 17

EXHIBIT H-15

Cheryl Scott

From: Craig Hanson <ceh@hlsalaska.com>
Sent: Monday, August 3, 2020 12:42 PM
To: Cheryl Scott
Subject: 20-132 Stella Ridge

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

Cheryl,

Regarding the need for a connections from Stella Ridge :

1. Connection has been provided to Lot B5 to the north of Stella Ridge
2. Lot C3 to the west already has access via an 88' wide public easement along it's entire west boundary in addition to access in the northwest corner onto the E. Carney Road Right-of-way. This currently provides for 2 separate access routes to a parcel of land that could in fact be subdivided entirely in accordance with MSB code with only 1 access point. Once Carney road is extended to its anticipated connection in the Field of View Park to the east, lot C3 will have access along the entire length of both it's westerly and northerly boundaries.
3. Tract A-1 (Foxwood Addition #1) to the east of Stella Ridge: this parcel currently has access to N. Wildwood Drive, E. Starwood Drive and N. Windflower Drive. , and N. Briarwood Lane., as well as to the MSB owned extension of E. Carney road. Access via 5 existing road Rights-of-Way on 3 of the 4 sides of this parcel provides ample inter-connectivity opportunity should this parcel ever be developed.

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

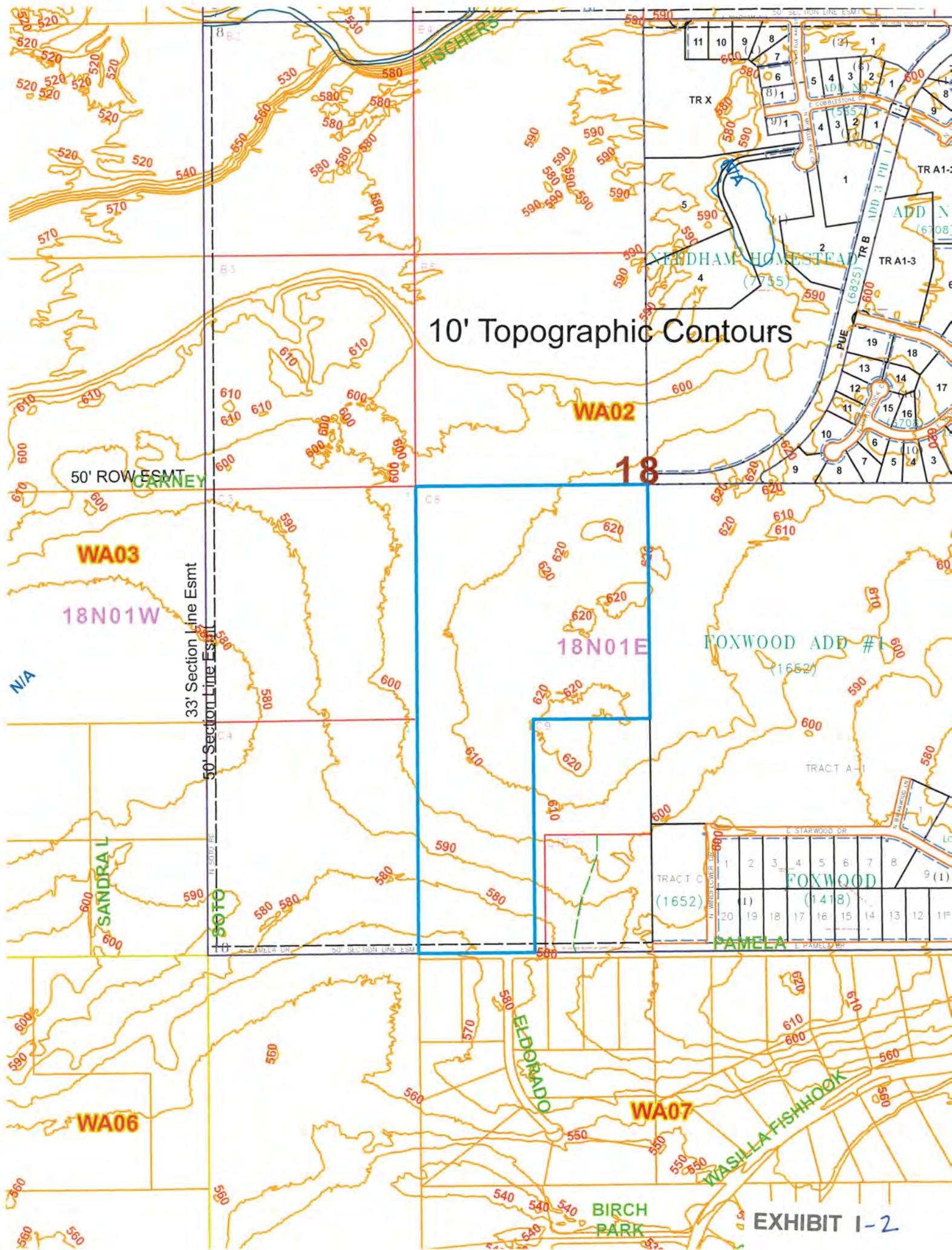
On 8/3/2020 10:53 AM, Cheryl Scott wrote:

Good morning Craig –

I'm working on the staff report for Stella Ridge. Were you going to submit something addressing MSB 43.20.060(D) to add to staff report?

Thanks,

Cheryl Scott
Platting Technician
(907)861-8692
cheryl.scott@matsugov.us



10' Topographic Contours

18

Cheryl Scott

From: Jamie Taylor
Sent: Thursday, August 20, 2020 10:51 AM
To: Cheryl Scott
Subject: RE: RFC Stella Ridge (CS)

On second count, if lots 1 – 9 block 1 are restricted to D&S Drive for access, it looks like 31 lots will use Eastwind Drive and 19 lots will use D&S Drive. Therefore, Eastwind Drive will only need to be constructed to Residential standard.

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
<http://www.matsugov.us/>

From: Jamie Taylor
Sent: Wednesday, July 29, 2020 5:35 PM
To: Cheryl Scott <Cheryl.Scott@matsugov.us>
Subject: RE: RFC Stella Ridge (CS)

- Certify or upgrade Pamela Drive to Residential Collector standard from Eldorado Drive to proposed D&S Drive.
- Remove existing driveway on Pamela.
- Drainage Plan:
 - Place cross culverts outside of curve returns – requires less culvert and reduces likelihood of culvert ends being crushed
 - Probably only need 2 cross culverts at 4-way intersection
 - May need drainage easements where runoff will leave the roadside ditches
- Construct Eastwind Drive to Residential Subcollector standard
- OSHP shows a future minor collector corridor connecting Carney Road to Tex-Al Drive, for which a 50-foot wide ROW will need to be acquired along the northern boundary of this parcel. SCM B03 suggests labeling a “Proposed Road Corridor” with a 25-foot building setback on the final plat. Request this be added to the plat to preserve the future corridor.

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
<http://www.matsugov.us/>

Cheryl Scott

From: Cheryl Scott
Sent: Thursday, July 30, 2020 8:49 AM
To: Cheryl Scott
Subject: RFC Stella Ridge (CS) comments

From: Kim Sollien <Kim.Sollien@matsugov.us>
Sent: Tuesday, July 28, 2020 10:00 AM
To: Cheryl Scott <Cheryl.Scott@matsugov.us>
Subject: RE: RFC Stella Ridge (CS) DRAFT comments

Planning Comments**Transportation:**

The Planning Division encourages a connected road system wherever possible. Better connectivity can improve mobility, accessibility, reduce traffic congestion, and reduce the need to improve arterial roadways. The Planning Division recommends that subdivisions be designed to allow connectivity through to adjoining parcels and to make accommodations to comply with the Long Range Transportation Plan and the Official Streets and Highways Plan.

MSB 43.20.060 (D) states that 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.

The applicant provided a stub right-of-way (ROW) to connect to a future minor collector, East Carney Road identified in the OSHP. Planning would encourage the applicant to also provide a stub ROW to the undeveloped parcels to the east and west of Stella ridge to support future road network connectivity.

Planning requested a 30' ROW or a 25' setback be added due to the Carney Road connection on the OSHP. The petitioner provided a 25' setback on the preliminary plat; we have no objections with the setback.

Wetlands

This parcel also contains spring fen wetlands. Because of the wetlands on the parcel, the applicant should be aware they may need to apply for a permit from the US Army Corps of Engineers to develop this parcel. Activities that require a permit: placing fill in wetlands, work in navigable waters, clearing or removing existing vegetation.

Kim Sollien
Planning Services Manager

Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645
907-861-8514

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Friday, July 10, 2020 5:00 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; earl.almdale@gmail.com;

Cheryl Scott

From: Taunnie Boothby
Sent: Wednesday, July 29, 2020 8:19 AM
To: Karol Riese; Kim Sollien; Don Cuthbert
Cc: Cheryl Scott
Subject: RE: RFC Stella Ridge 50-lot subdivision in Wasilla-Fishhook area 18N01E18 DUE: July 29, 2020

1. No mapped Special Flood Hazard Area on this parcel
2. Wetlands are present on this parcel. Please consult with the USACE for development.

Taunnie L. Boothby, CFM, Planner II
Matanuska-Susitna Borough
Planning Department
907-861-8526
taunnie.boothby@matsugov.us

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

From: Karol Riese <Karol.Riese@matsugov.us>
Sent: Monday, July 13, 2020 8:13 AM
To: Karol Riese; Kim Sollien; Taunnie Boothby
Subject: RFC Stella Ridge 50-lot subdivision in Wasilla-Fishhook area 18N01E18 DUE: July 29, 2020
When: Monday, July 27, 2020 12:00 AM to Tuesday, July 28, 2020 12:00 AM (UTC-09:00) Alaska.
Where:

Cheryl Scott

From: Fire Code
Sent: Tuesday, July 21, 2020 2:43 PM
To: Cheryl Scott
Subject: RE: RFC Stella Ridge (CS)

Cheryl,
 The concern here is Harman Way has nothing to connect to. The other two access points are too close to be considered separate. Is there a connectivity plan for Harman Way?



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

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Friday, July 10, 2020 5:00 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; earl.almdale@gmail.com; retirees@mtaonline.net; pamela.j.melchert@usps.gov; Micah Schoming <MSchoming@crweng.com>; 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@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Stella Ridge (CS)

All ~

The link below will take you to a request for comments for creating a subdivision in Wasilla-Fishhook area. RSA #28 Gold Trail.

Comments due July 29, 2020.

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.



MATANUSKA-SUSITNA BOROUGH
Community Development

Land & Resource Management

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7869 • Fax (907) 861-8635

RECEIVED
JUL 20 2020
PLATTING

MEMORANDUM

DATE: July 20, 2020
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *MSC*
SUBJECT: Preliminary Plat Comments / Case #2020-098

Platting Tech: Cheryl Scott
Public Hearing: August 20, 2020
Applicant / Petitioner: Jerry Harman
TRS: 18N01E18
Tax ID: 18N01E18C008
Subd: Stella Ridge
Tax Map: WA 02

Comments:

- Land Management has no objection to the proposed subdivision or private roads.
- Land Management supports that Tract A is noted on the plat for utility use with only rights of way and easements being dedicated to the Borough.

Cheryl Scott

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Tuesday, July 28, 2020 8:59 AM
To: Cheryl Scott
Subject: RE: RFC Stella Ridge (CS)
Attachments: 20200728_090445.pdf

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

Hello,

MEA comments to include a 15 feet wide utility easement along all road right-of-way's as shown on the attached drawing.

Thank you.

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

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Friday, July 10, 2020 5:00 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; earl.almdale@gmail.com; retirees@mtaonline.net; pamela.j.melchert@usps.gov; Micah Schoming <MSchoming@crweng.com>; 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>; MEA_ROW <MEAROW@mea.coop>; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Stella Ridge (CS)

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

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

All ~

The link below will take you to a request for comments for creating a subdivision in Wasilla-Fishhook area. RSA #28 Gold Trail.

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-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT REGISTRATION NUMBER 2004-031913-0 DATED 09/03/2020 AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTERER 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)

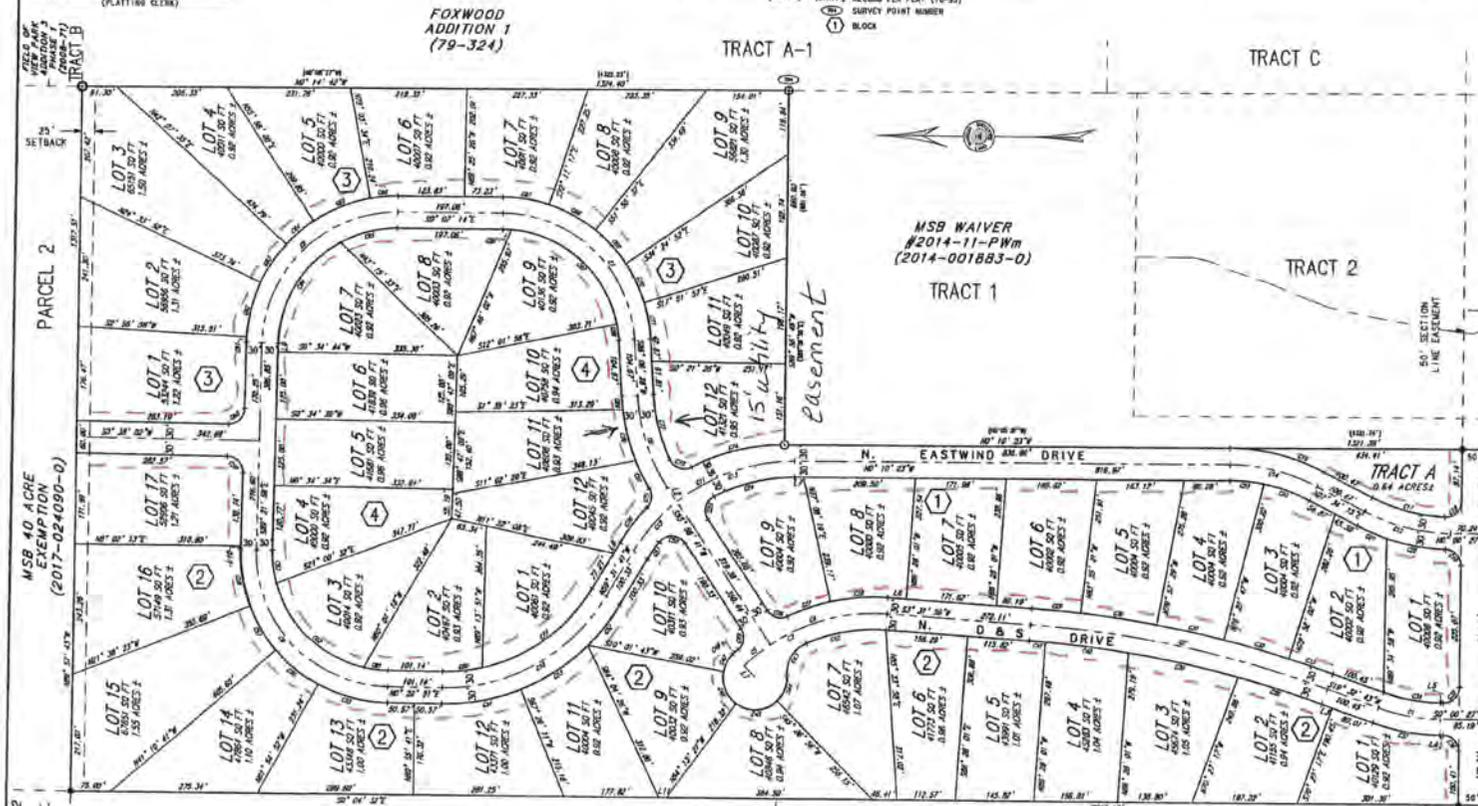
LEGEND

- RECOVERED 2" ALUMINUM POST MONUMENT
RECOVERED ALUMINUM CAP ON "N" REBAR
RECOVERED PLASTIC CAP ON "N" REBAR
RECOVERED "N" REBAR
SET PLASTIC CAP ON "N" REBAR ON ALL LOT CORNERS, PC'S AND 71'S
REQUIRED DATA
RECORD PER RECORD OF SURVEY (2014-13)
RECORD PER PLAT (79-324)
RECORD PER PLAT (76-95)
SURVEY POINT NUMBER
BLOCK

CERTIFICATE OF PAYMENT OF TAXES

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

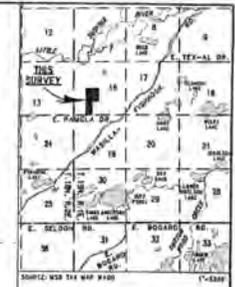
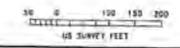
TAX COLLECTION OFFICIAL: DATE: (MATANUSKA-SUSTINA BOROUGH)



NOTES
1. ALL DISTANCES SHOWN ARE SHOWN DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF LOT 28.4, RECOVERED ALUMINUM CAP WITH A NETWORK 6823 GEODETIC POSITION OF N1 47.00' 14" E 140' 25' 43.18" A.S.M. AK.
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 THESE 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. TRACT A IS A UTILITY LOT WITH NO ON-LOT WATER OR SEPTIC SYSTEM.

GOV. LOT 3
SEC. 18
T.18N. R.1E.
S.M. AK

GOV. LOT 4
SEC. 18
T.18N. R.1E.
S.M. AK



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADMIT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MAT-SUB BOROUGH, AND GRANT ALL EASEMENTS TO THE USES SHOWN.

JERRY W. HANSEN DATE: P.O. BOX 274712 WASTILLA, AK 99827-4712

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SHOWN BEFORE ME THIS DAY OF 2020.

NOTARY FOR THE STATE OF ALASKA BY COMMISSION EXPIRES:



REGISTERED LAND SURVEY RECEIVED 08/11/2020

A PLAT OF STELLA RIDGE PLATTING SUBDIVISION

A SUBDIVISION OF TRACT 2 WAIVER RES. 2004-348-PW0 (2004-031913-0) PALMER RECORDING DISTRICT STATE OF ALASKA LOCATED WITHIN SWM SEC. 18, T.18N., R.1E., SW, AK CONTAINING 80.00 ACRES MORE OR LESS

HANSON LAND SOLUTIONS ALASKA BUSINESS LICENSE #1528 300 EAST FIREWHEEL AVENUE PALMER, ALASKA, 99645 (907) 746-7738

Cheryl Scott

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, July 17, 2020 2:35 PM
To: Cheryl Scott
Subject: RE: RFC Stella Ridge (CS)

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

MTA has reviewed the plat for Stella Ridge. MTA would like to request a 15' utility easement on both sides of all the roads within Stella Ridge.

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



Life. Technology. Together.

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Friday, July 10, 2020 5:00 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; earl.almdale@gmail.com; retirees@mtaonline.net; pamela.j.melchert@usps.gov; Micah Schoming <MSchoming@crweng.com>; 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@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; ospdesign@gci.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Stella Ridge (CS)

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



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

July 28, 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 Preliminary plats and has no comments or recommendations.

- **RFC Stella Ridge**
(MSB Case # 2020-098)
- **Suslositna Place**
(MSB Case # 2020-100)
- **New Hope Estates Master Plan Revised**
(MSB Case # 2020-012)
- **Uptown Estates Master Plan**
(MSB Case # 2020-101)
- **Sky Ranch at Pioneer Peak**
(MSB Case # 2020-105)
- **T 194**
(MSB Case # 2020-102)

If you have any questions, or if this line is or is going to be abandoned, please feel free to contact Skylar Shaw at 334-7911 or by email at skylar.shaw@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "Andrew Fraiser".

Andrew Fraiser
Supervisor of ROW and Permitting
ENSTAR Natural Gas Company

EXHIBIT P

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



56601B01L001 25
LONCLE PIERRE ARMAND
LONCLE CRYSTAL LYNN
4200 E PAMELA DR
WASILLA AK 99654

RECEIVED
AUG 14 2020
PLATTING
FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: JERRY HARMAN

REQUEST: The request is to create 50 lots and 1 utility tract from Tax Parcel C8 (Parcel C, Waiver 2004-26-PWm) to be known as **STELLA RIDGE**, containing 60.0 acres +/- . Interior private roads will be constructed to provide access to all lots. The plat is located approximately 1/2 mile west of Wasilla-Fishhook Road and north of E. Pamela Drive (Tax ID # 18N01E18C008); within the SW 1/4 Section 18, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: Fishhook 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 **August 20, 2020**, starting at **1:00 p.m.** Please follow all public mandates in regards to **COVID-19**. 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. 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 12:00 p.m. (noon).** To request additional information please contact the Platting Technician, **Cheryl Scott** at (907) 861-8692. 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 now participate in person at the Borough Building. To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>

No Objection Objection Concern

Name: Pierre & Crystal Loncle Address: 4200 E. Pamela Drive Wasilla AK 99654

Comments: Concerns: ① Amount of additional traffic on E. Pamela Drive and at intersection of Wasilla Fishhook Rd. ② Water wells in this area are marginal producers - will aquifer supply an additional 60 homes? ③ Soil in this area is rich in non-permeable clay - will local ground conditions create a problem for 60 new septic systems?

Case # 2020-098 CS

Note: Vicinity Map Located on Reverse Side

Cheryl Scott

From: John E. Torwick <John.Torwick@mea.coop>
Sent: Friday, August 14, 2020 9:03 AM
To: MSB Platting
Subject: Stella Ridge

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

Owner: Jerry Harman
Request: Stella Ridge

I object to the request.

This subdivision would greatly impact the small under maintained road feeding E Pamela, not to mention increase traffic at the intersection of Pamela and Wasilla Fishhook. This intersection hosts a number of traffic accidents every year and also poses a danger to school busses due to the extra traffic already.

This subdivision also will create an issue with its high water table and the low lands that will be filled, the borough needs to consider all things, not just tax revenue.

Again I John Torwick, residing at 4325 E Pamela Ln object to this request.

John Torwick
907-690-1336

Cheryl Scott

From: Gretchen Watson <gretchgreg11@gmail.com>
Sent: Thursday, August 13, 2020 2:12 PM
To: MSB Platting; Jesse Sumner
Subject: Stella Ridge Meeting 8/20/20 Conf#7854 (Harmon)

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

I am writing to you today as a current resident located at 4300 E Pamela Dr.
Please take this as an official comment related to the upcoming meeting on Aug 20, 2020 in response to the planned subdivision petition (Tax ID #18N01E18C008).

As a current resident we are objecting to the planned development based on the following reasons:

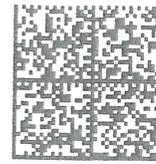
- Little to Late notice about the planning of this project, thus not allowing current residents enough time to evaluate, respond & attend meeting notice. This meeting is scheduled to start at 1pm in the afternoon when most residents are at work.
- Current residents have purchased their 2+acres lots in order to escape the bustle of city life which includes the dreaded subdivision lifestyle. This project will not result in a cohesive neighborhood based on similar structures and use of land.
- The Pamela Dr. neighbors already experience "low producing" water wells. The addition of a massive number of new builds on one parcel will greatly affect the water production of current residents.
- New homes of this quantity may increase the Tax obligations for all who reside in the immediate area.
- There appears to be a Spring Fed Wetland to be considered and the South side of Pamela which already floods from culvert activity across from this site. This activity would increase with the installation of 50 additional parcels/homes.
- The current Pamela Dr area already experiences heavy traffic patterns on an unpaved roadway. The additional homes will result in even more traffic congestion, thus causing accessibility concerns.

Please consider these concerns when approving such a petition.

Thank you

Gretchen Watson
813-310-5258

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



U.S. POSTAGE >>> PITNEY BOWES
ZIP 99645 \$ 000.50⁰
02 4W
0000368428 AUG 06 2020

RECEIVED

AUG 17 2020

PLATTING

51244B03L001 4
BRISTOL INC
4150 E PAMELA DR
WASILLA, AK 99654

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

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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. 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 12:00 p.m. (noon).** To request additional information please contact the Platting Technician, **Cheryl Scott** at (907) 861-8692. 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 now participate in person at the Borough Building. To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>

[] No Objection [] Objection Concern

Name: Sandra G Christian Address: 4100 East Pamela Drive Wasilla AK

Comments: I am deeply concerned that if this proposal gets passed it will be just like (Turners Coener) (Palmer fishhook) it wants such small lots and so many structures on a one lane dirt Rd. It will destroy the water table which is already changed since the earth quake. Traffic will be a night mare - if it passes other

Case # 2020-098 CS

Note: Vicinity Map Located on Reverse Side

Property in same area will do the same - Please do not let this happen as proposed. Please

EXHIBIT Q-4

Cheryl Scott

From: Jeffrey Huber <jhuber@mtaonline.net>
Sent: Tuesday, August 18, 2020 3:28 PM
To: MSB Platting
Subject: 8/20/20 Public Hearing #6C - Stella Ridge Subdivision - Public Comments for Submittal

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

MSB Platting Board:

I am submitting these comments and concerns in advance of the public hearing scheduled for 8/20/20 regarding **Case #2020-098, Stella Ridge Plat, SEC18, T18N, R1E, SEWARD MERIDIAN, AK**. I am an interested land-owner in the area, with a primary residence located nearby on E. Birch Park Circle and adjoining property located on Eldorado Drive, which is immediately south of the proposed subdivision.

In general, my comments surround these key issues:

- 1) Ambiguity in the public information packet regarding proposed restrictions in the new proposed subdivision;
- 2) Flawed basis;
- 3) Lack of setbacks;
- 4) Traffic safety issues;
- 5) Impact on subsurface aquifers in the area and the potential impact to my drinking water well;
- 6) Covenants and restrictions

1) Ambiguity with regard to the Plan provided in the Public Information Packet (6C)

This concern related to the fact that some documents refer to restricting access to Lots 1-9 **BLOCK 1** via D&S Drive, whereas some documents refer to this same restriction being applied to Lots 1-9 **BLOCK 2**. My belief based upon the intent of the restriction is that the restriction should apply to those lots in **BLOCK 1**. That is, to effectively limit road access to both Blocks (Lots 1-9) to D&S Drive, leaving Eastwind Drive as the primary access to Lots 10-17 (BLOCK 2), and all of BLOCKS 3 & 4. Given the configuration of the proposed subdivision, any such restriction noted for Lots 1-9 in BLOCK 2 are meaningless, as those lots are already served by D&S Drive (prima facie).

2) Flawed Plan basis

More substantively, it appears the need for the above restriction is to limit the number of lots served by either D&S Drive or Eastwind Drive - the motivation being to limit the Standards to which these roads are constructed to. It appears this will lower costs to the Petitioner, allow for minimum Lot Size and maximum Lot Density, therefore perhaps contributing to the profitability of this endeavor. Notwithstanding the ambiguity noted above, I believe this approach to be flawed and not in the best interest of the public nor adjoining neighbors.

Specifically, the use of two North-South access roads results in the construction of Eastwind Drive directly adjacent to the Property Line of adjacent Lot #C-9 as shown on Exhibit A-1. Many existing homeowners in this area (myself included) place a large value on having large, private lots, with not only privacy but also quiet homes with adequate separation from primary traffic lanes. The placement of Eastwind Drive directly abutted to the property line of adjacent Lot # C-9 is an unnecessary and significant impact to the owners/residents of Lot #C-9. There certainly exists an alternate approach that would better respect the impact to neighboring properties yet likely satisfy the objectives of the Petitioner.

For example, if D&S and Eastwind Drives were combined into a single north-south access road, it would not only eliminate the need for restrictions, but would also provide for a reasonable buffer for the existing homeowners in Lot C-9. The Fire Department has already noted (in the Information Packet Materials) that they consider D&S Drive and Eastwind Drive to be too close to be considered separate access into the subdivision therefore two roads serve no purpose in the interest of public safety. Rather than requiring "proof of EMS access" as requested in the Plan Review Findings and Recommendation, I request that the Petitioner consider a single - more appropriately constructed - access into the subdivision. This would not only eliminate the need to justify the proposed configuration and to provide "proof" of *minimum* EMS access suitability, it would also simplify construction, reduce road maintenance costs for the subdivision (fewer road footage to maintain), and most importantly develop this area more consistently within the spirit of the regulations, as opposed to finding a workaround. I believe public safety (i.e. EMS access) would also be enhanced by a properly constructed main thoroughfare into the subdivision.

In laypersons terms, building a second road that *directly* abuts a neighbors property - wholly in service of staying under a certain classification of road construction i.e. minimizing costs - is terribly bad form and a grave injustice to said neighbors. Please consider a single access road for the subdivision that is respectful of the neighbors in Lot #C-9. Barring that, I strongly advocate for a minimum setback between the east edge of Eastwind Drive and the property line in question.

3) Lack of Setbacks

Except for the north flank of the proposed development, there appear to be no setbacks provided for to ensure adequate separation of structures between lots within the subdivision. More importantly, there appear to be no setbacks provided to ensure adequate separation between structures between this subdivision and adjacent tracts. Some setback requirement would be in the general public interest and is therefore recommended, despite any potential impacts to proposed Lot Density.

4) Traffic Safety Issues

The surrounding community and infrastructure is currently designed based upon a population density commensurate with a rural community. Specifically, Wasilla Fishhook Road and Pamela Drive are narrow, single-lane roads that simply are not designed to serve high-density neighborhoods and new developments. The high population density proposed by the Petitioner introduces traffic safety risks without any available plan of improvements, either by the Petitioner or the MSB.

Indeed, preliminary work on this subdivision appears to have *already* introduced a large number of construction vehicles along Pamela Drive who regularly exceed posted speed limits. During the hearing I hope to inquire regarding the legality of commencement of construction before the Public Hearing Process has concluded.

In addition, the Plan provides for no sidewalks or road shoulders, meaning that Pedestrians (especially Children) have no safe means of foot travel in the area.

5) Drinking Water/Aquifers

This area is located outside of areas served by public water/wastewater utilities. As such, developments such as these where a high population density is promulgated present a risk to existing neighbors who rely on the subsurface aquifers for their drinking water supply. The Petitioner should provide proof that the proposed development poses no risk to existing neighbors' drinking water supplies. The existing surrounding area has been historically limited to large, multi-acre lots where the risk of water resource impacts due to population density had been mitigated by the low densities themselves.

6) Covenants

Many of the existing, multi-acre lots have covenants and restrictions to ensure a reasonable standard of living for the community as well as to help ensure property values are not degraded due to a property owner maintaining their property in a substandard fashion. Given the high population density of the proposed development, the risk for such impacts to the community are even higher. Therefore, the need for covenants and restrictions is higher to help ensure the value and standard of living for the neighborhood is not adversely impacted. Such covenants/restrictions should include topics such as junk-cars, completion of housing construction in a timely manner, livestock/animal control, etc.

Please acknowledge receipt of this email.

Sincerely,

Jeff and Shannon Huber
E. Birchpark Circle
(907)373-1116

STELLA RIDGE COMMENTS

RECEIVED

AUG 20 2020

PLATTING

Good Afternoon Assembly,

We are John and Amanda Meising - both property owners, voters and MSB employees. I am a school teacher at John Shaw Elementary and my husband, the former President of the Tanaina Community Council, works for Hazmat disposal at the solid waste facility on 49th State Road.

We chose to purchase, develop, and improve our property on E. Pamela because of its demographic, large lot sizes, sense of privacy, and existing neighborhood. On a quiet evening we can sit on our porch swing and hear the train passing through the station in Wasilla while watching the moose pass through our property. We encouraged limited growth on E. Pamela by extending the main electrical service, upgraded phone and internet service, getting nearly 100% positive feedback formalizing the Enstar LID, and providing safe, secure, and lighted CBU postal delivery boxes all the while preserving the contour and continuity of our property and surrounding neighborhood.

Since the initial deforestation and SWPPP excavation work at the proposed site, E. Pamela has had a flooded roadway and lack of control of groundwater runoff, but most notably is the animal displacement occurring. No longer do the moose travel as frequently nor have given birth on our property - which they had done at least three times prior. We now give refuge to at least a half dozen wild rabbits and unfortunately our cranes and bald eagles are gone; thus we conclude that their permanent nests and habitat have been destroyed.

If approved "as is" our lifestyles will arbitrarily change - Starting with simple things like from the time we leave for work to simply walking our dog. Sadie is freerange, along with a number of other residents' dogs, which is common practice on E. Pamela. Stella Ridge will force their displacement as well. Larger issues like noise and crime will follow too.

EXHIBIT Q-ba

May we suggest a series of Townhall meetings between the property owner, developer, and with all the residents of our end of E. Pamela included prior to any approval or construction - to encourage an open dialogue, keep us informed, and our opinions and concerns discussed.

So we ask the assembly if this project goes forward, will the developer show respect to the existing residents as a good way to start - 3 to 5 acre lots with 11-15 homes or even 2.5 acre lots with 20-22 homes would be preferable and in proportion with existing surroundings for expansion. Why are the proposed lots so small when this state is so big? We don't want developers, perhaps motivated by the accumulation of wealth and greed, to dictate our existing lifestyles; most developers do not live in or become a part of what they create or perhaps will consequently destroy here. We like living secluded in the woods and with nature.

We want to know what short & long term social, ecological and environmental impact studies have been performed? If any.

A number of questions and concerns we and other residents have are:

*Regardless of lot sizes, what are the guarantees of finding water? Many have tried and failed. In an effort to safeguard our well we have followed the guidelines with the State of Alaska to record our well logs, output production rates and clarity results. Should any approval for development be given without finding usable potable water first? And if found, have any studies been performed to show what drawdown effects happen to existing aquifers? Not to mention the septic water accumulation effect.

*Will building permits and inspections be contingent throughout all phases construction? Who has approved of the excavation thus far?

* What's our long term upside? Noise? Crime? Higher taxes?- as of Aug. 1st a one acre borough lot of Gail Drive is valued at \$38 -42K with a

resident generating \$3400 to \$3850 in yearly taxes - what happens to our property values & taxes? We won't be able to afford such a hike or does the developer have a plan to subsidize existing residents for such increases from the revenue generated from the sale of the proposed properties and residential structures?

* How long will construction take? Who will designate start and stop times? We would prefer no working on weekends, holidays, or into the evenings.

* Will a security guard be present because construction site crime is high?

* Will our property be restored after overhead and underground utility work?

* Who will be responsible for outages and disruptions to existing services - like electrical surges to modern appliances, tv's, refrigerators, modems, routers or computers? Or relighting gas pilot lights in appliances?

* Will a new cell phone tower be included inside the project? Cell phone service is lacking on our end of E. Pamela and a lot of residents congregate at the current CBU mailboxes to make their calls.

* Will the developer provide a water/sewage treatment plant as part of the project? Designated trash service? Will he provide a private cluster box and hire another subcontractor to guarantee delivery?

* Should a project of this size be considered during this covid crisis? The cluster box position is a small example of how further risk of contamination is possible. Secondly, if combined with ours will the developer match height, style, and provide lightning and security cams as well?

* Will this be a community targeting elder care, assisted living, or retirees? Will it cater to homeowners or renters? Speaking for the majority of residents - we are an older demographic with no younger children...what

happens when the four wheelers and snow machines fire up -- will our yards and utility easements be respected? They are for our use and allow utility provider access for maintenance and care - not private individuals.

* What will follow if this development is approved? Who else will want to do the same? Where and when would it end? We, as residents, may look to moving as a solution to our problems, perhaps out of the Mat-Su borough.

* What other benefits does a development, as this is proposed, do for existing home and property owners? Extend Borough maintenance, provide paved roads and add another internet provider? Maybe street lights? If so, who chooses their location?

In conclusion to borrow a phrase - "Let us redefine progress to mean that just because we can do a thing, it does not necessarily mean that we must do that thing."

Thank you for your attention and consideration,

John and Amanda Meising

John Meising
Amanda Meising

4150 E POWELL DR.
 WASILLA, AK 99654

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)

FOXWOOD ADDITION 1 (79-324)

TRACT A-1

TRACT C

LEGEND

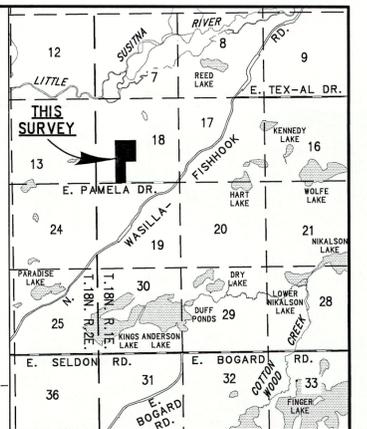
- Recovered 2 1/2" aluminum post monument
Recovered aluminum cap on 3/8" rebar
Recovered plastic cap on 3/8" rebar
Recovered 3/8" rebar
Set plastic cap on 3/8" x 30" rebar on all lot corners, PC's and PT's
Measured data
Record per record of survey (2014-12)
Record per plat (79-324)
Record per plat (76-95)
Survey point number
Block



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 AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MAT-SU BOROUGH, AND GRANT ALL EASEMENTS TO THE USES SHOWN.

JERRY M HARMAN DATE _____ P.O. BOX 874712 WASILLA, AK 99687-4712

NOTARY ACKNOWLEDGEMENT

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

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.

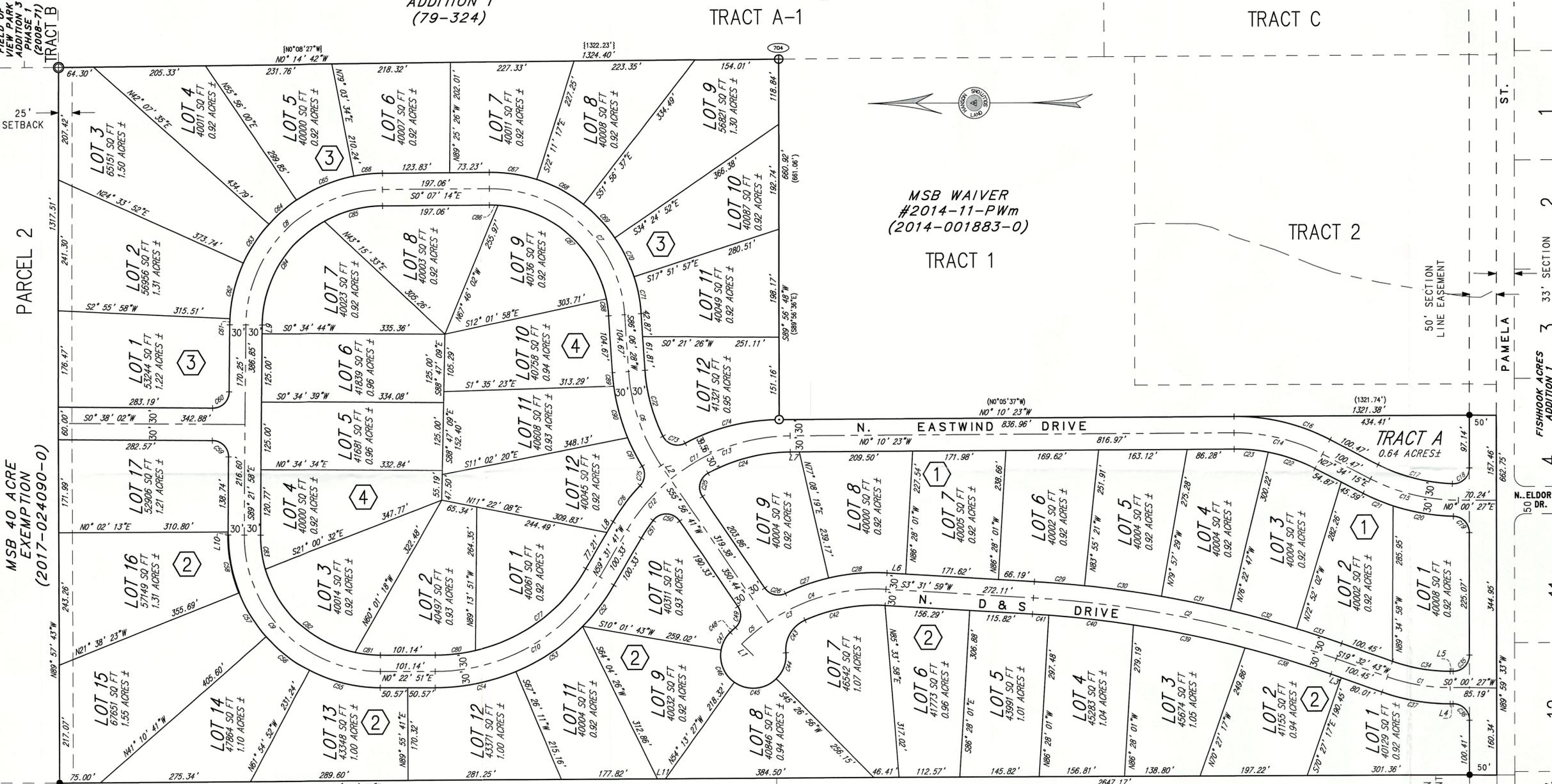
REGISTERED LAND SURVEYOR



A PLAT OF STELLA RIDGE PLATTING SUBDIVISION A SUBDIVISION OF TRACT C WAIVER RES. 2004-246-PWm (2004-031913-0) PALMER RECORDING DISTRICT STATE OF ALASKA

LOCATED WITHIN SW 1/4 SEC. 18, T.18N. R.1E. SM, AK CONTAINING 60.00 ACRES MORE OR LESS

HANSON LAND SOLUTIONS ALASKA BUSINESS LICENSE #1525 305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645 (907)746-7738



GOV. LOT 2 SEC. 18 T.18N. R.1E. S.M. AK

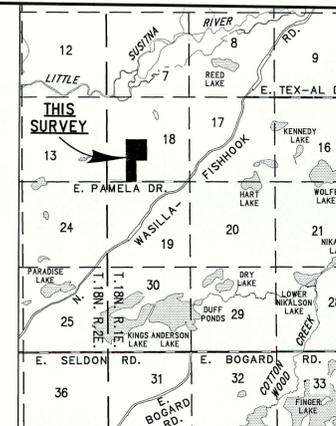
NOTES

- 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 29, A RECOVERED ALUMINUM CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 38' 47.05\"/>

GOV. LOT 3 SEC. 18 T.18N. R.1E. S.M. AK

GOV. LOT 4 SEC. 18 T.18N. R.1E. S.M. AK





SOURCE: MSB TAX MAP WAOD 1"=5280'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	119.35	350.00	19°32'16"	118.77	S9° 46' 35"W	60.26
C2	570.11	2040.00	16°00'44"	568.26	S11° 32' 21"W	286.92
C3	292.93	350.00	47°57'13"	284.46	S20° 26' 37"E	155.66
C4	229.61	350.00	37°35'18"	225.52	N15° 15' 40"W	119.11
C5	63.32	350.00	10°21'55"	63.23	N39° 14' 16"W	31.75
C6	184.26	350.00	30°09'47"	182.14	S71° 01' 35"W	94.32
C7	376.24	250.00	86°13'42"	341.73	S42° 59' 37"W	234.06
C8	389.41	250.00	89°14'44"	351.22	S44° 44' 36"E	246.73
C9	393.80	250.00	90°15'12"	354.33	N45° 30' 27"E	251.11
C10	365.96	350.00	59°54'32"	349.52	N29° 34' 25"W	201.70
C11	362.58	350.00	59°21'18"	346.58	N29° 51' 02"W	199.45
C12	123.79	350.00	20°15'53"	123.15	N49° 23' 45"W	62.55
C13	238.79	350.00	39°05'25"	234.18	N19° 43' 06"W	124.25
C14	169.48	350.00	27°44'39"	167.83	N13° 41' 56"E	86.43
C15	168.38	350.00	27°33'48"	166.76	N13° 47' 21"E	85.85
C16	184.01	380.00	27°44'39"	182.21	N13° 41' 56"E	93.84
C17	143.17	320.00	25°38'05"	141.98	N14° 45' 13"E	72.80
C18	48.13	30.00	91°55'43"	43.13	N44° 01' 42"W	31.03
C19	46.41	30.00	88°38'10"	41.92	N45° 41' 22"E	29.29
C20	112.96	380.00	17°01'55"	112.54	N9° 53' 15"E	56.90
C21	60.80	380.00	9°10'03"	60.74	N22° 59' 14"E	30.47
C22	91.62	320.00	16°24'19"	91.31	N19° 22' 06"E	46.13
C23	63.33	320.00	11°20'20"	63.23	N5° 29' 47"E	31.77
C24	158.03	320.00	28°17'45"	156.43	N14° 19' 16"W	80.66
C25	50.05	30.00	95°35'10"	44.44	N76° 15' 44"W	33.08
C26	42.72	30.00	81°35'06"	39.20	S15° 09' 08"W	25.89
C27	84.75	380.00	12°46'44"	84.58	S19° 15' 03"E	42.55
C28	108.73	380.00	16°23'40"	108.36	N4° 39' 51"W	54.74
C29	91.92	2070.00	2°32'40"	91.92	S4° 48' 19"W	45.97
C30	143.23	2070.00	3°57'52"	143.20	S8° 03' 35"W	71.64
C31	129.28	2070.00	3°34'42"	129.26	S11° 49' 52"W	64.66
C32	126.89	2070.00	3°30'44"	126.87	S15° 22' 35"W	63.47
C33	87.16	2070.00	2°24'45"	87.16	S18° 20' 20"W	43.59
C34	109.12	320.00	19°32'16"	108.59	S9° 46' 35"W	55.09
C35	47.23	29.75	90°57'17"	42.43	S44° 59' 33"E	30.25
C36	47.12	30.00	90°00'00"	42.43	S45° 00' 27"W	30.00
C37	129.58	380.00	19°32'16"	128.95	S9° 46' 35"W	65.42
C38	165.51	2010.00	4°43'04"	165.46	N17° 11' 11"E	82.80
C39	209.74	2010.00	5°58'44"	209.65	N11° 50' 17"E	104.97
C40	156.76	2010.00	4°28'07"	156.72	N6° 36' 52"E	78.42

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C41	29.72	2010.00	0°50'49"	29.72	S3° 57' 24"W	14.86
C42	151.90	320.00	27°11'50"	150.48	N10° 03' 56"W	77.41
C43	74.27	60.00	70°55'04"	69.61	N59° 07' 23"W	42.73
C44	52.39	60.00	50°01'51"	50.74	N69° 34' 00"W	28.00
C45	84.12	60.00	80°19'37"	77.40	S4° 23' 16"E	50.64
C46	67.29	60.00	64°15'10"	63.81	S67° 54' 08"W	37.68
C47	37.23	60.00	35°33'03"	36.63	S62° 11' 45"E	19.24
C48	12.93	380.00	1°57'01"	12.93	S43° 26' 43"E	6.47
C49	42.72	30.00	81°35'06"	39.20	S83° 15' 46"E	25.89
C50	56.78	30.00	108°26'55"	48.68	N1° 43' 14"E	41.63
C51	39.23	320.00	7°01'28"	39.21	N56° 00' 57"W	19.64
C52	95.36	380.00	14°22'40"	95.11	N52° 20' 21"W	47.93
C53	149.80	380.00	22°35'12"	148.83	S33° 51' 25"E	75.89
C54	152.17	380.00	22°56'39"	151.16	N11° 05' 29"W	77.12
C55	135.39	280.00	27°42'17"	134.08	S14° 13' 59"W	69.05
C56	101.34	280.00	20°44'11"	100.78	S38° 27' 14"W	51.23
C57	95.48	280.00	19°32'18"	95.02	S58° 35' 28"W	48.21
C58	108.85	280.00	22°16'26"	108.17	S79° 29' 49"W	55.12
C59	47.12	30.00	90°00'00"	42.43	N45° 38' 02"E	30.00
C60	47.12	30.00	90°00'00"	42.43	S44° 21' 57"E	30.00
C61	11.23	280.00	2°17'56"	11.23	S88° 13' 00"E	5.62
C62	105.71	280.00	21°37'53"	105.08	S76° 15' 05"E	53.49
C63	85.82	280.00	17°33'43"	85.49	N56° 39' 17"W	43.25
C64	67.47	280.00	13°48'25"	67.31	N40° 58' 12"W	33.90
C65	113.01	280.00	23°07'33"	112.25	N22° 30' 13"W	57.29
C66	52.88	280.00	10°49'12"	52.80	N5° 31' 50"W	26.52
C67	88.03	280.00	18°00'46"	87.67	N8° 53' 09"E	44.38
C68	98.67	280.00	20°11'23"	98.16	N27° 59' 14"E	49.85
C69	85.21	280.00	17°26'10"	84.88	N46° 48' 01"E	42.94
C70	80.27	280.00	16°25'28"	79.99	N63° 43' 49"E	40.41
C71	421.39	280.00	86°13'42"	382.73	N42° 59' 37"E	262.15
C72	125.55	320.00	22°28'49"	124.75	N74° 52' 04"E	63.59
C73	47.67	30.00	91°02'24"	42.81	N18° 06' 28"E	30.55
C74	180.66	380.00	27°14'21"	178.96	N13° 47' 34"W	92.07
C75	38.92	30.00	74°19'41"	36.25	N84° 04' 58"W	22.74
C76	83.63	380.00	12°36'33"	83.46	N53° 13' 24"W	41.98
C77	260.14	320.00	46°34'40"	253.04	S36° 14' 21"E	137.74
C80	74.45	320.00	13°19'52"	74.29	N6° 17' 05"W	37.40
C81	47.07	220.00	12°15'27"	46.98	N6° 30' 34"E	23.62
C82	236.26	220.00	61°31'54"	225.07	N43° 24' 14"E	130.97

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C83	63.22	220.00	16°27'52"	63.00	S82° 24' 07"W	31.83
C84	231.26	220.00	60°13'38"	220.76	N59° 15' 09"W	127.60
C85	111.42	220.00	29°01'05"	110.23	S14° 37' 47"E	56.93
C86	15.46	220.00	4°01'31"	15.45	S1° 53' 32"W	7.73
C87	284.38	220.00	74°03'45"	264.99	N40° 56' 09"E	165.97
C88	31.26	220.00	8°08'26"	31.23	S82° 02' 15"W	15.66
C89	24.66	380.00	3°43'04"	24.65	S84° 14' 56"W	12.33
C90	98.00	380.00	14°46'32"	97.72	S75° 00' 08"W	49.27
C91	58.77	380.00	8°51'41"	58.71	S63° 11' 02"W	29.44

LINE TABLE		
LINE #	LENGTH	BEARING
L1	30.00	N45° 34' 46"E
L2	31.07	N55° 56' 41"E
L3	20.45	N19° 32' 43"E
L4	5.19	S0° 00' 27"W
L5	5.19	S0° 00' 27"W
L6	34.30	N3° 31' 59"E
L7	16.48	N0° 10' 23"W
L8	23.12	N59° 31' 41"W
L9	16.08	N89° 22' 26"W
L10	5.53	N89° 21' 58"W
L11	14.65	N0° 04' 32"W

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MAT-SU BOROUGH, AND GRANT ALL EASEMENTS TO THE USES SHOWN.

JERRY M HARMAN DATE
 P.O. BOX 874712
 WASILLA, AK 99687-4712

NOTARY ACKNOWLEDGEMENT

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

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
 RECEIVED
 JUL 0 1 2020

A PLAT OF
STELLA RIDGE
 A REPLAT OF
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 WAIVER RES. 2004-246-PWm
 (2004-031913-0)
 PALMER RECORDING DISTRICT
 STATE OF ALASKA
 LOCATED WITHIN
 SW¼ SEC. 18, T.18N. R.1E. SM, AK
 CONTAINING 60.00 ACRES MORE OR LESS

HANSON
LAND SOLUTIONS
 ALASKA BUSINESS LICENSE #1525
 305 EAST FIREWEED AVENUE
 PALMER, ALASKA, 99645
 (907)746-7738

6F

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 3, 2020**

PRELIMINARY PLAT: SUSLOSITNA PLACE MASTER PLAN

LEGAL DESCRIPTION: SEC 21, T18N, R01W, SEWARD MERIDIAN AK

PETITIONERS: IGOR & NATALIYA ZHUCHKOV

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 80.17± PARCELS: 70

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-100

REQUEST: The request is to create 70 lots, by a four phase Master Plan, from Tax Parcel A7, to be known as **SUSLOSITNA PLACE MASTERPLAN**, containing 80.17 acres +/- . The property is located south of W. Schrock Road; within the NE ¼ NW ¼ and NW ¼ NE ¼ Section 21, Township 18 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Geotechnical Engineering Report	EXHIBIT B – 21 pgs
Topographic Mapping & As-Built Plan & Profile	EXHIBIT C – 3 pgs
	EXHIBIT D – 20 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance	EXHIBIT E – 1 pg
Department of Emergency Services	EXHIBIT F – 1 pg
Planning	EXHIBIT G – 2 pgs
Utilities	EXHIBIT H – 3 pgs
Public Comment	EXHIBIT I – 19 pgs

DISCUSSION: The proposed subdivision is south of W. Schrock Road and accessed by N. Suslositna Street. The Master Plan will have four phases, for a total of 70 lots. Interior streets will be constructed to residential street standards. Petitioner is providing access to the unsubdivided parcels to the west and south.

Soils Report: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Simon Gilliland, PE, Hanson Land Solutions, notes all lots are composed of at least 40,000 sf. Testholes were dug to at least 12’. Soils classifications are GW, with the exception of Testholes #8& 9 which are classified as GM, and Testholes #4 & 7 which are classified as SM. No groundwater was encountered. All contain at least 10,000 sf of useable building area and 10,000 sf of useable septic area. Testhole logs and testhole map is attached.

Road Construction: Road construction will follow MSB Subdivision Construction Manual (SCM) residential standards. Plan & Profile at **Exhibit D**.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met. Pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots, each lot will have the required frontage.

Comments: Department of Public Works Operations & Maintenance (**Exhibit E**): Construct N. Suslositna Street, W. Central road and streets that stub to adjoining properties to residential subcollector street standards. For drainage, place cross culverts outside of curve returns – requires less culvert and reduces likelihood of culvert ends being crushed. May only need two cross culverts at four-way intersections. Drainage easements may be needed where runoff leaves roadside ditches. If there is any potential for commercial use of any of the proposed lots, it is recommended that N. Sushana Drive be constructed to provide a second access as required by International Fire Code.

Department of Emergency Services Fire Code (**Exhibit F**) notes the plat doesn't show how W. Central Road will connect to create a second access into the subdivision.

Planning Division (**Exhibit G**) notes a connected road system is encouraged wherever possible. Better connectivity can improve mobility, accessibility, traffic congestion reduction and reduce the need to improve arterial roadways. The Planning Division recommends that subdivisions be designed to allow connectivity through to adjoining parcels and to make accommodations to comply with the 2035 Long Range Transportation Plan goals and the Official Streets and Highways Plan. The parcel to the east has gone through the pre-application process to subdivide. *Staff notes preapplication was done in 2017, for a proposed Forty-Acre Exemption. The petitioner of this preapplication would most likely be required to submit another preapplication before going forward with the Forty-Acre Exemption, as the preapplication is over three years old.* The parcel to the south has not. To comply with MSB 43.20.060(D), which states 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, Planning suggest the applicant change one of the cul-de-sacs along the eastern boundary to a stub right-of-way, to allow for future connectivity to east adjacent parcel and to allow for the future connection of N. Sushana Drive. *Staff notes MSB 43.20.060(D) continues "if it is shown by the applicant to be unnecessary for future development and/or public safety, elimination of the requirement to provide access shall be applied." Staff recommends petitioner provide the documentation showing the stub road to the east is unnecessary or provide stub road to the east adjoining parcel. Petitioner's surveyor has provided documentation that Tax Parcel A8 to the east is already provided for by dedicated public rights-of-way and Section Line Easements (see **Exhibit G-2**). N. Sushana Drives traverses north from the northwest corner of said parcel. The constructed E. New Field Drive provides an easterly access route from the southwest corner of the same parcel. A 66' wide Section Line Easement provides yet another eastward access route from the northeast corner of Tax Parcel A8. A westward access route is likewise provided through the proposed Suslositna Subdivision via the 88' wide Section Line Easement which traverses the entire north 33' of the proposed Suslositna Subdivision. Further dedication through the proposed subdivision for Tax Parcel A8 is unnecessary for future development or safety, as the existing, buildable access routes (four total) already exceed current standards of required access if said Tax Parcel A8 was to be developed.* Planning also notes no FEMA mapped Special Flood Hazard Area or wetlands identified.

Utilities: (Exhibit H) Enstar has no comments, recommendations or objections. MTA has no comments. MEA and GCI did not respond.

Public Comment: (Exhibit I)

Charles & Linda Cucullu, owners of Lot 2, Block 4, ASLS 72-26, north across W. Schrock Road, have objections and concerns regarding groundwater resources; the size of the lots and the impact on area resident lifestyles and values; increased traffic volume interfering with public safety in the W. Schrock Road area; and the impact on wildlife due to the density of the proposed subdivision. They recommend lot sizes be a minimum of 2-3 acres to keep with the average area property sites, which will help avoid overburdening area groundwater reserves, limit stress to wildlife and ensure property values.

Matt & Alicia Giacobbe, owners of Lot 1, Block 2, ASLS 72-26, to the north of the proposed subdivision, object, for the following reasons: 1. Failure to acknowledge and respect area residents' lifestyles and values; 2. May jeopardize available groundwater resources and long-term property values; 3. Increased traffic volume that compromises public safety within the W. Schrock Road transportation corridor; 4. Adverse impacts on area wildlife and wild lands due to a high-density residential neighborhood in critical wildlife habitat; and 5. Limited public safety and wildfire control issues. They recommend a reduction in the number of building sites, keep the lot size to a minimum of 4+ acres. Fewer building sites will help avoid overburdening area groundwater reserves, wildlife, public safety and will ensure property values. Possible alternative use would be a public park, golf course, or other low-impact proposal not currently under consideration.

Charles & Bonnie Leonard, owners of Lot 2, Block 2, ASLS 72-26, to the north, object, based on 1. Failure to acknowledge and respect area residents' lifestyles and values; 2. May jeopardize available groundwater resources and long-term property values; 3. Increased traffic volume that compromises public safety within the W. Schrock Road transportation corridor; 4. Adverse impacts on area wildlife and wild lands due to a high-density residential neighborhood in critical wildlife habitat; and 5. Limited public safety and wildfire control issues. They recommend a reduction in the number of building sites, keep the lot size to a minimum of 2+ acres. Fewer building sites will help avoid overburdening area groundwater reserves, wildlife, public safety and will ensure property values. Possible alternative use would be a public park, golf course, or other low-impact proposal not currently under consideration.

Alice and Sean Colin Wear, owner of Lot 8, ASLS 72-26, to the north, "object to this development. We have a list of concerns as to why this is not a good idea. We are concerned about area groundwater. We have low producing wells in our area. We feel 70 homes is just too much for this rural area. W. Schrock Road is a dangerous road. And it is the last to be maintained. There are a lot of vehicle accidents. Every time I turn into my driveway, I fear I will be rear ended. I can't imagine all the cars coming on the new proposed road, along my property. We are also concerned about the high density population and crime. The list goes on and on."

Will Hastings, owner of Tax Parcel A08 to the east: "We are concerned about the current proposed plat regarding its single point of access/egress. In the event of a fire or other natural or manmade disaster, this road would become a chokepoint." *Staff notes full comments are at Exhibit I-17 through I-19.*

At the time of staff report write-up, there were no responses to the Request for Comments from ADOT&PF; US Army Corps of Engineers, ADF&G; Fire Service Area #136 West Lakes; Road Service Area #28 Gold

Trail; MSB Community Development, Capital Projects, Assessments, Pre-Design Division or Code Compliance; GCI or MEA.

CONCLUSION: The preliminary plat of Suslositna Place Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots. A soils report was submitted, pursuant to MSB 43.20.281(A).

FINDINGS OF FACT

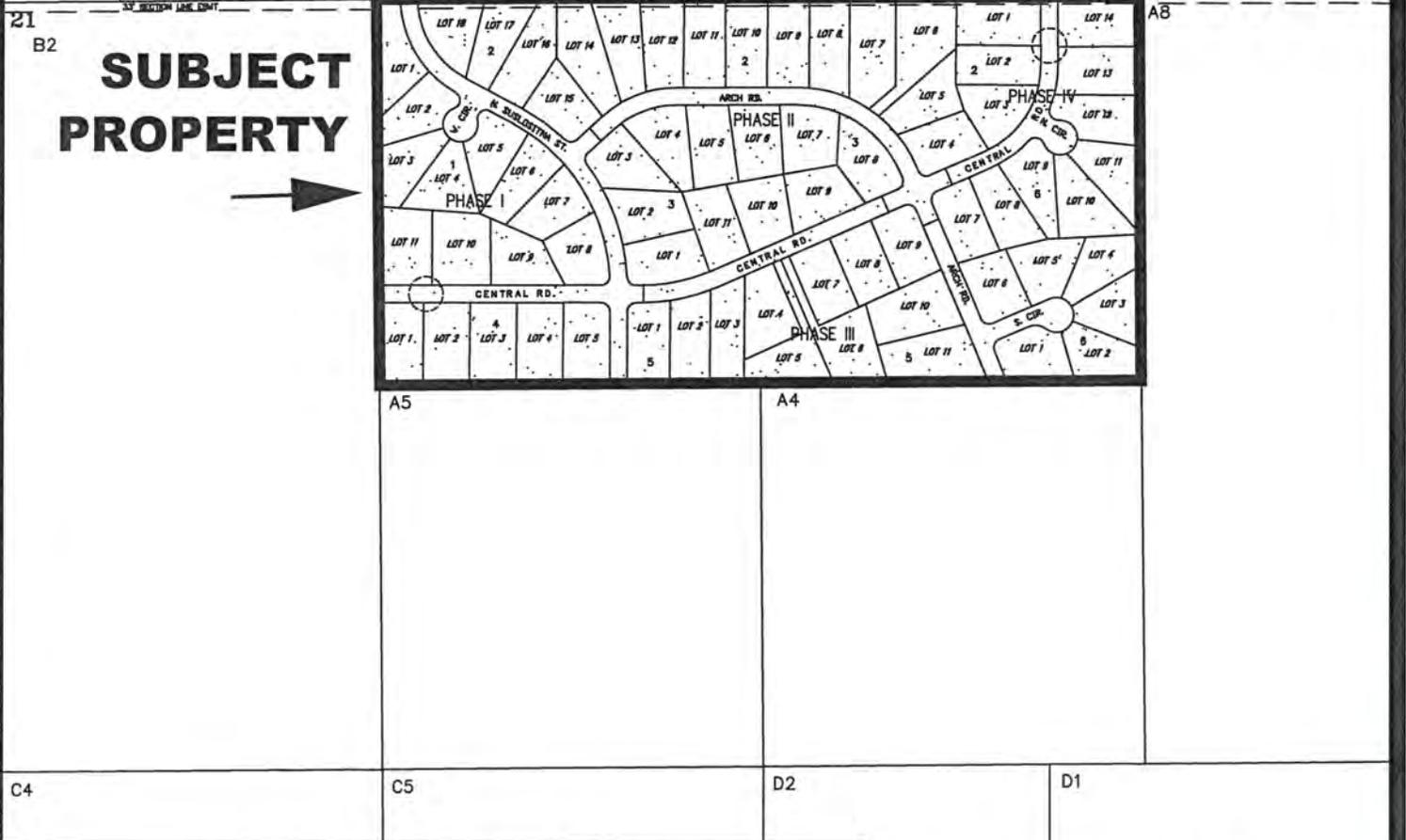
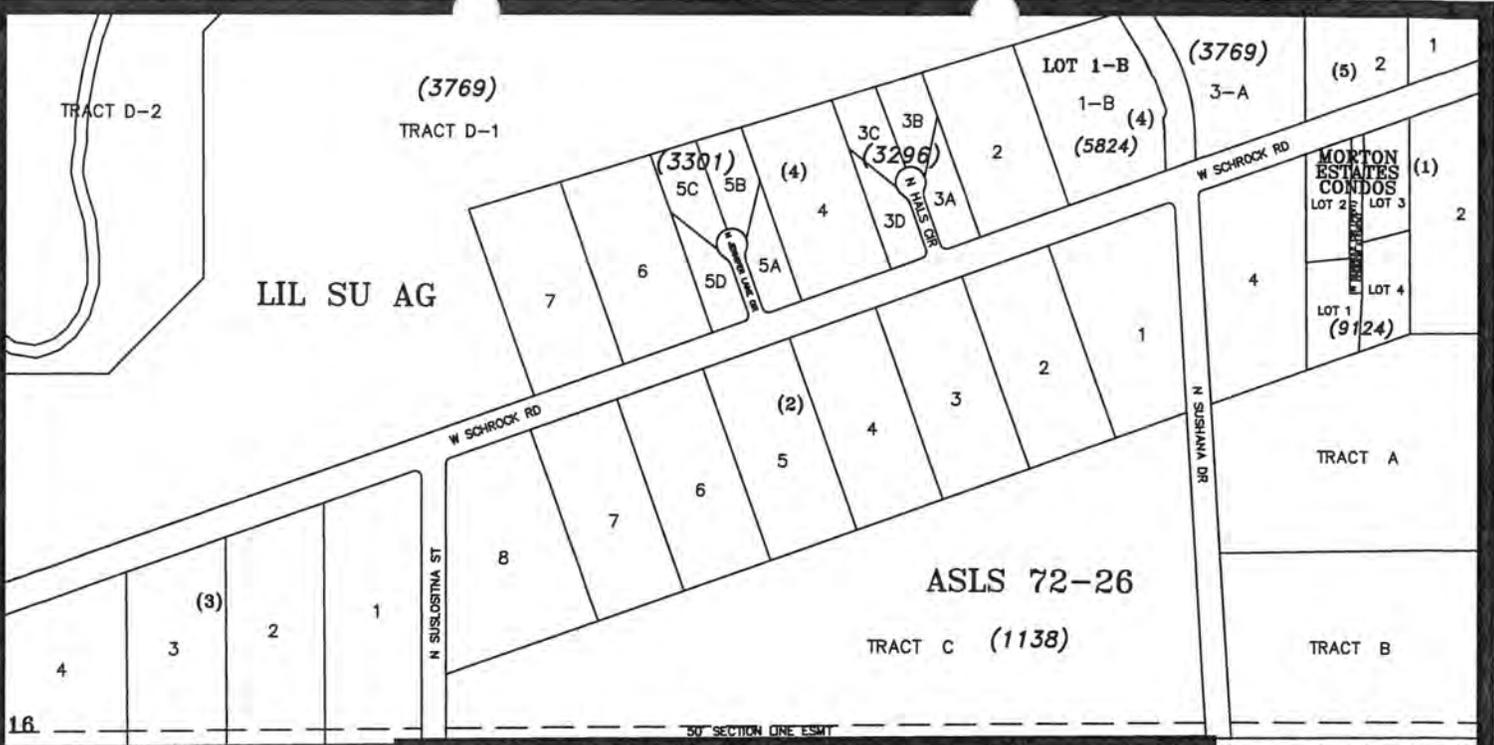
1. The plat of Suslositna Place Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A). Each lot has the required contiguous useable septic area and useable building area.
3. Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots.
4. Legal and physical access will be provided to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.
5. W. Sushana Drive is not required to be constructed for a second access; however, if there is any potential for commercial use of any of the proposed lots, it is recommended that W. Sushana Drive be constructed for a second access.
6. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Capital Projects, Assessments, Pre-Design Division or Code Compliance; GCI or MEA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. There were objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

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

1. Taxes and special assessments must be paid in full for the year of recording, for each phase plat, 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, for each phase plat.
3. Pay postage and advertising fees.
4. Construct interior streets and cul-de-sacs to residential subcollector and 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, for each phase plat
 - b. Provide DPW acceptance of the roads to Platting staff, for each phase plat.

- c. Names of streets to be approved by Platting Assistant.
5. Show all easements of record on final phase plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR), for each phase plat.
7. Submit phase plat in full compliance with Title 43.



VICINITY MAP
 FOR SUSLOSTNA PLACE MASTER PLAN
 LOCATED WITHIN
 SECTION 21, T18N, R01W, SEWARD MERIDIAN,
 ALASKA
 WASILLA 05 MAP

EXHIBIT A - 1

D3

W FAITH RD 60' PUBLIC USE EASE

SCHROCK

WA04

SUSLOSITNA

SUSHANA

WA05

EXHIBIT A-2



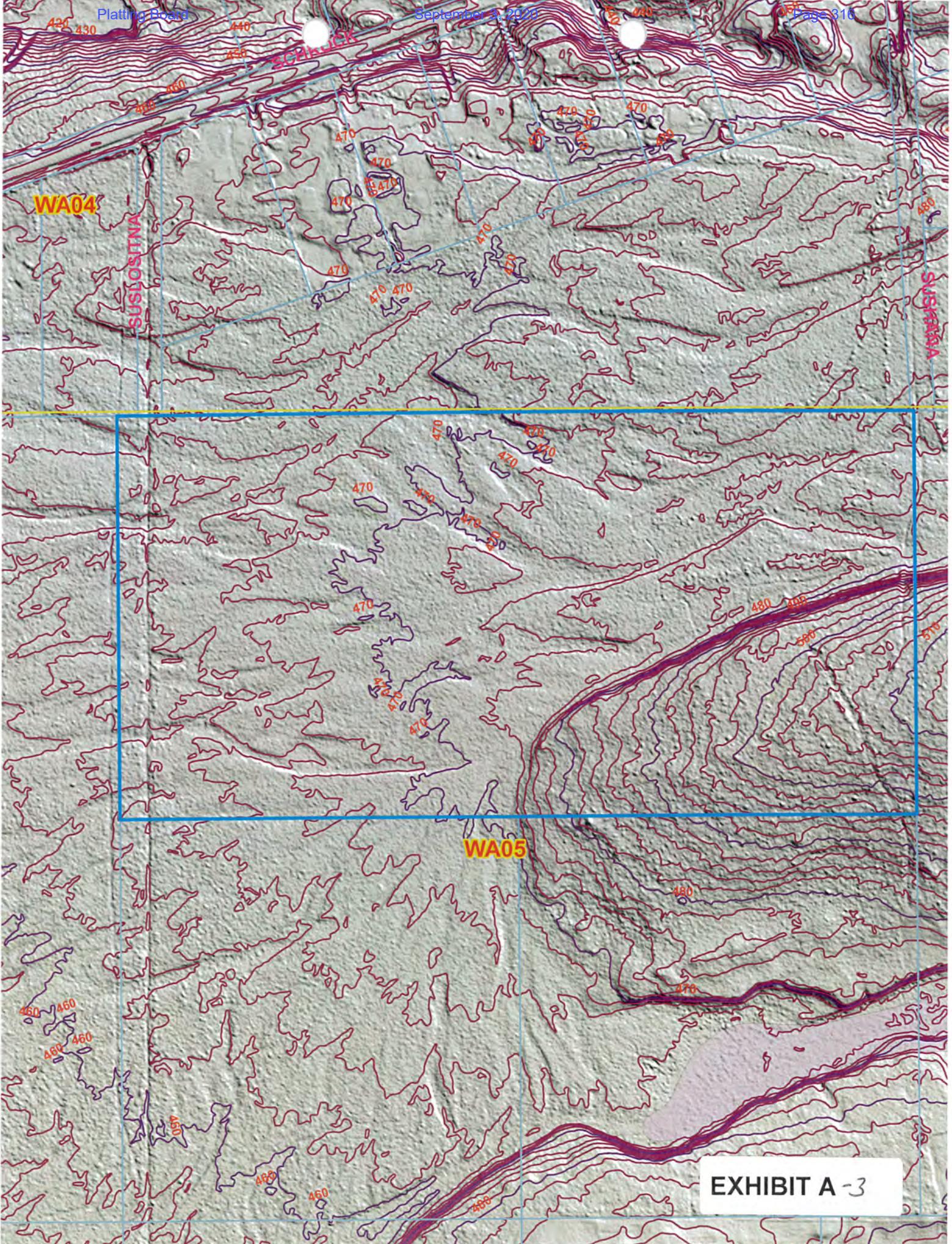


EXHIBIT A-3

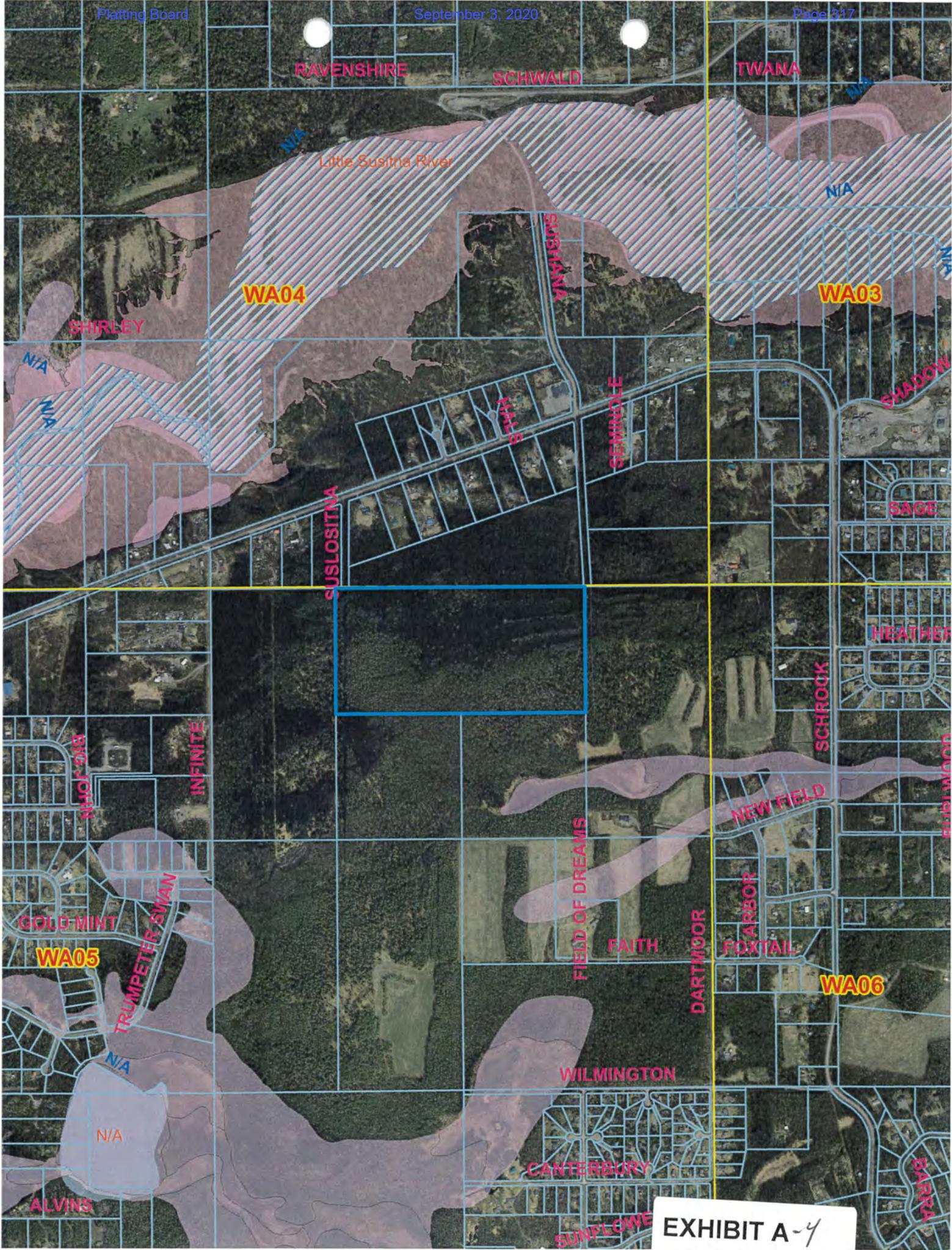


EXHIBIT A-4

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



USEABLE AREA CERTIFICATION

SUSLOSITNA PLACE

A SUBDIVISION OF

NE1/4 NW1/4 AND NW1/4 NE1/4, SECION 21 T18N R1W, 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 (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:
 (SW) TEST HOLES:

(GP) 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
 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:	NE1/4 NW1/4 AND NW1/4 NE1/4, SECIION 21 T18N R1W, SM, AK	TEST HOLE NO.	Date: 02/25/20
Insp. By:	SIMON GILLILAND	1	Job # 20-118

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								
4ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft			2					
8ft			3					
9ft			4					
10ft			5					
11ft			6					
12ft			7					
13ft			8					
14ft			9					
15ft			10					
16ft	11							
17ft	12							
18ft								
19ft								
20ft								

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



COMMENTS:

Depth	
14ft	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:	NE1/4 NW1/4 AND NW1/4 NE1/4, SEICION 21 T18N R1W, SM, AK	TEST HOLE NO.	Date: 02/25/20
Insp. By:	SIMON GILLILAND	2	Job # 20-118

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								
4ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft			2					
8ft			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	
12.5	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:	NE1/4 NW1/4 AND NW1/4 NE1/4, SECIION 21 T18N R1W, SM, AK	TEST HOLE NO.	Date: 02/25/20
Insp. By:	SIMON GILLILAND	3	Job # 20-118

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft			2					
8ft			3					
9ft			4					
10ft			5					
11ft			6					
12ft			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 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	NE1/4 NW1/4 AND NW1/4 NE1/4, SECIION 21 T18N R1W, SM, AK	TEST HOLE NO.	Date: 02/25/20
Insp. By:	SIMON GILLILAND	4	Job # 20-118

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

Depth	
12.5	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:	NE1/4 NW1/4 AND NW1/4 NE1/4, SECIION 21 T18N R1W, SM, AK	TEST HOLE NO.	Date: 02/25/20
Insp. By:	SIMON GILLILAND	5	Job # 20-118

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								
4ft								
5ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.						
6ft								
7ft								
8ft								
9ft								
10ft	SM	SILTY SANDS, SAND-SILT MIXTURES						
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	
14ft	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



MECHANICAL GRAIN SIZE ANALYSIS REPORT

SUSLOSITNA SUBDIVISION

A SUBDIVISION OF

NE1/4 NW1/4 AND NW1/4 NE1/4, SECTION 21 T18N R1W, SM, AK

Mechanical Analysis

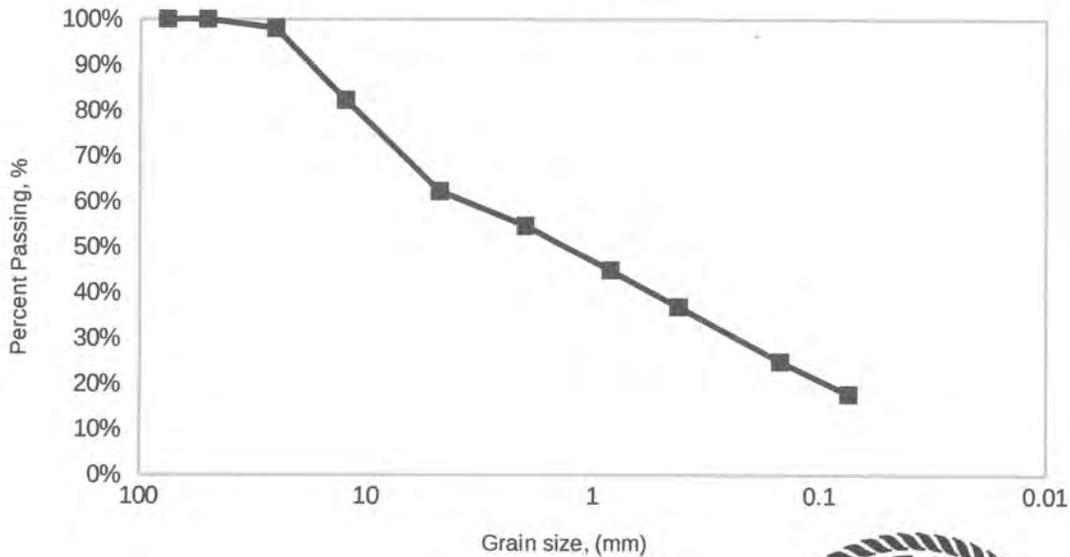
Date Sampled: 02/25/2020
 Date Started: 02/27/2020
 Date Completed: 02/28/2020

TH- 5
 Sample depth: 11 ft

Project #: 20-118

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH-5	100%	100%	98%	82%	62%	55%	45%	37%	25%	17.7%

Mechanical Analysis



Soil Classification: SM

PI= LL= PL= Non-Plastic

Simon Gilliland 2/28/20
 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:	NE1/4 NW1/4 AND NW1/4 NE1/4, SECIION 21 T18N R1W, SM, AK	TEST HOLE NO.	Date: 02/25/20
Insp. By:	SIMON GILLILAND	6	Job # 20-118

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								
4ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft			2					
8ft			3					
9ft			4					
10ft			5					
11ft			6					
12ft			7					
13ft			8					
14ft			9					
15ft			10					
16ft	11							
17ft	12							
18ft								
19ft								
20ft								

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



COMMENTS: _____

Depth	
13ft	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:	NE1/4 NW1/4 AND NW1/4 NE1/4, SECIION 21 T18N R1W, SM, AK	TEST HOLE NO.	Date: 02/25/20
Insp. By:	SIMON GILLILAND	7	Job # 20-118

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	SM	SILTY SANDS, SAND-SILT MIXTURES							PERCOLATION TEST					
5ft									Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft									1					
7ft									2					
8ft									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								



Depth	
13ft	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

COMMENTS:



MECHANICAL GRAIN SIZE ANALYSIS REPORT

SUSLOSITNA SUBDIVISION

A SUBDIVISION OF

NE1/4 NW1/4 AND NW1/4 NE1/4, SECTION 21 T18N R1W, SM, AK

Mechanical Analysis

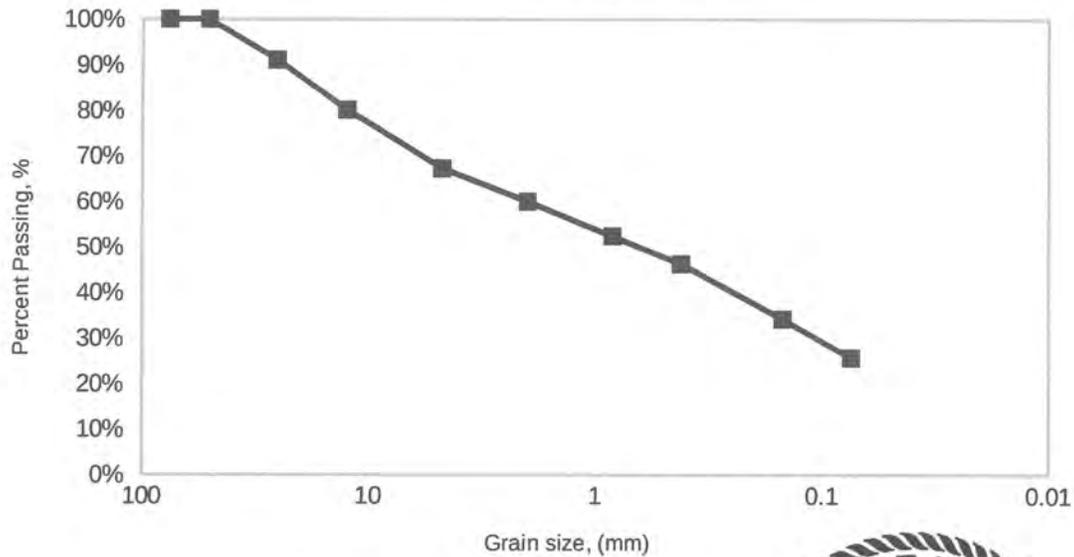
Date Sampled: 02/25/2020
 Date Started: 02/27/2020
 Date Completed: 02/28/2020

TH- 7
 Sample depth: 8 ft

Project #: 20-118

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH-7	100%	100%	91%	80%	67%	60%	52%	46%	34%	25.6%

Mechanical Analysis



Soil Classification: SM

PI= LL= PL= Non-Plastic

Simon Gilliland 2/28/20
 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:	NE1/4 NW1/4 AND NW1/4 NE1/4, SEICION 21 T18N R1W, SM, AK	TEST HOLE NO.	Date: 02/25/20
Insp. By:	SIMON GILLILAND	8	Job # 20-118

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	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES	PERCOLATION TEST					
4ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
5ft			1					
6ft			2					
7ft			3					
8ft			4					
9ft			5					
10ft			6					
11ft			7					
12ft			8					
13ft			9					
14ft			10					
15ft	11							
16ft	12							
17ft								
18ft								
19ft								
20ft								
			Perc. Hole Diam. (in.):					
			Test Run Between:					
			ft	and	ft	Deep		
								
			COMMENTS:					

Depth	
13ft	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



MECHANICAL GRAIN SIZE ANALYSIS REPORT

SUSLOSITNA SUBDIVISION

A SUBDIVISION OF

NE1/4 NW1/4 AND NW1/4 NE1/4, SECCION 21 T18N R1W, SM, AK

Mechanical Analysis

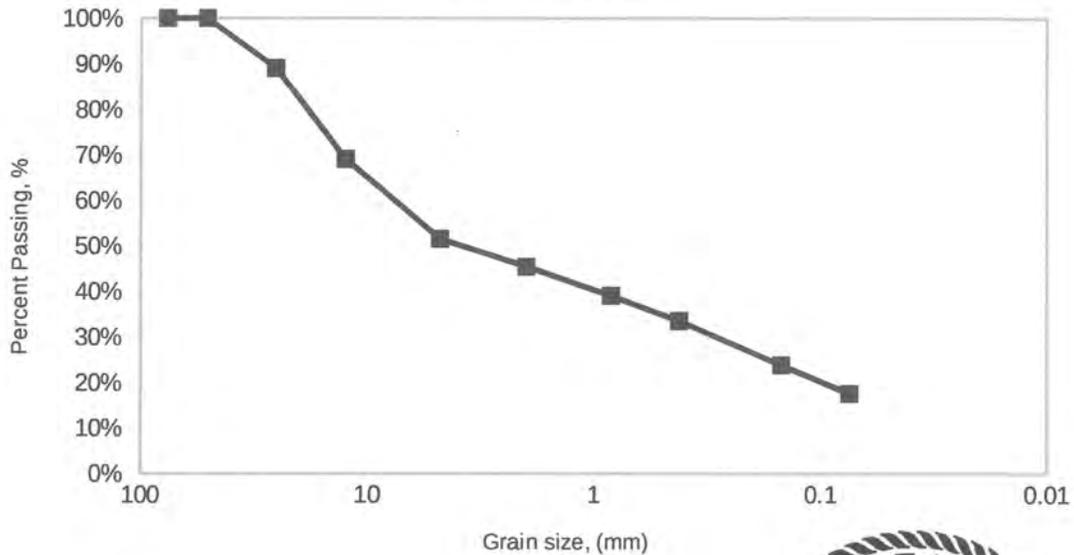
Date Sampled: 02/25/2020
 Date Started: 02/27/2020
 Date Completed: 02/28/2020

TH-	8
Sample depth:	8 ft

Project #: 20-118

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH-8	100%	100%	89%	69%	52%	45%	39%	33%	24%	17.6%

Mechanical Analysis



Soil Classification: GM

PI= LL= PL= Non-Plastic

Simon Gilliland 2/28/20
 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:	NE1/4 NW1/4 AND NW1/4 NE1/4, SECION 21 T18N R1W, SM, AK	TEST HOLE NO.	Date: 02/25/20
Insp. By:	SIMON GILLILAND	9	Job # 20-118

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								
4ft	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES	PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft			2					
8ft			3					
9ft			4					
10ft			5					
11ft			6					
12ft			7					
13ft			8					
14ft			9					
15ft			10					
16ft	11							
17ft	12							
18ft								
19ft								
20ft								
			Perc. Hole Diam. (in.):					
			Test Run Between:					
			ft	and	ft	Deep		
								
			COMMENTS:					

Depth	
13ft	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



MECHANICAL GRAIN SIZE ANALYSIS REPORT

SUSLOSITNA SUBDIVISION

A SUBDIVISION OF

NE1/4 NW1/4 AND NW1/4 NE1/4, SECTION 21 T18N R1W, SM, AK

Mechanical Analysis

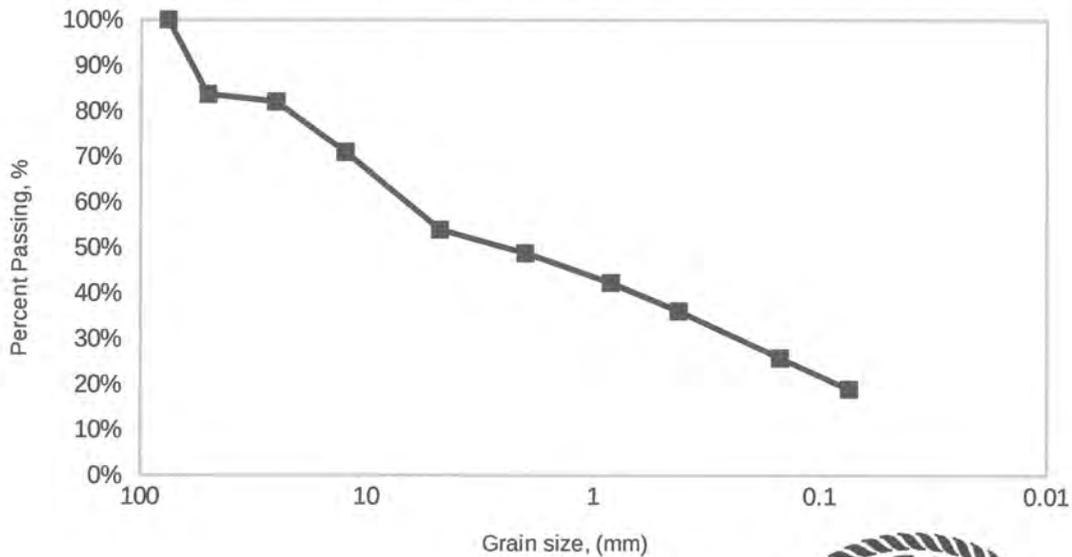
Date Sampled: 02/25/2020
 Date Started: 02/27/2020
 Date Completed: 02/28/2020

TH- 9
 Sample depth: 8 ft

Project #: 20-118

Sieve	Percent Passing									
	3"	2"	1"	1/2"	#4	#10	#20	#40	#100	#200
TH- 9	100%	84%	82%	71%	54%	49%	42%	36%	26%	18.9%

Mechanical Analysis



Soil Classification: **GM**

PI= LL= PL= Non-Plastic

Simon Gilliland
 Simon Gilliland P.E.
 Professional Engineer
 Date: 2/28/20



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	NE1/4 NW1/4 AND NW1/4 NE1/4, SECIION 21 T18N R1W, SM, AK	TEST HOLE NO.	Date: 02/25/20
Insp. By:	SIMON GILLILAND	10	Job # 20-118

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																																																																																												
4ft			<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					
PERCOLATION TEST																																																																																												
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6ft																																																																																												
7ft																																																																																												
8ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.																																																																																										
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19ft																																																																																												
20ft																																																																																												

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



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 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	NE1/4 NW1/4 AND NW1/4 NE1/4, SECIION 21 T18N R1W, SM, AK	TEST HOLE NO.	Date: 02/25/20
Insp. By:	SIMON GILLILAND	11	Job # 20-118

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	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST					
4ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
5ft			1					
6ft			2					
7ft			3					
8ft			4					
9ft			5					
10ft			6					
11ft			7					
12ft			8					
13ft			9					
14ft			10					
15ft	11							
16ft	12							
17ft								
18ft								
19ft								
20ft								
			Perc. Hole Diam. (in.):					
			Test Run Between:					
			ft	and	ft	Deep		
								
			COMMENTS:					

Depth	
12.5	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:	NE1/4 NW1/4 AND NW1/4 NE1/4, SECIION 21 T18N R1W, SM, AK	TEST HOLE NO.	Date: 02/26/20
Insp. By:	SIMON GILLILAND	12	Job # 20-118

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST					
4ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
5ft			1					
6ft			2					
7ft			3					
8ft			4					
9ft			5					
10ft			6					
11ft			7					
12ft			8					
13ft			9					
14ft			10					
15ft	11							
16ft	12							
17ft								
18ft								
19ft								
20ft								

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



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 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	NE1/4 NW1/4 AND NW1/4 NE1/4, SECIION 21 T18N R1W, SM, AK	TEST HOLE NO.	Date: 02/26/20
Insp. By:	SIMON GILLILAND	13	Job # 20-118

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								
4ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft			2					
8ft			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	
13ft	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

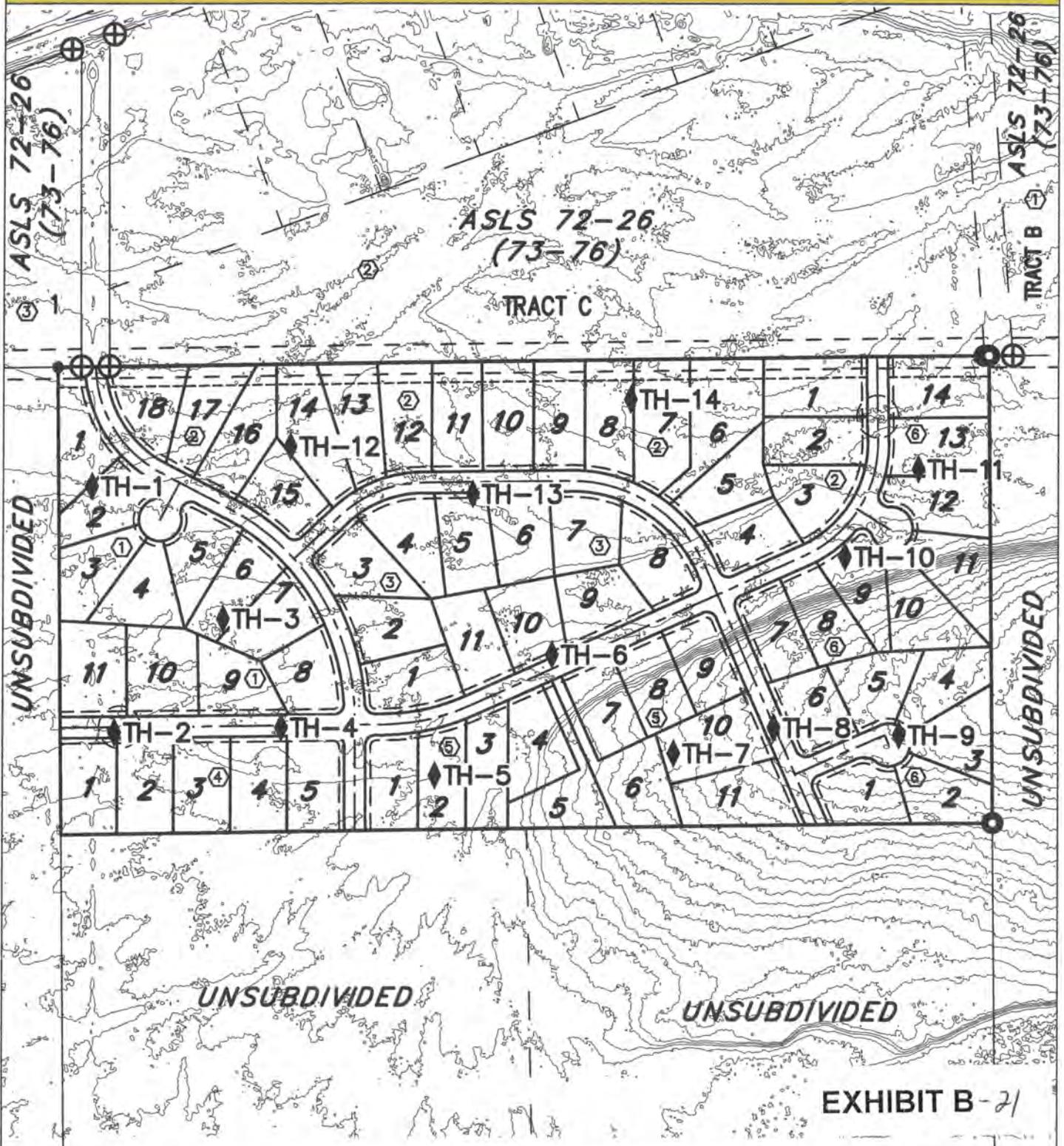


EXHIBIT B-21

LEGEND

◆ TEST HOLE

SUSLOSITNA PLACE

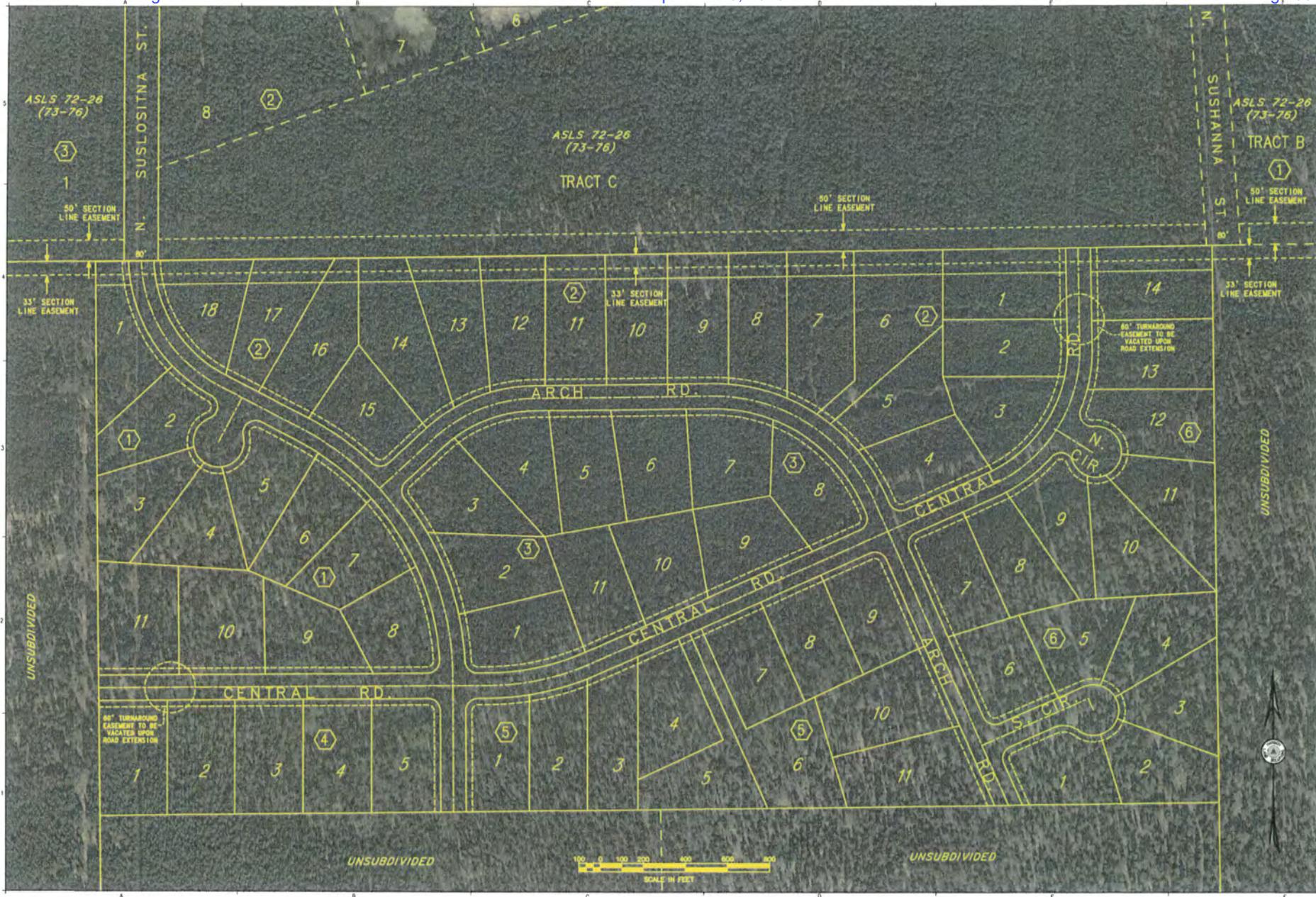
FILE: 20-118

DRAWN: ELF

06/26/20

EXHIBIT A

Page 1 of 1



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



NOTES
1. THE SHOWN EASEMENT IS DERIVED FROM THE LATEST DATA OF THE MEMORANDUM SECTION RECORD MAPSHEET DATED 07/20/2017.
2. THE ADDITIONAL DATA IS WORK (CONSOLE FROM 2003.0)

WASILLA, ALASKA
SUSLOSTINA PLACE
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG #: 20-118C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1" = 400'
22x34: 1" = 200'
REVISION DATE:
06-26-20

REFERENCE
NUMBER:
V-2.0
SHEET 1 OF 3

EXHIBIT C-1



NOTES

ALL LOTS AND BLOCKS SHOWN ARE LOCATED BY LOT AND BLOCK. ALL ADJACENT WIRE AND/OR PIPING OR SET AT THE DISCRETION OF THE ENGINEER.

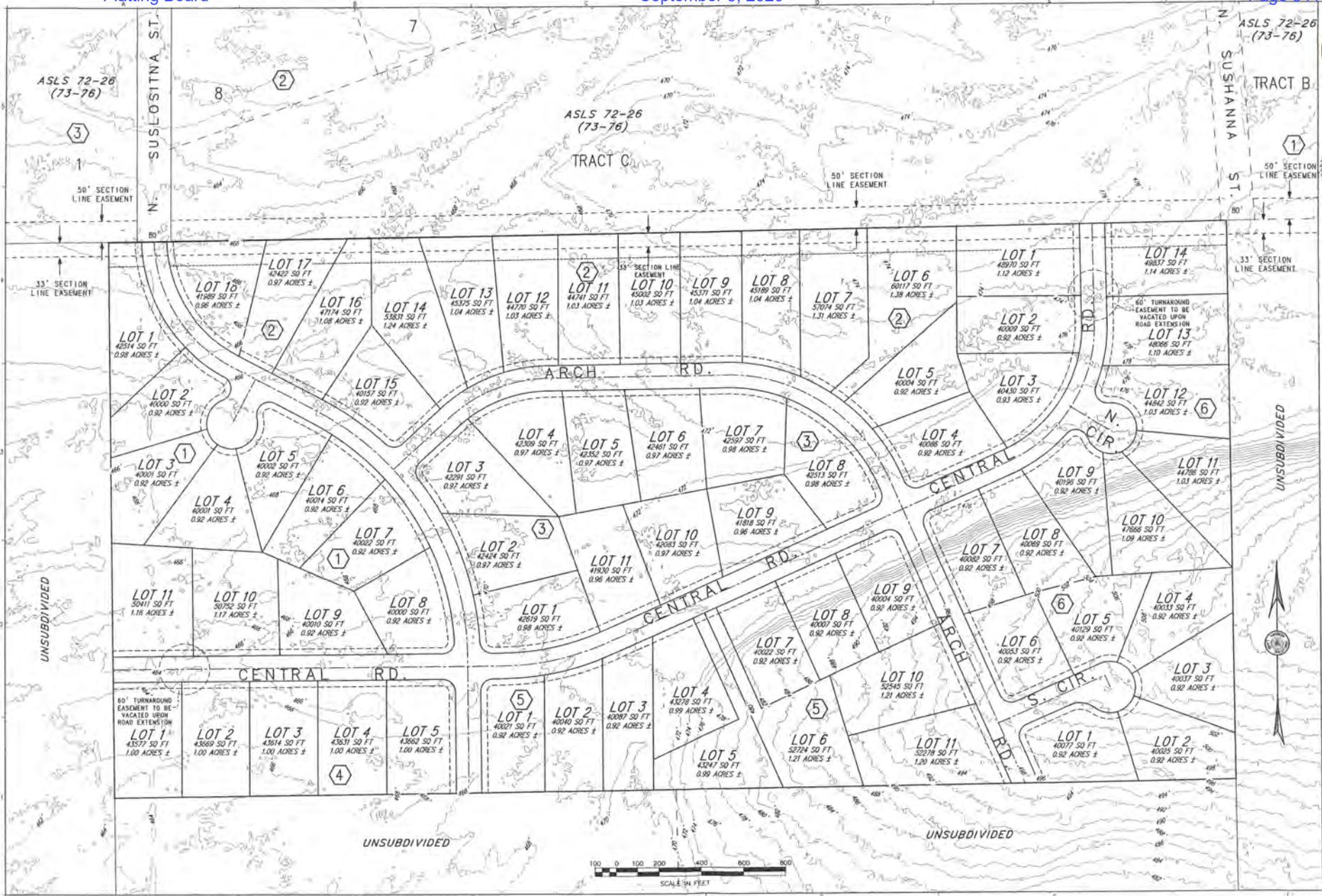
ALL LOTS AND BLOCKS SHOWN ARE THE BEARING, AS SHOWN TO THE BASIS OF RECORDS.

EXHIBIT C-2

WASILLA, ALASKA
 SUSLOSITNA PLACE
 SITE PLAN - EXISTING CONDITIONS
 PLANMETRY-AB

DSWG: 20-118C
 DESIGN: CEH
 DRAWN BY: ELP
 CHECKED: CEH
 SCALE
 1/4" = 1' = 400'
 2 1/2" = 1' = 200'
 REVISION DATE
 08-25-20

REFERENCE NUMBER:
 V-21
 SHEET 2 OF 3



NOTES:
 1. THE "P" CONTIGUOUS SHOWN AREAS WERE DERIVED FROM PUBLIC DATA OF THE METROPOLITAN STATISTICAL BUREAU.
 2. LANDMARKS, EASEMENTS, ETC. SHOWN ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A WARRANTY.
 3. THE BOUNDARY LINES ARE APPROXIMATE.

WASILLA, ALASKA
 SUSLOSITNA PLACE
 SITE PLAN - EXISTING CONDITIONS
 TOPOGRAPHY

DWG #: 20-118C
 DESIGN: CEH
 DRAWN BY: ELF
 CHECKED: CEH
 SCALE: 1"=200'
 22x34; 1"=100'
 REVISION DATE: 07-01-20

REFERENCE NUMBER:
 V-22
 SHEET 3 OF 3

EXHIBIT C-3



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

PLAN SET
SUSLOSITNA PLACE

SHEETS

1. G-1.0 COVER SHEET
2. D-1.0 SITE PLAN DESIGN - DRAINAGE PLAN
3. C-1.0 TYPICAL SECTIONS
- 4-20. C-2.1 - C-2.17 PLAN AND PROFILE

LEGEND

- ⊗ RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- ⊕ RECOVERED 2 1/2" ALUMINUM POST MONUMENT
- ⊙ RECOVERED ALUMINUM CAP ON 3/4" REBAR
- ⊖ RECOVERED PLASTIC CAP ON 3/4" REBAR
- RECOVERED 3/4" REBAR
- MEASURED DATA
- ① BLOCK
- ANCHOR GUY
- ⊕ UTILITY POLE
- OVERHEAD ELECTRIC
- ▭ GRAVEL ROAD/DRIVEWAY
- ▭ ASPHALT ROAD/DRIVEWAY
- ▭ INFILTRATOR
- CULVERT

N74°58'11"W 255.85'



ASLS 72-26
(PLAT 73-76)

ASLS 72-26
(PLAT 73-76)

TRACT C

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED



HANSON
LAND SOLUTIONS
305 E. FIREWED AVE.
PALMER, ALASKA 99645
(907) 746-1738

EXHIBIT D-1

WASILLA, ALASKA
SUSLOSITNA PLACE
PROJECT OVERVIEW

DWG.#: 20-118C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=320'
22x34: 1"=160'
REVISION DATE:
06-25-20

REFERENCE
NUMBER:
G-1.0
SHEET 1 OF 20

ASLS 72-26
(PLAT 73-76)

ASLS 72-26
(PLAT 73-76)

TRACT C

N. SUSLOITNA DRIVE

EXHIBIT D-2



NOTES:

1. CONTIGUOUS TO THIS PROPOSED PROJECT ARE SHOWN AND ARE SUPERSEDED BY A 2" INTERVAL AND PRESENT THE RESTRICTION TOP OF THE SURFACE OF THE ROAD, THE DITCH AND THE DITCH BACKSTOP.
2. THE 2" BACKGROUND, ORIGINAL GROUND, CONTIGUOUS TO THIS PROJECT WERE DERIVED FROM PUBLIC DATA BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, PROJECT OF 2017/2018.
3. THE 2" BACKGROUND, ORIGINAL GROUND, CONTIGUOUS TO THIS PROJECT WERE DERIVED FROM PUBLIC DATA BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, PROJECT OF 2017/2018.
4. THE HORIZONTAL DATA IS HORIZONTAL DATUM (NAD 83).

WASILLA, ALASKA
SUSLOITNA PLACE
SITE PLAN - DESIGN
GRADING-DRAINAGE PLAN

DWG. # 20-118C
DESIGN: CEH
DRAWN BY: SDN
CHECKED BY: CEH
SCALE
1"=117.1'
3/4"=117.1'
REVISION DATE: 08-28-20

REFERENCE NUMBER:
D-1.0
SHEET 2 OF 20

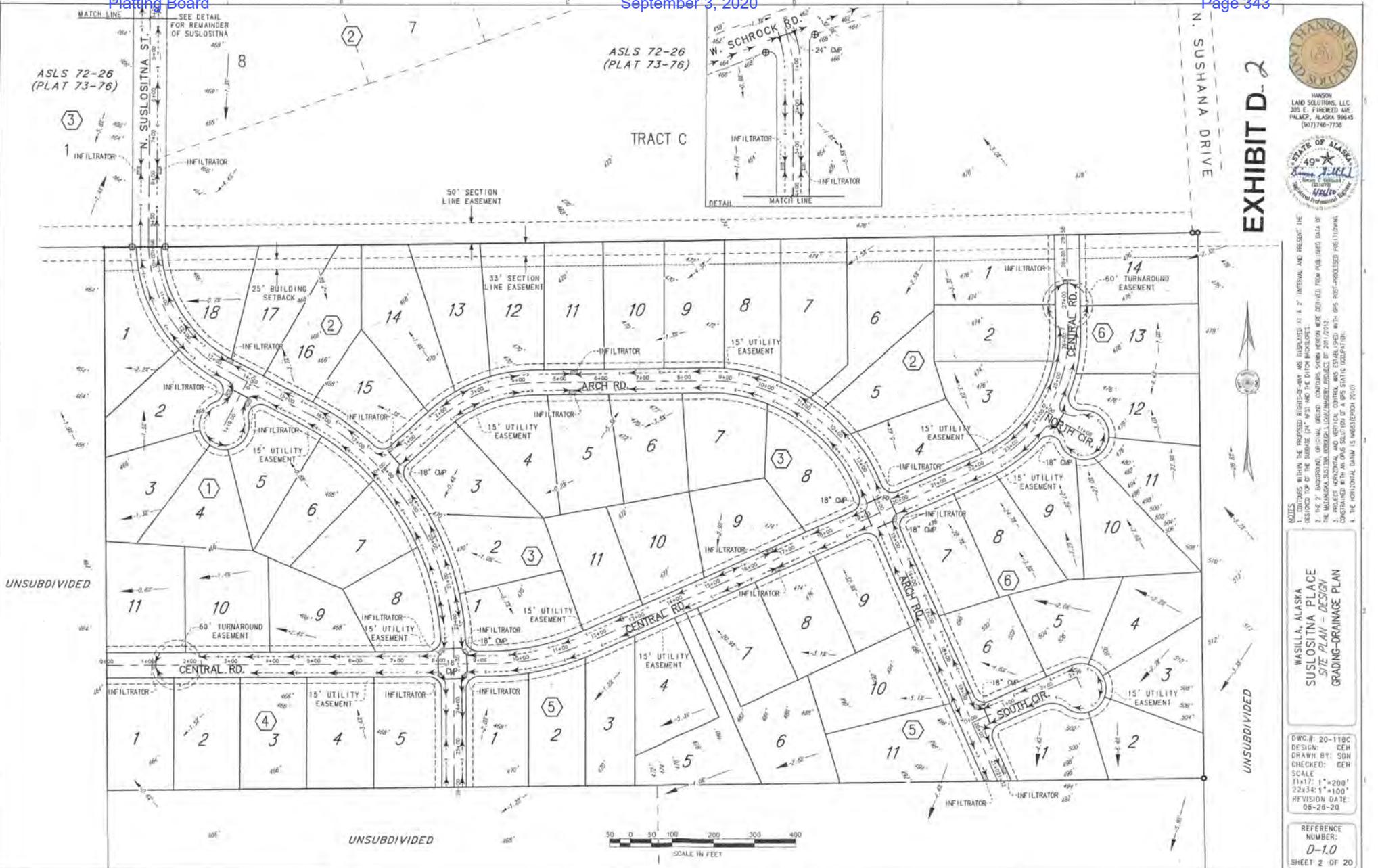


EXHIBIT D-3



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

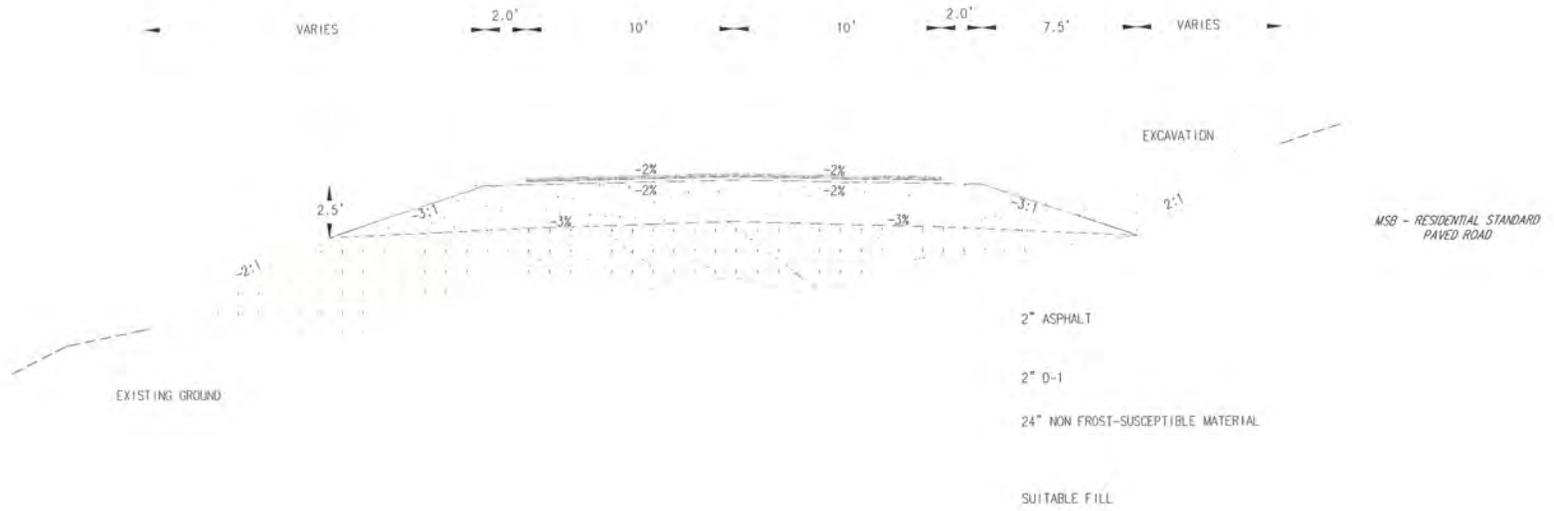


NOTES
1. ROAD CONSTRUCTION TO FOLLOW MGB
SUBDIVISION CONSTRUCTION MANUAL RESIDENTIAL
STANDARDS.

WASILLA, ALASKA
SUSLOSTINA PLACE
TYPICAL SECTIONS

DWG.#: 20-118C
DESIGN: CEM
DRAWN BY: SDN
CHECKED: CEM
SCALE
1"=17' 1"=XXX'
22x34:1"=XXX'
REVISION DATE:
06-26-20

REFERENCE
NUMBER:
C-1.0
SHEET 3 OF 20



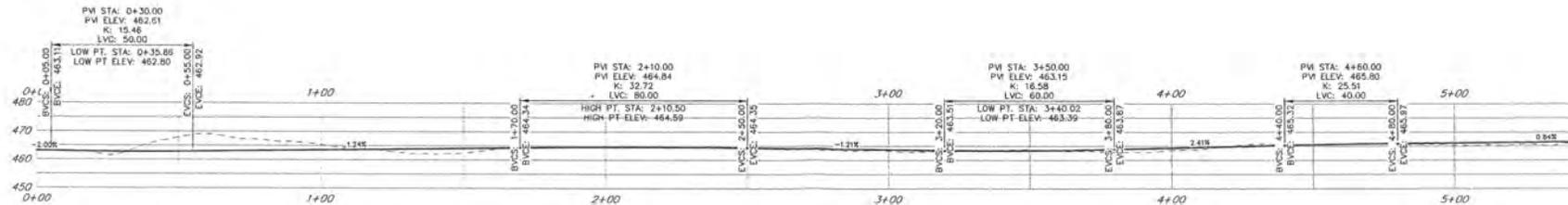
W. SCHRÖCK ROAD

N. SUSLOSITNA ST.

EXHIBIT D-4

ASLS 72-26
(73-76)

ASLS 72-26
(73-76)



SUSLOSITNA ST PROFILE



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



NOTES:
1. ORIGINAL GROUND CONTOURS, SPACING HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MALAMUKA, SUSITMA, EBBOWUCK, LOBAR/MAGEE SUBJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

WASILIA, ALASKA
SUSLOSITNA PLACE
PLAN AND PROFILE - DESIGN
N. SUSLOSITNA ST.

DWG.#: 20-118C
DESIGN: CEH
DRAWN BY: SDW
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
08-26-20

REFERENCE
NUMBER:
C-2.1
SHEET 4 OF 20

8

2

ASLS 72-26
(73-76)

TRACT C

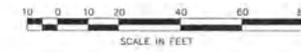
2
LOT 18

EXHIBIT D-5

N. SUSLOSITNA ST.

ASLS 72-26
(73-76)

3



50' SECTION LINE ESMT.
33' SECTION LINE ESMT.
25' BUILDING SETBACK

1
LOT 1

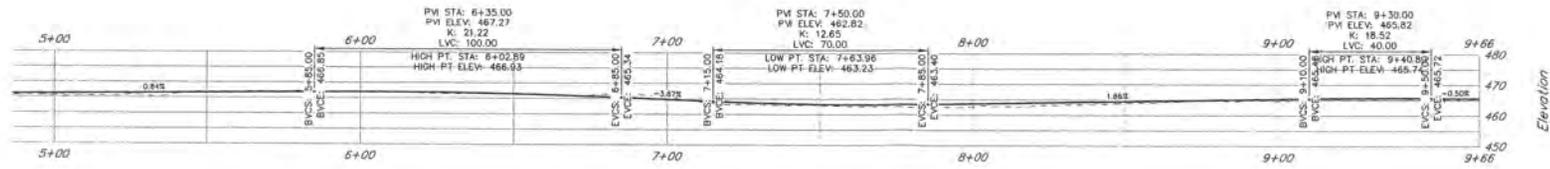
15' UTILITY EASEMENT



HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
FAIRBANKS, ALASKA 99705
(907) 466-7138



NOTES:
1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA, SUSITNA, BORDOUCHE, L. LOAN/MAGEE PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.



WASILLA, ALASKA
SUSLOSITNA PLACE
PLAN AND PROFILE - DESIGN
N. SUSLOSITNA ST.

DWG.#: 20-118C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE:
1"=17: 1"=40'
22x34: 1"=20'
REVISION DATE:
06-26-20

REFERENCE NUMBER:
C-22
SHEET 5 OF 20

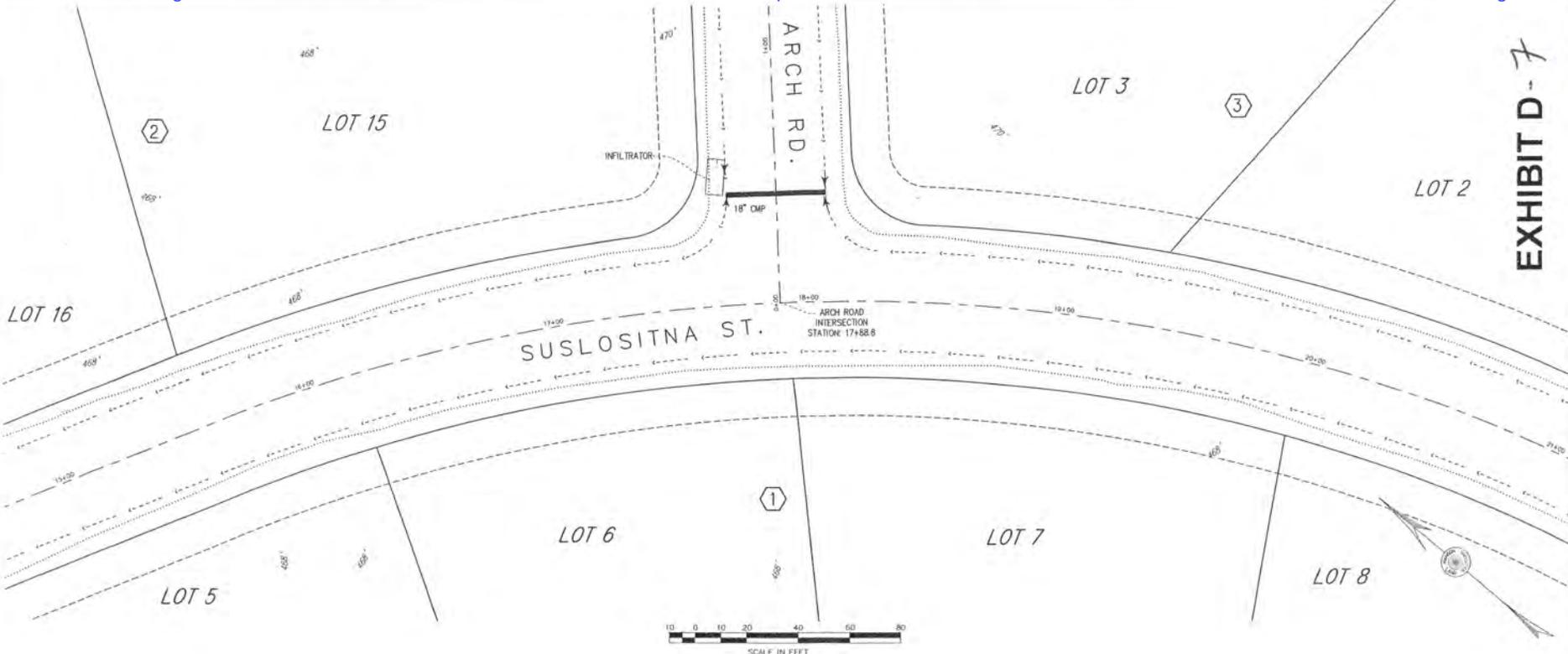
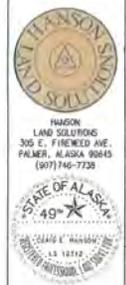


EXHIBIT D-7



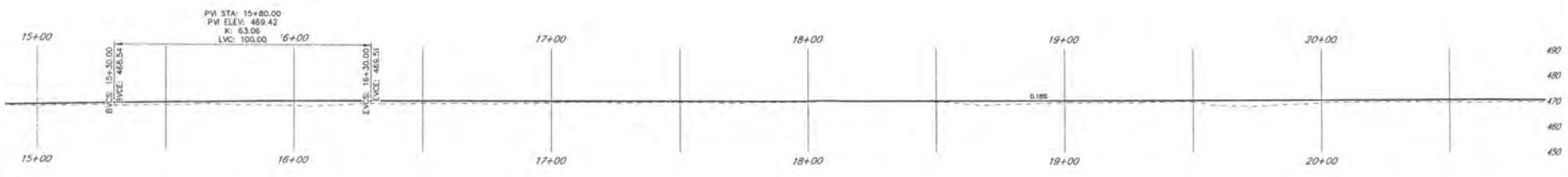
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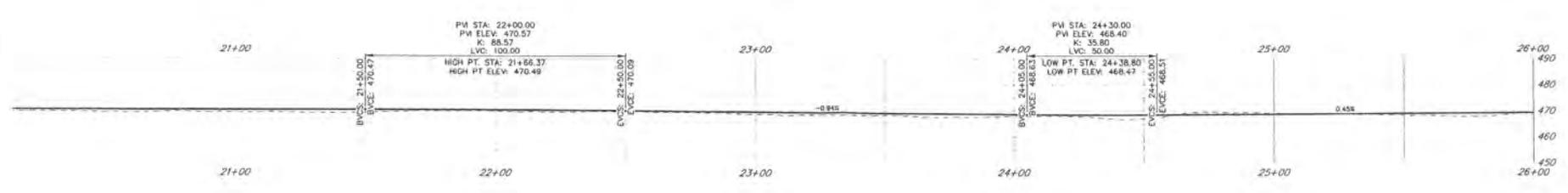
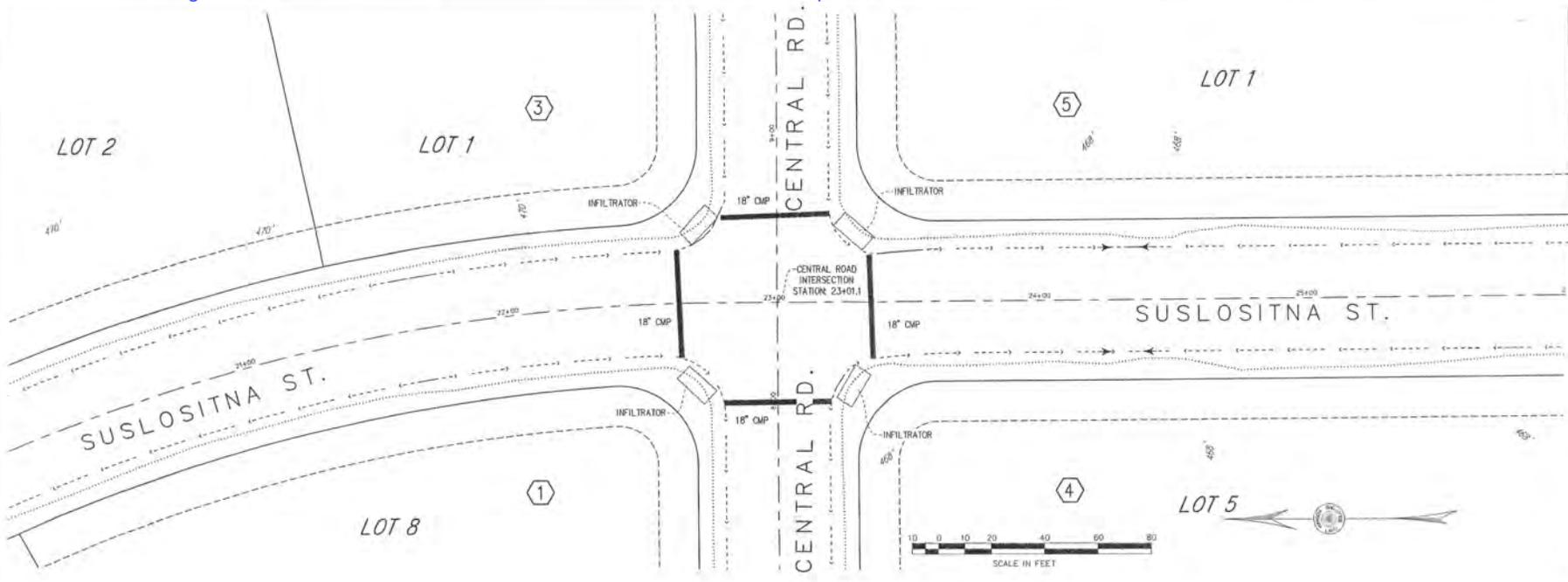
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSITNA BARBOUR, LIGER/JAMBLEY PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

WASILLA, ALASKA
SUSLOSITNA PLACE
PLAN AND PROFILE - DESIGN
SUSLOSITNA STREET

DWG.#: 20-118C
DESIGN: CEH
DRAWN BY: SON
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
06-26-20

REFERENCE NUMBER:
C-2.4
SHEET 7 OF 20





UNSUBDIVIDED

EXHIBIT D-8



INDEPENDENT
LAND SOLUTIONS
305 E. FIREBIRD AVE.
FALMER, ALASKA 99645
(907) 746-7738



NOTES
1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANISKA, SUSLITNA, BOBROUCH, LLOAN/LAGEET PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

WASILLA, ALASKA
SUSLOSITNA PLACE
PLAN AND PROFILE - DESIGN
SUSLOSITNA STREET

DWG.#: 20-118C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE:
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
08-26-20

REFERENCE NUMBER:
C-2.5
SHEET 8 OF 20

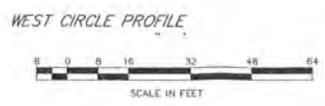
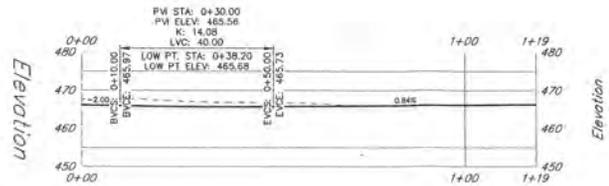
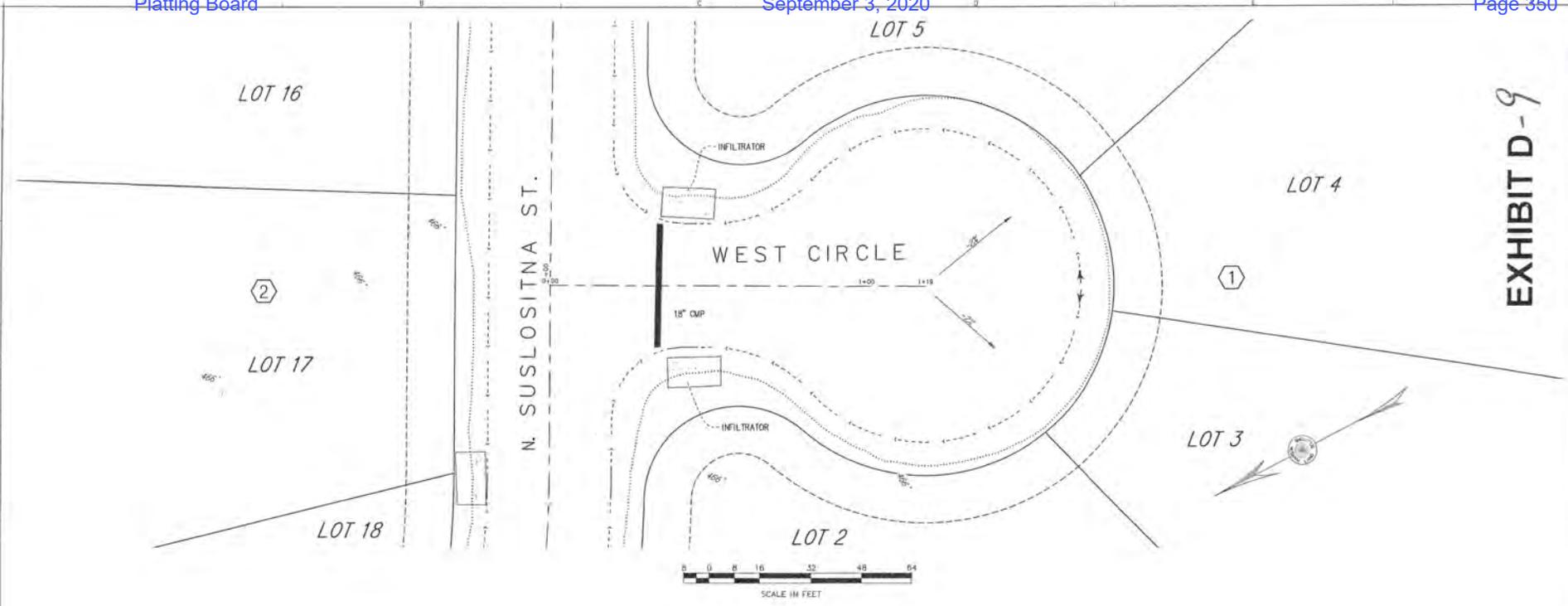


EXHIBIT D-9



WASLON LAND SURVEYING 300 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, SUSITNA, BOROUGH, LIADZ/HAZEL PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

WASILLA, ALASKA
 SUSLOSITNA PLACE
 PLAN AND PROFILE - DESIGN
 WEST CIRCLE

DRG #: 20-118C
 DESIGN: CEH
 DRAWN BY: SOM
 CHECKED: CEH
 SCALE:
 11x17: 1"=32'
 22x34: 1"=16'
 REVISION DATE:
 06-26-20

REFERENCE NUMBER:
 C-26
 SHEET 9 OF 20

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

ARCH ROAD

LOT 4

LOT 5

LOT 6

LOT 7

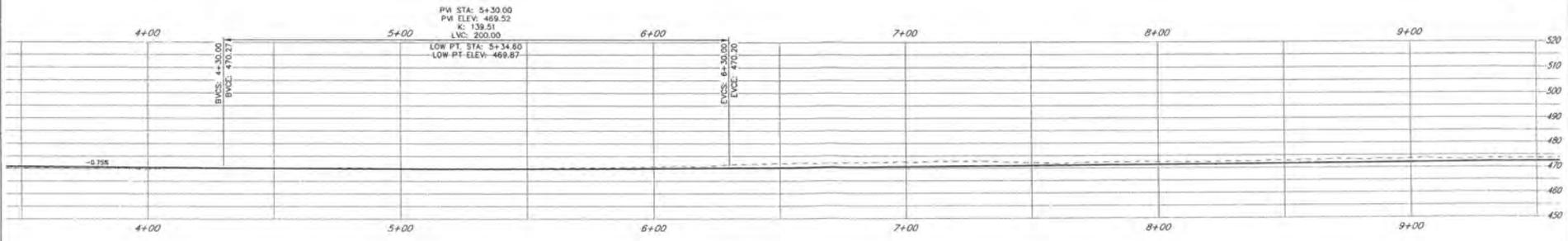


EXHIBIT D-11



NOTES

1. ALL ORIGINAL GROUND CONTOURS EXCEPT WHERE SHOWN ARE DERIVED FROM PUBLICLY AVAILABLE DATA OF THE BUREAU OF LAND MANAGEMENT, PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

WASILLA, ALASKA
SUSLOITINA PLACE
PLAN AND PROFILE - DESIGN
ARCHING ROAD

DWG. #: 20-11BC
DESIGN: CEH
DRAWN BY: SDM
CHECKED: CEH
SCALE:
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
06-26-20

REFERENCE
NUMBER:
C-2.8
SHEET 11 OF 20

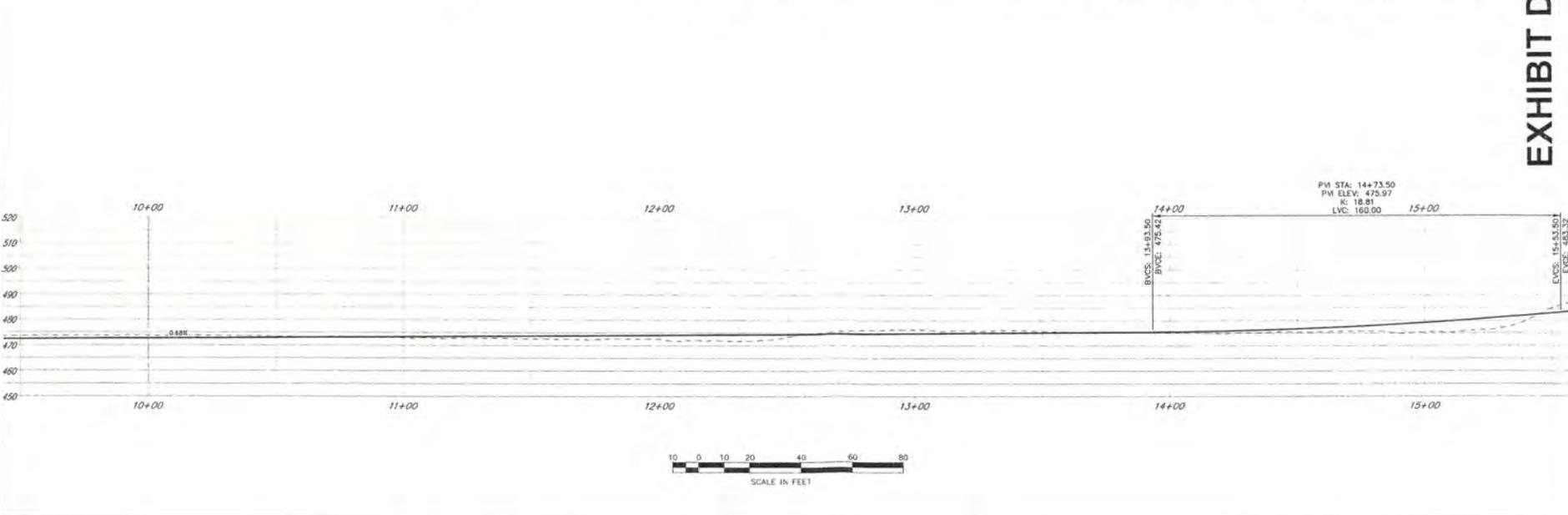
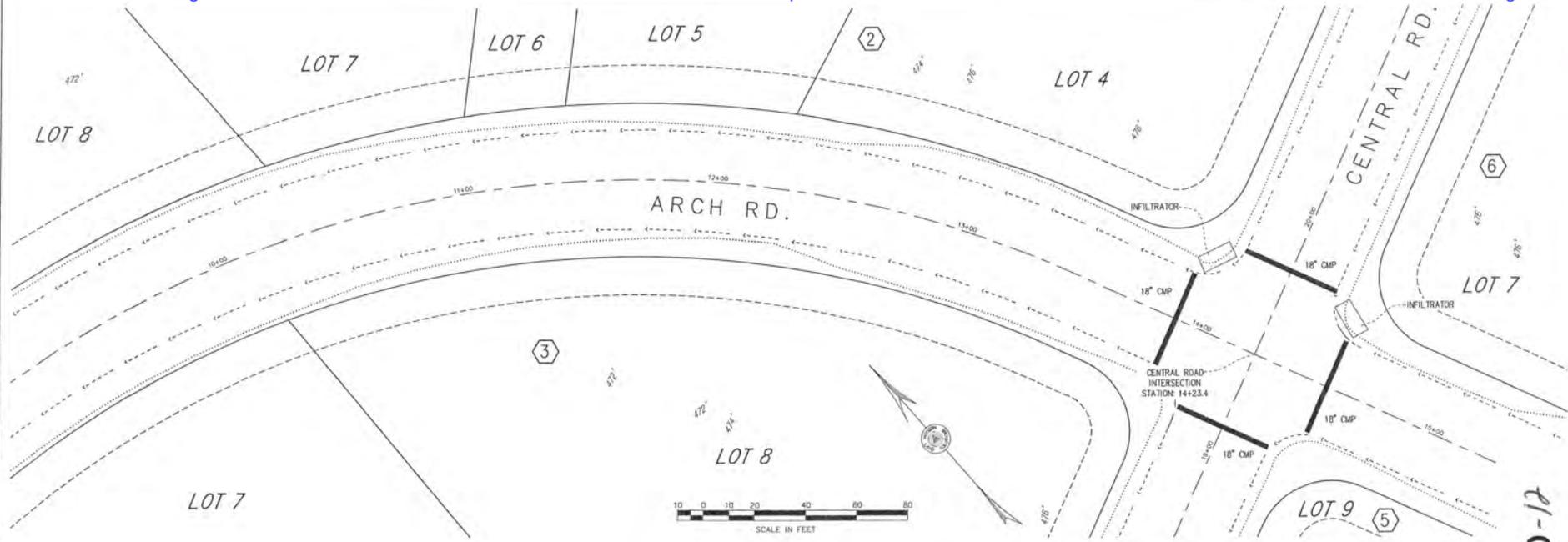


EXHIBIT D-17

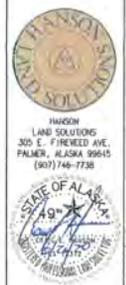
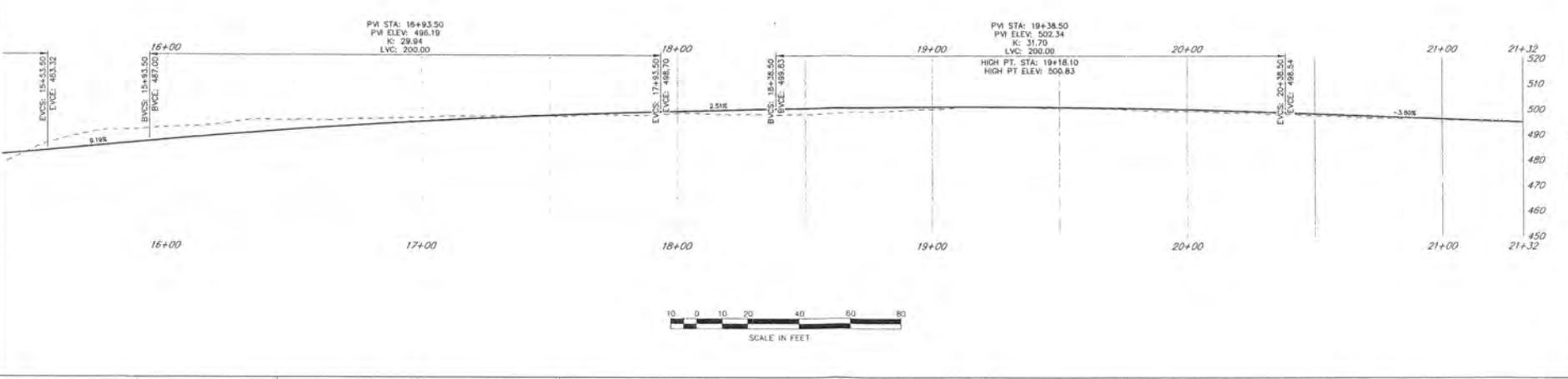
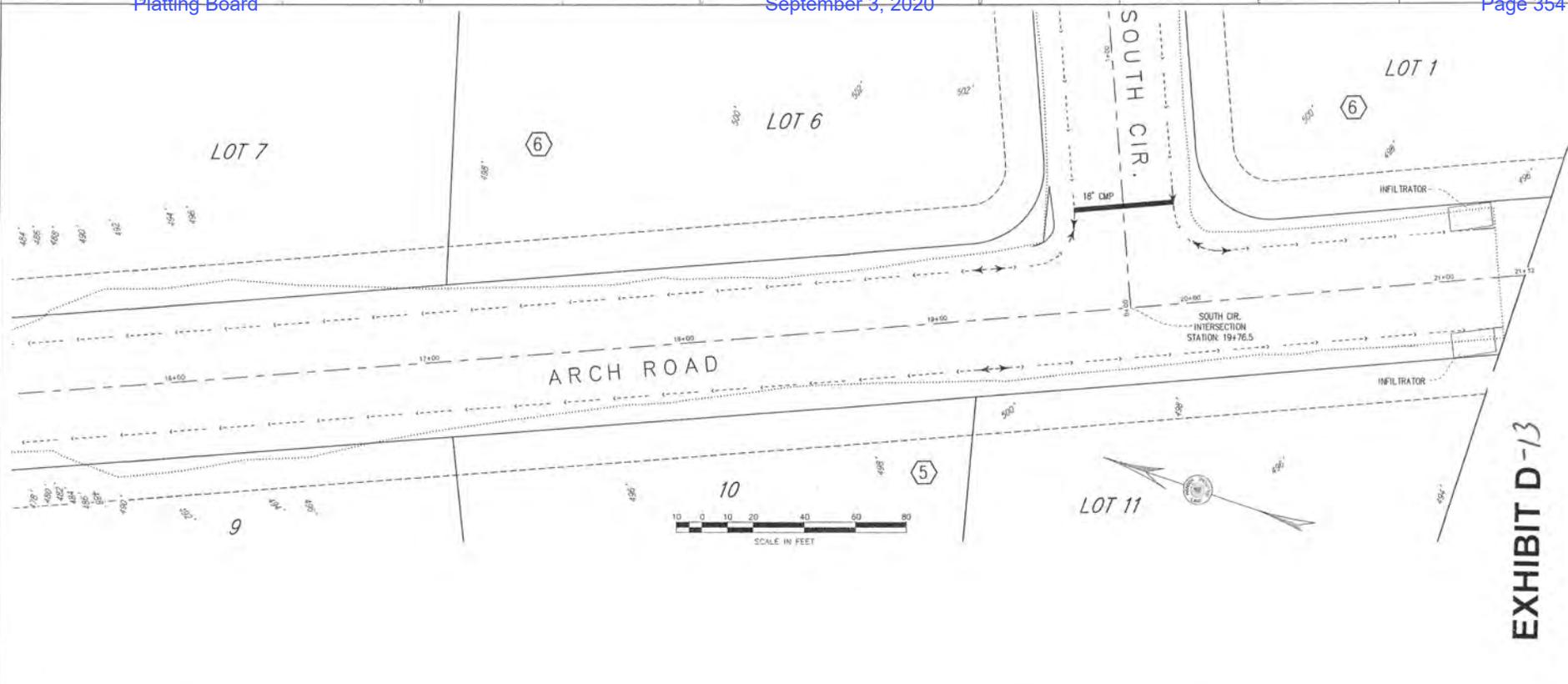


NOTES:
 1. ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE ROUGH LOGGING PROJECT OF 2011/2012.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

WASILLA, ALASKA
 SUSLOSITNA PLACE
 PLAN AND PROFILE - DESIGN
 ARCH ROAD

DWG.#: 20-118C
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE
 11+17: 1"=40'
 22+34: 1"=20'
 REVISION DATE:
 06-26-20

REFERENCE
 NUMBER:
 C-2.9
 SHEET 12 OF 20



NOTES
 1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANISKA, SUSITNA, BOSHOUK, LADAK/MADEY PROJECT OF 2011/2012.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

EXHIBIT D-13

WASILLA, ALASKA
SUSLOITNA PLACE
 PLAN AND PROFILE - DESIGN
 ARCH ROAD

DWG.#: 20-118C
 DESIGN: CEH
 DRAWN BY: SDM
 CHECKED: CEH

SCALE
 1"=40'
 22x34: 1"=20'

REVISION DATE:
 08-26-20

REFERENCE NUMBER:
 C-2.10
 SHEET 13 OF 20

UNSUBDIVIDED

LOT 11

LOT 10

LOT 9

LOT 1

LOT 2

LOT 3

LOT 4

CENTRAL ROAD

INFILTRATOR

TEMPORARY TURNAROUND CENTER STATION 1+69.0

60' TURNAROUND EASEMENT

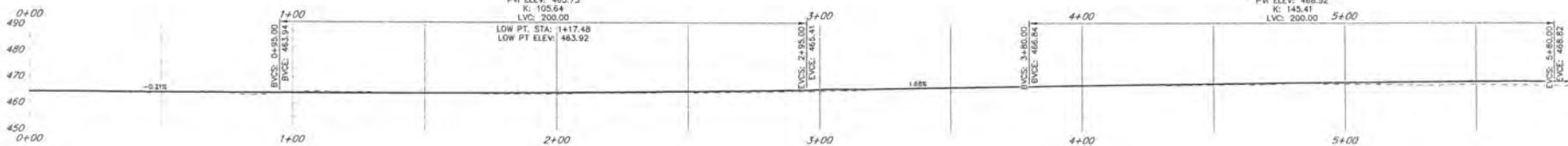


EXHIBIT D-14



HANSON
LAND SURVEYORS
305 E. FINNEED AVE.
PALMER, ALASKA 99645
(907)746-7758



NOTES
1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA SUBSISTAL EASDROUCL LIDAR/MAGERY SUBJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

WASILLA, ALASKA
SUSLOSTINA PLACE
PLAN AND PROFILE - DESIGN
CENTRAL ROAD

DWG. #: 20-118C
DESIGN: CEH
DRAWN BY: SOM
CHECKED: CEH
SCALE
1"=17' 1"=40'
22.34:1"=20'
REVISION DATE:
06-26-20

REFERENCE
NUMBER:
C-2.11
SHEET 14 OF 20

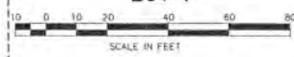
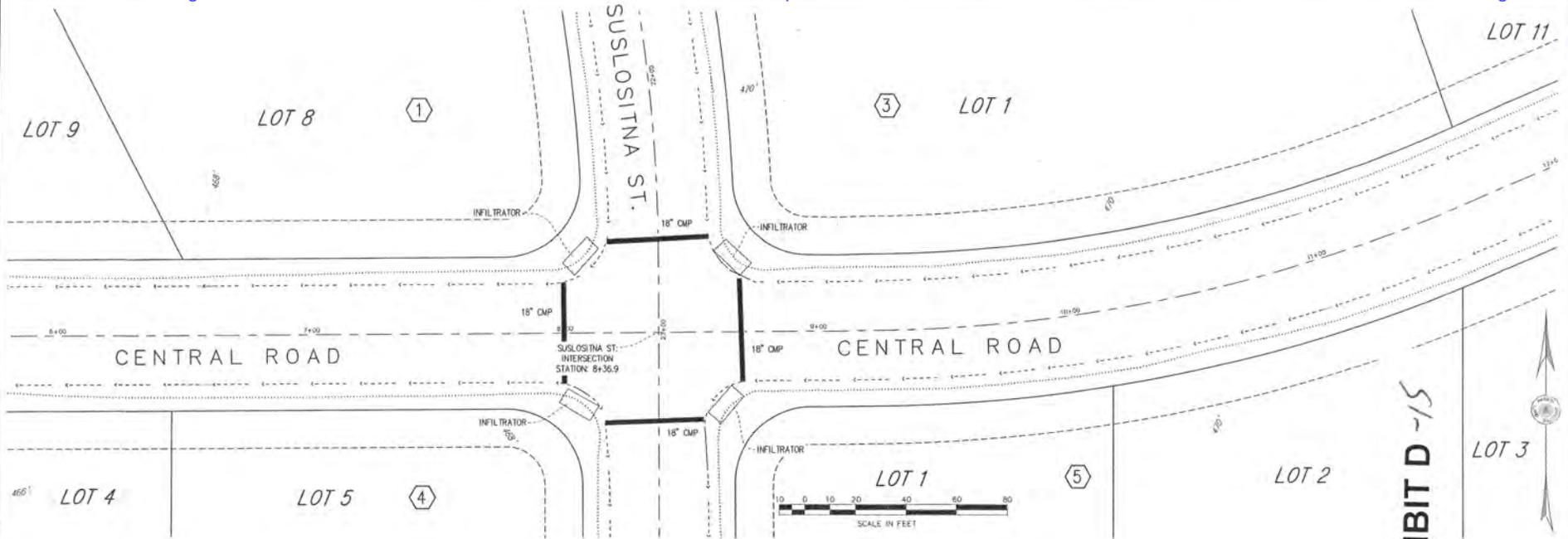
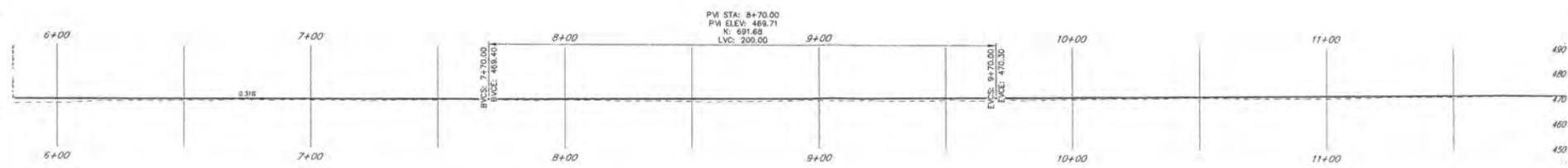


EXHIBIT D -15



HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-1736



STATE OF ALASKA
49th
L. HANSON
L.S. 12312
PROFESSIONAL ENGINEER LICENSE NO. 12312

- NOTES
1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANIGILA, SUSLOITNA, GORBOVAL, LUGAZ/MAJELY PROJECT OF 2011/2012.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

WASILLA, ALASKA
SUSLOITNA PLACE
PLAN AND PROFILE - DESIGN
CENTRAL ROAD

DWG.#: 20-118C
DESIGN: CEN
DRAWN BY: SON
CHECKED: CEN
SCALE:
11x17: 1"=40'
24x36: 1"=20'
REVISION DATE:
06-28-20

REFERENCE
NUMBER:
C-2.12
SHEET 15 OF 20

LOT 11

LOT 10

LOT 9

LOT 8

CENTRAL ROAD

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8



EXHIBIT D-14



HANSON
LAND SERVICES, INC.
305 E. FIREWEEDE AVE.
PALMER, ALASKA 99645
(907)746-1738

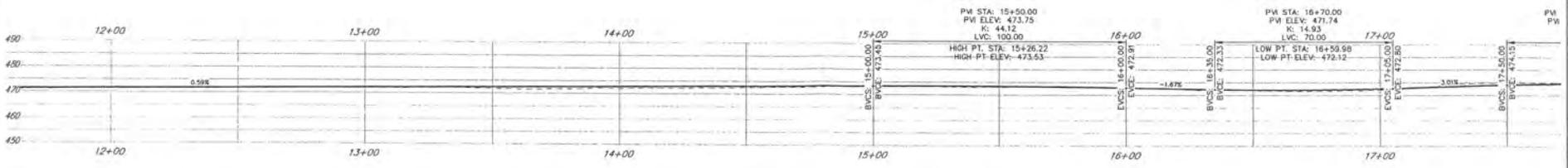


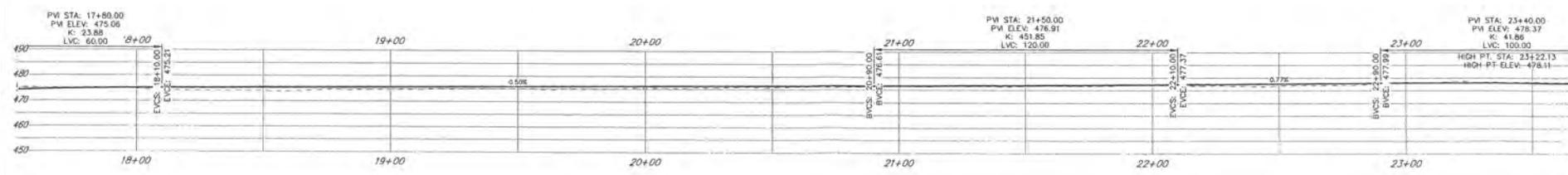
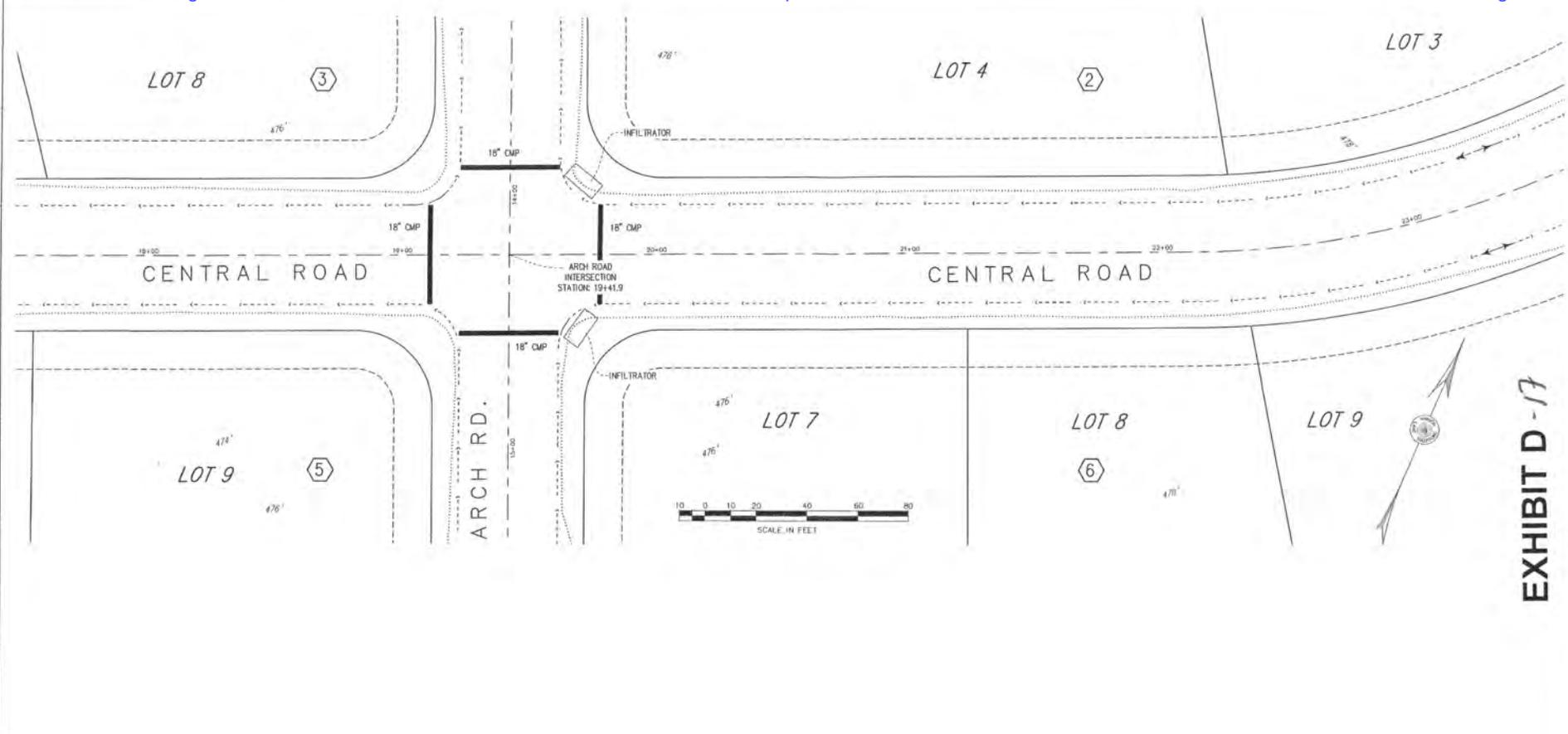
NOTES:
1. ORIGINAL GROUND CONTOURS HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE FORESTRY PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

WASILLA, ALASKA
SUSLOSITNA PLACE
PLAN AND PROFILE - DESIGN
CENTRAL ROAD

DWG. #: 20-118C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11+12: 1"=40'
22+34: 1"=20'
REVISION DATE:
08-26-20

REFERENCE
NUMBER:
C-213
SHEET 16 OF 20





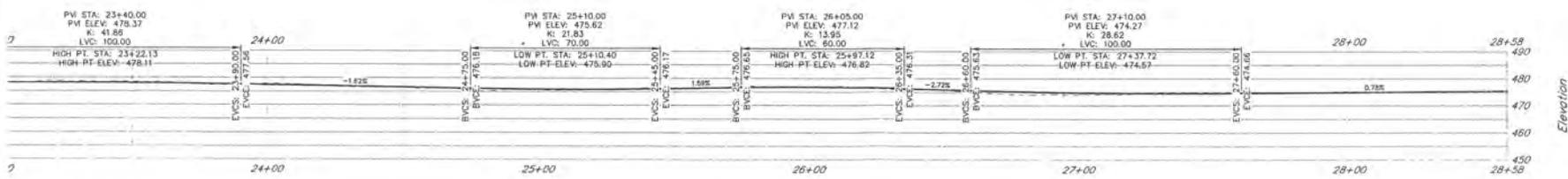
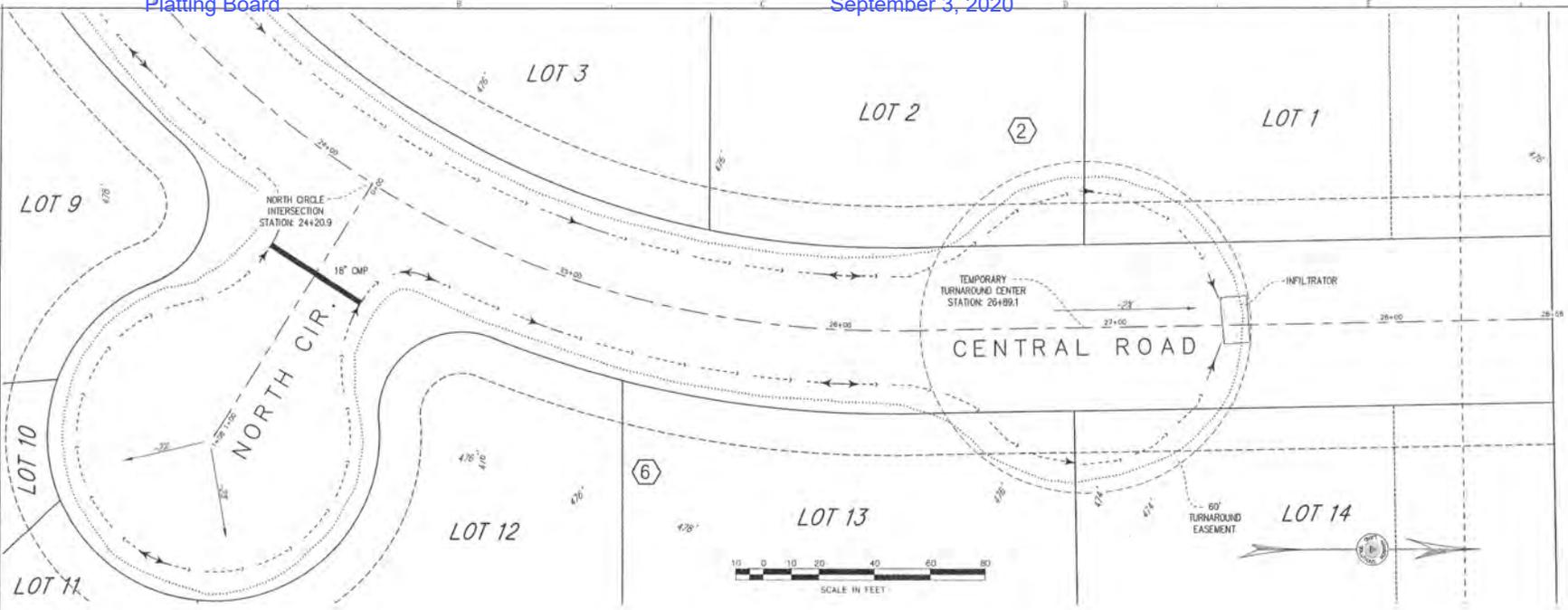
NOTES:
 1. ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATSUUBA SUSTAINABLE REGIONAL LIBRARY/ARCHIVE PROJECT OF 2011/2012.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

WASILLA, ALASKA
 SUSLOITINA PLACE
 PLAN AND PROFILE - DESIGN
 CENTRAL ROAD

DWG. #: 20-118C
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE
 1"=40'
 1/4"=20'
 REVISION DATE:
 08-26-20

REFERENCE NUMBER:
 C-214
 SHEET 17 OF 20

EXHIBIT D - 17



ASLS 72-26
(73-76)
TRACT C

EXHIBIT D-18

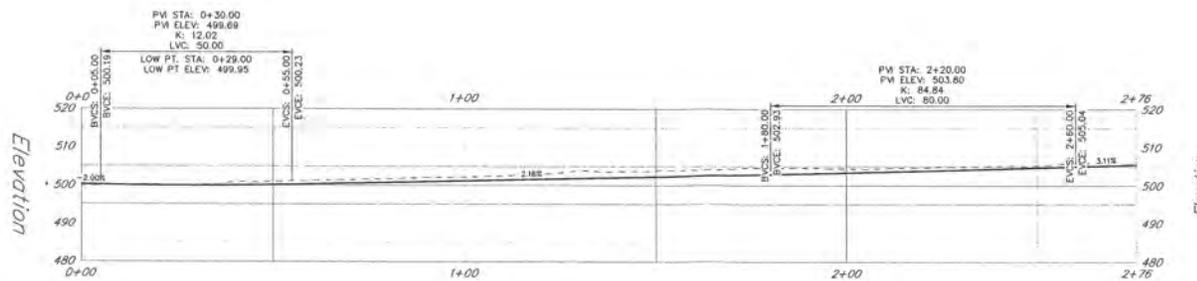
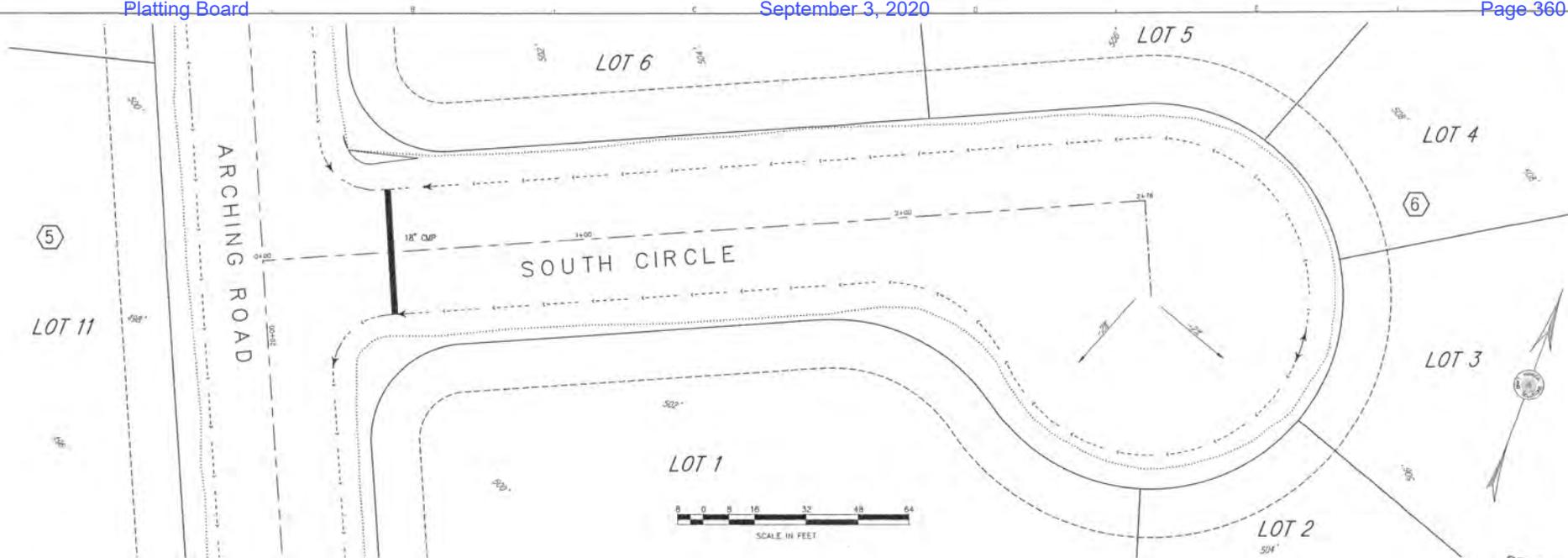


NOTES:
 1. ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MEADUSUBA, SUSLOITNA, BOGODIGIL, LOREZ/NADEZ SUBJECT OF 2011/2012.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

WASILLA, ALASKA
 SUSLOITNA PLACE
 PLAN AND PROFILE - DESIGN
 CENTRAL ROAD

DWG.#: 20-118C
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE
 11'-17" = 1'-40"
 22'-34.1" = 20'
 REVISION DATE:
 06-26-20

REFERENCE NUMBER:
 C-2.15
 SHEET 18 OF 20



SOUTH CIRCLE PROFILE

EXHIBIT D-19



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

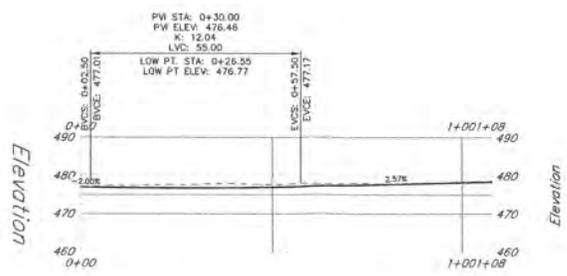
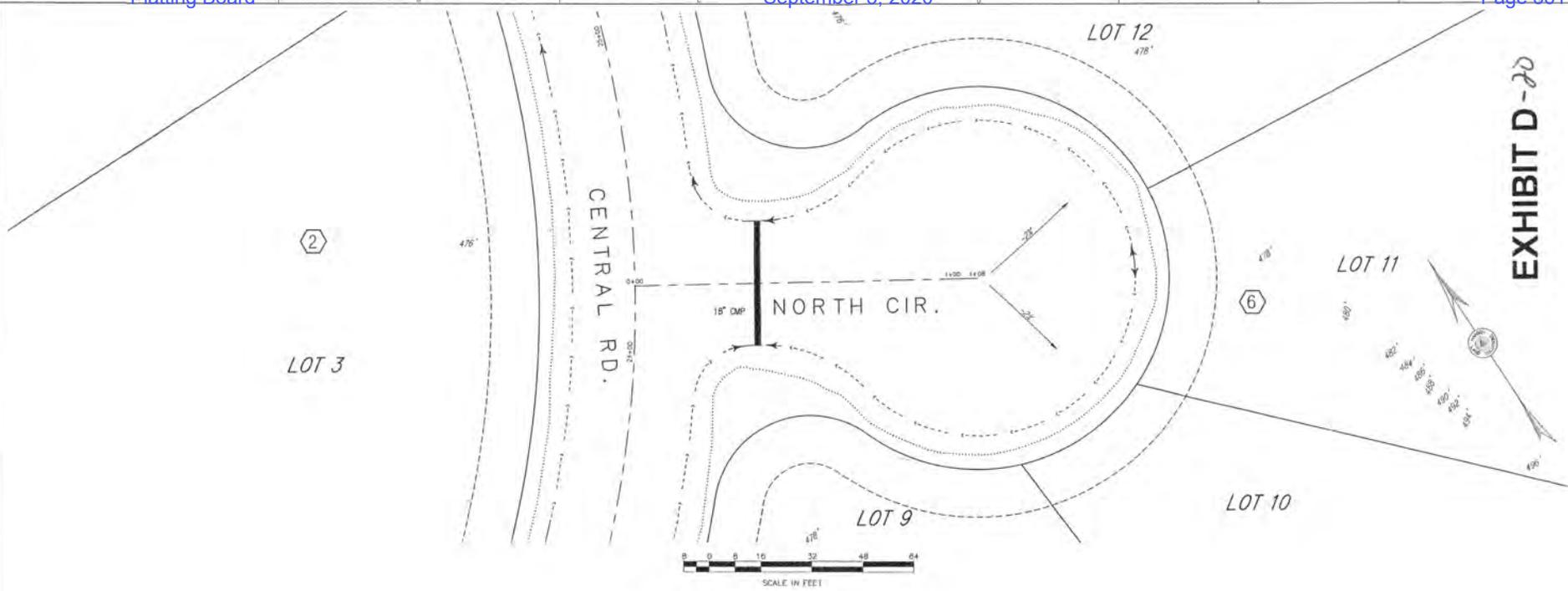


NOTES:
1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MALANUSKA, SUSITNA, GADAGODILL, LOAN/LAGUNA, SUBJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2" CONTOUR INTERVAL.

WASILLA, ALASKA
SUSITNA PLACE
PLAN AND PROFILE - DESIGN

DWG #: 20-118C
DESIGN: CEH
DRAWN BY: SDM
CHECKED: CEH
SCALE
1"=17' 1"=32'
22x34: 1"=16'
REVISION DATE:
06-26-20

REFERENCE
NUMBER:
C-2.16
SHEET 19 OF 20



NORTH CIRCLE PROFILE



EXHIBIT D-20



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



NOTES:
 1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE ROADS CORRIDOR/LADAR/MADERE PROJECT OF 2011/2012.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA
 SUSLOITNA PLACE
 PLAN AND PROFILE - DESIGN
 NORTH CIRCLE

DWG. #: 20-118C
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE
 1"=17' 1"=32'
 22-34 1"=16'
 REVISION DATE:
 06-26-20

REFERENCE
 NUMBER:
 C-217
 SHEET 20 OF 20

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Wednesday, July 29, 2020 7:26 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Suslositna Place Master Plan #20-100

- Construct Suslositna Street, Central Road, and streets that stub to adjoining properties to Residential Subcollector standard.
- Drainage Plan:
 - Place cross culverts outside of curve returns – requires less culvert and reduces likelihood of culvert ends being crushed
 - Probably only need 2 cross culverts at 4-way intersections
 - May need drainage easements where runoff will leave the roadside ditches
- If there is any potential for commercial use of any of the proposed lots, it is recommended that Sushana Drive be constructed to provide a second access as required by International Fire Code.

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
<http://www.matsugov.us/>

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, July 14, 2020 4:57 PM
To: allen.kempen@alaska.gov; 'Nichols, Melanie A (DOT)' <melanie.nichols@alaska.gov>; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; 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; browne@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>; 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 Suslositna Place Master Plan #20-100

The following link contains a Request for Comments for Suslositna Place Master Plan, #2020-100. Comments are due by **July 31, 2020**. Please let me know if you have any questions. Thanks, A.

Amy Otto-Buchanan

From: Fire Code
Sent: Tuesday, July 21, 2020 2:05 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Suslositna Place Master Plan #20-100

Amy,

The plat doesn't show Central Road will connect to create a second access into the subdivision.



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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, July 14, 2020 4:57 PM
To: allen.kemplen@alaska.gov; 'Nichols, Melanie A (DOT)' <melanie.nichols@alaska.gov>; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; 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; browne@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>; 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 Suslositna Place Master Plan #20-100

The following link contains a Request for Comments for Suslositna Place Master Plan, #2020-100. Comments are due by **July 31, 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/EnrOqrmEVRNOsUtMA1kKzssBrskTx_7YHKHQUvjwsCI0dQ?e=DWHAMc

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

Amy Otto-Buchanan
 Platting Technician
amy.otto-buchanan@matsugov.us
 861-7872

Amy Otto-Buchanan

From: Kim Sollien
Sent: Friday, July 31, 2020 12:55 PM
To: Amy Otto-Buchanan
Subject: FW: RFC Suslositna Place Master Plan #20-100 (draft)

Planning Comments

Transportation

The Planning Division encourages a connected road system wherever possible. Better connectivity can improve mobility, accessibility, reduce traffic congestion, and reduce the need to improve arterial roadways. The Planning Division recommends that subdivisions be designed to allow connectivity through to adjoining parcels and to make accommodations to comply with the 2035 Long Range Transportation Plan goals and the Official Streets and Highways Plan.

The parcel to the east 218N01W21A008 has gone through the pre-application process to subdivided. The parcel to the south has not. To comply with the MSB code 43.20.060 (D), Planning suggests that the applicant change one of the cul-de-sacs along the eastern boundary to a stub ROW, to allow for future connectivity to this adjacent parcel and to allow for the future connection of N. Sushanna road.

MSB code 43.20.060 (D) states that 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.

Kim Sollien
Planning Services Manager

Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645
907-861-8514

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, July 14, 2020 4:57 PM
To: allen.kemplen@alaska.gov; 'Nichols, Melanie A (DOT)' <melanie.nichols@alaska.gov>; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; 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; browne@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>; 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

Amy Otto-Buchanan

From: Craig Hanson <ceh@hlsalaska.com>
Sent: Monday, August 3, 2020 1:34 PM
To: Amy Otto-Buchanan
Subject: 20-118 Re: FW: RFC Suslositna Place Master Plan #20-100 (draft)-

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

Amy,

Access to Tax parcel A8 to the east of the proposed Suslositna subdivision is already provided for by dedicated public Rights-of-Way and Section Line easements:

1. N. Sushana Dr. traverses north from the NW corner of said parcel;
2. The already constructed E. New Field Dr provides an easterly access route from the SW corner of the same parcel.
3. A 66' wide Section Line Easement provides yet another eastward access route from the NE corner of A8.
4. A westward access route is likewise already provided for through the proposed Suslositna Subdivision via the 88' wide Section line Easement which traverses the entire north 33' of the proposed Suslositna Sub.

Further dedication through the proposed Suslositna Subdivision for the described parcel A8 is unnecessary for future development or safety, as the existing, buildable access routes (4 total) already exceed current standards of required access if said parcel A8 was to be developed.

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

On 7/31/2020 12:27 PM, Amy Otto-Buchanan wrote:

Craig: See below #2. MSB 43.20.060(D) also states "if it is shown by the applicant to be unnecessary for future development and/or public safety, ... elimination of the requirement to provide access shall be applied..." So, I need a statement from you as to why it is unnecessary or add a stub road to the east. Thanks, A.

From: Kim Sollien <Kim.Sollien@matsugov.us>
Sent: Friday, July 31, 2020 12:04 PM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Subject: RE: RFC Suslositna Place Master Plan #20-100 (draft)

Hi Amy,

Are these comments acceptable? Am I missing anything?
Thanks

Amy Otto-Buchanan

From: Taunnie Boothby
Sent: Thursday, July 30, 2020 10:23 AM
To: Karol Riese; Kim Sollien; Amy Otto-Buchanan
Subject: RE: RFC Suslositna Place Master Plan #20-100 18N01W21 DUE: July 31, 2020

This parcel has no FEMA mapped Special Flood Hazard Area or Wetlands identified.

Taunnie L. Boothby, CFM, Planner II
 Matanuska-Susitna Borough
 Planning Department
 907-861-8526
taunnie.boothby@matsugov.us

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

From: Karol Riese <Karol.Riese@matsugov.us>
Sent: Wednesday, July 15, 2020 9:43 AM
To: Karol Riese; Kim Sollien; Taunnie Boothby
Subject: RFC Suslositna Place Master Plan #20-100 18N01W21 DUE: July 31, 2020
When: Wednesday, July 29, 2020 12:00 AM to Thursday, July 30, 2020 12:00 AM (UTC-09:00) Alaska.
Where:

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, July 15, 2020 8:14 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Suslositna Place Master Plan #20-100

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

Hi Amy,

MTA has reviewed the plat for Suslositna Place. 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



From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, July 14, 2020 4:57 PM
To: allen.kemplen@alaska.gov; 'Nichols, Melanie A (DOT)' <melanie.nichols@alaska.gov>; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; 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; browne@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>; 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 Suslositna Place Master Plan #20-100

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



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

July 28, 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 Preliminary plats and has no comments or recommendations.

- **RFC Stella Ridge**
(MSB Case # 2020-098)
- **Suslositna Place**
(MSB Case # 2020-100)
- **New Hope Estates Master Plan Revised**
(MSB Case # 2020-012)
- **Uptown Estates Master Plan**
(MSB Case # 2020-101)
- **Sky Ranch at Pioneer Peak**
(MSB Case # 2020-105)
- **T 194**
(MSB Case # 2020-102)

If you have any questions, or if this line is or is going to be abandoned, please feel free to contact Skylar Shaw at 334-7911 or by email at skylar.shaw@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink that reads "Andrew Fraiser".

Andrew Fraiser
Supervisor of ROW and Permitting
ENSTAR Natural Gas Company

Amy Otto-Buchanan

From: Linda Cucullu <mylinisue@gmail.com>
Sent: Thursday, August 13, 2020 11:17 PM
To: MSB Platting
Subject: Objection/Concern over "Suslositna Place Master Plan Tax I.D. # 218N01W21A007"

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

51138B04L002 7
Cucullu Chas & Linda
P. O. Box 872853
Wasilla, Ak 99687-2853

August 13, 2020

To the Members of the Matanuska-Susitna Borough Platting Board:

My husband and I are writing to voice our OBJECTION and CONCERNS in regards to the SUSLOSITNA PLACE MASTER PLAN, Tax Parcel 7, which is proposed as a 4 phase Master Plan for Tax ID # 218N01W21A007.

Our objection has several public concerns:

1. As residents in the W Schrock area we are concerned about area ground water resources and the toll it could take with 70 new homes in the area.
2. This plan fails to consider the area residents lifestyle and values.
3. Increased traffic volume that will interfere with public safety in the W. Schrock Rd. area.
4. Wildlife in the area will be impacted due to the density of this subdivision.

Concern #1. Ground water

The W. Schrock road area is known through various drilling companies to have low producing and non producing groundwater areas.

The U.S. Environmental Protection Agency states "the average American family uses more than 300 gal. of water per day at home" The proposed SUSLOSITNA PLACE proposed residents would require 7.665 million gallons of water annually. We believe 7.665 million gallons of water is a substantial quantity on a finite resource. We are far removed from any local municipal water supply and costs to provide a reliable municipal supply would likely be prohibitively expensive. Future development of adjacent lands with similar high density housing developments would place an enormous burden on available local ground water resources that could result in aquifer depletion. Without water it would destroy area habitation and property values for all home and land owners.

Concern #2

In the W. Schrock area there are few homes with larger parcels of land. Most of us have been here for many, many years, some generations, year-round. We ourselves have been here just under 30 years.

The request to build this SUSLOSITNA PLACE Subdivision is contrary to our lifestyle and feel of the country we love about this area. This high density subdivision will adversely impact the nature,, and property values for the area residents.

We view the application for approval of the SUSLOSITNA PLACE as a disregard for residents in the areas interests; a precedent-setting and singular benefit for non sustainable land development that disregards the natural setting and availability of ground water resources, and public safety.

A decision from the Planning Commission to approve the SUSLOSITNA PLACE would FOREVER adversely affect the nature of the W. Schrock area at local residents expense. This proposed subdivision does not fit with the character of existing families and homes in the area.

Concern #3

W Schrock receives higher annual snow fall precipitation amounts and lower overnight winter temperatures than in other nearby areas, including the Lucille/Seldon areas, south ChurchRd., and within Wasilla city limits. The W. Schrock Rd. area is often one of the last roads cleared, contributing to difficult and dangerous driving conditions. We have more freeze- thaw conditions which often gives us slicker road conditions. Without exaggeration W. Schrock Rd. is a poorly lit and poorly maintained roadway. Traffic often exceeds the posted 45 MPH top speed limit as well as the lower speeds in the curves. The SUSLOSITNA PLACE entrances are near the middle of a long straight away that often has high traffic at those exceeded posted speed limits and traffic entering and exiting the subdivision would be doing so at peril. We have a lack of speed limit enforcement and police patrols. Which also gives us concerns for increased crime in the area with this subdivision. High density and relatively low cost housing sub divisions often result in increased crime and increased calls for public safety officers.

Concern #4

The proposed 80 acre SUSLOSITNA PLACE sub division will compromise Moose habitats. Area Moose remain through late winter and stay over in the spring where they birth calves and seek refuge from area predators, which include bears, wolves and coyotes. We have many bird species as well, which include Eagles. Loss of this habitat will negatively impact area wildlife.

We ask the Platting Board to carefully consider the lack of sensibility in allowing a precedence setting land use approval for our area. The current area residents will live with no tangible benefits and deal with the negative consequences.

Possible Recommendations to the Platting Board:

Keep the lot sizes to a minimum of 2-3 acres to keep with the average area property sizes.
Fewer building sites will help avoid overburdening area ground water reserves, limit stress to wildlife, and ensure property values.

Respectfully,
Charles and Linda Cucullu

Amy Otto-Buchanan

From: ALICIA GIACOBBE <ALICIA.GIACOBBE@MATSUK12.US>
Sent: Friday, August 14, 2020 11:51 AM
To: MSB Platting
Subject: Objection to Suslositna Place Master Plan
Attachments: scan_ag021190_2020-08-14-11-44-15.pdf

Importance: High

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

To Whom it May Concern,

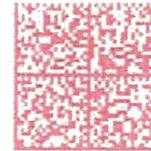
We have attached our objections/concerns to the Suslositna Place Master Plan Section 21, T18N, R01W, Seward Meridian, Alaska. I will also bring by a hard copy for your records. Please let us know if you have any questions.

Respectfully,

Matt and Alicia Giacobbe

(254) 319 6482 (C)
(254) 495 - 7215 (C)

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



U.S. POSTAGE >>> PITNEY BOWES
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GIACOBBE MATTHEW P
5770 N SUSHANA DR
WASILLA AK 99654-0490

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: IGOR & NATALIYA ZHUCHKOV

REQUEST: The request is to create 70 lots, by a four phase Master Plan, from Tax Parcel A7, to be known as **SUSLOSITNA PLACE MASTER PLAN**, containing 80.17 acres +/- . The property is located south of W. Schrock Road (Tax ID # 218N01W21A007); within the NE ¼ NW ¼ and NW ¼ NE ¼ Section 21, Township 18 North, Range 01 West, Seward Meridian, Alaska. In 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 **August 20, 2020**, starting at **1:00 p.m.** Please follow all public mandates according to COVID-19. We are sending you this notice as required by State-Law and Borough Ordinances.

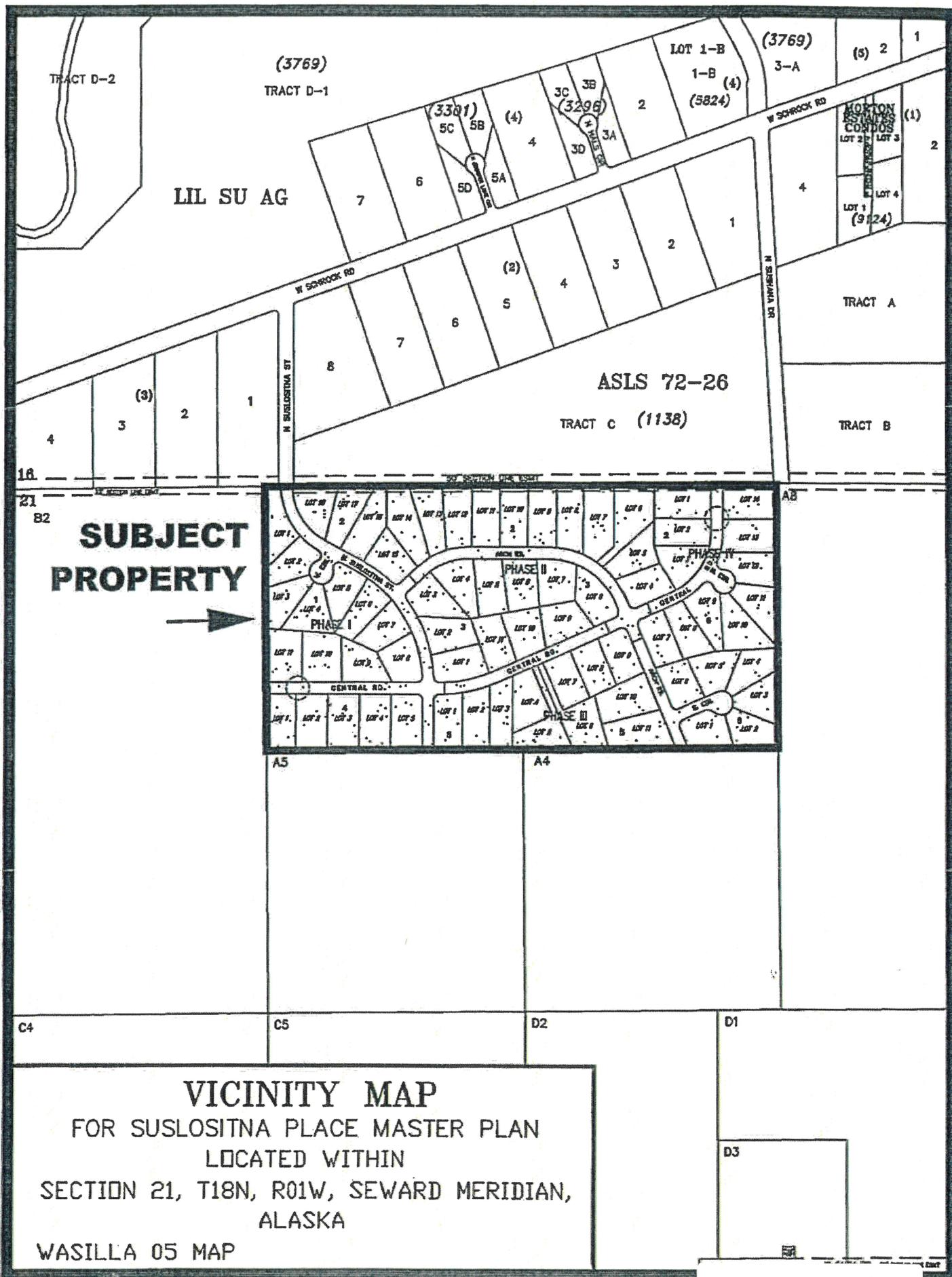
For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting board 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 12:00 p.m. (Noon)** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872. 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 now participate in person at the Borough Building. To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>

[] No Objection Objection [] Concern

Name: Matthew Giacobbe Address: 5770 N Sushana Dr. Wasilla Ak

Comments: See attached document 99654



SUBJECT PROPERTY



VICINITY MAP
 FOR SUSLOSITNA PLACE MASTER PLAN
 LOCATED WITHIN
 SECTION 21, T18N, R01W, SEWARD MERIDIAN,
 ALASKA
 WASILLA 05 MAP

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

Matthew and Alicia Giacobbe

5770 N. SUSHANA DR.

WASILLA, AK 99654-9018

AUGUST 14, 2020

To members of the Matanuska-Susitna Borough Platting Board:

We are writing to you to voice our objection and concerns regarding the request to create 70 lots, by a four phase Master Plan, from Tax Parcel A7, to be known as the SUSLOSITNA PLACE MASTER PLAN proposal (Tax ID # 218N01W21A007).

Our objection is based on several areas of public concern:

1. Approval of a W. Schrock vicinity land-use plan that fails to acknowledge and respect area residents' lifestyles and values
2. Approval of a W. Schrock vicinity land-use plan that may jeopardize available groundwater resources and long-term property values
3. Increased traffic volume that will compromise public safety within the W. Schrock Road transportation corridor
4. Adverse impacts on area wildlife and wild lands due to the SUSLOSITNA PLACE MASTER PLAN request to establish a high-density residential neighborhood in critical wildlife habitat
5. Limited public safety and wildfire control resources.

ABOUT THE W. SCHROCK ROAD AREA Concern

#1 - Failure to acknowledge and respect area residents' lifestyles and values. The W. Schrock is a sparsely populated, low-density community that was established pre-Statehood in the 1950s. Private properties within the area are predominantly larger, multi-acre owner-occupied homesteads. Many of the area's residents are long-time, year-round Alaskans who have lived in the area for many years, even multiple decades and generations. By its nature the SUSLOSITNA PLACE request is contrary to the tone and tenor of the lifestyles and values of area residents who were drawn to the area for its solitude and Alaska country feel, recreational opportunities, and abundant wildlife. We are concerned that approval for the creation of this high-density sub-division will adversely impact the quality and nature of life, and property values for area residents. We view the application for approval of the SUSLOSITNA PLACE as an egregious disregard for area residents' interests; a precedent-setting affront with singular benefit for speculative, non-sustainable land development that disregards the nature of the setting, the availability of finite ground-water resources, and public safety. A Planning Commission decision to approve the

SUSLOSITNA PLACE would FOREVER adversely change the nature of the W. Schrock area at the expense of local residents. We view the proposed sub-division as definitively out of character with existing home and land parcels sizes in the area.

AREA GROUNDWATER RESOURCES Concern #2 - A land-use plan that may jeopardize available groundwater resources and long-term property values. The W. Schrock area has a reputation among local well drilling companies as a notoriously low producing/non-producing groundwater area. Area well-log records, where available, support this assertion. Discussion with local, knowledgeable well-drilling companies can provide additional substantiation of our assertion. We have seen area residents who must haul water to their households, due to low and no-flow wells. According to the U.S. Environment Protection Agency, "the average American family uses more than 300 gallons of water per day at home." 1 Groundwater consumption rates for the proposed residences at SUSLOSITNA would require approximately 7.665 million gallons of water annually. We believe that 7.665 million gallons of water is a substantial quantity on a finite resource. The W. Schrock area is far removed from any local municipal water supply and costs to provide a reliable municipal supply would likely be prohibitively expensive. SAGE ROAD area well logs from the W. Schrock / E. Sage Rd demonstrate these average low well recovery rates. While anecdotal, these volumes are indicative of the area's low-flow rates. Future development of adjacent lands, with similar high-density housing developments, would place an enormous burden on available local ground-water resources that could result in aquifer depletion. You can live without a lot of things, but you can't live without water. Compromise of the W. Schrock aquifer would destroy area habitation and property values for all home and land owners.

Suslositna:

Groundwater Use Calculations 70 = number of proposed households 300 = average number of daily use gallons per household (EPA) 1 households x average gals./day = gallons/day 70 x 300 = 21,000 gals./day gals./day x 365 = gals./year 21,000 x 365 = 7,665,000 gallons per year

Well Log # Legal Description Reported Yield/GPM 48593 Tanaina Trails Phs. 3 Lot 1 Blk 6 15 50100

Tanaina Trails Phs. 2 Lot 3 Blk 4 aka 2034 E. Sage Rd n/a 51293 Tanaina Trails Phs. 3 Lot 2 Blk 3 aka 1963 E. Sage Rd .5 57534

Tanaina Trails Phs. 3 Lot 2 Blk 5 1.5 69297

Tanaina Trails Phs. 1 Lot 3 Blk 1 2 Source: Alaska Department of Natural Resources, Well Log Tracking System3 <https://dnr.alaska.gov/welts/>

PUBLIC TRANSPORTATION CORRIDOR AND PUBLIC SAFETY Concern #3 - Increased traffic volume that will compromise public safety within the W. Schrock Road transportation corridor. Consider these statistics: 2 = average number of vehicles per U.S. household 2 70 x 2 = 140 additional vehicles on W. Schrock While there are a mere 56 residence addresses on W. Schrock, the miles-long roadway is a critical transportation link to lesser arterial roadways that provide access to outlying areas east of Schrock Road and north of the Little Susitna River. W. Schrock receives higher annual snowfall precipitation amounts and lower overnight winter temperatures than experienced in other nearby areas, including the Lucille/Seldon areas, south Church Road, and within the Wasilla city limits. With

more annual days with freeze-thaw conditions, W. Schrock often experiences slicker road conditions than are found elsewhere in the Wasilla area. We and other area residents can attest to the lack of sufficient winter road maintenance, including snow removal and sanding. When contrasted with other main artery roadways such as Lucille, Seldon, and Church Road, the W. Schrock area is often among the last roads cleared, contributing to difficult and dangerous driving conditions. Without exaggeration, W. Schrock road is a poorly lit and poorly maintained roadway. Surface traffic often exceeds the posted 45 MPH top-speed limit and recommended slower speeds in curved zones. As a vital public-transportation corridor that extends service to outlying areas, W. Schrock Road can be characterized as a hazardous winter driving roadway, with higher-than-posted speed-limit driving, and a lack of police patrols and speed-limit enforcement. The introduction of a 70-building-site sub-division at SUSLOSITNA PLACE, would more than double the number of residences on W. Schrock Road, and significantly increase daily traffic levels on an already dangerous roadway. The proposed Suslositna Place/W. Schrock confluence is near the middle third of one of the longest straight-away sections of W. Schrock Road. An area that often experiences heavy automobile, truck and motorcycle traffic that well exceeds the posted speed limit of 45 MPH. Traffic exiting and entering Suslositna Place will be doing so at peril.

Just alone on August 10, 2020, there was an accident where a vehicle hit a power line pole and shut down the electricity for the West Schrock RD area. Then, on August 13, 2020, there was a T bone accident at the intersection on N. Infinite and Schrock Rd. This accident shut down Schrock Rd for over an hour while Life Med landed and took off with the patients.

If the Suslositna Place is added the daily traffic levels will continue to increase the accidents on this dangerous roadway.

WILDLIFE AND WILD LANDS Concern #4 - Adverse impacts on area wildlife and wild lands. The W. Schrock Road area often experiences winter mountain-effect snowfalls that drive Hatcher Pass moose down from Bald Mountain and into the Little Susitna River flood plain and surrounding neighborhoods. Moose remain through late winter and stay over in the spring when this habitat provides calf birthing and nurturing grounds for moose seeking refuge from area predators including bears, wolves, and coyotes. Increased road traffic will likely result in additional vehicle/moose collisions. The proposed 80-acre SUSLOSITNA PLACE sub-division comprises a portion of a larger wild-lands area that is important habitat for area moose, as well as other numerous bird and wildlife species. Loss of this irreplaceable habitat could negatively impact area wildlife numbers.

LIMITED PUBLIC SAFETY RESOURCES Concern #5 - Limited public safety and wildfire control resources. According to the Anchorage Economic Development Corporation, unpredictable and potentially difficult economic times are likely in store for Alaska over the near term of several years. The combination of low oil prices, higher unemployment, lost State and local-area business revenues due to COVID-19, will likely have mid-to-long-term negative fiscal consequences. Foreseeable cuts for funding for law enforcement, area schools, and other vital services will likely occur as Juneau attempts to grapple with budget deficit spending. These factors have tangible negative impacts for all communities throughout our State. The greater Palmer-Wasilla area has over recent years experienced exponential growth in theft, burglaries, and other property crimes driven by opioid and other substance-related addictions. We are concerned that the very nature of high-density and (relative) low-cost housing sub-divisions often result in increased crime and increased calls for service for public safety officers.

We would ask the Platting Board to carefully consider the lack of sensibility in allowing a precedence setting land-use approval for our area; a high-density housing sub-division to be constructed in a rural-setting community area where local-area residents will receive no tangible benefits and will be compelled to live and deal with its negative consequences.

The only benefactor in this situation is the PETITIONER/OWNER: IGOR & NATALIYA ZHUCKOV. All other residents of the W. Schrock area will be left to endure a legacy orchestrated by the short-term personal financial gain of the petitioner/owner. Recommendations to the Platting Board: - place a significant reduction in the number of building sites being proposed - keep the lot sizes to a minimum of 4+ acres, in keeping with average area property sizes as seen at nearby Country Ridge Estates on East Schrock Road - fewer building sites will help to avoid over-burdening area ground water reserves, wildlife, public safety, and will ensure property values - possible alternative use for the land including a public park, golf course, or other low-impact proposal not currently under consideration.

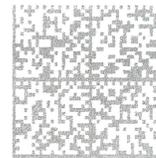
Respectfully,

Matthew and Alicia Giacobbe

References:

- 1.) How We Use Water - U.S. Environmental Protection Agency <https://www.epa.gov/watersense/how-we-use-water>
- 2.) Statista <https://www.statista.com/statistics/551403/number-of-vehicles-per-household-in-the-united-states/>
- 3.) Alaska Department of Natural Resources, Well Log Tracking System3 <https://dnr.alaska.gov/welts>

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



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460 W SCHROCK RD
WASILLA, AK 99654-9018

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: IGOR & NATALIYA ZHUCHKOV

REQUEST: The request is to create 70 lots, by a four phase Master Plan, from Tax Parcel A7, to be known as **SUSLOSITNA PLACE MASTER PLAN**, containing 80.17 acres +/- . The property is located south of W. Schrock Road (Tax ID # 218N01W21A007); within the NE ¼ NW ¼ and NW ¼ NE ¼ Section 21, Township 18 North, Range 01 West, Seward Meridian, Alaska. In 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 **August 20, 2020**, starting at **1:00 p.m.** **Please follow all public mandates according to COVID-19.** 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. 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 12:00 p.m. (Noon)** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872.

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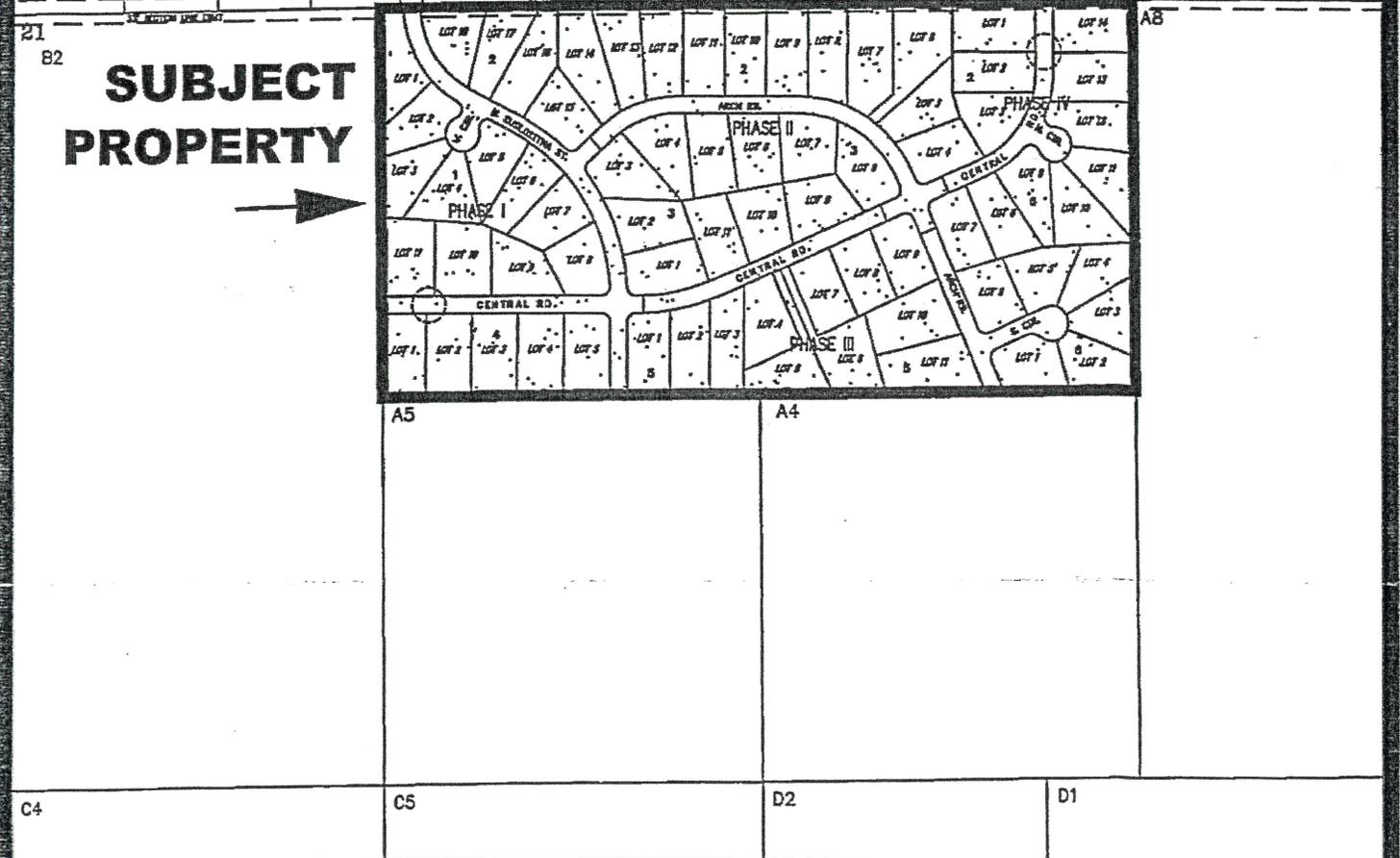
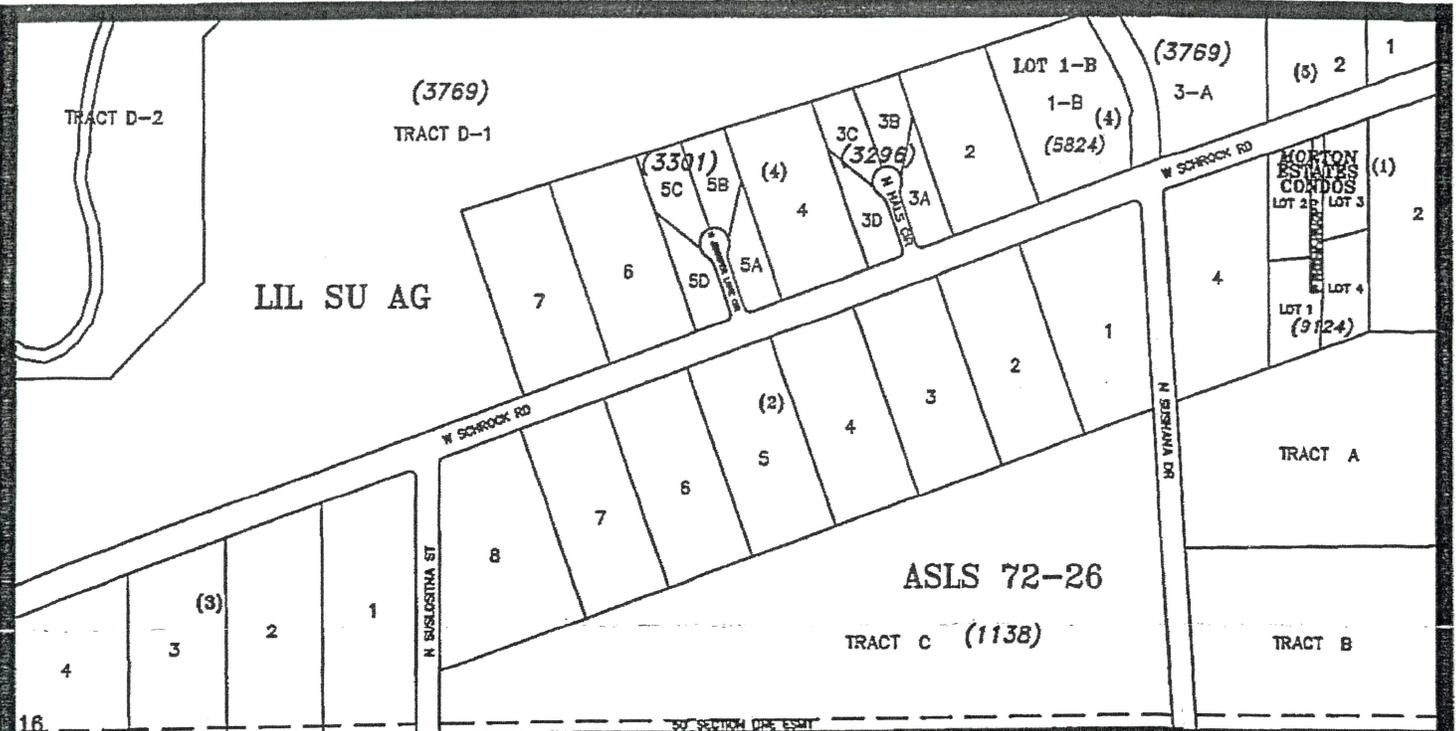
The public can now participate in person at the Borough Building. To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>

[] No Objection [] Objection [] Concern

Name: Charles & Bonnie Leonard Address: 460 W. Schrock Rd, Wasilla

Comments: Details provided in a separate 4-page document included with this correspondence.

Charles C Leonard August 13, 2020



VICINITY MAP
FOR SUSLOSTINA PLACE MASTER PLAN
LOCATED WITHIN
SECTION 21, T18N, R01W, SEWARD MERIDIAN,
ALASKA
WASILLA 05 MAP

EXHIBIT I-11

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

**51138B02I002 20
LEONARD CHAS C & BONNIE F
460 W SCHROCK RD
WASILLA, AK 99654-9018**

AUGUST 13, 2020

To members of the Matanuska-Susitna Borough Platting Board:

We are writing to you to voice our objection and concerns regarding the request to create 70 lots, by a four phase Master Plan, from Tax Parcel A7, to be known as the SUSLOSITNA PLACE MASTER PLAN proposal (Tax ID # 218N01W21A007).

Our objection is based on several areas of public concern:

1. Approval of a W. Schrock vicinity land-use plan that fails to acknowledge and respect area residents' lifestyles and values
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4. Adverse impacts on area wildlife and wild lands due to the SUSLOSITNA PLACE MASTER PLAN request to establish a high-density residential neighborhood in critical wildlife habitat
5. Limited public safety and wildfire control resources.

ABOUT THE W. SCHROCK ROAD AREA

Concern #1 - Failure to acknowledge and respect area residents' lifestyles and values.

The W. Schrock is a sparsely populated, low-density community that was established pre-Statehood in the 1950s. Private properties within the area are predominantly larger, multi-acre owner-occupied homesteads. Many of the area's residents are long-time, year-round Alaskans who have lived in the area for many years, even multiple decades and generations.

By its nature the SUSLOSITNA PLACE request is contrary to the tone and tenor of the lifestyles and values of area residents who were drawn to the area for its solitude and Alaska country feel, recreational opportunities, and abundant wildlife. We are concerned that approval for the creation of this high-density sub-division will adversely impact the quality and nature of life, and property values for area residents.

We view the application for approval of the SUSLOSITNA PLACE as an egregious disregard for area residents' interests; a precedent-setting affront with singular benefit for speculative, non-sustainable land development that disregards the nature of the setting, the availability of finite ground-water resources, and public safety.

EXHIBIT I-12

A Planning Commission decision to approve the SUSLOSITNA PLACE would FOREVER adversely change the nature of the W. Schrock area at the expense of local residents. We view the proposed sub-division as definitively out of character with existing home and land parcels sizes in the area.

AREA GROUNDWATER RESOURCES

Concern #2 - A land-use plan that may jeopardize available groundwater resources and long-term property values.

The W. Schrock area has a reputation among local well drilling companies as a notoriously low-producing/non-producing groundwater area. Area well-log records, where available, support this assertion. Discussion with local, knowledgeable well-drilling companies can provide additional substantiation of our assertion. We have seen area residents who must haul water to their households, due to low and no-flow wells.

According to the U.S. Environment Protection Agency, “the average American family uses more than 300 gallons of water per day at home.”¹ Groundwater consumption rates for the proposed residences at SUSLOSITNA would require approximately 7.665 million gallons of water annually.

Suslositna: Groundwater Use Calculations	
70 = number of proposed households	
300 = average number of daily use gallons per household (EPA) ¹	
households x average gals./day = gallons/day	
70 x 300 = 21,000 gals./day	
gals./day x 365 = gals./year	
21,000 x 365 = 7,665,000 gallons per year	

We believe that 7.665 million gallons of water is an substantial quantity on a finite resource. The W. Schrock area is far removed from any local municipal water supply and costs to provide a reliable municipal supply would likely be prohibitively expensive.

SAGE ROAD area well logs from the W. Schrock / E. Sage Rd demonstrate these average low well recovery rates. While anecdotal, these volumes are indicative of the area’s low-flow rates.

Future development of adjacent lands, with similar high-density housing developments, would place an enormous burden on available local ground-water resources that could result in aquifer depletion.

You can live without a lot of things, but you can’t live without water. Compromise of the W. Schrock aquifer would destroy area habitation and property values for all home and land owners.

Well Log #	Legal Description	Reported Yield/GPM
48593	Tanaina Trails Phs. 3 Lot 1 Blk 6	15
50100	Tanaina Trails Phs. 2 Lot 3 Blk 4 aka 2034 E. Sage Rd	n/a
51293	Tanaina Trails Phs. 3 Lot 2 Blk 3 aka 1963 E. Sage Rd	.5
57534	Tanaina Trails Phs. 3 Lot 2 Blk 5	1.5
69297	Tanaina Trails Phs. 1 Lot 3 Blk 1	2

Source: Alaska Department of Natural Resouces, Well Log Tracking System³
<https://dnr.alaska.gov/welts/>

PUBLIC TRANSPORTATION CORRIDOR AND PUBLIC SAFETY

Concern #3 - Increased traffic volume that will compromise public safety within the W. Schrock Road transportation corridor.

Consider these statistics:

2 = average number of vehicles per U.S. household ²

70 x 2 = 140 additional vehicles on W. Schrock

While there are a mere 56 residence addresses on W. Schrock, the miles-long roadway is a critical transportation link to lesser arterial roadways that provide access to outlying areas east of Schrock Road and north of the Little Susitna River.

W. Schrock receives higher annual snowfall precipitation amounts and lower overnight winter temperatures than experienced in other nearby areas, including the Lucille/Seldon areas, south Church Road, and within the Wasilla city limits. With more annual days with freeze-thaw conditions, W. Schrock often experiences slicker road conditions than are found elsewhere in the Wasilla area.

We and other area residents can attest to the lack of sufficient winter road maintenance, including snow removal and sanding. When contrasted with other main artery roadways such as Lucille, Seldon, and Church Road, the W. Schrock area is often among the last roads cleared, contributing to difficult and dangerous driving conditions. Without exaggeration, W. Schrock road is a poorly lit and poorly maintained roadway.

Surface traffic often exceeds the posted 45 MPH top-speed limit and recommended slower speeds in curved zones. As a vital public-transportation corridor that extends service to outlying areas, W. Schrock Road can be characterized as a hazardous winter driving roadway, with higher-than-posted speed-limit driving, and a lack of police patrols and speed-limit enforcement.

The introduction of a 70-building-site sub-division at SUSLOSITNA PLACE, would more than double the number of residences on W. Schrock Road, and significantly increase daily traffic levels on an already dangerous roadway. The proposed Suslositna Place/W. Schrock confluence is near the middle third of one of the longest straight-away sections of W. Schrock Road. An area that often experiences heavy automobile, truck and motorcycle traffic that well exceeds the posted speed limit of 45 MPH. Traffic exiting and entering Suslositna Place will be doing so at peril.

WILDLIFE AND WILD LANDS

Concern #4 - Adverse impacts on area wildlife and wild lands.

The W. Schrock Road area often experiences winter mountain-effect snowfalls that drive Hatcher Pass moose down from Bald Mountain and into the Little Susitna River flood plain and surrounding neighborhoods. Moose remain through late winter and stay over in the spring when this habitat provides calf birthing and nurturing grounds for moose seeking refuge from area predators including bears, wolves, and coyotes. Increased road traffic will likely result in additional vehicle/moose collisions.

The proposed 80-acre SUSLOSITNA PLACE sub-division comprises a portion of a larger wild-lands area that is important habitat for area moose, as well as other numerous bird and wildlife species. Loss of this irreplaceable habitat could negatively impact area wildlife numbers.

LIMITED PUBLIC SAFETY RESOURCES

Concern #5 - Limited public safety and wildfire control resources.

According to the Anchorage Economic Development Corporation, unpredictable and potentially difficult economic times are likely in store for Alaska over the near term of several years.

The combination of low oil prices, higher unemployment, lost State and local-area business revenues due to COVID-19, will likely have mid-to-long-term negative fiscal consequences. Foreseeable cuts for funding for law enforcement, area schools, and other vital services will likely occur as Juneau attempts to grapple with budget deficit spending. These factors have tangible negative impacts for all communities throughout our State.

The greater Palmer-Wasilla area has over recent years experienced exponential growth in theft, burglaries, and other property crimes driven by opioid and other substance-related addictions. We are concerned that the very nature of high-density and (relative) low-cost housing sub-divisions often result in increased crime and increased calls for service for public safety officers.

We would ask the Platting Board to carefully consider the lack of sensibility in allowing a precedence-setting land-use approval for our area; a high-density housing sub-division to be constructed in a rural-setting community area where local-area residents will receive no tangible benefits and will be compelled to live and deal with its negative consequences. The only benefactor in this situation is the PETITIONER/OWNER: IGOR & NATALIYA ZHUCHKOV. All other residents of the W. Schrock area will be left to endure a legacy orchestrated by the short-term personal financial gain of the petitioner/owner.

Recommendations to the Platting Board:

- place a significant reduction in the number of building sites being proposed
- keep the lot sizes to a minimum of 2+ acres, in keeping with average area property sizes as seen at nearby Country Ridge Estates on East Schrock Road
- fewer building sites will help to avoid over-burdening area ground water reserves, wildlife, public safety, and will ensure property values
- possible alternative use for the land including a public park, golf course, or other low-impact proposal not currently under consideration.

Respectfully,
Charles and Bonnie Leonard



References:

- 1.) *How We Use Water - U.S. Environmental Protection Agency*
<https://www.epa.gov/watersense/how-we-use-water>
- 2.) *Statista*
<https://www.statista.com/statistics/551403/number-of-vehicles-per-household-in-the-united-states/>
- 3.) *Alaska Department of Natural Resources, Well Log Tracking System³*
<https://dnr.alaska.gov/welts/>

Amy Otto-Buchanan

From: alice wear <wearhouse5@gmail.com>
Sent: Wednesday, August 19, 2020 11:34 AM
To: MSB Platting
Subject: Suslositna Place Master Plan

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

Alice and Sean Colin Wear
860 W Schrock Rd
Lot 8

We object to this development. We have a list of concerns as to why this is not a good idea. We are concerned about area ground water. We have low producing wells in our area. We feel 70 homes is just too much for this rural area. Shrock Rd is a dangerous Rd. And it is the last to be maintained. There are a lot of vehicle accidents. Every time I turn into my driveway, I fear I will be rear ended. I can't imagine all the cars coming on the new proposed road, along my property. We also are concerned about the high density population and crime. The list goes on and on.

Sean and Alice Wear

Sent from my iPhone

Amy Otto-Buchanan

From: hastings18811@mtaonline.net
Sent: Wednesday, August 19, 2020 9:29 AM
To: MSB Platting
Subject: Hastings Comments to Case #2020-100 Suslositna Place Subdivision
Attachments: Attachment 1 Borough Comment.pdf; Attachment 2 HLS Comment.pdf

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

Please accept these written comments to the Matsu Borough Platting board for Case # 2020-010 Suslositna Place Subdivision. Please let us know if you have any questions and please confirm receipt of these comments.

Thank you,
 Will Hastings

-----Comments to the Matsu Platting Board-----

Good Day.

The following are our comments for consideration to the Matsu Borough Platting Board in regards to Case # 2020-100 Proposed Suslositna Place Subdivision.

My wife and I are the eastern adjacent landowners, parcel A8, to the proposed Suslositna Place Subdivision. 30 acres of our land is cleared and active farmland. The other 50 acres is woodland and a low-lying swamp, with heavy infestation of beetle-kill white spruce spread throughout our property. Our primary residence is on the south border, where the topography consists of high land surrounding a low swamp, gently sloping to the north up to a ridge that abruptly drops ~25ft into a low lying, black spruce and moss area. This land was originally owned by Gene Holmberg, who cleared and homesteaded this property in the late 40's after returning from WWII.

As adjacent landowners and property taxpayers of the Matsu-Borough, we are concerned about the current proposed plat regarding its single point of access/egress. In the event of a fire or other natural or manmade disaster, this road would become a chokepoint. I am not a traffic engineer, but I was an Intelligence Officer in the U.S. Air Force for 20 years, where I was trained to recognize and exploit chokepoints. Suslositna Drive fits the criteria and faces the high potential of 140+ vehicles trying to exit the subdivision in an emergency while simultaneously, the fire department attempts to enter and contain. Twice daily during the workweek, this single point of access will become congested, with 70+ families attempting to go/return from work and deliver/retrieve kids from school.

This past spring, the danger---and likelihood---of fire was literally quite close to home. I vividly remember looking North from my driveway to the Moose Meadows fire, less than 3 miles away. Several thoughts raced through my mind; foremost was how I was going to protect my home in the event the fire jumped. I also recall being singularly impressed by the amount of air activity, the command and control of the fire assets, the rapid and intense response, and finally, the amount of money being spent to contain this fire. This event occurred within the current COVID-19 pandemic and the issue of support from firefighters from the Lower 48 was already a limiting factor discussed frequently in the media, prior to this fire. I wondered whether there would be enough assets from Alaska to contain it. Whether we are dependent upon Alaska assets only or not, you do not want any chokepoints to impede these limited assets. It is my recollection two homes had to be evacuated during this event.

An ounce of prevention will help ensure the ability to rapidly evacuate this proposed subdivision and employ with the greatest speed fire assets to contain a fire (or other emergency event), prevent injury, loss of life, and expensive loss of property. During my time as a North Slope oil field worker, I remember a lecture from the federal OSHA office to Alaska. I

recall where he stated OSHA regulations were “written in blood”. All requirements in OSHA protocols are the result of a lesson learned from a fatal accident. Secondary means of access to a subdivision, especially one of this size, is a standard in other places in the country (Wyoming, with its sparse population like Alaska, is a good example). Agencies do not write regulations or establish codes on a whim. It is a deliberate process and the result of lessons learned from major accidents. A decision to not construct a secondary access from this physically land-locked subdivision should require an explanation, as this area does not have any unique features which would allow for rapid access/egress via an undeveloped route.

To ensure our comments and concerns are consistent with code, we researched International Fire Code, Alaska statutes, and Borough code, finding the following:

Under **International Fire Code Chapter 5 “Fire Service Features” Section 503.1.2**, “The Fire Code Official is authorized to *require* more than one fire apparatus road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.”

Under **Alaska Statute, 13 AAC 50.025** adopts chapter 5 of the International Fire Code “...by reference...” and adds, in **13 AAC 50.025 subpara 17** the following: “Chapter 5 Section 501.3 (Construction documents) of the IFC, is revised by adding a second paragraph to read: *The fire chief* of the registered department *may require fire apparatus access roads*, premises identification, key boxes, fire protection water supplies, fire protection and utility equipment identification and access, and emergency responder radio coverage in accordance with this chapter. Documentation shall be provided indicating that the fire chief has been involved in discussion regarding fire apparatus access roads, premises identification, key boxes, fire protection water supplies, fire protection and utility equipment identification and access, and emergency responder radio coverage.” Finally, **Borough code** adopted this section in its entirety under **section 8.45.010**.

These adopted codes appear to give the Fire Code Official, and individual Fire Chiefs, *the authority to require secondary access routes*. It also appears these decisions are not restricted, or limited, by the number of homes within a subdivision.

Though we could not find any conflicts with 13 AAC 50.025 it is certainly possible conflicts within law and code exist. Any conflicts of this type should be resolved by the Borough and State to see what has precedence. Our intent is to simply demonstrate our concerns are consistent with codes and statutes adopted by the State of Alaska and the Borough, and to ensure we are being reasonable in our approach.

It is not hard to visualize how climatic conditions could negatively affect the ability to respond and evacuate from a fire in or near this subdivision. Overland evacuation and response is impossible over the unimproved terrain in this area. 70+ families leaving together through a single road fits the definition of congestion. Additionally, families living here would likely include the elderly, infirm, special needs, etc which would require time and care to evacuate. Furthermore, commercial/personal businesses such as B&B’s, home day care, homeschooling, haircutting, etc, cannot be ruled out. Their presence will increase the daily traffic throughout the life of the subdivision.

The issue of commercial/personal businesses within the subdivision has also been noted by Jamie Taylor PE, Civil Engineer for the Matsu Borough Department of Public Works, Operations and Maintenance, in her 29 July 2020 (see attachment 1) email. In the email, Ms Taylor specifically states if “there is any potential for commercial use of any of the proposed lots, then it is recommended that Sushana Drive be constructed to provide a second access as required by International Fire Code.” A future Condition, Covenant, and Restriction might restrict residents from in-home commercial/personal business but enforcing the restriction would be problematic at best and require the enforcement in perpetuity; well after the petitioner has completed their business interests and discontinued their management and oversight of this subdivision. In the meantime, the actual number of people within this subdivision creates a predictable public safety hazard.

To ensure our comments are consistent with the platting of other subdivisions in the surrounding area, we researched a few subdivisions close to our location. Country Ridge Estates (Plat 2000-77, 2002-82, and 2004-101), which borders our home, has 27 lots ranging from 1.5 to 5 acres on a total of 47 acres. Country Ridge Estates has direct access to Schrock via both New Field Drive and East Country Ridge Road i.e. this is a smaller subdivision than the proposed Suslositna Place

with more access. Chignaki Pond Subdivision (Plat 2008-37) Phase 2 is 117 acres with 48 lots, each roughly an acre apiece. This subdivision, with less homes on a slightly larger parcel than the proposed Suslositna Place, appears to have three accesses to major roads: two accesses to Schrock via Infinite and Gold Mint Roads and a third access to N Church via W. Shapine Lane. Again, fewer homes with more access than the proposed Suslositna Place plat.

Finally, we respectfully submit that the response from Hanson Land Solutions does not address the public safety issue of secondary access in their email of 3 Aug 2020 (see attachment 2 and/or Exhibit G-2). The access points they describe exist on paper only. They do not physically exist. In regards to statement #3 of Exhibit G-2, "A 66' wide Section Line Easement provides yet another eastward access route from the NE corner of A8." This easement should be studied first before submitting it as a viable option for access, as there are topographic challenges which could impact ADOT and Public Facilities sight distance requirements. Additionally, the steep incline connecting this access to Schrock is considerable and therefore might not be constructable and/or economically feasible to develop in the future. All this being said, our own personal concerns about sufficient access to outside roads are met with the other points described in the email response. But we respectfully disagree that the safety issues for the proposed Suslositna Place subdivision are addressed by the HLS response, on the basis that dedicated public Rights-of-Way and Section Line easements do not provide anything until and unless they are physically constructed.

An additional note, Hanson Land Solutions states "Further dedication through the proposed Suslositna Subdivision for the described parcel A8 is unnecessary for future development or safety, as the existing, buildable access routes (4 total) already exceed current standards of required access ***if said parcel A8 was to be developed.***"

We, as the owners of said parcel A8, have taken no action to develop. Neither the Borough nor the Platting Board should assume and therefore, should plan on us developing this land and thereby "solve" the issue of secondary access to Suslositna Place Subdivision or any other future subdivision. And therefore, as we are making this position clear now and, in fact, answering the "if" in the statement from Hanson Land Solutions, the Platting Board and Borough can now decide and act without any uncertainty on this point.

We are not saying do not build a subdivision. We are conveying a concern to develop this responsibly. We are aware our concerns affect the petitioner, surrounding landowners, and taxpayers, which is why we attempted to exercise due diligence and research codes, statutes, other subdivision layouts to ensure our comments were reasonable, responsible, and consistent. Please take the responsible, prudent course of action and require the construction of a second access to this subdivision be built before the subdivision expands into a pre-determined development Phase.

Will & Beth Hastings
97 E New Field Dr
Wasilla, AK 99623

PO Box 870594
Wasilla, AK 99687



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)

ASLS 72-26 (73-76)

TRACT C

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.

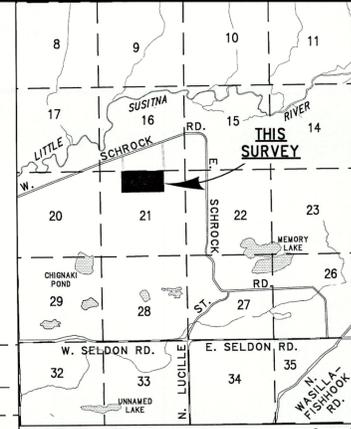
TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH) _____ DATE _____

LEGEND

- Recovered aluminum cap on 3/8" rebar
Recovered plastic cap on 3/8" rebar
Recovered 3/8" rebar
Set plastic cap on 3/8"x30" rebar at all lot corners, PT'S, AND PC'S
Computed data
Measured data
Record per plat (73-76)
Survey point number
Block

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



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.

IGOR ZHUCHKOV DATE
P.O. BOX 872501
WASILLA, AK 99687

NATALIYA ZHUCHKOV DATE
P.O. BOX 872501
WASILLA, AK 99687

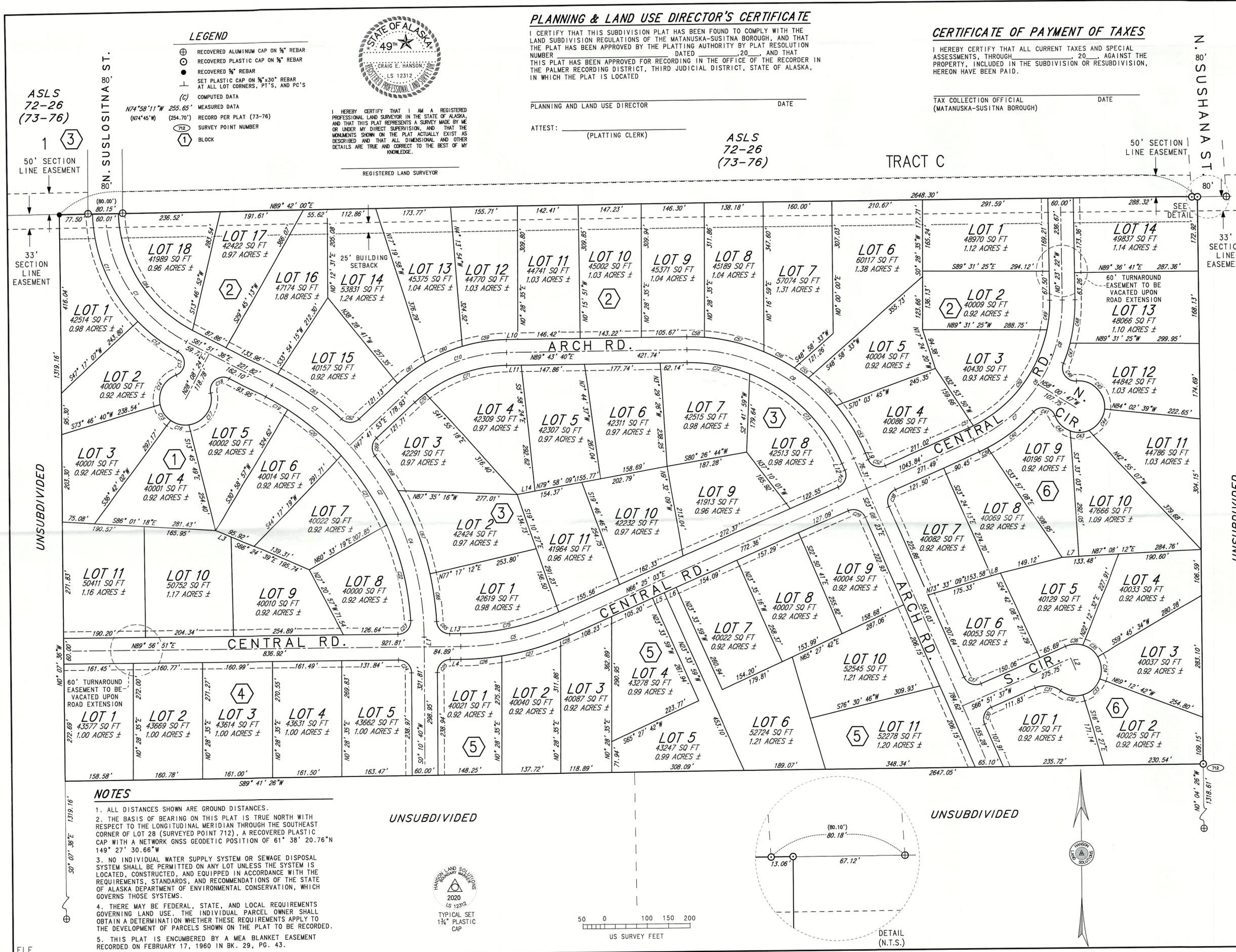
NOTARY ACKNOWLEDGEMENT

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

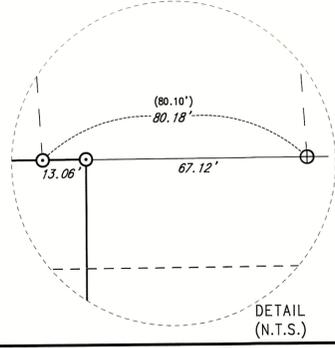
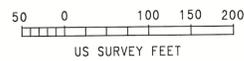
A PLAT OF
SUSLOSITNA PLACE
ASUBDIVISION OF
NE 1/4 NW 1/4 & NW 1/4 NE 1/4
T.18N. R.1W., SEC. 21 SW, AK
PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
N 1/2 SEC. 21, T.18N. R.1W. SW, AK
CONTAINING 80.17 ACRES MORE OR LESS

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

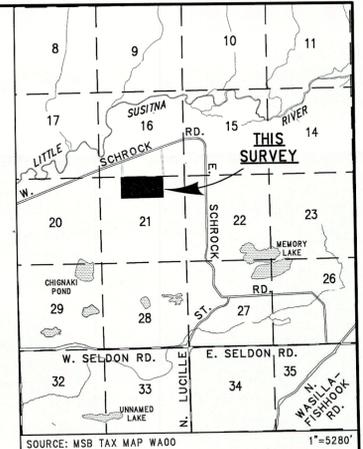
FILE: FB20-118 OK: CEH SCALE: 1"=100' 06/26/2011 OF 2



- 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 28 (SURVEYED POINT 712), A RECOVERED PLASTIC CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 38' 20.76" N 149° 27' 30.66" 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 EASEMENT RECORDED ON FEBRUARY 17, 1960 IN BK. 29, PG. 43.



ELF



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	369.69	350.00	60°31'06"	352.74	S31° 36' 03"E	204.19
C2	719.91	664.88	62°02'16"	685.26	S30° 50' 28"E	399.80
C3	230.50	664.88	19°51'48"	229.35	N51° 55' 42"W	116.42
C4	489.41	664.88	42°10'28"	478.44	N20° 54' 34"W	256.39
C5	247.81	603.43	23°31'48"	246.08	N78° 10' 57"E	125.68
C6	408.10	350.00	66°48'25"	385.37	N33° 00' 50"E	230.81
C7	207.41	350.00	33°57'15"	204.39	N49° 26' 26"E	106.85
C8	200.69	350.00	32°51'10"	197.95	N16° 02' 13"E	103.19
C9	489.73	417.97	67°07'57"	462.19	S56° 42' 21"E	277.34
C10	256.74	350.00	42°01'47"	251.03	N68° 42' 46"E	134.46
C11	277.21	379.78	41°49'15"	271.10	S22° 09' 51"E	145.11
C12	116.95	379.23	17°40'13"	116.49	N51° 51' 36"W	58.95
C13	67.90	30.00	129°41'03"	54.31	N4° 09' 01"E	63.88
C14	84.25	60.00	80°27'17"	77.50	N28° 45' 54"E	50.75
C15	45.00	60.00	42°58'19"	43.95	N32° 56' 54"W	23.62
C16	45.00	60.00	42°58'19"	43.95	N75° 55' 13"W	23.62
C17	99.73	60.00	95°14'04"	88.64	S34° 58' 36"W	65.75
C18	68.48	30.00	130°46'50"	54.55	S52° 44' 59"W	65.50
C19	58.87	618.61	5°27'10"	58.85	N59° 12' 13"W	29.46
C20	165.19	634.88	14°54'29"	164.73	N49° 05' 35"W	83.07
C21	194.12	635.89	17°29'27"	193.37	N32° 52' 47"W	97.82
C22	230.49	634.88	20°48'02"	229.22	S13° 43' 12"E	116.53
C23	48.83	30.00	93°16'01"	43.62	S43° 18' 50"W	31.76
C24	47.35	30.00	90°25'44"	42.59	S45° 02' 14"E	30.23
C25	46.94	30.00	89°38'23"	42.29	N44° 59' 52"E	29.81
C26	95.05	633.43	8°35'51"	94.96	N85° 38' 55"E	47.61
C27	143.28	632.35	12°58'58"	142.98	S74° 52' 11"W	71.95
C28	21.80	633.43	1°58'19"	21.80	N67° 24' 13"E	10.90
C29	47.36	30.00	90°26'34"	42.59	N68° 21' 40"W	30.23
C30	47.12	30.00	90°00'00"	42.43	N21° 51' 37"E	30.00
C31	62.83	60.00	60°00'00"	60.00	S83° 08' 23"E	34.64
C32	55.42	60.00	52°55'05"	53.47	S79° 35' 55"E	29.86
C33	55.66	60.00	53°09'14"	53.69	S47° 21' 55"W	30.02
C34	53.44	60.00	51°01'44"	51.69	N4° 43' 34"W	28.64
C35	45.00	60.00	42°58'19"	43.95	N51° 43' 35"W	23.62
C36	41.81	60.00	39°55'38"	40.97	N86° 49' 26"E	21.80
C37	47.12	30.00	90°00'00"	42.43	N68° 08' 23"W	30.00
C38	46.89	30.00	89°33'26"	42.26	S21° 38' 20"W	29.77

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C39	21.54	380.00	3°14'51"	21.53	S64° 47' 37"W	10.77
C40	136.65	380.00	20°36'15"	135.92	S52° 52' 04"W	69.07
C41	61.19	30.00	116°51'21"	51.12	N79° 00' 23"W	48.82
C42	51.26	60.12	48°51'12"	49.72	N45° 03' 22"W	27.30
C43	45.00	60.00	42°58'19"	43.95	S88° 58' 49"W	23.62
C44	64.44	60.00	61°32'19"	61.39	N36° 43' 31"E	35.72
C45	105.19	60.00	100°27'02"	92.23	N44° 16' 10"W	72.08
C46	61.19	30.00	116°51'21"	51.12	N36° 04' 00"W	48.82
C47	49.34	380.00	7°26'19"	49.30	N18° 38' 30"E	24.70
C48	101.55	380.00	15°18'43"	101.25	N7° 15' 59"E	51.08
C49	69.07	320.00	12°21'59"	68.93	S5° 47' 37"W	34.67
C50	291.71	320.00	52°13'47"	281.71	S38° 05' 30"W	156.87
C51	12.35	320.00	2°12'40"	12.35	N65° 18' 43"E	6.18
C52	47.36	30.00	90°26'34"	42.59	S68° 21' 40"E	30.23
C53	129.04	447.97	16°30'17"	128.60	S31° 22' 51"E	64.97
C54	91.25	447.97	11°40'15"	91.09	N45° 28' 07"W	45.78
C55	40.00	447.97	5°06'58"	39.99	N53° 51' 43"W	20.01
C56	80.00	447.97	10°13'56"	79.89	N61° 32' 10"W	40.11
C57	144.02	447.97	18°25'12"	143.40	S75° 51' 44"E	72.63
C58	40.66	447.97	5°12'00"	40.64	N87° 40' 20"W	20.34
C59	104.09	387.07	15°24'31"	103.78	N81° 57' 07"E	52.36
C60	93.28	388.75	13°44'52"	93.05	N66° 55' 19"E	46.86
C61	81.39	380.00	12°16'19"	81.23	N53° 50' 02"E	40.85
C62	44.78	30.00	85°31'59"	40.74	S89° 32' 08"E	27.75
C63	183.02	694.88	15°05'28"	182.50	S54° 18' 52"E	92.04
C64	337.45	320.00	60°25'14"	322.03	N31° 38' 59"W	186.32
C65	45.70	30.00	87°16'28"	41.41	N46° 24' 56"W	28.61
C66	112.39	694.88	9°16'01"	112.27	N7° 24' 42"W	56.32
C67	208.94	694.88	17°13'41"	208.15	S20° 39' 33"E	105.26
C68	97.02	694.88	8°00'00"	96.94	N33° 16' 23"W	48.59
C69	44.49	30.00	84°58'16"	40.52	N5° 12' 45"E	27.48
C70	32.19	320.00	5°45'49"	32.18	N50° 34' 48"E	16.11
C71	202.51	321.51	36°05'25"	199.18	N71° 35' 41"E	104.74
C72	149.01	387.97	22°00'23"	148.10	N79° 16' 09"W	75.44
C73	305.56	387.97	45°07'34"	297.73	N45° 42' 10"W	161.20
C74	46.89	30.00	89°33'26"	42.26	N21° 38' 20"E	29.77
C75	235.49	573.43	23°31'48"	233.84	S78° 10' 57"W	119.43

LINE TABLE		
LINE #	LENGTH	BEARING
L1	22.86	S0° 10' 40"W
L2	30.00	N23° 08' 23"W
L3	39.49	S66° 24' 39"E
L4	25.20	N89° 56' 51"E
L5	30.00	S66° 25' 03"W
L6	30.00	N66° 25' 03"E
L7	39.32	N87° 08' 12"E
L8	21.76	N73° 33' 09"E
L10	26.43	N89° 43' 40"E
L11	34.00	N89° 43' 40"E
L13	25.61	S89° 56' 51"W
L14	42.70	N79° 58' 09"E

A PLAT OF
SUSLOSITNA PLACE
 ASUBDIVISION OF
 NE¼ NW¼ & NW¼ NE¼
 T.18N. R.1W., SEC. 21 SM, AK
 PALMER RECORDING DISTRICT
 STATE OF ALASKA
 LOCATED WITHIN
 N½ SEC. 21, T.18N. R.1W. SM, AK
 CONTAINING 80.17 ACRES MORE OR LESS

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

6G

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 3, 2020**

PRELIMINARY PLAT: UPTOWN ESTATES MASTER PLAN

LEGAL DESCRIPTION: SEC 02, T17N, R01W, SEWARD MERIDIAN AK

PETITIONERS: JOHN ESTABROOK, JR., PERSONAL REPRESENTATIVE FOR GERALDINE T. ESTABROOK ESTATE, CHARLES P. MICHAEL, LOTTIE MICHAEL & PATRICIA HUDSPETH

SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING

ACRES: 89.6± PARCELS: 144

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-101

REQUEST: The request is to create a total of 144 parcels, 141 lots and three tracts, by a six phase Master Plan, from Lot 2, Annie Subdivision, Plat No. 2018-61, to be known as **UPTOWN ESTATES MASTERPLAN**, containing 89.6 acres +/- . Lots will be served by a community water system. The property is located southeast of N. Wasilla-Fishhook Road and directly east of N. Peck Street; within the NW ¼ Section 02, Township 17 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Geotechnical Engineering Report	EXHIBIT B – 32 pgs
Water Main & Service Map	EXHIBIT C – 1 pgs
<u>AGENCY COMMENTS</u>	
Department of Public Works Operations & Maintenance	EXHIBIT D – 1 pg
Department of Emergency Services	EXHIBIT E – 1 pg
Planning	EXHIBIT F – 1 pg
Community Development	EXHIBIT G – 1 pg
Utilities	EXHIBIT H – 3 pgs
ADOT&PF	EXHIBIT I – 2 pgs
City of Wasilla	EXHIBIT J – 1 pg
Public Comments	EXHIBIT K – 7 pgs

DISCUSSION: The proposed subdivision is southeast of N. Wasilla-Fishhook Road and directly east of N. Peck Street. Interior streets will be constructed to residential and residential sub-collector street standards. Lots will be served by a community water system; Tract B is the well site. The Master Plan will have six phases, for a total of 144 lots. Petitioner is providing access to the unsubdivided parcel to the south, and creating a T-turnaround in the northeast corner in the existing 66’ wide Section Line Easement (SLE).

Soils Report: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes the soils evaluation included logging 27 new testholes, review of topography

information, review of aerial imagery, review of surrounding testhole information and other observations on site. Testhole location and topography map is attached, as well as testhole logs and sieve analysis reports. The project site is an east-west oriented rectangle lying east of N. Peck Street. Terrain within the parent parcel varies with gently rolling hills. Drainage is generally directed southward along natural contours. Total elevation differential is approximately 88'. Several areas were found to have slopes exceeding 25% for ten contiguous vertical feet and more and have been delineated on the attached useable area drawing. Much of the original parcel is undisturbed, consisting of primarily birch and spruce with tall grasses and willows. Testholes were dug to the depth of 12' or beyond to evaluate soil and groundwater conditions. Near surface soils included a thin organic mat over a layer of silty topsoils extending to approximately 3'. Receiving soils varied from clean sands and gravels and gravels with a minor to moderate silt content. Two of the siltiest soils were sieve tested, returning classifications of GP-GM 6/2% and GM 22% silt, observed to be non-plastic. No evidence of groundwater was observed. Based on the available soils and water table information, topography, code definitions and observations on site, all lots will each contain over 10,000 sf of contiguous useable septic area. Pursuant to MSB 43.20.281(A)(2)(a), lots containing at least 20,000 sf but less than 40,000 sf served by an approved community water system are exempt from the useable building area requirement. *Staff notes the lot sizes are further reduced, pursuant to the Open Space Incentive.* Tract B is planned as a well site tract, has minimal useable septic area if the existing test well be used and contains over 10,000 sf of useable building area. Proposed water main and service drawing at **Exhibit C**. Pursuant to MSB 43.15.049(1) State of Alaska Department of Environmental Conservation (ADEC) review and approval are required for community water supply system (see **Recommendation #5**). As-builts or record drawings for any community water system shall be shown with their protective well radius (see **Recommendation #6**). Protective well radii extending more than 125' on adjoining property are prohibited unless an easement is obtained or that portion of the adjoining property is deemed unuseable for septic area (see **Recommendation #7**).

Road Construction: Road construction will require construction of approximately 11,460' of new road, including construction of five permanent cul-de-sacs, 12 internal intersections, two external intersections onto the existing N. Peck Street (see **Recommendation #4**). Drainage will be directed along ditch bottoms and natural drainage contours to natural low storage areas or to rock filled infiltration points approximately as shown on the topography and drainage drawing. General drainage patterns have also been noted. Drainage plan is subject to field modification and improvement during construction.

Open Space Incentive: Pursuant to MSB 43.20.281(E)(1) minimum individual lot area may be reduced up to 25% by the dedication of an equal area of useable pen space within the subdivision provided:

- (a) each lot has 10,000 sf of contiguous useable septic area delineated on the plat;
- (b) the open space area is connected by public access; and
- (c) the open space shall be irrevocably dedicated to the subdivision owners and may not be resubdivided (see **Recommendation #8**).

Pursuant to MSB 43.20.281(E)(7), community wells are allowed in open space areas if the open space areas are accepted by the subdivision owners. Protective well radii may be allowed in open space 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. Access requirements will be met. Pursuant to MSB 43.20.320 Frontage, each lot will have the required frontage.

Comments: Department of Public Works Operations & Maintenance (**Exhibit D**): Construct E. Ritz Drive, N. Metro Loop and E. Urban Avenue to residential subcollector standards. Drainage easements may be needed for locations where runoff leaves the rights-of-way. Department of Emergency Services Fire Code (**Exhibit E**) concern is the cul-de-sacs be built to proper radii. Planning Division (**Exhibit F**) notes no FEMA mapped Special Flood Hazard Area or wetlands identified. Community Development (**Exhibit G**) notes no MSB land affected.

Utilities: (**Exhibit H**) Enstar has no comments, recommendations or objections. MTA requests a 15' wide utility easement on both sides of all of rights-of-way and cul-de-sacs (see **Recommendation #9**). MEA requests a 15' wide utility easement along all road rights-of-way (see **Recommendation #9**). GCI did not respond.

ADOT&PF: (**Exhibit I**) ADOT&PF has no comments.

City of Wasilla: (**Exhibit J**) The City of Wasilla Planning and Public Works Departments do not have any comments/concerns.

Public Comment: (**Exhibit K**) Kristina Cohen, a resident of Bridle Path Estates, Plat No. 2001-67, have concerns as this subdivision will border theirs. "We are not against development; however, we believe it must be done in a responsible way that does not impact the developments around it that are already established. Our understanding is that the people who own this land are all from Anchorage. Our concern with this is that they do not have any investment in the MatSu Borough community and do not care how their development will impact those who live in the area. It makes it look like all they care about is making as much money as possible. If the development were going to be less dense (i.e. only 50 lots, instead of 141), then we would not object. Many of us live in the MatSu Valley because we value our space and do not want it to become Anchorage. Another concern is the private, non-motorized trail for those who live in the Bridle Path Estates subdivision will border this subdivision. This will almost certainly increase the use of the trail by unauthorized persons. We already have unauthorized use of our trail by those in the Williwaw Subdivision and other subdivisions that border our trail. What we have seen in the past with increased unauthorized use of trail is also increased property crime and safety concerns. What about the water? Will there be enough water for this highly dense subdivision without causing the water table for Bridle Path Estates to decrease? Traffic is also a concern. The intersection of N. Peck Street and N. Wasilla-Fishhook is already dangerous. There will need to be a traffic light at that intersection if many more people are going to be living in that area do to safety concerns. N. Peck Street will probably need an upgrade as well. The other concern we have it that is appears there is a possibility in the future for a road to be punched through form this new subdivision to a road in Bridle Path Estates, Saddle Horse Drive. That would be a HUGE concern for our neighborhood." *Platting staff notes that on the south border of Bridle Path Estates, there is a 50' wide Section Line Easement, a 30' buffer easement to the north of the Section Line Easement, and then the 15' wide private trail easement to the north of the buffer easement. E. Spruce Avenue is on the Long-Range Transportation Plan as a proposed collector. Interconnectivity between subdivisions is encouraged; this is why stub streets are created in subdivisions. The proposed subdivision of Uptown Estates will be served by a community water system. ADOT&PF and the City of Wasilla do have plans to upgrade the intersection of N. Peck Street and N. Wasilla-Fishhook.*

Budd & Joy Goodyear, owners of Lot 14, Block 3, Bridle Path Estates, Plat No. 2001-67, note they received the hearing notice on August 13, 2020 and do not feel the notice was received with reasonable advance

time. They oppose the proposed subdivision without consideration of the following: 1. One hundred forty-four residences on that small acreage is too crowded for that neighborhood as well as surrounding neighborhoods; 2. Water consumption; 3. Waste disposal; and 4. Private property trespass. They request the decision be tabled until further information shows: the subdivision will not have a negative impact on neighboring water supply; there will be no wastewater disposal caused environmental degradation; and a potential increased crime control plan can be drawn up and approved.

Rachel Sayen Lambert, owner of Lot 26, Block 3, Williwaw #2 to the east, is “not opposed to development at all. I am just concerned that everyone blames the small lots and dense population in Williwaw for some of our problems. Why would you approve lots not much larger than those in Williwaw?”

Eugene Burke, owner of Lot 12, Block 4, Spirit Ridge Division #2, to the southwest: “1. What provision will be made for an increase of traffic at N. Peck Street and N. Wasilla Fishhook Road? Traffic signal? 2. How far east of N. Peck Street will the project develop? How or will it combine or join to Williwaw?”

Peter & Elizabeth Turgeon, owners of Lot 9, Block 3, Bridle Path Estates, object. “Although we agree with city development, we oppose platting the proposed subdivision due to the high density of residences for the following concerns: 144 residences provide too dense of population for the acreage and surround community – we propose at minimum three acre lots; high density housing increases crime rates; please address how the city plans to assure public safety. Waste disposal: Please assure adequate disposal systems for potable water supply and wastewater system. Water consumption: Proof of adequate water supply has not been demonstrated. High traffic volume: Has this been addressed? Currently appears only one entrance in to subdivision off of Peck Street. We oppose a cut through Bridle Estates subdivision. School district capacity: I think Wasilla High is at capacity; does the city have a plan for this. We request the platting decisions for Uptown Estates be postponed until information can be shown that the development will not have a negative impact to the community.”

Jen Anderson, no lot ownership or information provided, objects to the subdivision. “I have serious concerns that Peck, the collector road for which both access points of the proposed subdivision will empty onto, is substandard for accommodating the proposed increase in density.” See **Exhibit K6-7** for complete comments.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Community Development, Capital Projects, Assessments, Pre-Design Division or Code Compliance; or GCI.

CONCLUSION: The preliminary plat of Uptown Estates Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A).

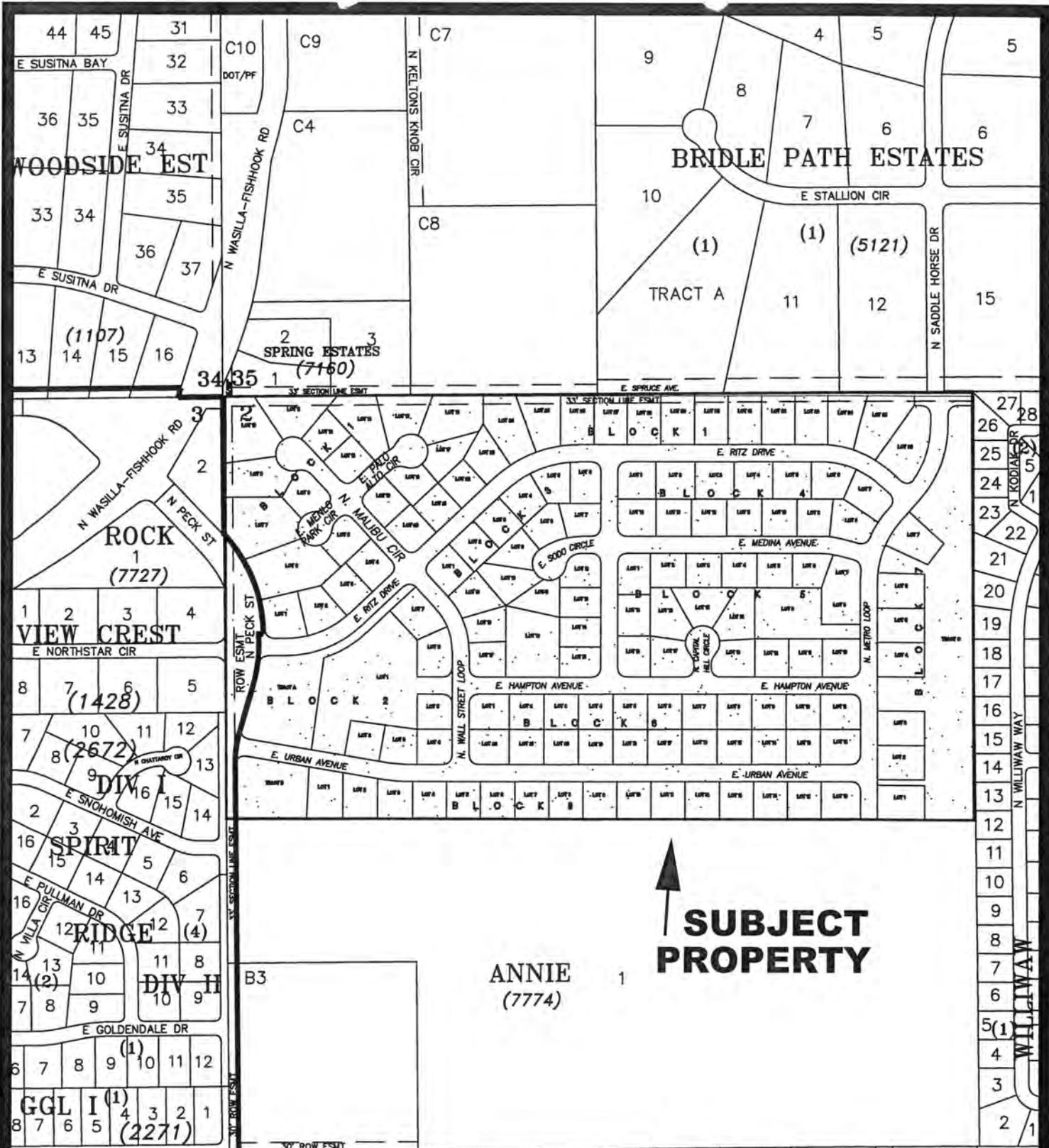
FINDINGS OF FACT

1. The plat of Uptown Estates Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A). Each lot has the required contiguous useable septic area and useable building area.
3. Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage.
4. Legal and physical access will be provided to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.
5. Pursuant to MSB 43.20.281(E) Open Space Incentive, lots are allowed to be reduced in area up to 25% by the dedication of an equal are of useable open space.
6. Pursuant to MSB 43.20.281(A)(2), lot size may be reduced if lots are served by a community water system.
7. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Community Development, Capital Projects, Assessments, Pre-Design Division or Code Compliance; or GCI.
8. There were no objections from any federal or state agencies, or Borough departments.
9. There were objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Uptown Estates Master Plan, Section 02, Township 17 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, for each phase plat, 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, for each phase plat.
3. Pay postage and advertising fees.
4. Construct interior streets and cul-de-sacs to residential subcollector and 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 for each phase plat.
 - b. Provide DPW acceptance of the roads to Platting staff, for each phase plat.
 - c. Names of streets to be approved by Platting Assistant.
5. Provide State of Alaska Department of Environmental Conservation (ADEC) review and approval for community water supply system
6. Provide as-builts or record drawings for community water system showing the protective well radius.
7. Provide an easement for the protective well radii extending more than 125' on adjoining property or provide documentation the portion of the adjoining property is deemed unuseable for septic area.
8. Provide plat note that states Tracts A, B & C are open space, cannot be resubdivided and irrevocably dedicated to the subdivision owners.
9. Grant the 15' wide utility easement on both sides of all rights-of-way and cul-de-sacs.
10. Show all easements of record on final phase plat.
11. Submit recording fees, for each phase plat, payable to Department of Natural Resources (DNR).
12. Submit each phase plat in full compliance with Title 43.



↑
SUBJECT PROPERTY

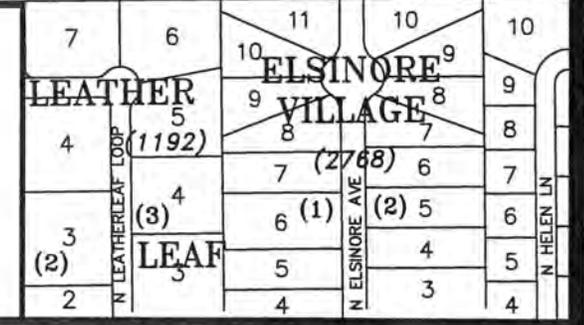
ANNIE 1
 (7774)

VICINITY MAP

FOR UPTOWN ESTATES MASTER PLAN
 LOCATED WITHIN
 SECTION 02, T17N, R01W, SEWARD MERIDIAN,
 ALASKA

WASILLA 11 MAP

EXHIBIT A - 1



WASILLA FISHHOOK

STALLION

WA06

SADDLE HORSE

SPRUCE

KODIAK

WA11

TOTEM

PECK

WILLOW

DONS

EXHIBIT A-2

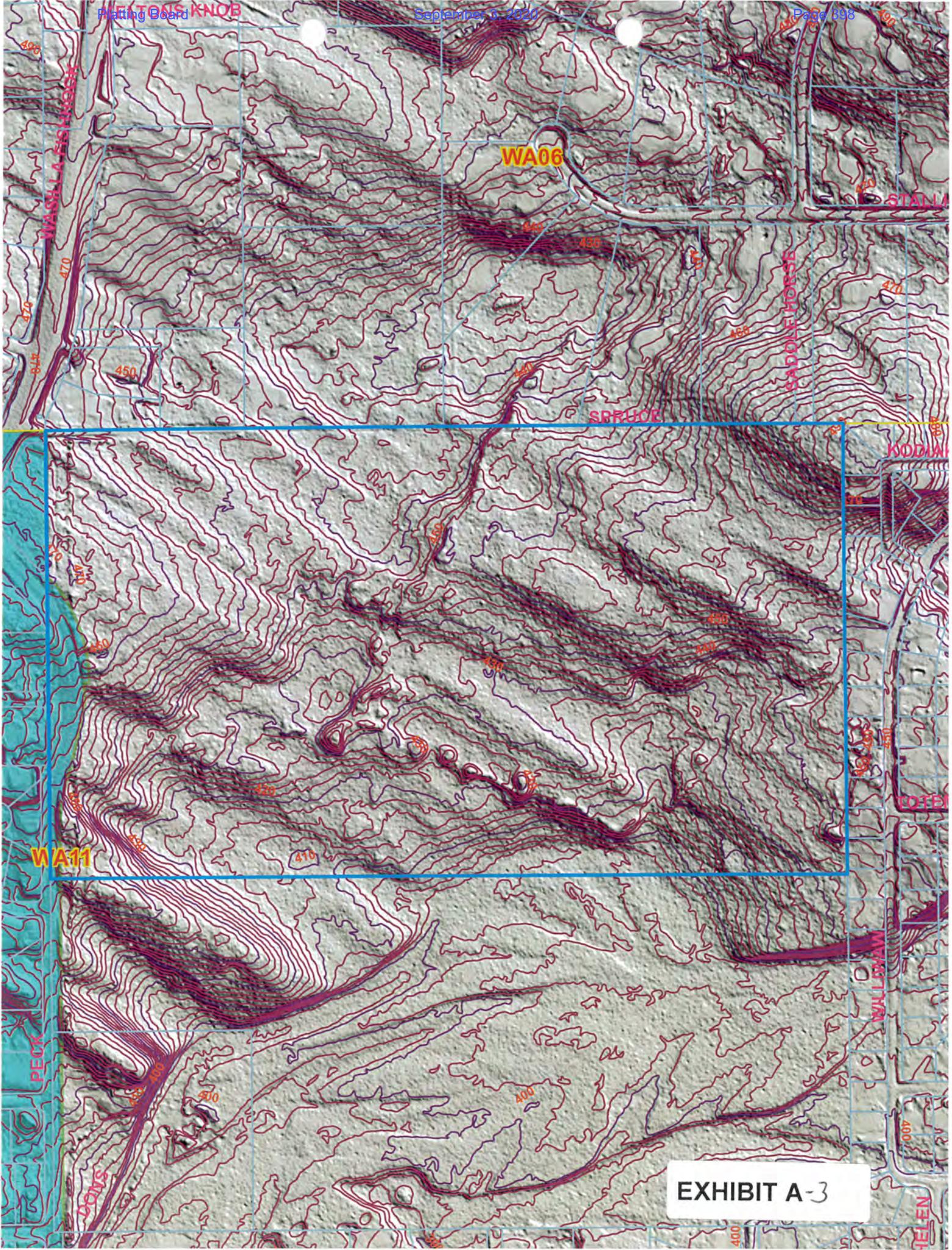
HELEN

HEATON'S KNOB

WA06

WA11

EXHIBIT A-3



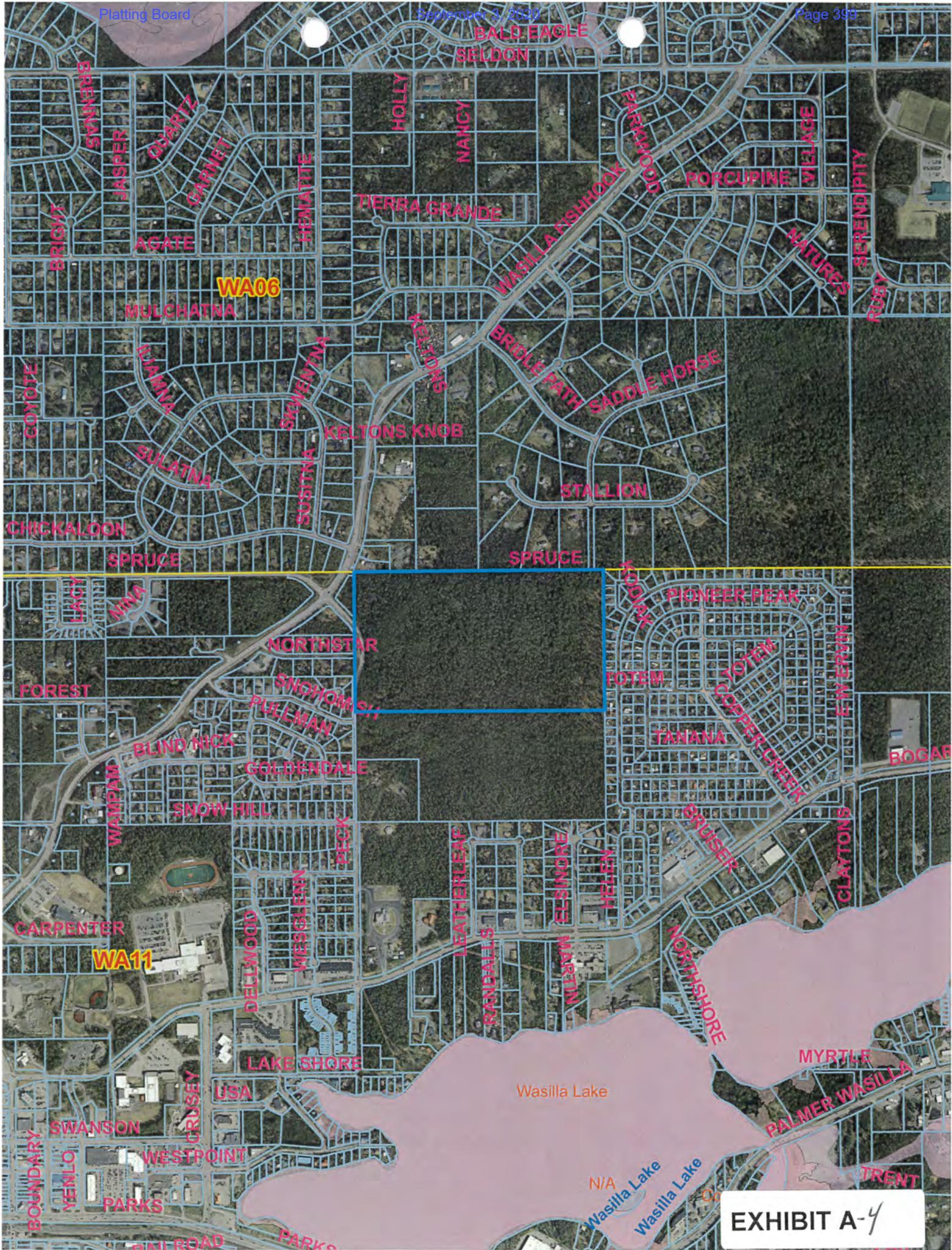


EXHIBIT A-4



July 13, 2020

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

Re: Uptown Estates Subdivision; Useable Areas & Drainage. HE #20011

Dear Mr. Wagner,

At the request of Anatoly Muzechuk we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 140 new lots and 3 tracts from one existing parcel with a total area of approximately 90 acres. Our soils evaluation included logging 27 new testholes, review of the provided topography information, review of aerial imagery, review of surrounding testhole information, and our other observations at the site. See the attached testhole location and topography map for more details.

Topography. The project site forms an east-west oriented rectangle lying east of N Peck Street, south of its intersection with N Wasilla-fishhook road. Terrain within the parent parcel varies with gently rolling hills. Drainage is generally directed southward along natural contours. The total elevation differential indicated from the provided topographical map is approximately 88'. Several areas on the parent parcel were found to have slopes exceeding 25% for ten contiguous vertical feet or more and have been delineated on the attached useable area drawing.

Soils & Vegetation. Much of the original parcel remains relatively undisturbed, with a few small footpaths/trails which appear to be infrequently used or in an overgrown state. Vegetation on the parent parcel consists primarily of birch and spruce trees with tall grasses, and willows. Twenty-seven testholes were dug on the parcel at depths of 12' or beyond to evaluate soil and groundwater conditions. Near surface soils included a thin organic mat over a layer of silty topsoils extending to around 3' in the testholes. Receiving soils under the topsoils varied from clean sands and gravels to sands and gravels with a minor to moderate silt content. Two of the siltiest appearing soils were sieve tested, returning classifications of GP-GM 6.2% and GM 22% silt, observed to be non-plastic. No evidence of groundwater was observed in any of the logged testholes, which were dug to depths of 12' - 16' or beyond. Copies of the testhole logs and the location/topography map are attached.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area*, including lotlines, easements, steep areas, and setbacks to water wells. For all 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, *proposed lots 1-36 block 1, lots 1-7 block 2, lots 1-19 block 3, lots 1-14 block 4, lots 1-19 block 5, lots 1-22 block 6, lots 1-7 block 7, lots 1-16 block 8, Tract A, and Tract C will each contain over 10,000 square feet of contiguous useable septic area. As per MSB code 43.20.281 (A)(2)(a) lots containing at least 20,000 square feet but less than 40,000 square feet served by an approved community water system are exempt from the useable building area requirement. Tract B is planned as a well site tract, has minimal useable septic area if the existing test well will be used, and contains over 10,000 square feet of useable building area.*

Drainage Plan. This project will require construction of approximately 11,460 ft. of new road including construction of 5 permanent culs-de-sac, 12 internal intersections, and 2 external intersections fronting onto the existing N Peck Street. Drainage will be directed along ditch bottoms and natural drainage contours to natural low storage areas or to rock filled infiltration points approximately as shown on the attached subdivision topography and drainage drawing. General drainage patterns have also been denoted on the attached drawing. As always, the drainage plan is subject to field modification and improvement during construction.

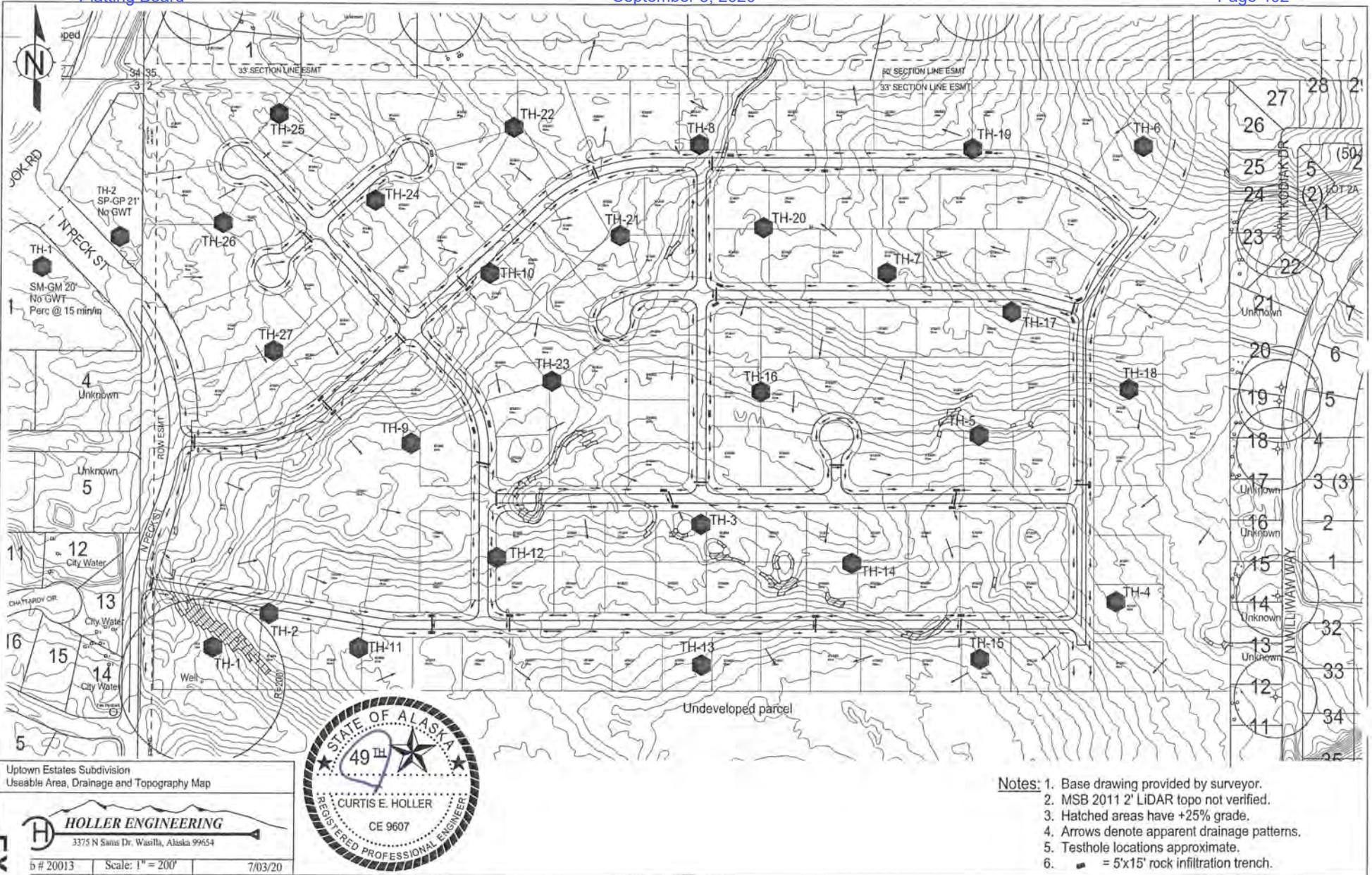
Please do not hesitate to call with any other questions you may have.

Sincerely,

Curtis Holler, PE

c: A. Muzechuk, w/attachments





Uptown Estates Subdivision
Useable Area, Drainage and Topography Map

HOLLER ENGINEERING
3375 N Sans Dr. Wasilla, Alaska 99654
b # 20013 Scale: 1" = 200' 7/03/20



- Notes:**
1. Base drawing provided by surveyor.
 2. MSB 2011 2' LiDAR topo not verified.
 3. Hatched areas have +25% grade.
 4. Arrows denote apparent drainage patterns.
 5. Testhole locations approximate.
 6. = 5'x15' rock infiltration trench.

EXHIBIT B-3



HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST



TEST HOLE # 1 of 27

Performed For: Anatoly Muzechuk

Legal Description: Uptown Estates Subdivision

Depth, feet	Soil Type
0 - 0.8'	OL, frost to 0.8'
0.8' - 3'	Mb, light brown
3' - 16'	SP-GP, with silt, varies to SM-GM, stands well, rock to 6", few 10"+.
16' - 22'	No Groundwater No Impermeables

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 FT AND FT DEPTH

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

- PERFORMED BY: J. Wilkins

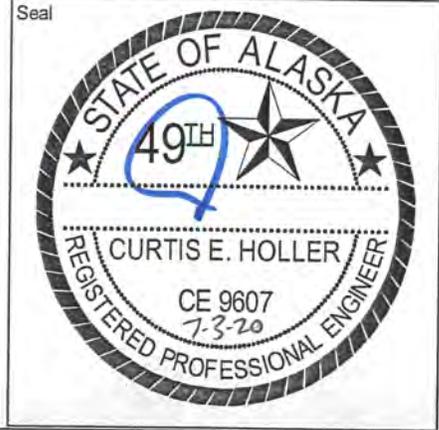
DATE: 3/19/20

EXHIBIT B-4



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

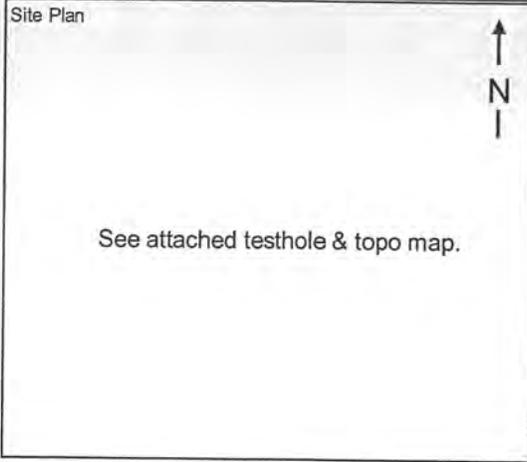
TEST HOLE # 2 of 27

Performed For: Anatoly Muzechuk

Legal Description: Uptown Estates Subdivision

Depth, feet	Soil Type
0 - 0.8'	OL, frost to 0.8'
0.8' - 3.5'	ML, light brown
3.5' - 13'	SP-GP w/silt, varies to GP-GM w/sand, olive gray, rock to 6", few 10" ⁴ , stands well
13' - 22'	No Groundwater No Impermeables

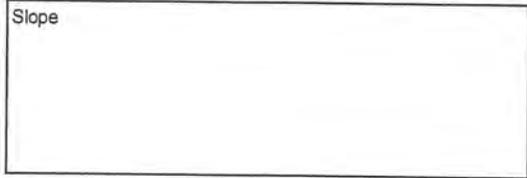
GRAB Sample →



WAS GROUNDWATER ENCOUNTERED?
- No

IF YES, AT WHAT DEPTH?
- N/A

DEPTH AFTER MONITORING?
- N/A



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: 3/19/20

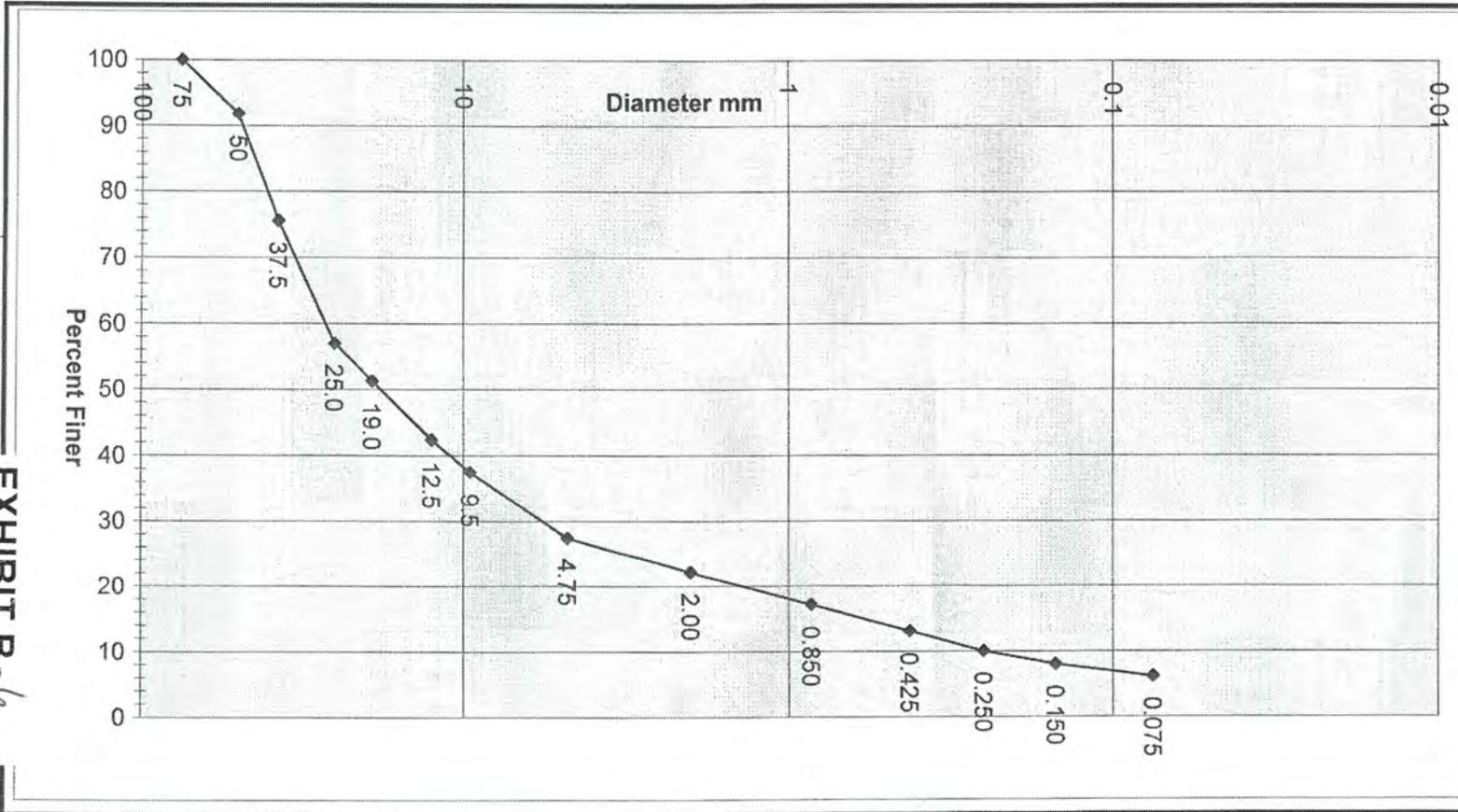
EXHIBIT B-5



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 B-6



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	92
1.5"	37.5	76
1"	25.0	57
3/4"	19.0	51
1/2"	12.5	42
3/8"	9.5	37
#4	4.75	27
#10	2.00	22
#20	0.850	17
#40	0.425	13
#60	0.250	10
#100	0.150	8
#200	0.075	6.2

Client: **Choice Homes/ Holler Eng**

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

Project: **Uptown Estates - Peck ST**

Unified Classification: **GP-GM**

Date: **7/2/2020**

Sample Location: **TH#2 @ 8'**

Minus #40 portion appears non-plastic

$C_u = 108$ Sample Date: **3/19/2020**

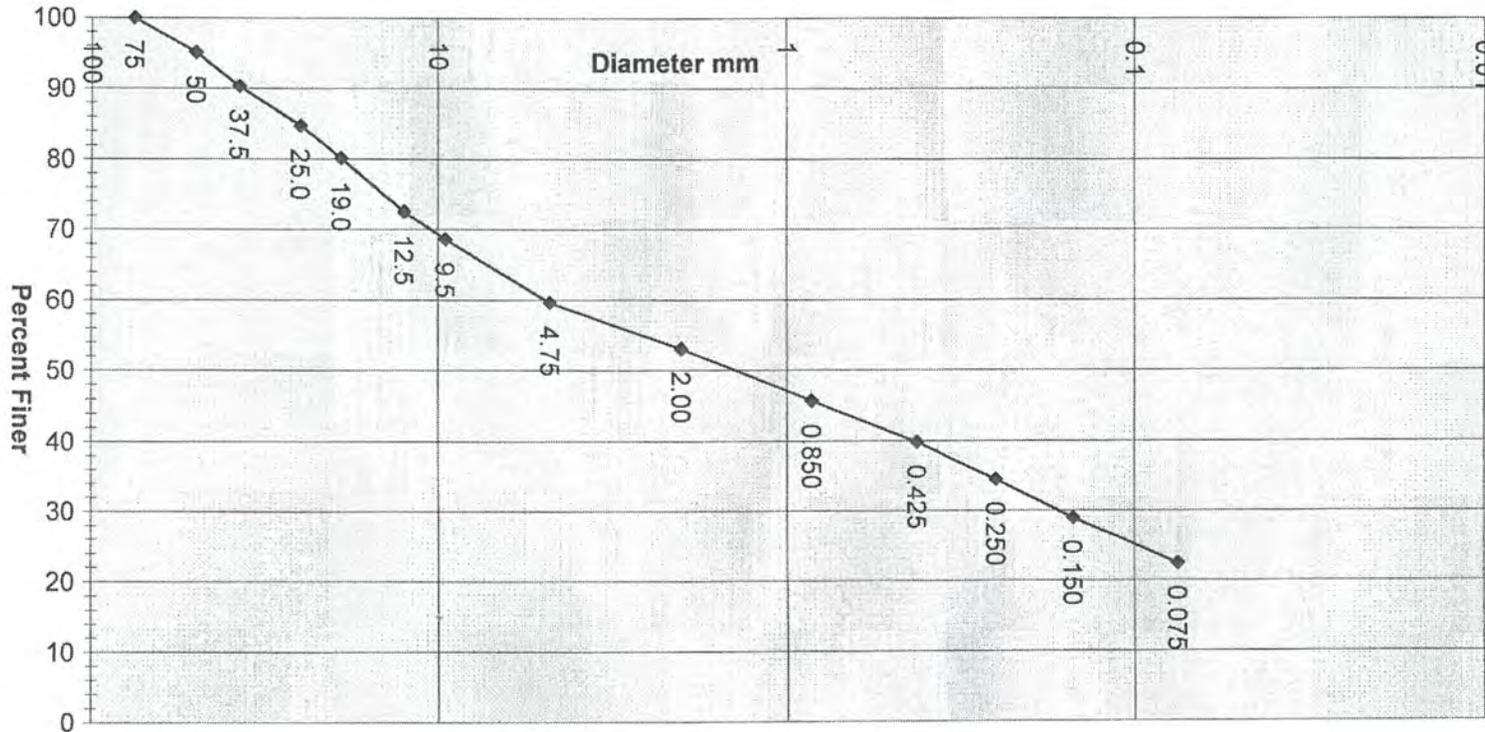
$C_c = 5.2$ Proj. no: **200052**



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 B-9



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	95
1.5"	37.5	90
1"	25.0	85
3/4"	19.0	80
1/2"	12.5	73
3/8"	9.5	69
#4	4.75	60
#10	2.00	53
#20	0.850	46
#40	0.425	40
#60	0.250	35
#100	0.150	29
#200	0.075	22.4

Client: **Choice Homes/ Holler Eng**

Soil Description: Silty Gravel with Sand

Project: Uptown Estates - Peck ST

Unified Classification: GM

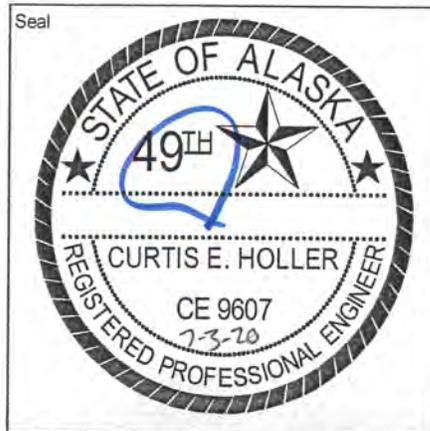
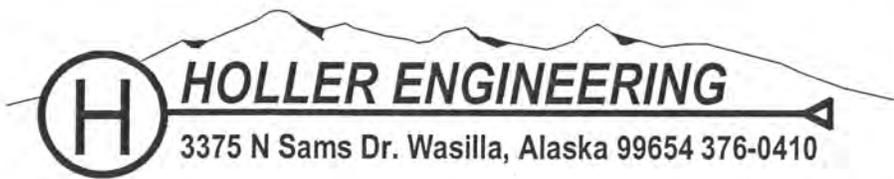
Sample Location: TH#4 @ 6'

Minus #40 portion appears non-plastic

Date: 7/2/2020

Sample Date: 3/19/2020

Proj. no: 200052



SOILS LOG / PERCOLATION TEST

TEST HOLE # 6 of 27
 Performed For: Anatoly Muzechuk
 Legal Description: Uptown Estates Subdivision

Depth, feet	Soil Type
1	Oh, frost to 0.6'
2	Mh, light brown
3	
4	SP-GP w/silt, olive gray, rock to 3", few 8"+, stands well.
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	No Groundwater No Impermeables
17	
18	
19	
20	
21	
22	

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

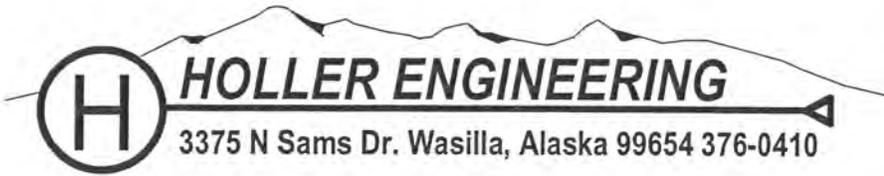
PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN 16 FT AND _____ FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

 - PERFORMED BY: J. Wilkins

DATE: 3/19/20

EXHIBIT B - //



SOILS LOG / PERCOLATION TEST

TEST HOLE # 7 of 27
 Performed For: Anatoly Muzechuk
 Legal Description: Uptown Estates Subdivision

Depth, feet	Soil Type	Slope
1	Ol, frost to 1.2'	
2	Mt, light brown	
3		
4	SP-GP with bands of	
5	SP-GP with trace silt,	
6	olive gray, rock to 4",	
7	few 8"+.	
8		
9		
10		
11		
12		
13		
14	No Groundwater	
15	No Impermeable	
16		
17		
18		
19		
20		
21		
22		

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: 3/19/20

EXHIBIT B -12



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SOILS LOG / PERCOLATION TEST

TEST HOLE # 8 of 27

Performed For: Anatoly Muzechuk

Legal Description: Uptown Estates Subdivision

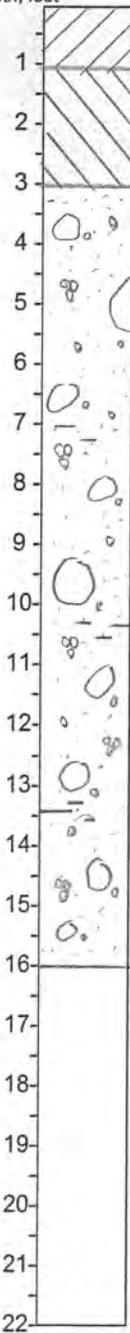
Depth, feet

Soil Type

Slope

Site Plan

↑
N
↓



1 - OL, frost to 1'

2 - ML, light brown

3 -

4 - SP-GP, olive gray, rock to 6", few 14" boulders, sloughs, few bands of discontinuous SP-GP with silt.

5 -

6 -

7 -

8 -

9 -

10 -

11 -

12 -

13 -

14 -

15 -

16 - No Groundwater
No Impermeables

17 -

18 -

19 -

20 -

21 -

22 -

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?

- No

IF YES, AT WHAT DEPTH?

- N/A

DEPTH AFTER MONITORING?

- N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual 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: 3/19/20

EXHIBIT B - 13



SOILS LOG / PERCOLATION TEST

TEST HOLE # 9 of 27
 Performed For: Anatoly Muzechuk
 Legal Description: Uptown Estates Subdivision

Depth, feet	Soil Type	Slope
1	OL, frost to 0.8'	
2	ML, light brown	
3		
4	SP-GP, olive gray, minor trace silt, rock to 6", few 10"+	
5		
6		
7		
8		
9		
10		
11		
12		
13		
14	No Groundwater No Impermeables	
15		
16		
17		
18		
19		
20		
21		
22		

Site Plan

See attached testhole & topo map.

↑
N
↓

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

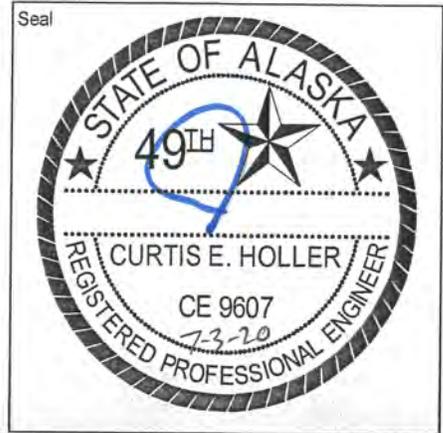
Slope

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: 3/20/20

EXHIBIT B-14



SOILS LOG / PERCOLATION TEST

TEST HOLE # 10 of 27
 Performed For: Anatoly Muzechuk
 Legal Description: Uptown Estates Subdivision

Depth, feet	Soil Type
1	OL, frost to 0.7'
2	ML, light brown
3	
4	SP-GP, olive gray, rock to 3", few 10"+, one 16"+, trace silts
5	
6	
7	SP-GP, olive gray, sloughs, rock to 6", few 10"+
8	
9	
10	
11	
12	
13	
14	No Groundwater No Impermeables
15	
16	
17	
18	
19	
20	
21	
22	

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 14 FT AND _____ FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

 - PERFORMED BY: J. Wilkins

DATE: 3/20/20

EXHIBIT B-15



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SOILS LOG / PERCOLATION TEST

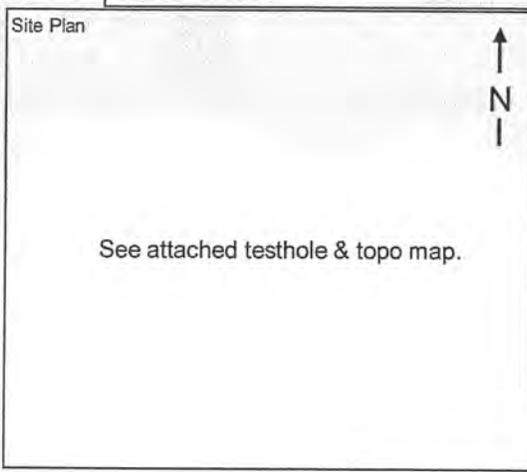
TEST HOLE # 12 of 27

Performed For: Anatoly Muzechuk

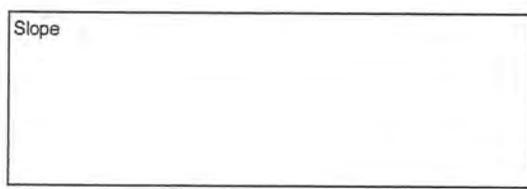
Legal Description: Uptown Estates Subdivision



Depth, feet	Soil Type
1	OL, mosses, roots
2	ML, light brown
3	
4	
5	SP-GP with silt, light olive gray, rock to 4", few 10"
6	
7	SP-GP with minor trace silt, sloughs, olive gray, rock to 2", few 4"
8	
9	
10	
11	
12	
13	
14	No Groundwater No Impermeables
15	
16	
17	
18	
19	
20	
21	
22	



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



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 14 FT AND _____ FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

 - PERFORMED BY: J. Wilkins

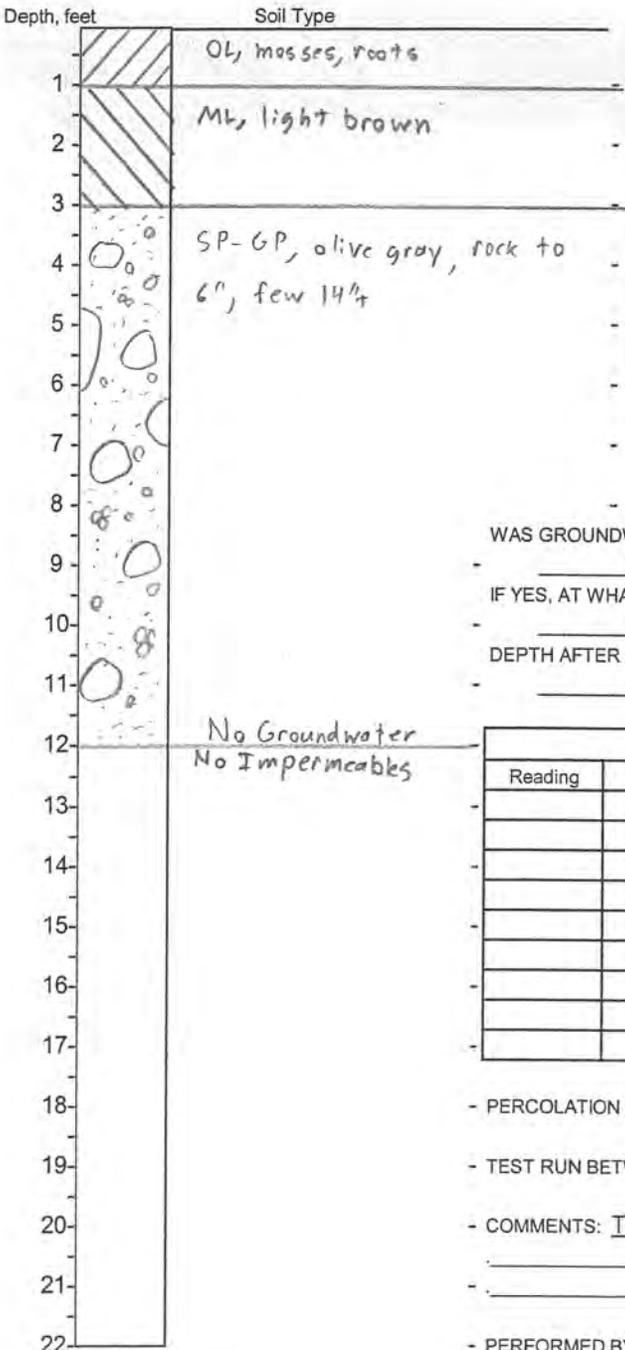
DATE: 4/09/20

EXHIBIT B-17



SOILS LOG / PERCOLATION TEST

TEST HOLE # 13 of 27
 Performed For: Anatoly Muzechuk
 Legal Description: Uptown Estates Subdivision



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 13 FT AND _____ FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 - _____
 - PERFORMED BY: J. Wilkins

DATE: 4/9/20

EXHIBIT B-18



HOLLER ENGINEERING

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SOILS LOG / PERCOLATION TEST

TEST HOLE # 14 of 27
 Performed For: Anatoly Muzechuk
 Legal Description: Uptown Estates Subdivision



Depth, feet	Soil Type	Slope	Site Plan
1	Ol, roots, moss		See attached testhole & topo map.
2	Ml, light brown		
3			
4	SP-GP, trace silt, rocks to 4", few 8"+, olive gray.		
5			
6			
7			
8			
9			
10			
11			
12			

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
 - _____
 - PERFORMED BY: J. Wilkins

DATE: 4/9/20

EXHIBIT B-19



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SOILS LOG / PERCOLATION TEST

TEST HOLE # 15 of 27

Performed For: Anatoly Muzechuk

Legal Description: Uptown Estates Subdivision

Depth, feet	Soil Type
1	Ol, mosses, roots
2	Mb, light brown
3	
4	SP-GP, olive gray, rock to 3", few 6"t, sloughs.
5	
6	
7	
8	
9	
10	
11	
12	
13	No Groundwater No Impermeables
14	
15	
16	
17	
18	
19	
20	
21	
22	

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 13 FT AND _____ FT DEPTH

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

- PERFORMED BY: J. Wilkins

DATE: 4/9/20

EXHIBIT B-20



HOLLER ENGINEERING

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SOILS LOG / PERCOLATION TEST

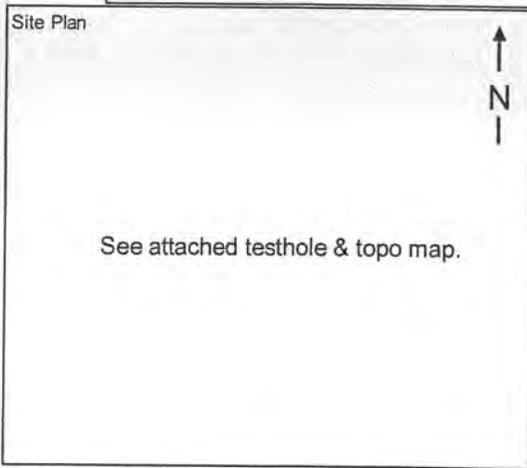
TEST HOLE # 17 of 27

Performed For: Anatoly Muzechuk

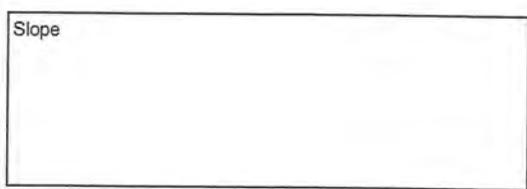
Legal Description: Uptown Estates Subdivision



Depth, feet	Soil Type
1	OL, mosses, roots
2	ML, light brown
3	SP-GP, olive gray, rock to 3", few 6"+, varies to SP with GP.
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	No Groundwater No Impermeables
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



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 13 FT AND _____ FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 - _____
 - PERFORMED BY: J. Wilkins

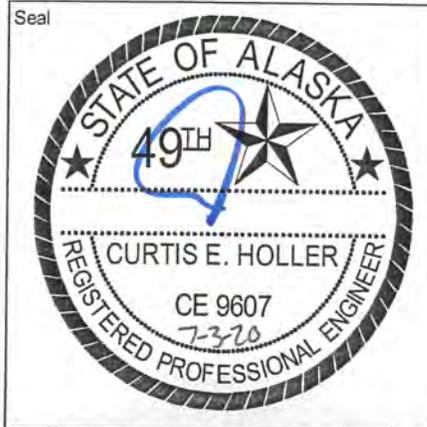
DATE: 9/9/20

EXHIBIT B - 22



HOLLER ENGINEERING

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SOILS LOG / PERCOLATION TEST

TEST HOLE # 18 of 27

Performed For: Anatoly Muzechuk

Legal Description: Uptown Estates Subdivision

Depth, feet	Soil Type
1	OL, mosses, roots
2	Mb, light brown, dense.
3	SP with GP, varies to SP-GP, Olive gray, rocks to 4", few 8"+
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	No Groundwater No Impermeables
14	
15	
16	
17	
18	
19	
20	
21	
22	

Slope

Site Plan

See attached testhole & topo map.

↑
N
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WAS GROUNDWATER ENCOUNTERED?
- No

IF YES, AT WHAT DEPTH?
- N/A

DEPTH AFTER MONITORING?
- N/A

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual 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: 4/9/20



HOLLER ENGINEERING

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SOILS LOG / PERCOLATION TEST

TEST HOLE # 19 of 27

Performed For: Anatoly Muzechuk

Legal Description: Uptown Estates Subdivision

Depth, feet	Soil Type	Slope	Site Plan
1	Ol, masses, roots		See attached testhole & topo map. <div style="text-align: right;"> ↑ N ↓ </div>
2	Mb, light brown		
3			
4	SP with GP, varies to SP-GP, olive gray, rock to 2", few 5"		
5			
6			
7			
8			
9			
10			
11			
12			
13	No Ground water		
14	No Impermeables		
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					

- 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: 4/9/20

EXHIBIT B-24



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 20 of 27

Performed For: Anatoly Muzechuk

Legal Description: Uptown Estates Subdivision

Depth, feet	Soil Type	Slope	Site Plan																																																																		
1	OL, dense		See attached testhole & topo map.																																																																		
2	M ₄ , light brown																																																																				
3																																																																					
4	SP-GP, olive gray, rock to 5", few 10"+, varies to SP with GP, trace silts, sloughs.		See attached testhole & topo map.																																																																		
5																																																																					
6																																																																					
7																																																																					
8																																																																					
9																																																																					
10																																																																					
11																																																																					
12																																																																					
13																																																																					
14	No Groundwater	WAS GROUNDWATER ENCOUNTERED? <u>No</u> IF YES, AT WHAT DEPTH? <u>N/A</u> DEPTH AFTER MONITORING? <u>N/A</u>																																																																			
15	No Impermeables	PERCOLATION TEST <table border="1" style="width: 100%; border-collapse: collapse;"> <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																																																																					
16		- 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> _____ _____																																																																			
17		- PERFORMED BY: J. Wilkins																																																																			
18		DATE: <u>4/9/20</u>																																																																			
19		EXHIBIT B-25																																																																			
20																																																																					
21																																																																					
22																																																																					



HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 21 of 27

Performed For: Anatoly Muzechuk

Legal Description: Uptown Estates Subdivision



Depth, feet	Soil Type
1	OL, dense
2	ML, dense, light brown
3	SP-GP with silt, varies to trace silt, rocks to 6", few 8"+
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	No Groundwater No Impermeables
14	
15	
16	
17	
18	
19	
20	
21	
22	

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 FT AND FT DEPTH

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

- _____

- PERFORMED BY: J. Wilkins

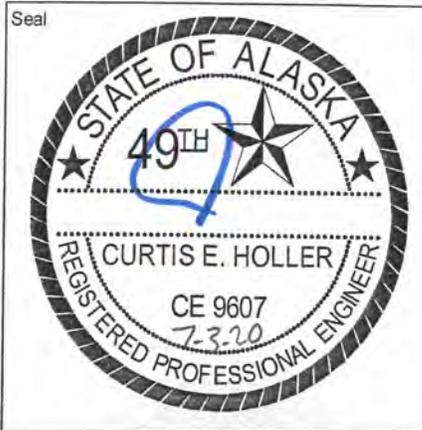
DATE: 4/9/20

EXHIBIT B - 26



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 22 of 27

Performed For: Anatoly Muzechuk

Legal Description: Uptown Estates Subdivision

Depth, feet	Soil Type
1	Ol, dense
2	Ml, light brown
3	
4	
5	SP-GP, olive gray, rocks to 6", few 10"+
6	
7	
8	
9	
10	
11	
12	
13	No Groundwater No Impermeables
14	
15	
16	
17	
18	
19	
20	
21	
22	

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 FT AND FT DEPTH

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

- PERFORMED BY: J. Wilkins

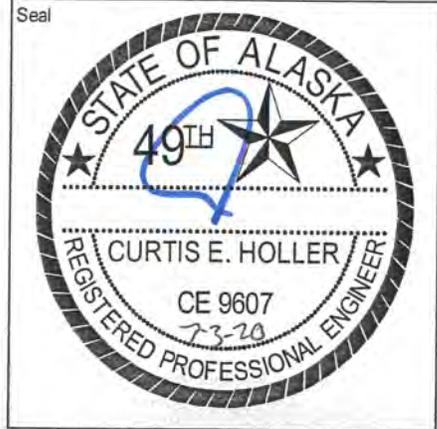
DATE: 4/9/20

EXHIBIT B-27



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 23 of 27

Performed For: Anatoly Muzechuk

Legal Description: Uptown Estates Subdivision

Depth, feet	Soil Type
1	OL, dense
2	Mb, light brown
3	SP-GP, varies to SP with GP, olive gray, rock to 2", few
4	5"+
5	
6	
7	
8	
9	
10	
11	
12	
13	No Groundwater No Impermeables
14	
15	
16	
17	
18	
19	
20	
21	
22	

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 13 FT AND _____ FT DEPTH

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

- PERFORMED BY: J. Wilkins

DATE: 4/9/20

EXHIBIT B-28



HOLLER ENGINEERING

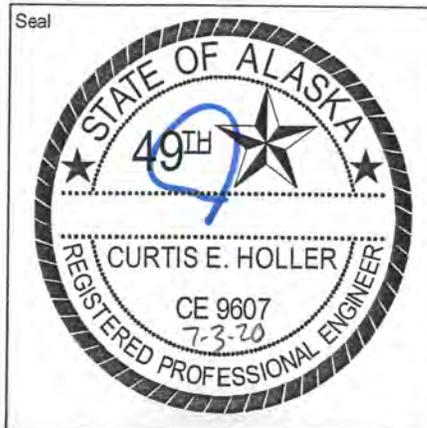
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

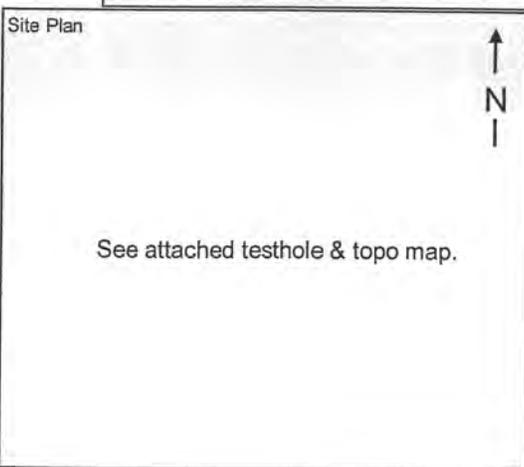
TEST HOLE # 25 of 27

Performed For: Anatoly Muzechuk

Legal Description: Uptown Estates Subdivision



Depth, feet	Soil Type
1	DL, dense
2	ML, light brown
3	
4	SP-GP, varies to SP-GP with silt, olive gray, rock to 4", few 6"t.
5	
6	
7	
8	
9	
10	
11	
12	
13	No Groundwater No Impermeables
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



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: 4/10/20

EXHIBIT B-30



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 26 of 27

Performed For: Anatoly Muzechuk

Legal Description: Uptown Estates Subdivision

Depth, feet	Soil Type	Slope	Site Plan																																																																		
1	Oh, dense		See attached testhole & topo map.																																																																		
2	Mt, dense, light brown																																																																				
3																																																																					
4	SP-GP, olive gray, rock to 3", few 8"+		See attached testhole & topo map.																																																																		
5																																																																					
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13	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>	Site Plan ↑ N ↓																																																																
14		<table border="1" style="width: 100%; border-collapse: collapse;"> <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" 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>		PERCOLATION TEST						Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only																																																					
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EXHIBIT B -31



HOLLER ENGINEERING

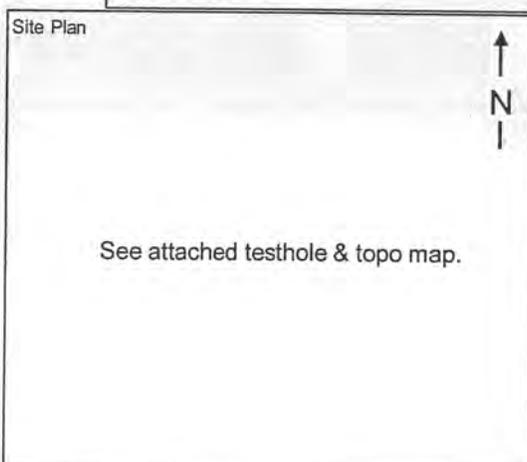
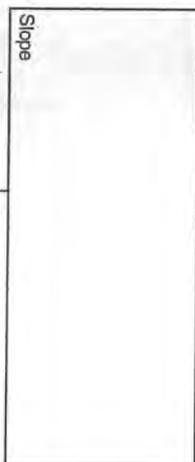
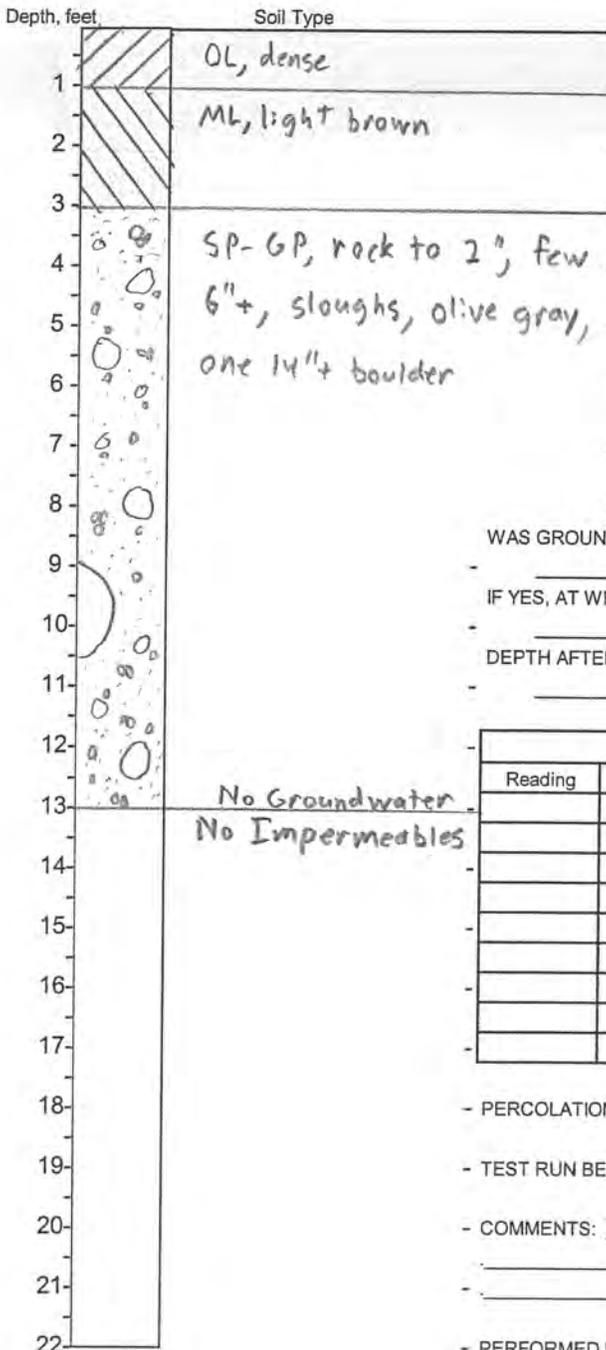
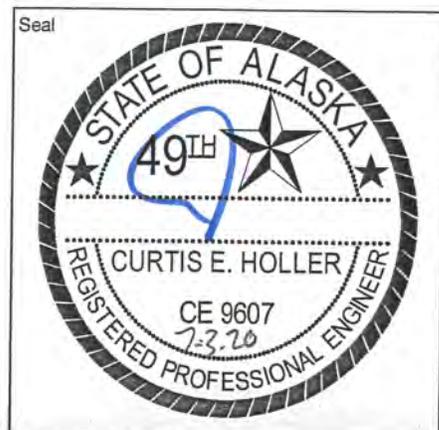
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 27 of 27

Performed For: Anatoly Muzechuk

Legal Description: Uptown Estates Subdivision



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



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: 4/10/20

EXHIBIT B-32



Uptown Estates Subdivision
Water Main & Service Map

HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654

1b # 20013 Scale: 1" = 200' 7/06/20



Notes:

1. Base drawing provided by surveyor.
2. MSB 2011 2' LiDAR topo not verified.
3. All mainwater lines are 8" HDPE SDR11 or as labelled.
4. = future fire hydrant site; <800' spacing.

EXHIBIT C

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Wednesday, July 29, 2020 8:05 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Uptown Est MSP #2020-101

Construct Ritz Drive, Metro Loop, and Urban Avenue to Residential Subcollector standard.

May need drainage easements for locations where runoff leaves ROW.

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
<http://www.matsugov.us/>

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, July 16, 2020 10:39 AM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tedleonarddistrict4@gmail.com; hessmer@mtaonline.net; 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 Uptown Est MSP #2020-101

The following link contains a Request for Comments for Uptown Estates Master Plan. Comments are due by **July 31, 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/EvIW5xZlcH1GjTBfyMCFBVUBRsAms47aFitRqbZn-kHLbw?e=hJWrdm

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

Amy Otto-Buchanan

Amy Otto-Buchanan

From: Fire Code
Sent: Tuesday, July 21, 2020 1:54 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Uptown Est MSP #2020-101

Amy,
 The only concern is that the cul-de-sacs be built to proper radii.



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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, July 16, 2020 10:39 AM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tedleonarddistrict4@gmail.com; hessmer@mtaonline.net; 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 Uptown Est MSP #2020-101

The following link contains a Request for Comments for Uptown Estates Master Plan. Comments are due by **July 31, 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/EvIW5xZlch1GjTBfyMCFBVUBRsAms47aFitRqbZn-kHLbw?e=hJWrdm

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

Amy Otto-Buchanan
 Platting Technician
amy.otto-buchanan@matsugov.us
 861-7872

EXHIBIT E

Amy Otto-Buchanan

From: Taunnie Boothby
Sent: Thursday, July 30, 2020 10:24 AM
To: Karol Riese; Theodore Eischeid; Amy Otto-Buchanan
Subject: RE: RFC Uptown Est. MSP #2020-101 17N01W02 DUE: July 31, 2020

This parcel has no FEMA mapped Special Flood Hazard Area or Wetlands identified.

Taunnie L. Boothby, CFM, Planner II
Matanuska-Susitna Borough
Planning Department
907-861-8526
taunnie.boothby@matsugov.us

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

From: Karol Riese <Karol.Riese@matsugov.us>
Sent: Monday, July 20, 2020 9:36 AM
To: Karol Riese; Theodore Eischeid; Taunnie Boothby
Subject: RFC Uptown Est. MSP #2020-101 17N01W02 DUE: July 31, 2020
When: Wednesday, July 29, 2020 12:00 AM to Thursday, July 30, 2020 12:00 AM (UTC-09:00) Alaska.
Where:

**MATANUSKA-SUSITNA BOROUGH****Community Development****Land & Resource Management**

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7869 • Fax (907) 861-8635

MEMORANDUM

DATE: July 20, 2020
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *WJS*
SUBJECT: Preliminary Plat Comments / Case #2020-101

Platting Tech: Amy Otto-Buchanan
Public Hearing: August 20, 2020
Applicant / Petitioner: Michael, etal
TRS: 17N01W02
Tax ID: 7774000L002
Subd: Uptown Estates MP
Tax Map: WA 11

Comments:

- No MSB land affected.

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, July 30, 2020 8:44 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Uptown Est MSP #2020-101

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

Hi Amy,

MTA has reviewed the plat for Uptown Estates. MTA would like to request a 15' utility easement on both sides of all roads and cul-de-sacs.

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



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, July 16, 2020 10:39 AM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tedleonarddistrict4@gmail.com; hessmer@mtaonline.net; 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 Uptown Est MSP #2020-101



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

July 28, 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 Preliminary plats and has no comments or recommendations.

- **RFC Stella Ridge**
(MSB Case # 2020-098)
- **Suslositna Place**
(MSB Case # 2020-100)
- **New Hope Estates Master Plan Revised**
(MSB Case # 2020-012)
- **Uptown Estates Master Plan**
(MSB Case # 2020-101)
- **Sky Ranch at Pioneer Peak**
(MSB Case # 2020-105)
- **T 194**
(MSB Case # 2020-102)

If you have any questions, or if this line is or is going to be abandoned, please feel free to contact Skylar Shaw at 334-7911 or by email at skylar.shaw@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink that reads "Andrew Fraiser".

Andrew Fraiser
Supervisor of ROW and Permitting
ENSTAR Natural Gas Company

Amy Otto-Buchanan

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Friday, July 31, 2020 10:18 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Uptown Est MSP #2020-101

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

MEA comments to include a 15 feet wide easement along all road right-of-ways.

Thank you.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, July 16, 2020 10:39 AM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tedleonarddistrict4@gmail.com; hessmer@mtaonline.net; 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 Uptown Est MSP #2020-101

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

The following link contains a Request for Comments for Uptown Estates Master Plan. Comments are due by **July 31, 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/EvIW5xZlch1GjTbfyMCFBVUBRsAms47aFitRqbZn-kHLbw?e=hJWrdm

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



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

July 30, 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 plat:

- Flying Crown Estates Plat #78-188 (Pugach)
- T 194 (4 Square LLC & Farmer Surveying)
- **Uptown Estates Master Plan (Michael & Keystone Surveying)**

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

- **New Hope Estates Master Plan Revised (Sikes, James, & Denali North)**
 - No direct access will be granted to Wasilla-Fishhook Road.
 - We recommend that the petitioner dedicate the right of way for the section line easements in the property. The east-west section line easement needs to be preserved as it provides a possible connection between New Hope Street and Independence Ave.
- **Tax Map WA 05, Sec 20, T18N, R01W (Blake & Hanson Land Solution)**
 - Lot 1 and 2 must share a driveway. Lot 3 and 4 must share a driveway. Only two shared driveways will be granted to this subdivision.
 - We recommend that the petitioner dedicate the right of way for Schrock Road.
- **Tax Map PA 14, SEC 35, T17N, R20E (Truett)**
 - No direct access will be granted to Old Glenn Highway from either of the lots. As there is developed access along the southern edge of the lot via Snowbear Lane, all lots must access that road or via Cooper Street along the western edge of the lot.
 - All existing driveways must be removed.
- **Tax Map PA 05, SEC 32, T18N, R02E (Mountain Field Farm LLC & Farmer Surveying)**

- No direct access will be granted to the Glenn Highway from any of the lots. According to the Alaska Preconstruction Manual (section 1190), access cannot be granted to the Glenn Highway when there are alternative routes.
- We recommend that the petitioner dedicate the right of way for Scott Road.
- **Northgate Alaska (Northgate Alaska & All Points North)**
 - No direct access will be granted to Seldon 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.

Sincerely,



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

Amy Otto-Buchanan

From: Tina Crawford <tccrawford@ci.wasilla.ak.us>
Sent: Thursday, July 16, 2020 4:25 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Uptown Est MSP #2020-101

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

Amy,

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. Hering Avenue
 Wasilla, AK 99654
 (907) 373-9022
 (907) 373-9021 fax

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, July 16, 2020 10:39 AM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; 'Hurn, John T (DOT)' <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; Planning <Planning@ci.wasilla.ak.us>; publicworks <publicworks@ci.wasilla.ak.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; tedleonarddistrict4@gmail.com; hessmer@mtaonline.net; 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 Uptown Est MSP #2020-101

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

The following link contains a Request for Comments for Uptown Estates Master Plan. Comments are due by **July 31, 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/EvIW5xZlcH1GjTBfyMCFBVUBRsAms47aFitRqbZn-kHLbw?e=hJWRdm

Amy Otto-Buchanan

From: Kristina Cohen <kjbcohen@gmail.com>
Sent: Tuesday, August 11, 2020 7:58 AM
To: MSB Platting
Subject: Concerns about Uptown Estates Masterplan

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

Dear MSB Platting Board Members:

My husband and I have some concerns regarding the Uptown Estates Masterplan. The subdivision that we live in, Bridle Path Estates, will border this new development. We are not against development; however, we believe it must be done in a responsible way that does not impact the developments around it that are already established. Our understanding is that the people who own this land are all from Anchorage. Our concern with this is that they do not have any investment in the MatSu Borough community and do not care how their development will impact those who live in the area. It makes it look like all they care about is making as much money as possible. If the development were going to be less dense (i.e. only 50 lots, instead of 141), then we would not object to this new development. Many of us live in the MatSu Valley because we value our space and do not want it to become Anchorage.

Another concern is that the private, non-motorized trail for those who live in the Bridle Path Estates subdivision will border this subdivision. This will almost certainly increase the use of the trail by unauthorized persons. We already have unauthorized use of our trail by those in the Williwaw subdivision and other subdivisions that border our trail. What we have seen in the past with increased unauthorized use of our trail is also increased property crime and safety concerns.

What about the water? Will there be enough water for this highly dense subdivision without causing the water table for Bridle Path Estates to decrease?

Traffic is also a concern. The intersection of N Peck St and Wasilla-Fishhook is already dangerous. There will need to be a traffic light at that intersection if many more people are going to be living in that area due to safety concerns. N Peck St will probably need an upgrade as well.

The other concern we have is that it appears that there is a possibility in the future for a road to be punched through from this new subdivision to a road in Bridle Path Estates, Saddle Horse Drive. That would be a HUGE concern for our neighborhood.

Thank you for listening to our concerns.

Respectfully,

Kristina and Matthew Cohen
2022 E Stallion Circle
Wasilla, AK 99654

EXHIBIT K - /

1882 E Stallion Cir
Wasilla, Alaska, 99654
August 13, 2020

Mat Su Platting Board
Palmer, Alaska
platting@matsugov.us

For Platting Board Consideration, Comments on Uptown Estates Subdivision Platting Process

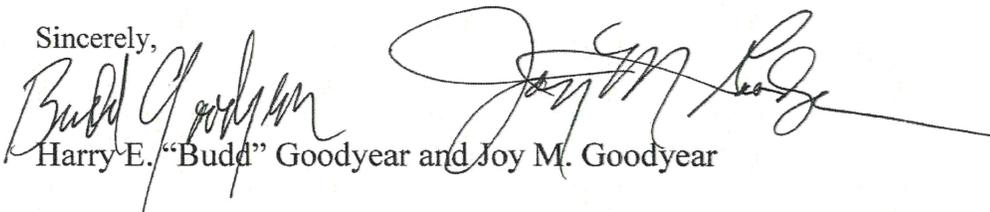
1. We received notice of hearing today, August 13, 2020. We consider the notice was not received with reasonable advance time. It was machine post paid at Mat-Su Borough offices on August 6, 2020.
2. We oppose platting the proposed subdivision without consideration of the following:
 - a. 144 residences on that small acreage is too crowded for that neighborhood as well as surrounding neighborhoods.
 - b. Water consumption—Lack of proof of adequate water supply aquifer. Please provide proof of sufficient water supply for Uptown Estates Subdivision. Note: rainfall of 16.5 inches per year **classifies Wasilla as semi-arid environment** (10-20 inches per year)
<https://www.usclimatedata.com/climate/wasilla/alaska/united-states/usak0264>
 - c. Waste Disposal—Wasilla's reluctance to modernize for high density neighborhoods with a sewerage treatment plant is a problem. I urge Mat-Su Borough Government to encourage Wasilla to solve that problem. And, in that solution include a city water system. ^{Footnote} We were unable to determine potable water supply source, number of wells and wastewater handling within the proposed Uptown Estates subdivision.
 - d. Private property trespass, often with illegal intent is already a problem as State Trooper data will show. High density housing at Uptown Estates will surely increase that problem and cause increased need for State Troopers being dispatched to surrounding areas not within Wasilla City Police jurisdiction. Search the internet with this question: "Does high density housing increase crime rates?" You will find a lot of yeses.

With lower population than Wasilla, both, Palmer, Alaska and Valdez Alaska have water systems and more than one waste water treatment system to serve residents.

<https://dec.alaska.gov/Applications/Water/OpCert/Home.aspx?p=SystemSearchResults>

We request platting decision for Uptown Subdivision be tabled until further information shows that the subdivision will NOT have a negative impact on neighboring water supply; wastewater disposal caused environmental degradation, and a potential increased crime control plan drawn up and approved.

Sincerely,



Harry E. "Budd" Goodyear and Joy M. Goodyear

Footnote

In Alaska about 64 million gallons of water are withdrawn and delivered every day for domestic use, with the **average Alaska resident** using 90 gallons per day in and around their home.

<https://www.neefusa.org/weather-and-climate/weather/home-water-use-united-states#Alaska>



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

51069B03L026 149
LAMBERT RACHEL MAE SAYEN
1322 N PIONEER PEAK DR
WASILLA AK 99654

FIRST CLASS

REVISED NOTIFICATION OF PUBLIC HEARING
AUGUST 20, 2020 HEARING IS CONTINUED TO SEPTEMBER 3, 2020

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

**PETITIONER/OWNER: GERALDINE T. ESTABROOK ESTATE, CHARLES P. MICHAEL,
LOTTIE MICHAEL, PATRICIA HUDSPETH**

REQUEST: The request is to create a total of 144 parcels, 141 lots and three tracts, by a six phase Master Plan, from Lot 2, Annie Subdivision, Plat No. 2018-91, to be known as **UPTOWN ESTATES MASTERPLAN**, containing 89.6 acres +/- . The property is located southeast of N. Wasilla-Fishhook Road and east of N. Peck Street (Tax ID # 57774000L002); within the NW ¼ Section 02, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Community Council: None 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 **September 3, 2020**, starting at **1:00 p.m.** **Please follow all public mandates according to COVID-19.** 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: plattling@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 12:00 p.m. (Noon)** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872.

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 now participate in person at the Borough Building. To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>

[] No Objection [] Objection [] Concern

Name: Rachel Sayen Lambert Address: 1322 N. Pioneer Peak Dr.

Comments: I am not opposed to development at all. I am just concerned that everyone blames the small lots and dense population in Willow for some of our problems. Why would you approve lots not much larger than those in Willow?

Case # 2020-101 AOB

Note: Vicinity Map Located on Reverse Side

EXHIBIT K-3



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

52689B04L012 45
BURKE EUGENE L JR & MARIANNE
1115 E PULLMAN DR
WASILLA AK 99654

FIRST CLASS

REVISED NOTIFICATION OF PUBLIC HEARING
AUGUST 20, 2020 HEARING IS CONTINUED TO SEPTEMBER 3, 2020

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

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LOTTIE MICHAEL, PATRICIA HUDSPETH**

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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 now participate in person at the Borough Building. To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>

[] No Objection [] Objection Concern

Name: Gene Burke Address: 1115 E. Pullman Dr., Wasilla,

Comments: 1. What provision will be made for an increase of traffic @ Peck & Fishhook? Traffic signal?

2. How far East of Peck will the project develop?

Case # 2020-101 AOB

Note: Vicinity Map Located on Reverse Side

how or will it combine or join to williwaw?

EXHIBIT K-4

2015 E. Stallion Circle

Wasilla, AK 99654

August 19, 2020

Matsu Platting Board

Palmer, Alaska

platting@matsugov.us

To Whom it May Concern:

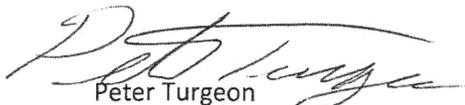
For Platting Board Consideration, Comments on the Uptown Estates Subdivision Platting Process

1. Although we agree with city development, we **oppose** platting the proposed subdivision due to the high-density of residences for the following concerns:
 - a. 144 residences provide too dense of a population for the acreage and surrounding community-we propose at minimum 3 acre lots.
 - b. High density housing increases crime rates. Please address how the city plans to assure public safety.
 - c. Waste disposal-please assure adequate disposal systems for potable water supply and wastewater system.
 - d. Water consumption-proof of adequate water supply has not been demonstrated.
 - e. High traffic volume. Has this been addressed? Currently appears only one entrance into subdivision off of Peck St. . We oppose a cut through Bridle Estates subdivision.
 - f. School district capacity. I think Wasilla High is at capacity-does the city have a plan for this?

We request the platting decisions for Uptown Estates be postponed until information can be shown that the development will not have a negative impact to the community and aligns with

Thank you for your consideration of this matter.

Respectfully,


Peter Turgeon


Elizabeth Turgeon

EXHIBIT I-5

Amy Otto-Buchanan

From: Jennifer Anderson <jranderson2@alaska.edu>
Sent: Friday, August 21, 2020 11:03 AM
To: Fire Code; MSB Platting; Richard Day; Sullivan Patty; publicworks@ci.wasilla.ak.us
Subject: Fwd: Preliminary Plat 2018-91

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

* Please note that I included the Fire Marshall here also and added comments. I also wanted to state formally that I oppose the preliminary plat for Uptown Estates Plat No 2018-91 for the reasons stipuated in this communication. Thank you. Please see below.

Jen Anderson

To: Archie Giddings and Amy Otto-Buchanan and Donald Cuthbert Fire Marshal
 Re: Plat No 2018-91, Case #2020-101
 Public Hearing: Sept 3, 2020 at 1 p.m. at MSB

After reviewing the preliminary plat for Uptown Estates I have serious concerns that Peck, the collector road for which both access points of the proposed subdivision will empty onto, is substandard for accommodating the proposed increase in density. Further, I am surprised that, upon review of the facts, the city of Wasilla (exhibit J in the Staff Report) had no comments on the matter, nor did DOT (exhibit I in the Staff Report).

-The Fire Marshall only asked that cul de sacs be constructed to proper radi. Mr. Cuthbert, can you review Peck street as it is the Collector rd for access to Uptown Estates. It is not sufficient for firetrucks and emergency vehicles and for reasons listed here and in the Subdivision Construction Manual.

Per Ordinance 43.10.060, (C), "The platting authority shall approve an application after finding that the application conforms to the standards set forth in this title and other applicable statutes and ordinances. The findings of the platting authority shall be set forth in the notice approving or disapproving the application."

-The Assembly signed resolution 17-003 in 2020 and this preliminary plat for Uptown Estates does not conform to those standards, and therefore in violation of "other applicable statutes and ordinances".

Specifically:

-2003 data contained in the Official Streets & Hwys. Plan FY2005-2025 indicate that traffic counts then were 300 cars per day. However, per the 2020 Construction Manual p.6 Average Daily Traffic (ADT) should not exceed 3000 cars per day.

-A04.3 (f) If the anticipated ADT will exceed 3000, the street shall be classified at a higher level than the Residential Collector by DPW

-Given the width of Peck, how would a firetruck safely turn on residential roads from Peck?

-Passing Capacity is 0 on Peck

:Los D is the target for this road but added density would likely exceed capacity

-Also per the Manual, shoulder width for the collector road should be 2 ft-there is presently no shoulder on Peck.

-When examining the location of the access points, which are located at curves in the road, and given that the speed on Peck is 35 MPH, the recommended intersection sight distance is 580 ft. This does not appear to be the case per the preliminary plat.

-Minimum centerline to centerline distance between intersections on the same side or opposing sides of the street of the through street are required to be 300 ft on Residential Collectors and 650 ft on higher order streets where other access standards do not exist.

--A09.1 (i) Intersections with state or other municipal ROW are subject to their respective requirements and review

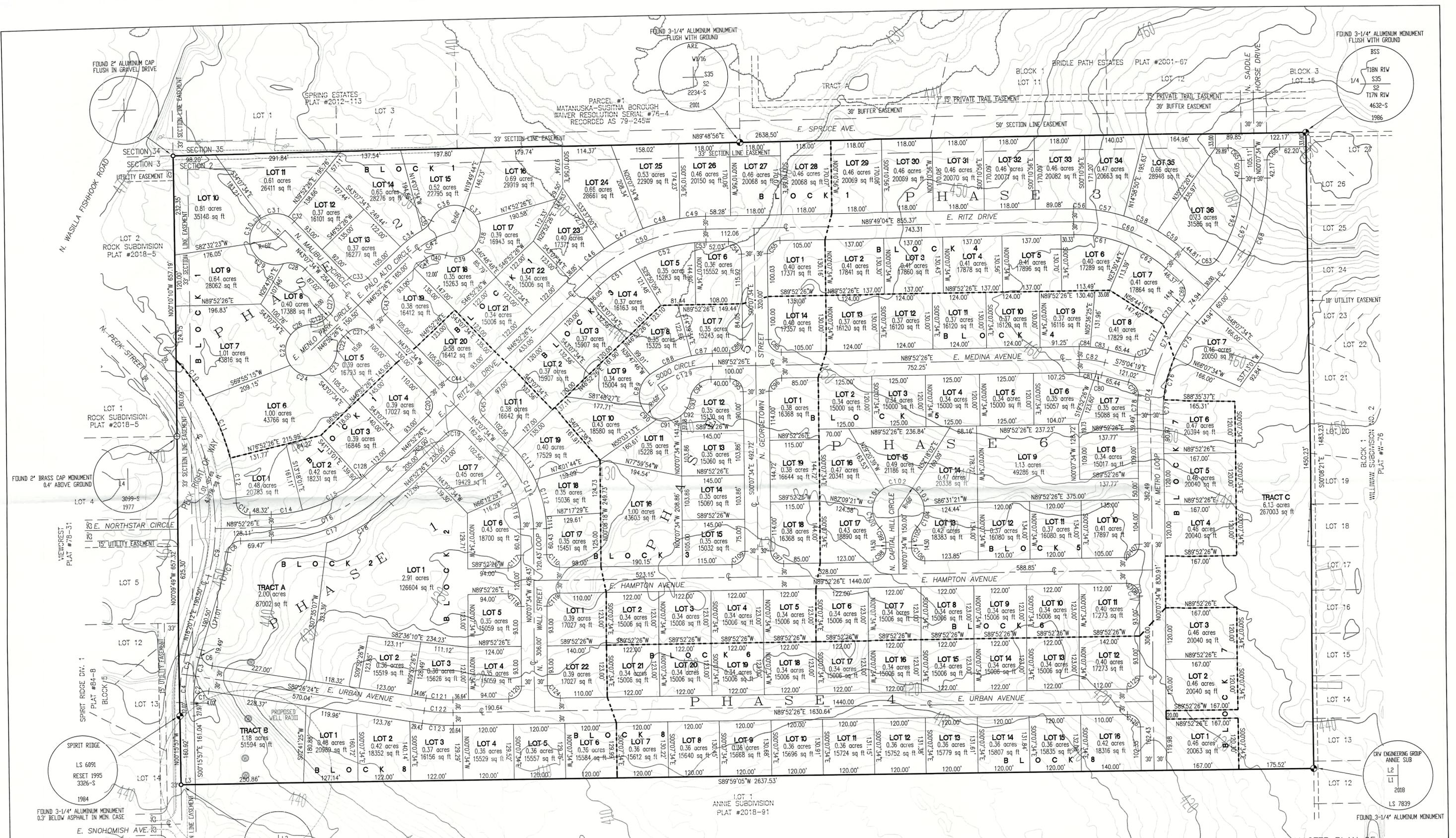
On a less formal note, Peck/Bogard is 1 block from Crusey where there is much congestion during peak hours when Wasilla High and Wasilla Middle are starting the day or letting out and during rush hour and with extracurriculars. Also, there is major congestion at PArks and Main, so bad at certain peak hours that traffic backs up nearly to Bogard. The from the Peck/Wasilla Fishhook intersection will exacerbate this already major issue.

Approving this preliminary plat or having no comment or objection has me struggling to understand if it was carefully reviewed to begin with? Responsible development is our responsibility and I abhor you to review the preliminary plat for Uptown Estates.

The quality of life of thousands of Valley Residents is at stake.

Thank you.

Jen Anderson, BSW
907 232 7149



A MASTER PLAN OF

LEGEND

- FOUND ALUMINUM MONUMENT AS SHOWN AND DESCRIBED
- ⊕ FOUND 2" BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 2" ALUMINUM CAP AS SHOWN AND DESCRIBED

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT THIS MASTER PLAN OF SUBDIVISION HAS BEEN DESIGNED BY ME OR UNDER MY DIRECT SUPERVISION. THE DATA SHOWN HEREON IS A MASTER PLAN FOR SUBDIVISION DEVELOPMENT ONLY. NO FIELD SURVEY HAS BEEN CONDUCTED TO ESTABLISH ANY SUBDIVISION CORNERS.

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR

DATE _____

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 6/25/2020	DRAWING 2020-12/UptownEstates
CHECKED BY GLO	SCALE 1 INCH = 100 FEET	SHEET 2 OF 2

UPTOWN ESTATES

A SUBDIVISION OF LOT 2, ANNIE SUBDIVISION, PLAT #2018-91
LOCATED WITHIN THE
NW 1/4 SECTION 2 TOWNSHIP 17 NORTH, RANGE 1 WEST
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 89.6 ACRES, MORE OR LESS

CERTIFICATE OF OWNERSHIP & DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON. I, HEREBY AGREE TO THIS MASTER PLAN AND PLEDGE TO DEDICATE ALL RIGHTS OF WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN AS EACH PHASE IS RECORDED.

CHARLES P. MICHAEL DATE
2525 GAMBELL STREET, SUITE 304 ANCHORAGE, ALASKA 99503

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 20 FOR

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

GERALDINE T. ESTABROOK DATE
2525 GAMBELL STREET, SUITE 304 ANCHORAGE, ALASKA 99503

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 20 FOR

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

PATRICIA MICHAEL HUDSPETH DATE
2525 GAMBELL STREET, SUITE 304 ANCHORAGE, ALASKA 99503

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 20 FOR

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

LOTTIE MARIE MICHAEL DATE
1010 BEECH LANE ANCHORAGE, ALASKA 99501

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 HEREBY CERTIFY THAT THE MASTER PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE MASTER PLAN HAS BEEN APPROVED BY THE PLATTING BOARD ON 20 BY

RESOLUTION NO. AND WILL EXPIRE ON 20

DATE PLANNING & LAND USE DIRECTOR

ATTEST: PLATTING CLERK

CURVE TABLE

Table with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING. Contains curves C1 through C64.

Table with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING. Contains curves C65 through C129.

LINE TABLE

Table with columns: LINE, LENGTH, BEARING. Contains lines L1, L2, L3.



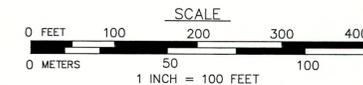
VICINITY MAP 1 INCH = 1 MILE

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.
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:
a) M.E.A. EASEMENT RECORDED FEBRUARY 17, 1960 AT BOOK: 29, PAGE: 62

LEGEND

- FOUND 3-1/4" ALUMINUM MONUMENT AS SHOWN AND DESCRIBED
FOUND 2" BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
FOUND 2" ALUMINUM CAP AS SHOWN AND DESCRIBED



A MASTER PLAN OF UPTOWN ESTATES

A SUBDIVISION OF LOT 2, ANNIE SUBDIVISION, PLAT #2018-91 LOCATED WITHIN THE NW1/4 SECTION 2 TOWNSHIP 17 NORTH, RANGE 1 WEST SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA CONTAINING 89.6 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 columns: DRAWN BY, DATE, DRAWING; CHECKED BY, SCALE, SHEET. Includes names ICAD/K.Lyne and GLo, date 6/16/2020, drawing 2020-12/UptownEstates, scale 1 INCH = 100 FEET, sheet 1 OF 2.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT THIS MASTER PLAN OF SUBDIVISION HAS BEEN DESIGNED BY ME OR UNDER MY DIRECT SUPERVISION. THE DATA SHOWN HEREON IS A MASTER PLAN FOR SUBDIVISION DEVELOPMENT ONLY. NO FIELD SURVEY HAS BEEN CONDUCTED TO ESTABLISH ANY SUBDIVISION CORNERS.

7330-S GARY LoRUSSO REGISTERED LAND SURVEYOR DATE