

AGENDA

A. October 3, 2024

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

A. **SOUTH VILLAGE MSP**: The request is to bring **South Village Master Plan** back to the Platting Board for modification of the approved Conditions of Approval. The petitioner is proposing a community well until such time that City of Palmer water is available. The property is located east of N. 49th State Street, north of E. Palmer-Wasilla Highway, and directly south of W. Bogard Road (Tax ID # 18N01E36B020); within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. (Petitioner/Owner: WM Construction, LLC, Staff: Matthew Goddard, Case # 2024-023)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **RIO'S REFUGE**: The request is to create eight parcels from Parcel #1 and Parcel #4, MSB Waiver 82-91-PWm, recorded as 82-142W; and Lot 1, Radford's Retreat, Plat No. 2006-200, to be known as **RIO'S REFUGE**, containing 21.36 acres +/- . The parcel is located directly east of W. Dane Court and W. Stein Drive, south of W. Northern Rose Lane, west of S. Foothills Boulevard, and directly north and west of W. Lone Duck Trail (Tax ID#s 17N02W23D006/D009, 5966000L001); within Section 23, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik Fairview Community Council and Assembly District #5. (Petitioner/Owner: Kent Larson & Steven Radford, Staff: Natasha Heindel, Case # 2024-107)

B. **SYPPRESS HILL**: The request is to create four lots from Lots 1 & 2, Block 10, Mission Hills Phase II (Plat 84-124) and Tract A, Mission Hills North Phase I (Plat 2008-24), to be known as **SYPPRESS HILL**, containing 8.5 acres +/- . The subject property is located west of N. Church Road, east of N. Stanley Road, and directly north of N. Sam Snead Loop and N. Walter Hagen Circle (Tax ID#s 2767B10L001/L002, 6790000T00A); within Section 06, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the city of Wasilla and Assembly District #4. (Petitioner/Owner: Patrick & Kimberly Campbell, Staff: Natasha Heindel, Case # 2024-110)

C. **WASILLA CREEK COMMONS PH 3**: The request is to modify plat note #3, to exclude Lots 24 & 25, Block 2, and to eliminate the shared septic field easement on Lots 24 & 25, Block 2, **WASILLA CREEK COMMONS PH 3**, Plat #2012-63. The property is located west of S. Trunk Road, south and east of E. Palmer Wasilla Highway, and directly south of E. Riparian Loop (Tax ID #7125B02L024 / L025); within the SW ¼ Section 03, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #3. (Petitioner/Owner: North Lit Homes, LLC, Staff: Matthew Goddard, Case # 2024-116)

ITEMS OF BUSINESS & MISCELLANEOUS

A. Approval of 2025 Platting Board Meeting Calendar.

7. 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: Kayla Kinneen*)
- November 21, 2024, Platting Board Meeting; we have no cases to be heard:

8.BOARD COMMENTS

9.ADJOURNMENT

MINUTES

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on October 3, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Johnson called the Meeting to order at 1:03 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1, Chair
Mr. Eric Koan, District Seat #3, Vice Chair
Ms. Michelle Traxler, District Seat #5
Mr. Sidney Bertz, District seat #7
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Brian Goodman, District Seat #2
Mr. Dan Bush, District Seat #4
Ms. Sandra Kreger, District Seat #6
Mr. Robert Hallford, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Kayla Kinneen, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician
Ms. Natasha Heindel, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member Koan led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

MOTION: Platting Member Traxler made motion to approve the agenda. Platting Member McBride seconded.

The agenda was approved unanimously.

2. APPROVAL OF MINUTES

- September 19, 2024.

MOTION: Platting Member Traxler made motion to approve September 19, 2024 minutes. Platting Member McBride seconded.

Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

The following persons spoke:

- Rod Hanson
- Bill Miller
- Dan Steiner

4. UNFINISHED BUSINESS

- A. **KATAGNIK RANCH ESTATES PHASE 1:** The request is to bring the approved Katagnik Ranch 2022 back for modification. The petitioner proposes creating six lots and one tract from Lot 1 and Tract A, Katagnik Ranch, Plat 2017-115, to be known as **KATAGNIK RANCH ESTATES PHASE 1**, containing 40.0 acres +/- . The petitioner is dedicating and constructing one interior road. The property is located east of S. Knik-Goose Bay Road, directly west of W. Connor Court, and northwest of Nichols Memorial Park (Tax ID # 7689000L001 & T00A); lying within the NW ¼ Section 35, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik Fairview Community Council and in Assembly District #5. (*Petitioner/Owner: Mike & Terry Dennison, Jimmie Chynoweth & Nicole Baston, Staff: Chris Curlin, Case # 2022-112*)

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

Kayla Kinneen provided the mailing report:

- Stating that 60 public hearing notices were mailed out on September 10, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions of approval and 5 findings of fact.

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

The petitioner's representative, Ellery Gibbs spoke.

Chair Johnson opened the public hearing for public testimony.

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

The petitioner's representative chose not to speak.

Discussion ensued.

MOTION: Platting Member Traxler made a motion to approve the preliminary plat of Katagnik Ranch Estates Ph 1. Platting Member Koan seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

B. VICTORY GERWIG: The request is to bring back **VICTORY GERWIG** Subdivision for modification. The proposed alteration will remove the dedication of right of way of the W. Glenn Highway and S. Victory Road. Victory Gerwig is creating seven lots from Tract I-1, Lee Subdivision Add #1, Plat 88-14, Lot 1, Gerwig Subdivision, Plat 2010-43, Parcel 1, MSB Waiver 84-65-PWm, Parcel 2, MSB Waiver 85-32-PWm, Parcel 1, MSB Waiver 91-17-PWm, Parcels 1 & 2, MSB Waiver 91-24-PWm, & the SE ¼ NW1/4, Section 27, T20N R8E, containing 94.91 acres +/- . The property is located south west of Index Lake, North of W. Glenn Highway, and east of S. Muddy Creek Circle (Tax ID # 3445000L00I-1, 6979000L001, 20N08E27A005 / A006 / A007 / B002 / B004 / B005); within the N ½ Section 27, Township 20 North, Range 08 East, Seward Meridian, Alaska. (*Petitioner/Owner: Hanson Land Solutions, Staff: Matthew Goddard, Case # 2023-140*)

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

Kayla Kinneen provided the mailing report:

- Stating that 24 public hearing notices were mailed out on September 10, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 2 conditions of approval and 7 findings of fact.

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

The petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Cleve Noble

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

The petitioner's representative, Craig Hanson spoke.

Discussion ensued.

MOTION: Platting Member Koan made a motion to approve the preliminary plat, Victory Gerwig. Platting Member Traxler seconded the motion.

VOTE: The motion passed without objection.

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. **SPRINGS WEST**: The request is to create 40 lots and one tract from Lot 1, Barry's Spring Crest (Plat #2022-16) and the SW1/4 SE1/4 and the NW1/4 SE1/4 Section 20, T18N, R01E; (Tax ID's 18N01E20D005, 18N01E20D002, & 8168000L001). The property is directly south of N. Sandburg Drive, directly west of E. Beverly Ann Lane, and north of N. Caribou Street; within the SE ¼ Section 20, T18 North, Range 2 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. **This case was continued from the September 5th Platting Board Hearing.** (Petitioner/Owner: Beverly Barry, Michelle Barry, Deanna Arthur & Jo Ann Hinds Staff: Chris Curlin, Case #2024-071)

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

Kayla Kinneen provided the mailing report:

- Stating that 136 public hearing notices were mailed out on June 27, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions of approval and 7 findings of fact.

Platting Technician Chris Curlin called Point of Order to amend condition of approval #5.

Break: 1:52 PM

Rec: 1:54 PM

Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Rod Hanson

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

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

The petitioner's representative, Craig Hanson spoke.

Discussion ensued.

MOTION: Platting Member Traxler made a motion to approve the preliminary plat of Springs West. Platting Member McBride seconded the motion.

Discussion ensued.

MOTION: Platting Member Traxler made motion to approve the amended condition of approval #5. Platting Member Koan seconded.

VOTE: The motion passed without objection.

- B. **GLACIER HEIGHTS ADD 1 LOTS 11A & 11B**: The request is to create 2 lots and 1 tract from Lot 11, Glacier Heights #1 (Plat#73-98) and Tax Parcel C14, (MSB Waiver 97-9-PWm) and dedicate and construct a turn-around, to be known as **GLACIER HEIGHTS ADD 1 LOTS 11A & 11B**, containing 44.53 acres +/- (Tax ID's 6448B01L011&18N01E13C014) The property is directly south of N. Weltin Way, north and west of N. Rhonda Drive, and east of N. Palmer-Fishhook Road; within the SE & SW ¼ Section 13, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Donald & Ellen Malone & Sunflower, LLC Staff: Chris Curlin, Case #2024-106*)

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

Kayla Kinneen provided the mailing report:

- Stating that 140 public hearing notices were mailed out on September 10, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 5 findings of facts.

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

The petitioner's representative chose not to speak.

Chair Johnson opened the public hearing for public testimony.

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

The petitioner's representative, Ctaig Hanson spoke.

Discussion ensued.

MOTION: Platting Member Koan made a motion to approve the preliminary plat, Glacier Heights ADD 1 Lots 11A & 11B. Platting Member Traxler seconded the motion.

Discussion ensued.

MOTION: Platting Member Traxler made motion to approve amend condition of approval #4. Platting Member McBride seconded.

VOTE: The motion passed without objection.

- C. **ALLIANCE COUNTRY HEIGHTS**: The request is to create 19 lots from Tax Parcel D14 and Tax Parcel D4 (Parcel #1, MSB Waiver 97-45-PWm; and Parcel #1, MSB Waiver 95-22-PWm respectively) to be known as **ALLIANCE COUNTRY HEIGHTS**, containing 20.04 acres +/- . The petitioner is requesting a variance to MSB 43.20.060(D) *Dedication to Public*. The subject property is located north of W. Parks Highway, east of N. Pittman Road, south of W. Karsten Drive, and directly west of N. Suzanna Street; within the SE 1/4 of Section 02, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #7. **This case was continued from the September 19th Platting Board Hearing.** (Petitioner/Owner: Alliance Construction, LLC Staff: Natasha Heindel, Case #2024-093)

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

Kayla Kinneen provided the mailing report:

- Stating that 78 public hearing notices were mailed out on August 27, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 11 conditions and 11 findings of facts.

Break: 2:43 PM

Rec: 2:48 PM

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

The petitioner's representative, Ellery Gibbs spoke.

Chair Johnson opened the public hearing for public testimony.

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

The petitioner's representative and Dan Steiner spoke.

MOTION: Platting Member Koan made a motion to approve the variance request of preliminary plat Alliance Country Heights. Platting Member McBride seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

MOTION: Platting Member Koan made a motion to approve the preliminary plat, Alliance Country Heights. Platting Member Traxler seconded the motion.

VOTE: The motion passed without objection.

7. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Clerk, Kayla Kinneen informed the board of upcoming items:

- There are no cases scheduled for October 17, 2024 Platting Board
- So far there are 4 cases on November 7th Platting Board Meeting.
 - Rio's Refuge MSP
 - Sypress Hill
 - Wasilla Creek Commons Ph 3 (UE)
 - South Village MSP

Platting Officer, Fred Wagner informed the Board that Natasha Heindel had taken a position as a new Current Planner for the Matanuska Susitna Borough.

BOARD COMMENTS.

- Bertz- Wishes he had this weather during hunting.

- Koan- Community councils are talking about zoning and he would like to see training or discussion to help educate the community about zoning. Have had variances where conductivity was wanted but was not received and believes clarification up front is key.
- Chair Johnson- We addressed some hard questions and congratulations to Natasha.

8. ADJOURNMENT

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at **3:24 PM**.

RON JOHNSON
Platting Board Chair

ATTEST:

KAYLA KINNEEN
Platting Board Clerk

UNFINISHED

BUSINESS

4A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
November 7, 2024

PRELIMINARY PLAT: SOUTH VILLAGE MSP
LEGAL DESCRIPTION: SEC 36, T18N, R01E, SEWARD MERIDIAN AK
PETITIONERS: WM CONSTRUCTION, LLC
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 33.71 ± PARCELS: 58
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-023

REQUEST: The request is to bring **South Village Master Plan** back to the Platting Board for modification of the approved Conditions of Approval. The petitioner is proposing a community well until such time that City of Palmer water is available. The property is located east of N. 49th State Street, north of E. Palmer-Wasilla Highway, and directly south of W. Bogard Road; within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2.

EXHIBITS

Vicinity Map	EXHIBIT A – 1pg
Request for modification	EXHIBIT B – 1 pg
5/6/2024 PBA Letter	EXHIBIT C – 3 pgs
5/6/2024 Staff Report	EXHIBIT D – 94 pgs
5/6/2024 Handout Packet	EXHIBIT E – 12 pgs

AGENCY COMMENTS

City of Palmer	EXHIBIT F – 1 pg
MSB Department of Public Works	EXHIBIT G – 1 pg
Road Service Area #16 South Colony	EXHIBIT H – 1 pg
MSB Permit Center	EXHIBIT I – 2 pgs
Central Mat-Su FSA	EXHIBIT J – 1 pgs
Utilities	EXHIBIT K – 4 pgs
Public Comments	EXHIBIT L – 1 pg

DISCUSSION: South Village Master Plan, formerly known as Bogard Colonial Master Plan was approved by the Platting Board during the May 2, 2024, Platting Board Meeting. The petitioner is requesting the case be brought back for modification due to a delay in the availability of City of Palmer Water. The petitioner is requesting the modification of Conditions of Approval #6, and #9. The conditions currently read “6.

Provide ADEC approval for the extension of the water line system. Provide final design of water distribution line layout and service and make physical connection points to each property. 9. Add a plat note stating that all lots are serviced by City of Palmer Water, no individual water supply systems are allowed on any lot.” If approved, the alteration would allow for a temporary community water supply system to be operated until such time that City of Palmer water is available. The following plat notes would be required:

1. Phase 1, “All lots are serviced by a communal water system until such time that City of Palmer water is available. Upon availability of city of Palmer water, all lots will be serviced by City of Palmer Water, no individual water supply systems are allowed on any lot.”
2. For each Phase after Phase 1, “All lots are serviced by City of Palmer Water, no individual water supply systems are allowed on any lot.”

Soils Report: A geotechnical report was submitted for the May 2, 2024, hearing (**Exhibit D-15**), pursuant to MSB 43.20.281(A). William Klebesadel, P.E. notes that the soils investigation consisted of 11 test holes ranging in depth from 10’ to 14’. A sieve analysis was provided for test holes 1 & 2 as soils classified as GM and SM were found. Ground water was encountered in test holes 1, 2, 3, 5, 8, 9, 10, & 11. Fill will be required for Block 1 Lot 4, Block 1 Lot 5, Block 1 Lot 6, Block 2 Lot 1, Block 2 Lot 2, & Block 2 Lot 3. Re-grading will be required for Block 1 Lot 4, Block 1 Lot 24, Block 1 Lot 25, Block 2 Lot 5, and Block 2 Lot 7. Based on Title 43.20.281 of the Matanuska-Susitna Borough Code all lots contain sufficient overall area. All lots have at least 10,000 square feet of useable building area. All lots have at least 10,000 square feet of contiguous useable septic area or will have once the specified fill and re-grading has been completed. *Platting staff notes that an updated geotechnical report will be required once all fill and re-grading has been completed showing that all lots meet the minimum useable area requirements prior to recordation of each phase (Recommendation #4).*

Topographic mapping and As-Built are at **Exhibit D-12**. *Staff notes per the submitted as-built, the structures existing on the parent parcel will need to be removed prior to recordation of proposed phase 2 (Recommendation #5).*

Useable area map is at **Exhibit D-31**. *Staff notes that an updated soils report will need to be submitted once regrading/fill as noted has been completed prior to recordation of the affected phase (Recommendation #4).*

Average Daily Traffic (ADT) count is at **Exhibit E**. Based on the submitted ADT, no upgrades are required for any existing streets.

Preliminary drainage plan is at **Exhibit D-34**.

Conceptual water plan is at **Exhibit G**. *Staff notes per MSB 43.15.049(I) prior to recordation of each phase, obtain final approval of the water supply systems. Submit an as-built or record drawings for any installed community or municipal water system (Recommendation #7 & 8).*

Plan and Profile is at **Exhibit D-36**.

Site Visit Report is at **Exhibit D-48**.

Modified design for access on to N. Hassen Bey Drive is at **Exhibit D-61**.

Comments:

City of Palmer (Exhibit F) The City of Palmer is currently extending its water system along Bogard Road through a project known as the Bogard Road Booster Station Project. Once complete, this project will bring City of Palmer water to the vicinity of Colony High School. As part of this expansion project, the developer of the Bogard Colonial Subdivision (South Village), WM Construction, sought permission to connect to the

system once it was operational. The City of Palmer agreed and laid out the requirements in a subdivision agreement between the City of Palmer and WM Construction.

The City of Palmer will take over ownership and responsibility for the water service to the Bogard Colonial subdivision (South Village) upon completion of the Bogard Road Booster Station Project and final inspection of the water lines within the Bogard Colonial subdivision (South Village). The City of Palmer anticipates this will occur in the summer of 2025.

MSB Department of Public Works (Exhibit G) Pre-Design and Engineering has no comments.

RSA 16 South Colony (Exhibit H) notes concerns regarding potential increased pass-through traffic on the subdivision roadways between Bogard Road and the Palmer-Wasilla Highway. The increased traffic potentially overburdens the smaller roadways designed for less traffic, causing excessive wear and tear. While the intent of interconnectivity is understood, there should be consideration to the effect upon connected neighborhoods and roadways as well as safety affected by traffic increase.

MSB Permit Center (Exhibit I) notes that there is an unpermitted driveway onto Hassen Bey Drive. The petitioner will need to either remove the driveway or apply for a driveway permit for the existing access (**Recommendation #17**).

Central Mat-Su FSA (Exhibit J) It is the recommendation of this office that any proposed subdivision of land is done so in compliance with regard to section 503 (Fire Apparatus Access Roads), and Appendix D of the 2021 International Fire Code as a minimum construction standard. The potential usages of such land necessitates that due care is taken during the platting stage to maintain the safest community and buildings possible now and in the future.

Of specific importance to this location is the availability of fire hydrants, road way widths, and multiple entrances/exits from the subdivision to best serve the health and safety interests of future residents.

Platting staff notes that per MSB 43.20.140, roads will be constructed to the existing requirements of the 2022 Subdivision Construction Manual. If appropriate, number and location of any fire hydrants will be determined by the City of Palmer and the developer.

Utilities: (Exhibit K) ENSTAR has no comments or recommendations. GCI has no comments or objections. MEA did not respond. MTA did not respond.

Public: (Exhibit L) At the time the staff report was written, there was one comment received from the public in response to the notice of public hearing for the November 7, 2024, hearing date.

Mary Hass, a property owner to the southwest, has the following concerns:

- Lowering of the water table. If a community well pumps more than the natural recharge of the aquifer, it can lower the water table, which can affect nearby wells.
- Possibility of contamination. A community well can become contaminated by human activity, such as misuse, tampering, or excess use. This contamination can then spread to nearby wells.
- Separation distances. If your well is too close to a community well, it could impact your water quality. Will the minimum distance to other wells be enforced? How many community wells are going to be installed in the subdivision and were in the neighborhood.
- Whom is responsible for paying for repairs or any servicing for the community well?
- When will Palmer Water & sewer be available? Or how long of expectation of the use of the community wells?

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #22 Gateway; MSB Community Development, Planning or Assessments; MEA or MTA.

CONCLUSION:

The modification of the preliminary master plan of South Village Master Plan, formerly known as Bogard Colonial 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 was one comment received from the public with objections and concerns. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A geotechnical report was submitted, pursuant to MSB 43.20.281(A). An updated soils report will be required once fill/regrading has been completed for each phase of the master plan.

FINDINGS OF FACT:

1. South Village Master Plan was originally heard and approved under the name of Bogard Colonial Master Plan during the May 2, 2024, Platting Board Meeting.
2. The plat of South Village Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
3. A geotechnical report was submitted, pursuant to MSB 43.20.281(A). An updated soils report will be required when fill/regrading has been completed for each phase of the master plan.
4. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
5. Each lot has the required frontage pursuant to MSB 43.20.320.
6. Until City of Palmer Water becomes available, all lots created in Phase 1 will be serviced by a community water system pursuant to MSB 43.20.281(A)(2) and MSB 43.15.049(I).
7. All lots will be serviced by City of Palmer water systems once City of Palmer Water becomes available, pursuant to MSB 43.20.281(A)(2) and MSB 43.15.049(I).
8. Lot sizes are less than 40,000 square feet but greater than 20,000 square feet pursuant to MSB 43.20.281(A)(2).
9. City of Palmer submitted comment confirming City water is anticipated to be available in the summer of 2025.
10. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #22 Gateway; MSB Community Development, Planning or Assessments; MEA or MTA.
11. There were no objections from any federal or state agencies, or Borough departments or utilities.
12. At the time the staff report was written there as one comment received from the public with multiple concerns and objections.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary master plan of Bogard Colonial, Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

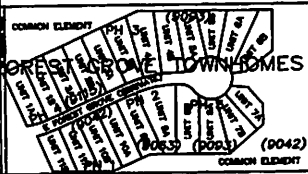
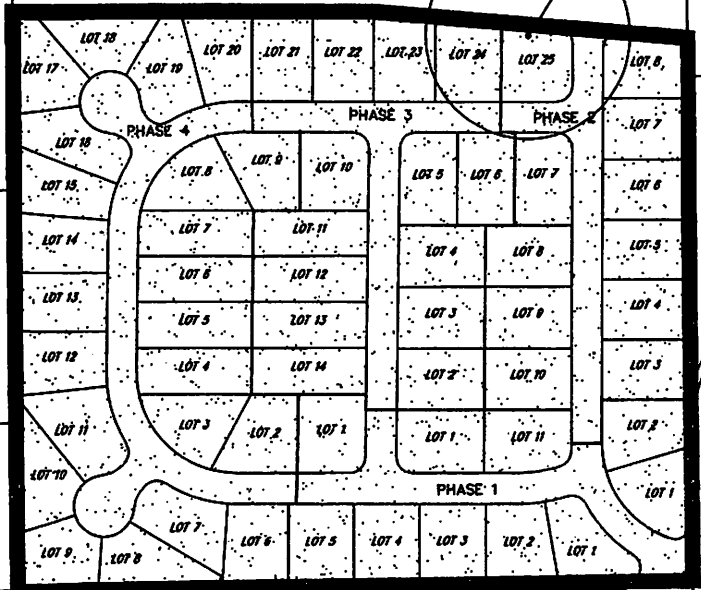
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Provide an updated geotechnical report once fill/re-grading has been completed showing that all lots meet the minimum useable area requirements for each phase.
5. Remove structures shown on the asbuilt that would create setback violations/encroachments prior to the recordation of proposed Phase 2. Provide Platting staff with proof of removal.
6. No more than 35 Lots and 3 tracts, or however many can be supported by the proposed community water system as approved by ADEC standards, whichever is less, can be created by Phase 1.
7. Provide ADEC approval of the community water system. Provide final design of the water distribution line layout and service to make physical connection to each property in phase 1.
8. For each phase after Phase 1, Provide ADEC approval for the extension of the water line system. Provide final design of the water distribution line layout and service and make physical connection points to each property for each phase after phase 1.
9. Prior to recordation of Phase 2, provide City of Palmer acceptance of the water line system extension.
10. Construct internal roads and cul-de-sacs to residential street standards according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - b) Work with DPW PD&E to determine the placement of water lines, hydrants, valve boxes and key boxes.
 - c) Provide construction/demolition plans for the existing retaining wall adjacent to the Bogard Road right-of-way prior to the preconstruction conference. Include proposed grading details around subdivision access road onto Bogard Road in the construction/demolition plans.
 - d) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - e) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - f) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - g) Provide drainage retention area outside of MSB ROW.
 - h) Provide drainage easements across Lots 23 and 24 to facilitate flow coming from Bogard Road culvert located north of Lots 23 and 24 and reaching the area of detention.
 - i) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - j) Obtain approval of street names from Platting Assistant.
11. Construct a paved bike path connection from the newly constructed subdivision interior streets to the existing bike path of Bogard Road. Coordinate with PD&E on placement and design.
12. Phase 1. Add a plat note stating All lots are serviced by a communal water system until such time that City of Palmer water is available. Upon availability of city of Palmer water, all lots will be serviced by City of Palmer Water, no individual water supply systems are allowed.

13. For each Phase after Phase 1, add a plat note stating that all lots are serviced by City of Palmer Water, no individual water supply systems are allowed on any lot.
14. Add plat note stating that “No individual 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.”
15. Provide Platting Staff proof of the reclamation of the community well prior to recordation of Phase 2.
16. Add a plat note to state no direct access to W. Bogard Road shall be granted to any lot unless otherwise authorized by the permitting authority.
17. Provide Platting staff a copy of all driveway permits/permit applications for all existing accesses, or provide proof of removal of non-permitted accesses.
18. Show all easements of record on final plat for each phase of the master plan.
19. Submit recording fees, payable to Department of Natural Resources (DNR) for each phase of the master plan.
20. Submit plat in full compliance with Title 43 for each phase of the master plan.

**SUBJECT
PROPERTY**

COMMUNITY
WELL TO BE
ABANDONED
UPON THE
AVAILABILITY
OF CITY
WATER

W BOGARD RD



LAUREL
3
ESTATES

E ORTNER LOOP

BROOKE
HAVEN

ESTATES

DIV 1

N HASSEN BEY DR

E WITEZ II LN

VICINITY MAP

FOR PROPOSED SOUTH VILLAGE
MASTER PLAN
LOCATED WITHIN

SECTION 36, T18N, R01E, SEWARD MERIDIAN
ALASKA

WA 08 MAP

(2120

EXHIBIT A-1

Matthew Goddard

From: Craig Hanson <ceh@hlsalaska.com>
Sent: Monday, September 23, 2024 5:42 PM
To: Matthew Goddard
Subject: Fwd: Re: S. Village

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

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

==== Forwarded message =====
From: Craig Hanson <ceh@hlsalaska.com>
To: "Chris Curlin" <Jesse.Curlin@matsugov.us>
Date: Mon, 23 Sep 2024 17:41:51 -0800
Subject: Re: S. Village
==== Forwarded message =====

On behalf of WM Construction, for South Village Subdivision, I am requesting that the subdivision be heard by the platting Board, if necessary, as soon as possible, to accommodate adding a well to the constructed water system that currently is connected to the City of Palmer's water system per the existing Conditions of Approval.

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

---- On Mon, 23 Sep 2024 17:00:43 -0800 **Chris Curlin** <Jesse.Curlin@matsugov.us> wrote ---

Hi Craig,

Have you had a chance to write the request?
Matthew is out today.
If you sent it to him, he'll have it with the time stamp of today. That should work as well.



MATANUSKA-SUSITNA BOROUGH

Platting Division

350 East Dahlia Avenue • Palmer AK 99645
Phone (907) 861-7874 • Email: platting@matsugov.us

PLATTING BOARD ACTION LETTER

May 6, 2024

WM Construction, LLC
Mike Thompdon
PO Box 4042
Palmer, AK 99645

Case #: 2024-023

Case Name: BOGARD COLONIAL MSP

Action taken by the Platting Board on May 2, 2024 is as follows:

THE PRELIMINARY PLAT FOR BOGARD COLONIAL MSP WAS APPROVED AND WILL EXPIRE ON MAY 6, 2030 SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL. FINDINGS OF FACT SUPPORTING THIS DECISION ARE ALSO INCLUDED.

ALL DECISIONS OF APPROVAL OR DISAPPROVAL BY THE PLATTING AUTHORITY SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. 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 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.

Kindest regards,

Mr. Fred Wagner, PLS
Platting Officer

kk
cc:

Hanson Land Solutions
305 E. Fireweed Avenue
Palmer, AK 99645

Additional Plat Reviews After 2nd Final are \$100.00 Each

FINDINGS of FACT:

1. This case was continued from the April 4, 2024 Platting Board hearing to a date certain of May 2, 2024. This was to allow time for proper notification.
2. The plat of Bogard Colonial Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
3. A geotechnical report was submitted, pursuant to MSB 43.20.281(A). An updated soils report will be required when fill/regrading has been completed for each phase of the master plan.
4. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
5. Each lot has the required frontage pursuant to MSB 43.20.320.
6. All lots will be serviced by City of Palmer water systems pursuant to MSB 43.20.281(A)(2) and MSB 43.15.049(I).
7. Lot sizes are less than 40,000 square feet but greater than 20,000 square feet pursuant to MSB 43.20.281(A)(2).
8. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; City of Palmer; Community Council #22 Gateway; Fire Service Area #130 Central Mat-Su; Road Service Area #16 South Colony; MSB Community Development or Assessments; or MEA.
9. There were no objections from any federal or state agencies, or Borough departments or utilities.
10. At the time the staff report was written there were three comments received from the public in response to the Notice of Public Hearing for the May 2, 2024 hearing, one non-objection, one concern, and one objection.
11. There were 12 comments received from the public in response to the Notice of Public Hearing for the April 4, 2024 hearing; four of these were objections with eight being concerns.

CONDITIONS of APPROVAL:

The Platting Board approved the preliminary plat for Bogard Colonial MSP contingent upon the following:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Provide an updated geotechnical report once fill/re-grading has been completed showing that all lots meet the minimum useable area requirements for each phase.
5. Remove structures shown on the asbuilt that would create setback violations/encroachments prior to the recordation of proposed Phase 2. Provide Platting staff with proof of removal.
6. Provide ADEC approval for the extension of the water line system. Provide final design of the water distribution line layout and service and make physical connection points to each property.
7. Construct internal roads and cul-de-sacs to residential street standards according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;

- b) Work with DPW PD&E to determine the placement of water lines, hydrants, valve boxes and key boxes.
 - c) Provide construction/demolition plans for the existing retaining wall adjacent to the Bogard Road right-of-way prior to the preconstruction conference. Include proposed grading details around subdivision access road onto Bogard Road in the construction/demolition plans.
 - d) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - e) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - f) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - g) Provide drainage retention area outside of MSB ROW.
 - h) Provide drainage easements across Lots 23 and 24 to facilitate flow coming from Bogard Road culvert located north of Lots 23 and 24 and reaching the area of detention.
 - i) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - j) Obtain approval of street names from Platting Assistant.
8. Construct a paved bike path connection from the newly constructed subdivision interior streets to the existing bike path of Bogard Road. Coordinate with PD&E on placement and design.
 9. Add a plat note stating that all lots are serviced by City of Palmer Water, no individual water supply systems are allowed on any lot.
 10. Add plat note stating that "No individual 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."
 11. Add a plat note to state no direct access to W. Bogard Road shall be granted to any lot unless otherwise authorized by the permitting authority.
 12. Show all easements of record on final plat for each phase of the master plan.
 13. Submit recording fees, payable to Department of Natural Resources (DNR) for each phase of the master plan.
 14. Submit plat in full compliance with Title 43 for each phase of the master plan.

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
May 2, 2024

PRELIMINARY PLAT: BOGARD COLONIAL MSP
LEGAL DESCRIPTION: SEC 36, T18N, R01E, SEWARD MERIDIAN AK
PETITIONERS: WM CONSTRUCTION, LLC
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 33.71 ± PARCELS: 58
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-023

REQUEST: The request is to create 58 lots by a four-phase master plan from Tax Parcel B20, created by Warranty Deed recorded at 2010-013191-0, to be known as **BOGARD COLONIAL MSP**, containing 33.71 acres +/- . The property is located east of N. 49th State Street, north of E. Palmer-Wasilla Highway, and directly south of W. Bogard Road; within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. Continued from the April 4, 2024 meeting.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 5 pgs
Topo & Asbuilt	EXHIBIT B – 3 pgs
Geotechnical Report	EXHIBIT C – 16 pgs
Useable area map	EXHIBIT D – 1 pg
Average Daily Traffic Count	EXHIBIT E – 2 pgs
Preliminary Drainage Plan	EXHIBIT F – 1 pg
Conceptual Water Plan	EXHIBIT G – 1 pg
Plan & Profile	EXHIBIT H – 12 pgs
Site Visit Report	EXHIBIT I – 13 pgs
Modified Design – Access to N Hassen Bey Dr.	EXHIBIT J – 1 pg
Public Comments from the April 4, 2024, Hearing	EXHIBIT K – 16 pgs

AGENCY COMMENTS

USACE	EXHIBIT L – 1 pg
MSB Department of Public Works	EXHIBIT M – 1 pg
MSB Planning Division	EXHIBIT N – 7 pgs
MSB Permit Center	EXHIBIT O – 1 pg
Utilities	EXHIBIT P – 4 pgs
Public Comments	EXHIBIT Q – 3 pgs

DISCUSSION: This case was continued from the April 4, 2024, Platting Board meeting to allow time for proper notification. The proposed Bogard Colonial Master Plan is creating 58 lots by a four-phase master plan. Lot sizes will range from 0.46 acres (20,003 square feet) to 0.48 acres (23,723 square feet). Per MSB 43.20.281(A)(2) “Lots containing at least 20,000 square feet but less than 40,000 square feet must be serviced by an approved municipal or community water or municipal or community septic system.” All lots within this subdivision will be serviced by City of Palmer water. Water lines must be installed and approved for use prior to recordation of each phase. Access for all lots will be from the proposed internal streets. Access for the subdivision will be from W. Bogard Road and N. Hassen Bey Drive, both roads are Borough owned and maintained. **Exhibit J** is a modified design adjusting the access point onto N. Hassen Bey Drive, this alteration was made due to concerns of spacing between the proposed access and the existing driveway on N. Hassen Bey Drive. Based on the supplied Average Daily Traffic count, no upgrades will be required for any existing roads. The location of the access onto W. Bogard Road was determined by sight distance, average spacing requirements and per the proposed Corridor Access Management Plan. Based upon the study done in preparation of this plan, the only access that should be allowed in this area should be equidistant between N. 49th State Street and N. Arabian Lane.

Soils Report: A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). William Klebesadel, P.E. notes that the soils investigation consisted of 11 test holes ranging in depth from 10’ to 14’. A sieve analysis was provided for test holes 1 & 2 as soils classified as GM and SM were found. Ground water was encountered in test holes 1, 2, 3, 5, 8, 9, 10, & 11. Fill will be required for Block 1 Lot 4, Block 1 Lot 5, Block 1 Lot 6, Block 2 Lot 1, Block 2 Lot 2, & Block 2 Lot 3. Re-grading will be required for Block 1 Lot 4, Block 1 Lot 24, Block 1 Lot 25, Block 2 Lot 5, and Block 2 Lot 7. Based on Title 43.20.281 of the Matanuska-Susitna Borough Code all lots contain sufficient overall area. All lots have at least 10,000 square feet of useable building area. All lots have at least 10,000 square feet of contiguous useable septic area or will have once the specified fill and re-grading has been completed.

Platting staff notes that an updated geotechnical report will be required once all fill and re-grading has been completed showing that all lots meet the minimum useable area requirements prior to recordation of each phase (Recommendation #4).

Topographic mapping and As-Built are at **Exhibit B**. *Staff notes per the submitted as-built, the structures existing on the parent parcel will need to be removed prior to recordation of proposed phase 2 (Recommendation #5).*

Useable area map is at **Exhibit D**. *Staff notes that an updated soils report will need to be submitted once regrading/fill as noted has been completed prior to recordation of the affected phase (Recommendation #4).*

Average Daily Traffic (ADT) count is at **Exhibit E**. Based on the submitted ADT, no upgrades are required for any existing streets.

Preliminary drainage plan is at **Exhibit F**.

Conceptual water plan is at **Exhibit G**. *Staff notes per MSB 43.15.049(I) prior to recordation of each phase, obtain final approval of the water supply systems. Submit an as-built or record drawings for any installed community or municipal water system (Recommendation #6).*

Plan and Profile is at **Exhibit H**.

Site Visit Report is at **Exhibit I**.

Modified design for access on to N. Hassen Bey Drive is at **Exhibit J**.

April 4, 2024 Public Comments: (Exhibit K) There were 12 comments received from the public in response to the notice of public hearing for the April 4, 2024 Platting Board meeting. Eight of the comments received were concerns, four were objections.

Comments:

US Army Corps of Engineers (Exhibit L) has no objections but notes that should waters of the U.S. be located on the property, they may be impacted by the proposal. Section 404 of the Clean Waters Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill materials into the waters of the U.S., including jurisdictional wetlands.

MSB Department of Public Works (Exhibit M) Pre-Design and Engineering's comments are as follows, assuming that these lots are developed as single-family residences as the provided ADT estimate suggests:

- PD&E concurs with the provided ADT.
- MSB requests fire hydrants be placed at the ROW limit to facilitate winter snow plowing and storage. City of Palmer may require easements to facilitate maintenance. *Platting staff notes that placement of fire hydrants will be handled at the pre-construction meeting (Recommendation #7).*
- MSB requests water lines extend along the full frontage of lots served. *Platting staff notes that all lots being serviced by City of Palmer water will need the water lines to be fully installed prior to recordation (Recommendation #5).*
- Per MSB 43.20.060, to facilitate safe pedestrian access to the Colony Schools, in accordance with the Safe Routes to Schools Plan, PD&E suggests a pathway be constructed connecting the North-Western cul-de-sac to the Bogard Road separated pathway (Recommendation #8).
- At the southeast corner of the proposed development, extend water main southeasterly ending at N. Hassen Bey Drive. We recommend a pipe marker be installed to easily locate the end of the pipe in the future (Recommendation 7b).
- MSB requests valve boxes be located 30' from the point of intersecting water lines (Recommendation 7b).
- All structures inlaid into the pavement should be ½" below pavement surface (Recommendation 7).
- Install key boxes at or beyond the edge of MSB ROW (Recommendation 7b).
- Foreslopes within the utility easements should be no steeper than 4:1 (Recommendation 7).
- Provide construction/demolition plans for the existing retaining wall adjacent to the Bogard Road right-of-way prior to the preconstruction conference. Include proposed grading details around the subdivision access road onto Bogard Road in the construction/demolition plans (Recommendation 7c).
- Within the clear zone of Bogard Road, foreslopes of the access road should be no steeper than 6:1 (Recommendation #7).
- Sweep Bogard Road pathway in at the intersection with the access road per Alaska Standard Plan (Recommendation #7).
- Provide drainage retention area outside of MSB ROW (Recommendation 7g). Based on past MSB Public Works experience, infiltration ditches do not provide long term water storage and infiltration. Rather, infiltration ditches have a history of filling in with fines, resulting in far slower percolation rates and saturation of the road embankment. Once the fines have clogged the infiltration ditch, they are difficult to maintain and often require ditch reconstruction.

- Show how area with reduced ditch depth and 1.5:1 backslope fronting Lot 8 and Lot 25 meets snow storage requirements of SCM Section D04.
- Provide drainage easements across Lots 23 and 24 to facilitate flow coming from Bogard Road culvert located north of Lots 23 and 24 and reaching the area of detention (**Recommendation 7h**). *Platting staff notes that DPW's comments/recommendations will be resolved during the preconstruction conference as noted at Recommendation #7.*

MSB Planning (Exhibit N) has no objections but requests sidewalks be added to the design as part of Safe Routes to Schools.

MSB Development Services (Exhibit O) Notes that there is a non-permitted access onto N. Hassen Bey Drive. *Platting staff notes that this driveway will be removed once access from the internal streets onto N. Hassen Bey has been constructed.*

Utilities: (Exhibit P) ENSTAR has no comments or recommendations. GCI has no comments or objections. MTA has no comments. MEA did not respond.

Public: (Exhibit Q) At the time the staff report was written, there were three comments received from the public in response to the notice of public hearing for the May 2, 2024 hearing date.

Todd & Kathy Baughman, property owners to the southwest, have no objections to the proposed design.

Michael Fry, property owners to the northwest, have concerns about the increased traffic and the cost of future upgrades to the roads as a result.

Steve and Patti Faulkner, property owners to the southeast, have objections to the proposed subdivision due to the notification issues from the April 4th meeting, the timing of the May 2nd meeting, lack of sufficient access, added strain onto Hassen Bey, Laurel Street and Arabian Lane, safety concerns due to the increased traffic, and the effect of the new development on property taxes.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; City of Palmer; Community Council #22 Gateway; Fire Service Area #130 Central Mat-Su; Road Service Area #16 South Colony; MSB Community Development or Assessments; or MEA.

CONCLUSION: The preliminary master plan of Bogard Colonial 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 was one objection, one concern, and one non-objection to the plat from the public in response to the Notice of Public Hearing regarding the May 2, 2024 hearing date. There were eight concerns and four objections received from the public in response to the notice of public hearing with regards to the April 4, 2024 Platting Board hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A geotechnical report was submitted, pursuant to MSB 43.20.281(A). An updated soils report will be required once fill/regrading has been completed for each phase of the master plan.

FINDINGS OF FACT

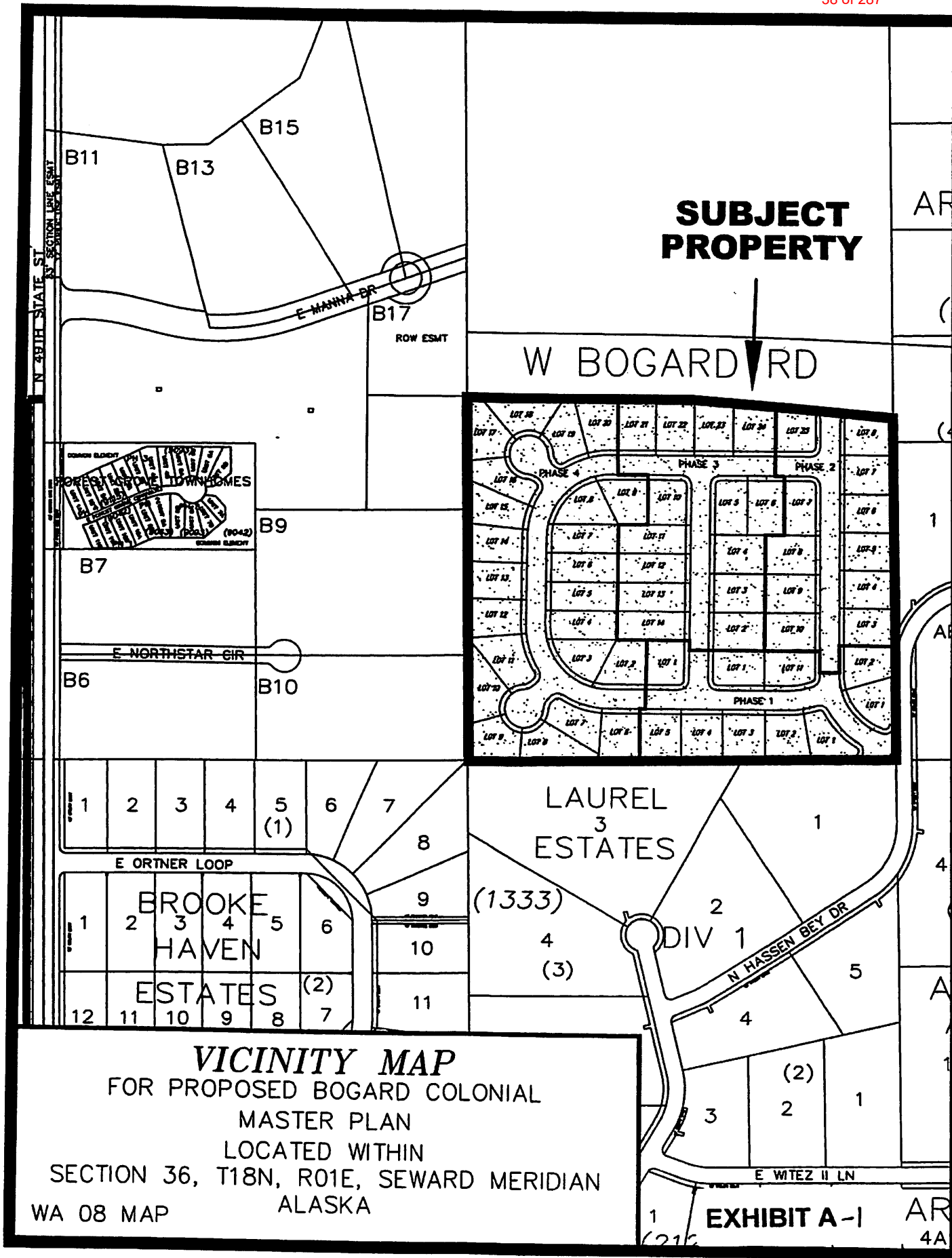
1. This case was continued from the April 4, 2024 Platting Board hearing to a date certain of May 2, 2024. This was to allow time for proper notification.
2. The plat of Bogard Colonial Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
3. A geotechnical report was submitted, pursuant to MSB 43.20.281(A). An updated soils report will be required when fill/regrading has been completed for each phase of the master plan.
4. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
5. Each lot has the required frontage pursuant to MSB 43.20.320.
6. All lots will be serviced by City of Palmer water systems pursuant to MSB 43.20.281(A)(2) and MSB 43.15.049(I).
7. Lot sizes are less than 40,000 square feet but greater than 20,000 square feet pursuant to MSB 43.20.281(A)(2).
8. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; City of Palmer; Community Council #22 Gateway; Fire Service Area #130 Central Mat-Su; Road Service Area #16 South Colony; MSB Community Development or Assessments; or MEA.
9. There were no objections from any federal or state agencies, or Borough departments or utilities.
10. At the time the staff report was written there were three comments received from the public in response to the Notice of Public Hearing for the May 2, 2024 hearing, one non-objection, one concern, and one objection.
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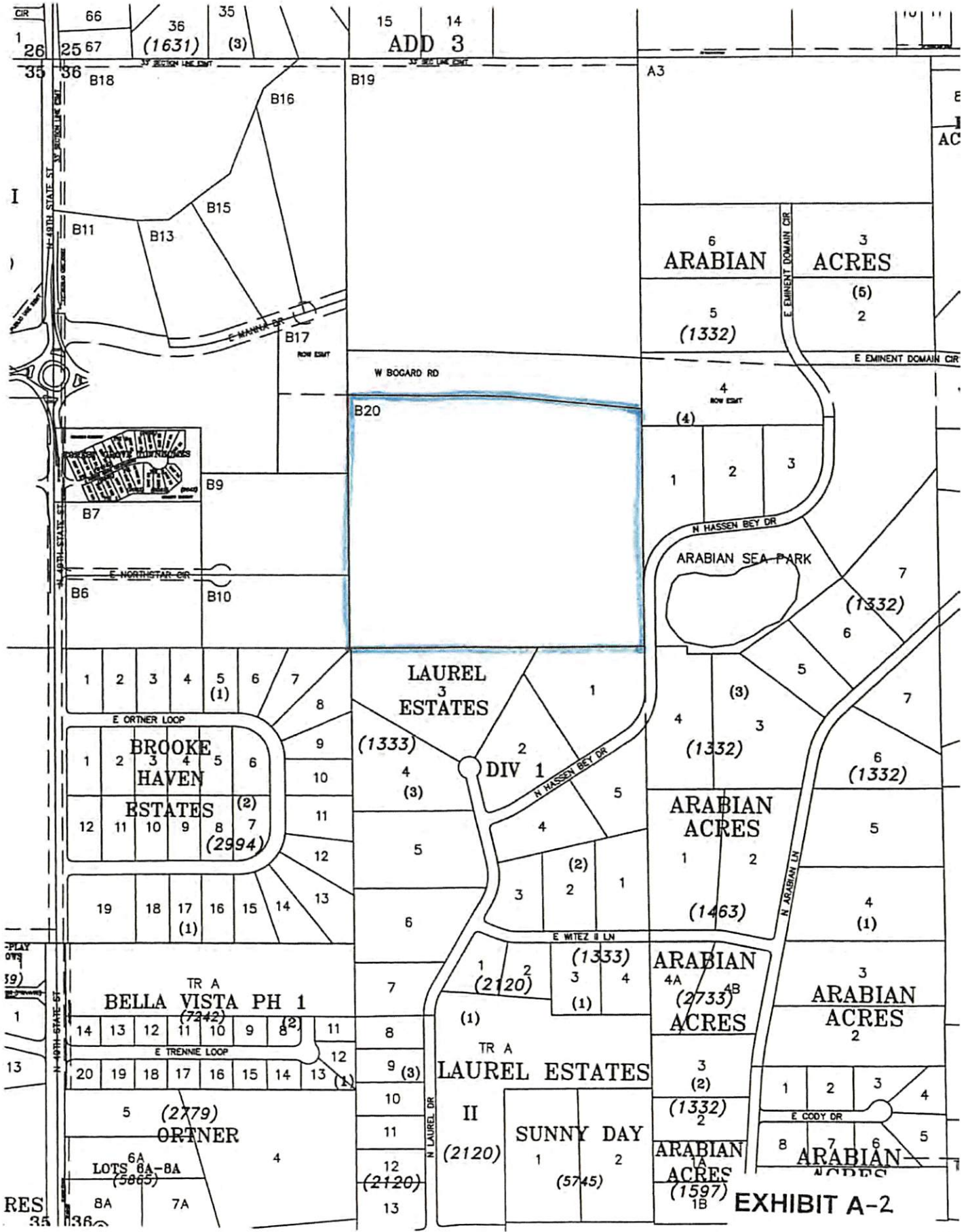
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary master plan of Bogard Colonial, Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Provide an updated geotechnical report once fill/re-grading has been completed showing that all lots meet the minimum useable area requirements for each phase.
5. Remove structures shown on the asbuilt that would create setback violations/encroachments prior to the recordation of proposed Phase 2. Provide Platting staff with proof of removal.
6. Provide ADEC approval for the extension of the water line system. Provide final design of the water distribution line layout and service and make physical connection points to each property.
7. Construct internal roads and cul-de-sacs to residential street standards according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - b) Work with DPW PD&E to determine the placement of water lines, hydrants, valve boxes and key boxes.

- c) Provide construction/demolition plans for the existing retaining wall adjacent to the Bogard Road right-of-way prior to the preconstruction conference. Include proposed grading details around subdivision access road onto Bogard Road in the construction/demolition plans.
 - d) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - e) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - f) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - g) Provide drainage retention area outside of MSB ROW.
 - h) Provide drainage easements across Lots 23 and 24 to facilitate flow coming from Bogard Road culvert located north of Lots 23 and 24 and reaching the area of detention.
 - i) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - j) Obtain approval of street names from Platting Assistant.
8. Construct a paved bike path connection from the newly constructed subdivision interior streets to the existing bike path of Bogard Road. Coordinate with PD&E on placement and design.
 9. Add a plat note stating that all lots are serviced by City of Palmer Water, no individual water supply systems are allowed on any lot.
 10. Add plat note stating that “No individual 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.”
 11. Add a plat note to state no direct access to W. Bogard Road shall be granted to any lot unless otherwise authorized by the permitting authority.
 12. Show all easements of record on final plat for each phase of the master plan.
 13. Submit recording fees, payable to Department of Natural Resources (DNR) for each phase of the master plan.
 14. Submit plat in full compliance with Title 43 for each phase of the master plan.





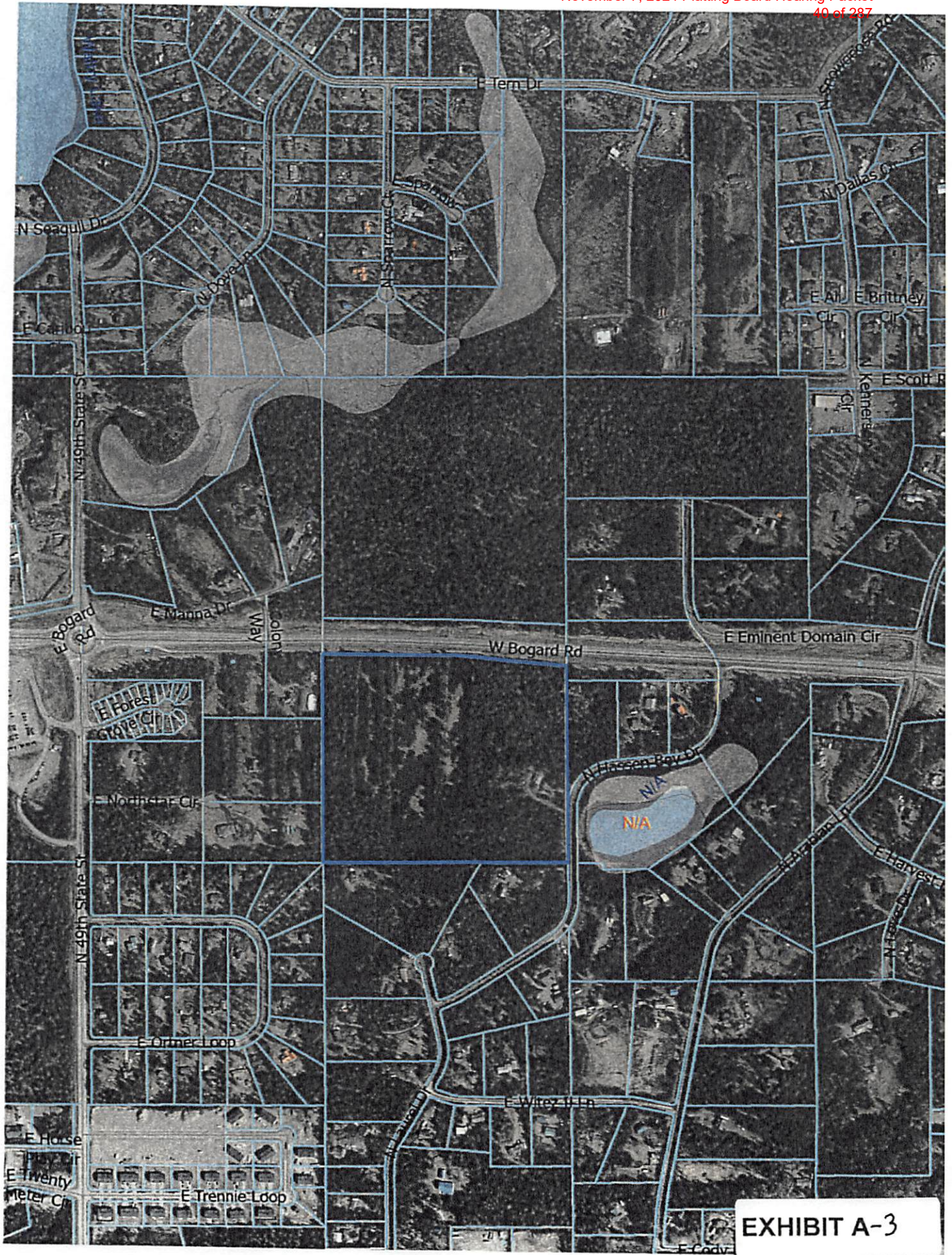
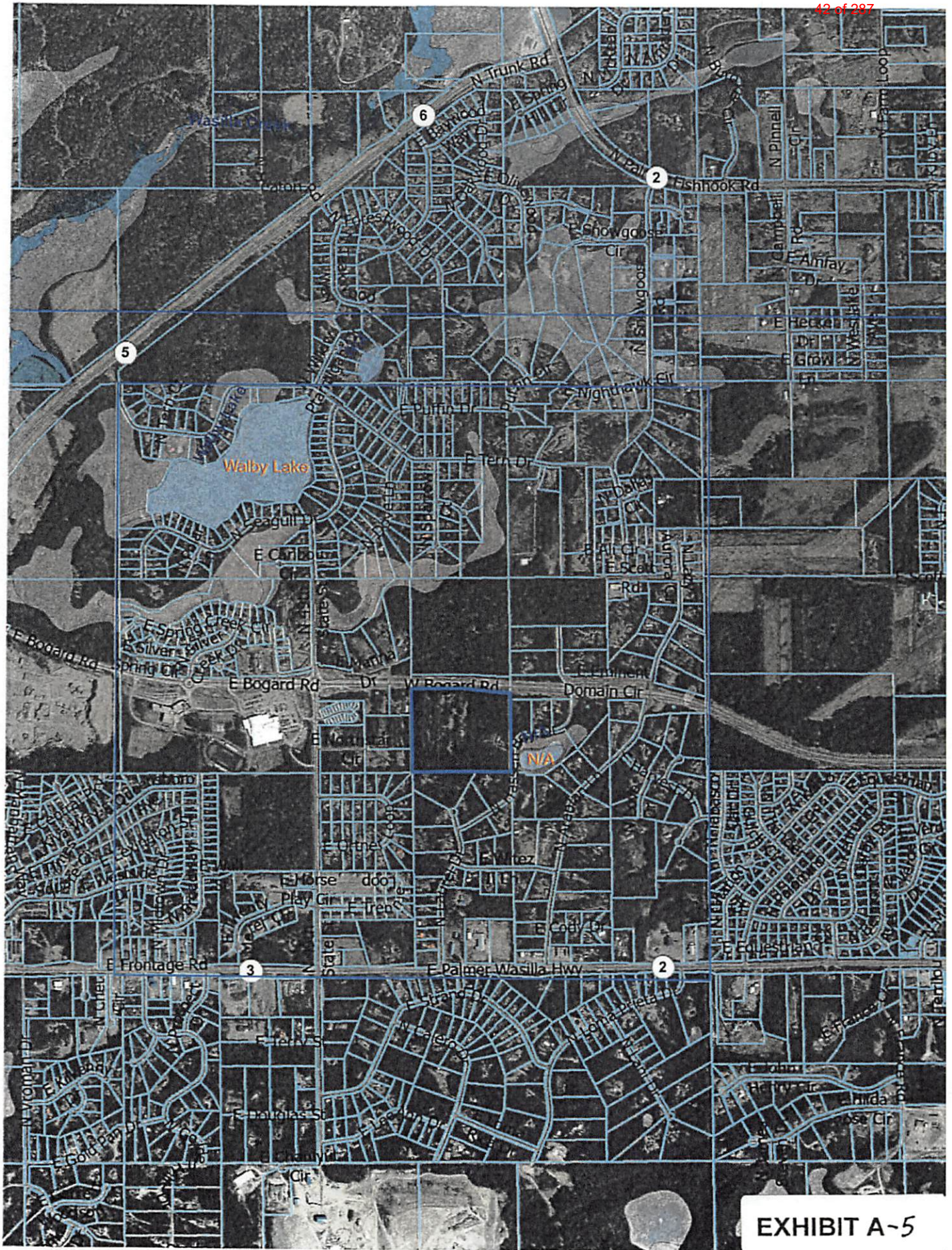
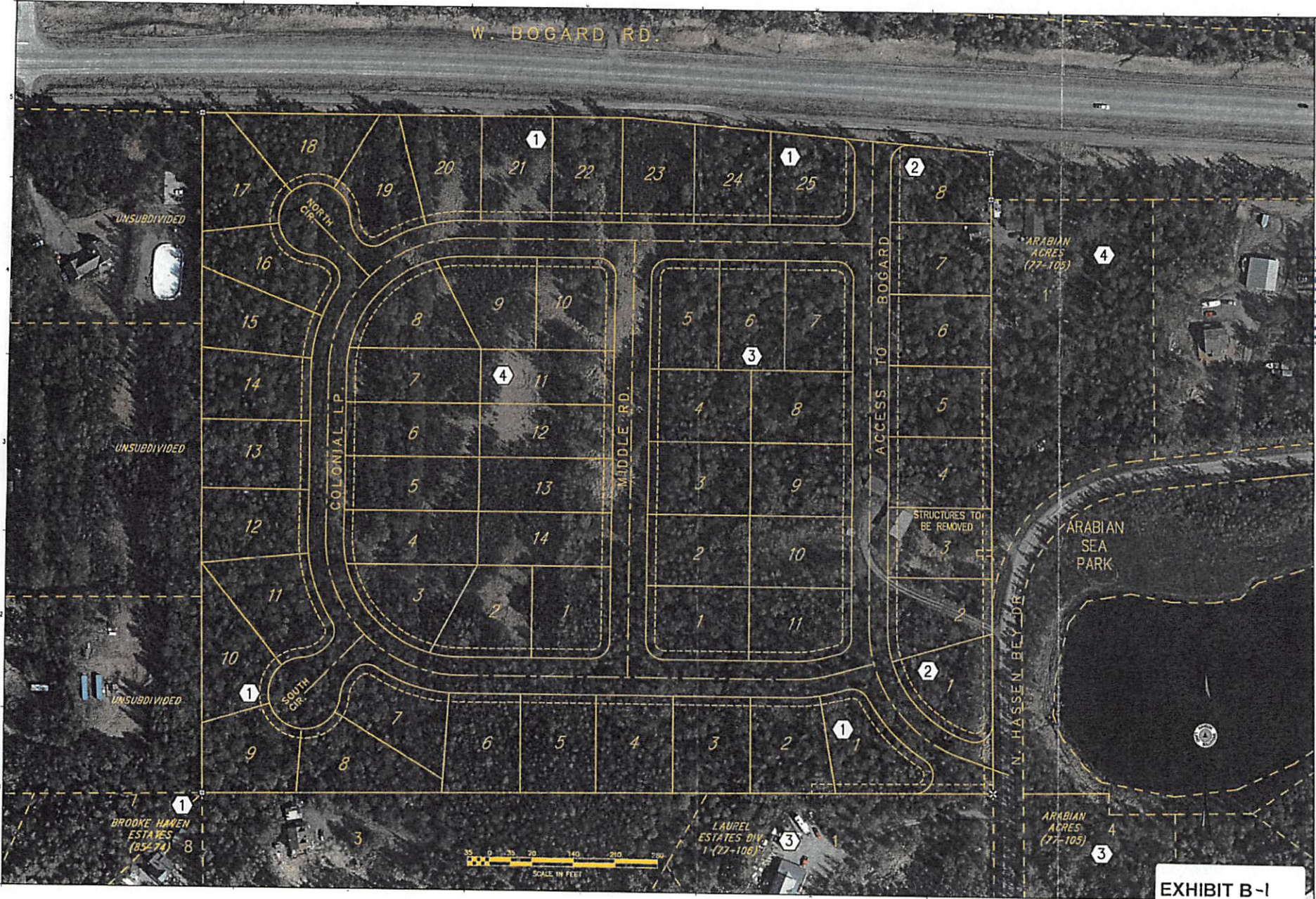


EXHIBIT A-3



EXHIBIT A-4





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



STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT
FEB 13 2024
PLATTING

NOTES: 1. SOME AREAS ARE DERIVED FROM PUBLIC DOMAIN DATA OF THE BUREAU OF LAND MANAGEMENT, WASHINGTON, D.C.
2. THE HORIZONTAL DATUM IS NAD83 (EARTH CENTER EARTH ORBIT)

PALMER, ALASKA
BOGARD COLONIAL
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG #: 23-237C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
1"=140'
22x34"=70'
REVISION DATE:
02-07-24

REFERENCE NUMBER:
V-20
SHEET 1 OF 3

EXHIBIT B-1

W. BOGARD RD.

LEGEND

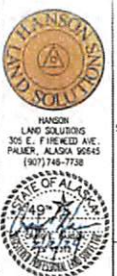
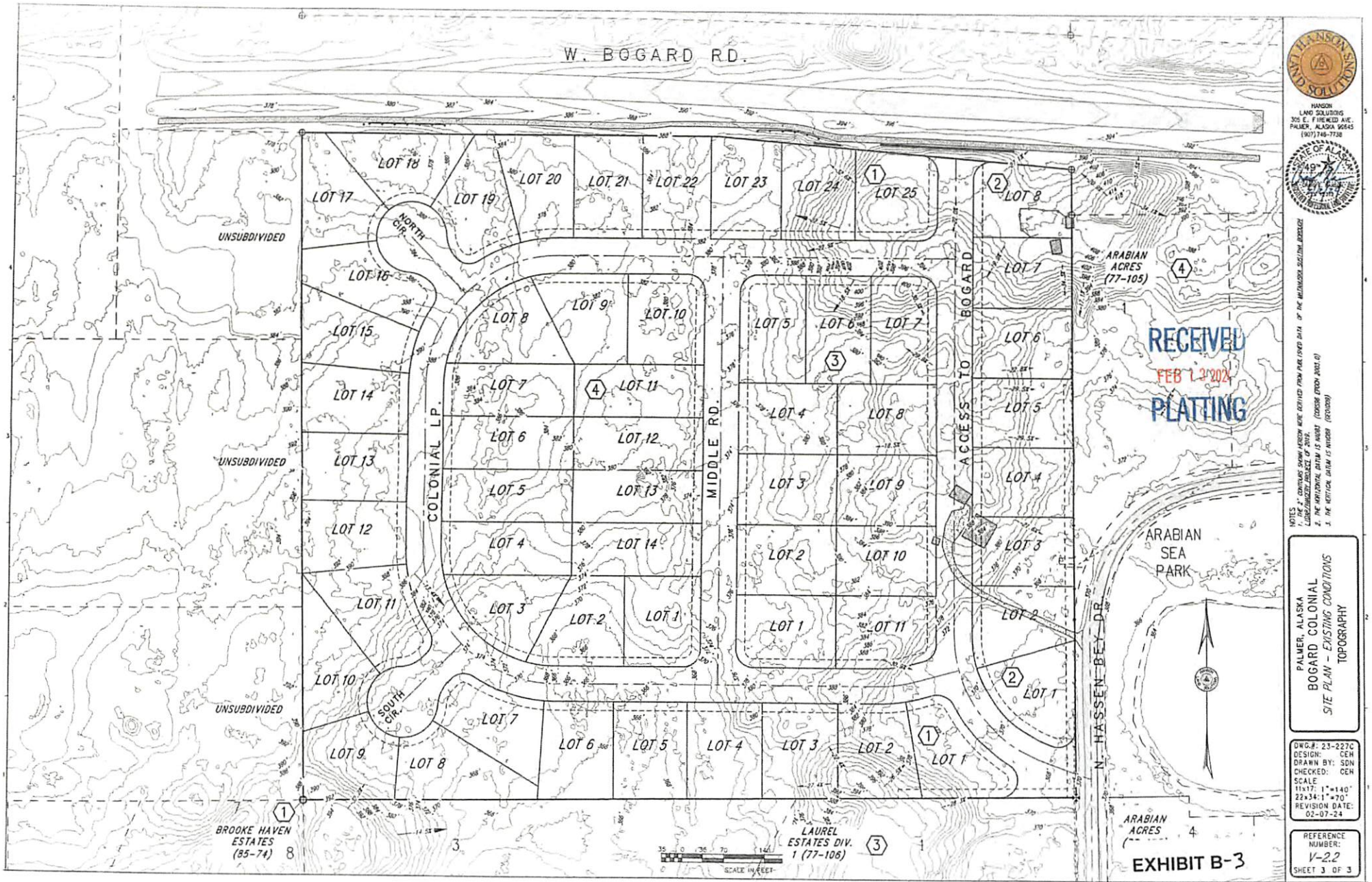
- ⊕ RECOVERED GLO BRASS CAP MONUMENT
- ⊕ RECOVERED ALUMINUM POST MONUMENT
- ⊕ RECOVERED ALUMINUM CAP ON 1/2" REBAR
- ⊕ MEASURED DATA
- ⊕ BLOCK
- ⊕ PEDESTAL, TELEPHONE
- ⊕ PEDESTAL, ELECTRIC
- ⊕ ANCHOR SUI
- ⊕ UTILITY POLE
- ⊕ OVERHEAD ELECTRIC
- ⊕ FENCE
- ⊕ GUARD RAIL
- ⊕ BUILDING
- ⊕ GARAGE DRIVEWAY
- ⊕ ASPHALT ROAD

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DEG TA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	217.16	225.00	55°17'55"	117.87	205.83	S47°35'39"E
C2	96.71	225.00	15°12'18"	30.23	59.54	S7°35'52"E
C3	50.50	225.00	15°09'05"	17.92	39.33	S6°22'31"W
C4	177.12	225.00	45°06'13"	93.44	172.58	S67°29'50"E
C5	176.40	225.00	45°25'48"	94.19	173.77	S22°13'50"E
C6	175.77	225.00	44°45'21"	92.65	171.34	S22°35'52"W
C7	175.77	225.00	44°45'21"	92.65	171.34	S67°37'29"W
C8	77.42	30.00	11°51'38"	104.14	97.66	S15°21'47"W
C9	138.92	255.00	31°12'36"	71.23	137.21	S42°57'37"E
C10	40.76	30.00	77°52'48"	24.23	37.70	S66°16'37"E
C11	24.91	255.00	5°35'48"	12.46	24.90	N77°35'55"E
C12	42.52	255.00	9°35'17"	21.31	42.47	S85°18'25"W
C13	17.37	255.00	3°54'12"	8.69	17.37	N68°05'51"W
C14	129.33	255.00	20°53'21"	66.29	127.95	N07°38'58"W
C15	40.73	30.00	77°47'45"	24.21	37.68	S84°02'56"W
C16	43.36	60.00	41°24'35"	22.69	42.63	S24°24'46"W
C17	28.68	60.00	27°23'46"	14.62	28.41	S17°24'02"W
C18	66.10	60.00	63°07'11"	30.55	62.81	S62°38'11"W
C19	72.14	60.00	68°53'15"	41.15	67.87	N01°20'36"W
C20	71.17	60.00	67°57'50"	40.44	67.07	N07°40'56"E
C21	32.14	60.00	35°37'48"	18.18	30.55	S88°47'45"W
C22	43.36	60.00	41°24'35"	22.68	42.43	S85°49'21"W
C23	40.79	30.00	77°52'52"	24.25	37.72	S67°05'07"W
C24	120.80	255.00	27°08'52"	61.55	119.67	S19°12'33"E
C25	27.25	255.00	6°07'21"	13.64	27.24	S2°34'37"E
C26	20.18	255.00	4°32'01"	10.09	20.17	S2°45'04"W
C27	73.20	255.00	16°28'53"	36.80	72.95	S13°14'31"W
C28	51.74	255.00	11°37'32"	25.96	51.65	S27°16'43"W
C29	40.76	30.00	77°50'48"	24.23	37.70	S57°48'35"E
C30	43.36	60.00	41°24'35"	22.68	42.43	S65°27'37"E
C31	83.01	60.00	79°55'55"	49.69	78.54	S46°03'57"E
C32	58.31	60.00	55°40'55"	31.09	56.04	S30°56'28"W
C33	76.53	60.01	72°35'04"	44.07	71.04	N03°04'50"E
C34	57.88	60.00	55°01'12"	31.41	55.86	S30°58'51"E
C35	43.36	60.00	41°24'35"	22.68	42.43	S24°45'22"E
C36	40.76	30.00	77°50'48"	24.23	37.70	N83°05'44"E
C37	78.72	255.00	17°43'16"	39.88	78.41	N66°14'30"E
C38	66.40	255.00	14°55'10"	33.39	66.21	N62°23'42"E
C39	47.12	30.00	90°00'00"	50.00	42.43	N45°00'17"E
C40	44.60	30.00	85°11'18"	27.58	43.81	N42°35'22"W
C41	49.64	30.00	94°48'42"	32.63	44.17	S47°24'38"W
C42	55.68	195.00	16°21'40"	28.03	55.49	S8°10'53"E
C43	194.27	195.00	54°08'34"	99.86	177.49	N43°25'40"W
C44	57.60	30.00	110°00'00"	42.84	48.15	S54°05'43"W
C45	47.40	30.00	90°32'00"	30.28	42.62	S44°46'50"E
C46	46.87	30.00	89°31'15"	29.75	42.25	N45°14'40"E
C47	47.12	30.00	90°00'00"	30.00	42.43	N44°59'43"W
C48	13.58	255.00	3°05'07"	6.79	13.58	N1°31'16"W
C49	40.76	30.00	77°50'48"	24.23	37.70	N53°45'54"E
C50	51.57	195.00	15°06'05"	25.83	51.42	N62°22'31"E
C51	46.64	30.00	89°28'00"	29.42	42.23	N45°13'04"E
C52	50.66	195.00	14°53'22"	25.89	50.54	S82°36'12"E
C53	213.71	195.00	62°47'36"	116.01	203.17	S43°45'59"E
C54	43.73	195.00	12°50'55"	21.96	43.64	S5°56'24"E
C55	39.22	195.00	11°31'22"	19.87	39.15	N6°14'45"E
C56	211.13	195.00	83°47'58"	121.58	206.09	S43°54'25"W
C57	48.52	195.00	14°15'55"	24.29	48.20	S82°54'21"W
C58	47.58	33.00	90°28'47"	30.25	42.60	N44°45'20"W



NOTES:
1. THIS FIELD SURVEY WAS CONDUCTED BY REGISTERED SURVEYOR JAMES R. BOGARD, JR. IN 1977.
2. ALL MEASUREMENTS SHOWN ARE TRUE MEASUREMENTS, AS OBTAINED FROM THE RECORDS OF THE SURVEY.
3. ALL MEASUREMENTS SHOWN ARE TRUE MEASUREMENTS, AS OBTAINED FROM THE RECORDS OF THE SURVEY.

RECEIVED
PLATTING
PALMER, ALASKA
BOGARD PLAN - EXISTING CONDITIONS
PLANIMETRY-AB
DWG #: 23-227C
DESIGN: CEH
DRAWN BY: SON
CHECKED: CEH
SCALE: 1"=140'
23-24-17-10'
REVISION DATE: 02-07-24
REFERENCE NUMBER: V-21
SHEET 2 OF 3



NOTES:
1. THE SHOWN SPACING WAS OBTAINED FROM THE SOURCE DATA OF THE METROLOGICAL SURVEYING SERVICE
2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2002.0)
3. THE VERTICAL DATUM IS MGSN (GEOID 2002.0)

PALMER, ALASKA
BOGARD COLONIAL
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG.#: 23-2270
DESIGN: GEN
DRAWN BY: SDN
CHECKED: GEN
SCALE
11x17: 1"=140'
22x34: 1"=70'
REVISION DATE:
02-07-24

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 3

EXHIBIT B-3

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



RECEIVED

FEB 13 2024

PLATTING

USEABLE AREA CERTIFICATION

BOGARD COLONIAL

A SUBDIVISION OF

SE1/4 NW1/4 SEC. 36, T. 18N. R. 1E. S.M., 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: MINIMUM SIZES

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

EXCEPTIONS: _____ ALL LOTS

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

SOILS INVESTIGATION

EXCAVATIONS

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

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305 E. Fireweed Ave. Palmer, AK 99645

SOIL CLASSIFICATIONS

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

(GW) TEST HOLES: 1,3,5,6,7,11

(GP) TEST HOLES: 2,8

(SW) TEST HOLES: 4,5,11

(SP) TEST HOLES: 9,10

- 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: 2

(SM) TEST HOLES: 1

- 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: 1,2,3,5,8,9,10,11

Soil Mottling or Staining Analysis:

TEST HOLES:

- Depth to seasonal high water is a min. of 8'

TEST HOLES: 2,3,4,5,6,7,8,10,11

- 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: L4B1, L5B1, L6B1, L7B1, L1B2, L2B2, L3B2

- 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: L2B1, L24B1, L25B1, L5B2, L7B2

- 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 "Contiguous Useable Septic Area" or will have once the specified Fill and Re-Grading has been completed.

Bill Klebesadel 2-12-24
WILLIAM KLEBESADEL P.E. Date
Professional Engineer

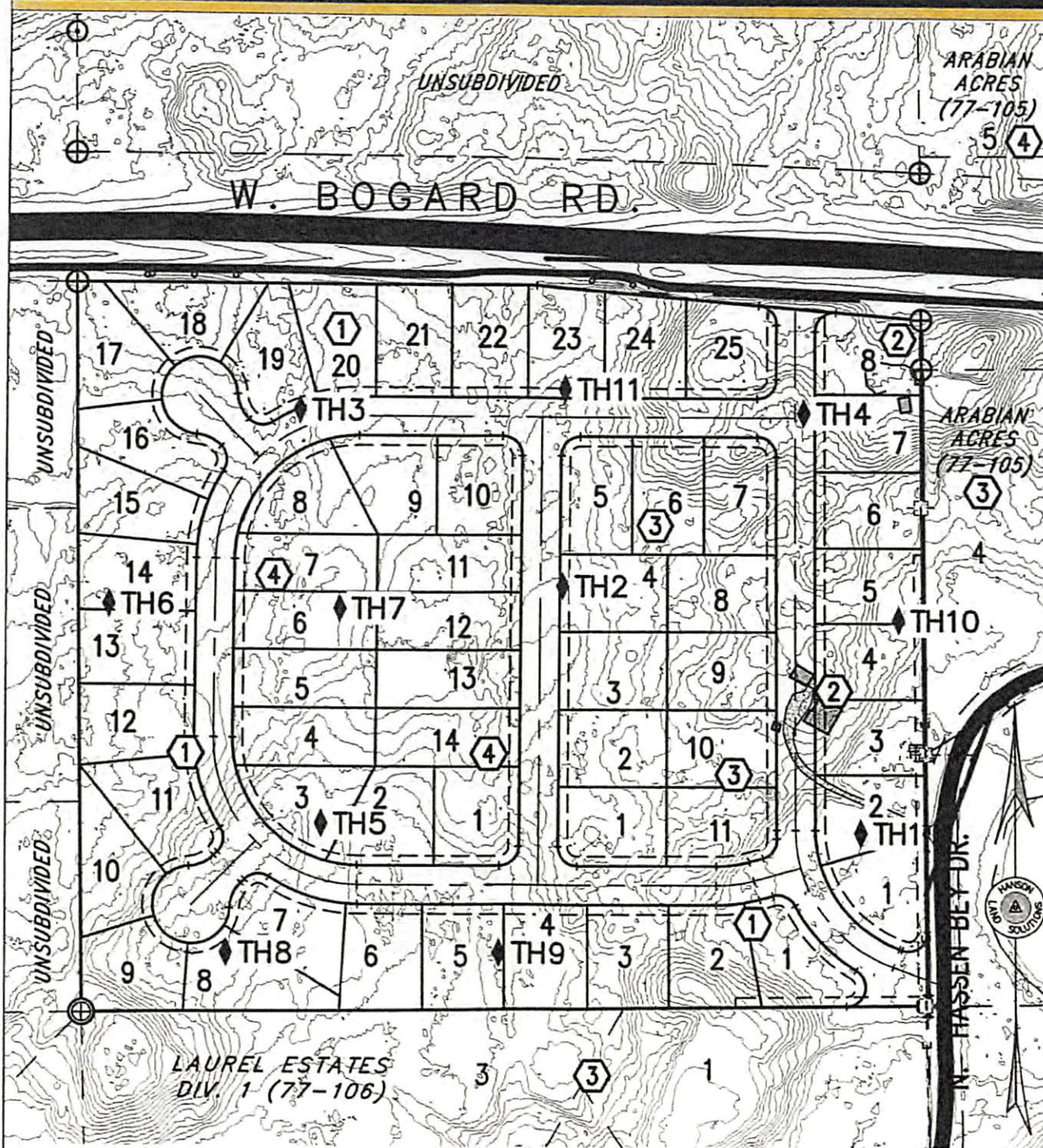


HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

BOGARD COLONIAL SUBDIVISION

FILE: 23-227

DRAWN: SDN

02/08/24

EXHIBIT A

Page 1 of 1

EXHIBIT C-3

EXHIBIT D 17 of 94

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel: BOGARD COLONIAL	TEST HOLE NO.	Date: 07-06-23
Insp. By: PIONEER	1	Job # 23-227

TEST HOLE EXCAVATION ANALYSIS	TEST HOLE LOCATION MAP
--------------------------------------	-------------------------------

1ft

2ft **OL** ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY

3ft

4ft

See attached

PERCOLATION TEST

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

5ft

6ft **SM** SILTY SANDS, SAND-SILT MIXTURES

7ft

8ft

9ft

10ft **GW** WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.

11ft

12ft

13ft

14ft

15ft

16ft

17ft

18ft

19ft

20ft

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



COMMENTS:

Depth

12ft Total Depth of Test Hole

7.5ft Depths where Seeps encountered

8ft Depths where Ground Water encountered

None Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered

YES Monitor Tube Installed?

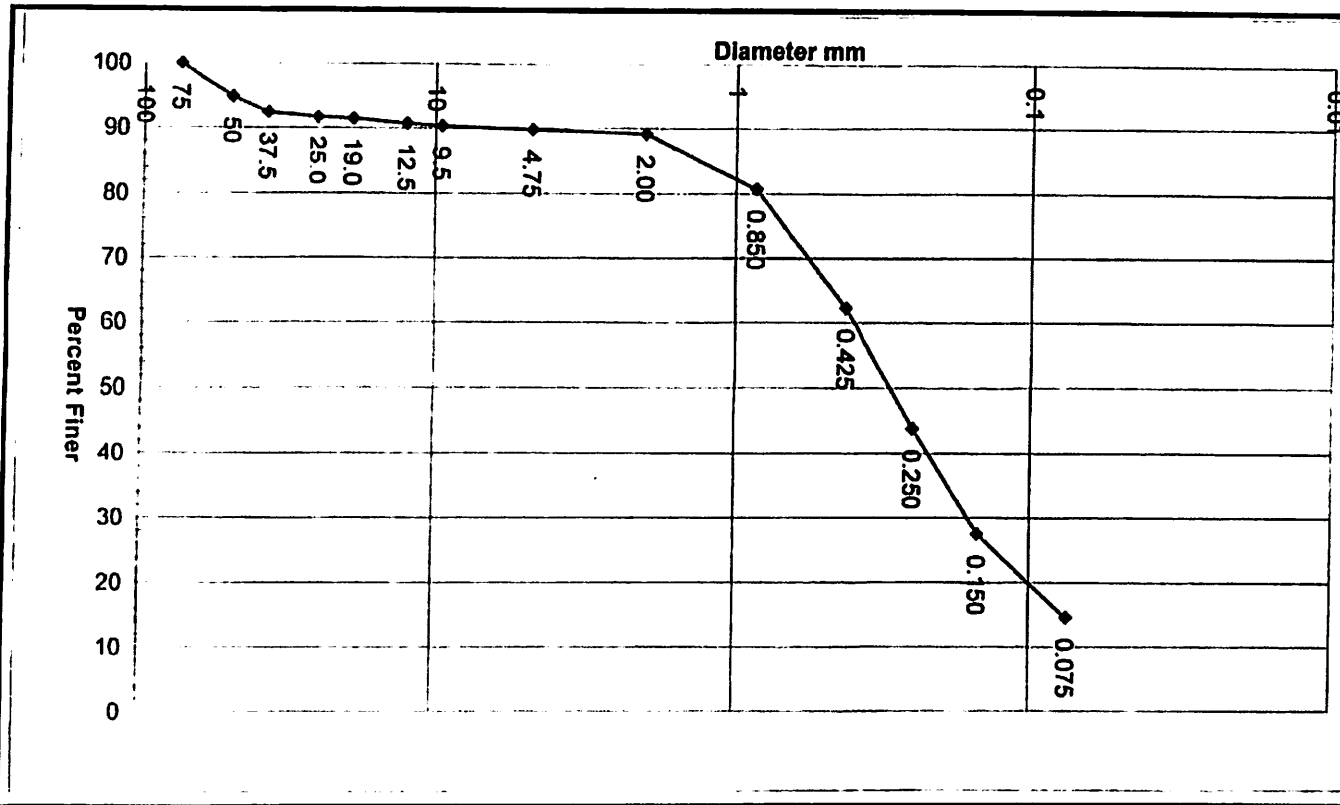
WATER LEVEL MONITORING

Date WATER LEVEL



HANSEN ENGINEERING, INC.

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



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	95
1.5"	37.5	92
1"	25.0	92
3/4"	19.0	92
1/2"	12.5	91
3/8"	9.5	90
#4	4.75	90
#10	2.00	89
#20	0.850	81
#40	0.425	62
#60	0.250	44
#100	0.150	27
#200	0.075	14.6

Client: **Hanson Land Solutions**

Soil Description: **Silty Sand with Gravel**

Project: **Bogard-Colonial**

Unified Classification: **SM**

Sample Location: **TH #1**

Appears to be **Non-plastic**

Date: **2/12/2024**

Sample Date: **7/6/2023**

Proj. no: **23004**

EXHIBIT D 19 of 94

EXHIBIT C-5

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	BOGARD COLONIAL	TEST HOLE NO.	Date: 07-06-23
Insp. By:	PIONEER	2	Job # 23-227

TEST HOLE EXCAVATION ANALYSIS	TEST HOLE LOCATION MAP
-------------------------------	------------------------

1ft	
2ft	
3ft	OL ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
4ft	
5ft	
6ft	
7ft	
8ft	
9ft	GP-GM POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, MODERATE FINES, SILTY SANDS, SAND-SILT MIXTURES
10ft	
11ft	
12ft	
13ft	
14ft	
15ft	
16ft	
17ft	
18ft	
19ft	
20ft	

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

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



COMMENTS:

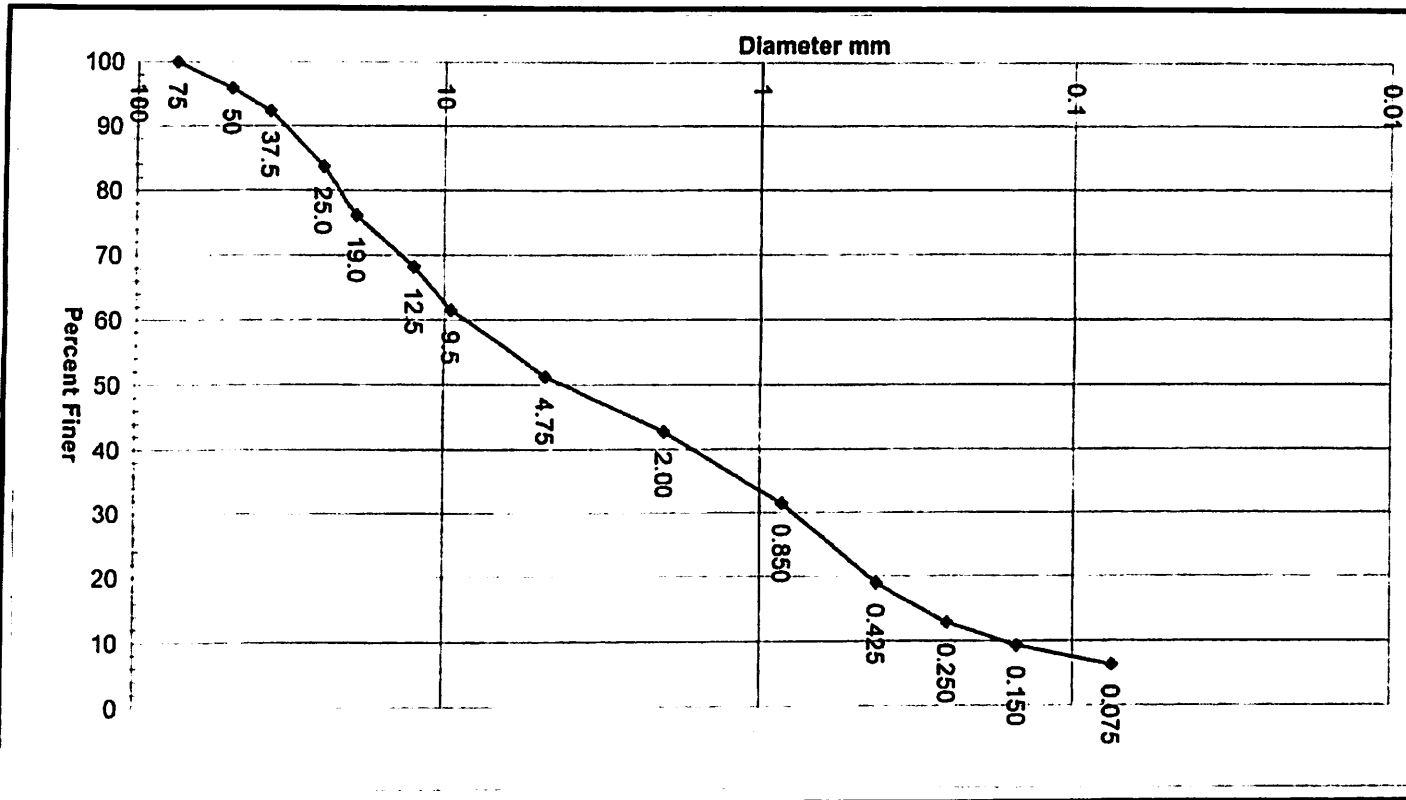
Depth	
12ft	Total Depth of Test Hole
8.5ft	Depths where Seeps encountered
9ft	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
YES	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL



HANSEN ENGINEERING, INC.

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



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	96
1.5"	37.5	92
1"	25.0	84
3/4"	19.0	76
1/2"	12.5	68
3/8"	9.5	62
#4	4.75	51
#10	2.00	43
#20	0.850	31
#40	0.425	19
#60	0.250	13
#100	0.150	9
#200	0.075	6.4

Client: **Hanson Land Solutions**

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

Project: **Bogard-Colonial**

Unified Classification: **GP-GM**

Date: **2/12/2024**

Sample Location: **TH #2**

$C_u = 52$

Sample Date: **7/6/2023**

Sample has 9% cobbles over 3" not shown in gradation.

$C_c = 0.4$

Proj. no: **23004**

EXHIBIT D 21 of 94

EXHIBIT C-7

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	BOGARD COLONIAL	TEST HOLE NO.	Date: 07-06-23
Insp. By:	PIONEER	3	Job # 23-227

TEST HOLE EXCAVATION ANALYSIS	TEST HOLE LOCATION MAP
-------------------------------	------------------------

1ft		
2ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
3ft		
4ft		
5ft		
6ft		
7ft		
8ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.
9ft		
10ft		
11ft		
12ft		
13ft	SM	SILTY SANDS, SAND-SILT MIXTURES
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

See attached

PERCOLATION TEST

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

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep



COMMENTS:

Depth	
14ft	Total Depth of Test Hole
12ft	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
YES	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:	BOGARD COLONIAL	TEST HOLE NO.	Date: 07-06-23
Insp. By:	PIONEER	4	Job # 23-227

TEST HOLE EXCAVATION ANALYSIS	TEST HOLE LOCATION MAP
-------------------------------	------------------------

1ft
2ft
3ft
4ft OL ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY

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					

11ft SW WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES

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:	BOGARD COLONIAL	TEST HOLE NO.	Date: 07-06-23
Insp. By:	PIONEER	5	Job # 23-227

TEST HOLE EXCAVATION ANALYSIS	TEST HOLE LOCATION MAP
-------------------------------	------------------------

1ft
2ft **OL** ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY

See attached

3ft

4ft

5ft

6ft **SW** WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES

7ft

8ft

9ft

10ft

11ft **GW** WELL-GRADED GRAVELS, GRAVEL-SAND MIX. LITTLE/NO FINES.

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
12ft Total Depth of Test Hole
None Depths where Seeps encountered
8ft Depths where Ground Water encountered
None Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
YES 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:	BOGARD COLONIAL	TEST HOLE NO.	Date: 01/09/24
Insp. By:	PIONEER	6	Job # 23-227

TEST HOLE EXCAVATION ANALYSIS	TEST HOLE LOCATION MAP
-------------------------------	------------------------

1ft	
2ft	OI. ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
3ft	
4ft	
5ft	
6ft	
7ft	
8ft	GW WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.
9ft	
10ft	
11ft	
12ft	
13ft	
14ft	
15ft	
16ft	
17ft	
18ft	
19ft	
20ft	

See attached

PERCOLATION TEST

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

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



COMMENTS:

Depth	
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:	BOGARD COLONIAL	TEST HOLE NO.	Date: 01/09/24
Insp. By:	PIONEER	7	Job # 23-227

TEST HOLE EXCAVATION ANALYSIS	TEST HOLE LOCATION MAP
-------------------------------	------------------------

1ft		
2ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
3ft		
4ft		
5ft		
6ft		
7ft		
8ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.
9ft		
10ft		
11ft		
12ft		
13ft		
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

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	
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: BOGARD COLONIAL	TEST HOLE NO.	Date: 01/09/24
Insp. By: PIONEER	8	Job # 23-227

TEST HOLE EXCAVATION ANALYSIS	TEST HOLE LOCATION MAP
--------------------------------------	-------------------------------

1ft	
2ft	OL ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
3ft	
4ft	
5ft	
6ft	
7ft	
8ft	GP POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES
9ft	
10ft	
11ft	
12ft	
13ft	
14ft	
15ft	
16ft	
17ft	
18ft	
19ft	
20ft	

PERCOLATION TEST

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

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



COMMENTS:

Depth	WATER LEVEL MONITORING
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
12ft	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
YES	Monitor Tube Installed?

Date **WATER LEVEL**

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel: BOGARD COLONIAL	TEST HOLE NO.	Date: 01/09/24
Insp. By: PIONEER	9	Job # 23-227

TEST HOLE EXCAVATION ANALYSIS	TEST HOLE LOCATION MAP
--------------------------------------	-------------------------------

1ft		
2ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
3ft		
4ft		
5ft		
6ft		
7ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES
8ft		
9ft		
10ft		
11ft		
12ft		
13ft		
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

See attached

PERCOLATION TEST

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

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



COMMENTS:

Depth	
10ft	Total Depth of Test Hole
6ft	Depths where Seeps encountered
8ft	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
YES	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:	BOGARD COLONIAL	TEST HOLE NO.	Date: 01/09/24
Insp. By:	PIONEER	10	Job # 23-227

TEST HOLE EXCAVATION ANALYSIS	TEST HOLE LOCATION MAP
-------------------------------	------------------------

1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
2ft		
3ft		
4ft		
5ft		
6ft		
7ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES
8ft		
9ft		
10ft		
11ft		
12ft		
13ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE FINES
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	_____
13ft	Total Depth of Test Hole
None	Depths where Seeps encountered
13ft	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
YES	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:	BOGARD COLONIAL	TEST HOLE NO.	Date: 01-09-24
Insp. By:	PIONEER	11	Job # 23-227

TEST HOLE EXCAVATION ANALYSIS		TEST HOLE LOCATION MAP	
1ft		See attached	
2ft	OL ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY		
3ft			
4ft			
5ft		PERCOLATION TEST	
		Reading	Date
6ft	GW WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	1	
		2	
7ft		3	
		4	
8ft		5	
		6	
9ft	SW WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	7	
		8	
10ft		9	
		10	
11ft		11	
		12	
12ft		Perc. Hole Diam. (in.):	
		Test Run Between:	
13ft		ft	and ft Deep
14ft			
15ft			
16ft			
17ft			
18ft			
19ft			
20ft			



COMMENTS:

Depth	
10ft	Total Depth of Test Hole
None	Depths where Seeps encountered
8ft	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
YES	Monitor Tube Installed?

WATER LEVEL MONITORING
Date WATER LEVEL

EXHIBIT C-16



HANSON
LAND SOLUTIONS
325 E. FIERCKED AVE.
PALMER, ALASKA 99645
(907) 746-7728



LEGEND

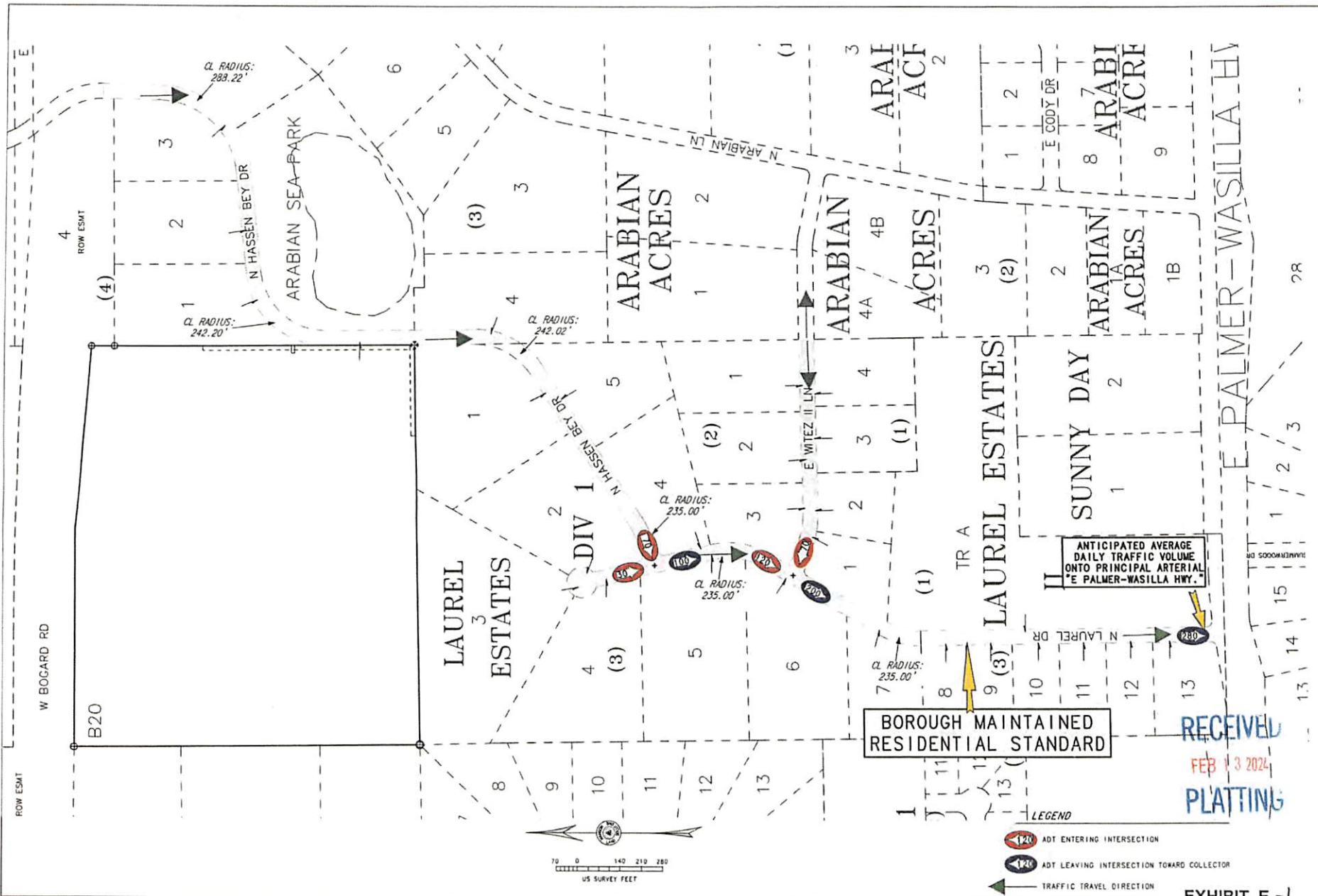
- USEABLE SEPTIC AREA (10,000 SQ. FT. MINIMUM)
- AREA WHERE FILL IS NEEDED
- AREA WHERE REGRAIDING IS NEEDED

PALMER, ALASKA
BOGARD COLONIAL
SITE PLAN - DESIGN
DRAINAGE, GRADING FOR USEABLE
SEPTIC AREA

DWG #: 23-227C
DESIGN BY: CEH
DRAWN BY: SEN
CHECKED: CEH
SCALE
11x17: 1"=120'
22x34: 1"=60'
REVISION DATE: 02-12-24

REFERENCE
NUMBER:
C-30
SHEET 1 OF 1

EXHIBIT D



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



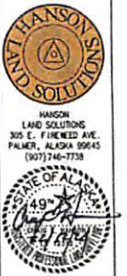
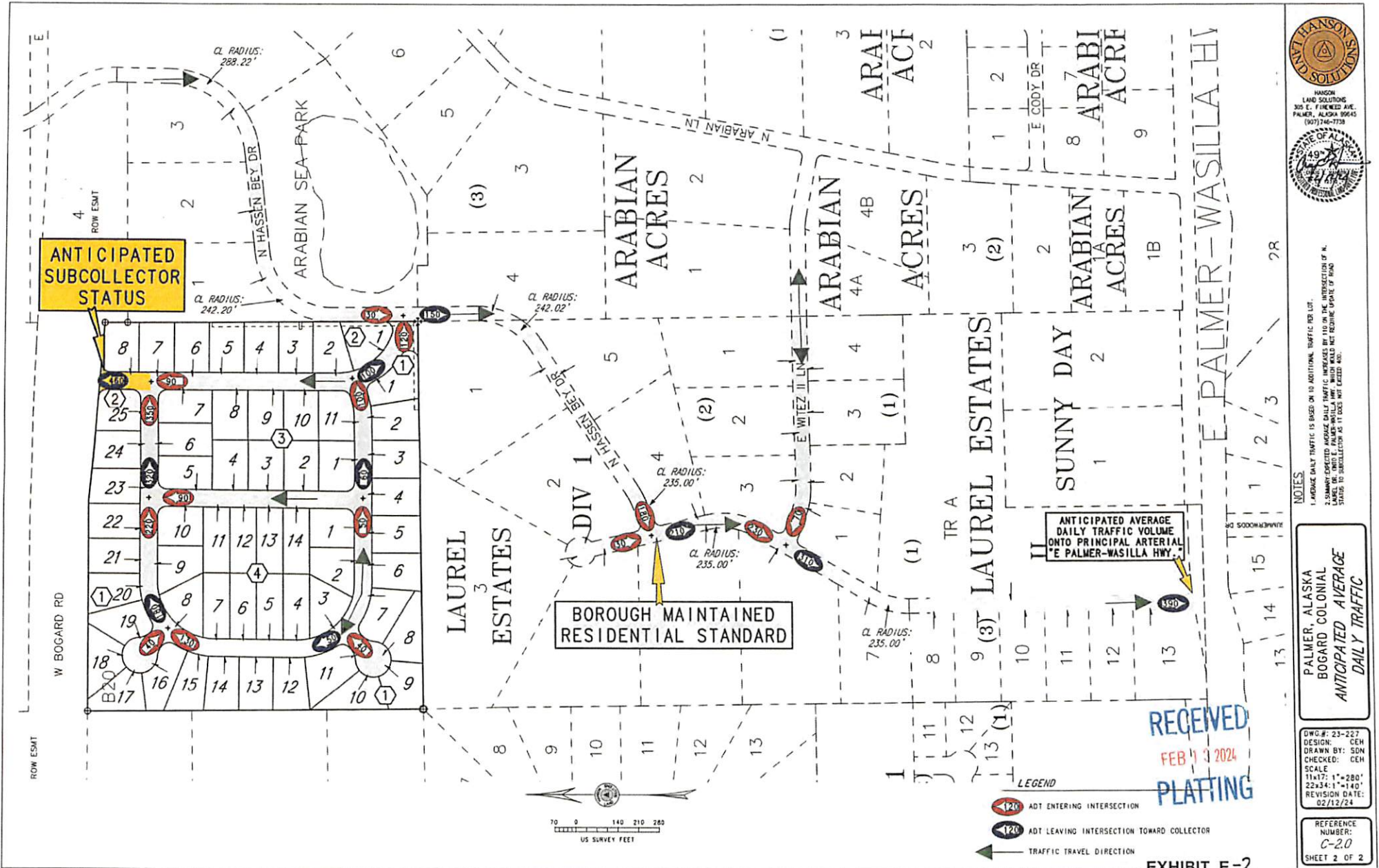
NOTES:
 1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.
 2. SUMMARY DISTINGUISHES AVERAGE DAILY TRAFFIC ON THE INTERSECTION OF N. LAUREL DR. EXIT ONTO E. PALMER-WASILLA HWY. IS 280.

PALMER, ALASKA
 BOGARD COLONIAL
 EXISTING AVERAGE
 DAILY TRAFFIC

DWG.#: 23-227
 DESIGN: CEH
 DRAWN BY: SON
 CHECKED: CEH
 SCALE
 11x17: 1"=160'
 22x34: 1"=80'
 REVISION DATE:
 02/12/24

REFERENCE
 NUMBER:
 C-20
 SHEET 1 OF 2

EXHIBIT E-1



NOTES:
 1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.
 2. DAILY EXPECTED AVERAGE TRAFFIC VOLUME IS IN THE INTERSECTION OF N. STATE TO SUBCOLLECTOR AS IT DOES NOT EXCEED 400.

PALMER, ALASKA
 BOGARD COLONIAL
 ANTICIPATED AVERAGE
 DAILY TRAFFIC

DWG.#: 23-227
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED BY: CEH
 SCALE
 11x17: 1"=280'
 22x34: 1"=140'
 REVISION DATE:
 02/12/24

REFERENCE
 NUMBER:
 C-20
 SHEET 2 OF 2

RECEIVED
 FEB 13 2024
 PLATTING

EXHIBIT E-2

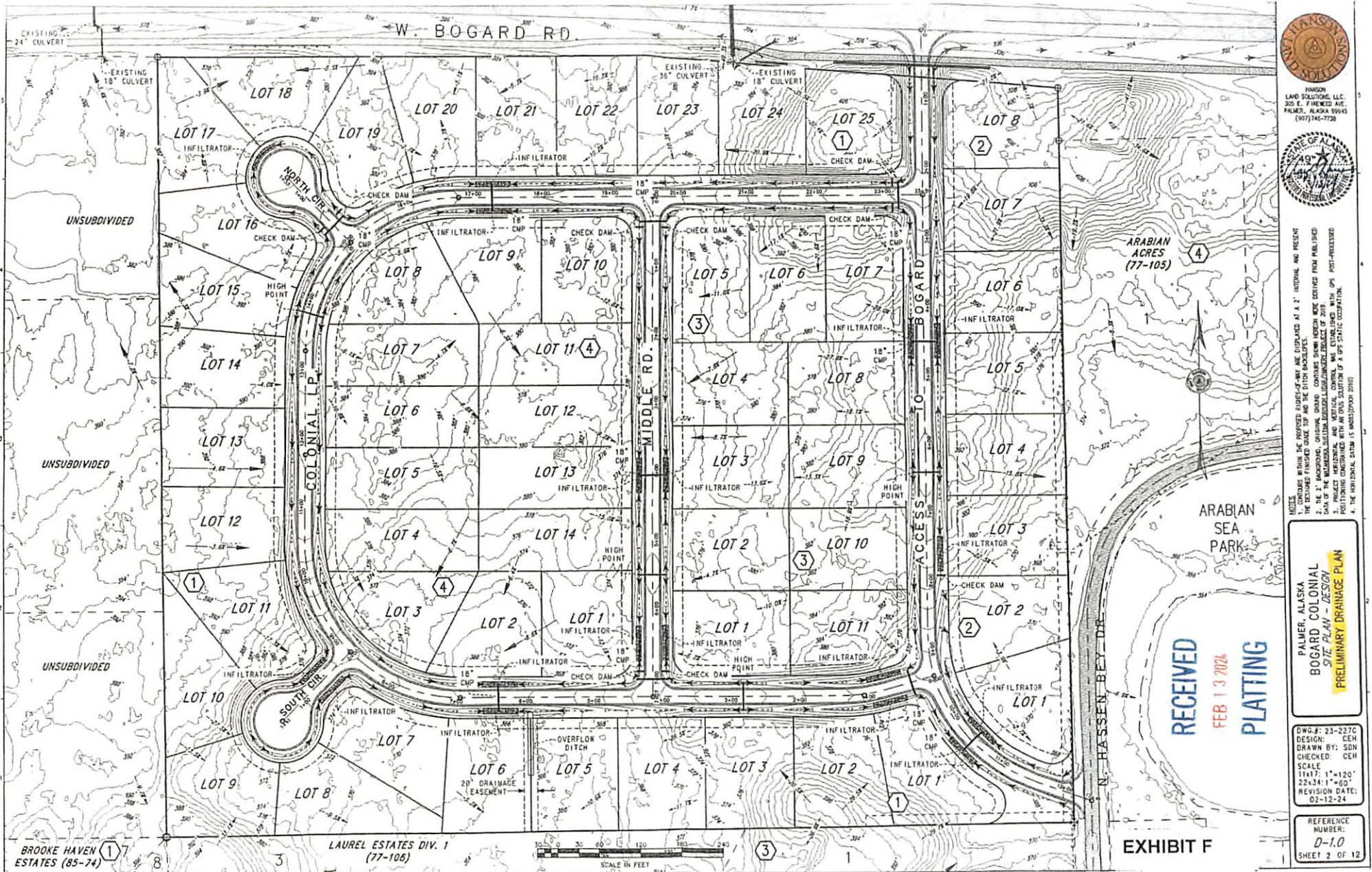
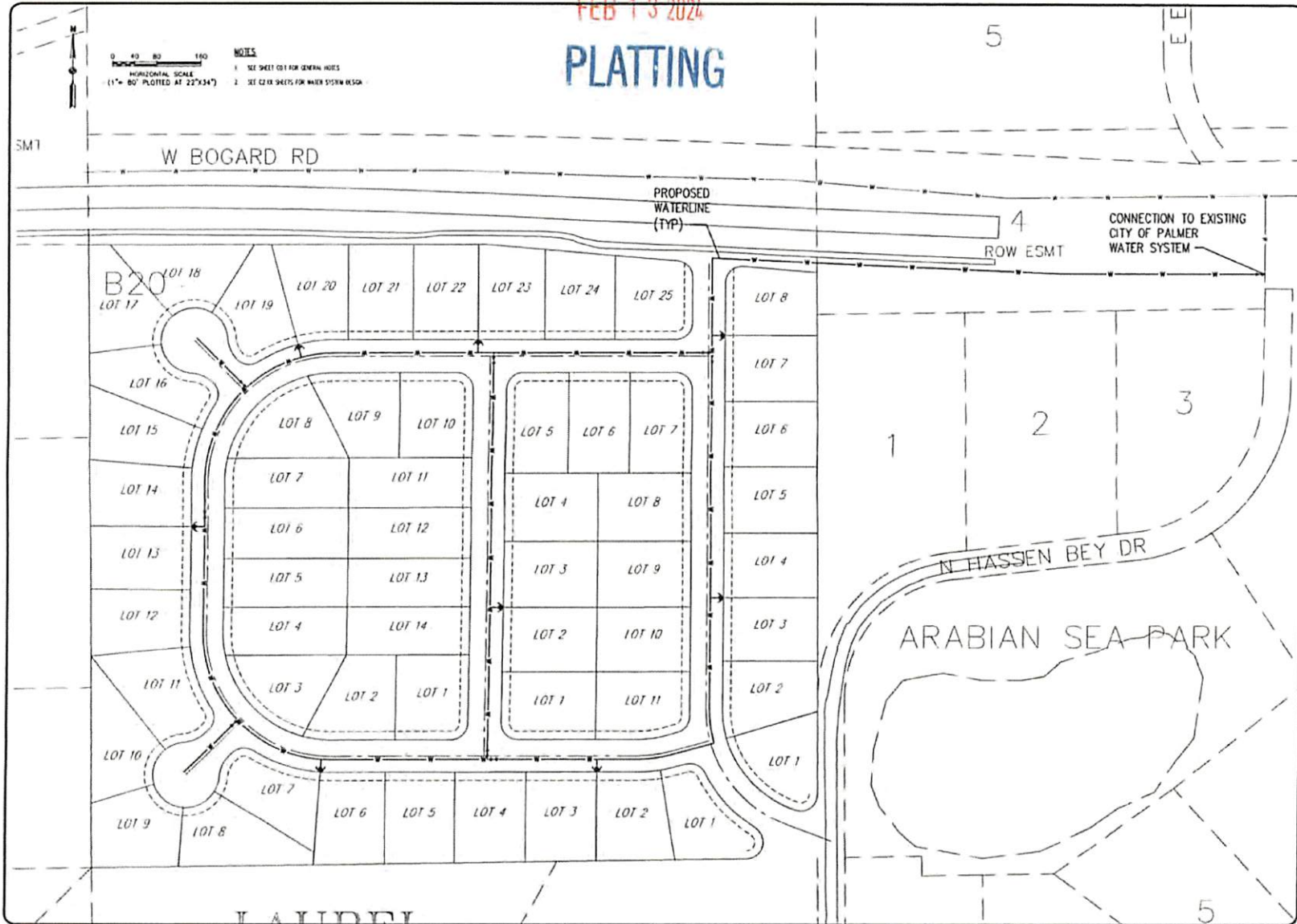


EXHIBIT D 34 of 94

RECEIVED
FEB 13 2024
PLATTING



SDCS, LLC
 STINGER DESIGN & CONSTRUCTION SERVICES, LLC
 5700 W. DEWBERRY DR. PALM BEACH, FL 33409
 WASHILLA, AK 99623 FAX: (907) 357-5609

BOGARD COLONIAL SUBDIVISION
 DRINKING WATER SYSTEM
 LOTS 1-25 BLOCK 1, LOTS 1-8 BLOCK 2
 LOTS 1-11 BLOCK 3, LOTS 1-14 BLOCK 4
 PALMER, ALASKA

BY	DATE	REVISIONS

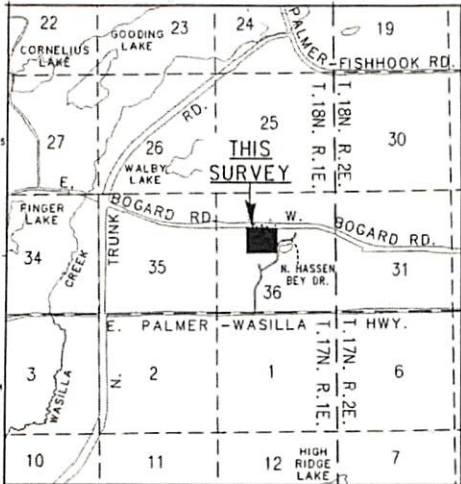
JOB NO.: 24-003
 DATE: 2/12/2024
 DRAWN: JES
 REVIEWED: JES

SHEET TITLE
OVERALL SITE PLAN

SHEET
C1.0

EXHIBIT G

EXHIBIT D 35 of 94



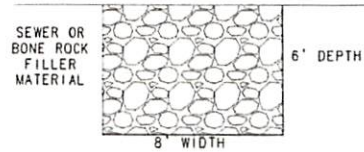
SOURCE: MSB TAX MAP WA08, WA09, PA05 & PA12
SCALE 11x17: 1"=5280'
22x34: 1"=2640'

PLAN SET
SUBDIVISION NAME

SHEETS

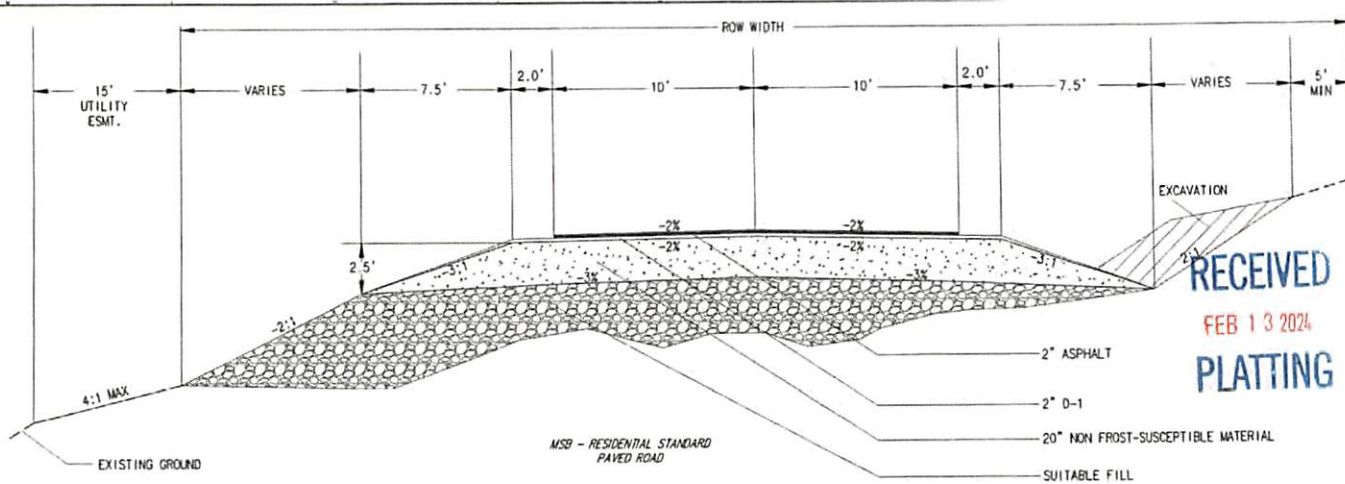
1. C-1.0 COVER SHEET
2. D-1.0 SITE PLAN DESIGN - DRAINAGE PLAN
- 3-12. C-2.1 - C-2.10 PLAN AND PROFILE

TYPICAL INFILTRATOR
LENGTH VARIES



LEGEND

- ⊕ RECOVERED GLO BRASS CAP MONUMENT
- ⊙ RECOVERED ALUMINUM POST MONUMENT
- ⊗ RECOVERED ALUMINUM CAP ON 3/4" REBAR
- ⊙ MEASURED BLOCK
- ⊙ PEDESTAL, TELEPHONE
- ⊙ PEDESTAL, ELECTRIC
- ⊙ ANCHOR GUY
- ⊙ UTILITY POLE
- ⊙ OVERHEAD ELECTRIC
- CULVERT
- ▭ BUILDING
- ▭ EXISTING GRAVEL ROAD/DRIVEWAY
- ▭ EXISTING ASPHALT ROAD/DRIVEWAY
- ▭ INFILTRATOR
- ▭ DESIGN ASPHALT SURFACE



RECEIVED
FEB 13 2024
PLATTING

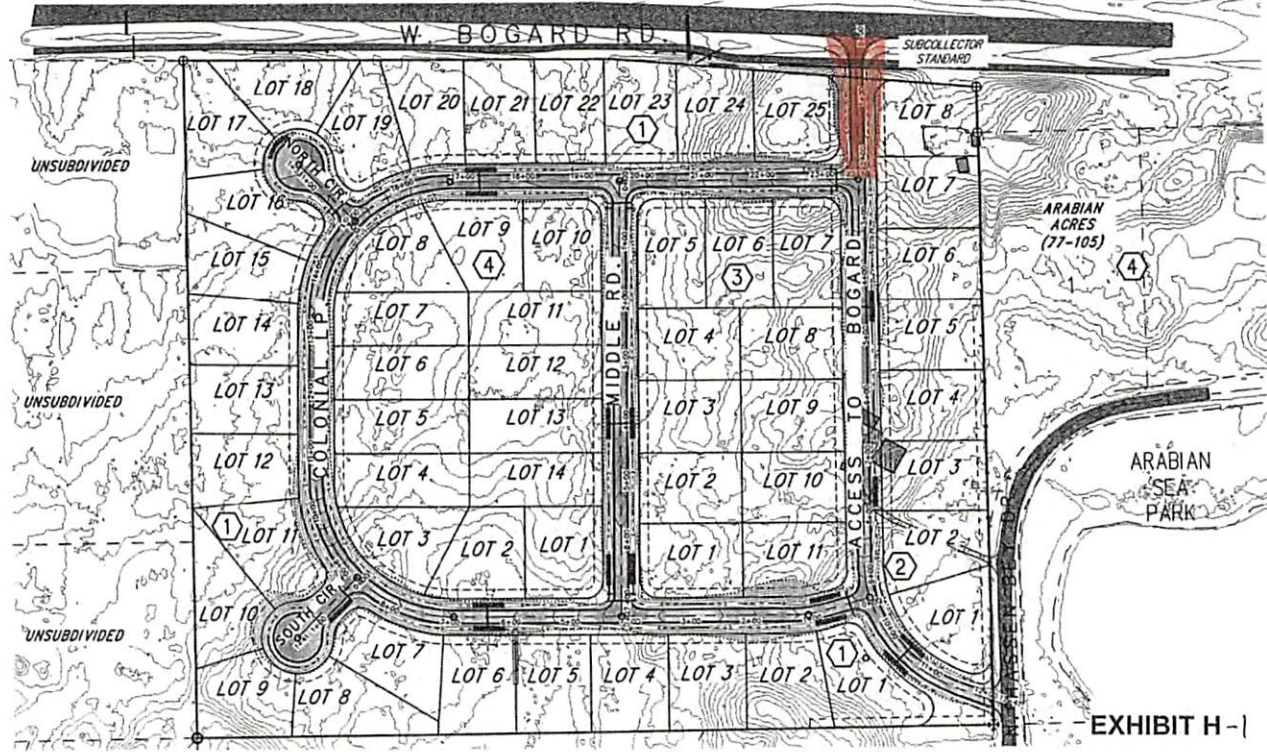
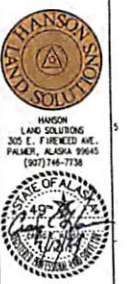


EXHIBIT H - 1

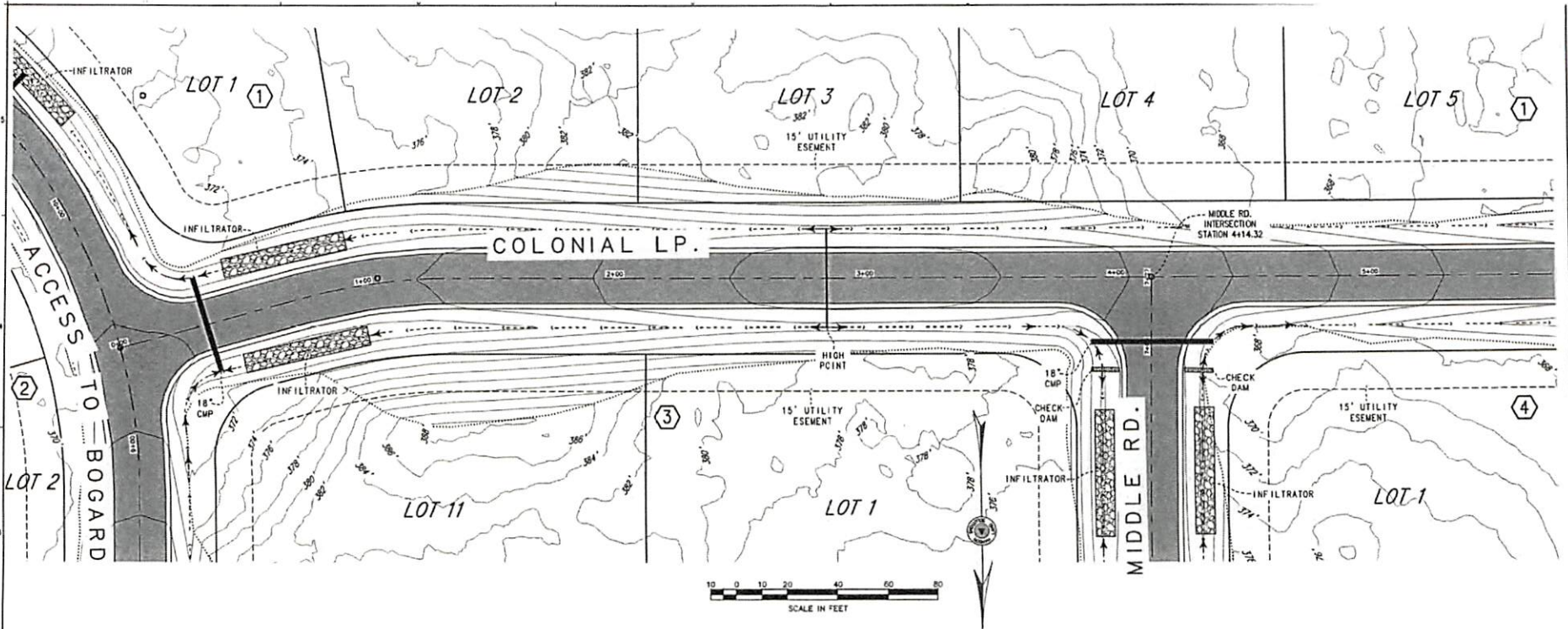


NOTES
1. ROAD CONSTRUCTION TO FOLLOW MSB SUBDIVISION CONSTRUCTION MANUAL, RESIDENTIAL AND SUBCOLLECTOR STANDARDS.

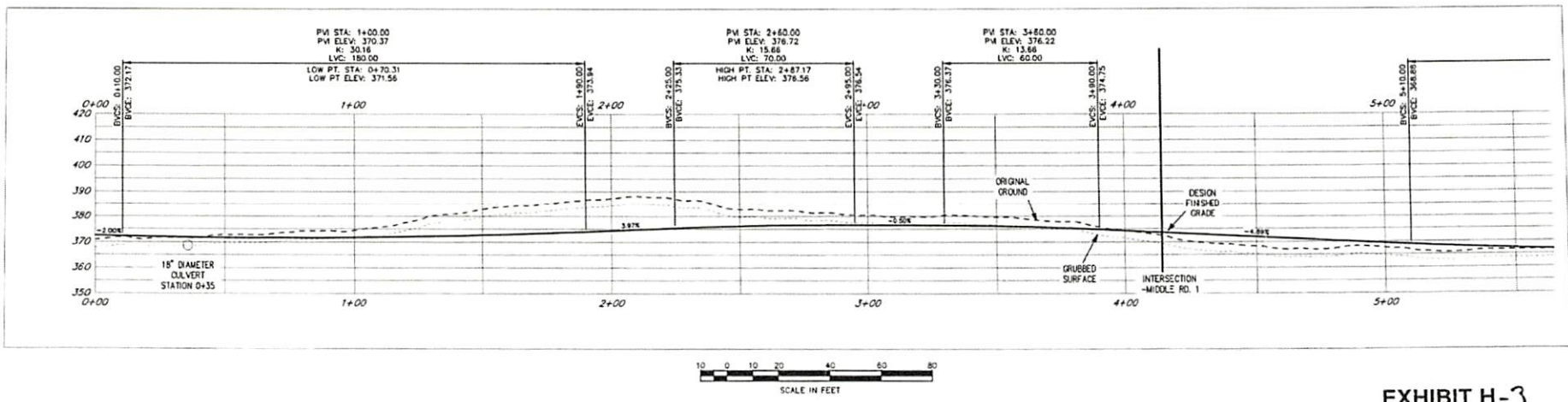
PALMER, ALASKA
BOGARD COLONIAL
TYPICAL SECTION
PROJECT OVERVIEW

DWG #: 23-227C
DESIGN: CEM
DRAWN BY: SDN
CHECKED: CEM
SCALE
11x17: 1"=XXX'
22x34: 1"=XXX'
REVISION DATE: 02-12-24

REFERENCE NUMBER:
C-1.0
SHEET 1 OF 12



NOTES
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE RESOURCE LIDAR/IMAGER PROJECT OF 2019.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

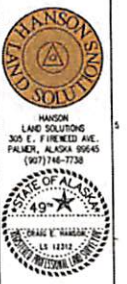
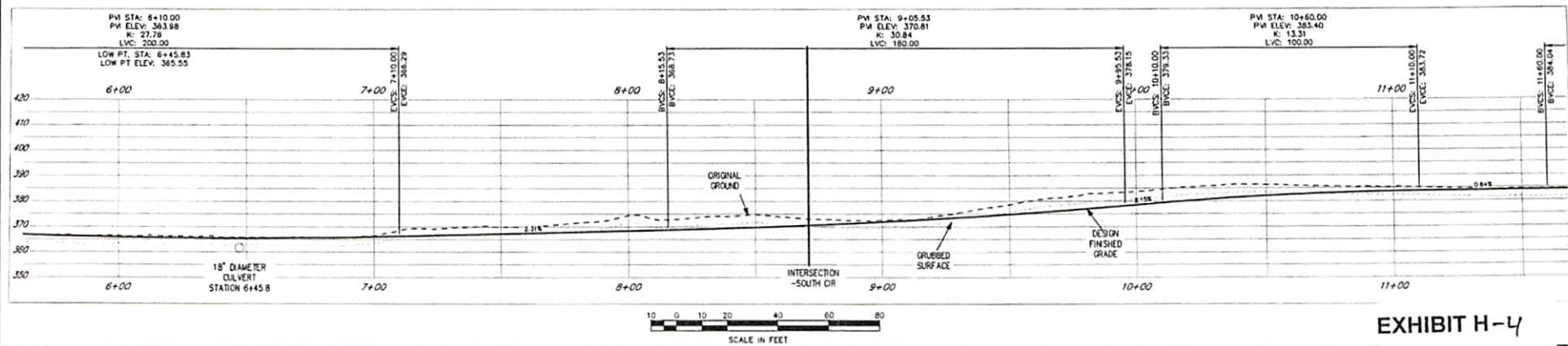
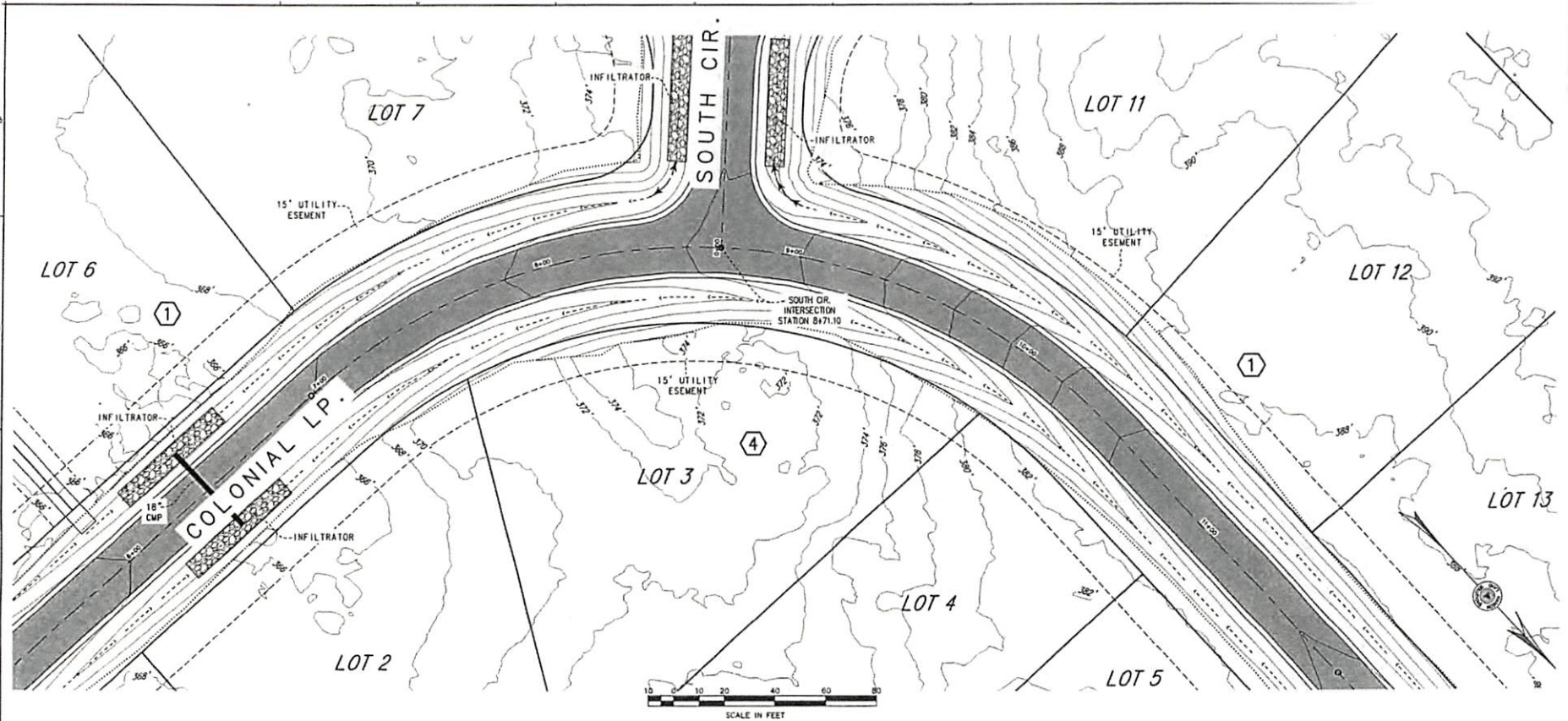


PALMER, ALASKA
BOGARD COLONIAL
PLAN AND PROFILE - DESIGN
COLONIAL LOOP

DWG. #: 23-227C
DESIGN: CEH
DRAWN BY: SMH
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
02-12-24

REFERENCE
NUMBER:
C-2.1
SHEET 3 OF 12

EXHIBIT H-3



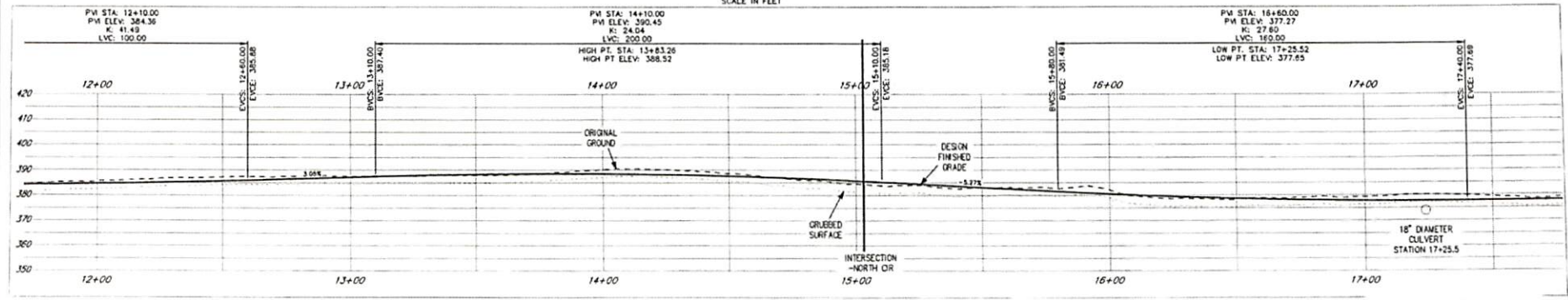
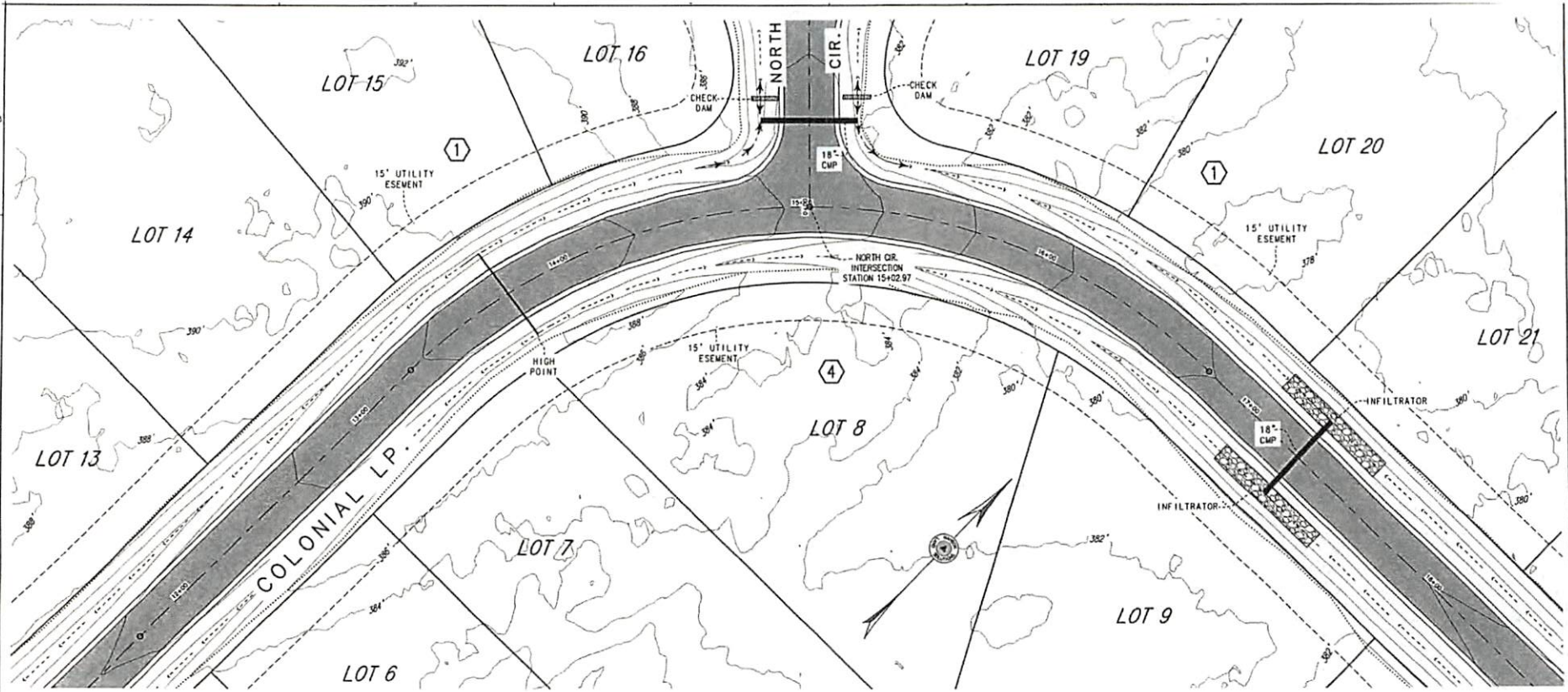
NOTES
 1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE ECOSYSTEM LIBRARY/IMAGERY PROJECT OF 2019.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

PALMER, ALASKA
 BOGARD, COLONIAL
 PLAN AND PROFILE - DESIGN
 COLONIAL LOOP

DWG.#: 23-227C
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE
 1"=17' 1"=40'
 2 1/2"=4' 1"=20'
 REVISION DATE:
 02-12-24

REFERENCE NUMBER:
 C-2.2
 SHEET 4 OF 12

EXHIBIT H-4



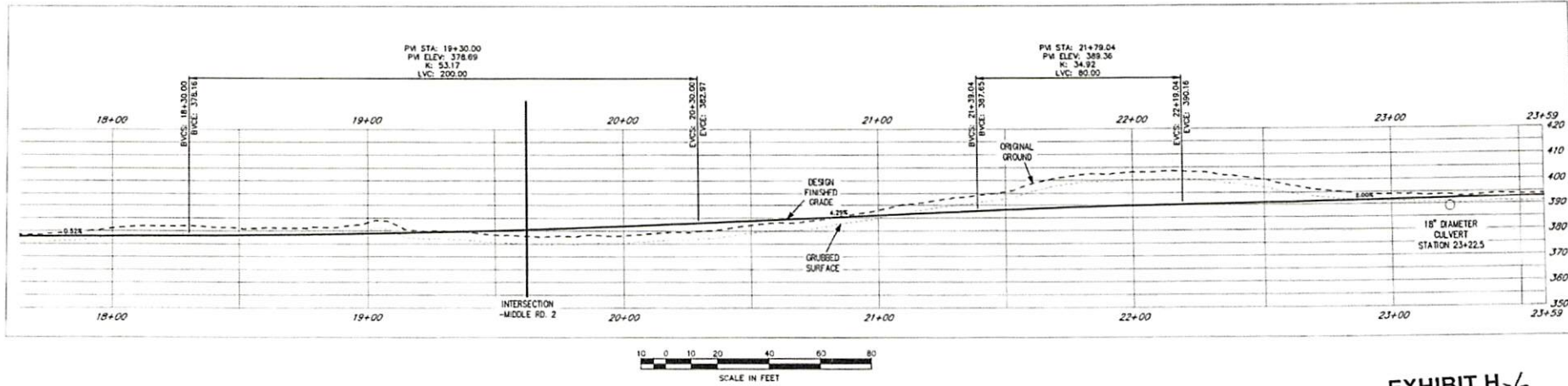
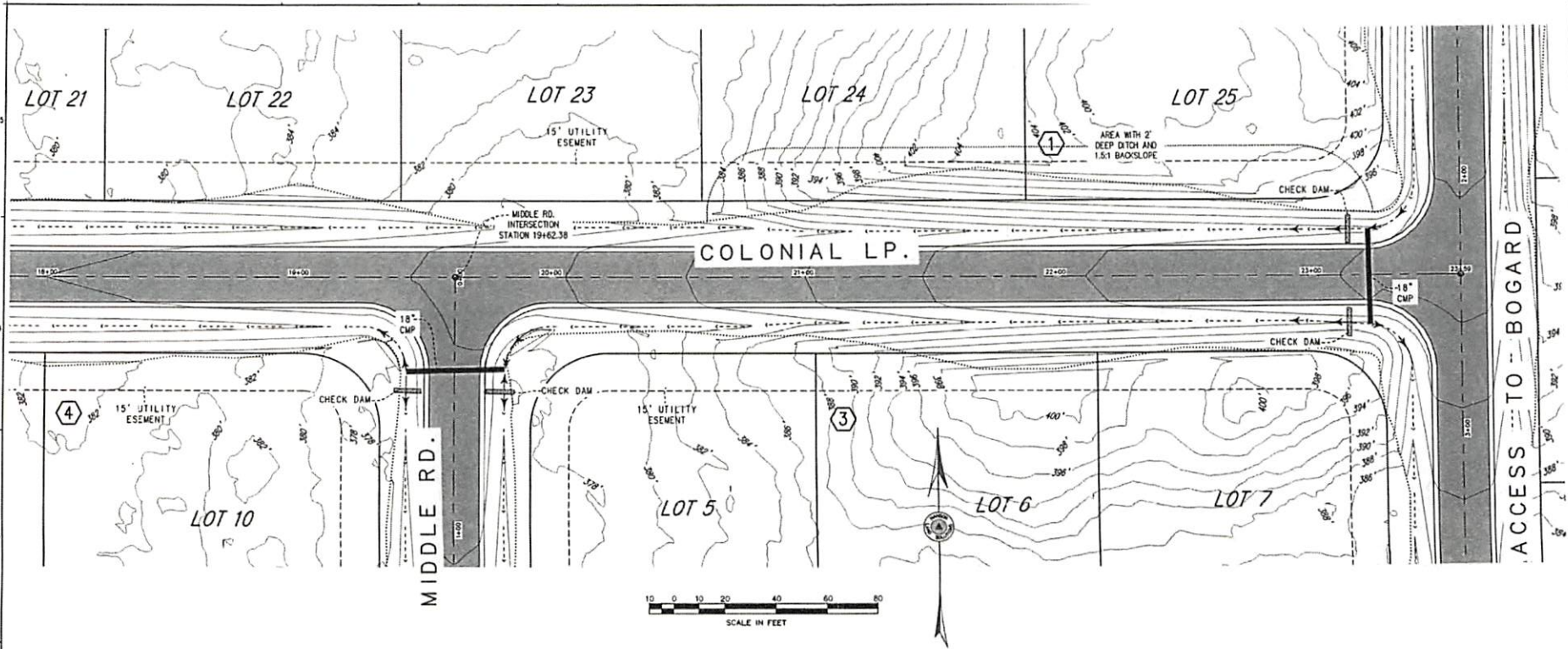
NOTES
 1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANISKA SUBSIDIARY, EROSION CONTROL DISTRICT, PROJECT OF 2019.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

ALASKA
 PALMER, ALASKA
 BOGARD, COLONIAL
 PLAN AND PROFILE - DESIGN
 COLONIAL LOOP

DRG.#: 23-227C
 DESIGN: CEH
 DRAWN BY: SON
 CHECKED BY: CEH
 SCALE
 11x17: 1"=40'
 22x34: 1"=20'
 REVISION DATE:
 02-12-24

REFERENCE NUMBER:
 C-2.3
 SHEET 5 OF 12

EXHIBIT H-5



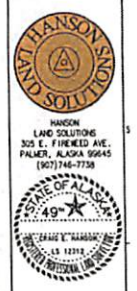
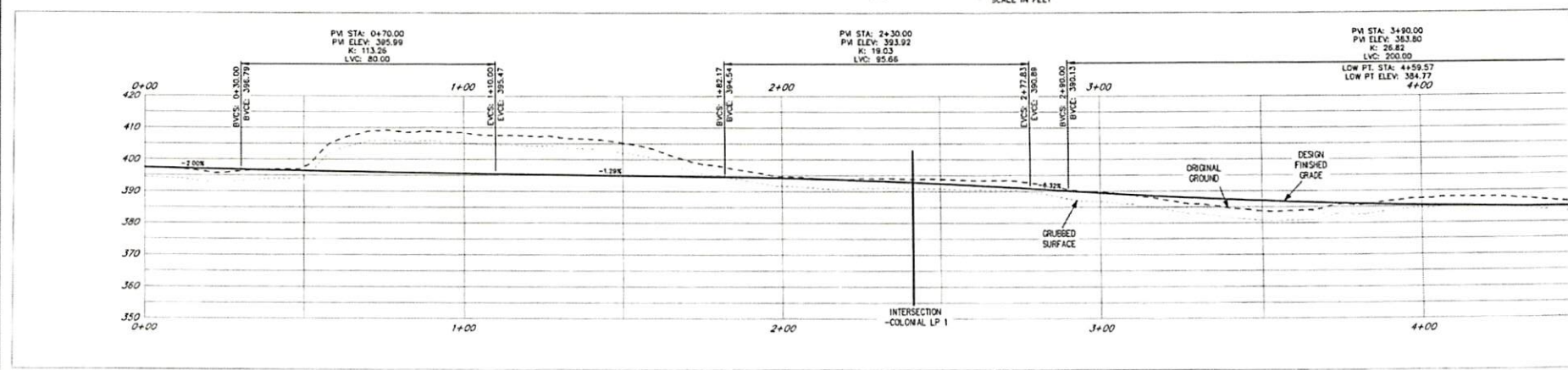
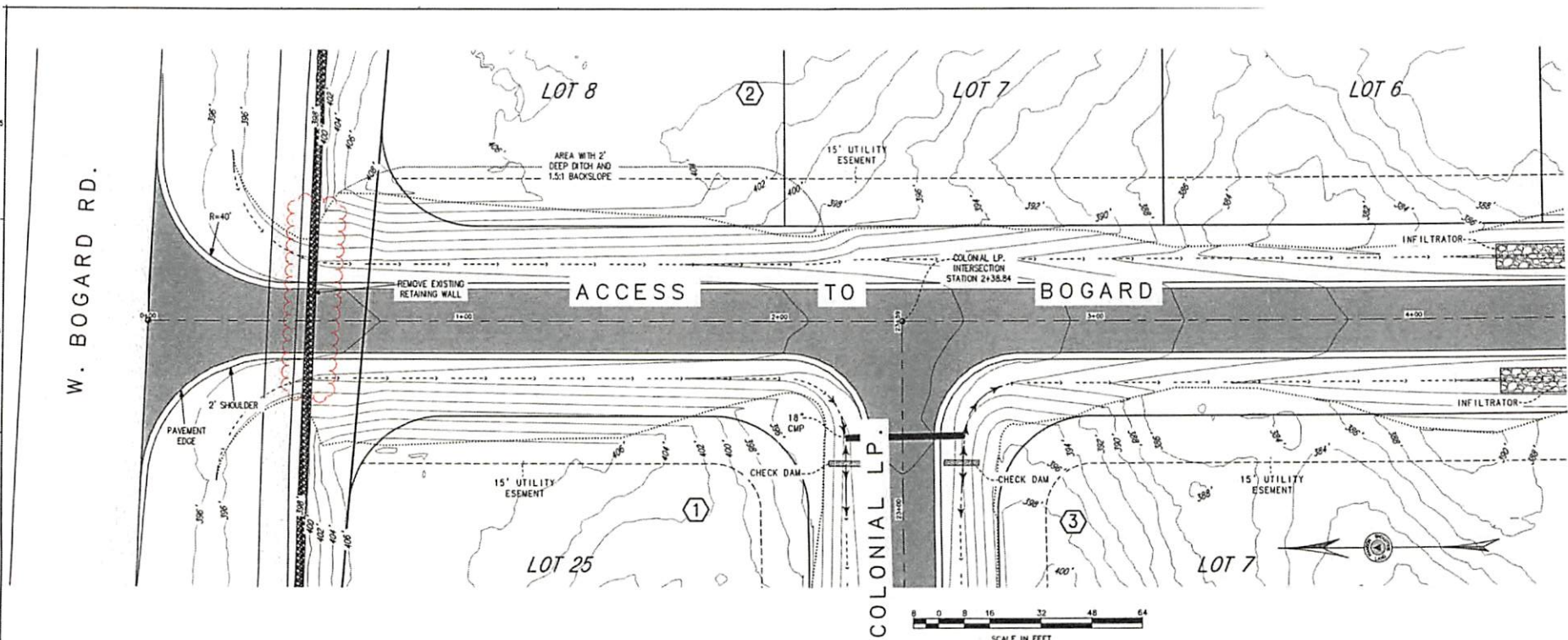
NOTES
 1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANASKA, SUSITNA, BUKCHODJ, LILAC/IMAGERY PROJECT OF 2019.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

PALMER, ALASKA
 BOGARD COLONIAL
 PLAN AND PROFILE - DESIGN
 COLONIAL LOOP

DWG.#: 23-227C
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE
 11x17: 1"=40'
 22x34: 1"=20'
 REVISION DATE:
 02-12-24

REFERENCE
 NUMBER:
 C-24
 SHEET 6 OF 12

EXHIBIT H-6



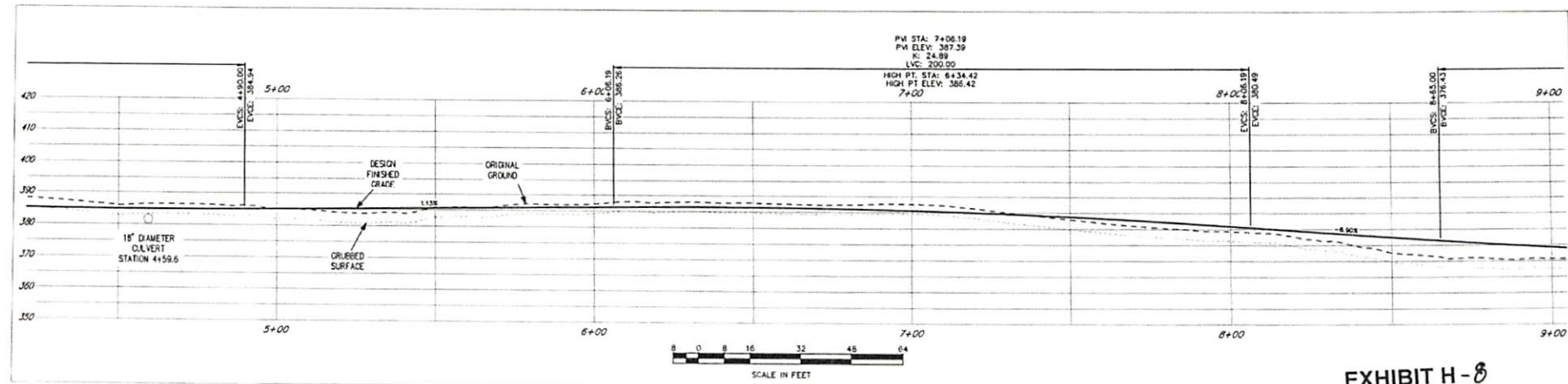
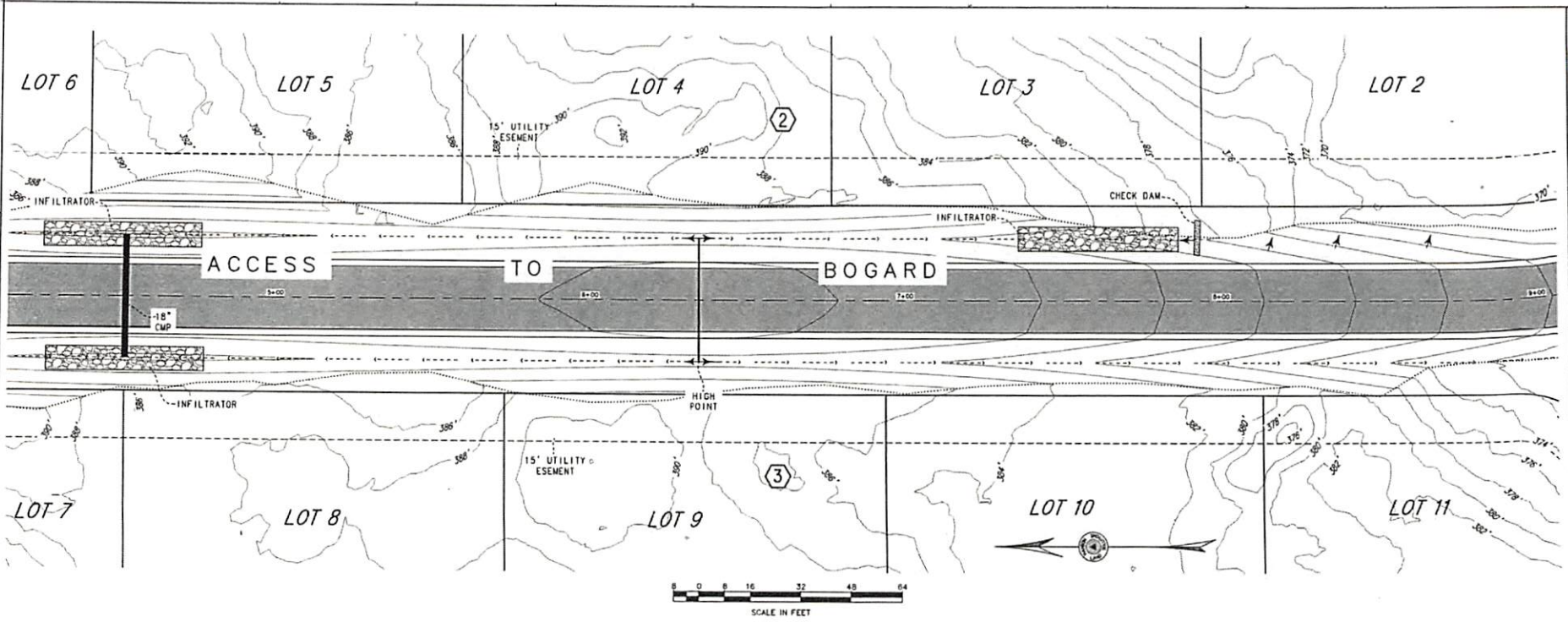
NOTE:
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREIN ARE DERIVED FROM PUBLISHED DATA OF THE MATANISKA, SHELINA, BOGARD, LINDA/MAGEY PROJECT OF 2019.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

PALMER, ALASKA
BOGARD COLONIAL
PLAN AND PROFILE - DESIGN
ACCESS TO BOGARD

DWG #: 23-2270
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
1 1/2" = 10'
3/2" = 20'
REVISION DATE:
02-12-24

REFERENCE NUMBER:
C-2.5
SHEET 7 OF 12

EXHIBIT H-7



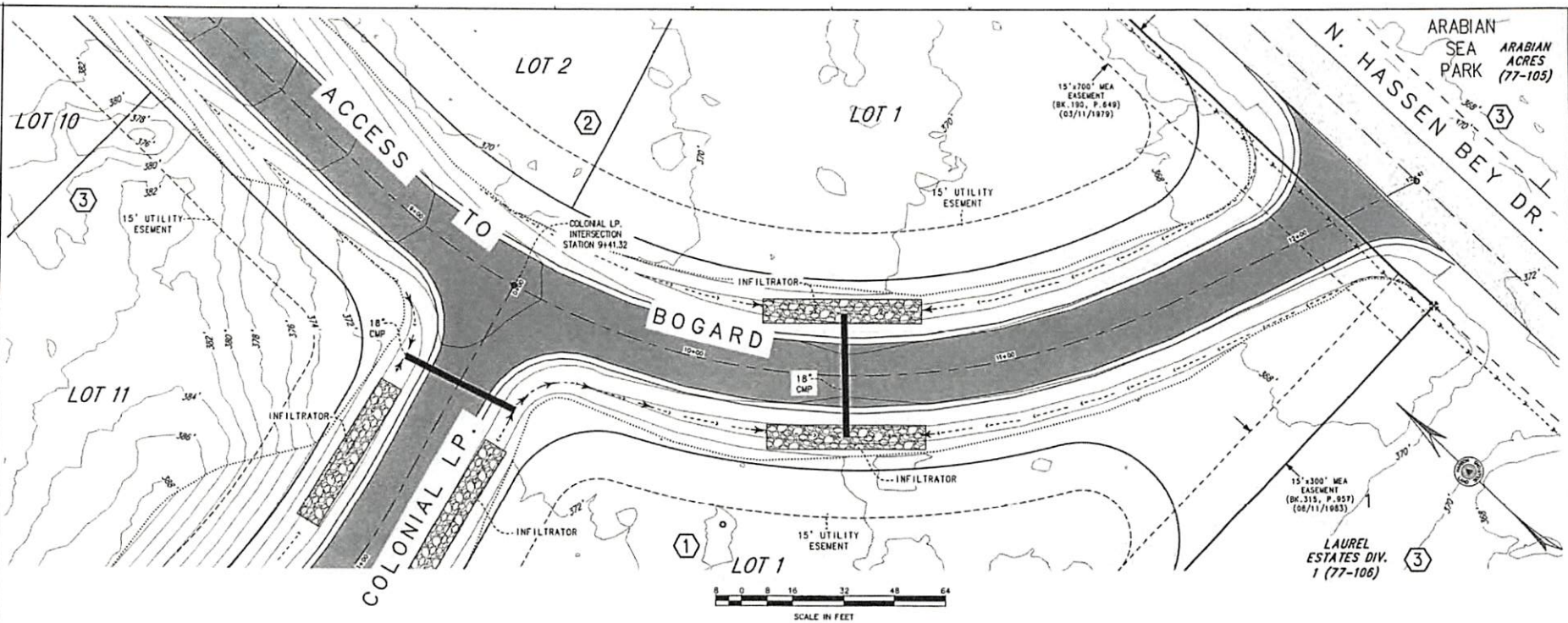
NOTES:
 1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MALANUSKA, SUSITNA, BOROHOUGH, LIDIA/JIMGEY PROJECT OF 2019.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

PALMER, ALASKA
 BOGARD COLONIAL
 PLAN AND PROFILE - DESIGN
 ACCESS TO BOGARD

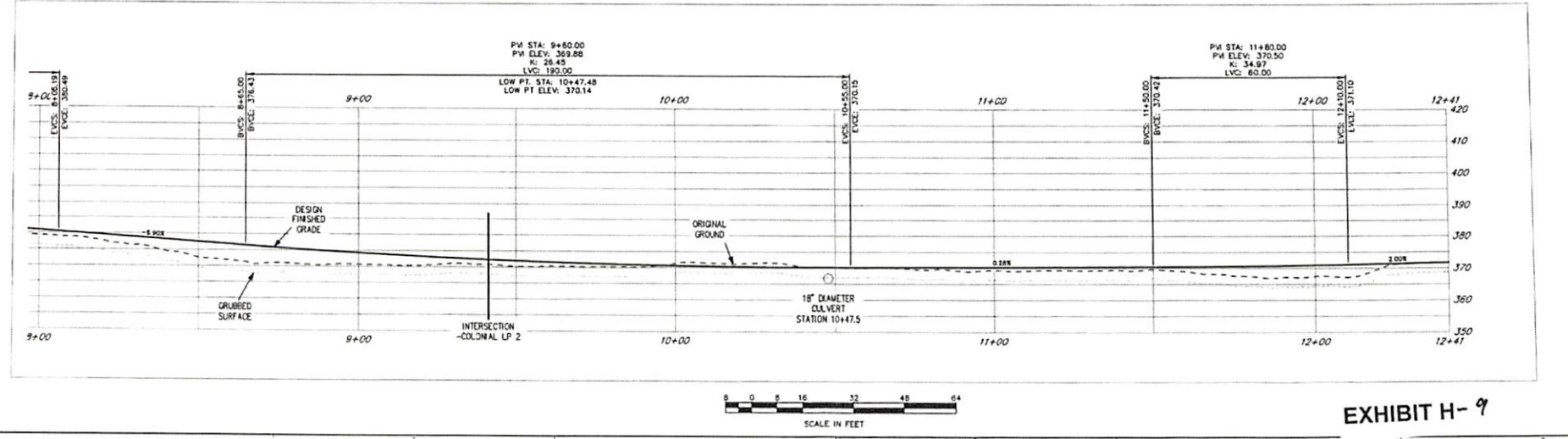
DWG.#: 23-227C
 DESIGN BY: CEH
 DRAWN BY: SDN
 CHECKED BY: CEH
 SCALE:
 11x17: 1"=40'
 22x34: 1"=20'
 REVISION DATE:
 02-12-24

REFERENCE NUMBER:
 C-26
 SHEET 8 OF 12

EXHIBIT H-8



NOTES:
 1. ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BOROUGH LIDAR/IMAGERY PROJECT OF 2019.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

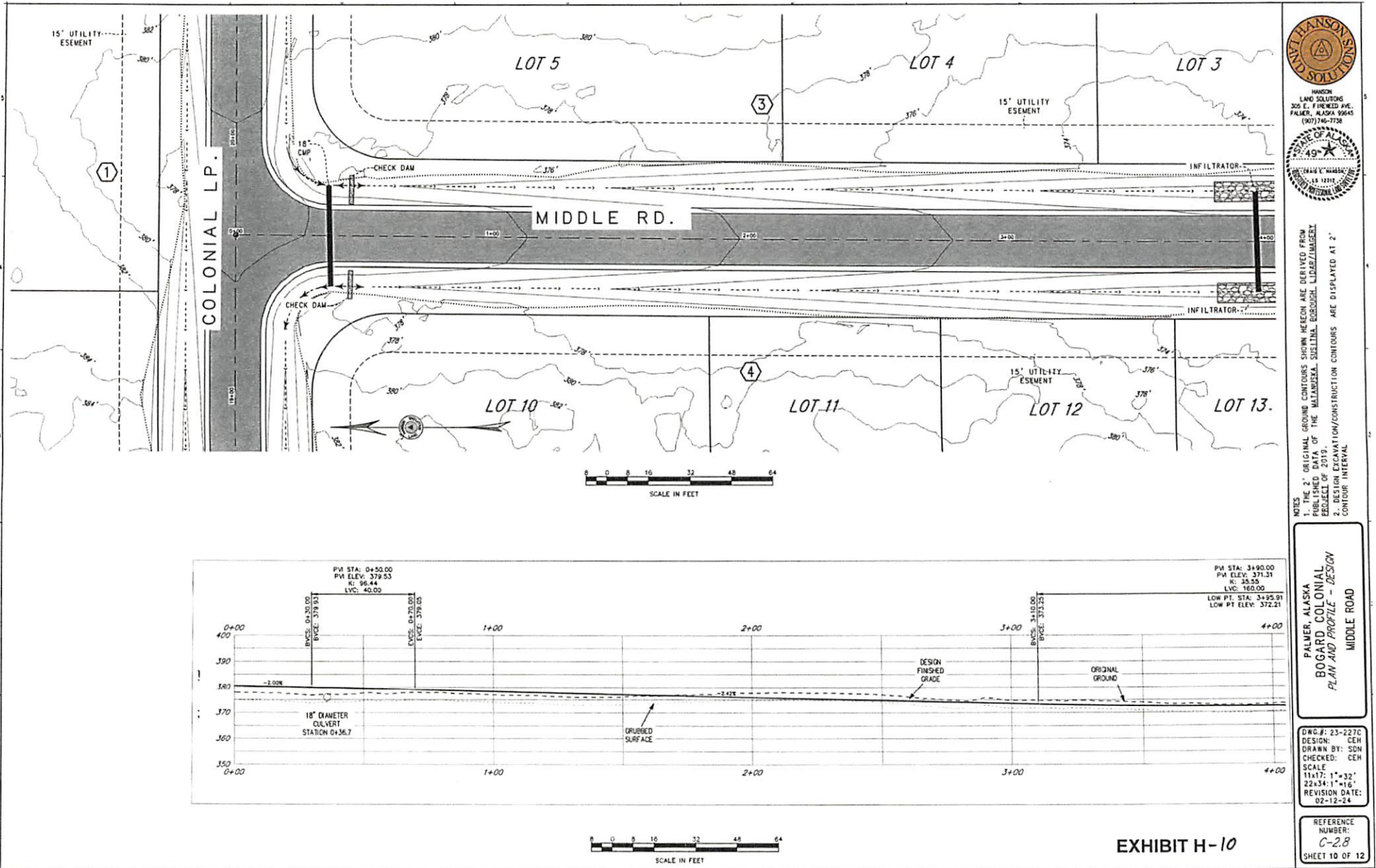


PALMER, ALASKA
 BOGARD COLONIAL
 PLAN AND PROFILE - DESIGN
 ACCESS TO BOGARD

DWG #: 23-227C
 DESIGN BY: CEH
 DRAWN BY: SDW
 CHECKED: CEH
 SCALE
 11x17: 1"=40'
 22x34: 1"=20'
 REVISION DATE:
 02-12-24

REFERENCE
 NUMBER:
 C-2.7
 SHEET 9 OF 12

EXHIBIT H-9



NOTES

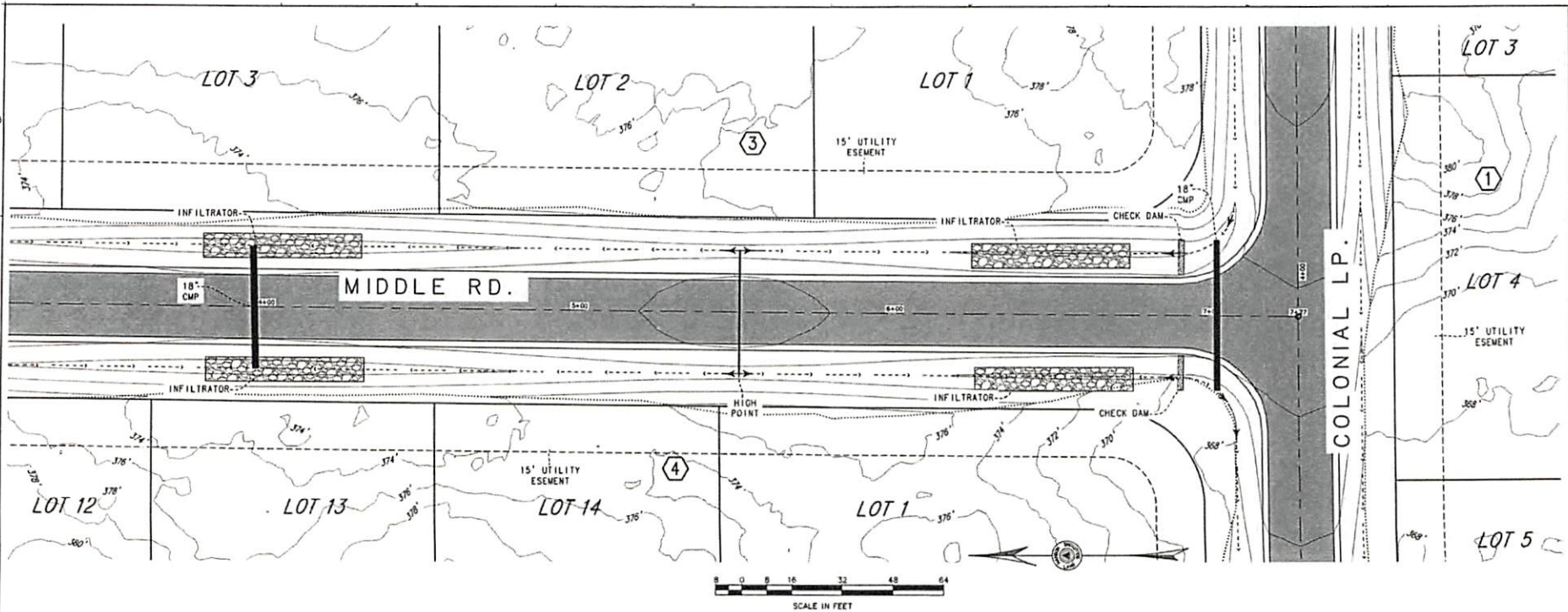
1. ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BOROUGH, LIDGE/JAMBERT PROJECT OF 2019.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

PALMER, ALASKA
BOGARD COLONIAL
PLAN AND PROFILE - DESIGN
MIDDLE ROAD

DWG.#: 23-227C
 DESIGN: CEH
 DRAWN BY: SON
 CHECKED: CEH
 SCALE
 11x17: 1"=32'
 22x34: 1"=16'
 REVISION DATE:
 02-12-24

REFERENCE NUMBER:
C-28
 SHEET 10 OF 12

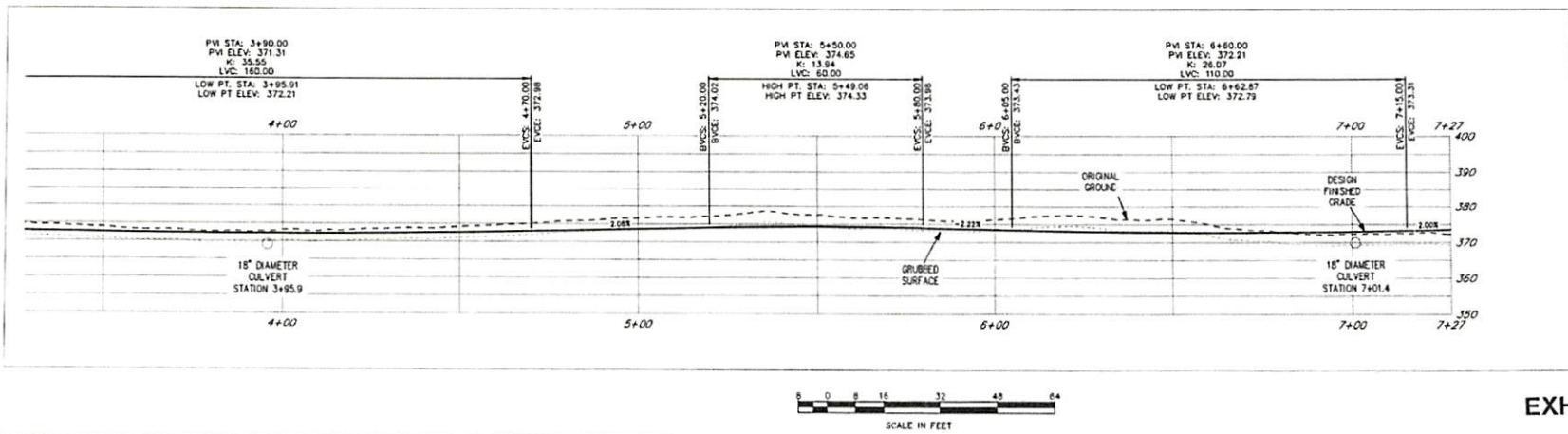
EXHIBIT H-10



HANSON
LAND SOLUTIONS
305 E. FIREWED AVE.
PALMER, ALASKA 99645
(907)744-7738



NOTES
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SOUTHERN GEOLOGICAL SURVEY, EDITION OF 2011.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

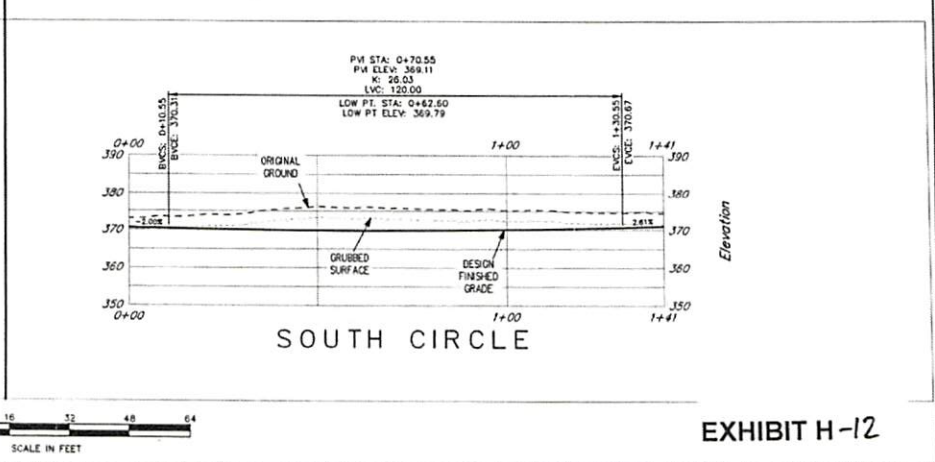
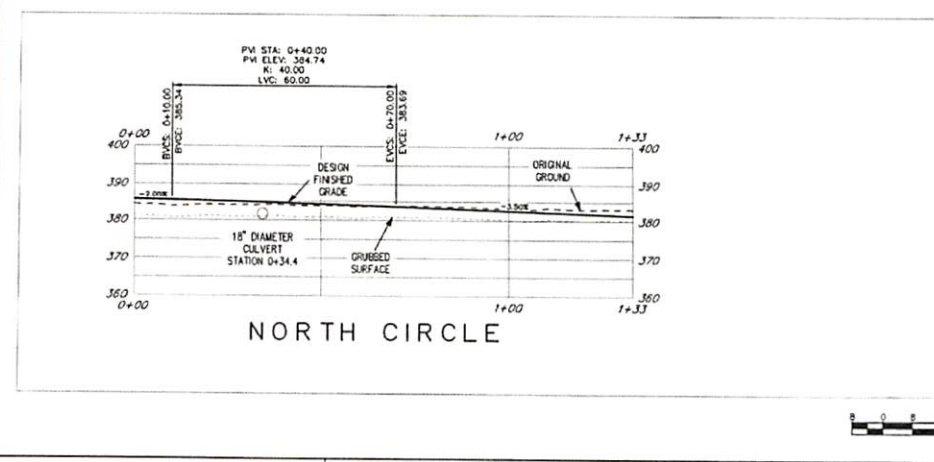
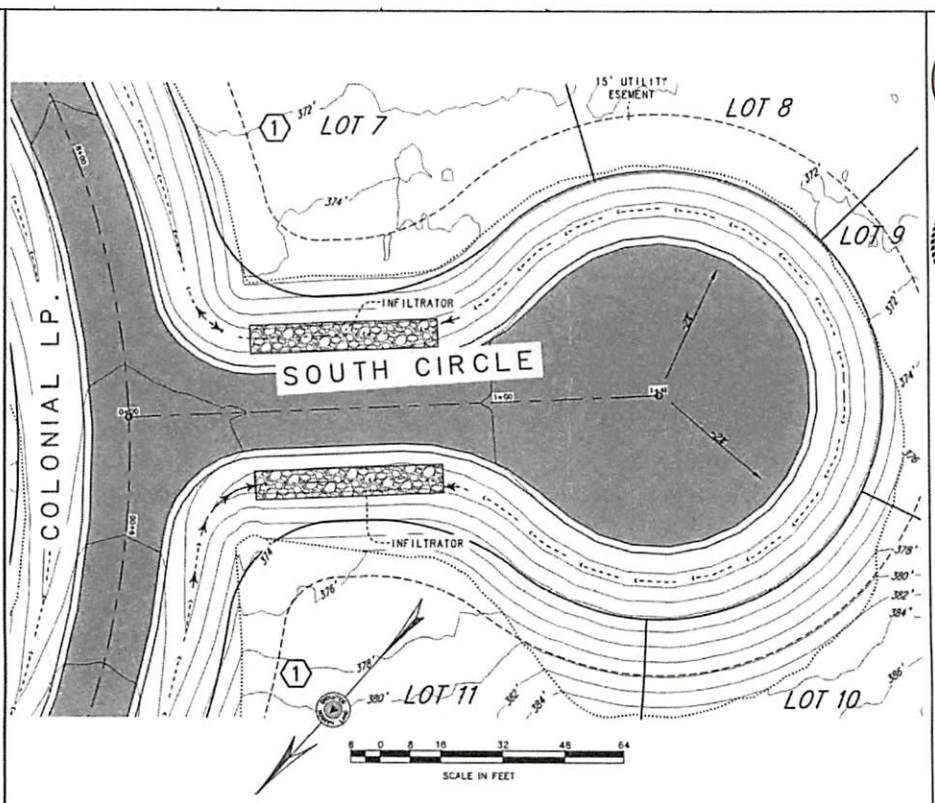
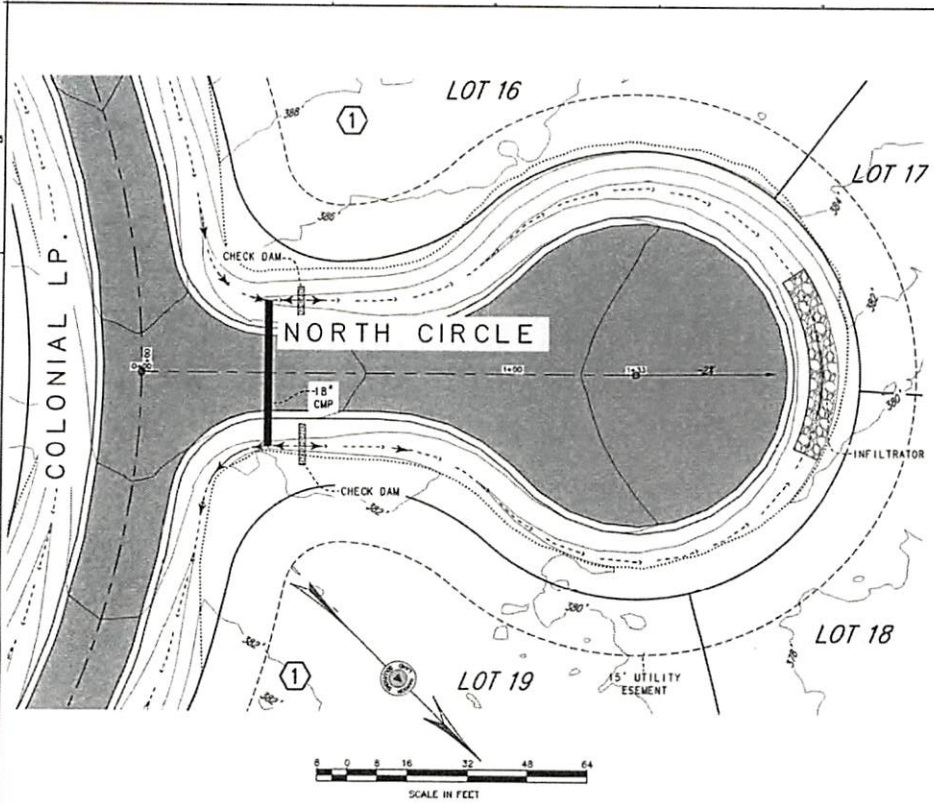


PALMER, ALASKA
BOGARD COLONIAL
PLAN AND PROFILE - DESIGN
MIDDLE ROAD

DWG.#: 23-227C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE:
11x17: 1"=32'
22x34: 1"=16'
REVISION DATE:
02-12-24

REFERENCE NUMBER:
C-2.9
SHEET 11 OF 12

EXHIBIT H-11



NOTES
1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANASKA SUSTAINABLE BRIDGEOLOGICAL CORP./IMGEETI PROJECT OF 2019.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2" CONTOUR INTERVAL

PALMER, ALASKA
BOGARD COLONIAL
PLAN AND PROFILE - DESIGN
NORTH & SOUTH CIRCLES
DWG.#: 23-227C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=32'
22x34: 1"=16'
REVISION DATE:
02-12-24
REFERENCE
NUMBER:
C-2.10
SHEET 12 OF 12

EXHIBIT H-12

SITE VISIT REPORT

Case Name: Preapp WA08 HLS-WM C	Date: 01/25/2024 Time: 9:45 AM
Owner: WM Construction	Case Number: PA20240002
Surveyor/Engineer: HLS	Tax ID #: 118N01E36B020
Subdivision: NA	Regarding: Proposed 54-lot subdivision

SITE CONDITIONS

Weather: Clear	Temperature: -10 F
Wind: None	
General Site Condition: Unconstructed	

Personnel on site: Amy Otto-Buchanan, Platting Specialist; Matthew Goddard & Chris Curlin, Platting Technicians; Fred Wagner, Platting Officer

Equipment in use: Camera

Current phase of work: Still in Preapp Status – Working on access with PD&E

Reason for Visit/Remarks: (See attached photos)

Check location of proposed entrance into subdivision from W. Bogard Road. Check site distance for southern entrance from N. Hassen Bey Drive.

Signed By: Amy Otto-Buchanan *AOB*

Date: 01/25/2024

EXHIBIT I - 1



1. Facing west from N. Hassen
Bey Drive at southwestern
corner. EXHIBIT I - 3



2. Facing north on N. Hassen
Bey Drive; subject parcel to the
left. EXHIBIT I - 7

01.25.2024



3. Facing north on N. Hassen Bey Drive; subject parcel to the left, showing current driveway & neighboring driveway

EXHIBIT I - S



4. Facing north on N. Hassen
Bey Drive; right before curve.
Neighbor's drive to the north
in left-hand corner.

EXHIBIT I - 6



5. Facing south on N. Hassen
Bey Drive; right before curve.
Vehicle parked in parcel's
existing driveway.

EXHIBIT I - 7



6-8. Facing south from W. Bogard Road.

EXHIBIT I -8

01.25.2024



6-8. Facing south from W. Bogard
Road.

EXHIBIT I-9

01.25.2024



6-8. Facing south from W. Bogard
Road.

EXHIBIT 1-10

01.25.2024



9. Facing south from W. Bogard Road, showing location of proposed northern access.

EXHIBIT I - II



10. Facing south from W. Bogard Road, showing location of where equidistant access between N. Arabian Lane & N. 49th State Street would be.

EXHIBIT I - 12



11. Facing south from W. Bogard Road, showing the rock retaining wall.

EXHIBIT I-13

EXHIBIT D 60 of 94

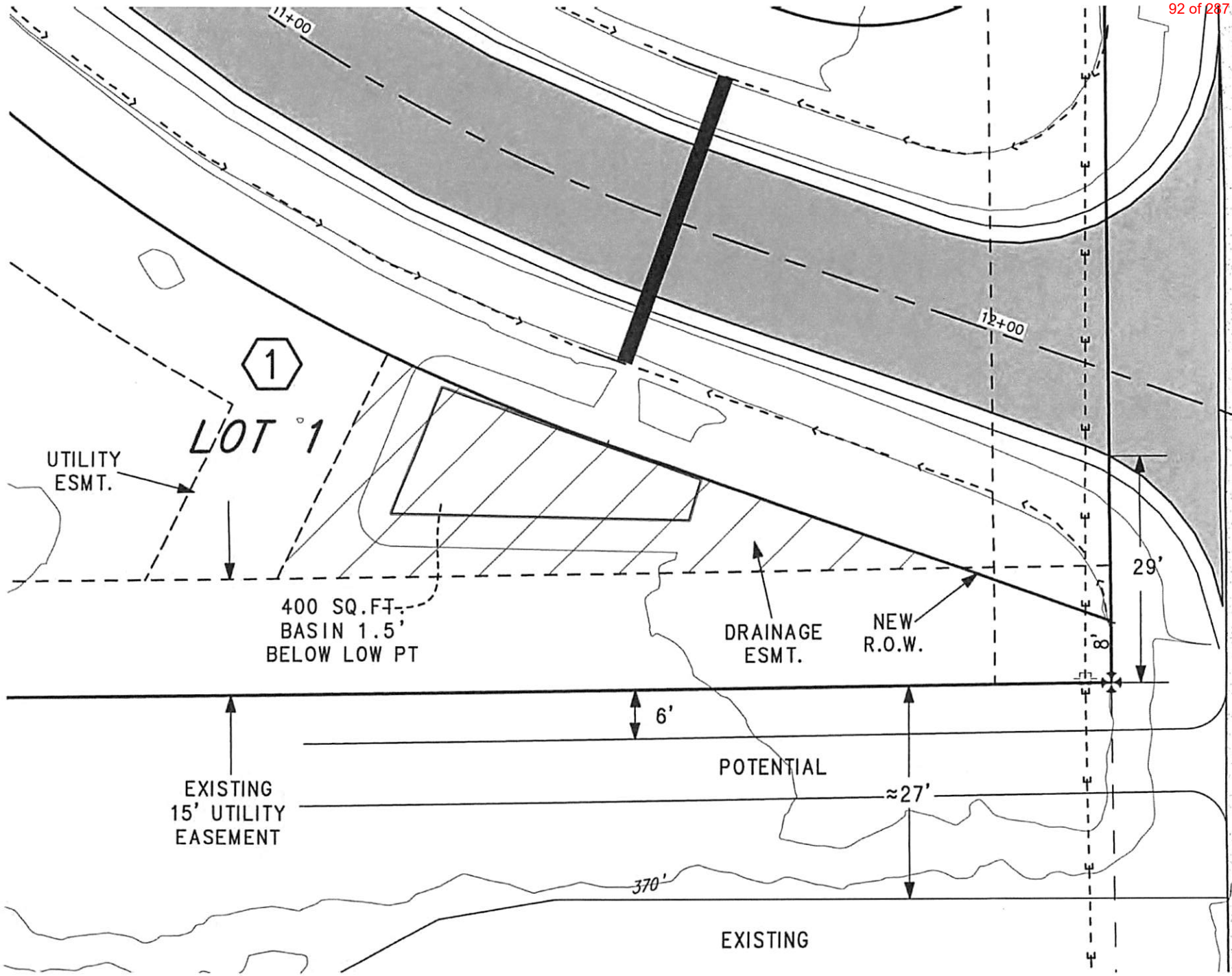


EXHIBIT J
EXHIBIT D 61 of 94

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

**RECEIVED
MAR 26 2024
PLATTING**

51333B02L001
David Grove
1150 S Colony Way, Ste 3 PMB 247, Palmer, AK 99645 (mailing address)
10151 E Witez II Ln, Palmer, AK (physical address)

RE: Tax ID #18N01E36B020

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: WM CONSTRUCTION, LLC

REQUEST: The request is to create 58 lots by a four phase master plan from Tax Parcel B20, created by Warranty Deed recorded at 2010-013191-0, to be known as **BOGARD COLONIAL MSP**, containing 33.71 acres +/- . The property is located east of N. 49th State Street, north of E. Palmer-Wasilla Highway, and directly south of W. Bogard Road(Tax ID # 18N01E36B020); within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2.

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[] No Objection [X] Objection [X] Concern

Name: David Grove Address: 10151 E Witez II Ln, Palmer, AK

Comments: The roads of N. Laurel Rd., Witez II Ln, and N. Hassen Bey Rd. are not built with sufficient infrastructure to accommodate the staggering increase of traffic that this new subdivision will bring to these roads. The increase in traffic along these roads will negatively impact the current neighborhoods that are already on and along these roads. The borough MUST prevent WM Construction, LLC from using our current neighborhood roads as any access to this new subdivision.

I suggest that all entrances/exits to the proposed new subdivision connect directly to W. Bogard Road. W. Bogard Road is a main thoroughfare that is already in existence, is of sufficient infrastructure to handle the traffic, and is along the immediate northern border of the proposed construction site. These entrances/exits can also be matched to entrances/exits to WM Construction, LLC's proposed subdivision planned for the North side of W. Bogard Road that is not yet under construction.

WM Construction, LLC's planned new subdivision, as currently platted, has such a high housing density that it's mere existence next to all other current neighborhoods - all of which have much, much lower housing density - will negatively impact all of us and all of our property values. HOPEFULLY the borough will not allow WM Construction, LLC to also affect the actual SAFETY of our neighborhoods due to the ridiculous, foreseeable increase in vehicular traffic.

EXHIBIT K - I

AL MSP

CASE # 2024-023

MEETING DATE: APRIL 4, 2024

EXHIBIT D 62 of 94

Matthew Goddard

From: Mark S Mucha <mucha@mtaonline.net>
Sent: Monday, March 25, 2024 9:23 AM
To: MSB Platting
Subject: New sub division construction in Arabian Acres.

RECEIVED
MAR 26 2024
PLATTING

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

Concerns/suggestions:

Require second exit from new construction onto Bogard road.

Offer existing residence access to city water supply.

Prevent ATV/motorized vehicle access to areas around sub division pond.

Thank for considering
Mark Mucha
907 355-5535

Sent from my iPhone

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

RECEIVED
MAR 26 2024
PLATTING

2994B02L012 19
LAZAREK JEFFREY R LAZAREK MEAGAN S
10170 E ORTNER LOOP
PALMER AK 99645

NOTIFICATION OF PUBLIC HEARING

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[] No Objection Objection [] Concern

Name: Jeffrey Lazarek Address: 10170 E Ortner loop

Comments: The through traffic on N. 49th is bad as it is, due to recent nearby "estates". 45mph is too fast, there is decent foot traffic, 3 nearby schools. This new construction will only make it worse as there is ZERO traffic enforcement. Right-of-way has refused to act. Troopers have not acted on my requests. Either reduce the speed and incentive for through traffic or don't build.

Case # 2024-023 MG Note: Vicinity map Located on Reverse Side

EXHIBIT K-3
AL MSP
CASE # 2024-023
MEETING DATE: APRIL 4, 2024
EXHIBIT D 64 of 94

HANDOUT #4 **PAGE 1 of :**
BOGARD COLONIAL MSP
CASE # 2024-023
MEETING DATE: APRIL 4, 2024

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

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«Name_1»
«Name_2»
«Address_1»
«Address_2»

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[] No Objection [X] Objection [] Concern

Name: Betty & Ron Conklin Address: 2350 N Hassan Bey Dr

Comments: 1. The cutting of trees and digging has encroached on our property, at the level of our driveway entrance onto Hassen Bey. 2. The construction machines begin at 6:30AM, and don't quit until after 10PM. The noise is beginning to be an issue. As construction progresses, this will only get worse. Our entire home shakes with their big machines. On 3/26, they left a large pit burn unattended. We had to call the FD. 3. Their digging, burning and uprooting has destabilized the hillside where their property adjoins ours: Will they stabilize the hill? Are they paying for a fence to replace the wind breaks (trees) they took? Finally, for the bigger picture: Which Police Dept./Fire Dept. will cover this area, once it's developed to house 400 families +/-? Will there be fire hydrants installed in the development? How many? What about our mail delivery - will it be changed from our street boxes on Laurel? Will Hassen Bey Dr be upgraded to handle all this extra traffic they plan to dump on it? When? Who will maintain Hassen Bey, now? Currently, snow drifts reduce the Drive to one lane. Our HOA has historically cared for this road. If the development drive accesses this road, the HOA maintenance will stop. The construction equipment has blocked our property access, while loading/unloading, more than once. What about the wetlands bordering Hassen Bey; the owl nests, the rabbits, and the moose have lost their habitat, and

EXHIBIT K-4

Inundated our property. We are very much against the apparent secrecy this development has began under. Where is the environmental impact statement? Why weren't neighbors informed and allowed input? How has all this even started before the upcoming Platt Commission meeting? _____

Case # 2024-023 MG

Note: Vicinity map Located on Reverse Side

Matthew Goddard

From: Brent Taylor <akbt64@gmail.com>
Sent: Thursday, March 28, 2024 5:51 PM
To: MSB Platting
Cc: Matthew Goddard
Subject: Bogard Colonial MSP

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

Objection to proposal because of concerns.

Brent Taylor, 2225 N. Laurel Drive, Palmer, AK. 99645

Comments:

Two main concerns, safety and pollution . Current proposal estimates over 400 plus more vehicles on neighborhood roads. Neighborhood has several families with small children who are known to play on roadway, increased risk of fatal injury as no traffic calming measures are present. Single access into subdivision limits ability of first responders, places residents at risk, will force traffic flow over neighborhood roads. Neighborhood roads drift frequently in winter and would increase population at risk in new subdivision. The entry into the neighborhood lies directly across from pond that has nesting pairs of waterfowl and amphibians. Particulate and toxic effluent can potentially drain into the pond and negatively impact the natural habitat present. Request development has SWPPP that follows EPA and DEC guidelines with written assurance from developer and borough that these guidelines are adhered to and penalties clearly delineated.

EXHIBIT K-6

AL MSP

1

CASE # 2024-023

MEETING DATE: APRIL 4, 2024

EXHIBIT D 67 of 94

Matthew Goddard

From: Craig Hanson <ceh@hlsalaska.com>
Sent: Monday, April 1, 2024 8:23 AM
To: Matthew Goddard
Subject: Re: Bogard Colonial Public Comments

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

Good morning, Matthew,

I sent a surveyor to the site to check on the purported encroachment by the excavation contractor on this project. We found no evidence of cutting or digging beyond the boundaries of the developed parcel.

--

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

--- On Fri, 29 Mar 2024 10:06:05 -0700 Matthew Goddard <matthew.goddard@matsugov.us> wrote ---

Good morning,

Some more public comments for Bogard Colonial.

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

Matthew Goddard

From: Steve Cardin <spcardin@yahoo.com>
Sent: Tuesday, April 2, 2024 4:56 PM
To: MSB Platting
Subject: bogard subdivision

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

With all the new housing to be built on Laurel Estates , we are very concerned about the extra traffic this will cause on Laurel Dr.

Maybe you could put in a few speed bumps!

EXHIBIT K-10

AL MSP

CASE # 2024-023

MEETING DATE: APRIL 4, 2024

EXHIBIT D 71 of 94

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

«Tax_ID» «No»
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«Name_2»
«Address_1»
«Address_2»

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[] No Objection [] Objection [] Concern

ARABIAN ACRES Block 3 Lot 6

Name: BALADSINO CARUSO Address: 2500 N ARABIAN LN., PALMER AK. 99645

Comments: BOOK 148 PAGE 566 PROTECTIVE COVENANTS ARABIAN ACRES ESTATES

ARTICLE IV ARABIAN SEAPARK. I WOULD LIKE TO SEE SIGNAGE ERECTED TO THE
EDGE IT THAT THIS SMALL BODY OF WATER BE ^{PROTECTED} PRESERVED FOR WATER FOWL SPRING/SUMMER TIME
NESTING OF WATER BIRDS WITHOUT MUCH HUMAN AND WATER DOG DISTURBANCE.

PERHAPS SIGNAGE TO MINIMIZE THIS DISTURBANCE: NO ATV'S/MOTORIZED VEHICLES, NO WATER DOGS
ALLOWED DURING WATER FOWL NESTING PERIODS, PLEASE RESPECT WILD LIFE HABITAT.

SIGNAGE BETWEEN HASSEN BAY DRIVE AND ARABIAN SEA PARK. THANK YOU
Case # 2024-023 MG Note: Vicinity map Located on Reverse Side

EXHIBIT K-11 AGE 1 OF 2
AL MSP

Baladsino Caruso

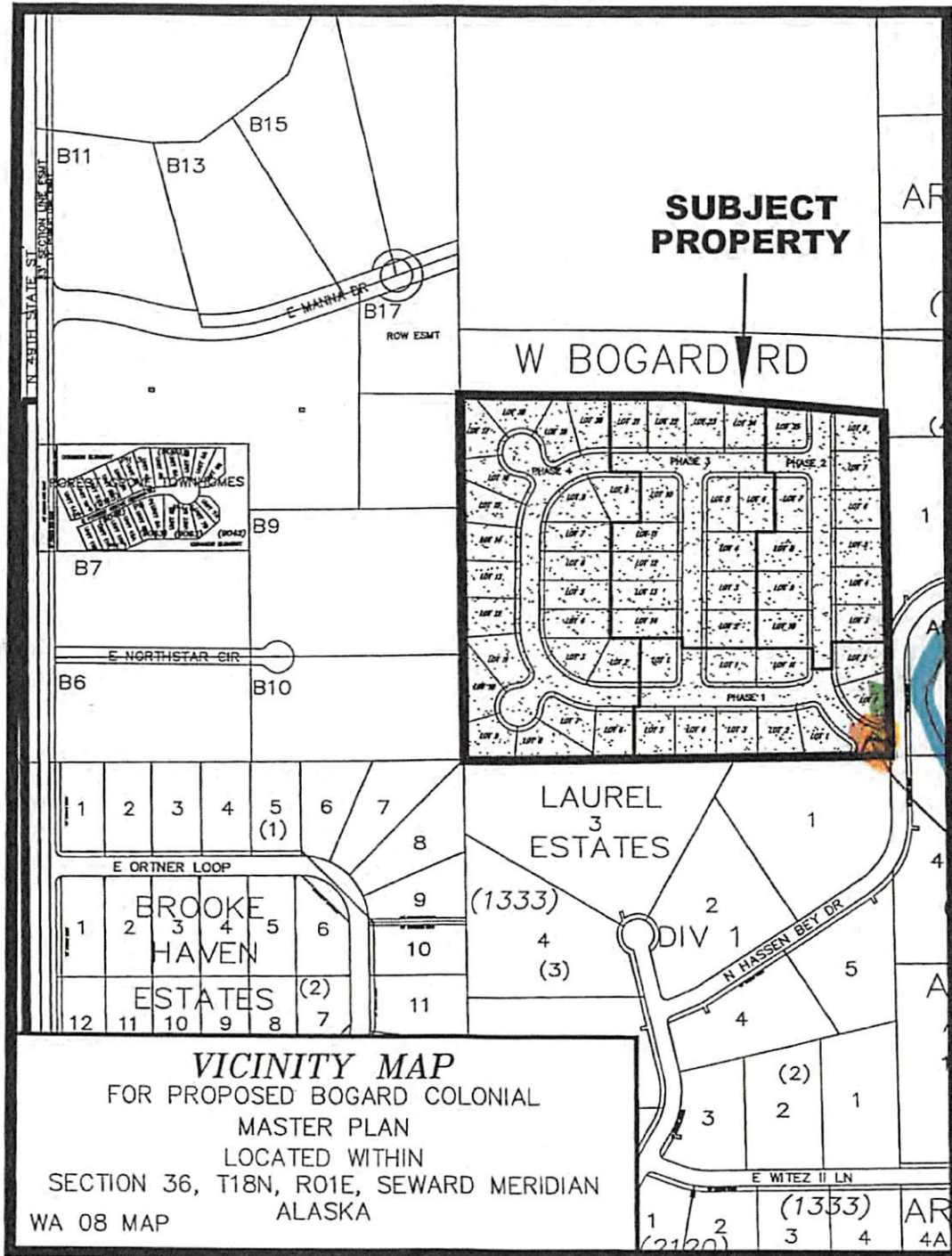
CASE # 2024-023

April 1, 2024

MEETING DATE: APRIL 4 2024

JHFGM 2024

EXHIBIT D 72 of 94



Matthew Goddard

From: Trent burbank <trent.burbank@yahoo.com>
Sent: Wednesday, April 3, 2024 7:47 AM
To: MSB Platting
Subject: Bogard colonial MSP

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

My only comment and concern is traffic added to the existing system. We have no stop light or round about getting to Palmer Wasilla highway or Bogard in the current system and you are adding on average 116 cars twice a day. I hope the added traffic gets addressed in some form. Tying the new development into Bogard rd or updating the laurel rd/ PW highway interchange. Bogard was pushed on us as needed to help PW highway traffic so why would you push more traffic to it Thank you Trent burbank

Sent from my iPhone

EXHIBIT K-13
.....AL MSP
CASE # 2024-023
MEETING DATE: APRIL 4, 2024
EXHIBIT D 74 of 94

Matthew Goddard

From: Woolsey <woolsey@gci.net>
Sent: Wednesday, April 3, 2024 10:53 AM
To: MSB Platting
Subject: Colonial subdivision

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

Platting Board members;

Our names are Robert & Sandra Woolsey and reside at 2560 N. Hassen Bey Dr. Palmer
We have a few concerns and questions about the upcoming subdivision-

Is the company MW Construction responsible for any damage done to our roads- Laurel Dr, Hassen Bey & Arabian Lane due to the heavy loads and multiple trucks during construction?

When is the exit to Bogard Rd to be completed and can we ask that all deliveries be directed to use that exit/entrance?
Why can't there be another exit/entrance off of Bogard Rd.
That's a lot of traffic for just 2 roads especially when the snow drifts (up to 5') on N. Hassen Bey Dr. For 2 years in a row a group of neighbors were drifted in for up to 3 days with no way out.

Are the hours of construction enforced?

We would like a sign stating that all motorized vehicles (ATV) be barred from the Arabian Sea Park.

We also request that signs for speed limits and 'children on road' be installed.

We were VERY disappointed that the clearing company cut ALL the trees with no regard for the nesting Owls (not to mention the displacement of moose that calf in that area).
Why couldn't WM Construction leave green areas?

Thank you,
Robert Woolsey
907-230-3838
woolsey@gci.net

Matthew Goddard

From: Debbie Tuomi <d_tuomi@hotmail.com>
Sent: Wednesday, April 3, 2024 12:08 PM
To: MSB Platting
Subject: Colonial Subdivision

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

To Whom It May Concern:

We moved to the Valley in 1981. We purchased the Palmer Veterinary Clinic. & owned it for 35 years. Palmer has always had a special quality to it! We were fortunate enough to buy 5 acres in Arabian Acres from the developer, Robert Swift. He had a vision for a neighborhood including 2-6 acre lots with the pond (Arabian Sea) in the middle. It has been a green space enjoyed by many!! We raised our family here & I still find forts in the woods that our son & his friends built from down trees & sticks.

There are obviously many concerns with the plan for the Colonial Subdivision, which will affect both sides of Bogard. Our side will be the next phase.

This is a list of our concerns: 1. Increased traffic in the neighborhood & on Bogard which is already busy with the Colony Schools & commuters

2. Water table; with all the high density housing units being built on 49th & trunk
3. Septic systems allowed on half acres lots??
4. Green spaces being destroyed

We are not against development, but I hope that the decisions you make on this will be the right ones & that you can look back 5-10 years & know you did the right thing. Palmer deserves this!!

Thank you!

John & Debbie Tuomi

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

RECEIVED
APR 03 2024
PLATTING

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«Name_2»
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«Address_2»

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[] No Objection [] Objection [] Concern

Name: Patricia Cardin ^{physical} Address: 10151 Palmer-Wasilla Hwy manana Baptist church / Laurel Estate

Comments: We are concerned about the "extra traffic"
on Laurel Dr. We have a lot of children in our
playyard and are concerned that some people will
drive thru our parking lot to get to the
Palmer-Wasilla Hwy.

2) Please put in 2 Roundabouts for Bogard access subdivision
We want our neighborhood to be safe.

Case # 2024-023 MG

Note: Vicinity map Located on Reverse Side

EXHIBIT K-16

AL MSP

CASE # 2024-023

MEETING DATE: APRIL 4, 2024

EXHIBIT D 77 of 94

Matthew Goddard

From: Moore, Stephen A CIV USARMY CEPOA (USA) <Stephen.A.Moore2@usace.army.mil>
Sent: Tuesday, February 20, 2024 2:22 PM
To: Matthew Goddard
Subject: RE: Regulator of the Day Response Requested: FW: RFC Bogard Colonial MSP (MG)

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

Matthew,

Thanks for providing the new link, and the opportunity to comment.

Should Waters of the U.S. be located on the property, they may be impacted by the proposal. Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

The project proponent is welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and will be assigned a project manager to assist. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

V/r,

Steve Moore
Project Manager
North Branch
Regulatory Division
Alaska District
U.S. Army Corps of Engineers
Phone 907.753.5713
Fax 907.753.5567

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, February 20, 2024 1:41 PM
To: Moore, Stephen A CIV USARMY CEPOA (USA) <Stephen.A.Moore2@usace.army.mil>
Subject: [Non-DoD Source] RE: Regulator of the Day Response Requested: FW: RFC Bogard Colonial MSP (MG)

Good afternoon Steve,

I have regenerated and attached the requested link. Let me know if you have any further issues with this.

Matthew Goddard

From: Daniel Dahms
Sent: Thursday, March 7, 2024 2:20 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Tom Adams
Subject: RE: RFC Bogard Colonial MSP (MG)

Matthew,

PD&E's comments are as follows, assuming that these lots are developed as single-family residences as the provided ADT estimate suggests.

- PD&E concurs with the provided ADT estimates.
- MSB requests fire hydrants be placed at the ROW limit to facilitate winter snow plowing and storage. City of Palmer may require easements to facilitate maintenance.
- MSB requests water lines extend along the full frontage of lots served.
- Per 43.20.060, to facilitate safe pedestrian access to the Colony Schools, in accordance with the Safe Routes to School Plan, PD&E suggests a pathway be constructed connecting the North-Western cul-de-sac to the Bogard Road separated pathway.
- At the southeast corner of proposed development, extend water main southeasterly ending at Hassen Bay Drive. We recommend a pipe marker be installed to easily locate the end of the pipe in the future.
- MSB requests valve boxes be located 30' from the point of intersecting water lines.
- All structures inlaid into the pavement should be ½" below the pavement surface.
- Install key boxes at or beyond the edge of MSB ROW.
- Foreslopes within the utility easements should be no steeper than 4:1.
- Provide construction/demolition plans for the existing retaining wall adjacent to the Bogard Road right-of-way prior to the preconstruction conference. Include proposed grading details around subdivision access road onto Bogard road in the construction/demolition plans.
- Within the clear zone of Bogard Road, foreslopes of the access road should be no steeper than 6:1.
- Sweep Bogard Road pathway in at the intersection with the access road per Alaska Standard Plan (attached in comments sent 1/24/2024).
- Provide drainage retention area outside of MSB ROW. Based on past MSB Public Works experience, infiltration ditches do not provide long term water storage and infiltration. Rather, infiltration ditches have a history of filling in with fines, resulting in far slower percolation rates and saturation of the road embankment. Once the fines have clogged the infiltration ditch, they are difficult to maintain and often require ditch reconstruction.
- Show how area with reduced ditch depth and 1.5:1 backslope fronting Lot 8 and Lot 25 meets snow storage requirements of SCM Section D04.
- Provide drainage easement across Lots 23 and 24 to facilitate flow coming from the Bogard Road culvert located North of Lots 23 and 24 and reaching the area of detention.

Daniel Dahms, PE
Department of Public Works
Pre-Design and Engineering Division

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, February 16, 2024 5:21 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>;

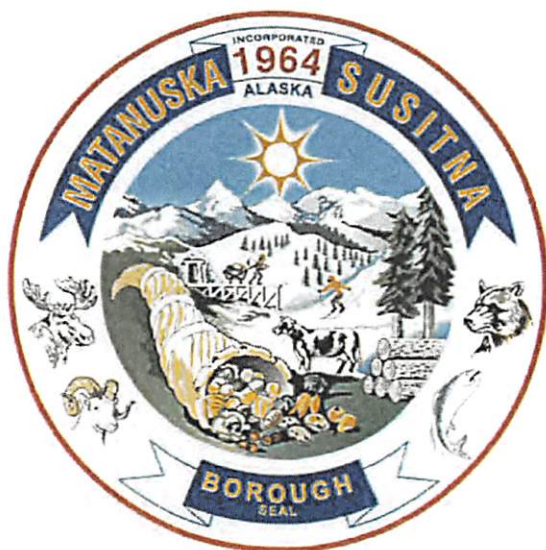
Matthew Goddard

From: Gerrit Verbeek
Sent: Friday, March 1, 2024 12:35 PM
To: Matthew Goddard
Cc: Fred Wagner
Subject: Report - Bogard Colonial MSP
Attachments: BogardColonialMSP_Report.pdf

No objections I can spot. Glad to see they're designing southbound access to the Palmer Wasilla Hwy via N Hassen Bey / N Laurel, otherwise going west during rush hour would be a nightmare.

Is there anything like sidewalks which should be encouraged as part of Safe Routes to Schools?

Gerrit Verbeek
Matanuska-Susitna Borough: Planner II
(907) 861-8439



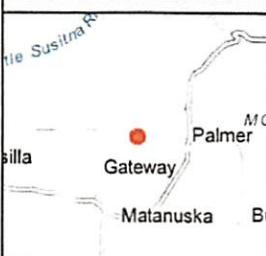
Matanuska Susitna Borough
Planning and Land Use Department

Plat Review Packet
3/1/2024

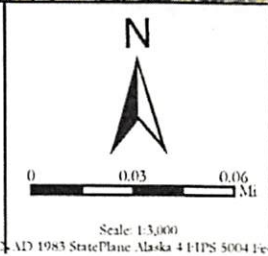
Parcels:
118N01E36B020

Prepared by Gerrit Verbeek
Code by Gerrit Verbeek, 2024

EXHIBIT N-2
EXHIBIT D 81 of 94



Legend	
Gateway CC	Greater Palmer Cons'd FSA
South Colony RSA	Colony High School
Central Mat-Su FSA	Colony Middle School

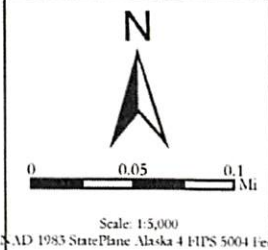


Sources: Matanuska-Susitna Borough, Microsoft, Matanuska-Susitna Borough GIS, State of Alaska, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS, Esri, USGS

EXHIBIT N - 3



Legend
Alaska Soil Types
Wetlands



Sources: Matanuska-Susitna Borough, Maxar, Microsoft, Matanuska-Susitna Borough GIS, State of Alaska, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS, Esri, USGS

EXHIBIT N-4





Plat Review

Parcels: 118N01E36B020

Community Details

Assembly District: '2'

RSA: 'South Colony'

FSA: 'Greater Palmer Consolidated', 'Central Mat-Su'

CC: 'Gateway'

Public elementary school: 'Pioneer Peak'

Public middle school: 'Colony Middle School'

Public high school: 'Colony High School'

Transportation Details

The parcel has frontage on:

N Hassen Bey Dr, which is a designated Local Road in the 2022 OSHP and has a speed limit of 25 mph

The parcel is within 0.5 miles of the following planned future road connections:

Scott Rd, which is a designated Minor Collector (NC) in the 2022 OSHP

The parcel is within 0.5 miles of the following types of easements:

ROW Easement

Section Line Easement

These easements could be used for public access, and/or become future roads.



Plat Review

Parcels: 118N01E36B020

Soils Details

This property contains the following soils, based on the USDA's National Cooperative Soil Survey
<https://websoilsurvey.sc.egov.usda.gov/>

40.31 acres (57.1 %) of Soil Type 167 ('Knik silt loam, undulating')

Soils of this type are typically (but not always) rated for the following:

'Dwellings with Basements': Not limited

'Dwellings without Basements': Not limited

'Septic Tank Absorption Fields': Very limited

'Sewage Lagoons': Very limited

'Construction Sand/Gravel source': Fair

30.32 acres (42.9 %) of Soil Type 213 ('Yensus silt loam, sloping and moderately steep')

Soils of this type are typically (but not always) rated for the following:

'Dwellings with Basements': Not limited

'Dwellings without Basements': Not limited

'Septic Tank Absorption Fields': Very limited

'Sewage Lagoons': Very limited

'Construction Sand/Gravel source': Fair

This property contains soils identified by the USDA as Soils of Local Importance (Mat-Su Prime and Important Farmland)
For more details see https://www.nrcs.usda.gov/wps/portal/nrcs/ak/soils/surveys/nrcs142p2_035917/

Soil Type 167 ('Knik silt loam undulating')

If you would like advice on preserving or utilizing this soil resource, please contact Gerrit Verbeek

Cultural Resources

No known cultural resources have been catalogued near this property. If you have reason to believe there may be artifacts or would like to consider conducting a survey, please contact the State Historic Preservation Officer, <https://dnr.alaska.gov/parks/oha/index.htm>.

Matthew Goddard

From: Permit Center
Sent: Tuesday, February 20, 2024 4:04 PM
To: Matthew Goddard
Subject: RE: RFC Bogard Colonial MSP (MG)

Hi Matthew. This development will need a driveway permit for the Hassen Bey access point.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, February 16, 2024 5:21 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Kimberly McClure (kmcclure@palmerak.org) <kmcclure@palmerak.org>; bahanson@palmerak.org; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; Land Management <Land.Management@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Bogard Colonial MSP (MG)

Hello,

The following link is a request for comments on the proposed Bogard Colonial Master Plan. Please ensure all comments have been submitted by March 8, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

[Bogard Colonial MSP](#)

Feel free to contact me if you have any questions.

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



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

March 4, 2024

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

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following abbreviated and preliminary plats and has no comments or recommendations.

- Karsten Slough
(MSB Case # 2024-021)
- Bogard Colonial
(MSB Case # 2024-023)
- Colony Commercial Park
(MSB Case # 2024-024)
- Deshka River Campground
(MSB Case # 2024-022)
- Lingafelt
(MSB Case # 2024-028)
- Moose Toe
(MSB Case # 2024-027)
- Talkeetna Fish
(MSB Case # 2024-035)

If you have any questions, please feel free to contact me at (907) 714-7521 or by email at skylar.furlong@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "Skylar Furlong".

Skylar Furlong
Right of Way and Permitting Agent
ENSTAR Natural Gas Company, LLC
O: (907) 714-7521

EXHIBIT P - 1

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, February 21, 2024 10:48 AM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Bogard Colonial MSP (MG)
Attachments: Agenda Plat.pdf

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

Matthew,

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

Thanks,

MIREYA ARMESTO

GCI | Technician III, GIS Mapping
m: 907-744-5166 | w: www.gci.com

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, February 16, 2024 5:21 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Kimberly McClure (kmclure@palmerak.org) <kmclure@palmerak.org>; bahanson@palmerak.org; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; Land Management <Land.Management@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Bogard Colonial MSP (MG)

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

Hello,

The following link is a request for comments on the proposed Bogard Colonial Master Plan. Please ensure all comments have been submitted by March 8, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Bogard Colonial MSP](#)

Feel free to contact me if you have any questions.

Matthew Goddard

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Thursday, February 29, 2024 3:52 PM
To: Matthew Goddard
Subject: RE: RFC Bogard Colonial MSP (MG)

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

Hi Matthew,

Thank you for reaching out. MTA has reviewed Bogar Colonial MSP and has no comments to add.

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | www.mtasolutions.com



Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, February 16, 2024 5:21 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Kimberly McClure (kmclure@palmerak.org) <kmclure@palmerak.org>; bahanson@palmerak.org; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; Land Management <Land.Management@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; jordan.t.matthews@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Bogard Colonial MSP (MG)

Hello,

The following link is a request for comments on the proposed Bogard Colonial Master Plan. Please ensure all comments have been submitted by March 8, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

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

RECEIVED
APR 12 2024
PLATTING

2994B01L013 6
BAUGHMAN JON TODD & KATHRYN
9961 E ORTNER LOOP
PALMER, AK 99645-8813

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: WM CONSTRUCTION, LLC

This case was continued from the April 4, 2024, Platting Board meeting to allow time for proper public notification.

REQUEST: The request is to create 58 lots by a four phase master plan from Tax Parcel B20, created by Warranty Deed recorded at 2010-013191-0, to be known as **BOGARD COLONIAL MSP**, containing 33.71 acres +/- . The property is located east of N. 49th State Street, north of E. Palmer-Wasilla Highway, and directly south of W. Bogard Road(Tax ID # 18N01E36B020); within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2.

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 **May 2, 2024**, starting at 1:00p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting packet has been written 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.** To request additional information please contact the Platting Technician, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

No Objection [] Objection [] Concern

Name: Todd + Kathy Baughman Address: 9961 E Ortner Loop, Palmer, AK

Comments: _____ 99645

Case # 2024-023 MG Note: Vicinity map Located on Reverse Side

Matthew Goddard

From: fsm@mtaonline.net
Sent: Saturday, April 13, 2024 7:32 AM
To: MSB Platting
Subject: Comments on Case #2024-023 MG

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

I was informed in a letter from the Platting Division of the Mat-Su Borough regarding the creation of BOGARD COLONIAL MSP. I wish to express a concern regarding the proposed development. The proposal calls for 58 lots to be created in four phases, and yet there is only one road to service those lots – N Hassen Bey Dr which connects to Laurel Dr. and eventually to the Palmer-Wasilla highway. I've walked those roads and find them narrow and somewhat difficult to navigate. I'm concerned that the planned 58 lots will put far too much traffic pressure on those existing roads. If this plan is approved, the traffic issue I forecast will need to be rectified. Who's going to pay for that? What will be the impact on the nearby current residents?

For the record, I will not be directly impacted by the added traffic as I live across W Bogard Rd., and Hasan Bey Dr. was disconnected from Bogard when Bogard was extended east to Palmer, but I can't help but be concerned for those directly impacted by this new development.

Sincerely,

Michael Fry
9949 E Colony Way
Palmer AK 99645
907 745 5319

Matthew Goddard

From: Patti Faulkner <sparkletwou@gmail.com>
Sent: Friday, April 12, 2024 11:26 AM
To: MSB Platting
Subject: Notice of Public Hearing 5/2/24, Concern
Attachments: Platting PG1.pdf; Platting Pg2.pdf

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

We received the attached Notification of Public Hearing on April 11th regarding the request to create 58 lots on Tax Parcel B20, by WM Construction, LLC. This request came from the Platting Board and stated "This case was continued from the April 4, 2024, Platting Board meeting to allow time for proper public notification." As a 30 year land owner of B01L002 in Arabian Acres we should have been notified of the April 4th meeting. We were never notified except by other residents of Arabian Acres and Laurel Estates. Even though we received this notification, we have two children that also own land in Arabian Acres and a friend on Witez Street who still have not received this notification. Even though you can drive into the back of our subdivision and clearly see their project moving in a rapid pace. There are currently holes dug for foundations. We have a real concern that there is a concerted effort to conceal what is happening with this project and this project is already approved and we are only receiving this "notice as required by State Law and Borough Ordinances". Plus you schedule a meeting at 1:00 in the afternoon while most people are working. So now more loss to our residents because they have to take time off work to attend a "already approved" meeting.

The concerns we have are many. They currently only have one exit out onto Hassen Bay which flows either onto Laurel Street or Arabian Lane. These three streets were constructed to handle a small number of vehicles. When you add 58 lots behind our two subdivisions you dump 58-120 vehicles daily onto the streets. Besides the fact that the roads currently in our subdivisions will not hold up it also causes a serious risk factor to have that many vehicles trying to get onto the PW Hwy or Bogard through use of Arabian Lane. Trying to get on to the PW Hwy has already become a serious risk because vehicles come up over the hill from Palmer at a high rate of speed and it is a very short window to get out and Laurel has very poor visibility to get out on PW Hwy. Since the addition of Harvest Acres behind Arabian Acres, already has a high number of vehicles using Arabian Lane to come through from Bogard and PW Hwy at a high rate of speed. Between Witez and PW Hwy where our driveway is located is a safety risk to just get onto Arabian Lane. This is a huge concern to us that if you add 58+ vehicles we will not be able to safely get out of our driveway. Speed bumps are needed on Arabian Lane and they need to have their access out to Bogard immediately in Phase one.

To place a subdivision of ½ acres lots in the middle of an area where the smallest lots are at least 1 acre and some as high as 7 acres is going to raise our property taxes.

Steve and Patti Faulkner

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

RECEIVED
APR 17 2024
PLATTING

1332B03L003 53
LESLIE EILEEN S
2300 N ARABIAN LN
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: WM CONSTRUCTION, LLC

This case was continued from the April 4, 2024, Platting Board meeting to allow time for proper public notification.

REQUEST: The request is to create 58 lots by a four phase master plan from Tax Parcel B20, created by Warranty Deed recorded at 2010-013191-0, to be known as **BOGARD COLONIAL MSP**, containing 33.71 acres +/- . The property is located east of N. 49th State Street, north of E. Palmer-Wasilla Highway, and directly south of W. Bogard Road(Tax ID # 18N01E36B020); within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2.

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 **May 2, 2024**, starting at 1:00p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting packet has been written 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.** To request additional information please contact the Platting Technician, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection Objection [] Concern

Name: Eileen Leslie Address: 2300 N ARABIAN LN.

Comments: They need to make access on to Bogard before building any Houses. There'll be way to much traffic on roads.

Case # 2024-023 MG

Note: Vicinity map Located on Reve

**HANDOUT #1
BOGARD COLONIAL MSP
CASE # 2024-023
MEETING DATE: MAY 2, 2024**

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

HANDOUT #2
BOGARD COLONIAL MSP
CASE # 2024-023
MEETING DATE: MAY 2, 2024

RECEIVED
APR 17 2024
PLATTING

18N01E36A003 91
WIEDERKEHR INC
PO BOX 1422
PALMER, AK 99645-1422

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: WM CONSTRUCTION, LLC

This case was continued from the April 4, 2024, Platting Board meeting to allow time for proper public notification.

REQUEST: The request is to create 58 lots by a four phase master plan from Tax Parcel B20, created by Warranty Deed recorded at 2010-013191-0, to be known as **BOGARD COLONIAL MSP**, containing 33.71 acres +/- . The property is located east of N. 49th State Street, north of E. Palmer-Wasilla Highway, and directly south of W. Bogard Road(Tax ID # 18N01E36B020); within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2.

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 May 2, 2024, starting at 1:00p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting packet has been written 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.**

To request additional information please contact the Platting Technician, Matthew Goddard at (907) 861-7881.

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

[] No Objection [X] Objection [] Concern

Name: William Wiederkehr Address: PO Box 1422 Palmer, AK 99645 / 12026 E Scott Rd.

Comments: The Lot sizes are much smaller than the ones in the surrounding neighborhood and don't fit the uses and feel of the area. There are no open or green area for children to play or people to walk their pets. 58 private septic leech fields in such a small area seem to be asking for trouble for the surrounding land parcels. That many people will add a lot of noise and light pollution to the area. There should not be direct access to Bogard Road unless it was already designed into the original

Case # 2024-023 MG

Note: Vicinity map Located on Reverse Side

road. This type of subdivision should be in or next to a city that provides sewer and water and common areas. If you allow this subdivision it will likely spread north of Bogard where the rest of original parcel is.

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

RECEIVED
APR 18 2024
PLATTING

18N01E36A003 91
WIEDERKEHR INC
PO BOX 1422
PALMER, AK 99645-1422

NOTIFICATION OF PUBLIC HEARING

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To request additional information please contact the Platting Technician, Matthew Goddard at (907)-861-7881.

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

[] No Objection Objection [] Concern

Name: Pam Bue Address: PO Box 641 Palmer, 11614 Scott Rd

Comments: ① Public comments should be requested before the borough gives their approval not after construction has begun.
② This is a high density development in a traditionally low density Area.
③ Lack of zoning laws does not excuse the borough from making ecologically sound planning decisions - high density developments should be required to provide open spaces, tree buffers and community greens.

Case # 2024-023 MG

Note: Vicinity map Located on Reverse

**HANDOUT #3
BOGARD COLONIAL MSP
CASE # 2024-023
MEETING DATE: MAY 2, 2024
EXHIBIT E 3 of 12**

Matthew Goddard

From: Burbank, Trent <trent@cei-alaska.com>
Sent: Saturday, April 27, 2024 4:15 PM
To: MSB Platting
Subject: Bogard colonial

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

Thank you for your time.

I support my family with commercial construction so I am not opposed to the development but do have a concern about traffic.

In the developers own words "with the Bogard tie in most if not all traffic will not use existing access"

There should be some incentive from the borough to make this tie in first and eliminate the biggest concern the neighbors have.

This tried to get pushed through without public comment the first time until we caught on so the least the department can due is consider the comments about the traffic

Thank you

Trent Burbank

trent@cei-alaska.com

907-232-2899

WARNING: The information contained in this email including any attachment(s) is CONFIDENTIAL and may be PRIVILEGED. If you are not the intended recipient of this email, you may not read, retain, copy, or distribute this email. If you have received this email in error, please reply to the sender and then delete the message. The sender does not accept any responsibility for any loss, disruption or damage to your data or computer system that may occur while using data contained in, or transmitted with, this e-mail. The views or opinions expressed are the author's own and may not reflect the views or opinions of the Company.

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

HANDOUT #5
BOGARD COLONIAL MSP
CASE # 2024-023
MEETING DATE: MAY 2, 2024

1333B03L002 2
ADAMS DAVID M & AMANDA C
2255 N LAUREL DR
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

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[] No Objection Objection Concern

Name: Amanda Adams Address: 2255 N. Laurel Dr Palmer AK

Comments: This does NOT meet current Borough Code. Please Comply with 2022 Subdivision Construction Manual which became part of the Borough Code 19 July 2022. Remove Hassenberg entrance as per A04.2 (c) and configure as referenced Figure A-2 Loop Residential Subcollector Streets. Accessed via Bogard middle of the lot as per A04.2 (e)

Case # 2024-023 MG

Note: Vicinity map Located on Reverse Side

My Concern is how this project got to be so grossly out of compliance with BOROUGH CODE

SITE VISIT REPORT

Case Name: Bogard Colonial	Date: 04/25/2024 Time: 11:00a.m.
Owner: WM Construction, LLC	Case Number: 2024-023
Surveyor/Engineer: HLS	Tax ID #: 18N01E36B020
Subdivision: N/A	Regarding: Hassen Bey Entrance

SITE CONDITIONS

Weather: Clear	Temperature:
Wind: None	
General Site Condition:	

Personnel on site: Fred Wagner, Amy Otto-Buchanan, Jesse Curlin, Natasha Heindel, & Matthew Goddard

Equipment in use:

Current phase of work: Pre-Hearing

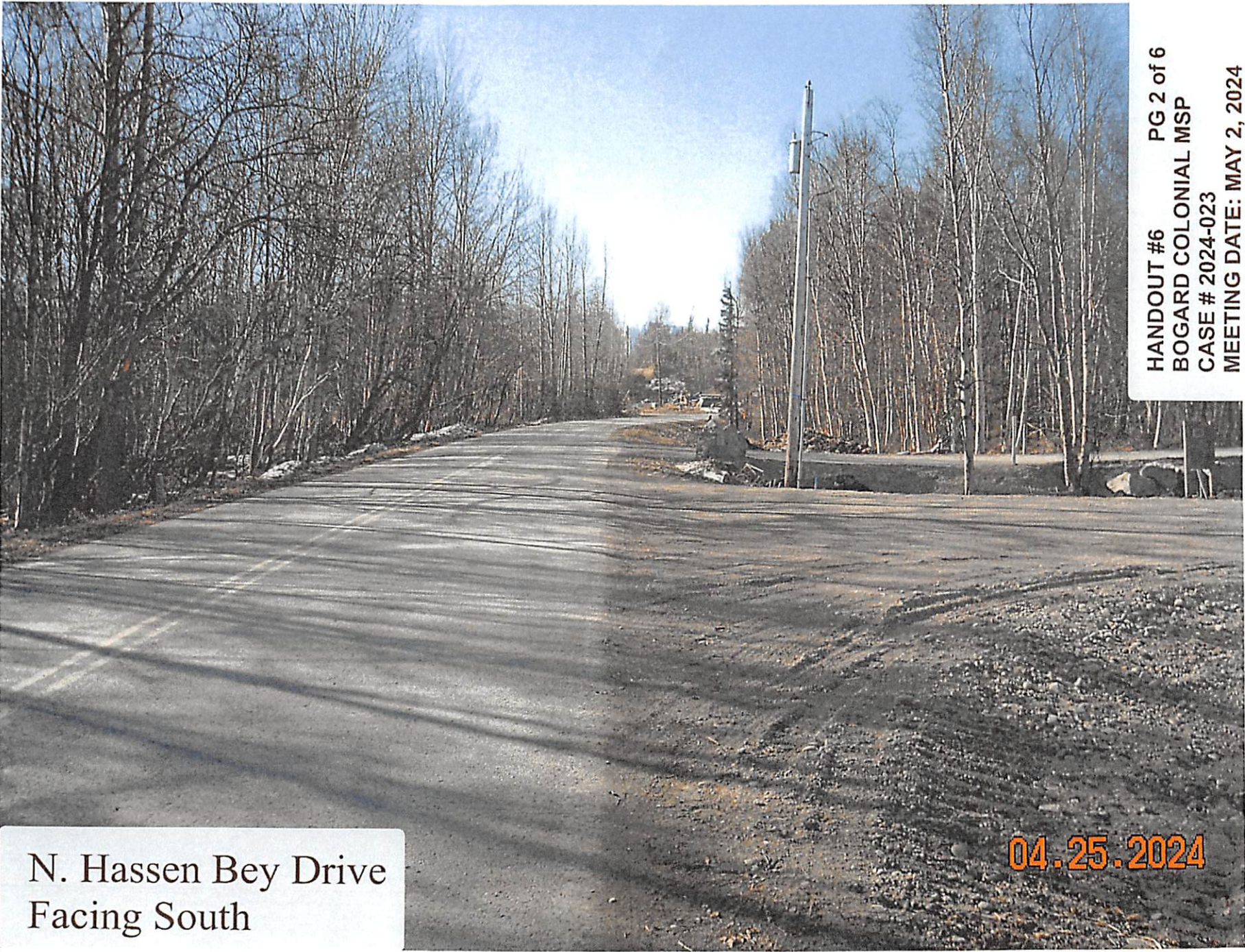
Reason for Visit/Remarks: (See attached photos)

Signed By: 

Date: April 25, 2024

HANDOUT #6 PG 1 of 6
BOGARD COLONIAL MSP
CASE # 2024-023
MEETING DATE: MAY 2, 2024

EXHIBIT E 6 of 12

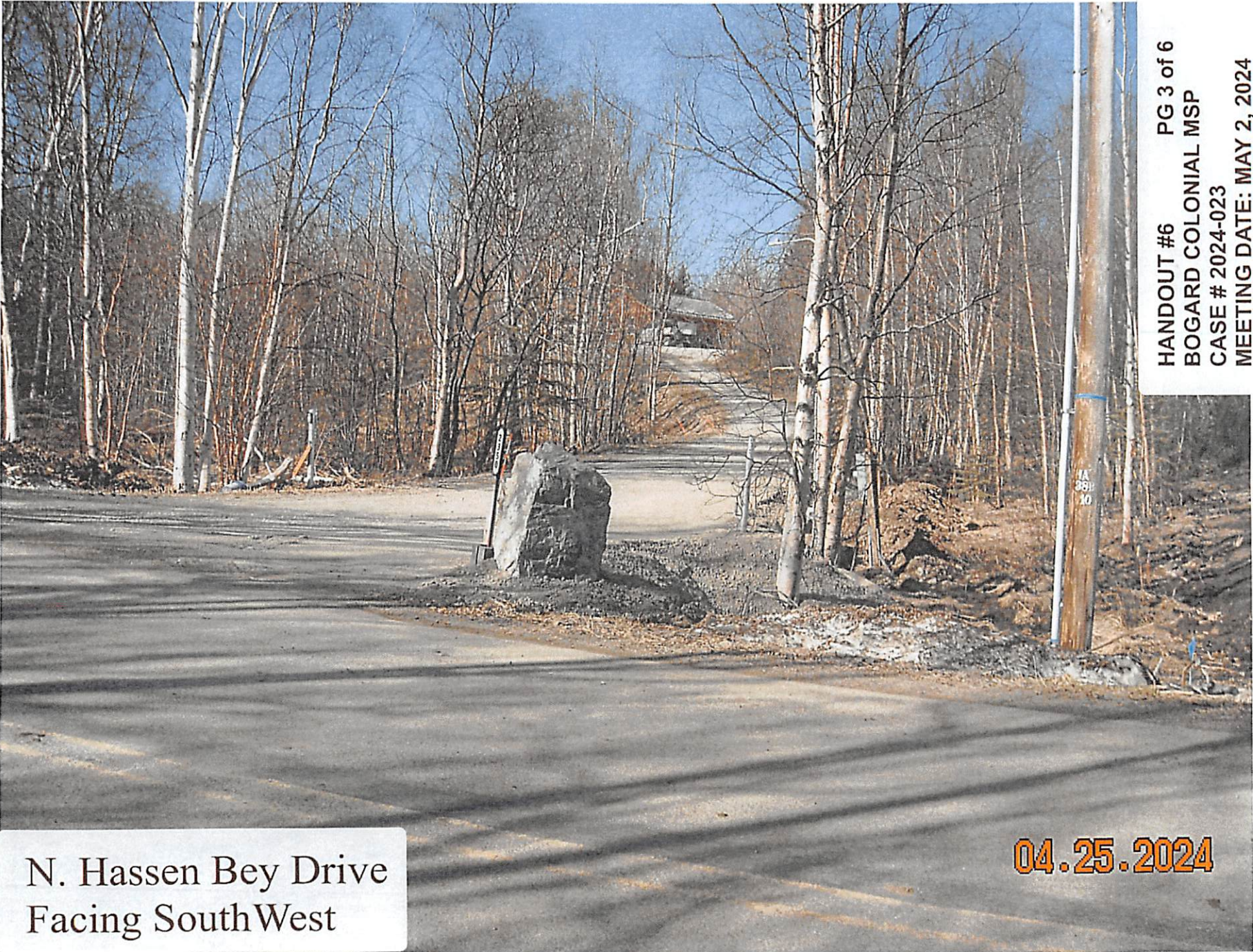


N. Hassen Bey Drive
Facing South

04.25.2024

HANDOUT #6 PG 2 of 6
BOGARD COLONIAL MSP
CASE # 2024-023
MEETING DATE: MAY 2, 2024

EXHIBIT E 7 of 12

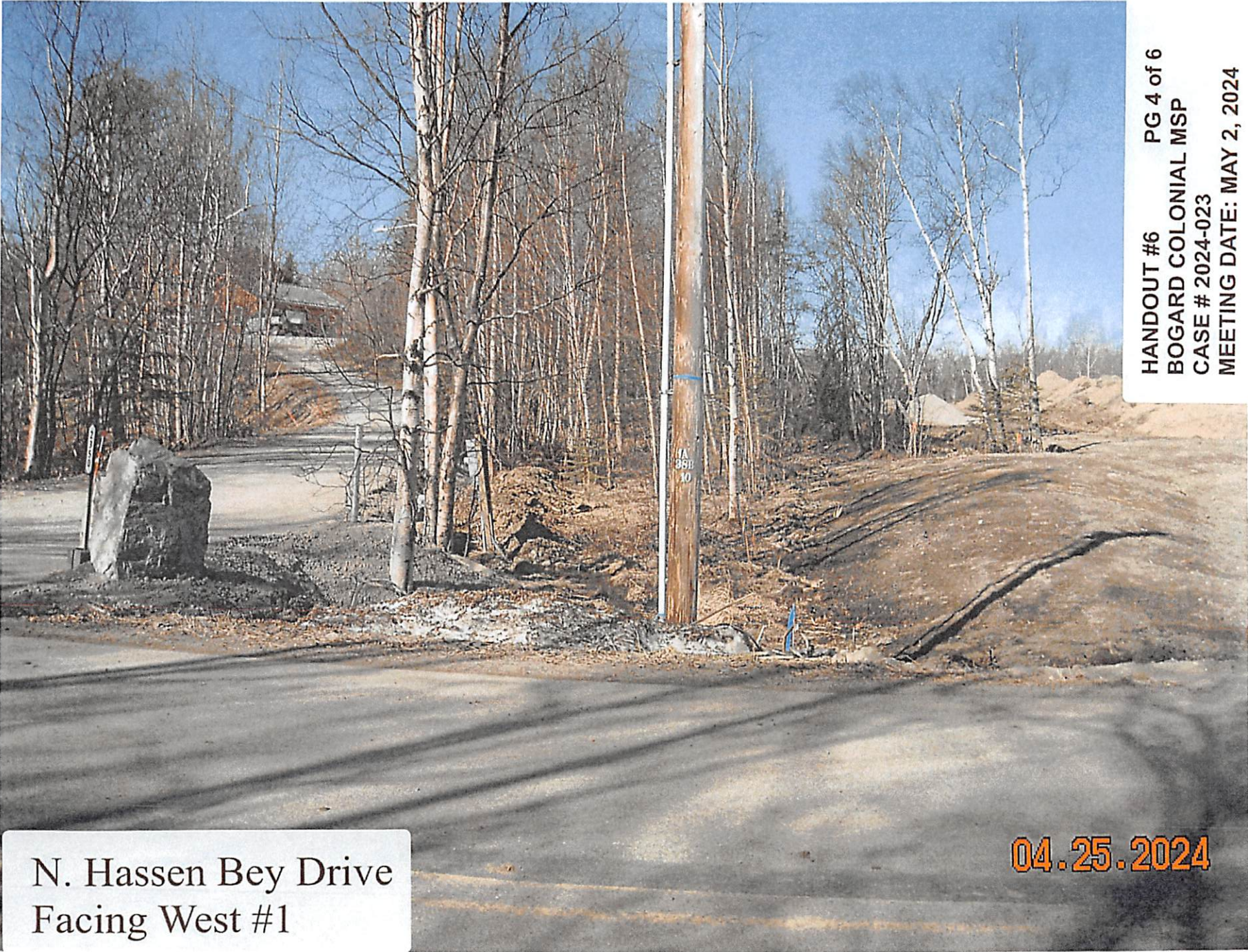


HANDOUT #6 PG 3 of 6
BOGARD COLONIAL MSP
CASE # 2024-023
MEETING DATE: MAY 2, 2024

EXHIBIT E 8 of 12

N. Hassen Bey Drive
Facing South West

04.25.2024

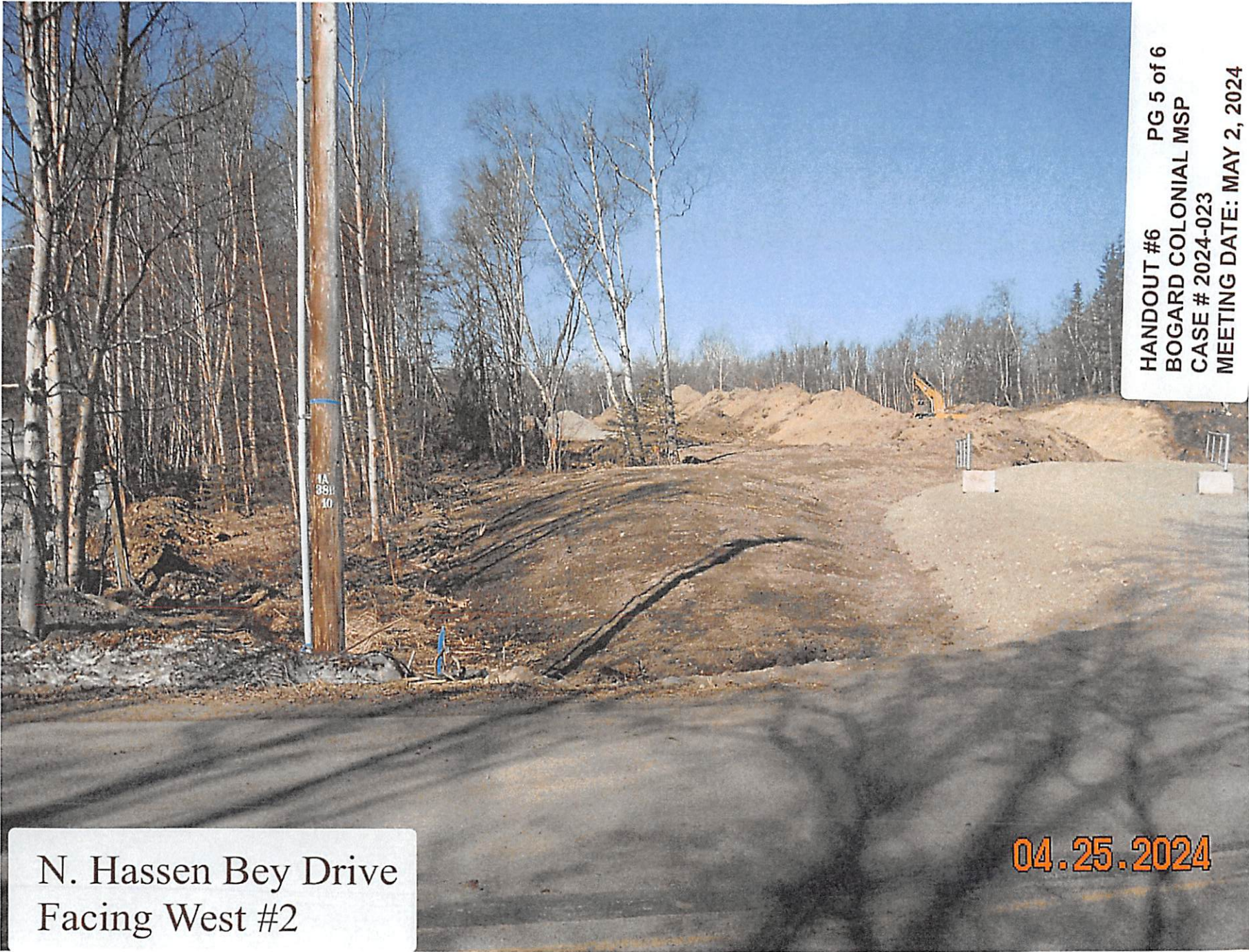


HANDOUT #6 PG 4 of 6
BOGARD COLONIAL MSP
CASE # 2024-023
MEETING DATE: MAY 2, 2024

EXHIBIT E 9 of 12

N. Hassen Bey Drive
Facing West #1

04.25.2024

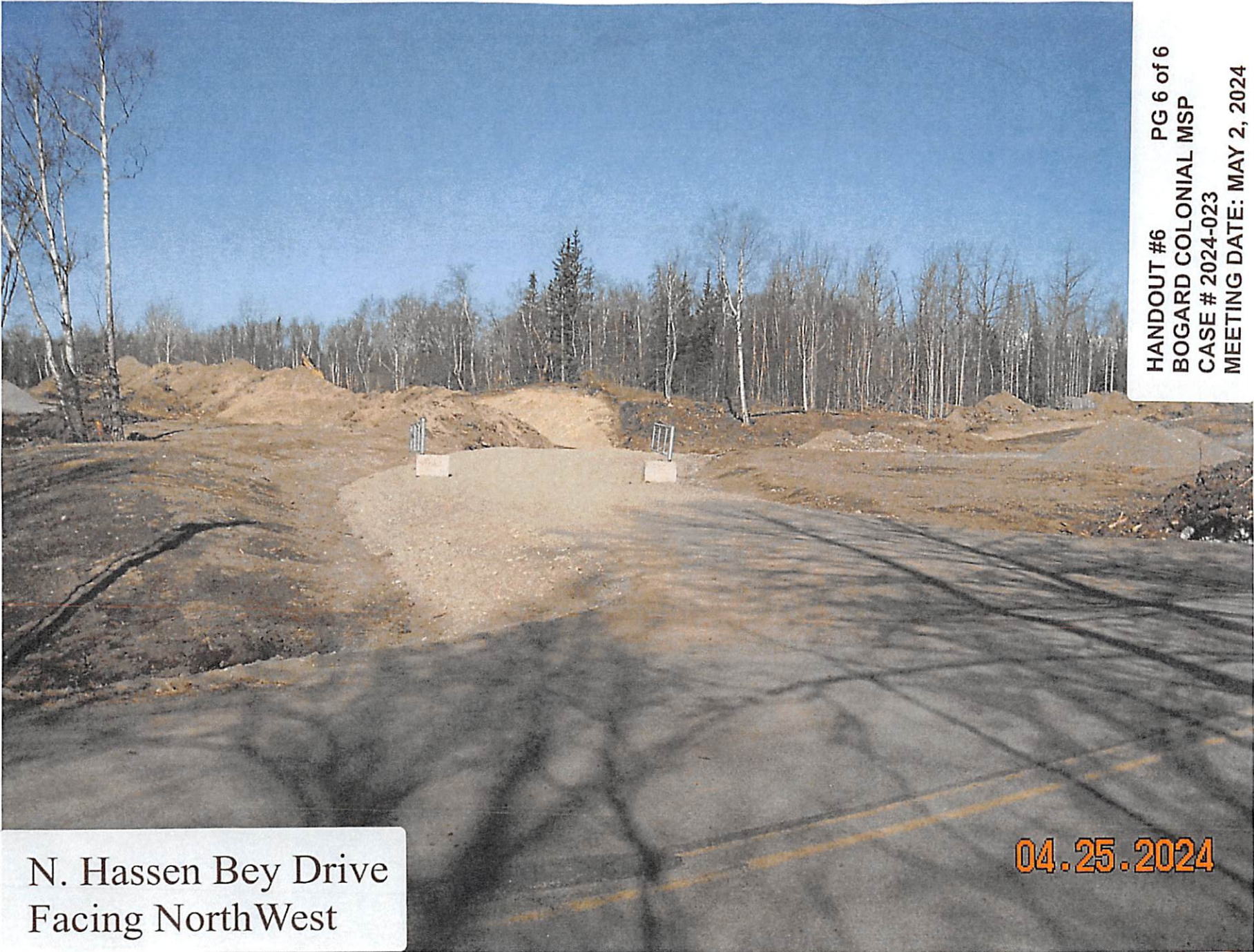


N. Hassen Bey Drive
Facing West #2

04.25.2024

HANDOUT #6 PG 5 of 6
BOGARD COLONIAL MSP
CASE # 2024-023
MEETING DATE: MAY 2, 2024

EXHIBIT E 10 of 12



HANDOUT #6 PG 6 of 6
BOGARD COLONIAL MSP
CASE # 2024-023
MEETING DATE: MAY 2, 2024

EXHIBIT E 11 of 12

N. Hassen Bey Drive
Facing North West

04.25.2024

Matthew Goddard

From: kimjswift <kimjswift@gmail.com>
Sent: Wednesday, May 1, 2024 11:58 AM
To: MSB Platting
Subject: Bogard Colonial MSP

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

Traffic is a high concern for this area, there needs to be a direct outlet to Bogard sooner rather than later.

What is the plan to protect the pond and the wildlife habitat surrounding it that belongs to Arabian Acres?

Thank you
Kim Swift
2250 Arabian Lane

Sent via the Samsung Galaxy S24 Ultra, an AT&T 5G smartphone

**HANDOUT #7
BOGARD COLONIAL MSP
CASE # 2024-023
MEETING DATE: MAY 2, 2024**



DEPARTMENT OF PUBLIC WORKS

Jude Bilafer
Director

Phone: (907) 745-3400
Fax: (907) 745-3203
Email: jbilafer@palmerak.org

Mail: 231 West Evergreen Avenue
Palmer, Alaska 99645-6952
Location: 1316 South Bonanza Street
www.palmerak.org

September 26, 2024

MEMORANDUM FOR: Matanuska-Susitna Borough Platting Board

SUBJECT: Bogard Colonial Subdivision Water System

The City of Palmer is currently extending its water system along Bogard Road through a project known as the Bogard Road Booster Station Project. Once complete, this project will bring City of Palmer water to the vicinity of Colony High School. As part of this expansion project, the developer of the Bogard Colonial subdivision, WM Construction, sought permission to connect to the system once it was operational. The City of Palmer agreed and laid out the requirements in a subdivision agreement between the City of Palmer and WM Construction.

The City of Palmer will take over ownership and responsibility for the water service to the Bogard Colonial subdivision upon completion of the Bogard Road Booster Station Project and final inspection of the water lines within the Bogard Colonial subdivision. The City of Palmer anticipates this will occur in the summer of 2025.

If there are any questions, please contact the undersigned at (907) 745-3400.

Respectfully,

Jude Bilafer
Public Works Director

EXHIBIT F

City of Palmer

Matthew Goddard

From: Daniel Dahms
Sent: Tuesday, October 15, 2024 4:05 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC South Village MSP (MG)

Matthew,

No comments from PD&E.

Do you know how many lots are intended to be served by the temporary well? If it doesn't serve all lots, will there be a condition of approval limiting the number of lots created before hooking into COP water?

Daniel Dahms, PE
Department of Public Works
Pre-Design and Engineering Division

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, September 30, 2024 11:24 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Ailis Vann <avann@palmerak.org>; bahanson@palmerak.org; kmyers@palmerak.org; gatewaycommunitycouncil@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC South Village MSP (MG)

Hello,

The following link is a request for comments for South Village Master Plan.

This case was originally approved by the Platting Board under the name of Bogard Colonial on May 2, 2024.

The petitioner is requesting to bring the case back to the board for modification due to a delay in the availability of City of Palmer Water.

Please ensure all comments have been submitted by October 16, 2024, so they can be incorporated in the staff report packet that will be presented to the Platting Board.

[☐ South Village Master Plan](#)

Feel free to contact me if you have any questions.

Mat-Su Borough
Road Service Advisory Board - South Colony RSA 16
C/O Rhonda Stark
PO Box 1452
Palmer, Alaska 99645
stark@mtaonline.net

October 9, 2024

MSB – Platting Division
350 East Dahlia Ave
Palmer, Alaska 99645-6488

Dear Platting Board and Platting Division:

RE: South Village Master Plan, 18NR01E36, WA 08 map

In regard to this proposed plat, The RSA 16 board does have concern regarding potential increased pass-through traffic on the subdivision roadways between Bogard Road and the Palmer Wasilla Highway. The increased traffic potentially overburdens the smaller roadways designed for less traffic, causing excessive wear and tear. While we understand the intent of interconnectivity, there should be consideration to the effect upon connected neighborhoods and roadways as well as safety affected by traffic increase.

Thank you.

Respectfully,

RSA16 Board Members

Rhonda Stark

Rhonda Stark 10/9/24

Kelly Gordon

Kelly Gordon 9 OCT 2024

Charlie Crim

CC Crim 10/9/2024

EXHIBIT H

Matthew Goddard

From: Permit Center
Sent: Tuesday, October 1, 2024 9:21 AM
To: Matthew Goddard
Subject: RE: RFC South Village MSP (MG)
Attachments: Screenshot 2024-10-01 091720.png

Good morning sir. They'll need a DW permit as shown unless they plan to remove that driveway. They'll also need DW permits anywhere else they access the ROW.

Brandon Tucker

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

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Sent: Monday, September 30, 2024 11:24 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Ailis Vann <avann@palmerak.org>; bahanson@palmerak.org; kmyers@palmerak.org; gatewaycommunitycouncil@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
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 [South Village Master Plan](#)

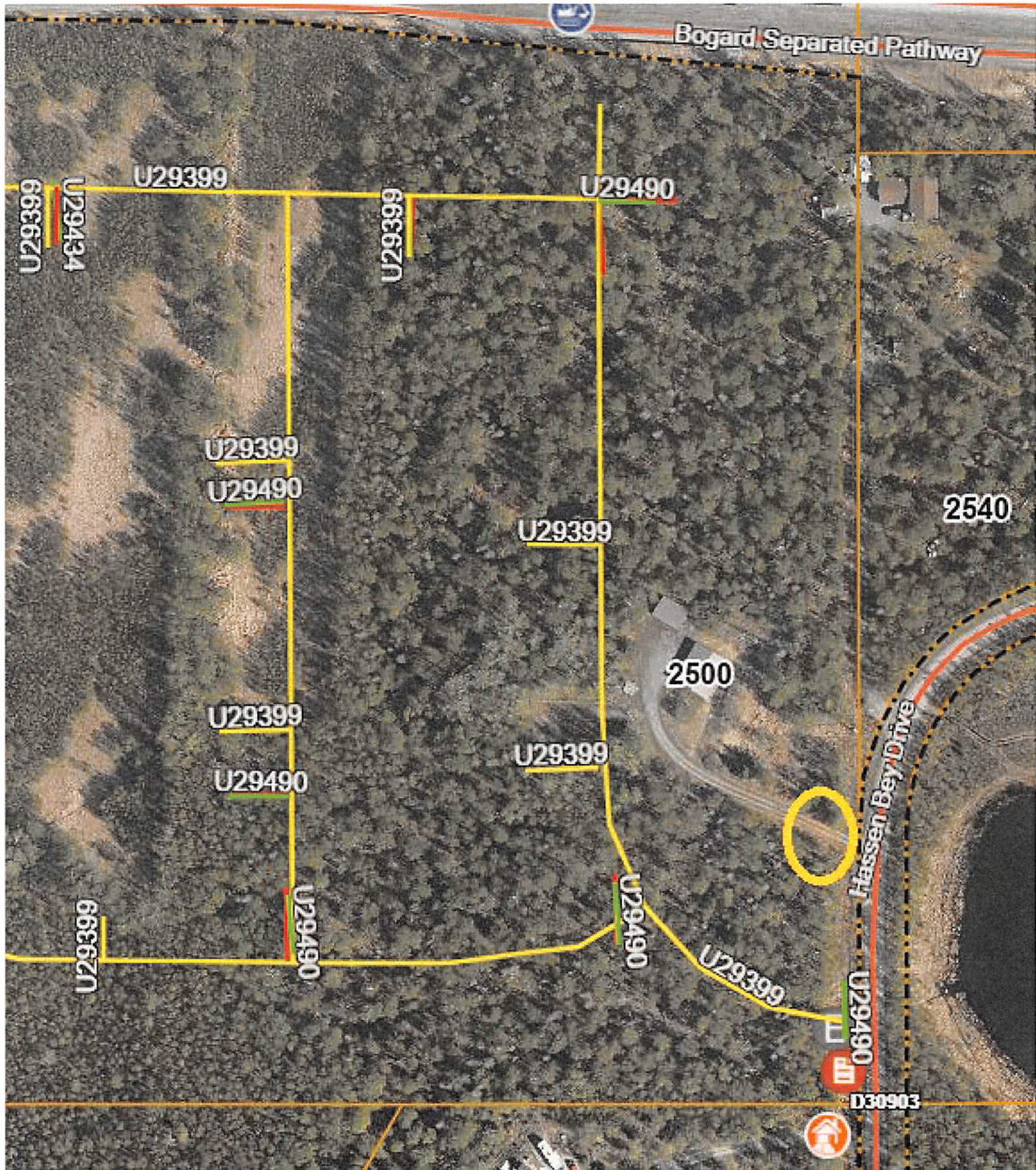


EXHIBIT I-2

Matthew Goddard

From: Jeffrey Anderson
Sent: Monday, October 7, 2024 3:26 PM
To: MSB Platting
Subject: RE: RFC South Village MSP (MG)

It is the recommendation of this office that any proposed subdivision of land is done so in compliance with regard to section 503 (Fire Apparatus Access Roads), and Appendix D of the 2021 International Fire Code as a minimum construction standard. The potential usages of such land necessitates that due care is taken during the platting stage to maintain the safest community and buildings possible now and in the future.

Of specific importance to this location is the availability of fire hydrants, road way widths, and multiple entrances/exits from the subdivision to best serve the health and safety interests of future residents.



JEFF ANDERSON

Assistant Chief / Fire Marshal
CENTRAL MAT-SU FIRE DEPARTMENT
Fire & Life Safety Division (907) 861-8383
FireCode@matsugov.us

From: Matthew Goddard <Matthew.Goddard@matsugov.us>

Sent: Monday, September 30, 2024 11:24 AM

To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Ailis Vann <avann@palmerak.org>; bahanson@palmerak.org; kmyers@palmerak.org; gatewaycommunitycouncil@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop

Subject: RFC South Village MSP (MG)

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

September 30, 2024

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

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following preliminary plat and has no comments or recommendations.

- **SOUTH VILLAGE**
(MSB Case # 2024-023)

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

James Christopher
Right of Way Agent
ENSTAR Natural Gas Company, LLC

CURVE TABLE						
CURVE #	LENGTH	CHORD	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	276.82	223.03	79°27'11"	126.83	226.73	S64° 12' 15"W
C2	217.38	223.03	35°17'36"	117.67	226.83	S42° 02' 27"E
C3	86.71	223.03	15°12'11"	30.03	86.84	S6° 53' 16"E
C4	86.80	223.03	15°07'50"	29.82	86.33	S65° 03' 02"W
C5	203.58	223.03	67°20'01"	127.15	398.88	N44° 04' 22"W
C6	177.12	223.03	45°04'12"	93.44	172.86	S46° 47' 16"E
C7	178.45	223.03	45°25'46"	94.10	172.77	S27° 31' 36"E
C8	301.58	223.03	67°20'01"	223.12	398.88	N45° 57' 15"E
C9	179.77	223.03	44°53'37"	92.85	173.34	S23° 34' 26"W
C10	179.77	223.03	44°53'37"	92.85	173.34	S68° 22' 02"W
C11	192.02	223.03	45°06'44"	100.82	187.32	S46° 13' 07"E
C12	40.38	223.03	77°50'48"	24.23	37.70	S67° 34' 12"E
C13	34.81	223.03	8°25'44"	12.46	34.82	N62° 16' 27"E
C14	42.32	223.03	9°20'17"	21.30	42.47	N62° 52' 36"W
C15	17.37	223.03	3°04'12"	8.89	17.37	N67° 23' 16"W
C16	129.33	223.03	28°52'37"	66.19	127.85	N69° 54' 26"E
C17	46.73	202.50	77°47'45"	24.21	37.88	S44° 43' 30"W
C18	43.38	202.50	47°34'28"	22.68	42.43	S23° 17' 27"W
C19	28.88	202.50	27°27'58"	14.42	28.21	S14° 02' 36"W
C20	46.10	202.50	37°50'17"	24.20	46.21	S37° 31' 47"W
C21	72.14	202.50	46°53'07"	41.10	67.67	N52° 36' 02"E
C22	71.17	202.50	47°37'30"	40.44	67.67	N47° 47' 37"E
C23	37.14	202.50	33°27'44"	19.16	36.55	S68° 31' 16"W
C24	43.38	202.50	47°34'28"	22.68	42.43	S67° 31' 37"W
C25	42.78	202.50	47°34'28"	22.68	37.72	S4° 52' 47"W
C26	120.80	202.50	27°56'27"	61.55	118.67	S46° 52' 06"E
C27	27.25	202.50	6°52'27"	13.94	27.24	S1° 32' 02"E
C28	29.18	202.50	4°32'07"	13.59	29.17	S1° 27' 36"W
C29	73.20	202.50	14°28'53"	36.85	72.95	S13° 27' 02"W
C30	51.74	202.50	11°37'32"	25.98	50.85	S22° 06' 16"W
C31	42.78	202.50	17°36'48"	24.23	37.70	S1° 27' 37"E
C32	43.38	202.50	47°34'28"	22.68	42.43	S64° 47' 02"E
C33	43.31	202.50	47°34'28"	22.68	38.54	S42° 04' 22"E
C34	48.31	202.50	35°49'53"	21.89	48.84	S21° 36' 22"E
C35	78.83	202.50	7°28'11"	44.28	71.84	N61° 47' 34"E
C36	57.88	202.50	35°49'53"	21.41	58.86	S32° 16' 17"E
C37	43.38	202.50	47°34'28"	22.68	42.43	S23° 17' 27"E
C38	42.78	202.50	47°34'28"	22.68	37.70	N62° 54' 04"E
C39	78.72	202.50	17°41'36"	38.56	78.61	N62° 57' 04"E
C40	86.40	202.50	14°35'42"	33.38	86.21	N62° 13' 17"E
C41	47.12	202.50	67°00'07"	30.20	42.43	N42° 42' 30"E
C42	44.80	202.50	67°11'14"	27.38	42.81	N41° 52' 47"W
C43	48.84	202.50	64°46'42"	32.63	44.17	S46° 07' 17"W
C44	55.88	195.03	16°21'42"	28.83	55.48	S1° 27' 06"E
C45	192.18	195.03	32°52'37"	102.43	182.74	S43° 25' 17"E
C46	36.88	202.50	105°12'37"	41.48	48.82	N44° 22' 28"E
C47	47.40	202.50	67°32'07"	30.28	42.82	S44° 04' 12"E
C48	46.67	202.50	67°31'11"	29.75	42.85	N45° 17' 17"E
C49	42.12	202.50	67°00'07"	30.20	42.43	N44° 17' 06"W
C50	13.58	202.50	2°52'27"	6.78	13.58	N47° 42' 06"W
C51	42.78	202.50	47°34'28"	22.68	37.70	N62° 57' 02"E
C52	31.87	195.03	15°06'28"	25.10	31.42	N63° 03' 07"E
C53	47.38	202.50	67°24'17"	30.25	42.80	N44° 02' 47"E
C54	46.84	202.50	67°20'01"	29.72	42.83	N45° 12' 36"E
C55	50.88	195.03	14°57'29"	25.48	50.84	S14° 33' 37"E
C56	213.77	195.03	62°47'34"	110.01	213.17	S43° 12' 02"E
C57	43.73	195.03	17°20'56"	21.86	43.84	S21° 13' 07"E
C58	39.22	195.03	11°37'28"	19.87	39.15	N46° 57' 19"E
C59	217.13	195.03	63°47'54"	121.38	216.08	S44° 37' 02"W
C60	48.32	195.03	14°17'33"	24.29	48.20	S45° 38' 35"W

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 CENTER 1/4 CORNER OF SECTION 36, T. 15N., R. 12E., A BRASS CAP MONUMENT WITH A NETWORK CROSS METEORIC POSITION OF 61°32'33.82"E, 124°11'38.82"W.
3. ALL LOTS ARE SERVICED BY CITY OF PALMER WATER. NO INDIVIDUAL WATER SUPPLY SYSTEMS ARE ALLOWED ON ANY LOT.
4. NO INDIVIDUAL SEWER 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.
5. NO DIRECT ACCESS TO W. BOGARD ROAD SHALL BE GRANTED TO ANY LOT UNLESS OTHERWISE AUTHORIZED BY THE PERMITTING AUTHORITY.
6. THESE 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.

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

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

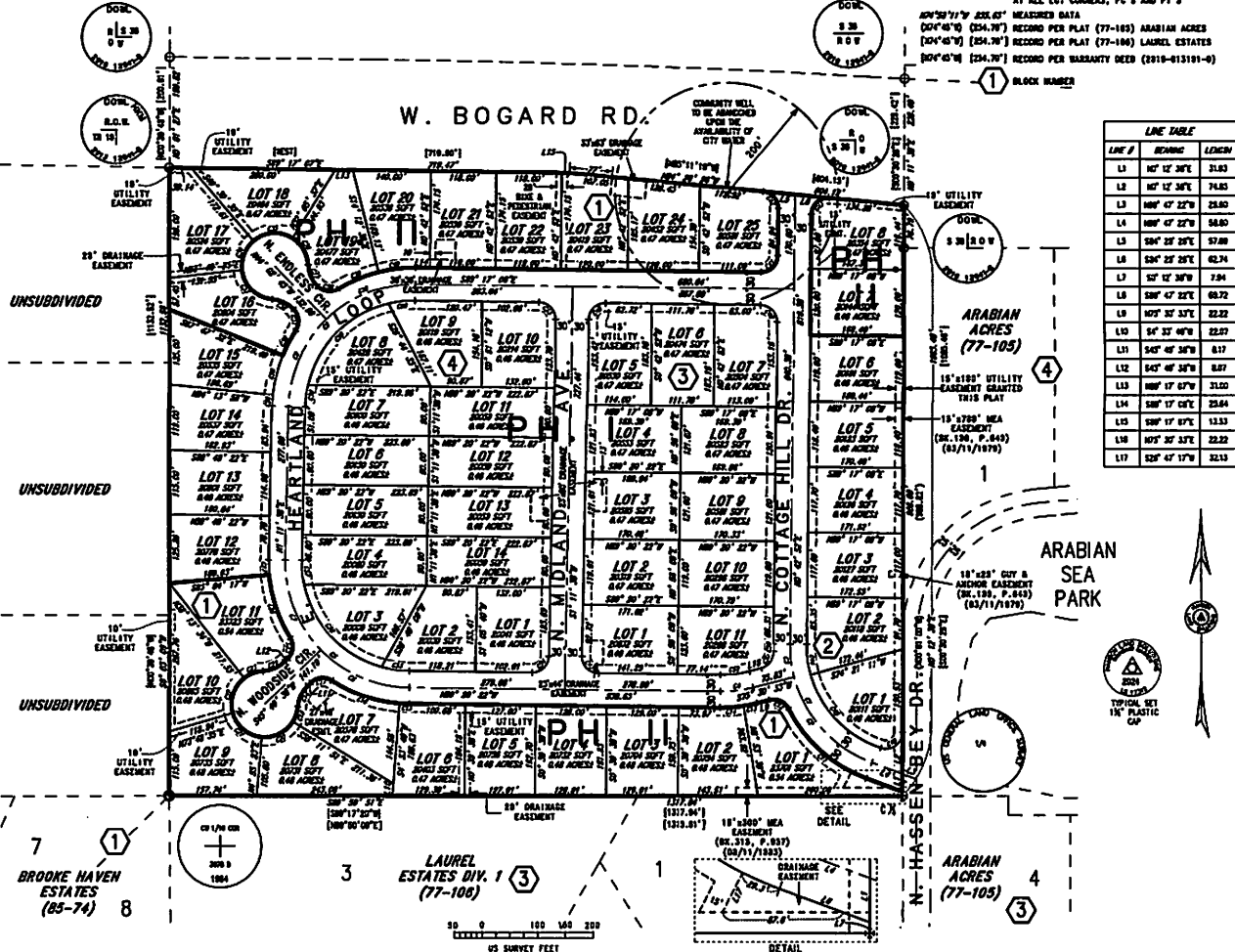
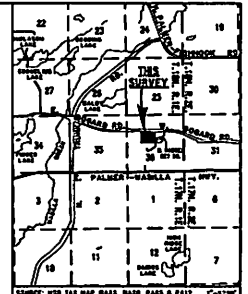
CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, ON THE PROPERTY INCLUDED IN THE SUBDIVISION OR REVISION, MENUSON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)

LEGEND

- ① RECOVERED 2" 6LB BRASS CAP ON IRON PIPE
 - ② RECOVERED 3" ALUMINUM POST MONUMENT
 - ③ RECOVERED 1" ALUMINUM CAP ON 1/2" REBAR
 - ④ SET PLASTIC CAP ON 1/2" REBAR AT ALL LOT CORNERS, PO'S AND PT'S
- MEASURED DATA
 20'45'11" (24.45') RECORD PER PLAT (77-105) ARABIAN ACRES
 20'44'45" (24.74') RECORD PER PLAT (77-106) LAUREL ESTATES
 20'44'45" (24.74') RECORD PER WARRANTY DEED (2010-013101-0)



LINE #	BEARING	LENGTH
L1	N7° 12' 30"E	21.83
L2	N7° 12' 30"E	74.83
L3	N46° 47' 22"W	25.80
L4	N46° 47' 22"W	54.80
L5	S24° 22' 28"E	57.80
L6	S24° 22' 28"E	62.74
L7	S1° 17' 30"E	7.94
L8	S24° 22' 28"E	68.72
L9	N72° 37' 33"E	22.22
L10	S4° 31' 06"W	22.27
L11	S42° 04' 36"W	6.17
L12	S42° 04' 36"W	8.87
L13	N46° 17' 07"W	31.20
L14	S24° 17' 07"E	23.64
L15	S24° 17' 07"E	13.33
L16	N72° 37' 33"E	22.22
L17	S24° 47' 17"W	32.13

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT. WE DEDICATE ALL RIGHTS-OF-WAY TO THE CITY OF PALMER, ALASKA, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MIKE THOMPSON (OWNER) _____ DATE _____
 WE CONSTRUCTION, LLC
 P.O. BOX 4848
 PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SIGNED TO BEFORE ME THIS _____ DAY OF _____ 20____.
 FOR _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED 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 CORNERS AND POINTS SHOWN ON THIS PLAN WERE MEASURED AND FOUND TO BE CORRECT AND ARE WELL EXPOSED TO THE VIEW OF THE PUBLIC.

REGISTERED LAND SURVEYOR

A PLAT OF
SOUTH VILLAGE
 A SUBDIVISION OF
 THAT PORTION OF E1/2 NW1/4
 SECTION 36, TOWNSHIP 15 NORTH
 RANGE EAST, SEWARD MERIDIAN AC.
 LYING SOUTH OF W. BOGARD RD.
 EXCEPTED THEREFROM THAT PORTION
 CONVEYED TO THE MATANUSKA-SUSITNA
 BOROUGH IN DEED RECORDED AT
 2010-013101-0
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 NW1/4 SEC. 36, T. 15N., R. 12E., SW, AX
 CONTAINING 33.71 ACRES MORE OR LESS
HANSON
LAND SOLUTIONS
 ALASKA BUSINESS LICENSE #15925
 305 EAST FIREWEED AVENUE
 PALMER, ALASKA, 99645
 (907) 246-7335
 FILE: P02-224 OF: 021 (SCALE: 1"=100' (06/07/24) OF 1)

EXHIBIT K-2

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, October 11, 2024 3:51 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC South Village MSP (MG)
Attachments: Proposed Well Location.pdf

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

Matthew,

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

Thanks,

GCI | OSP Design

e: OSPDesign@gci.com | w: www.gci.com

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, September 30, 2024 11:24 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Ailis Vann <avann@palmerak.org>; bahanson@palmerak.org; kmyers@palmerak.org; gatewaycommunitycouncil@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC South Village MSP (MG)

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

Hello,

The following link is a request for comments for South Village Master Plan.

This case was originally approved by the Platting Board under the name of Bogard Colonial on May 2, 2024.

The petitioner is requesting to bring the case back to the board for modification due to a delay in the availability of City of Palmer Water.

Please ensure all comments have been submitted by October 16, 2024, so they can be incorporated in the staff report packet that will be presented to the Platting Board.

[South Village Master Plan](#)

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	276.87	225.00	70°20'44"	159.02	229.73	N43°32'12"W
C2	217.16	225.00	50°75'00"	117.87	208.83	S42°08'25"E
C3	59.71	225.00	15°12'18"	30.03	59.54	S0°53'18"E
C4	59.50	225.00	15°09'00"	29.92	59.33	S0°05'00"W
C5	355.52	225.00	90°32'00"	227.10	319.68	N44°04'22"W
C6	177.12	225.00	45°06'52"	83.44	172.58	S68°47'16"E
C7	178.40	225.00	45°25'48"	94.19	173.77	S21°31'16"E
C8	351.55	225.00	89°31'12"	223.10	316.86	N45°57'15"E
C9	175.77	225.00	44°45'32"	90.65	171.34	S23°34'26"W
C10	175.77	225.00	44°45'32"	90.65	171.34	S68°20'03"W
C11	182.02	255.00	45°08'44"	100.82	187.52	S48°13'00"E
C12	40.76	300.00	7°50'48"	24.23	37.70	S65°34'02"E
C13	24.91	255.00	5°50'48"	12.46	24.90	N10°18'27"E
C14	42.52	255.00	9°55'17"	21.31	42.47	S85°52'59"W
C15	17.37	255.00	3°54'12"	8.69	17.37	N87°23'16"W
C16	129.33	255.00	29°03'33"	66.09	127.95	N10°54'24"W
C17	40.73	300.00	17°41'45"	24.21	37.68	S84°43'30"W
C18	43.36	600.00	41°24'35"	22.68	42.43	S25°07'20"W
C19	38.68	600.00	27°22'06"	14.62	38.41	S18°06'36"W
C20	66.10	600.00	63°07'11"	30.85	62.81	S63°21'45"W
C21	72.14	600.00	68°53'15"	41.15	67.87	N60°38'02"W
C22	71.17	600.00	67°57'50"	40.44	67.07	N17°47'31"E
C23	37.14	600.00	35°27'46"	19.18	36.55	S69°31'16"W
C24	43.36	600.00	41°24'35"	22.68	42.43	S66°31'55"W
C25	40.79	300.00	17°52'52"	24.23	37.72	S6°52'47"W
C26	120.80	255.00	27°06'52"	64.55	119.67	S18°29'59"E
C27	27.25	255.00	6°02'25"	13.64	27.24	S5°52'02"E
C28	20.18	255.00	4°32'07"	10.09	20.17	S3°27'35"W
C29	73.20	255.00	16°26'53"	36.85	72.95	S13°57'00"W
C30	51.74	255.00	11°37'32"	25.96	51.65	S27°56'18"W
C31	40.76	300.00	17°52'48"	24.23	37.70	S5°07'27"E
C32	43.36	600.00	41°24'35"	22.68	42.43	S64°45'02"E
C33	83.01	600.00	79°15'55"	43.69	78.54	S45°49'22"E
C34	58.31	600.00	55°40'55"	31.89	56.04	S28°39'02"W
C35	76.53	600.00	72°36°01"	44.08	71.04	N65°47'34"E
C36	57.88	600.00	55°16°13"	31.41	55.86	S30°16'17"E
C37	43.36	600.00	41°24'35"	22.68	42.43	S27°20'29"E
C38	40.76	300.00	17°52'48"	24.23	37.70	S65°58'09"E
C39	78.72	255.00	17°41'16"	39.68	78.41	N66°57'04"E
C40	66.40	255.00	14°55°17"	33.39	66.21	N83°15'17"E
C41	47.12	300.00	9°07°00"	30.00	47.43	N45°42'57"E
C42	44.60	300.00	8°51°18"	27.58	44.61	N41°57'47"W
C43	49.64	300.00	9°48°42"	32.63	44.17	S48°07'13"W
C44	55.68	195.00	16°21°02"	28.03	55.49	S7°27'59"E
C45	190.19	195.00	55°52°17"	103.43	182.74	S43°35'17"E
C46	56.68	300.00	10°81°33"	41.49	48.62	N64°20'26"E
C47	47.40	300.00	9°02°00"	30.28	47.62	S44°04'27"E
C48	46.87	300.00	8°31°13"	29.75	42.25	N45°57'15"E
C49	47.12	300.00	9°07°00"	30.00	47.43	N44°11'08"W
C50	135.58	255.00	33°03°07"	67.19	135.08	N07°48'42"W
C51	40.76	300.00	17°52'48"	24.23	37.70	N66°35'09"E
C52	51.57	195.00	15°09°05"	25.93	51.42	N65°05'05"E
C53	47.38	300.00	9°28°47"	30.25	42.60	N44°02'45"W
C54	46.84	300.00	8°59°00"	29.72	42.23	N45°55'38"E
C55	50.68	195.00	14°53°29"	25.48	50.54	S81°55'37"E
C56	213.71	195.00	62°47°36"	119.01	203.17	S43°03'05"E
C57	43.73	195.00	12°50°55"	21.96	43.54	S5°13'49"E
C58	39.22	195.00	11°31°22"	19.67	39.15	N6°57'18"E
C59	217.13	195.00	63°47°58"	121.38	206.09	S44°37'00"W
C60	48.32	195.00	14°11°53"	24.29	48.20	S81°36'55"W

NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE CENTER 1/4 CORNER OF SECTION 36, T. 18N. R. 1E., A BRASS CAP MONUMENT WITH A NETWORK GASS GEODETIC POSITION OF 61°38'23.88"W 149°11'36.68"W
- ALL LOTS ARE SERVICED BY CITY OF PALMER WATER. NO INDIVIDUAL WATER SUPPLY SYSTEMS ARE ALLOWED ON ANY LOT.
- NO INDIVIDUAL 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.
- NO DIRECT ACCESS TO W. BOGARD ROAD SHALL BE GRANTED TO ANY LOT UNLESS OTHERWISE AUTHORIZED BY THE PERMITTING AUTHORITY.
- THESE 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.

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

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

CERTIFICATE OF PAYMENT OF TAXES

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

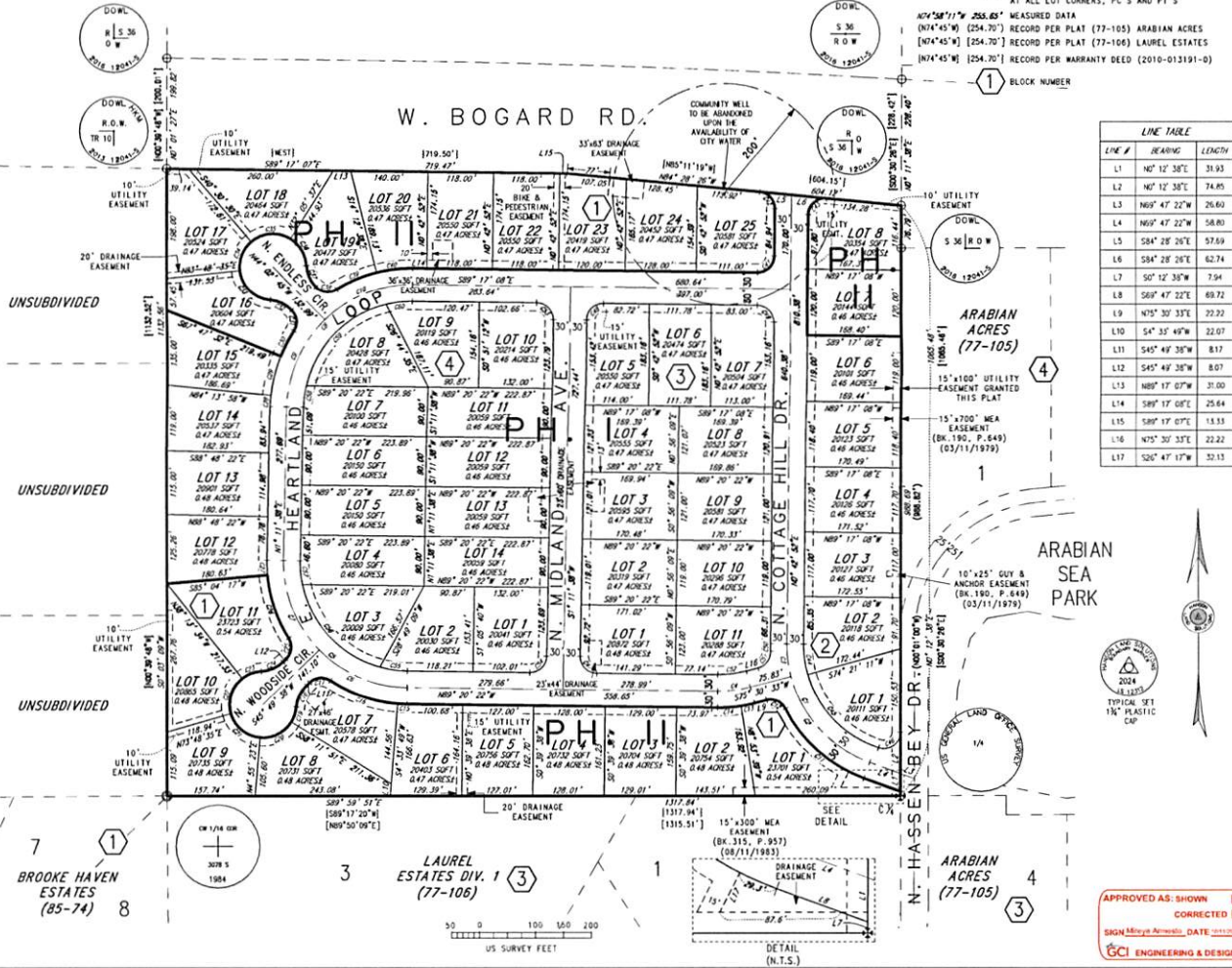
TAX COLLECTION OFFICIAL (MATANUSKA-SUSTINA BOROUGH) _____ DATE _____

LEGEND

- RECOVERED 2 1/2" GLO BRASS CAP ON IRON PIPE
- RECOVERED 3/8" ALUMINUM POST MONUMENT
- RECOVERED 2" ALUMINUM CAP ON 1/2" REBAR
- SET PLASTIC CAP ON 1/2" X 30" REBAR AT ALL LOT CORNERS, PC'S AND PT'S

N74°58'17"W 255.65' MEASURED DATA
[N74°45'W] [254.70'] RECORD PER PLAT (77-105) ARABIAN ACRES
[N74°45'W] [254.70'] RECORD PER PLAT (77-106) LAUREL ESTATES
[N74°45'W] [254.70'] RECORD PER WARRANTY DEED (2010-013191-0)

1 BLOCK NUMBER



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N0°12'38"E	31.93
L2	N0°12'38"E	74.85
L3	N69°47'22"W	26.60
L4	N69°47'22"W	58.80
L5	S84°28'26"E	57.69
L6	S84°28'26"E	62.74
L7	S0°12'38"W	7.94
L8	S69°47'22"E	69.72
L9	N75°30'33"E	22.22
L10	S4°33'49"W	22.07
L11	S45°49'38"W	8.17
L12	S45°49'38"W	8.07
L13	N89°17'08"E	31.00
L14	S89°17'08"E	25.64
L15	S89°17'08"E	15.33
L16	N75°30'33"E	22.22
L17	S20°47'17"W	32.13



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

MIKE THOMPSON (OWNER) _____ DATE _____
WM CONSTRUCTION, LLC
P.O. BOX 4842
PALMER, AK 99645

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.
FOR _____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE



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 MEASUREMENTS SHOWN ON THE PLAT ACCURATELY EXIST AS DESCRIBED AND THAT ALL EASEMENTS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR
A PLAT OF
SOUTH VILLAGE
THAT PORTION OF 1/2 SECTION 36, TOWNSHIP 18 NORTH, RANGE 14 EAST, SEWARD MERIDIAN, AK, LYING SOUTH OF W. BOGARD RD, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE MATANUSKA-SUSTINA BOROUGH IN DEED RECORDED AT 2010-013191-0
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NW/4 SEC. 36, T. 18N. R. 1E. S.M. AK
CONTAINING 33.71 ACRES MORE OR LESS
HANSON LAND SOLUTIONS
ALASKA BUSINESS LICENSE #152315
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)746-7738
GCI ENGINEERING & DESIGN

EXHIBIT K-4

Matthew Goddard

From: Mary Hass <hassfamilyak@yahoo.com>
Sent: Wednesday, October 16, 2024 6:50 PM
To: MSB Platting
Subject: South Village Master Plan Public Hearing

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

Mary Hass 10050 E Ortner Loop, Palmer AK.

Concerns & Objections: I want the WM Construction to wait until Palmer City provides Sewer and Water service to the South Village Subdivision.

My Objection is that the community well will negatively impact my home and neighbors wells.

- **1. Lowering the water table**

If a community well pumps more than the natural recharge of the aquifer, it can lower the water table, which can affect nearby wells. This is called a cone of depression.

The South Village looks like 50+ lots that will service 3-4 bedroom homes. How many Community Wells will is WM going to drill?

How can WM Construction assure that the homeowners will not over abuse or over utilize the water ?

- **2. Possibility of Contamination**

A community well can become contaminated by human activity, such as misuse, tampering, or excess use. This contamination can then spread to nearby wells.

- **3. Separation distances**

If your well is too close to a community well, it could impact your water quality. You can check your state's regulations to determine the required separation distances.

- What is the distance is required for community well to a homeowners personal well. Will this distance be enforced?
- How many community wells are going to be installed in the subdivision and where in the neighborhood. The map shows one community well but that seems like a lot of houses pulling from one well.
- 4. Whom is responsible for paying for repairs or any servicing for the community well?
- 5. When will Palmer Water & Sewer be available? OR how long of expectation of the use of the Community wells?

I would like to attend the Public Hearing and have my concerns addressed. Please confirm.

Thank you!
Mary Hass
218-910-0144

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	276.87	225.00	70°30'14"	159.03	259.73	N34° 32' 15"W
C2	217.16	225.00	55°17'55"	117.87	208.83	S42° 08' 25"E
C3	59.71	225.00	15°12'18"	30.03	59.54	S6° 53' 18"E
C4	59.50	225.00	15°09'05"	29.92	59.33	S83° 05' 05"W
C5	355.52	225.00	90°32'00"	227.10	319.68	N44° 04' 22"W
C6	177.12	225.00	45°06'12"	93.44	172.58	S66° 47' 16"E
C7	178.40	225.00	45°25'48"	94.19	173.77	S21° 31' 16"E
C8	351.55	225.00	89°31'13"	223.12	316.86	N45° 57' 15"E
C9	175.77	225.00	44°45'37"	92.65	171.34	S23° 34' 26"W
C10	175.77	225.00	44°45'37"	92.65	171.34	S68° 20' 03"W
C11	192.02	255.00	43°08'44"	100.82	187.52	S48° 13' 00"E
C12	40.76	30.00	77°50'48"	24.23	37.70	S65° 34' 03"E
C13	24.91	255.00	5°35'48"	12.46	24.90	N78° 18' 27"E
C14	42.52	255.00	9°33'17"	21.31	42.47	S85° 52' 59"W
C15	17.37	255.00	3°54'12"	8.69	17.37	N87° 23' 16"W
C16	129.33	255.00	29°03'33"	66.09	127.95	N70° 54' 24"W
C17	40.73	30.00	77°47'45"	24.21	37.68	S84° 43' 30"W
C18	43.36	60.00	41°24'35"	22.68	42.43	S25° 07' 20"W
C19	28.68	60.00	27°23'06"	14.62	28.41	S18° 06' 36"W
C20	66.10	60.00	63°07'11"	36.85	62.81	S63° 21' 45"W
C21	72.14	60.00	68°53'15"	41.15	67.87	N50° 38' 02"W
C22	71.17	60.00	67°57'50"	40.44	67.07	N17° 47' 31"E
C23	37.14	60.00	35°27'46"	19.18	36.55	S69° 30' 19"W
C24	43.36	60.00	41°24'35"	22.68	42.43	S66° 31' 55"W
C25	40.79	30.00	77°53'52"	24.25	37.72	S6° 52' 42"W
C26	120.80	255.00	27°08'32"	61.55	119.67	S18° 29' 59"E
C27	27.25	255.00	6°07'21"	13.64	27.24	S1° 52' 02"E
C28	20.18	255.00	4°32'01"	10.09	20.17	S3° 27' 39"W
C29	73.20	255.00	16°26'53"	36.85	72.95	S13° 57' 05"W
C30	51.74	255.00	11°37'32"	25.96	51.65	S27° 59' 18"W
C31	40.76	30.00	77°50'48"	24.23	37.70	S5° 07' 21"E
C32	43.36	60.00	41°24'35"	22.68	42.43	S64° 45' 02"E
C33	83.01	60.00	79°15'55"	49.69	76.54	S45° 49' 22"E
C34	58.31	60.00	55°40'55"	31.69	56.04	S21° 39' 03"W
C35	76.03	60.00	72°36'07"	44.08	71.04	N85° 47' 34"E
C36	57.88	60.00	55°16'12"	31.41	55.66	S30° 16' 17"E
C37	43.36	60.00	41°24'35"	22.68	42.43	S23° 20' 28"E
C38	40.76	30.00	77°50'48"	24.23	37.70	S82° 58' 09"E
C39	78.72	255.00	17°41'16"	39.68	78.41	N66° 57' 04"E
C40	66.40	255.00	14°55'10"	33.39	66.21	N83° 15' 17"E
C41	47.12	30.00	90°00'00"	30.00	42.43	N45° 42' 52"E
C42	44.60	30.00	85°11'18"	27.58	40.61	N41° 52' 47"W
C43	49.64	30.00	94°48'42"	32.63	44.17	S48° 07' 13"W
C44	55.68	195.00	16°21'40"	28.03	55.49	S7° 27' 59"E
C45	190.19	195.00	55°52'57"	103.43	182.74	S43° 35' 17"E
C46	56.68	30.00	108°15'37"	41.49	48.62	N54° 20' 26"E
C47	47.40	30.00	90°32'00"	30.28	42.62	S44° 04' 22"E
C48	46.87	30.00	89°31'13"	29.75	42.25	N45° 57' 15"E
C49	47.12	30.00	90°00'00"	30.00	42.43	N44° 17' 08"W
C50	13.58	255.00	3°03'07"	6.79	13.58	N00° 48' 42"W
C51	40.76	30.00	77°50'48"	24.23	37.70	N36° 35' 09"E
C52	51.57	195.00	15°09'05"	25.93	51.42	N83° 05' 05"E
C53	47.38	30.00	90°28'47"	30.25	42.60	N44° 02' 45"W
C54	46.84	30.00	89°28'00"	29.72	42.23	N45° 55' 38"E
C55	50.68	195.00	14°53'29"	25.48	50.54	S81° 53' 37"E
C56	213.71	195.00	62°47'36"	119.01	203.17	S43° 03' 05"E
C57	43.73	195.00	12°50'55"	21.96	43.64	S5° 13' 49"E
C58	39.22	195.00	11°31'22"	19.67	39.15	N6° 57' 19"E
C59	217.13	195.00	63°47'58"	121.38	206.09	S44° 37' 00"W
C60	48.32	195.00	14°11'53"	24.29	48.20	S83° 36' 55"W

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAN IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE CENTER 1/4 CORNER OF SECTION 36, T. 18N. R. 1E., A BRASS CAP MONUMENT WITH A NETWORK GNSS GEODETIC POSITION OF 61°36'23.96"N 149°11'36.68"W
3. ALL LOTS ARE SERVICED BY CITY OF PALMER WATER. NO INDIVIDUAL WATER SUPPLY SYSTEMS ARE ALLOWED ON ANY LOT.
4. NO INDIVIDUAL 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.
5. NO DIRECT ACCESS TO W. BOGARD ROAD SHALL BE GRANTED TO ANY LOT UNLESS OTHERWISE AUTHORIZED BY THE PERMITTING AUTHORITY.
6. 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 PLAN TO BE RECORDED.

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

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

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH) _____ DATE _____

LEGEND

- ⊗ RECOVERED 2 1/2" GLO BRASS CAP ON IRON PIPE
- ⊕ RECOVERED 3/4" ALUMINUM POST MONUMENT
- ⊙ RECOVERED 2" ALUMINUM CAP ON 3/8" REBAR
- ⊥ SET PLASTIC CAP ON 3/8"x30" REBAR AT ALL LOT CORNERS, PG'S AND PT'S

MEASURED DATA
 [N74°45'W] [254.70'] RECORD PER PLAT (77-105) ARABIAN ACRES
 [N74°45'W] [254.70'] RECORD PER PLAT (77-106) LAUREL ESTATES
 [N74°45'W] [254.70'] RECORD PER WARRANTY DEED (2010-013191-0)

1 BLOCK NUMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

MIKE THOMPSON (OWNER) _____ DATE _____
 WM CONSTRUCTION, LLC
 P.O. BOX 4042
 PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

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

FOR _____
 NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

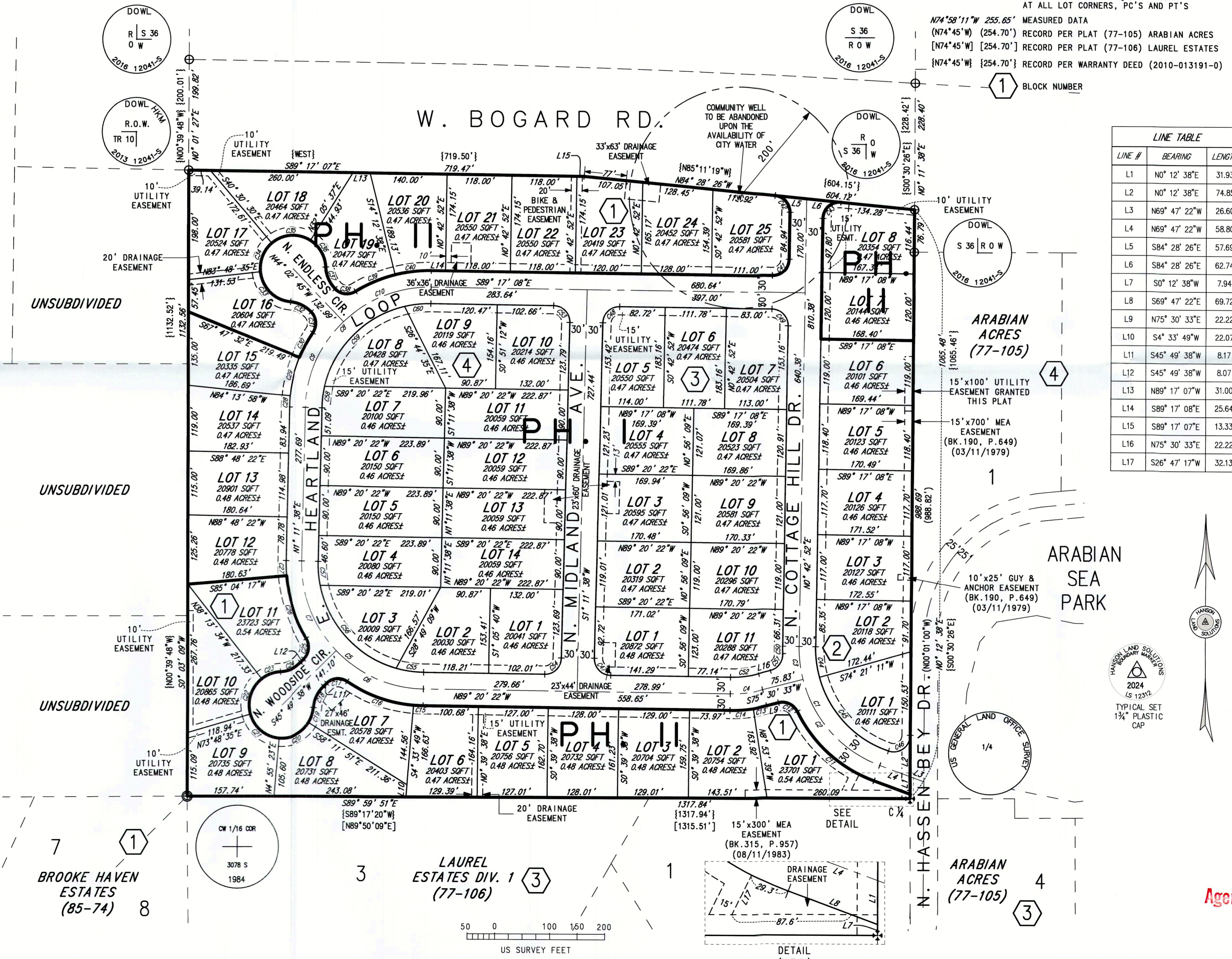


I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT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

REGISTERED LAND SURVEYOR

A PLAT OF
SOUTH VILLAGE
 A SUBDIVISION OF
 THAT PORTION OF E1/2 NW1/4,
 SECTION 36, TOWNSHIP 18 NORTH,
 RANGE 1EAST, SEWARD MERIDIAN, AK.
 LYING SOUTH OF W. BOGARD RD.
 EXCEPTING THEREFROM THAT PORTION
 CONVEYED TO THE MATANUSKA-SUSITNA
 BOROUGH IN DEED RECORDED AT
 2010-013191-0
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 LOCATED WITHIN
 NW4 SEC. 36, T.18N. R.1E. SM, AK
 CONTAINING 33.71 ACRES MORE OR LESS

HANSON LAND SOLUTIONS
 ALASKA BUSINESS LICENSE #1525
 305 EAST FIREWEED AVENUE
 PALMER, ALASKA, 99645
 (907)746-7738



LINE #	BEARING	LENGTH
L1	N0° 12' 38"E	31.93
L2	N0° 12' 38"E	74.85
L3	N69° 47' 22"W	26.60
L4	N69° 47' 22"W	58.80
L5	S84° 28' 26"E	57.69
L6	S84° 28' 26"E	62.74
L7	S0° 12' 38"W	7.94
L8	S69° 47' 22"E	69.72
L9	N75° 30' 33"E	22.22
L10	S4° 33' 49"W	22.07
L11	S45° 49' 38"W	8.17
L12	S45° 49' 38"W	8.07
L13	N89° 17' 07"W	31.00
L14	S89° 17' 08"E	25.64
L15	S89° 17' 07"E	13.33
L16	N75° 30' 33"E	22.22
L17	S26° 47' 17"W	32.13

PUBLIC HEARINGS

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 7, 2024

PRELIMINARY PLAT: RIO'S REFUGE MSP
LEGAL DESCRIPTION: SEC 23, T17N, R02W, SEWARD MERIDIAN AK
PETITIONERS: KENT LARSON, STEVEN RADFORD
SURVEYOR/ENGINEER: KEYSTONE / HOLLER
ACRES: 21.36 ± PARCELS: 8
REVIEWED BY: CHRIS CURLIN CASE #: 2024-107

REQUEST: The request is to create eight parcels from Parcel #1 and Parcel #4 (MSB Waiver 82-91-PWm, recorded as 82-142W), and Lot 1 (Radford's Retreat, Plat No. 2006-200) to be known as **RIO'S REFUGE**, containing 21.36 acres +/- . The subject property is located directly east of W. Dane Court and W. Stein Drive, south of W. Northern Rose Lane, west of S. Foothills Boulevard, and directly north and west of W. Lone Duck Trail; within the NE ¼ SE 1/4 of Section 23, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and Assembly District #5.

EXHIBITS

Vicinity Map and Aerial Photos
Geotechnical Report

EXHIBIT A – 4 pgs
EXHIBIT B – 12 pgs

AGENCY COMMENTS

MSB DPW Pre-Design & Engineering
MSB Permit Center
Utilities

EXHIBIT C – 1 pg
EXHIBIT D – 2 pgs
EXHIBIT E – 2 pgs

DISCUSSION: The proposed Rio's Refuge Master Plan is creating 8 parcels by a two-phase master plan. Lot sizes will range from .92 acres to 1.18 acres. Tract A will contain 12.30 acres and Tract B will contain 2.50 acres. Proposed Lot 1A and Tract A will take access from W. Lone Duck Trail. Proposed Lots 1 – 5 & Tract B will take access from a dedicated and constructed extension of W. Dane Court. All lots and tracts will have access and usable area per MSB code and State Statute.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curt Holler, P.E. notes that the soils investigation consisted of 3 new test holes and data from 7 previous test holes. Test hole depth was 16'. No groundwater was encountered. Test hole logs and sieve analysis is at **Exhibit B 3 - 11**. The engineer states the proposed 7 new or re-configured lots will each contain over 10,000 square feet of contiguous usable septic area, and an additional 10,000 square feet of useable building area.

Tract A is over 400,000 square feet and does not require useable area verification, however it appears to readily meet the same standard.

Average Daily Traffic (ADT) count is at **Exhibit B 12**.

Comments:

MSB Pre-Design & Engineering (Exhibit C) Dane Court will need to be constructed to MSB residential Standards.

MSB Permit Center (Exhibit D) The applicant will need two driveway permits as shown.

Utilities: (Exhibit E) ENSTAR objects to this platting action unless one of the following conditions is met:

1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on existing service line." And add, "location of natural gas main and centerline of ten foot (10 FT) wide natural gas easement" to the depiction of the referenced service line.
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

MEA, GCI, and MTA did not respond.

Platting staff notes that the petitioner will need to sign an easement with ENSTAR and show the recorded easement information on the final plat. (see recommendation #5)

GCI, MTA, & MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #16 Knik-Fairview; Road Service Area #17 Knik; MSB Community Development or Assessments; GCI, MTA or MEA.

CONCLUSION: The preliminary master plan of Rio's Refuge is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing regarding the November 7, 2024 hearing date. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A geotechnical report was submitted, pursuant to MSB 43.20.281(A).

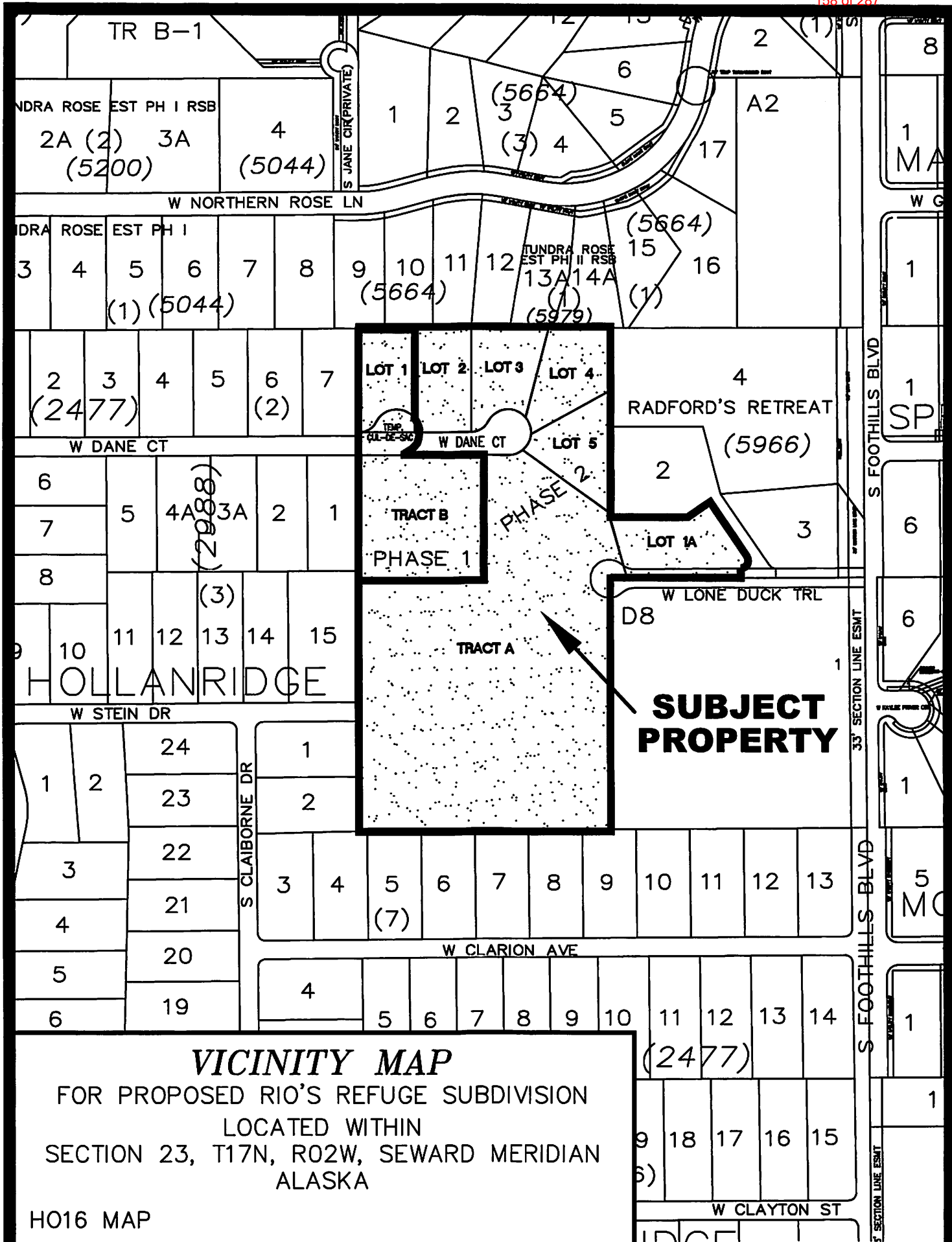
FINDINGS OF FACT

1. The plat of Rio's Refuge Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A geotechnical report was submitted, pursuant to MSB 43.20.281(A).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #16 Knik-Fairview; Road Service Area #17 Knik; MSB Community Development or Assessments; or GCI, MEA, or MTA.
6. There were no objections from any federal or state agencies, or Borough departments or utilities.
7. At the time the staff report was written there were no comments received from the public in response to the Notice of Public Hearing for the November 7, 2024 hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary master plan of Rio's Refuge, Section 23, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

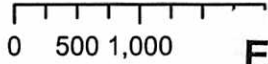
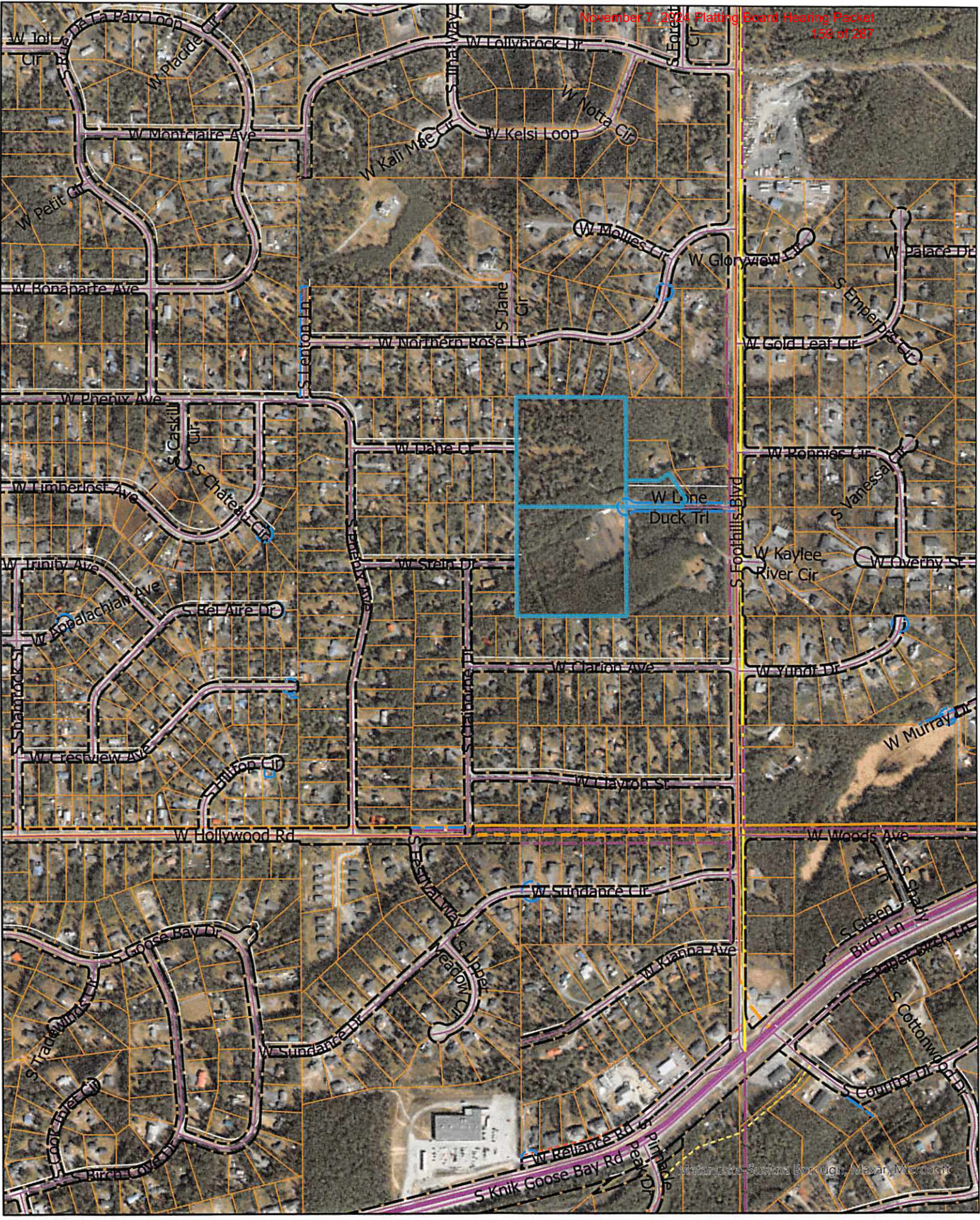
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Construct internal roads and cul-de-sacs to residential street standards according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - f) Obtain approval of street names from Platting Assistant.
5. Record an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location, and provide recording information on final plat.
6. Show all easements of record on final plat for each phase of the master plan.
7. Submit recording fees, payable to Department of Natural Resources (DNR) for each phase of the master plan.
8. Submit plat in full compliance with Title 43 for each phase of the master plan.

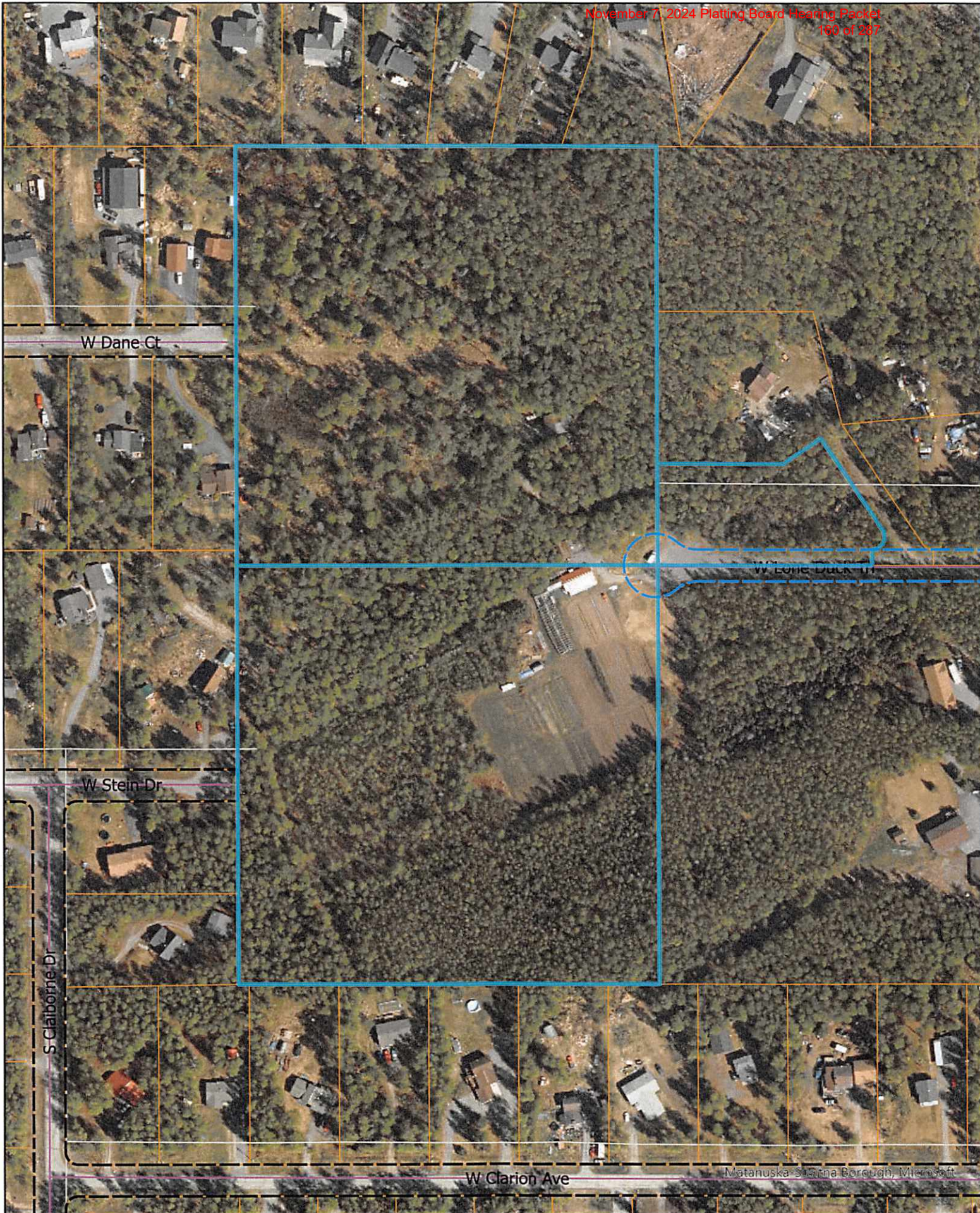


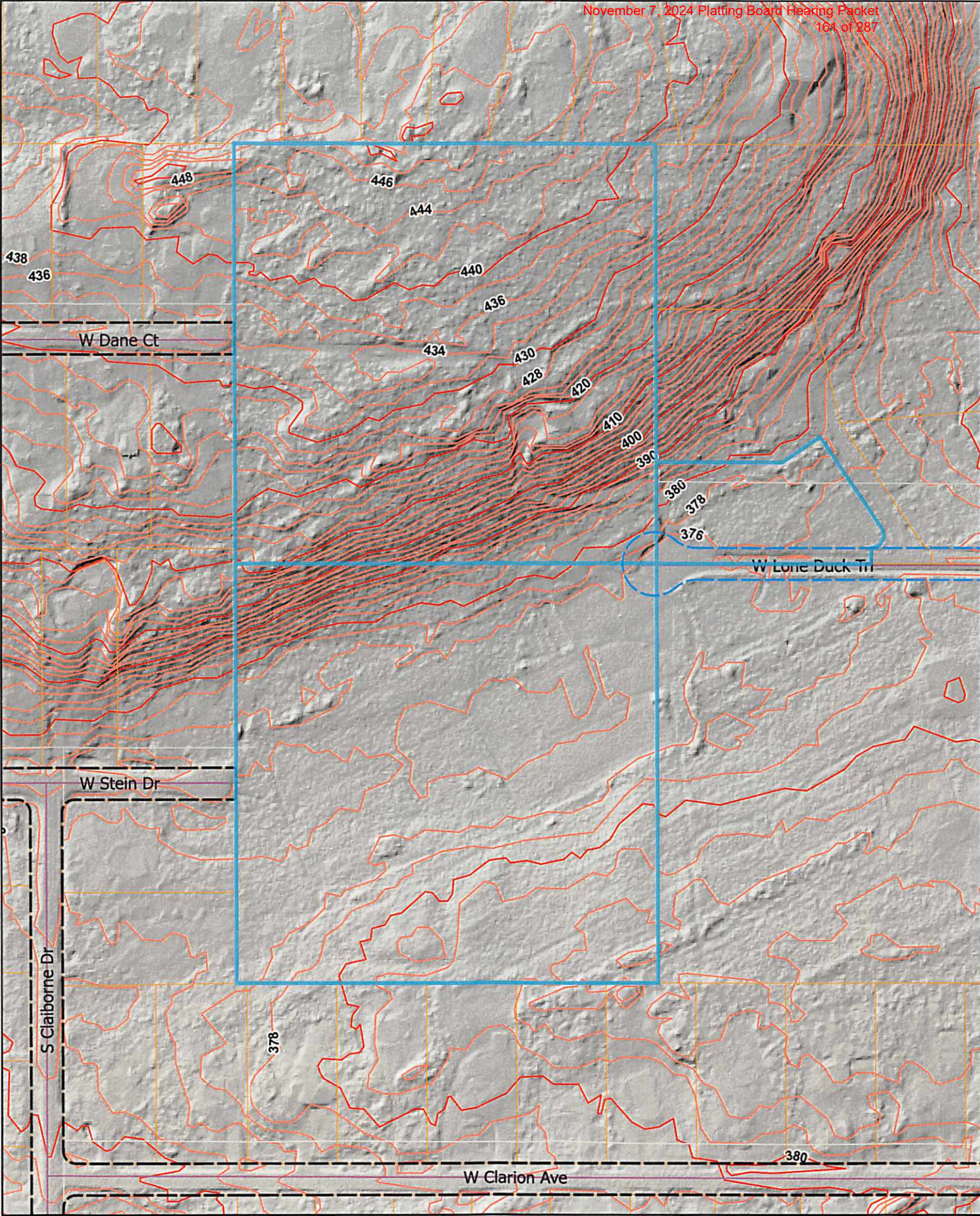
VICINITY MAP

FOR PROPOSED RIO'S REFUGE SUBDIVISION
LOCATED WITHIN
SECTION 23, T17N, R02W, SEWARD MERIDIAN
ALASKA

H016 MAP









August 16, 2024

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

RECEIVED
AUG 19 2024
PLATTING

Re: *Rio's Refuge*; Useable Areas, Roads and Drainage
HE #24024

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 6 new lots and a 12.3 acre remainder tract from one large existing parcel and one adjacent lot, with a total area of around 20 acres. Our soils evaluation included logging 3 new testholes on the parent parcel, sieve tests, review of adjacent existing soils information, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The main project site forms a rectangle shape, oriented north to south. It lies east of the end of W. Dane Court, and west of the end of W. Lone Duck Circle. The additional adjacent existing lot lies north of W. Lone Duck Circle. The entire project site has rolling terrain, with moderate slopes on the north end and minimal slopes on the south end. Drainage is generally directed southward or to the southeast. A few areas with steep slopes over 25% were noted, and are delineated on the attached map. The total elevation differential indicated from the provided topographical map is approximately 76'.

Soils & Vegetation. The parent parcel contains one developed residence and a cleared farm area of several acres, with the remaining area mostly undeveloped. One area has been cleared and contains power poles and overhead lines. Other areas appear to remain in a native or near native state. Existing vegetation in the wooded portion primarily consists of mature growth spruce and birch trees, and some Devil's Club. The previously farmed area has grasses throughout. Three new testholes were dug on 7/16/24 and adjacent testholes were reviewed to evaluate soil conditions. Near surface soils encountered in the testholes included a thin organic mat over a thicker layer of silty loess topsoils which extended down to between 1' and 3'. Receiving soils under the topsoils

were consistently found to be dense, silty sands and gravels. Sieve tests were performed on the 3 new testholes, with silt contents of 18, 25 and 31% returned. Soils encountered were typical for the area, based on existing neighboring soils information and from our prior experiences on adjacent properties. A copy of the on-project testhole logs and a location/topography map is attached.

Groundwater. Groundwater was not encountered in any of the 9 new or adjacent testholes, which were dug to depths of 12' to 19'; the holes on this project were all 16'. Groundwater is not expected to be a limiting factor for useable area for any of the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be primarily limited by setbacks to water wells, steep areas and related setbacks, easements and lot lines. For useable building area, lotlines and setbacks, utility easements, and ROW/PUE setbacks will be limiting factors. 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, *the proposed 7 new or re-configured lots will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Tract A is over 400,000 ft2 and does not require useable area verification, however it appears to readily meet the same standard.*

Roads and Drainage. Six of the proposed new lots will be accessed by way of a new eastward extension of W. Dane Court. The re-configured lot and Tract A will access from the existing W. Lone Duck Circle. If the project is constructed in phases, Phase 1 would require the construction of approximately 115' of new road and a temporary CDS bulb. Phase 2 would add an additional 270' of road and a permanent CDS; in both cases a temporary CDS would need to be ditched through and reclaimed. 294' of new road will be constructed as a part of this extension, terminating in a temporary cul-de-sac bulb. One existing driveway will need to be slightly modified. Sandy gravel materials adequate to construct the road base may not exist on the project, in which case they would need to be hauled in. Road topping materials could be screened at the site, or hauled in, or may not be required if the road is paved. A preliminary drainage plan is part of the attached map, similar to a full drainage report which is being prepared by another firm.

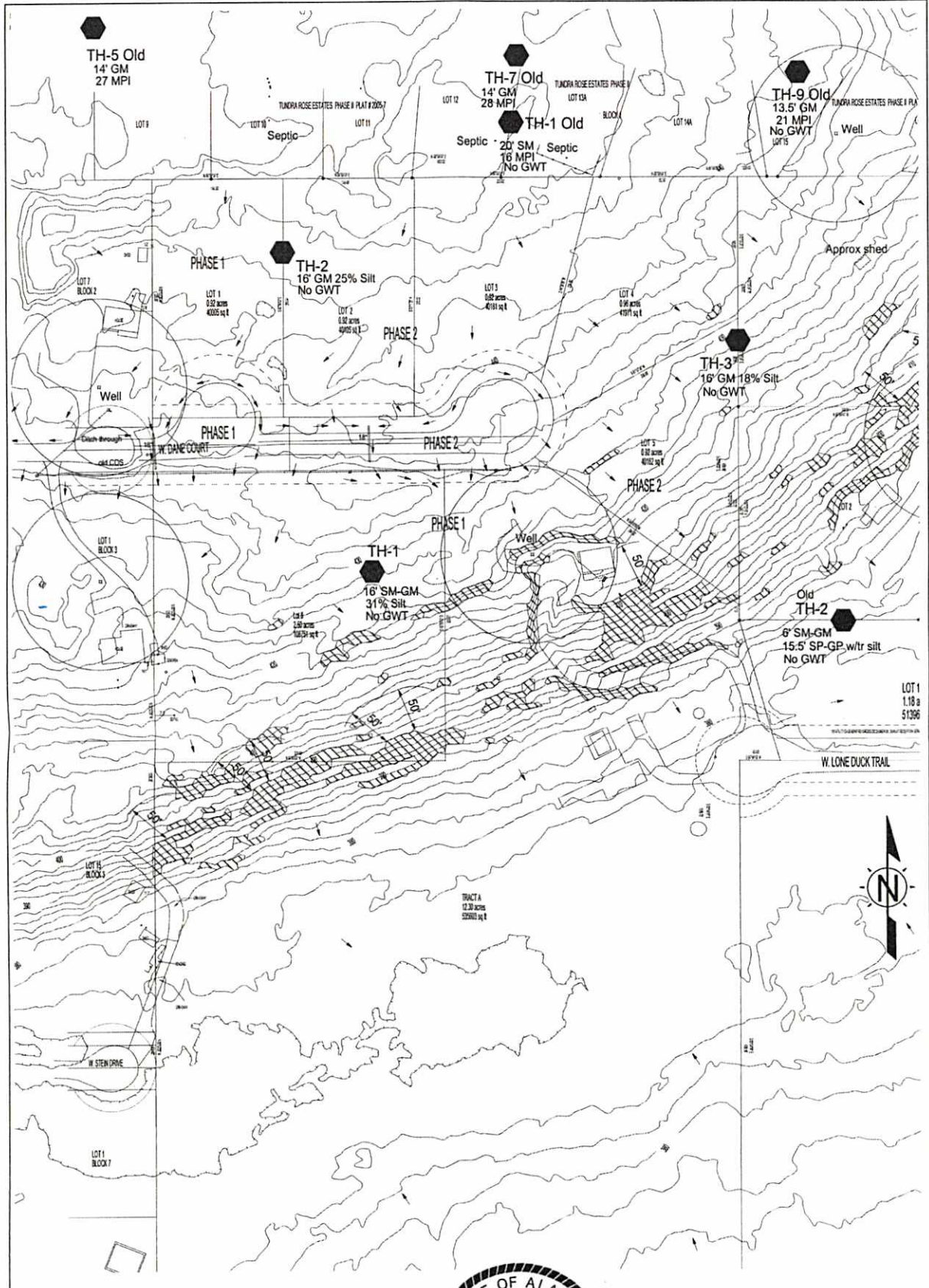
Please do not hesitate to call with any questions you may have.

Sincerely,

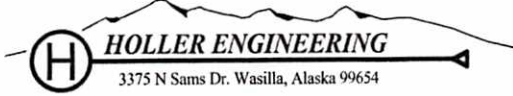
Curtis Holler, PE

c: K. Larsen, w/attachments



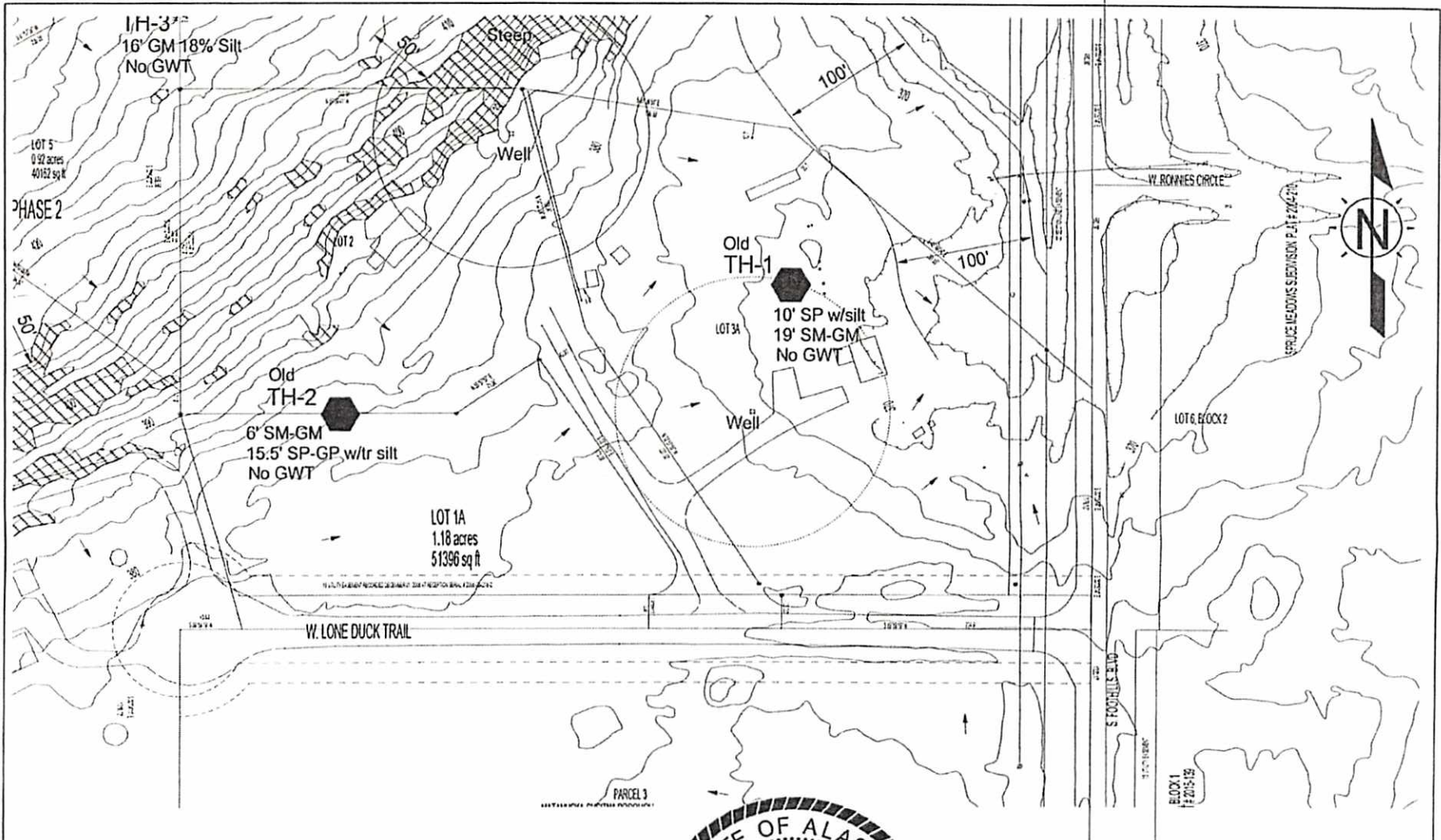


Rio's Refuge Subdivision
Testhole, Useable Area, Roads, Drainage & Topo Map



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

Job # 24024 Scale: 1" = 100' Date: 8/14/2024



Rio's Refuge Subdivision
Testhole, Useable Area, Roads, Drainage & Topo Map



Notes:

- 1) Base drawing & 2' LiDAR topography provided by others.
- 2) Testhole locations approx/GPS.
- 3) Arrows denote approximate drainage patterns. Hatched areas have +25% slope.

Job # 24024

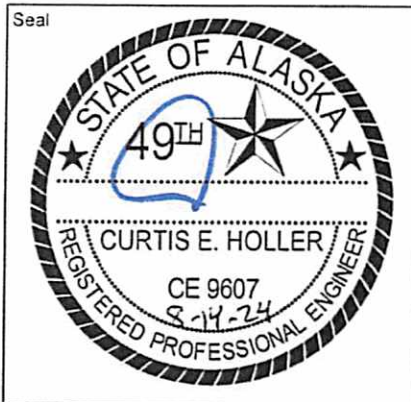
Scale: 1" = 100'

Date: 8/16/2024



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 3

Performed For: K Larsen

Legal Description: Rio's Refuge Subdivision

Depth, feet	Soil Type	Slope	Site Plan
1	OL		
2	ML		
3	SM-GM CLAY GRAY MORT ROCK < 6" FEW to 8"		See attached testhole & topo map.
4			
5			
6			
7			
8	MED. DENSE		
9			
10			

GRAB
SAMPLE

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

- (SEE SIEVE TEST 31%)

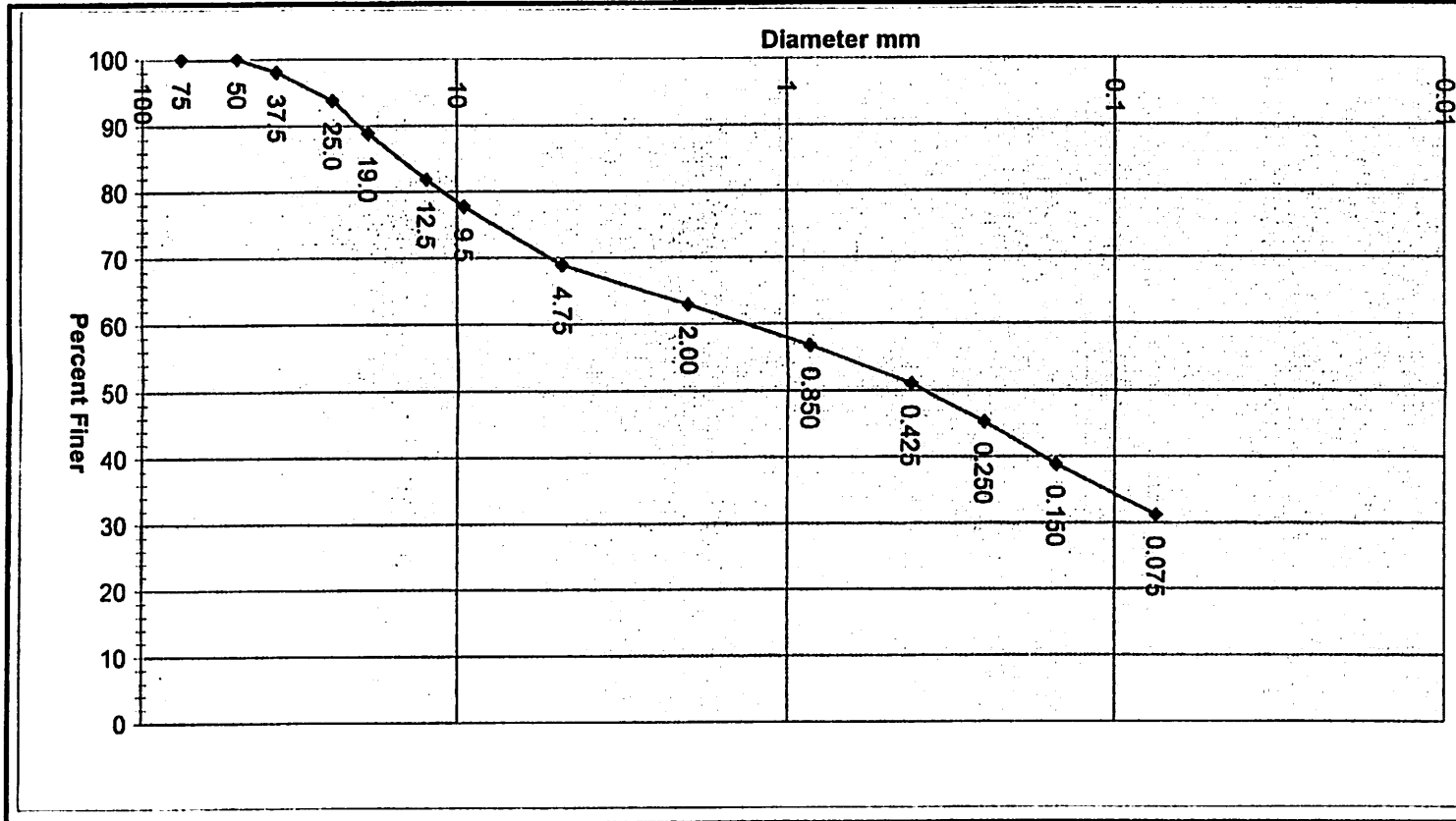
- PERFORMED BY: C. Holler

DATE: 7-16-2024



HANSEN ENGINEERING, INC.

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



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	100
1.5"	37.5	98
1"	25.0	94
3/4"	19.0	89
1/2"	12.5	82
3/8"	9.5	78
#4	4.75	69
#10	2.00	63
#20	0.850	57
#40	0.425	51
#60	0.250	45
#100	0.150	39
#200	0.075	31.2

Client: Kent Larson

Soil Description: Silty Sand with Gravel

Project: Rio's Refuge

Unified Classification: SM

Sample Location: TH #1 @ 10'

Sample appears to be non-plastic.

Date: 8/6/2024

Sample Date: 7/16/2024

Proj. no: 24056

EXHIBIT B-6



HOLLER ENGINEERING

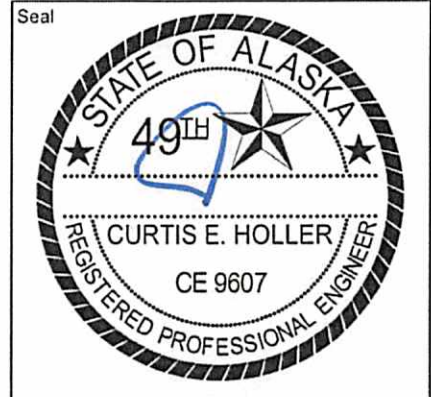
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 3

Performed For: K Larsen

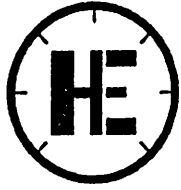
Legal Description: Rio's Refuge Subdivision



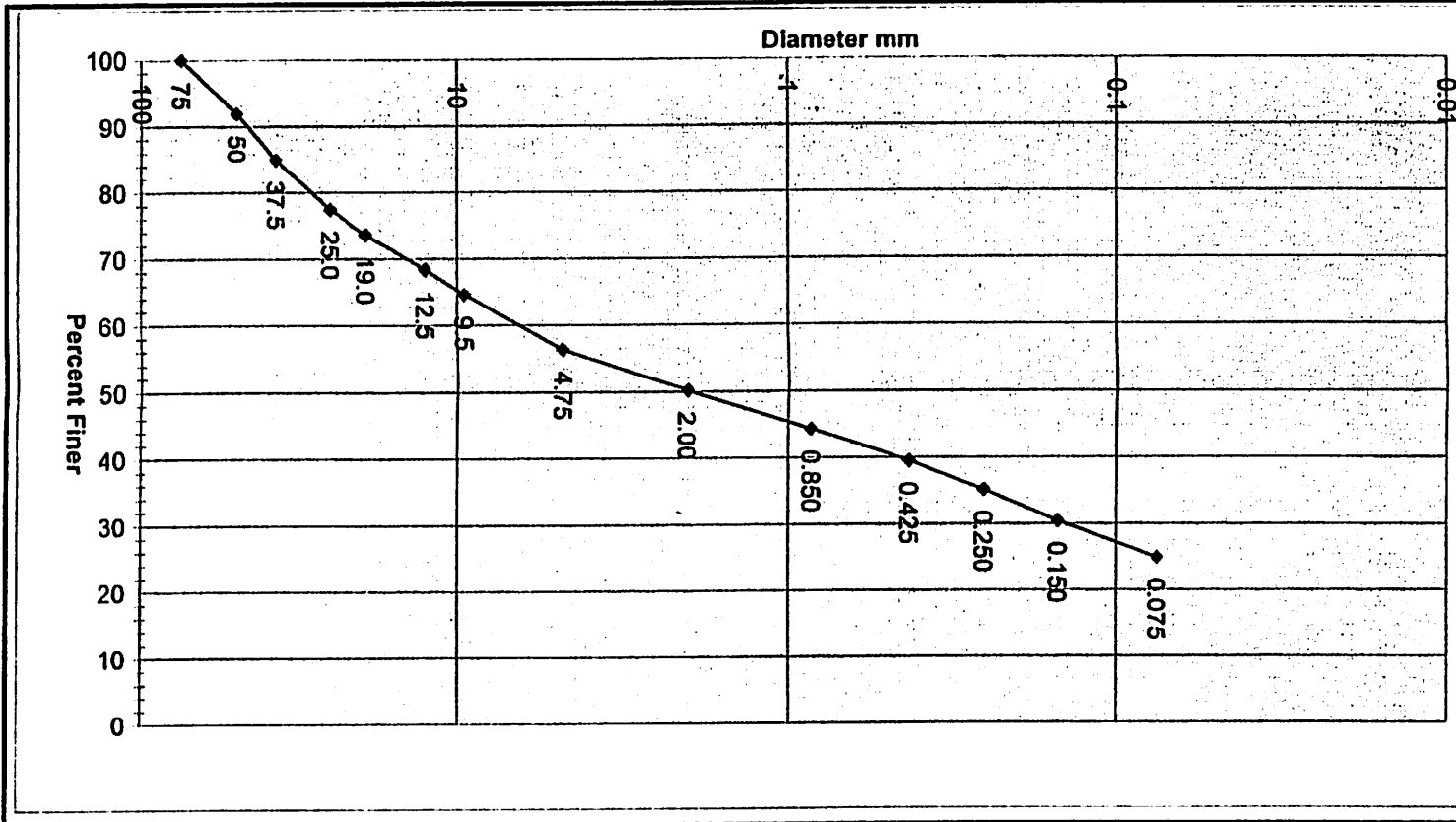
Depth, feet	Soil Type	Slope	Site Plan																																																																								
1	OL		See attached testhole & topo map.																																																																								
2	ML																																																																										
3	SP-SM, OLIVE-BROWN SEVERAL 15"-30" SLATEY FLATE ROCKS																																																																										
4																																																																											
5		WAS GROUNDWATER ENCOUNTERED? No IF YES, AT WHAT DEPTH? N/A DEPTH AFTER MONITORING? N/A	Slope																																																																								
6	GM to GM-SM MOST ROCK to 6", few 12"																																																																										
7																																																																											
8	DENSE, MODERATE																																																																										
9	SILT CONTENT																																																																										
10	OLIVE-BROWN																																																																										
11	to GRAY																																																																										
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18		<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		PERCOLATION TEST						Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only																																																											
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19		- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____ - TEST RUN BETWEEN _____ FT AND _____ FT DEPTH																																																																									
20		- COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u>																																																																									
21		<u>SEE SIEVE TEST 25%</u>																																																																									
22		- PERFORMED BY: C. Holler DATE: _____																																																																									

GRASS
Sample

NO GW/NO STEEPS



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



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	92
1.5"	37.5	85
1"	25.0	77
3/4"	19.0	74
1/2"	12.5	68
3/8"	9.5	65
#4	4.75	56
#10	2.00	50
#20	0.850	44
#40	0.425	40
#60	0.250	35
#100	0.150	30
#200	0.075	25.0

Client: Kent Larson

Soil Description: Silty Gravel with Sand

Project: Rio's Refuge

Unified Classification: GM

Sample Location: TH #2 @ 7'

Sample appears to be non-plastic.

Date: 8/6/2024

Sample Date: 7/16/2024

Proj. no: 24056

EXHIBIT B-8



HOLLER ENGINEERING

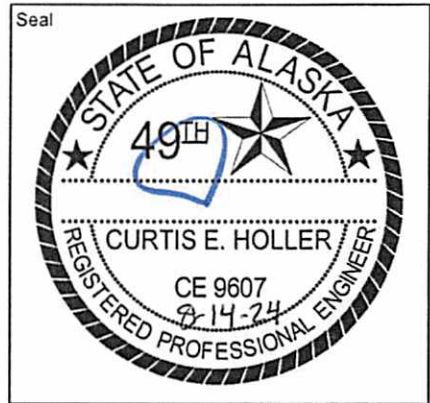
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 3

Performed For: K Larsen/S Radford

Legal Desc: Rio's Refuge/Radford's Retreat 2024



Depth, feet	Soil Type	Slope	Site Plan
1	OL		See attached testhole & topo map. <div style="text-align: right;">↑ N ↓</div>
2	ML		
2-3	SP-GP w/ SILT, Peaky, <i>dark Brown</i>		
4-8	GM, <i>dark GRAY,</i> DENSE, <i>most peck < 5"</i> <i>Few 6"-8"</i>		
9			
10			
11			
12			
13	<i>VERY DENSE PAST 13'</i>		
14			
15			
16	<i>No GWT / No seeps</i>		

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

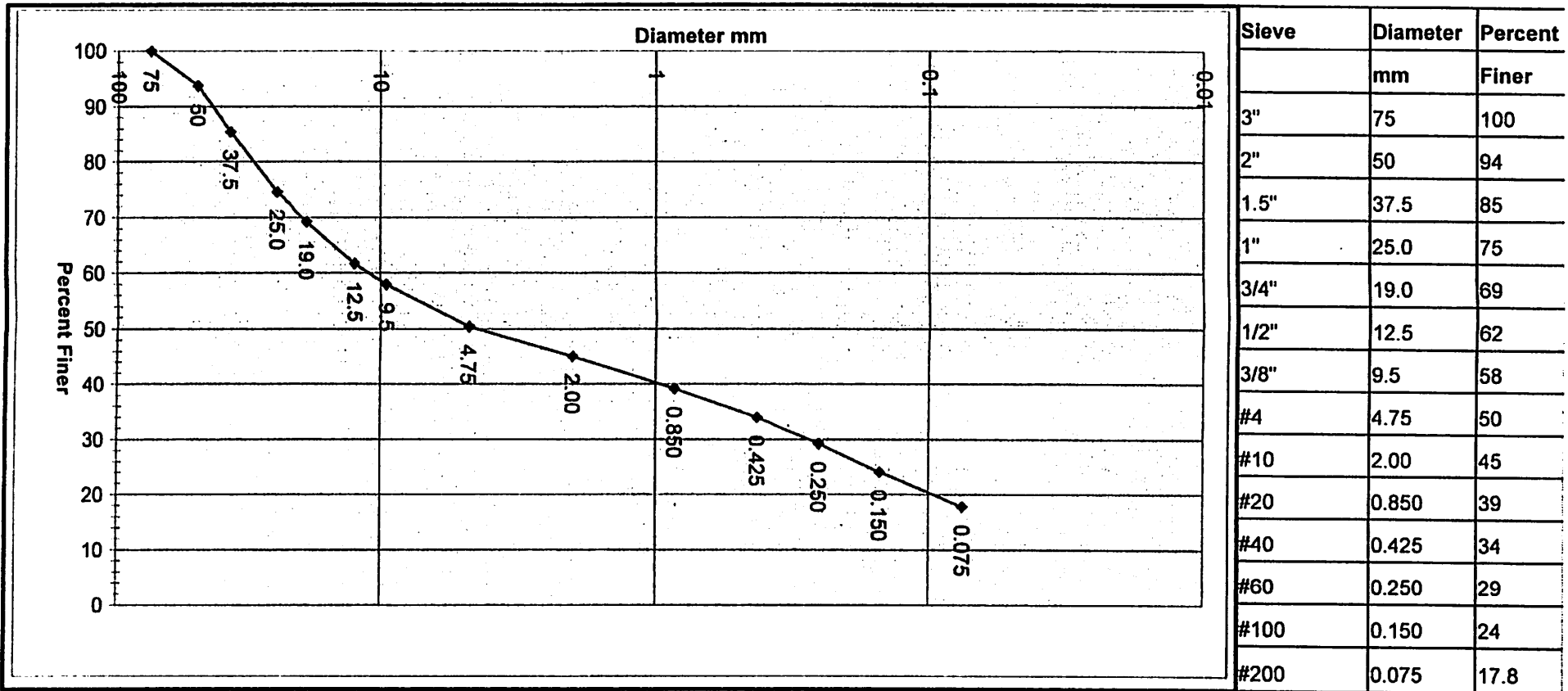
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Holler DATE: _____



HANSEN ENGINEERING, INC.

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

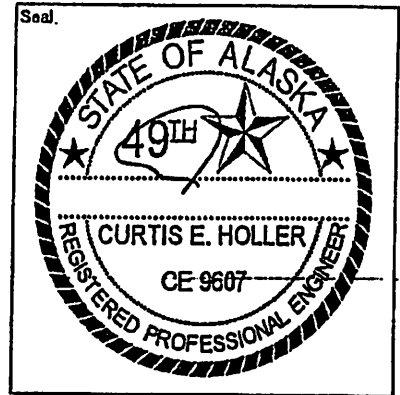


Client: **Kent Larson**
Project: **Rio's Refuge**
Sample Location: **TH #3 @ 6'**

Soil Description: **Silty Gravel with Sand**
Unified Classification: **GM**
Sample appears to be **non-plastic.**

Date: **8/6/2024**
Sample Date: **7/16/2024**
Proj. no: **24056**

EXHIBIT B-10

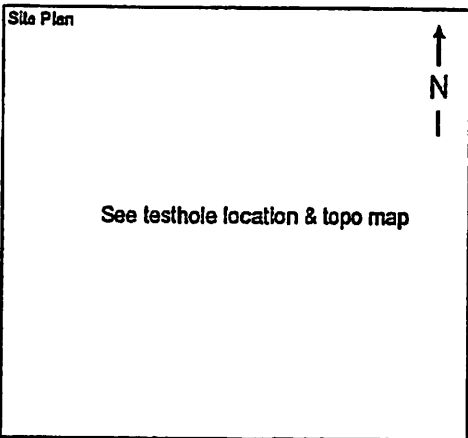
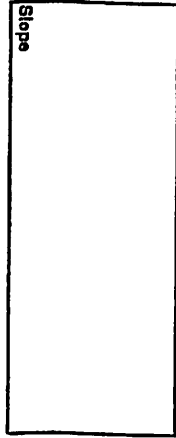
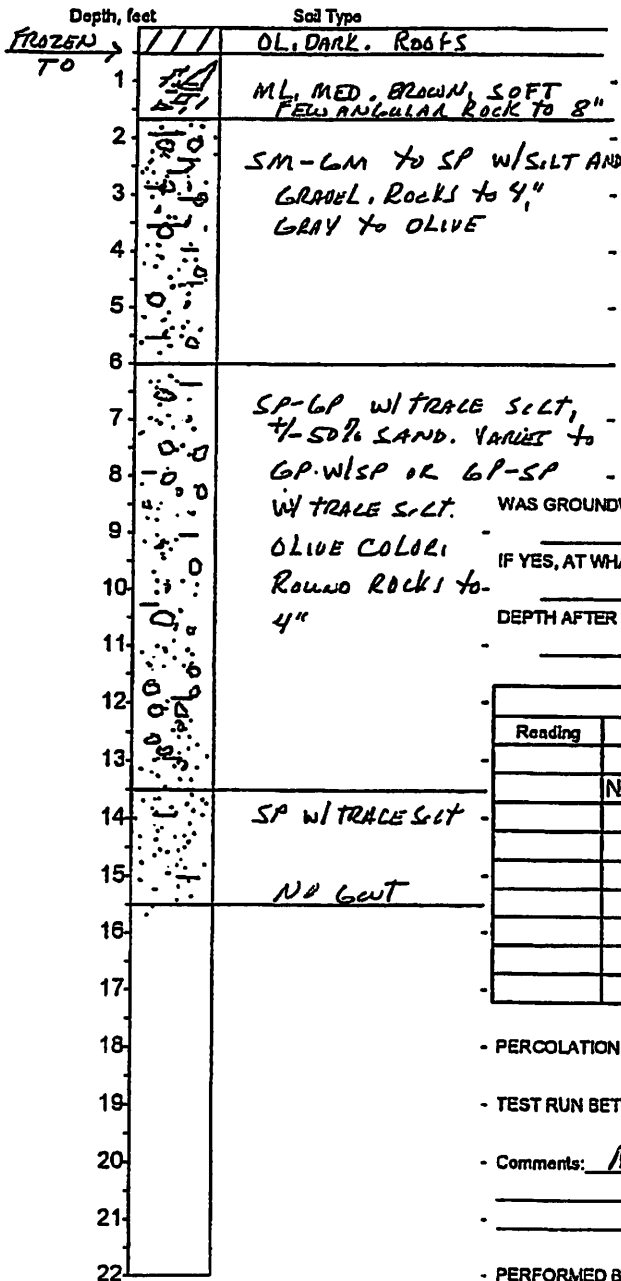


SOILS LOG / PERCOLATION TEST

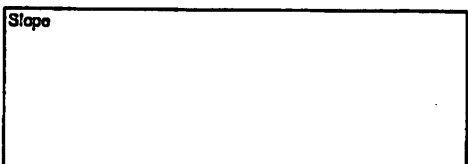
TEST HOLE # 2 of 2

Performed For: Steve Radford (*V. Larsen - Rio's Refuge*)

Legal Description: Radford's Retreat NE4 NE4 SE4 S23 T17N R2W (*LOT 2*)



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



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: MONITOR PIPE INSTALLED TO 15'

 - PERFORMED BY: C. Holler DATE: 12-29-05



Rio's Refuge Traffic Analysis/
Lot Count August 2024
(Multiply by 10 for ADT #'s)

Natasha Heindel

From: Daniel Dahms
Sent: Thursday, October 3, 2024 3:00 PM
To: Natasha Heindel
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: Re: RFC Rio's Refuge Master Plan

Natasha,

Dane Ct. will need to be constructed to MSB residential standard.

Daniel Dahms, PE
Department of Public Works
Pre-Design and Engineering Division

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Friday, September 13, 2024 8:27 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil <regpagemaster@usace.army.mil>; eric.r.schuler@usps.gov <eric.r.schuler@usps.gov>; billydoc56@gmail.com <billydoc56@gmail.com>; pcook@alaskan.com <pcook@alaskan.com>; admin@kfccak.org <admin@kfccak.org>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; andrew.fraiser@enstarnaturalgas.com <andrew.fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com <row@enstarnaturalgas.com>; row@mtasolutions.com <row@mtasolutions.com>; ospdesign@gci.com <ospdesign@gci.com>; mearow@mea.coop <mearow@mea.coop>; Bill Gamble <Bill.Gamble@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>
Subject: RFC Rio's Refuge Master Plan

Hello team,

The following link contains a Request for Comments for Rio's Refuge Master Plan, tax ID #17N02W23D006/D009 and #5966000L001, MSB Case 2024-107.
Comments are due by **Friday 10/04/2024**.

[Rio's Refuge MSP](#)

Please let me know if you have any questions.

Natasha Heindel

From: Permit Center
Sent: Friday, September 13, 2024 3:38 PM
To: Natasha Heindel
Subject: RE: RFC Rio's Refuge Master Plan
Attachments: Screenshot 2024-09-13 153657.png

Thanks for the clarification, Natasha. The applicants will need **two** driveway permits as shown. No other comments.

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

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Friday, September 13, 2024 3:33 PM
To: Permit Center <Permit.Center@matsugov.us>
Subject: RE: RFC Rio's Refuge Master Plan

Thank you!
I think there's also a hidden driveway to the north just a tad.
It's not easily seen on the aerial view, but shown on the plat from the surveyor. It is currently on Lot 1 Radford's Retreat, and the lot line is adjusting to include it.

Mind sending updated comments and I'll ask the petitioner to call before 9/30 to get it done?

Natasha Heindel
Platting Technician
Mat-Su Borough Planning Department
350 E. Dahlia Ave. Palmer, Alaska 99645
Desk: (907) 861-7872
Natasha.Heindel@matsugov.us

From: Permit Center <Permit.Center@matsugov.us>
Sent: Friday, September 13, 2024 2:46 PM
To: Natasha Heindel <Natasha.Heindel@matsugov.us>
Subject: RE: RFC Rio's Refuge Master Plan

They'll need a DW permit as shown. No other comments.

Brandon Tucker
Permit Technician
[Matanuska-Susitna Borough Permit Center](#)
350 E Dahlia Ave





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

September 30, 2024

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

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed preliminary plat **RIO'S REFUGE (MSB Case # 2024-107)** and advises that there is an existing natural gas service line which appears to cross proposed Lot 5 to serve proposed Tract A. Attached is an as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the location of the service line on the map and add, "Location of natural gas service line and centerline of ten foot (10 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

James Christopher
Right Of Way Agent
ENSTAR Natural Gas Company, LLC

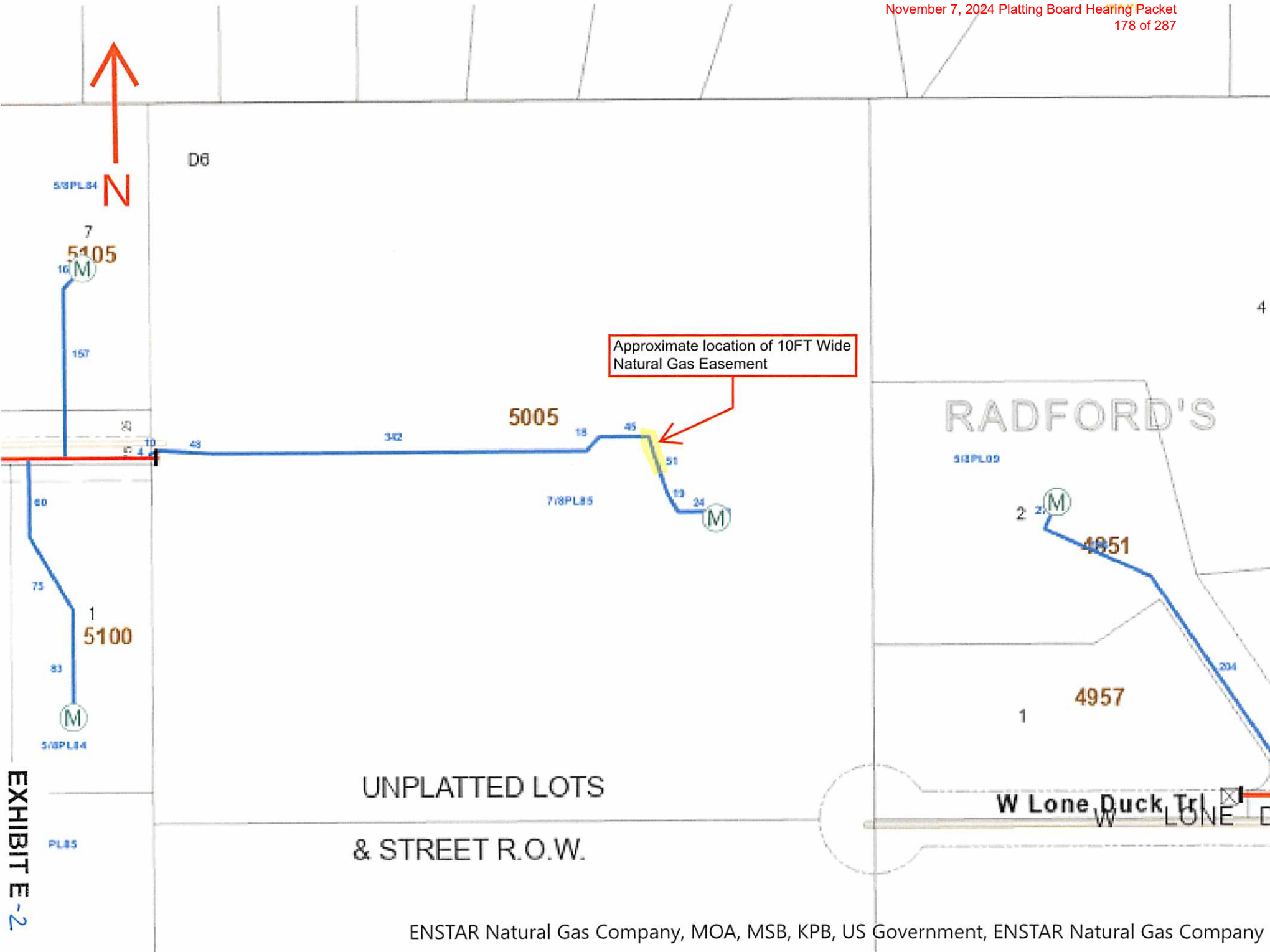


EXHIBIT E-2

CERTIFICATE OF OWNERSHIP & DEDICATION

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

KENT W. LARSEN DATE
P.O. BOX 875471
WASILLA, ALASKA 99687-5471
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____
DAY OF _____ 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

STEVEN A. RADFORD DATE
P.O. BOX 871622
WASILLA, ALASKA 99687-1622
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____
DAY OF _____ 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

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

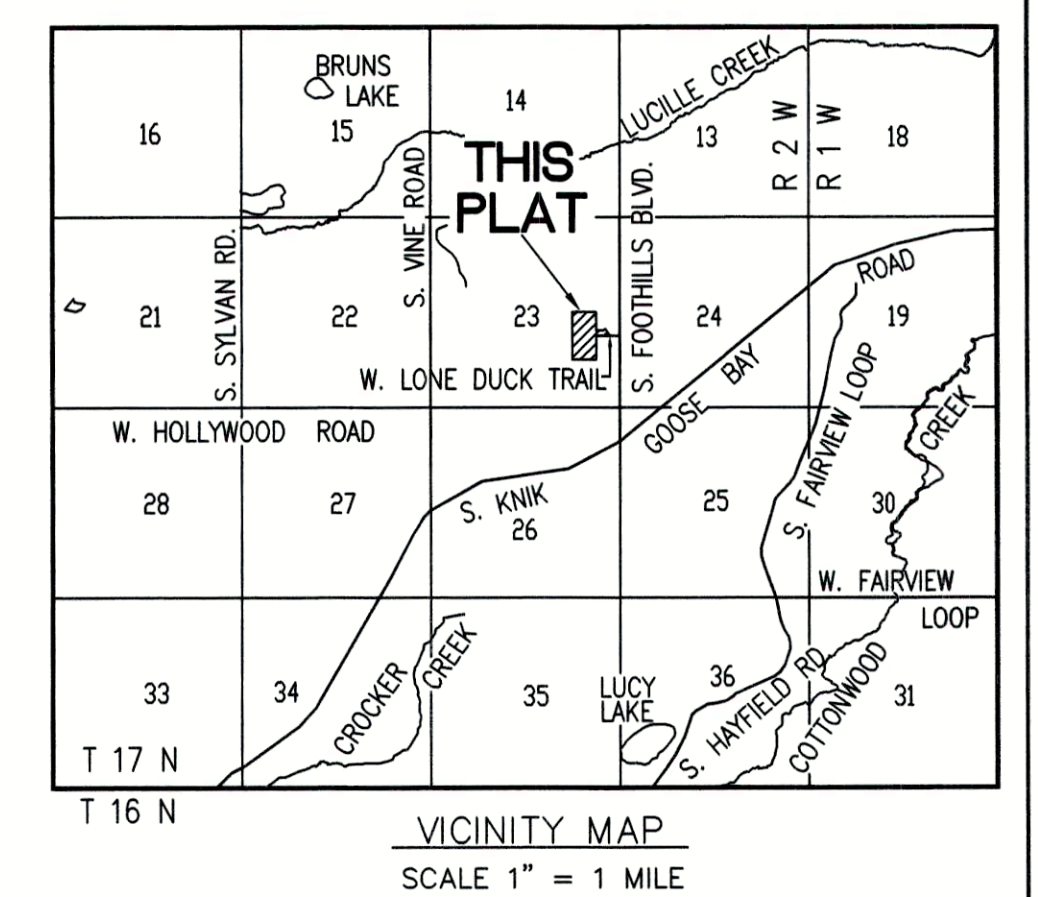
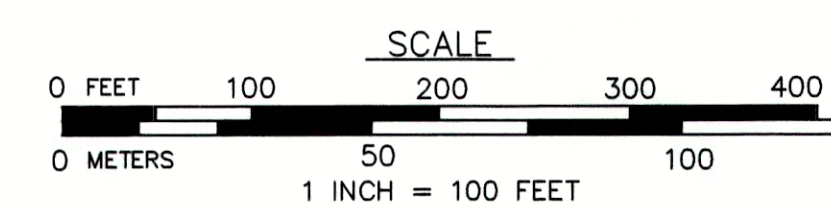
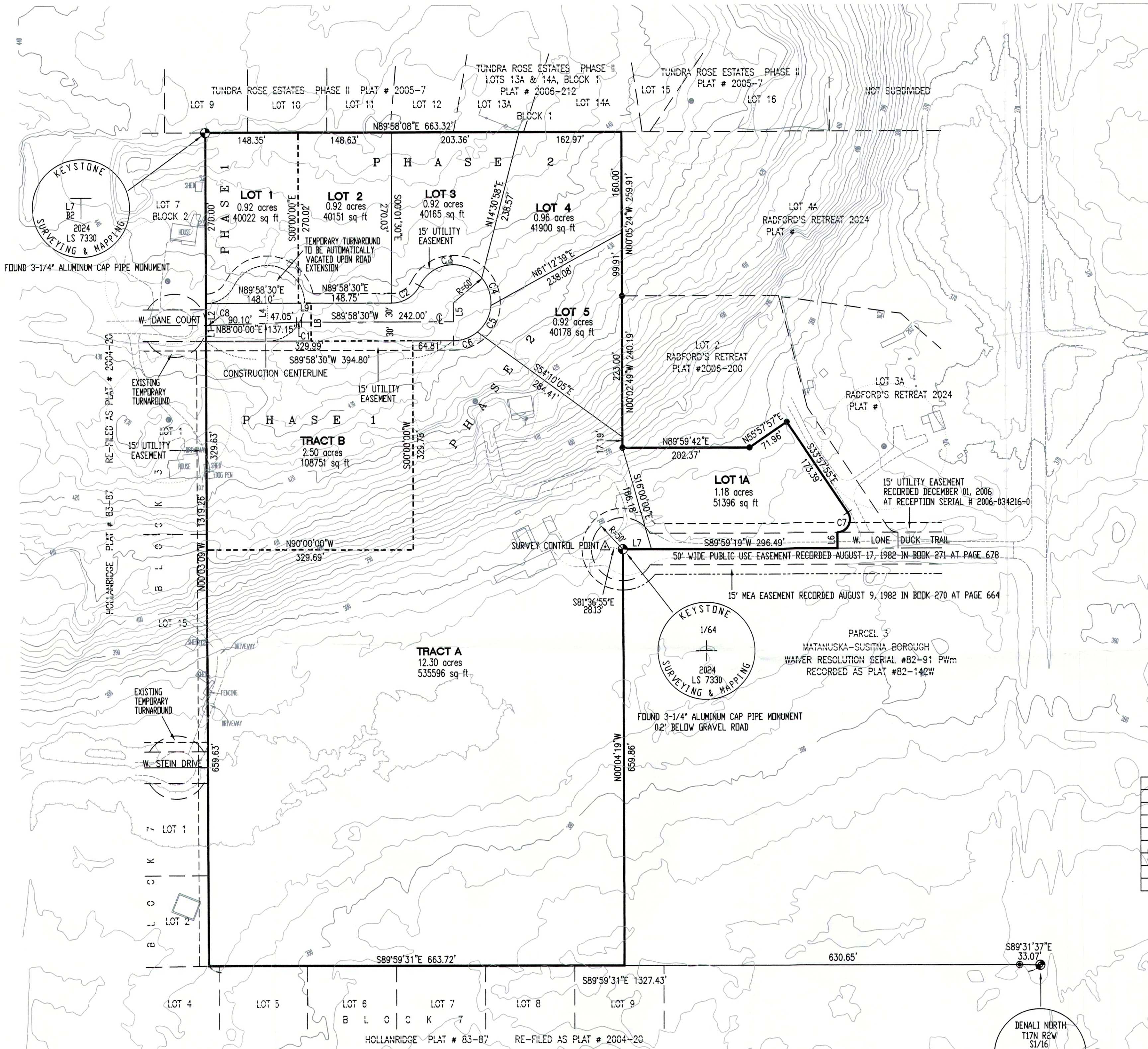
CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL

NOTES

- 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.
- BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
- 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
- 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.
- EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - MEA EASEMENT RECORDED JUNE 8, 1960 IN BOOK 32, PAGE 441
 - MEA EASEMENT RECORDED AUGUST 9, 1982 IN BOOK 270, PAGE 664
 - MEA EASEMENT RECORDED OCTOBER 7, 1983 IN BOOK 325, PAGE 337



- LEGEND**
- FOUND ALUMINUM MONUMENT - AS SHOWN AND DESCRIBED
 - FOUND 5/8" REBAR WITH PLASTIC CAP MARKED LS7330
 - FOUND 5/8" REBAR
 - ▲ SURVEY CONTROL POINT - SPC(5004 AK 4)
NORTHING: 840,527.273 METERS
EASTING: 522,582.009 METERS
 - SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP

RESTRICTIVE COVENANTS
COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON APRIL 7, 1989 IN BOOK 581, PAGE 657 AND FEBRUARY 13, 2009 AS INSTRUMENT NO. 2009-003209-0 WITH AMENDMENTS THERETO RECORDED MARCH 12, 2009 AS INSTRUMENT NO. 2009-005239-0

LINE TABLE

LINE	LENGTH	BEARING
L1	25.00'	N00°03'09"W
L2	35.00'	N00°03'09"W
L3	7.82'	N88°58'26"E
L4	31.76'	N00°01'30"W
L5	30.00'	S00°01'30"E
L6	25.00'	N00°00'41"W
L7	45.63'	N89°59'19"E
L8	60.00'	S00°01'30"E
L9	20.00'	S89°58'30"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	7.93'	230.00'	3.96'	01°58'30"	7.93'	S88°59'15"W
C2	54.95'	50.00'	30.62'	62°57'52"	52.22'	N58°29'34"E
C3	117.56'	60.00'	89.39'	112°15'41"	99.64'	S83°08'29"W
C4	47.12'	60.00'	24.85'	45°00'00"	45.92'	N18°13'40"W
C5	48.31'	60.00'	25.55'	46°07'42"	47.01'	N27°20'11"E
C6	41.44'	60.00'	21.59'	39°34'28"	40.62'	N70°11'16"E
C7	43.27'	20.00'	37.58'	123°57'14"	35.31'	N28°00'42"E
C8	7.82'	230.00'	3.91'	01°56'51"	7.82'	N88°58'26"E



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

Agenda Copy RECEIVED
AUG 14 2024
PLATTING

A PLAT OF
RIO'S REFUGE
A SUBDIVISION OF PARCEL #1 AND PARCEL #4 MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION SERIAL NO. 82-91-PWm FILED OCTOBER 28, 1982 FILE NO. 82-142W AND LOT 1, RADFORD'S RETREAT, PLAT #2006-200 WITHIN THE NE 1/4 SE 1/4 SECTION 23, T. 17 N., R. 2 W., SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 21.36 ACRES, MORE OR LESS

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

DRAWN BY ICAD/K.Lyne	DATE 7/27/24	DRAWING: 2024-18/RiosRetreat
CHECKED BY GLo	SCALE 1 INCH = 100 FEET	SHEET 1 OF 1

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 7, 2024

PRELIMINARY PLAT: SYPRESS HILL

LEGAL DESCRIPTION: SEC 6, T17N, R01W S.M., AK

PETITIONERS: BROOKE ANTONICH, MATTEW BROWN,
 PATRICK CAMPBELL, KIMBERLY CAMPBELL

SURVEYOR/ENGINEER: BUSH CONSTRUCTION SURVEYS /
 PINARD ENGINEERING

ACRES: 7.53 +/- PARCELS: 4

REVIEWED BY: CHRIS CURLIN CASE #: 2024-110

REQUEST:

The request is to create four lots from Lots 1 & 2, Block 10, Mission Hills Phase II (Plat 84-124) and Tract A, Mission Hills North Phase I (Plat 2008-24), to be known as **SYPRESS HILL**, containing 8.5 acres +/- . The petitioner is requesting a variance to MSB 43.20.140 *Physical Access* and MSB 43.20.320 *Frontage*. The subject property is located west of N. Church Road, east of N. Stanley Road, and directly north of N. Sam Snead Loop and N. Walter Hagen Circle; within Section 06, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District #4.

EXHIBITS:

Vicinity Map and Aerial Photos	Exhibit A – 4 pgs
Variance Application	Exhibit B – 8 pgs
Soils Report	Exhibit C – 13 pgs
<u>COMMENTS:</u>	
USACE	Exhibit D – 1 pg
MSB Pre-Design and Engineering	Exhibit E – 1 pg
MSB Permit Center	Exhibit F – 1 pg
City of Wasilla	Exhibit G – 1 pg
Utilities	Exhibit H – 3 pgs
Public	Exhibit I – 1 pg

DISCUSSION: The proposed subdivision is creating four lots ranging in size from .93 acres to 4.07 acres. Proposed lots 1 – 3 will take access from N. Sam Snead Loop, Petitioner is seeking a variance from MSB 43.20.140 *Physical Access* for access to Lot 4 via N. Walter Hagen Circle. Both roads are owned and maintained by the City of Wasilla.

Variance Application: The petitioner has submitted a variance application pursuant to MSB43.15.075 with supporting criteria A-C answered (**Exhibit B**). The request is from MSB 43.20.140 Physical Access & MSB43.20.320 Frontage .

Variance MSB 43.20.140 (Physical Access)

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

The approval of the variance will not be detrimental because physical access is already available.

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

Due to the existing property lines and dedication of a 50-foot right of way. (plat #84-124)

C. Because of the 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.

Due to the existing property lines and dedication of a 50-foot right of way. (plat #84-124)

See the following supporting findings in favor of the requested variance from MSB 43.20.140.

A variance is needed from MSB 43.20.140 because a traveled way exists. Historically, N. Walter Hagen circle has been used to access Tract C plat #84-124. See attachment "A," a screenshot from Google Earth, and attachment "B," a screenshot of a street view from Google Earth.

The current state of N. Walter Hagen Circle is passable, and with some clearing of Alder trees, N. Walter Hagen Circle would be considered a "Pioneer Road."

Variance MSB 43.20.320 (Frontage)

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

The variance approval will not be detrimental because lot 4 access location is tying into existing lot lines recorded prior to MSB Title 43.

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

Due to the existing property lines and dedication of a 50-foot right of way. (plat #84-124)

C. Because of the 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.

Due to the existing property lines and dedication of a 50-foot right of way. (plat #84-124)

See the following supporting findings in favor of the requested variance MSB 43.20.320.

A variance is needed from MSB 43.20.320 due to the previous platted width of N. Walter Hagen Circle at 50 feet. (See attachment "C" & "D")

Soils Report: A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Paul Pinard, P.E., notes that The proposed Matt Brown Subdivision is a resubdivision of Lots 1 and 2, Block 10, Mission Hills Subdivision, Phase 11, and Tract A, Missions Hills North, Phase I. This property is located within Section 6, T17N, R1W, S.M. It is within the city boundary of Wasilla, located on the west side of Wasilla, immediately north of the Parks Highway and is directly accessed from Church Road.

The existing three (3) parcels, with a combined area of eight and one-half (8.5) acres, is proposed to be re-subdivided into four (4) lots. The four (4) lots, as shown on the attached preliminary plat from Bush Construction Surveys Inc (Attachment #1), range from 0.93 to 4.07 acres in size. At the proposed sizes, each parcel easily meets the Borough's minimum lot size requirement (20,000 sf) for development with on-lot wastewater disposal (septic) systems, with service by a public water system. Two (2) of these lots have been previously developed with a single family residence, served by existing on-lot septic systems and connection to the City of Wasilla's public water system. Both of these lots are proposed to be significantly enlarged from a size of 0.46 acres each, to 2.15 and 1.30 acres in size. Another proposed lot (4) on the east side of the proposed subdivision, would be 0.93 acres and the remaining westerly lot (1), is being proposed as the largest, at 4.02 acres. It should be noted that a testhole location map has been incorporated into the preliminary plat. The approximate locations of the testholes that had been excavated for evaluation of soil and water table conditions, on or in close proximity to the proposed lots, have been shown on the preliminary plat.

Based on the findings during my investigation, it appears that a majority of the land within each of the four (4) lots in the proposed subdivision, as shown on the preliminary plat/test hole location map, would be considered suitable for subsequent development with conventional on-site wastewater disposal systems (septic tank and drain field). I have evaluated the subsurface soil conditions along with the impacts to the four (4) lots, based on topography, depth to seasonal high water table, depth to impermeable strata, and the setback requirement from surface water or public water supply wells and have determined that each lot provides the minimum required "usable" area for development with conventional on-site wastewater disposal systems. In particular, noting that even for the proposed Lot 2 and Lot 3, which are already developed with on-lot septic systems, I have evaluated each of the four (4) lots and determined that each provides at least 20,000 square feet of contiguous usable area, as defined by suitable soils, a depth to the seasonal high water table of eight (8) feet or more, a depth to impermeable strata of ten (10) feet or more, having ground slopes less than 25% and being located outside the setback requirement from surface water or public water supply wells, for development with a conventional on-site wastewater disposal system.

In specifically addressing the Borough's usable area requirements, each lot, including the already developed Lot 2 and Lot 3, provides at least 10,000 square feet of usable area for a wastewater disposal (septic) system and another 10,000 square feet for a building site.

COMMENTS:

USACE (**Exhibit D**) does not object and gave information on dredging/filling U.S. waters and wetlands.

MSB DPW Pre-design and Engineering (**Exhibit E**) Has no objection to the variance.

MSB Permit Center (**Exhibit F**) has no comment.

City of Wasilla (**Exhibit G**) Owner has been discussing his driveway up the platted ROW already within the city. Nothing from public works. City water is available. No city sewer services in that area.

Utilities: (**Exhibit H**) ENSTAR and GCI have no comments or objections.

MTA and MEA did not respond.

Public: (Exhibit D) Jason Adkins objects to this proposal.

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

CONCLUSION

The plat of Sypress Hills is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. A soils report was submitted, legal and physical access will exist if the variance is approved, as-built survey, and topographic information were submitted. The petitioner has submitted a Variance Request to MSB 43.20.140 Physical Access with supporting criteria A-C answered. There were no objections received from borough departments, outside agencies, or utilities at the time of this staff report.

FINDINGS OF FACT:

1. The plat of Sypress Hills 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). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. The petitioner has submitted a Variance Request to MSB 43.20.140 Physical Access, with supporting criteria A-C answered (**Exhibit B**).

Variance MSB 43.20.140 (Physical Access)

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

The approval of the variance will not be detrimental because physical access is already available.

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

Due to the existing property lines and dedication of a 50-foot right of way. (plat #84-124)

C. Because of the 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.

Due to the existing property lines and dedication of a 50-foot right of way. (plat #84-124)

See the following supporting findings in favor of the requested variance from MSB 43.20.140.

A variance is needed from MSB 43.20.140 because a traveled way exists. Historically, N. Walter Hagen circle has been used to access Tract C plat #84-124. See attachment "A," a screen-shot from Google Earth, and attachment "B," a screen-shot of a street view from Google Earth.

The current state of N. Walter Hagen Circle is passable, and with some clearing of Alder trees, N. Walter Hagen Circle would be considered a "Pioneer Road."

Variance MSB 43.20.320 (Frontage)

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

The variance approval will not be detrimental because lot 4 access location is tying into existing lot lines recorded prior to MSB Title 43.

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

Due to the existing property lines and dedication of a 50-foot right of way. (plat #84-124)

C. Because of the 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.

Due to the existing property lines and dedication of a 50-foot right of way. (plat #84-124)

See the following supporting findings in favor of the requested variance MSB 43.20.320.

A variance is needed from MSB 43.20.320 due to the previous platted width of N. Walter Hagen Circle at 50 feet. (See attachment "C" & "D")

6. At the time of staff report write-up, there were no responses to the Request for Comments from, Community Development, or Assessments; or MEA or GCI.

RECOMMENDED CONDITIONS OF APPROVAL WITH VARIANCE:

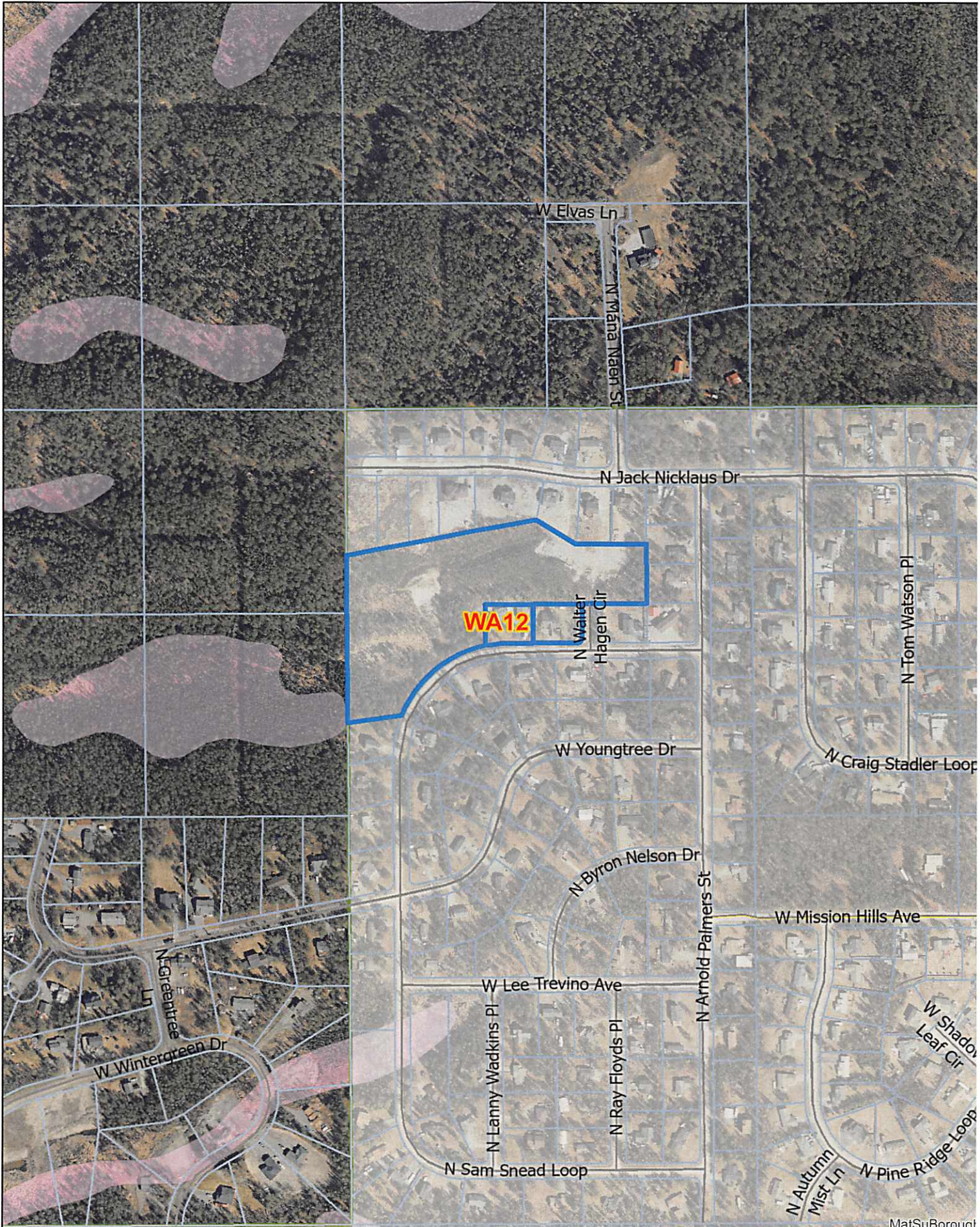
Suggested motion: I move to approve the Preliminary Plat of Sypress Hills and the variance from MSB 43.20.140 Physical Access, Section 6, Township 17 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.

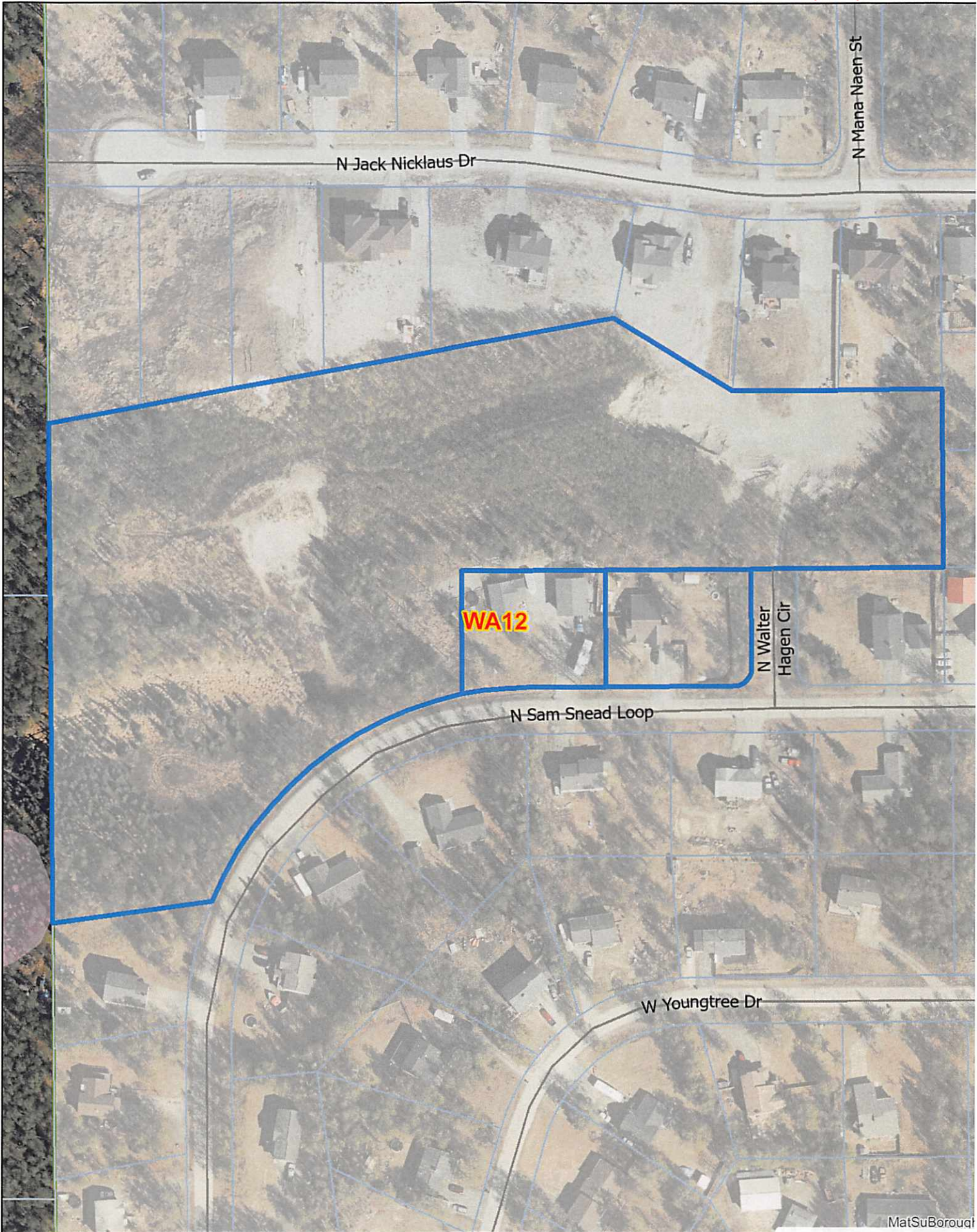
RECOMMENDED CONDITIONS OF APPROVAL WITHOUT VARIANCE:

Suggested motion: I move to approve the Preliminary Plat of Sypress Hills and the variance from MSB 43.20.140 Physical Access, Section 6, Township 17 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Re-design subdivision to provide 60' of road frontage for each lot.
4. Pay postage and advertising fees.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



MatSuBorough



WA12

N Jack Nicklaus Dr

N Mana-Naen St

N Walter
Hagen Cir

N Sam Snead Loop

W Youngtree Dr

130 65 0 130 Feet

MatSuBorough

EXHIBIT A-3

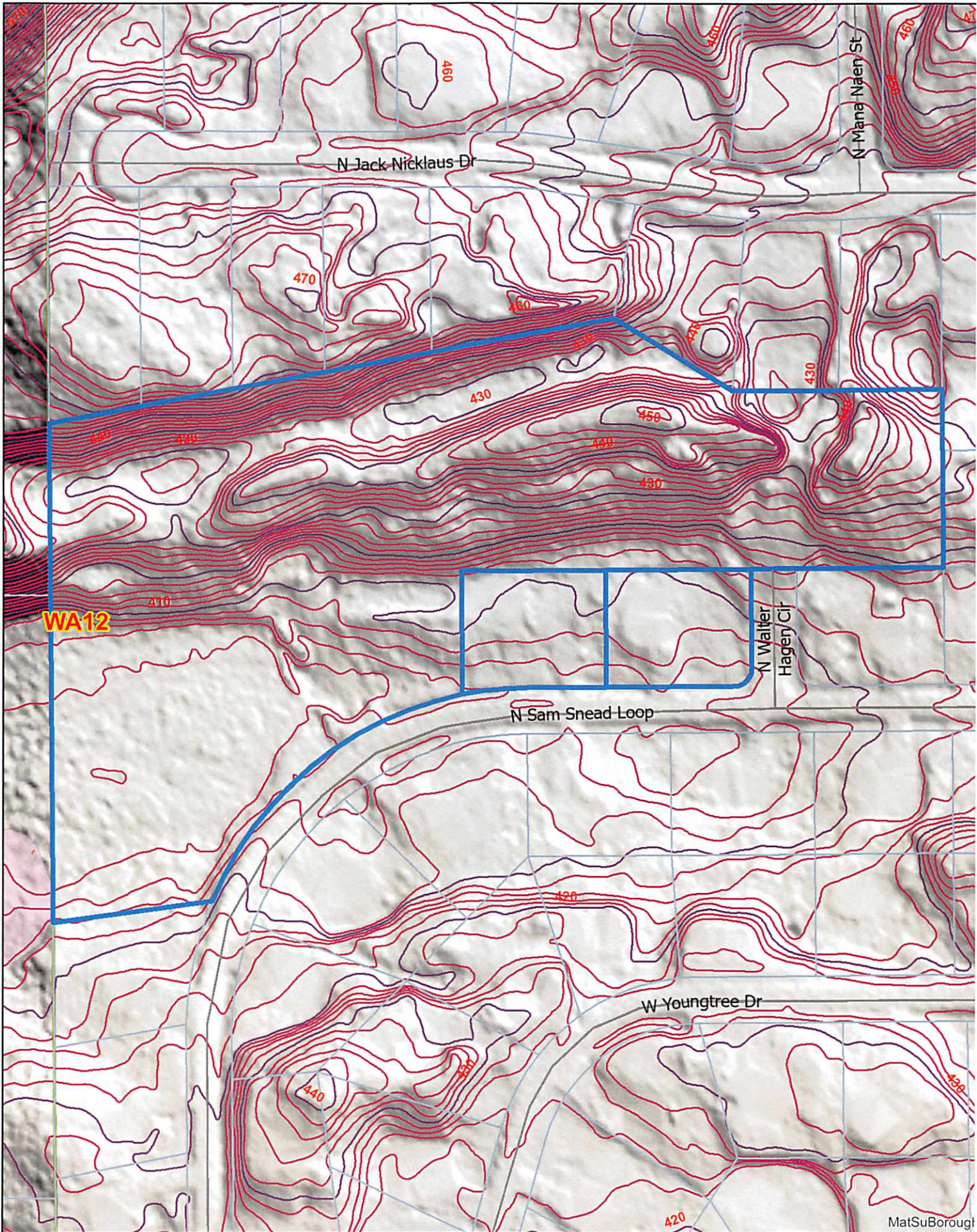


EXHIBIT A-4

BUSH CONSTRUCTION SURVEYS, INC.

P.O. BOX 876390 WASILLA, AK. 99687

PHONE: 373-6996 FAX : 373-5996

Reference: Sypress Hill Subdivision

Date: 10-24-2024

Subject: Variance MSB 43.20.140 (Physical Access) & MSB 43.20.320 (Frontage)

TO: MSB Platting

SUBJECT: Variance for lot 4 of the proposed Sypress Hill Subdivision

Dear MSB Platting:

The petitioner has submitted a variance application pursuant to MSB 43.15.075 with supporting criteria A-C answered (**Exhibits A, B, C, D and a City of Wasilla permit**).

The request is from MSB 43.20.140 (Physical Access) & MSB 43.20.320 (Frontage)

Variance application criteria A-C with Petitioner answers:

Variance MSB 43.20.140 (Physical Access)

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

The approval of the variance will not be detrimental because physical access is already available.

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

Due to the existing property lines and dedication of a 50-foot right of way. (plat #84-124)

- C. Because of the 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.

Due to the existing property lines and dedication of a 50-foot right of way. (plat #84-124)

See the following supporting findings in favor of the requested variance from MSB 43.20.140.

A variance is needed from MSB 43.20.140 because a traveled way exists. Historically, N. Walter Hagen circle has been used to access Tract C plat #84-124. See attachment "A," a screen-shot from Google Earth, and attachment "B," a screen-shot of a street view from Google Earth.

The current state of N. Walter Hagen Circle is passable, and with some clearing of Alder trees, N. Walter Hagen Circle would be considered a "Pioneer Road."

Attachment "A"



Google Earth 9/2010

Attachment "B"



Google Earth Street View 8/2011 (N. Walter Hagen Cir.)

Variance MSB 43.20.320 (Frontage)

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

The variance approval will not be detrimental because lot 4 access location is tying into existing lot lines recorded prior to MSB Title 43.

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

Due to the existing property lines and dedication of a 50-foot right of way. (plat #84-124)

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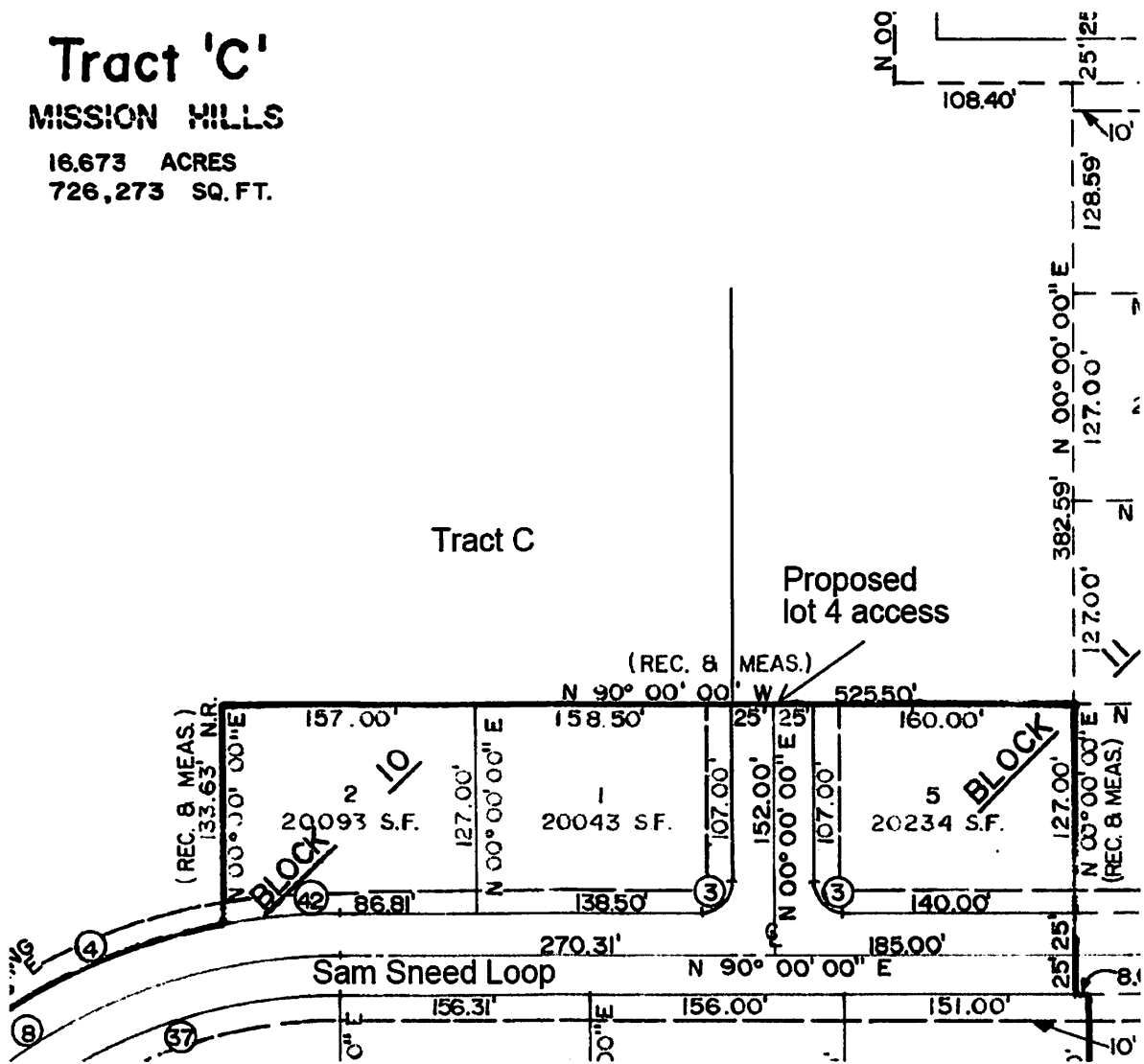
Due to the existing property lines and dedication of a 50-foot right of way. (plat #84-124)

See the following supporting findings in favor of the requested variance MSB 43.20.320.

A variance is needed from MSB 43.20.320 due to the previous platted width of N. Walter Hagen Circle at 50 feet. (See attachment "C" & "D")

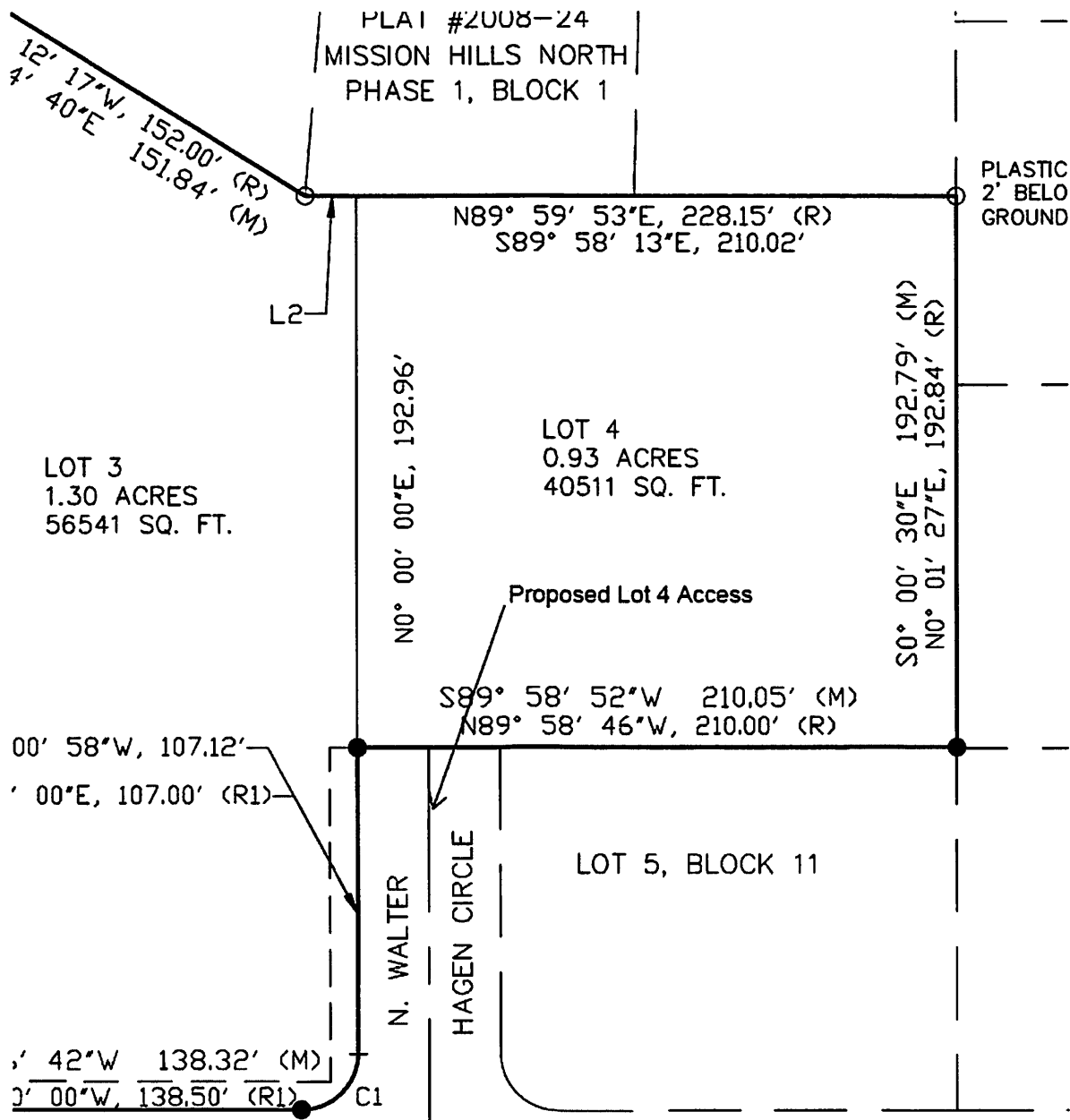
Attachment "C"
Screen-shot of plat #84-124

Tract 'C'
MISSION HILLS
16.673 ACRES
726,273 SQ. FT.



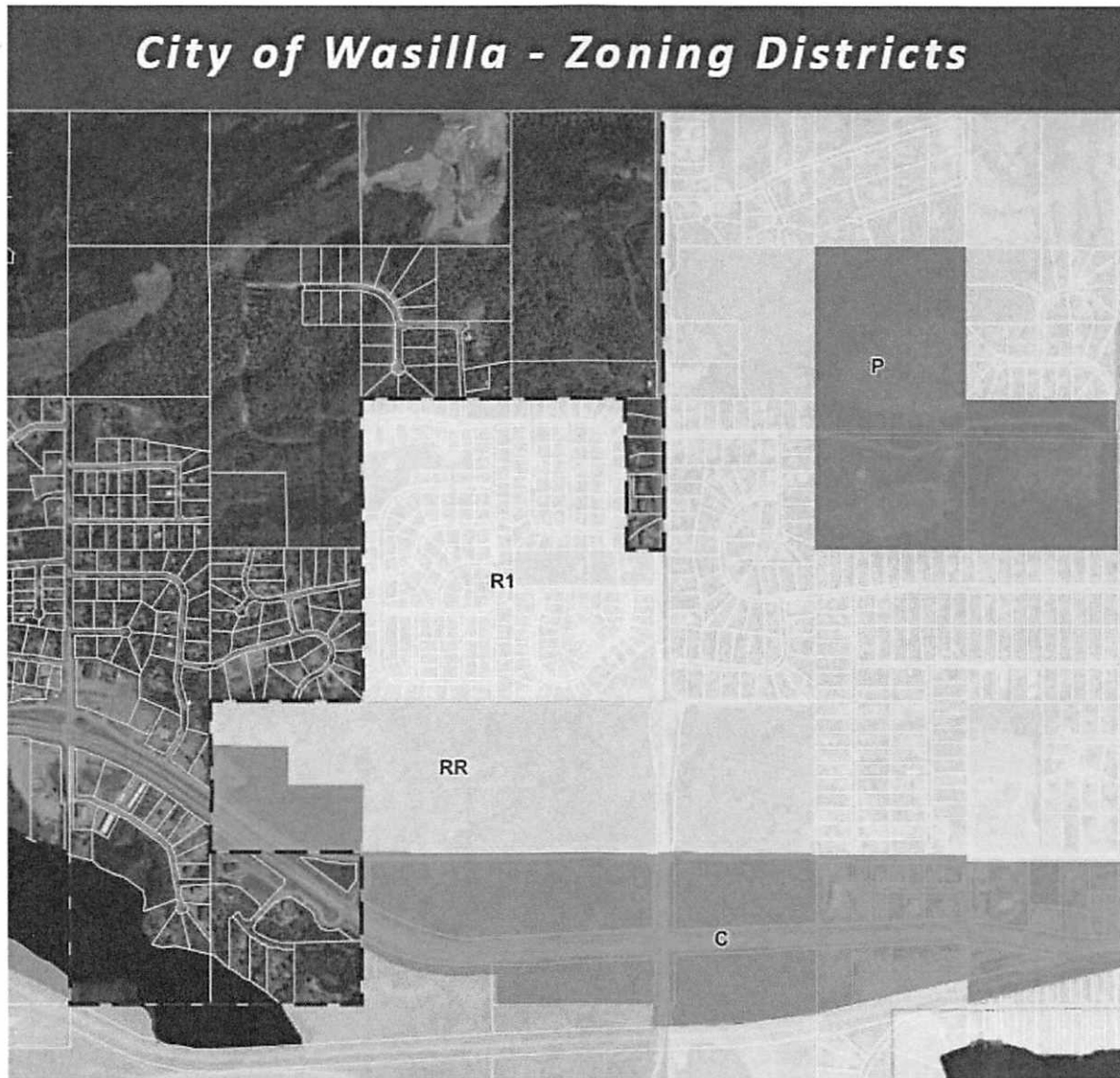
Screen-shot of plat #84-124

Attachment "D"



Screen-shot of proposed lot 4

The proposed subdivision is in the City of Wasilla R1 zone, which stands for Single-Family Residential District. The R1 district intends to provide areas for the development of individual family home sites. Its primary purpose is to protect and provide low-density, quiet residential areas on large lots. The proposed lot 4 is two times greater than the surrounding lots. See below for a screen-shot of the zoning map.



In closing, The City of Wasilla Planning Department has issued a permit for the proposed subdivision. See below.

**CITY OF WASILLA
PLANNING DEPARTMENT
PERMIT ISSUED**

Project:	Subdivision - Matt Brown	
Permit #:	AA24-000085	Date: 07/15/2024
Applicant:	Matthew Brown - Mission Hills LLC	
Applicant Phone#:	907-382-9041	
Address:		
Parcel #:	6790000100A	
Planning Department:	Cindy Wellman	
Approximate Acreage /	.370,260 or 8.5 acres	

Conditions of Approval:

- Provide final plat to the City of Wasilla upon completion.

KEEP PERMIT ON FILE

Thanks,

Scott Holm

**SOILS INVESTIGATION
&
USABLE AREA DETERMINATION**

for

MATT BROWN SUBDIVISION

a resubdivision of

**LOTS 1 & 2, BLOCK 10, MISSION HILLS SUBDIVISION, PH II
&
TRACT "A", MISSION HILLS NORTH, PH I**

Prepared for

**Matt Brown
1100 N. Sam Snead Loop
Wasilla, Alaska 99623-4129**

by

**Paul Pinard, P.E.
Pinard Engineering
PO Box 871347
Wasilla, Alaska 99687**

Project 24-041

May 16, 2024

**RECEIVED
JUL 29 2024
PLATTING**

General

The proposed Matt Brown Subdivision is a resubdivision of Lots 1 and 2, Block 10, Mission Hills Subdivision, Phase II, and Tract A, Missions Hills North, Phase I. This property is located within Section 6, T17N, R1W, S.M. It is within the city boundary of Wasilla, located on the west side of Wasilla, immediately north of the Parks Highway and is directly accessed from Church Road.

The existing three (3) parcels, with a combined area of eight and one-half (8.5) acres, is proposed to be resubdivided into four (4) lots. The four (4) lots, as shown on the attached preliminary plat from Bush Construction Surveys Inc (Attachment #1), range from 0.93 to 4.07 acres in size. At the proposed sizes, each parcel easily meets the Borough's minimum lot size requirement (20,000 sf) for development with on-lot wastewater disposal (septic) systems, with service by a public water system. Two (2) of these lots have been previously developed with a single family residence, served by existing on-lot septic systems and connection to the City of Wasilla's public water system. Both of these lots are proposed to be significantly enlarged from a size of 0.46 acres each, to 2.15 and 1.30 acres in size. Another proposed lot (4) on the east side of the proposed subdivision, would be 0.93 acres and the remaining westerly lot (1), is being proposed as the largest, at 4.02 acres.

It should be noted that a testhole location map has been incorporated into the preliminary plat. The approximate locations of the testholes that had been excavated for evaluation of soil and watertable conditions, on or in close proximity to the proposed subdivision lots, have been shown on the preliminary plat.

Topographic Features

Topographic mapping was available for this property and is shown as an overlay to the preliminary plat/testhole location map. This was reviewed for an evaluation of possible problems with excessive ground slopes. Specifically, the mapping was reviewed for this evaluation, in order to determine if excessive (>25%) ground slopes exist and, if so, what impact they would have to "usable" lot areas. Review and evaluation of the preliminary plat/topography (Attachment #1) reveals that most of the land within the proposed subdivision, has slight to moderate ground slopes. Based on my inspection and evaluation, some limited areas with excessive ground slopes do exist on the northern portion of lots 1 through 3. It is readily apparent though

that these areas are not significant and do not adversely impact the “usable” area of these lots. As such, it can be stated each lot in the proposed subdivision has sufficient area meeting the Borough’s slope criteria for “usable” area.

Soil and Groundwater Conditions

The subsurface soils on this property and on several adjoining lots, were exposed with seven (7) testholes. All of these were excavated for the purpose of determining the suitability and sizing for the installation of septic systems. All testholes were documented by Professional Engineers, including myself, and evaluated visually and classified under the Unified Soils Classification System. It is noted that percolation tests were not conducted on the soils at any of the testhole locations, since the soils were determined to very satisfactory for these systems and percolation tests are not required by ADEC for these soils. Based on my evaluation of the testhole that I had excavated last year for the new septic system on the proposed Lot 2, and my review and evaluation of testhole information in ADEC records from other Professional Engineers, I determined that soils and watertable conditions are very suitable for development of each of the proposed lots with conventional septic systems. It is also important to note the consistency of the soil classification by the engineers evaluating subsurface soils on land within the proposed subdivision and with those on adjoining lots.

Based on the information from my work with a testhole excavation for the installation of a new septic system last year, on the proposed Lot 2, and my review and evaluation of information obtained from ADEC records on soils documented during the installation of other septic systems, on the proposed Lot 3 and on other lots adjoining the proposed subdivision, the majority, if not all of the proposed subdivision, was determined to have suitable subsurface soil and watertable conditions for conventional septic systems. All testhole information was obtained from ADEC records, with all soils being classified as sands (SP), sandy gravels (SW or GP), some of these were noted to have “trace” silt. These types of material are generally found to be quite permeable and are considered to be very suitable for development of the proposed lot(s) with conventional on-lot wastewater disposal systems. These soils do not require a percolation test by ADEC for evaluation of the soils and sizing septic systems for single family or small multi-family residences. It should also be noted that none of the testholes revealed a watertable.

Field Investigation

It should be noted that the two (2) central lots, specifically Lots 2 and 3, are proposed to be significantly increased in size from the size of the original lots, which have already been developed. Each has a single family residence that is served by a conventional wastewater disposal (septic) system and is connected to and is served by the City of Wasilla public water system. It was apparent that the systems were in use, and there did not appear to be any obvious problems with the wastewater disposal systems. There were no obvious signs of surface contamination due to a sewage backup from a failed system. Review of the records at ADEC indicated that there were no known problems with the operation of these systems. It should be noted though, that while these systems appear to be satisfactory from an operational standpoint, an "Adequacy" test and evaluation were not specifically conducted on either of these. My evaluation was limited to determining the suitability of the property to support such systems, rather than testing the current operation of a previously installed system that is or has been in use. As such, it is emphasized that this report is not meant to imply specific approval of these two (2) existing systems.

Based on my previous testhole work and knowledge of this area, shallow watertable conditions would not be a problem for either of the four (4) proposed lots. A watertable was not encountered in any of the testholes used in the evaluation of conditions on this property. The subsurface soils were found to be permeable, allowing for movement of wastewater down through the soil strata.

The soils revealed in the testholes were quite consistent, typically with sands or sandy gravels, some being found with trace levels of silt. These are considered as permeable and suitable for development with conventional on-lot wastewater disposal systems. Logs for the testholes are provided in Attachment #2.

Conclusions and Recommendations

Based on the findings during my investigation, it appears that a majority of the land within each of the four (4) lots in the proposed subdivision, as shown on the preliminary plat/testhole location map, would be considered suitable for subsequent development with conventional on-site wastewater disposal systems (septic tank and drainfield). I have evaluated the subsurface soil conditions along with the impacts to the four (4) lots, based on topography,

depth to seasonal high watertable, depth to impermeable strata, and the setback requirement from surface water or public water supply wells and have determined that each lot provides the minimum required "usable" area for development with conventional on-site wastewater disposal systems. In particular, noting that even for the proposed Lot 2 and Lot 3, which are already developed with on-lot septic systems, I have evaluated each of the four (4) lots and determined that each provides at least 20,000 square feet of contiguous usable area, as defined by suitable soils, a depth to the seasonal high watertable of eight (8) feet or more, a depth to impermeable strata of ten (10) feet or more, having ground slopes less than 25% and being located outside the setback requirement from surface water or public water supply wells, for development with a conventional on-site wastewater disposal system.

In specifically addressing the Borough's usable area requirements, each lot, including the already developed Lot 2 and Lot 3, provides at least 10,000 square feet of usable area for a wastewater disposal (septic) system and another 10,000 square feet for a building site.

If you modify the size and/or configurations of the four (4) proposed lots from that shown on the preliminary plat by Bush Construction Surveys Inc and described in this report, these changes and their possible impact to useable areas should be evaluated. Finally, it should be recognized that soil conditions may vary and as a first step to any subsequent development of these lots, it is recommended that soil conditions be verified on each, in the area desired for use with on-site wastewater disposal systems.

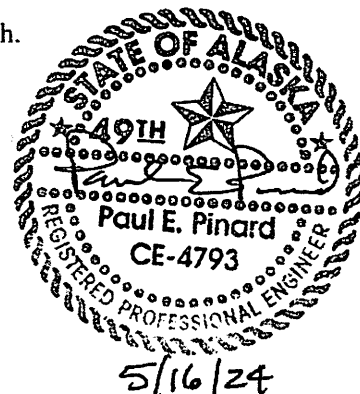
If you have any questions regarding this report and/or need additional services, please do not hesitate to call me.

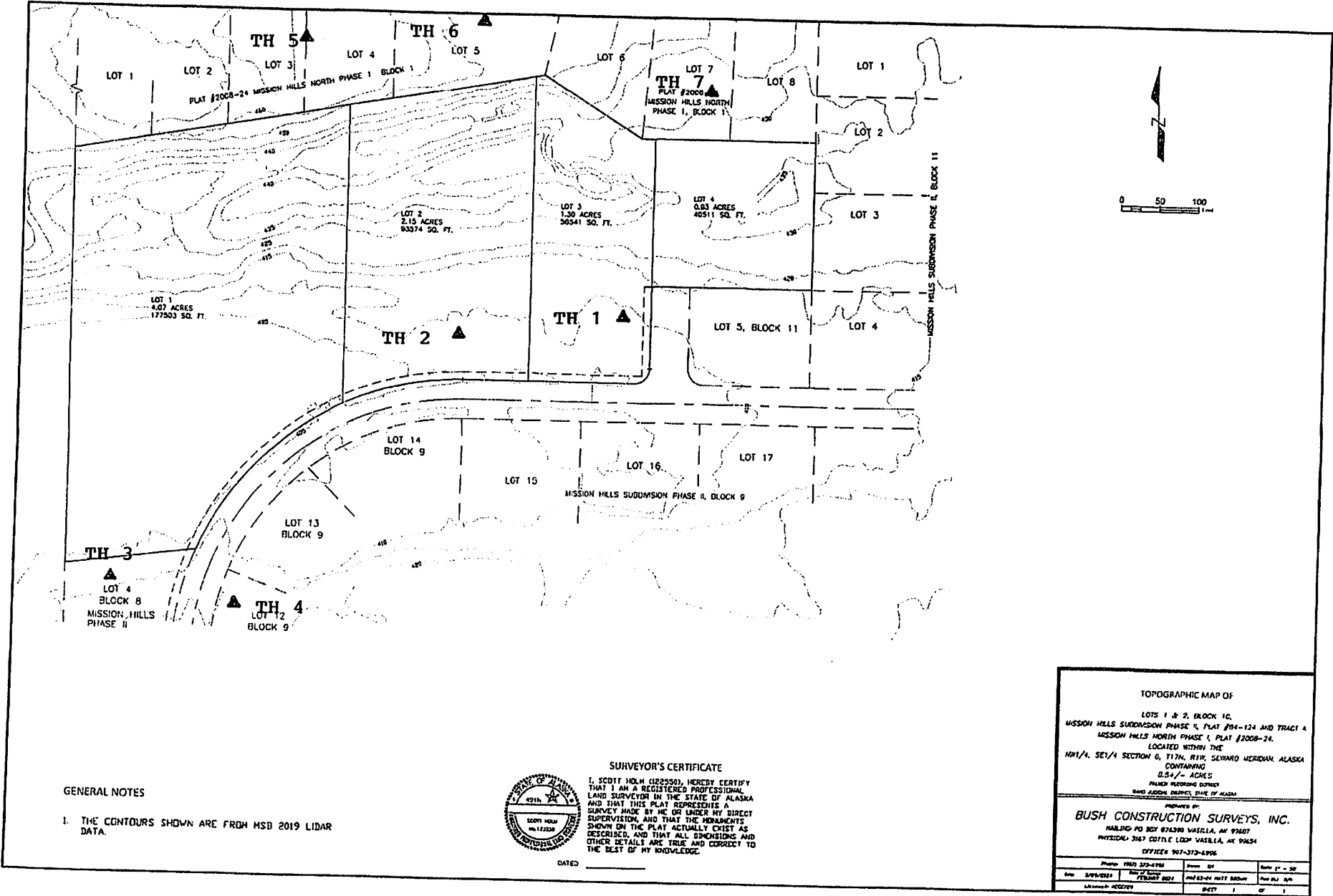
Paul E. Pinard, P.E.

2 Attachments (as)

cc: Matt Brown w/attach.

Scott Holm/Bush Construction Surveys w/attach.





GENERAL NOTES

- 1. THE CONTOURS SHOWN ARE FROM MSD 2019 LIDAR DATA.



SURVEYOR'S CERTIFICATE
 I, SCOTT HOLM (82258), 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 DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

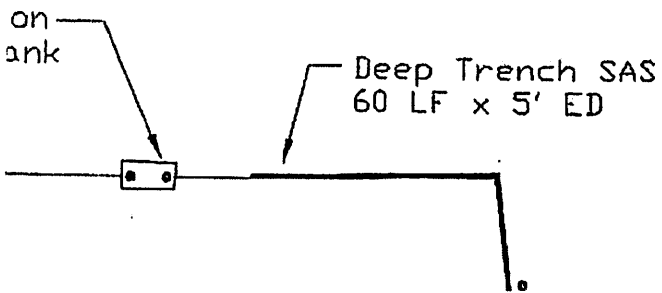
DATED _____

TOPOGRAPHIC MAP OF
 LOTS 1 & 2, BLOCK 10,
 MISSION HILLS SUBDIVISION PHASE II, PLAT #84-124 AND TRACT A
 MISSION HILLS NORTH PHASE I, PLAT #2008-24,
 LOCATED WITHIN THE
 NW1/4, SE1/4 SECTION 0, T13N, R10W, SEWARD MERIDIAN, ALASKA
 CONTAINING
 0.54 +/- ACRES
 PALM BEACH DISTRICT
 BIRD JUDICIAL DISTRICT, STATE OF ALASKA

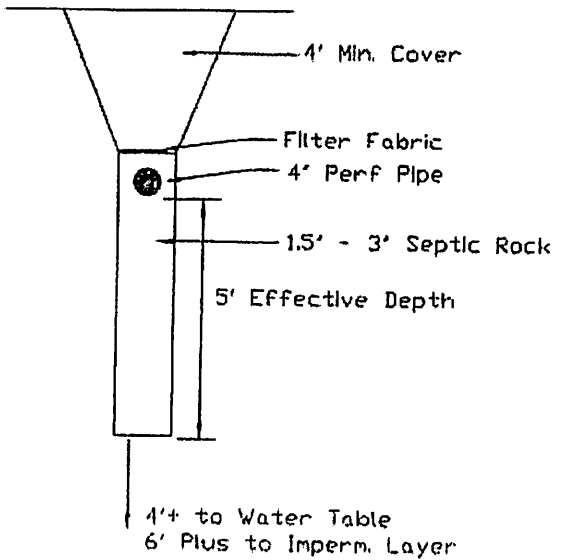
PREPARED BY:
BUSH CONSTRUCTION SURVEYS, INC.
 MAILING PO BOX 876380 WASHILLA, AK 99607
 PHYSICAL: 3167 COFFEE LOOP WASHILLA, AK 99654
 OFFICE: 907-372-6906

Project: 1923 372-6906	Drawn: DJT	Scale: 1" = 50'
Date: 5/15/2024	Reviewed: SCOTT HOLM	Plat No: 84
Author: BUSH CONSTRUCTION SURVEYS, INC.	Plat Title: 84	Sheet: 1 of 1

EXHIBIT C-4



● TH Log
 0-1.5' Organics/Silt
 1.5-5' Sand/Gravel (SP/GP)
 5-15' Silty Gravel (GM) mixed w/ SP/GP
 No G.W. or Imperm.



Deep Trench Section

NTS

NOTES:

1. Erdman & Associates performed periodic inspections during installation of septic system. Construction was completed by Alaskan Industries.
2. Septic system is located a minimum of 100 feet from water supply wells and surface water.
3. Based upon our periodic inspections, installation appears to conform to applicable regulations of the Alaska dept. of Environmental Conservation (ADEC).

NTS

EXHIBIT C-7

Professional Stamp of
 Michael Erdman, CE-6252
 Dated 10/15/01

ERDMAN & ASSOCIATES Consulting Engineers 5200 Dunbar Drive Wasilla, Alaska 99654 Phone 907-376-6989 Fax 907-373-2157		L1/B10 Mission Hills Ph II Septic Record Drawing	
		10 Oct 2001	Sheet 1 of 1

Report for On-Site Water and Sewer System Certification

WASTEWATER DISPOSAL

Lot 4, Bk 8, Mission Hills

<input checked="" type="checkbox"/> Septic Tank/Absorption System		<input type="checkbox"/> Package Treatment: (Specify Brand Name or Process)	
<input type="checkbox"/> Holding Tank - Specify:	Capacity of Tank	Where Waste is Disposed	Frequency holding tank pumped
<input checked="" type="checkbox"/> Septic Tank Outfall Discharged To:		<input type="checkbox"/> Other (Specify): (Outhouse, Incinerator, etc.)	
<input checked="" type="checkbox"/> New System			
Name of Installer Rappe Excavation		Date Installed 11-27-95	
<input type="checkbox"/> Owner/Bullder	<input type="checkbox"/> Installer No. _____	<input checked="" type="checkbox"/> Other: Excavator	Type/Manufacturer Steel/ Anchorage
Septic Tank Size (Gallons) 1250	Number of Compartments 2	Soil Type or Rating SP-150 sq.ft./bdm	
Type Soil Absorption System Deep Trench	Dimensions/Size Soil Absorption System 60' X 5' E.D.	Type/Quantity Backfill Material used for Soil Absorption System 32cy 3/4"-3" Septic Rock	
Percolation Test Results Visual		Percolation Test by: (Name)	
Minimum Ground Cover over Absorption area 4'+ Feet	Minimum Ground Cover over Septic Tank 4'+ Feet	Cleanout Pipes/Caps Installed on Septic Tank <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Cleanout Pipes/Caps Installed on Absorption System <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance to: *25'+ Feet	Water Supply Source on Lot	Nearst Water Supply Source on Adjacent Lot *25'+ Feet	Nearst Body of Water 100'+ Feet
		Water Table/Bedrock 4'+/6'+ Feet	Lot Line 10'+ Feet
Comments/Recommendations Foundation cleanout installed *Public water system			

RECEIVED
JUN 18 1996
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
MSDO

<input type="checkbox"/> Existing System			
Name of Installer		Date Installed	
<input type="checkbox"/> Owner/Bullder	<input type="checkbox"/> Installer No. _____	<input type="checkbox"/> Other:	Type/Manufacturer
Septic Tank Size (Gallons)	Number of Compartments	Soil Type or Rating	
Type Soil Absorption System	Dimensions/Size Soil Absorption System	Type/Quantity Backfill Material used for Soil Absorption System	
Adequacy Test Results: <input type="checkbox"/> Pass <input type="checkbox"/> Fail		Adequacy Test Performed By: (Attach Copy of Report)	Date Septic Tank Pumped (Attach Copy of Receipt)
Minimum Ground Cover over Absorption Area Feet	Minimum Ground Cover over Septic Tank Feet	Cleanout Pipes/Caps Installed on Septic Tank <input type="checkbox"/> Yes <input type="checkbox"/> No	Cleanout Pipes/Caps Installed on Absorption System <input type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance to: Feet	Water Supply Source on Lot	Nearst Water Supply Source on Adjacent Lot Feet	Nearst Body of Water Feet
		Water Table/Bedrock Feet	Lot Line Feet
Comments/Recommendations			
I certify that the above information is correct:			
Signature <i>Michael E. Anderson</i>	Typed/Printed Name Michael E. Anderson	Title, Reg./Cart. No., Inst. No. P.E./ Ce-4381	Date 6/12/96
NOTE: Must be signed by a professional engineer.			

ATTACHMENT 2; TH #3

Professional Stamp of
Michael Anderson, CE-4381

Michael E. Anderson
Registered Professional Engineer

III. WASTEWATER DISPOSAL		Legal Description: LOT 12, BLOCK 9, MISSION HILLS SUBDIVISION	
<input type="checkbox"/> Septic Tank/Absorption System	<input type="checkbox"/> Package Treatment (Specify Brand Name or Process)		
<input type="checkbox"/> Holding Tank - Specify	Capacity of Tank	Where Waste is Disposed	Frequency of Pumping
<input type="checkbox"/> Septic Tank Outfall Discharged To: Subsurface		<input type="checkbox"/> Other (Specify): (Outhouse, Incinerator, etc.)	
<input type="checkbox"/> NEW SYSTEM			

Name of Installer PRESTIGE HOMES		Date Installed 8/10/99	
<input type="checkbox"/> Owner/Builder	<input type="checkbox"/> Certified Installer No.	<input type="checkbox"/> Other: CONTRACTOR	Septic Tank Type/Manufacturer STEEL/GREER
Septic Tank Size (Gallons) 1250	Number of Compartments 2	Soil Type and Rating SP-150	
Type Soil Absorption System DEEP TRENCH	Dimensions/Size Soil Absorption System 33' X 10' E.D.	Type/Quantity Backfill Material Used for Soil Absorption System 40 CY 3/4"-3" SR	
Percolation Test Results (Attach Copy of Report) VISUAL		Percolation Test by: (Name) VE-TECH	
Minimum Ground Cover over Absorption Area 4- Feet	Minimum Ground Cover over Septic Tank 4- Feet	Cleanout Pipes/Caps Installed on Septic Tank <input type="checkbox"/> Yes <input type="checkbox"/> No	Cleanout Pipes/Caps Installed on Absorption System <input type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance To: Water Supply Source on Lot 25'+ Feet	Nearest Water Supply Source on Adjacent Lot 25'+ Feet	Nearest Body of Water over 100 Feet	Water Table/Bedrock 41 / 61 Feet
Lot Line 10'+ Feet			
Comments/Recommendations Foundation Cleanout Installed			

I certify that the above information, and that provided in Section IV, is correct:

Signature <i>Michael E. Anderson</i>	Type/Printed Name Michael E. Anderson	Title, Reg./Cert No., Inst. No. P.E./ CE-4381	Date 8/12/99
---	--	--	-----------------

NOTE: Must be signed by a Certified Installer, Professional Engineer, DEC staff, or approved Owner/Builder

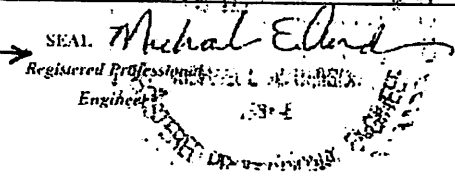
<input type="checkbox"/> EXISTING SYSTEM	
Name of Installer	
<input type="checkbox"/> Owner/Builder	<input type="checkbox"/> Certified Installer No.
Septic Tank Type/Manufacturer	
Septic Tank Size (Gallons)	Number of Compartments
Soil Type and Rating	
Type Soil Absorption System	Dimensions/Size Soil Absorption System
Type/Quantity Backfill Material Used for Soil Absorption System	
Adequacy Test Results (Attach Copy of Report) <input type="checkbox"/> Pass <input type="checkbox"/> Fail	Adequacy Test Performed by: (Name)
Date Septic Tank Pumped (Attach Copy of Receipt)	
Minimum Ground Cover over Absorption Area Feet	Minimum Ground Cover over Septic Tank Feet
Cleanout Pipes/Caps Installed on Septic Tank <input type="checkbox"/> Yes <input type="checkbox"/> No	Cleanout Pipes/Caps Installed on Absorption System <input type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance To: Water Supply Source on Lot over Feet	Nearest Water Supply Source on Adjacent Lot over Feet
Nearest Body of Water over Feet	Water Table/Bedrock Lot Line
Comments/Recommendations	

I certify that the above information, and that provided in Section IV, is correct:

Signature	Type/Printed Name	Title, Reg./Cert No.	Date
-----------	-------------------	----------------------	------

NOTE: Must be signed by a Professional Engineer.

Professional Stamp of
Michael Anderson, CE-4381



ATTACHMENT 2; TH #4

SOIL LOG



Project: Lot 5, Block 1 Mission Hills North, Phase 1

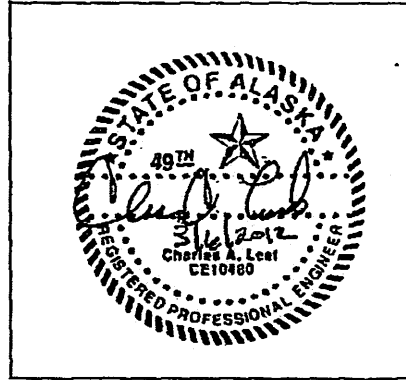
Date: 2/23/2012

Logged By: Chuck Leet

TEST HOLE NO. 1

AK Rim File No. 12-00029

Depth (feet)	Description
1	Top Soil Remqved Sand, Gravel (SW)
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	Bottom of Test Hole
19	
20	



TEST HOLE LOCATION:
Within 25' of proposed SAS.

COMMENTS:
No water or impermeable layers were encountered.

Callout, Color, Density, Moisture Content, USC

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

Alaska Rim Engineering, Inc. ATTACHMENT 2; TH #6
PO Box 2749, Palmer, AK 99645

Natasha Heindel

From: Zimmer, Heidi CIV USARMY CEPOA (USA) <Heidi.Zimmer@usace.army.mil>
Sent: Tuesday, September 24, 2024 12:57 PM
To: Natasha Heindel
Subject: RFC Sypress Hill

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

Good afternoon Natasha,

The Corps of Engineers (Corps) does not have any specific comments regarding Sypress Hill, MSB Case 2024-110 (tax ID # 2767B10L001/L002, 6790000T00A).

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S. A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory.

Sample drawings can also be found on our website at www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

You are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and you will be assigned a project manager to assist you. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

Heidi Zimmer

Regulatory Specialist

U.S. Army Corps of Engineers | Alaska District, North Section

Phone: 907-753-5509

Cell: 907-229-4435

Email: Heidi.zimmer@usace.army.mil



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of Engineers®

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Regulatory Request System (RRS) — your new
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rrs.usace.army.mil

Chris Curlin

From: Daniel Dahms
Sent: Friday, October 11, 2024 8:39 AM
To: Natasha Heindel
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Sypress Hill

Natasha,

We do not have any objection to the variance.

Daniel Dahms, PE
Department of Public Works
Pre-Design and Engineering Division

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Tuesday, October 8, 2024 4:56 PM
To: Daniel Dahms <Daniel.Dahms@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: RFC Sypress Hill

Sypress Hill has a proposed variance to *Physical Access* and *Frontage*.
Does PD&E have any comments for the Platting Board to review in their approval or denial of this variance request?

Natasha Heindel

Platting Technician
Mat-Su Borough Planning Department
350 E. Dahlia Ave. Palmer, Alaska 99645
Desk: (907) 861-7872
Natasha.Heindel@matsugov.us

From: Daniel Dahms <Daniel.Dahms@matsugov.us>
Sent: Tuesday, October 8, 2024 4:37 PM
To: Natasha Heindel <Natasha.Heindel@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: RFC Sypress Hill

Natasha,

No comments from PD&E.

Daniel Dahms

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Thursday, September 19, 2024 8:38 AM

Natasha Heindel

From: Permit Center
Sent: Thursday, September 19, 2024 8:54 AM
To: Natasha Heindel
Subject: RE: RFC Sypress Hill

No comments from the Permit Center.

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

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Thursday, September 19, 2024 8:38 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; eric.r.schuler@usps.gov; cwellman@cityofwasilla.gov; planning@cityofwasilla.gov; publicworks@cityofwasilla.gov; cnygard@cityofwasilla.gov; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; row@mtasolutions.com; ospdesign@gci.com; mearow@mea.coop; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>
Subject: RFC Sypress Hill

Hello team,

The following link contains a Request for Comments for Sypress Hill, MSB Case 2024-110 (tax ID # 2767B10L001/L002, 6790000T00A).

Comments are due by **Monday 10/14/2024**.

 [Sypress Hill](#)

Please let me know if you have any questions.

Have a great day,

Chris Curlin

From: Robert Walden <rwalden@cityofwasilla.gov>
Sent: Friday, October 11, 2024 12:26 PM
To: Natasha Heindel
Cc: Cindy Wellman; Richard Antonio; Erich E. Schaal; Planning; Crystal Nygard
Subject: RE: RFC Sypress Hill

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

Owner has been discussing his driveway up the platted ROW already with the City. Nothing from public works. City water is available. No City Sewer services in that area.

Sincerely,
Robert L Walden, PE
City of Wasilla
Deputy Director of Public Works
907-373-9019

From: PW Shared <publicworks@cityofwasilla.gov>
Sent: Friday, October 11, 2024 11:54 AM
To: Erich E. Schaal <eschaal@cityofwasilla.gov>; Robert Walden <rwalden@cityofwasilla.gov>; Richard Antonio <rantonio@cityofwasilla.gov>
Subject: FW: RFC Sypress Hill

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Friday, October 11, 2024 11:43 AM
To: Cindy Wellman <cwellman@cityofwasilla.gov>; Planning <Planning@cityofwasilla.gov>; PW Shared <publicworks@cityofwasilla.gov>; Crystal Nygard <cnygard@cityofwasilla.gov>
Subject: FW: RFC Sypress Hill

Hello City of Wasilla team,

Touching base to confirm if there are any comments in progress for the proposed Sypress Hill subdivision. Comments are not due until Monday 10/14, though this case will have a tight turnaround to complete the staff report.

Any comments from the City of Wasilla would be greatly appreciated as the proposed subdivision is within the city limits of Wasilla.

Thank you,

Natasha Heindel

Platting Technician
Mat-Su Borough Planning Department
350 E. Dahlia Ave. Palmer, Alaska 99645
Desk: (907) 861-7872
Natasha.Heindel@matsugov.us



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

September 24, 2024

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

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following preliminary plat and has no comments or recommendations.

- **SYPRESS HILL**
(MSB Case # 2024-110)

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

James Christopher
Right of Way Agent
ENSTAR Natural Gas Company, LLC

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, October 11, 2024 1:58 PM
To: Natasha Heindel
Cc: OSP Design Group
Subject: RE: RFC Sypress Hill
Attachments: Agenda Plat.pdf

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

Natasha,

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

Thanks,

GCI | OSP Design

e: OSPDesign@gci.com | w: www.gci.com

From: Natasha Heindel <Natasha.Heindel@matsugov.us>

Sent: Thursday, September 19, 2024 8:38 AM

To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; eric.r.schuler@usps.gov; cwellman@cityofwasilla.gov; planning@cityofwasilla.gov; publicworks@cityofwasilla.gov; cnygard@cityofwasilla.gov; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>

Subject: RFC Sypress Hill

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

Hello team,

The following link contains a Request for Comments for Sypress Hill, MSB Case 2024-110 (tax ID # 2767B10L001/L002, 6790000T00A).

Comments are due by **Monday 10/14/2024**.

 [Sypress Hill](#)

Please let me know if you have any questions.

Chris Curlin

From: Jason Adkins <jladkins31@gmail.com>
Sent: Tuesday, October 22, 2024 11:03 AM
To: MSB Platting
Cc: Ciara Adkins; Jason Adkins
Subject: Platting: Case 2024-110 NH

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

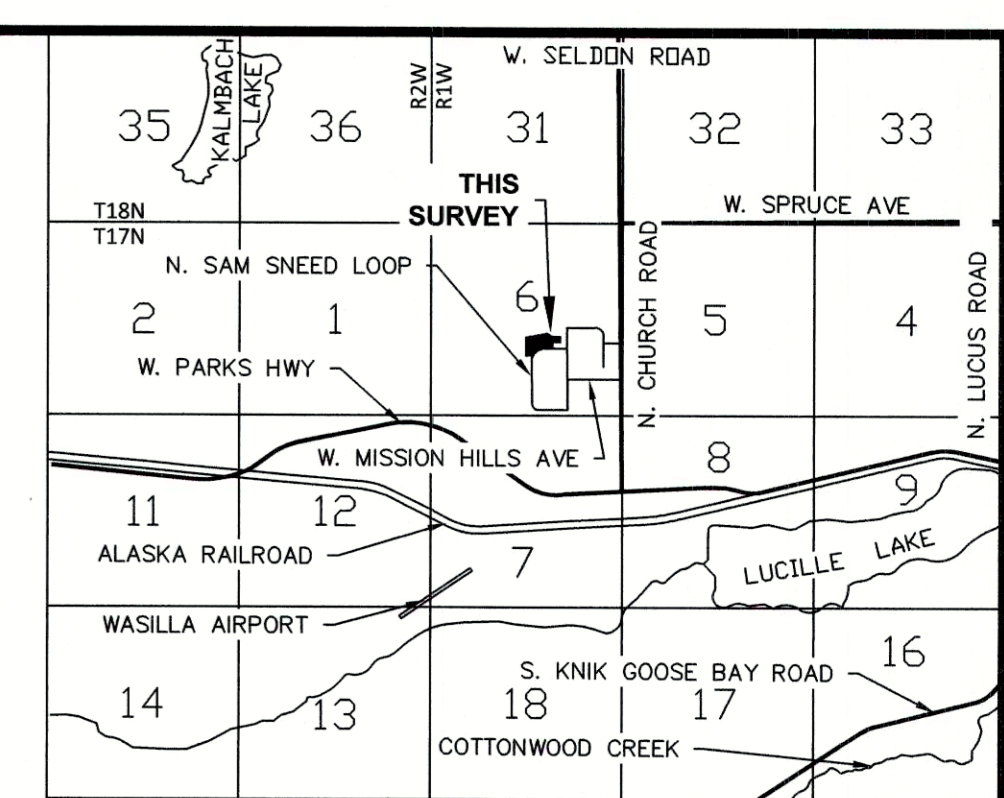
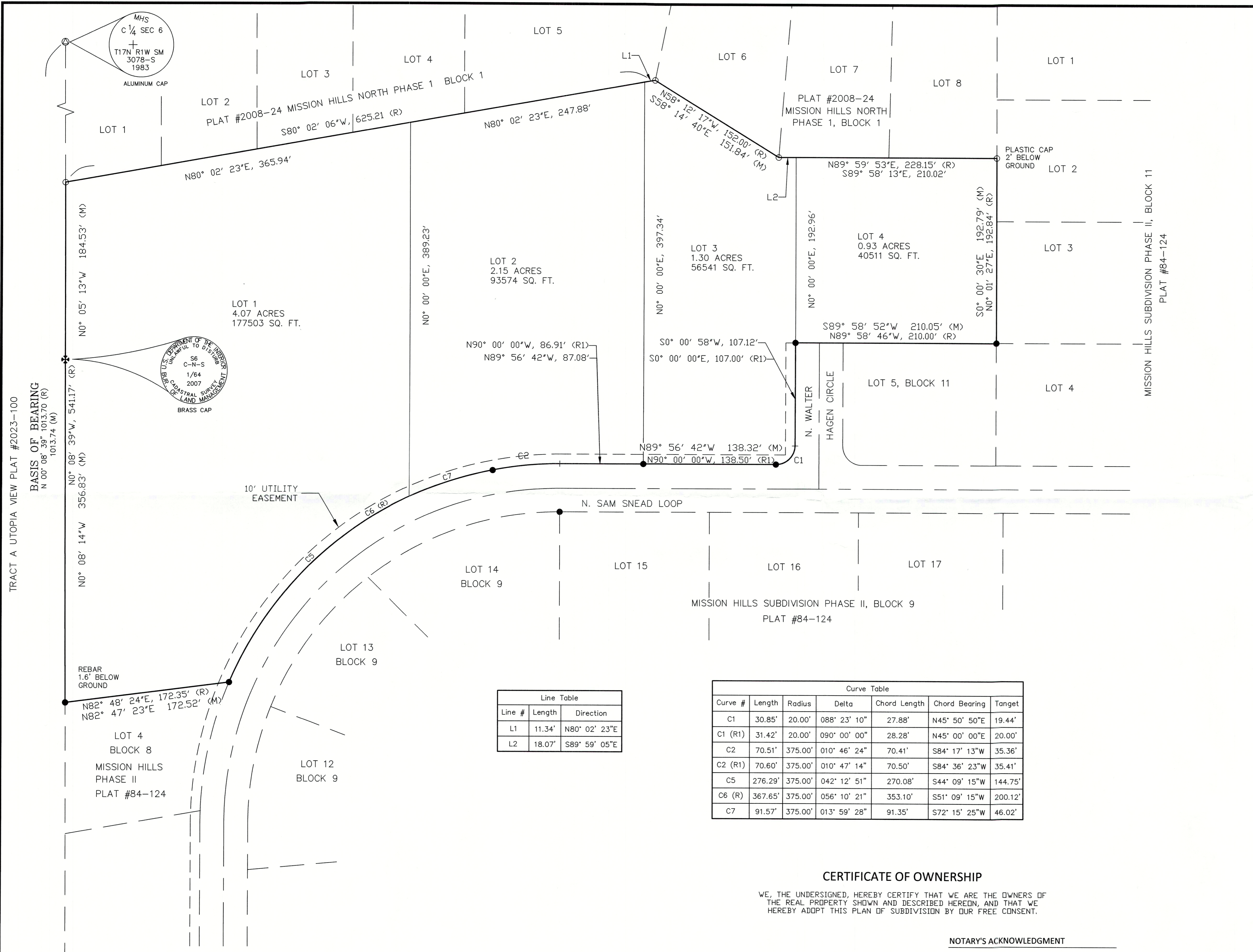
Attention Platting Board:

My name is Jason Adkins and my wife Ciara Adkins, would like to object to the proposed action. We live in Mission Hills and truly enjoy our neighborhood. In the proposal, lot 4 is directly behind my home. This area has been a pathway and resting area for Moose every year. It would sadden me if this area was disturbed. Here in Mission Hills we have a protection covenant and restriction to preserve our trees and natural vegetation. It would be heartbreaking to see this area changed, modified, and/or destroyed. It is the beauty that attracted us to this area.

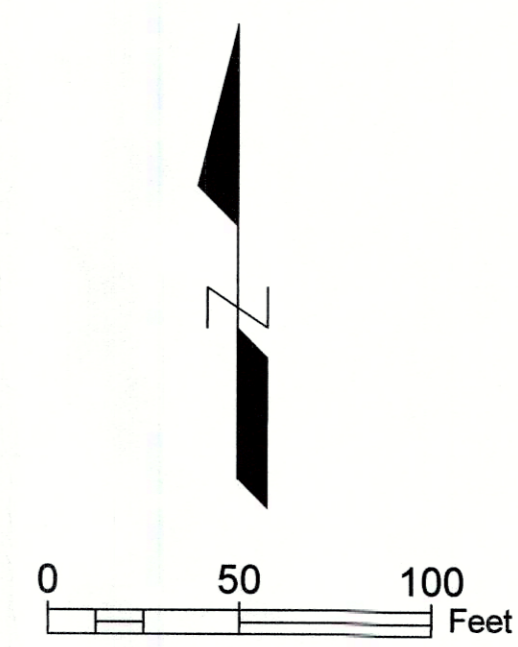
As a member of this community. Please consider our comments and our objections to this proposal.

Respectfully,

Jason L. Adkins



ALASKA MAPPER LITE - BASE MAP (public)
SCALE: 1" = 1 MILE
VICINITY MAP



LEGEND

- SUBDIVISION BOUNDARY LINE
- EASEMENT LINE
- CENTER OF RIGHT OF WAY
- LINES OF RECORD
- FOUND 5/8 REBAR
- FOUND 1" YELLOW PLASTIC CAP (LS-6094)
- ⊙ FOUND 3" ALUMINUM CAP
- ⊕ FOUND 3" BRASS CAP
- |— SET 2" ALUM. CAP (LS 9689)
- (R) RECORD PER PLAT #2008-24
- (R1) RECORD PER PLAT #84-124
- (M) MEASURED DATA THIS SURVEY

CERTIFICATE OF PAYMENT OF TAXES

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

BOROUGH TAX COLLECTION OFFICIAL

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

BROOKE D. ANTONICH
PO BOX 873964
WASILLA, AK 99687

MATTHEW G. BROWN
PO BOX 873964
WASILLA, AK 99687

KIMBERLY D. CAMPBELL
3060 LAZY EIGHT COURT,
#2 PMB BOX 451
WASILLA, AK 99654

PATRICK CAMPBELL
3060 LAZY EIGHT COURT,
#2 PMB BOX 451
WASILLA, AK 99654

NOTARY'S ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2024, for _____
MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR ALASKA

NOTARY'S ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2024, for _____
MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR ALASKA

NOTARY'S ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2024, for _____
MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR ALASKA

NOTARY'S ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2024, for _____
MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR ALASKA

SURVEYOR'S CERTIFICATE



I, DAN S. BUSH (9689), 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 DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
DATED: _____

GENERAL 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 WATER SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. LOTS ARE SERVED BY CITY OF WASILLA WATER.
4. ALL FOUND MONUMENTS ARE FLUSH WITH GROUND UNLESS OTHERWISE NOTED.
5. RESTRICTIVE COVENANTS WERE RECORDED 1/12/1984, AT THE PALMER RECORDING DISTRICT IN BOOK 340 PAGE 588.
6. ALL MATTERS SHOWN ON THE PLAT FILED UNDER PLAT No. 2008-24 LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
6. ALL MATTERS SHOWN ON THE PLAT FILED UNDER PLAT No. 84-124 LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
- 7.
8. EASEMENTS OF RECORD NOT PLOTTED HEREON:
8.1. MEA EASEMENT RECORDED MAY 31, 2007; AT SERIAL #2007-013304-0

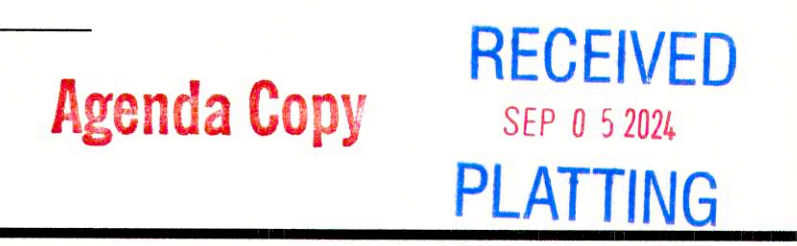
PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

DATED _____, 2024
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 & Land Use Director _____ Date _____

ATTEST:
Platting Clerk _____



PLAT OF:
SYPRESS HILL
A SUBDIVISION OF LOTS 1 & 2, BLOCK 10, MISSION HILLS SUBDIVISION PHASE II, PLAT #84-124 AND TRACT A MISSION HILLS NORTH PHASE I, PLAT #2008-24. LOCATED WITHIN THE NW1/4, SE1/4 SECTION 6, T17N, R1W, SEWARD MERIDIAN, ALASKA CONTAINING 8.5 +/- ACRES PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT, STATE OF ALASKA

PREPARED BY:
BUSH CONSTRUCTION SURVEYS, INC.
MAILING: PO BOX 876390 WASILLA, AK 99687
PHYSICAL: 3167 COTTLE LOOP WASILLA, AK 99654
OFFICE# 907-373-6996

Phone: (907) 373-6996	Drawn: SH	Scale: 1" = 50'
Date: 3/29/2024	Date of Survey: FEBRUARY 2024	Job# 23-12 MATT BROWN
License# AEC0729	SHEET 1	OF 1

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 7, 2024

PRELIMINARY PLAT: WASILLA CREEK COMMONS PH 3
SANITARY EASEMENT ELIMINATION

LEGAL DESCRIPTION: SEC 03, T17N, R01E, SEWARD MERIDIAN AK

PETITIONERS: NORTH LIT HOMES, LLC

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 0.92 ± PARCELS: 2

REVIEWED BY: MATTHEW GODDARD CASE #: 2024-116

REQUEST: The request is to modify plat note #3, to exclude Lots 24 & 25, Block 2, and to eliminate the shared septic field easement on Lots 24 & 25, Block 2, **WASILLA CREEK COMMONS PH3**, Plat #2012-63. The property is located west of S. Trunk Road, south and east of E. Palmer Wasilla Highway, and directly south of E. Riparian Loop (Tax ID #7125B02L024 / L025); within the SW ¼ Section 03, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #3.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 6 pgs
Topographic Map and As-Built	EXHIBIT B – 4 pgs
Geotechnical Report	EXHIBIT C – 13 pgs
Petition for Elimination of Sanitation Easement	EXHIBIT D – 23 pgs
Wasilla Creek Commons Phase 3 Plat	EXHIBIT E – 2 pgs

AGENCY COMMENTS

USACE	EXHIBIT F – 1 pg
DPW Pre-Design & Engineering	EXHIBIT G – 1 pg
MSB Permit Center	EXHIBIT H – 1 pg
Utilities	EXHIBIT I – 3 pgs
Public Comments	EXHIBIT J – 1 pg

DISCUSSION: If approved this will modify plat note #3 of Wasilla Creek Commons Phase 3 to exclude Lots 24 & 25, Block 2. Plat note #3 currently reads “Lots 22, 23, 24, and 25, Block 2 and Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 5 are served by community / shared septic systems. No individual septic system will be allowed on these lots. The request also includes the elimination of the sanitary easement located on the shared lot line between lots 24 & 25, Block 2, Wasilla Creek Commons Phase 3. The petitioner has supplied a soils report verifying sufficient usable septic area exists on each lot meeting the minimum usable septic area requirements per MSB 43.20.281 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 are currently met.

Soils Report: A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A) William Klebesadell, Registered Professional Engineer notes that two test-holes were dug to a depth of 12'. Soils within the potential absorption system area were visually classified as GP/SP. Groundwater was encountered at 8'. "I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area"."

Petition for Elimination of Sanitation Easement: A petition to eliminate the sanitation easement was submitted (**Exhibit D**), pursuant to MSB 43.15.032. The petition included signatures from the majority of the property owners in Wasilla Creek Commons Phase 3 subdivision.

Comments:

USACE (**Exhibit F**) notes that based on aerial imagery and the Matanuska-Susitna Borough Wetlands Mapper, it appears that there may be aquatic resources approximately in the southernmost fourth of Lots 24 & 25. Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into the waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 authorization. *Platting staff notes that the proposed platting action does not include any road development or regrading to meet minimum usable area requirements, as such, any permits required for future development would occur outside of the platting process.*

MSB DPW Pre-Design and Engineering (**Exhibit G**) has no comments.

MSB Permit Center (**Exhibit H**) has no comments.

Utilities: (**Exhibit I**) ENSTAR has no comments or recommendations. GCI has no comments or objections. MEA did not respond. MTA did not respond.

Public Comments: (**Exhibit J**) Shane and Ambria Farley, property owners to the east of the subject property object to the request to modify plat note #3 due to the potential environmental impact.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #3 South Lakes; Road Service Area #9 Midway; MSB Community Development, Assessments, Planning; MEA or MTA.

CONCLUSION: The modification of Plat Note #3 and the elimination of the Sanitary Easement granted on Wasilla Creek Commons Phase 3, Plat #2012-63 is consistent with AS 29.40.120, and Borough Code 43.15.032. There were no objections from any federal or state agencies, Borough departments, or utilities. At the time the staff report was written there was one objection 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 exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

FINDINGS OF FACT

1. The elimination of the Sanitary Easement granted on Wasilla Creek Commons Phase 3, Plat #2012-63, is consistent with MSB 43.15.032 Elimination or Modification of Sanitation Easements.
2. The modification of Plat Note #3 and the elimination of the Sanitary Easement granted on Wasilla Creek Commons Phase 3, Plat #2012-63 is consistent with Alaska Statute 29.40.120 Alteration or replat petition.
3. A soils report was submitted, pursuant to MSB 43.20.281(A)(1) certifying that both lots meet the requirements for usable area.
4. Both lots have the required legal and physical access pursuant to MSB 43.20.100 Access Required, 43.20.120 Legal Access, & 43.20.140 Physical Access.
5. Both lots have the required frontage pursuant to MSB 43.20.320.
6. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #3 South Lakes; Road Service Area #9 Midway; MSB Community Development, Assessments, Planning; MEA or MTA.
7. There were no objections from any federal or state agencies, Borough departments, or utilities.
8. At the time the staff report was written, there was one objection from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

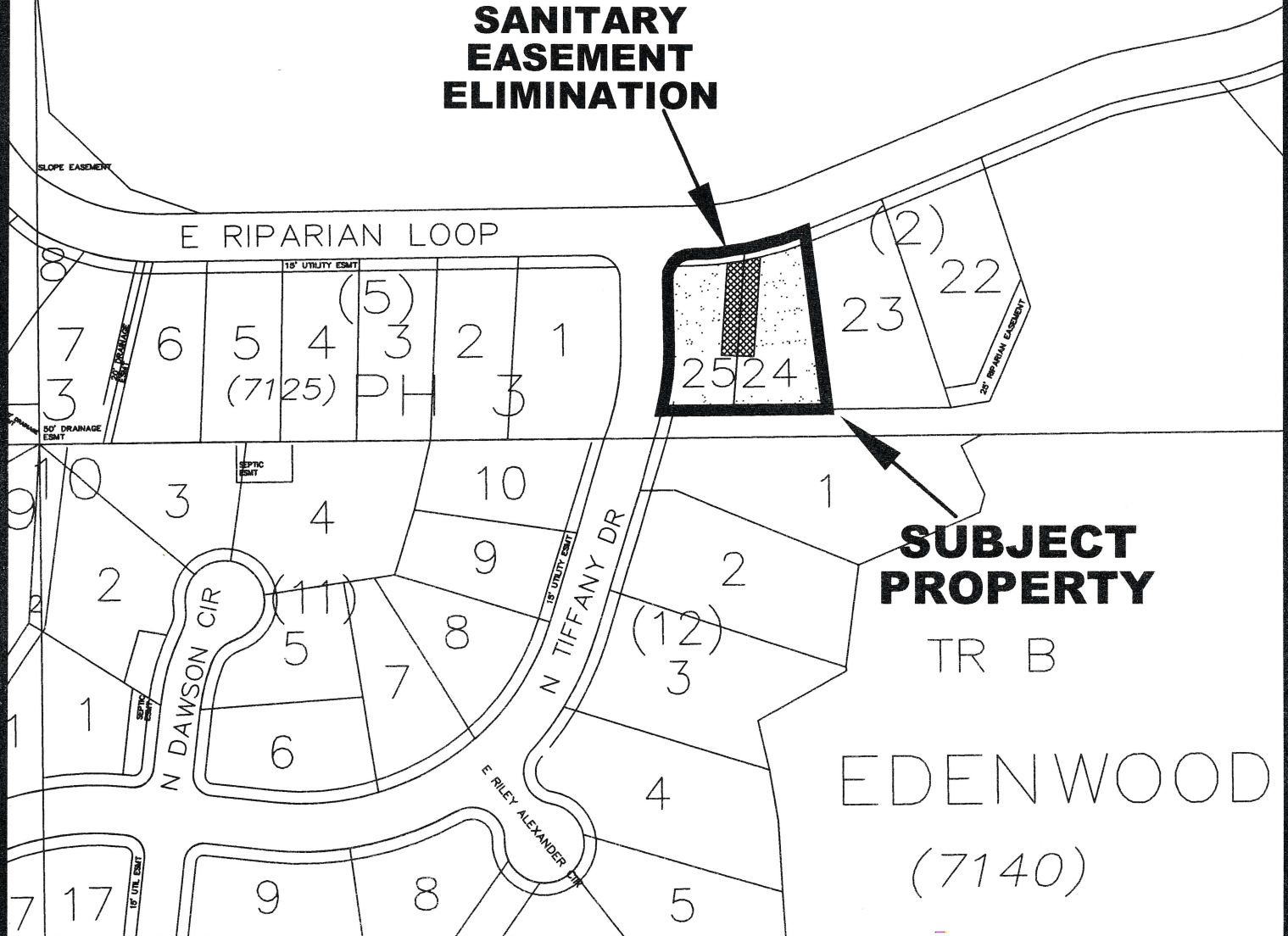
Suggested motion: I move to approve the modification of Plat Note #3 and the elimination of the Sanitary Easement granted on Lots 24 & 25, Block 2, Wasilla Creek Commons Phase 3, Plat #2012-63, Section 03, Township 17 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Submit recording fees, payable to Department of Natural Resources (DNR).
5. Submit final graphic representation showing the specific area eliminated in full compliance with Title 43.

TR D-1

WASILLA CREEK
COMMONS PH 1
(6893)

**PROPOSED
SANITARY
EASEMENT
ELIMINATION**



**SUBJECT
PROPERTY**

TR B

EDENWOOD

(7140)

VICINITY MAP

FOR PROPOSED WASILLA CREEK
COMMONS PH 3 (SE)

LOCATED WITHIN

SECTION 03, T17N, R01E, SEWARD MERIDIAN

ALASKA

WA 09 MAP

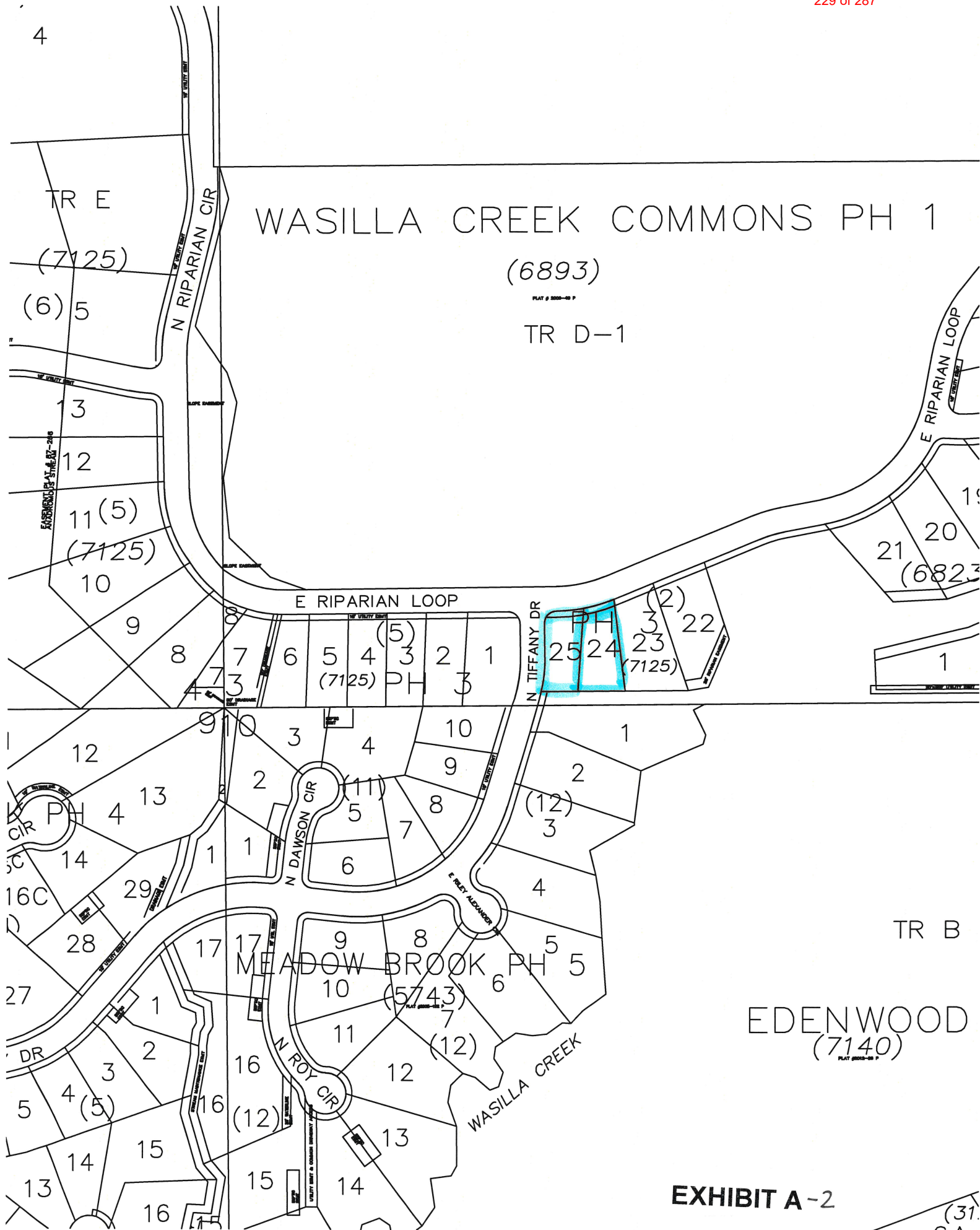
EXHIBIT A - 1

4

WASILLA CREEK COMMONS PH 1

(6893)

TR D-1



MEADOW BROOK PH 5

EDENWOOD
(7140)

EXHIBIT A-2

(31)



E Riparian Loop

Alexander Cir
E Riley
N Tiffany Dr

EXHIBIT A-3



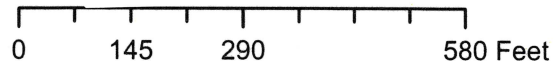
0 145 290 580 Feet



EXHIBIT A-4



FLOOD ZONE MAPPING



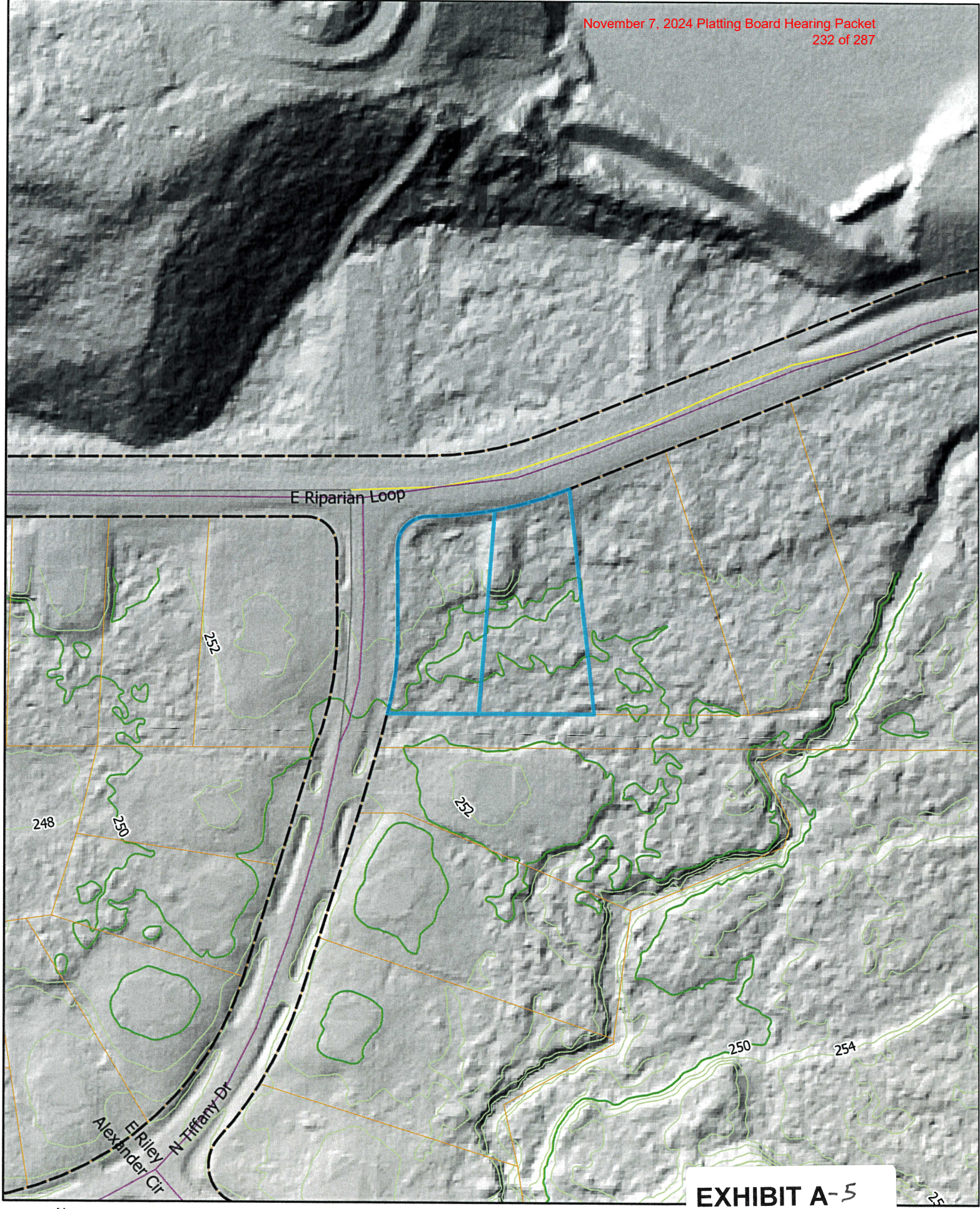
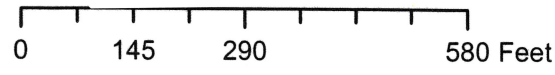


EXHIBIT A-5



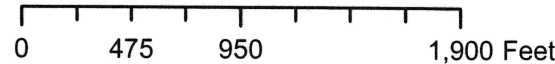
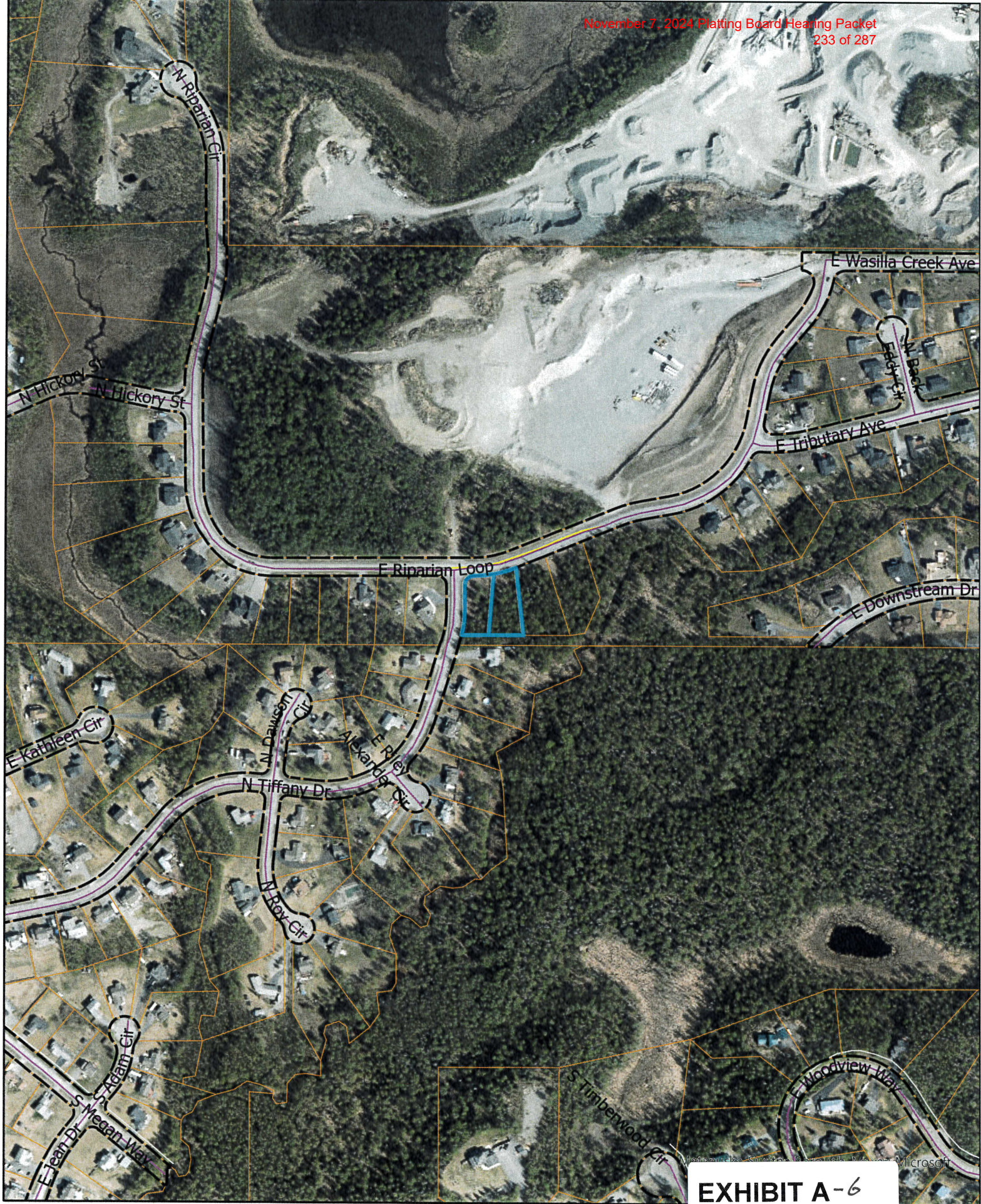


EXHIBIT A-6

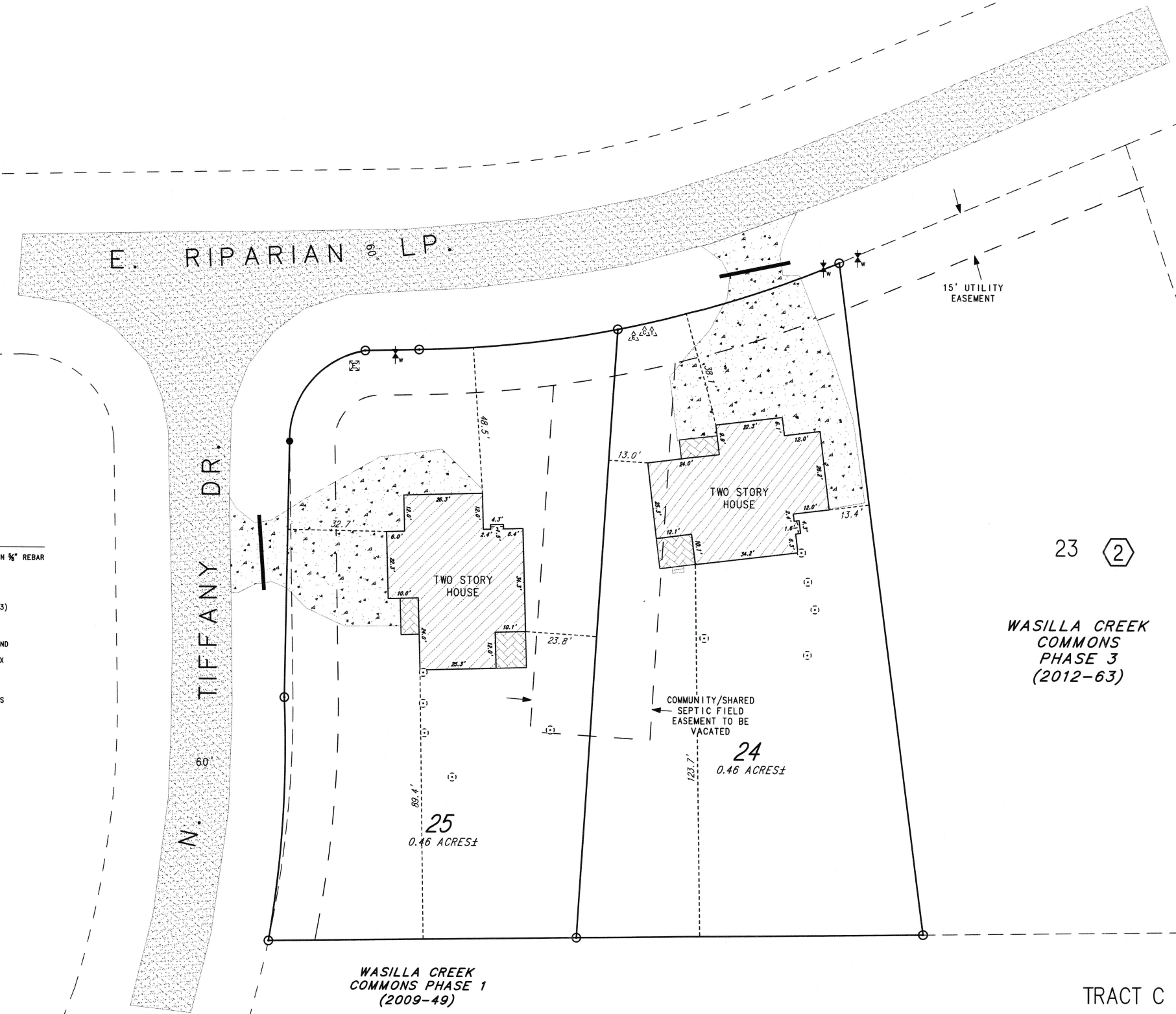


HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738



RECEIVED
SEP 04 2024
PLATTING

- LEGEND**
- RECOVERED PLASTIC CAP ON 3/4" REBAR
 - RECOVERED 3/4" REBAR
 - N74°58'11"W 255.65'
(N74°45'W) (254.70') MEASURED DATA
RECORD PER PLAT (2012-63)
 - ① BLOCK
 - ⊕ WATER VALVE, ABOVE GROUND
 - ⊕ ELECTRIC TRANSFORMER BOX
 - ⊕ PEDESTAL, TELEPHONE
 - ⊕ PEDESTAL, ELECTRIC
 - ⊕ PEDESTAL, COMMUNICATIONS
 - ⊕ SEPTIC CLEANOUT
 - 12" CULVERT
 - ▨ DECK
 - ▨ BUILDING
 - ▨ GRAVEL DRIVEWAY
 - ▨ ASPHALT ROAD



NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON MAY 11, 20XX. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

WASILLA, ALASKA
WASILLA CREEK COMMONS
L24 & L25, B2, PH 3
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

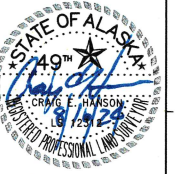
DWG.#: 24-211C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1" = 40'
22x34: 1" = 20'
REVISION DATE:
08/13/24

REFERENCE
NUMBER:
V-2.1
SHEET 2 OF 3

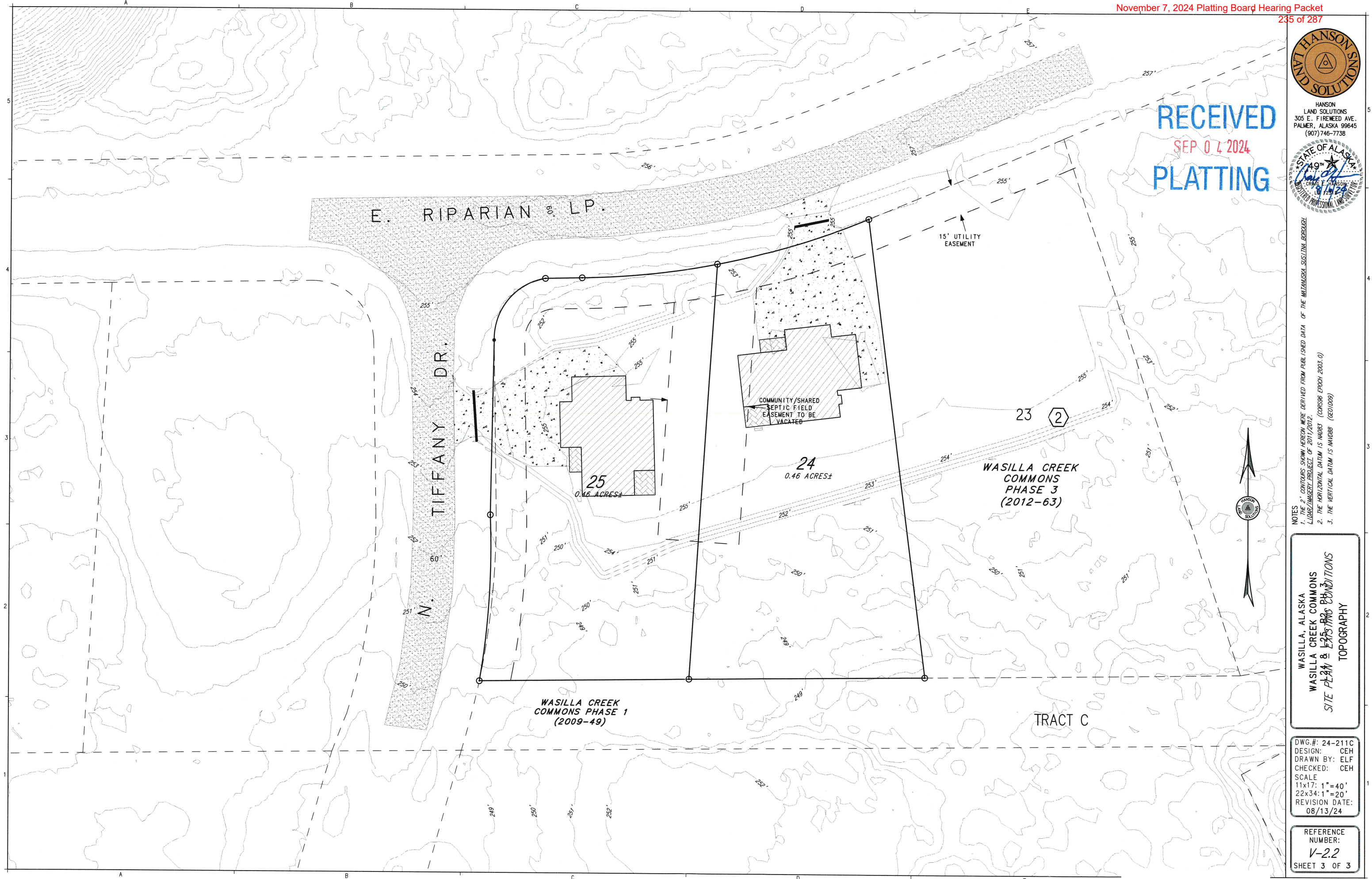
EXHIBIT B-1



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



RECEIVED
SEP 07 2024
PLATTING



NOTES
1. THE 3' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH
LIDAR/MAGERY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83 (GCSG83 EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD83 (GEOID09)

WASILLA, ALASKA
WASILLA CREEK COMMONS
SITE PLAN & EXISTING CONDITIONS
TOPOGRAPHY

DWG.#: 24-211C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
08/13/24

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 3

NOTES

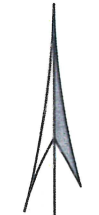
1. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.
3. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY AS 40.15.900 (5) (A).



TYPICAL RECOVERED 1/4" PLASTIC CAP

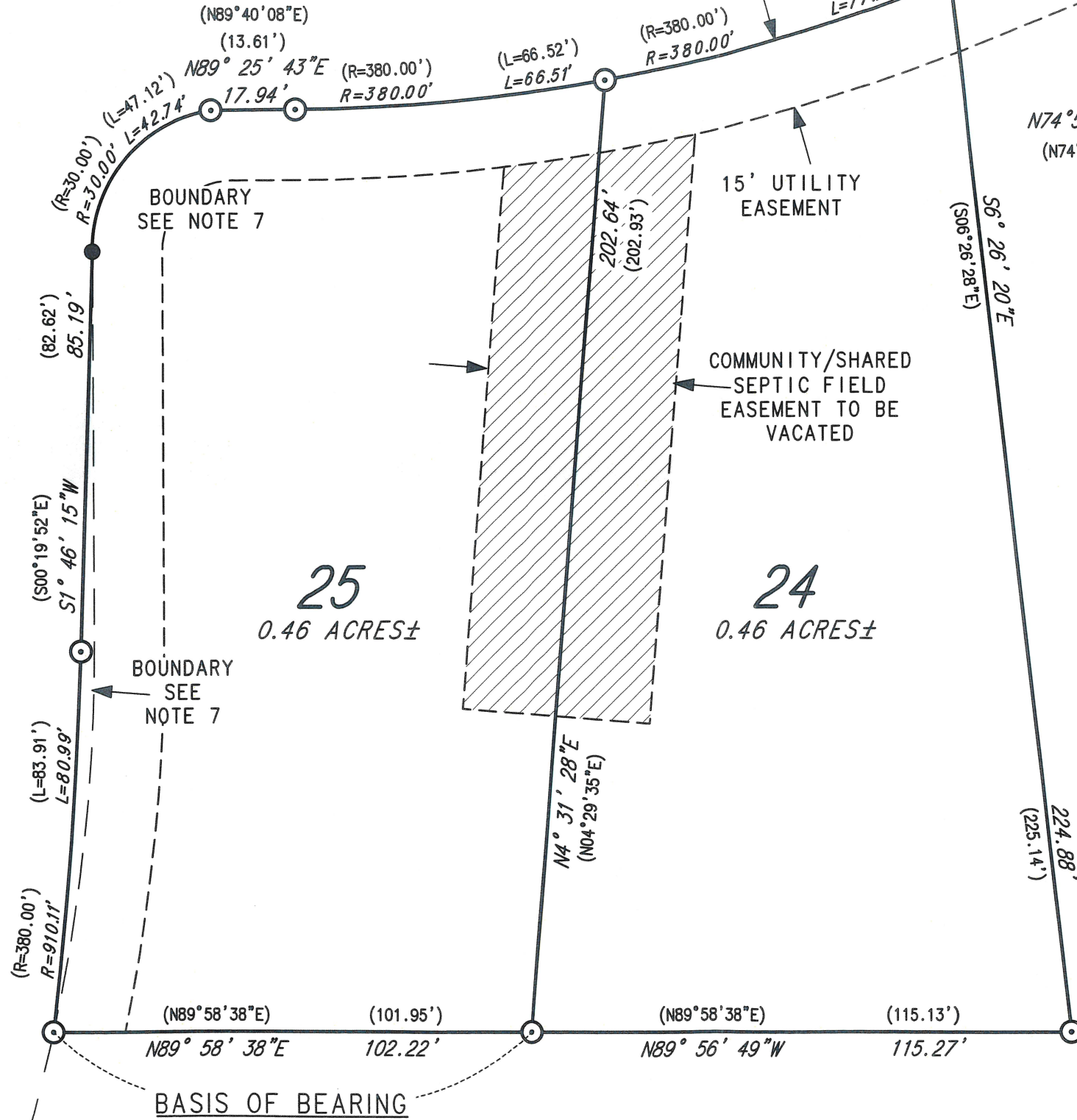


TYPICAL SET 1 3/4" PLASTIC CAP



N. TIFFANY DR. 60'

E. RIPARIAN LP.

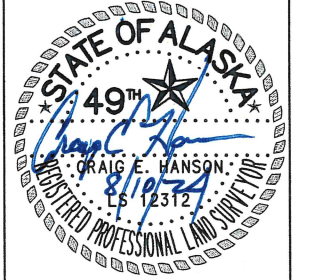


LEGEND

- RECOVERED PLASTIC CAP ON 5/8" REBAR
- RECOVERED 5/8" REBAR
- MEASURED DATA
- RECORD PER PLAT (2014-151)
- ① BLOCK
- ▨ EASEMENT VACATION



HANSON LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907)746-7738
BUSINESS LICENSE #1525



RECORD OF SURVEY

A SURVEY OF
LOTS 24 & 25,
BLOCK 2
WASILLA CREEK
COMMONS PH 3
(PLAT 2012-63)

Agenda Copy

RECEIVED
SEP 04 2024
PLATTING

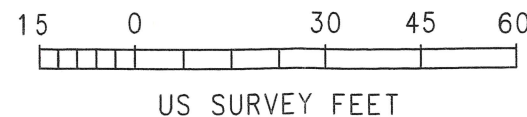
PALMER RECORDING DISTRICT

LOCATED WITHIN
SW 1/4 SEC. 3,
T.17N. R.1E.
SM, AK

WASILLA CREEK COMMONS PHASE 1 (2009-49)

TRACT C

EXHIBIT B-3



CONTAINING 0.92 ACRES MORE OR LESS	
SURVEY DATES: 10/31/22	
SCALE: 1"=30'	JOB: 24-211
DWN: ELF	FILE: 24-211 RS
CK: CEH	08/09/24 01 OF 01



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 MATANUSKA SUSTAINAL BOROUGHS IMAGERY PROJECT OF 2019/2020/2021.
2. THE HORIZONTAL DATUM IS NAD83 (GCS96 EPOCH 2008.0)

RECEIVED

SEP 04 2024

PLATTING



WASILLA, ALASKA
WASILLA CREEK COMMONS
L24 & L25, B2, PH 3
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG #: 24-211C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
08/13/24

REFERENCE
NUMBER:
V-2.0
SHEET 1 OF 3

EXHIBIT B-4

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



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SEP 04 2024
PLATTING

USEABLE AREA CERTIFICATION

WASILLA CREEK COMMONS PH 3, LOTS 24 & 25, BLOCK 2

A SUBDIVISION OF

WASILLA CREEK COMMONS PH 3, LOTS 24 & 25, BLOCK 2

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: MINIMUM SIZES

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

EXCEPTIONS:

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: TH-L24, TH-L25
(SP) TEST HOLES: TH-L24, TH-L25

- 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: TH-L24, TH-L25
- Depth to seasonal high water is less than 8'
- Fill will be required
 - A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

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

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

William Klebesadel
WILLIAM KLEBESADEL P.E.
Professional Engineer

9-3-24
Date



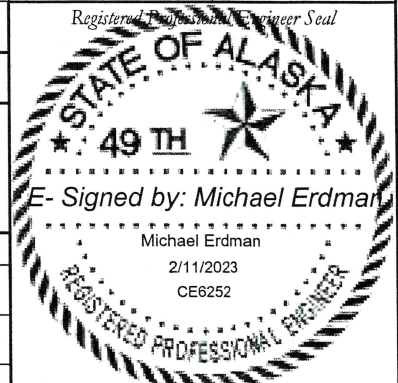
Date Received 2/11/2023	State of Alaska Department of Environmental Conservation Documentation of Construction Conventional Onsite Wastewater System	Processed by:
		Date:
		SEPTS Key #: DOCSEPTS-3684

Part I. General Information

Legal Description	Wasilla Creek Commons Ph 3 L24 B2	PAN or Tax ID#: 517281
Street Address	7404 E Riparian Lp	City (or nearest community): Palmer
Coordinates	Latitude: 61.58539	Longitude: -149.26386 Datum: WGS84
Installer Information	Name: Vitaliy Filyuk	Email: foremostconstruction@yahoo.com Phone: 907-841-2679

Part II. Wastewater Disposal System

Facility Served	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Small Commercial (< 500 gpd)	<input type="checkbox"/> Commercial (500 gpd to 2500 gpd)		
	<input type="checkbox"/> Combined Residential & Commercial (< 2500 gpd)	Total # Bedrooms: 4	# of Buildings: 1	Total Design Flow (gpd): 600		
	<i>For Commercial Facilities: show design flow calculations in Comments section below or attach a separate page</i>					
<input checked="" type="checkbox"/> New System <input type="checkbox"/> Repair/Replace Existing: <input type="checkbox"/> All <input type="checkbox"/> Septic Tank <input type="checkbox"/> Soil Absorption System <input type="checkbox"/> Other: See Additional Information Page <i>(state decommissioning/ inspection results of existing components): See Additional Information Page</i>						
System Installed By: Contractor/Person whose work is supervised/inspected by a registered engineer			Notification Date: 03/22/2022, 03:45:45			
			Date Installed: 7/6/23			
Septic Tank	Capacity (gal): 1250	# of Compartments: 2	Material: Steel	Manufacturer: Greer		
Lift Station	Manufacturer:	Pump (make/model):		Alarms: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Type of Field	<input type="checkbox"/> Deep Trench	<input type="checkbox"/> Shallow Trench	<input type="checkbox"/> Leach Pit	<input checked="" type="checkbox"/> Bed <input type="checkbox"/> 5-Wide		
Soils – Visual and Perc Test	Classification: SP	(Other Classification Comments On Next Page)	Application Rate: 150	Percolation Rate (min/inch):		
Attach percolation test results or other soils report sealed by registered professional engineer as applicable.						
Soil Absorption System Details	Length (ft): 34	Width (ft): 18	Rock Depth: 12 inches	Effective Area (sq ft): 612		
	Rock Grade: Fine	Gravelless Media: # of Units:	Unit Area:	Manufacturer:		
Freeze Protection	Septic Tank		Absorption Area	Sewer Lines		
	Soil Cover (feet)	4	4	4		
	Insulation (inches)					
Cleanout Pipes	# Cleanout(s): 1	# Septic Tank Vents: 2	# Leach Field Monitor Tubes: 2			
Vertical Separation Distance from Bottom of Soil Absorption System to: Groundwater 4 Impermeable Soils 6						
Horizontal Separation Distances (measured from nearest edge to nearest edge)	list distances to all nearest:	Private Well	Public Well	Waterline	Surface Water	Property Line
	Septic Tank	100	200	10	100	
	Soil Absorption System	100	200	10	100	
	Lift Station					
	Sewer Line(s)	25	100	10		
Horizontal Separation Distance from Soil Absorption System to Slope exceeding 25%: 50						
Comments/Criteria used to size commercial facility (state type of facility, # people, gpd/person, etc.):						
See Additional Information Page						
I certify that the information provided in Parts I, II, III, IV and V is correct:						
Signature E- Signed by: Michael Erdman			Printed Name Michael Erdman			
Title or Certification No. CE6252			Date 2/11/2023			
NOTE: Certified Installers or Approved Homeowners must sign and date. Professional Engineers must seal, sign, and date.						



Additional Information

Legal Description	
Wasilla Creek Commons Ph 3 L24 B2	
Septic System Replace Other Comments	
State new components installed and decommissioning/inspection results of existing components	
Classification Other Comments	
Comments/Criteria used to size commercial facility	
Installer Address	Signing Party Address
Vitaliy Filyuk Foremost Construction, LLC PO Box 871874 Wasilla AK 99687 foremostconstruction@yahoo.com 907-841-2679	Michael Erdman Erdman & Associates 5200 Dunbar Drive Wasilla AK 99654 akcivilengineer@gmail.com 907-232-3140

Attachments

22141 Septic Rec Dwgs - Wasilla Cr Commons Ph .pdf

Title:

Description:

Please login to OASys to view your submitted attachments. The document name, title, and description are provided for your reference.

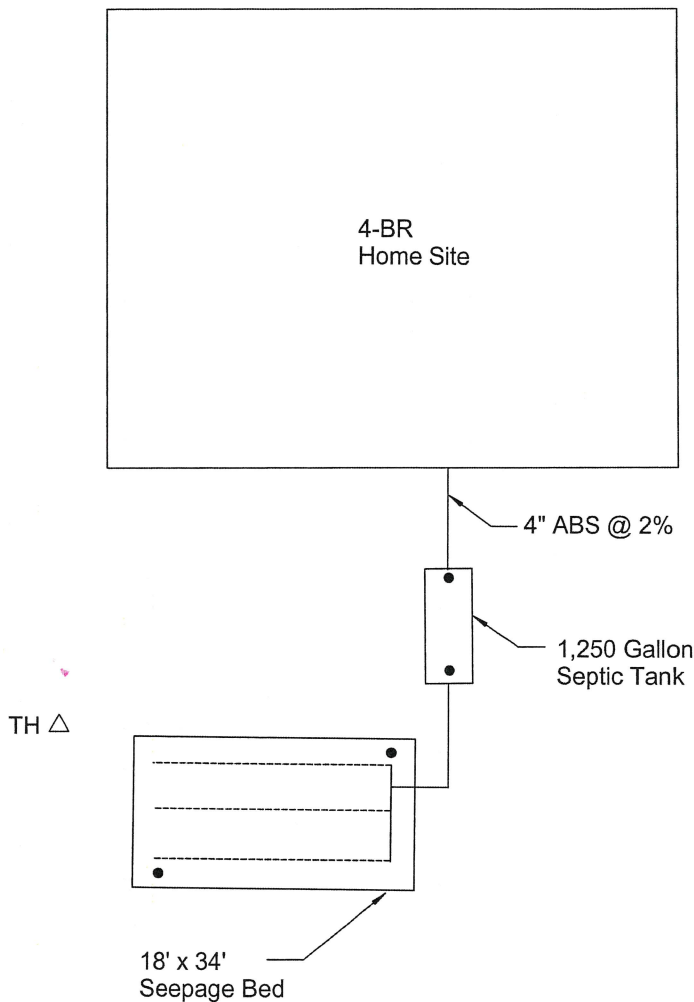
EXHIBIT C-5

TH LOG
(7/6/22)

0-12' Sand/Gravel (SP/GP)
Groundwater @ 8'
No Impermeable



Approx.



SEPTIC SYSTEM PLAN VIEW

NTS

SEPTIC RECORD DRAWING
L24/B2 Wasilla Creek Commons Ph 3
Palmer Recording District, Alaska

ERDMAN & ASSOCIATES
5200 Dunbar Drive
Wasilla, AK 99654



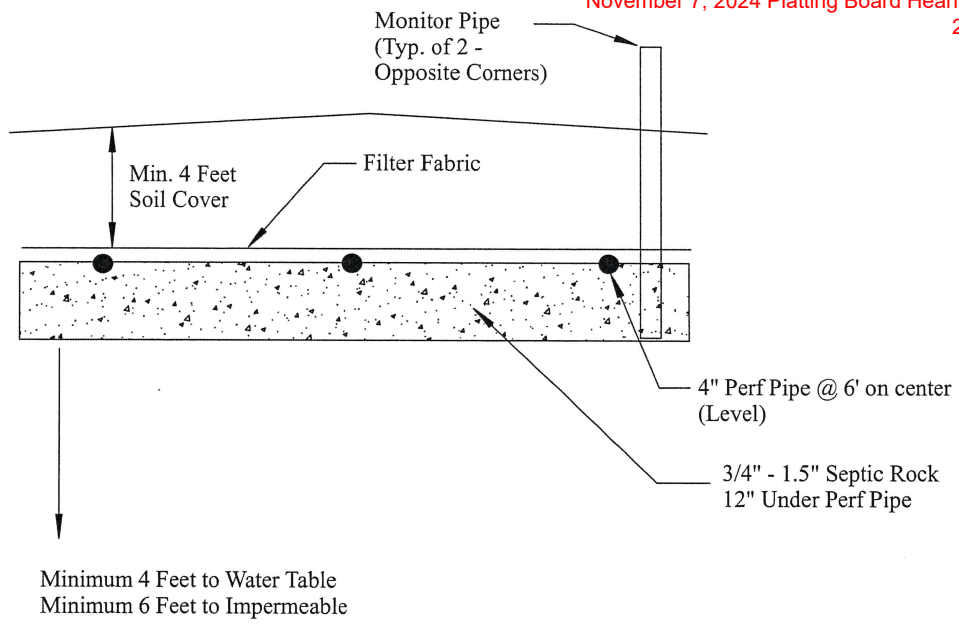
Sheet 1 of 2

Scale As Noted

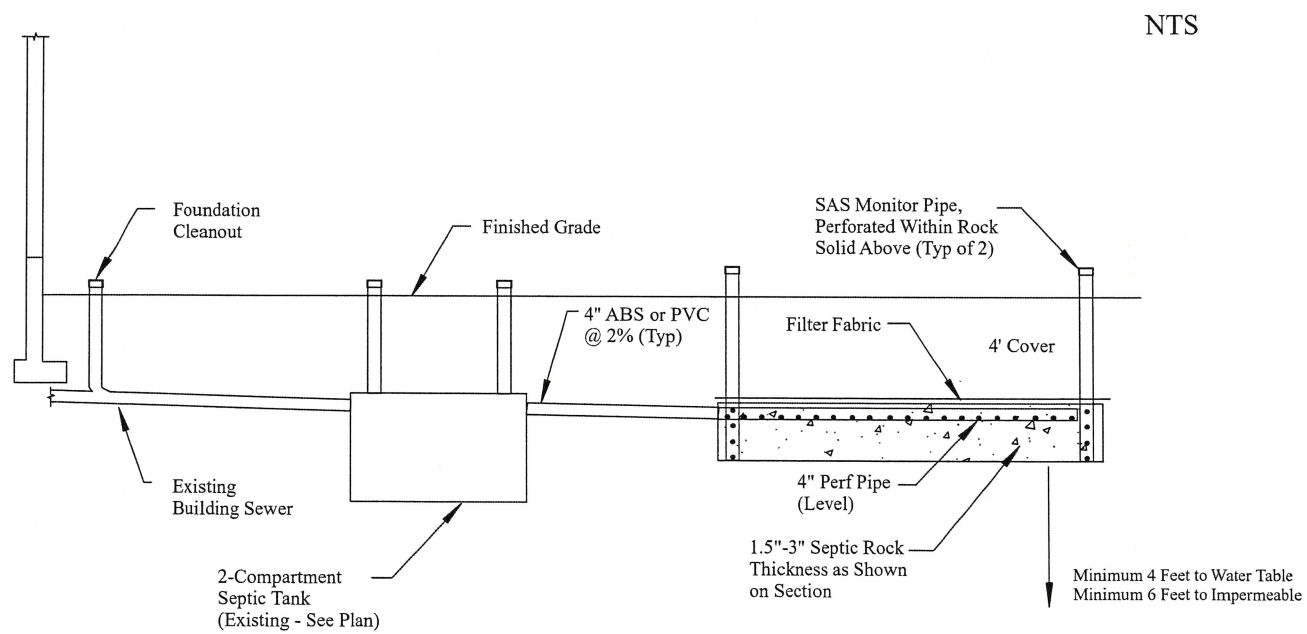
Project #22126

14 August 2022

EXHIBIT C-6



SEEPAGE BED SECTION



SYSTEM PROFILE

NOTES:

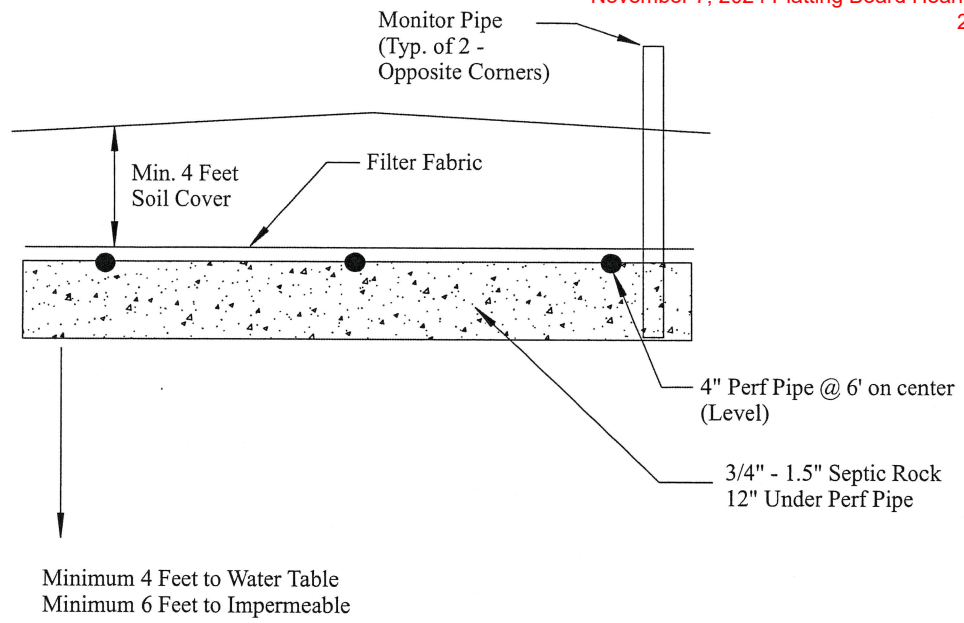
1. This record drawing is based upon limited inspections of the installation, and upon information provided by the installer. To the best of our knowledge, it is a reasonable schematic representation of the system, as installed. It does not represent a guaranty or warranty of any kind.
2. Based upon our inspections and the information provided to us, the installation appears to meet ADEC requirements.

SEPTIC RECORD DRAWING
L25/B2 Wasilla Creek Commons Ph 3
Palmer Recording District, Alaska

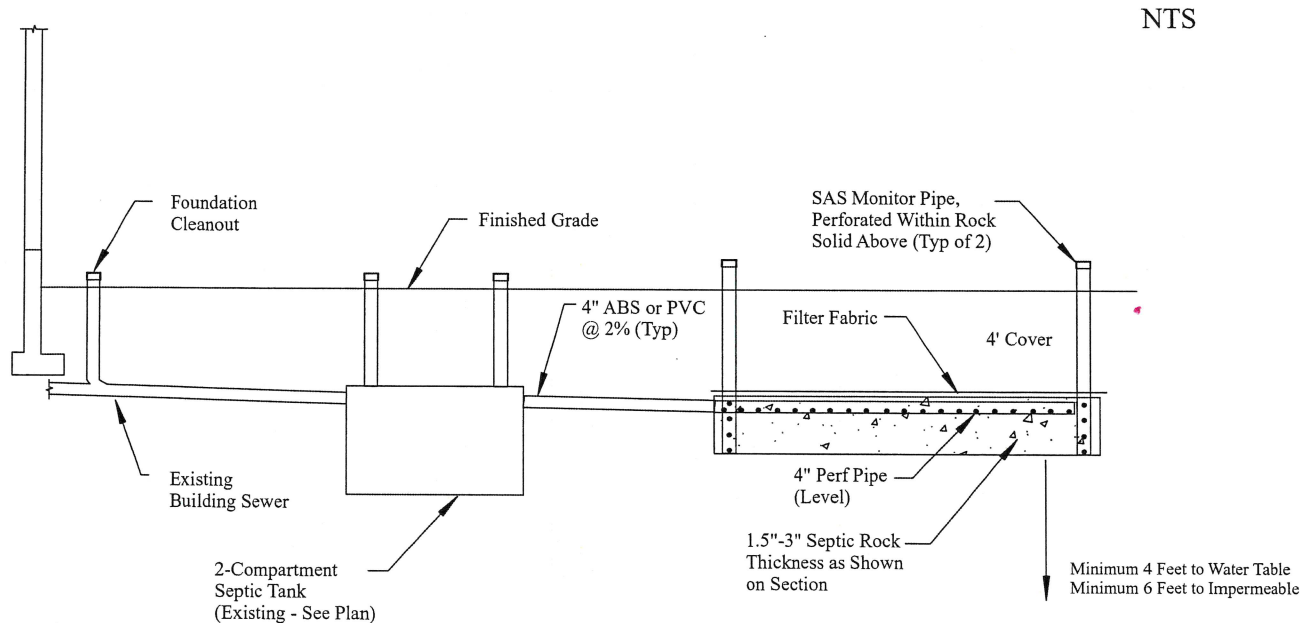
ERDMAN & ASSOCIATES
5200 Dunbar Drive
Wasilla, AK 99654



Sheet 2 of 2	Scale As Noted	Project #22126	14 August 2022
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SEEPAGE BED SECTION



SYSTEM PROFILE

NOTES:

1. This record drawing is based upon limited inspections of the installation, and upon information provided by the installer. To the best of our knowledge, it is a reasonable schematic representation of the system, as installed. It does not represent a guaranty or warranty of any kind.
2. Based upon our inspections and the information provided to us, the installation appears to meet ADEC requirements.

SEPTIC RECORD DRAWING
L24/B2 Wasilla Creek Commons Ph 3
Palmer Recording District, Alaska

ERDMAN & ASSOCIATES
5200 Dunbar Drive
Wasilla, AK 99654



Sheet 2 of 2	Scale As Noted	Project #22126	14 August 2022
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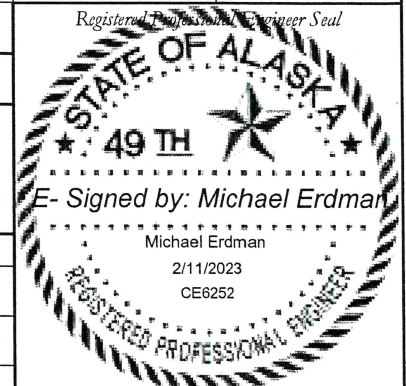
Date Received 2/11/2023	State of Alaska Department of Environmental Conservation Documentation of Construction Conventional Onsite Wastewater System	Processed by:
		Date:
		SEPTS Key #: DOCSEPTS-3683

Part I. General Information

Legal Description	Wasilla Creek Commons Ph 3 L25 B2	PAN or Tax ID#: 517282
Street Address	206 N Tiffany Dr	City (or nearest community): Palmer
Coordinates	Latitude: 61.58548	Longitude: -149.26443 Datum: NAD83
Installer Information	Name: Vitaliy Filyuk	Email: foremostconstruction@yahoo.com Phone: 907-841-2679

Part II. Wastewater Disposal System

Facility Served	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Small Commercial (< 500 gpd)	<input type="checkbox"/> Commercial (500 gpd to 2500 gpd)		
	<input type="checkbox"/> Combined Residential & Commercial (< 2500 gpd)	Total # Bedrooms: 4	# of Buildings: 1	Total Design Flow (gpd): 600		
<i>For Commercial Facilities: show design flow calculations in Comments section below or attach a separate page</i>						
<input checked="" type="checkbox"/> New System Repair/Replace Existing: <input type="checkbox"/> All <input type="checkbox"/> Septic Tank <input type="checkbox"/> Soil Absorption System <input type="checkbox"/> Other: See Additional Information Page <i>(state decommissioning/inspection results of existing components):</i> See Additional Information Page						
System Installed By: Contractor/Person whose work is supervised/inspected by a registered engineer			Notification Date: 03/22/2022, 03:45:45			
			Date Installed: 7/1/23			
Septic Tank	Capacity (gal): 1250	# of Compartments: 2	Material: Steel	Manufacturer: Greer		
Lift Station	Manufacturer:	Pump (make/model):		Alarms: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Type of Field	<input type="checkbox"/> Deep Trench	<input type="checkbox"/> Shallow Trench	<input type="checkbox"/> Leach Pit	<input checked="" type="checkbox"/> Bed <input type="checkbox"/> 5-Wide		
Soils – Visual and Perc Test	Classification: SP	(Other Classification Comments On Next Page)	Application Rate: 150	Percolation Rate (min/inch):		
Attach percolation test results or other soils report sealed by registered professional engineer as applicable.						
Soil Absorption System Details	Length (ft): 34	Width (ft): 18	Rock Depth: 12 inches	Effective Area (sq ft): 612		
	Rock Grade: Fine	Gravelless Media: # of Units:	Unit Area:	Manufacturer:		
Freeze Protection	Septic Tank		Absorption Area	Sewer Lines		
	Soil Cover (feet)	4	4	4		
	Insulation (inches)					
Cleanout Pipes	# Cleanout(s): 1	# Septic Tank Vents: 2	# Leach Field Monitor Tubes: 2			
Vertical Separation Distance from Bottom of Soil Absorption System to: Groundwater 4 Impermeable Soils 6						
Horizontal Separation Distances (measured from nearest edge to nearest edge)	list distances to <u>all</u> nearest:	Private Well	Public Well	Waterline	Surface Water	Property Line
	Septic Tank	100	200	10	100	
	Soil Absorption System	100	200	10	100	
	Lift Station					
	Sewer Line(s)	25	100	10		
Horizontal Separation Distance from Soil Absorption System to Slope exceeding 25%: 50						
Comments/Criteria used to size commercial facility <i>(state type of facility, # people, gpd/person, etc.):</i>						
See Additional Information Page						
I certify that the information provided in Parts I, II, III, IV and V is correct:						
Signature E- Signed by: Michael Erdman			Printed Name Michael Erdman			
Title or Certification No. CE6252			Date 2/11/2023			
NOTE: Certified Installers or Approved Homeowners must sign and date. Professional Engineers must seal, sign, and date.						



Additional Information

Legal Description	
Wasilla Creek Commons Ph 3 L25 B2	
Septic System Replace Other Comments	
State new components installed and decommissioning/inspection results of existing components	
Classification Other Comments	
Comments/Criteria used to size commercial facility	
Installer Address	Signing Party Address
Vitaliy Filyuk Foremost Construction, LLC PO Box 871874 Wasilla AK 99687 foremostconstruction@yahoo.com 907-841-2679	Michael Erdman Erdman & Associates 5200 Dunbar Drive Wasilla AK 99654 akcivilengineer@gmail.com 907-232-3140

Attachments

22126 Septic Rec Dwgs -Wasilla Cr Commons Ph 3.pdf

Title:

Description:

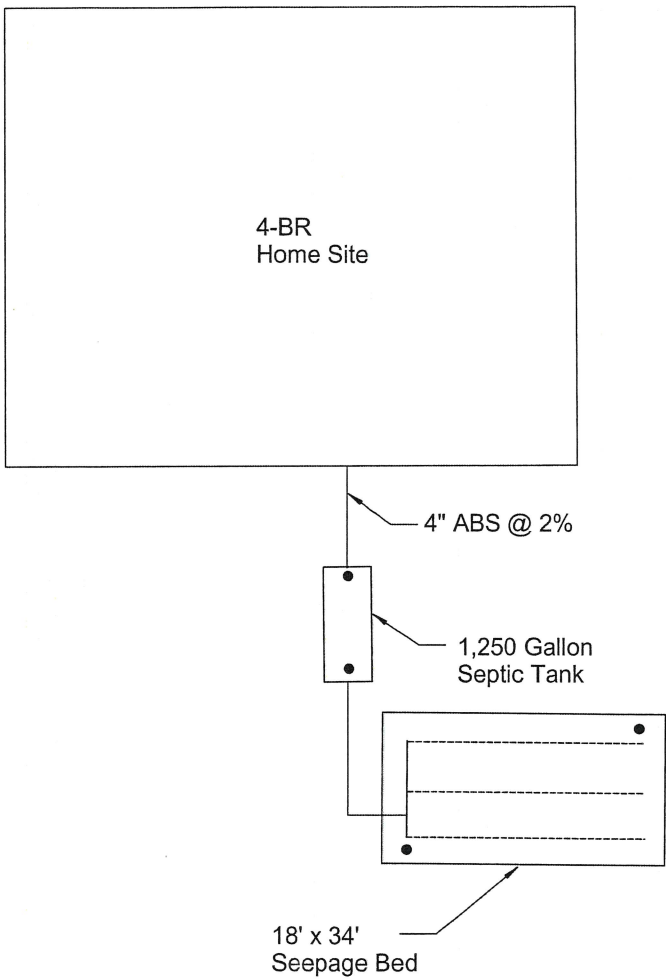
Please login to OASys to view your submitted attachments. The document name, title, and description are provided for your reference.

TH LOG
(7/1/22)

0-12' Sand/Gravel (SP/GP)
Groundwater @ 8'
No Impermeable



Approx.



SEPTIC SYSTEM PLAN VIEW

NTS

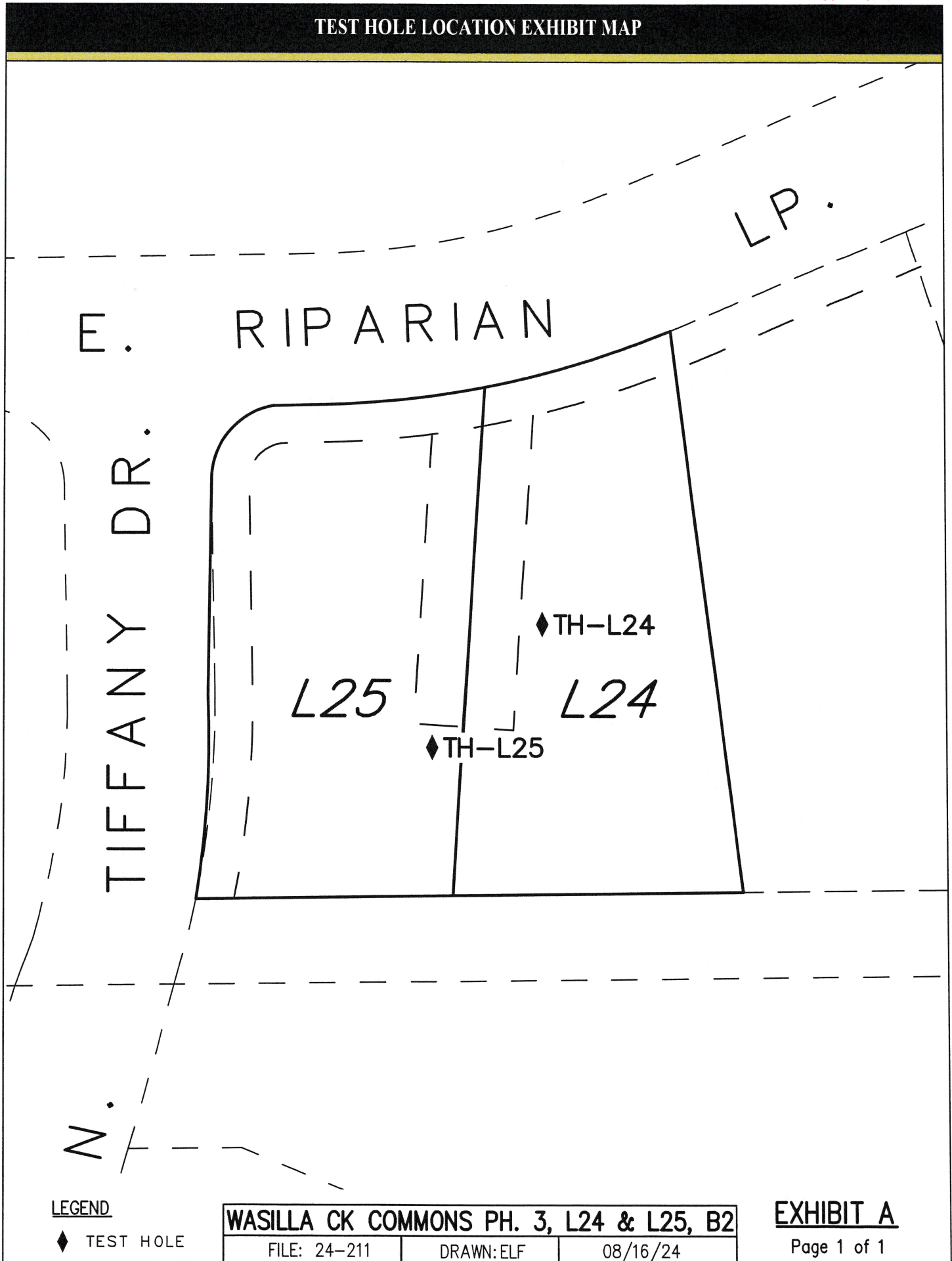
SEPTIC RECORD DRAWING
L25/B2 Wasilla Creek Commons Ph 3
Palmer Recording District, Alaska

ERDMAN & ASSOCIATES
5200 Dunbar Drive
Wasilla, AK 99654



Sheet 1 of 2	Scale As Noted	Project #22126	14 August 2022
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TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

WASILLA CK COMMONS PH. 3, L24 & L25, B2

FILE: 24-211

DRAWN: ELF

08/16/24

EXHIBIT A

Page 1 of 1

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PETITION FOR ELIMINATION OR MODIFICATION OF UTILITY, SLOPE, SNOW STORAGE, DRAINAGE, SANITATION, BUFFERS AND SCREENING EASEMENTS

Comes now the undersigned, Hanson Land Solutions, and petitions the Matanuska-Susitna Borough to eliminate or modify the *utility, slope, snow storage, drainage, sanitation, buffers, or screening easement(s)* lying within the following described property, to-wit:

Wasilla Creek Commons Ph3 Lots 24 & 25 Block 2

Said easement(s) being more fully described as:

Shared Septic Field

RECEIVED
SEP 05 2024
PLATTING

NOTE: Utility easement eliminations require non-objection letters from the service area utility companies at the time of submittal, see MSB 43.15.032.

Submitted herewith are the following:

1. A copy of the as-built showing the *easement(s)* to be vacated/modified (if due to encroachment)
2. \$500.00 Public Hearing Fee (no fee if submitted with Regular Plat)

The action sought by this petition is for the following reasons: **(ATTACH PAGES, IF NEEDED)**

Not needed - installed Septic elsewhere

APPLICANT	Name: <u>Hanson Land Solutions</u>	Email: <u>plattng@hlsalaska.com</u>
OR	Mailing Address: <u>305 E Fireweed Ave</u>	Zip:
OWNER	Contact Person: <u>Craig Hanson</u>	Phone: <u>907-746-7738</u>
SURVEYOR	Name (FIRM): <u>Hanson Land Solutions</u>	Email: <u>plattng@hlsalaska.com</u>
	Mailing Address: <u>305 E Fireweed Ave</u>	Zip: <u>99645</u>

Contact Person: *Craig Hanson*

Phone: *907-746-7738*

SIGNATURES OF PETITIONER(S):



THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

September 25

DATE



PLATTING DIVISION REPRESENTATIVE

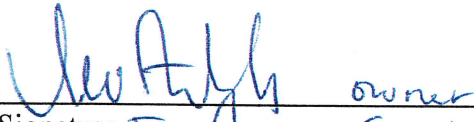
SCHEDULED FOR PUBLIC HEARING ON:

November 7, 2024

**Request to Amend the Plat to Allow Individual Septic Systems for
Lots 24 and 25, Block 2, Phase 3, Wasilla Creek Commons**

1. When Wasilla Creek Commons was platted in 2010, its developer intended for Lots 24 and 25, Block 2, Phase 3 to share one septic system. This requirement is included in the lots' plat:
 - a. The Plat at note 3 states: "Lots 22, 23, 24, and 25, Block 2 and Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 5 are served by community/shared septic systems. No individual septic system will be allowed on these lots." (emphasis added)
2. In 2022, Roman Kulikovskiy (through his company North Lit Homes LLC) purchased both Lots 24 and 25 from the developer.
3. As owners of lots in the community, Roman asks for your permission to amend the Plat to remove the requirement that his two lots share a septic system.
4. By agreeing to amend the Plat, the only change that will be made is to allow Lots 24 and 25 to have individual septic systems instead of a shared septic system.

Thank you for your time. To agree to this amendment the Plat, please sign below:

 owner Irina Filyuk
Signature Foremost Construction LLC Name (Printed)

Signature

Name (Printed)

7254 E Riparian Loop
Address


09/18/2024
Date

WASILLA CRK COMMONS PH3 BLOCK 5 LOT 5
Legal Description


**Request to Amend the Plat to Allow Individual Septic Systems for
Lots 24 and 25, Block 2, Phase 3, Wasilla Creek Commons**

1. When Wasilla Creek Commons was platted in 2010, its developer intended for Lots 24 and 25, Block 2, Phase 3 to share one septic system. This requirement is included in the lots' plat:
 - a. The Plat at note 3 states: "Lots 22, 23, 24, and 25, Block 2 and Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 5 are served by community/shared septic systems. No individual septic system will be allowed on these lots." (emphasis added)
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3. As owners of lots in the community, Roman asks for your permission to amend the Plat to remove the requirement that his two lots share a septic system.
4. By agreeing to amend the Plat, the only change that will be made is to allow Lots 24 and 25 to have individual septic systems instead of a shared septic system.

Thank you for your time. To agree to this amendment the Plat, please sign below:


Signature

Manelle Crisostomo
Name (Printed)


Signature

Sean Crisostomo
Name (Printed)

875 UPSTREAM PL
Address


6/7/24
Date

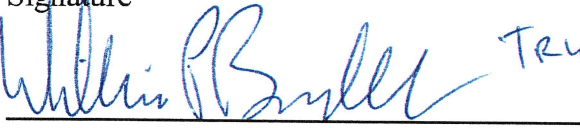
Lot 13 Block 3, Wasilla Creek Commons
Legal Description
Phase 3

**Request to Amend the Plat to Allow Individual Septic Systems for
Lots 24 and 25, Block 2, Phase 3, Wasilla Creek Commons**

1. When Wasilla Creek Commons was platted in 2010, its developer intended for Lots 24 and 25, Block 2, Phase 3 to share one septic system. This requirement is included in the lots' plat:
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3. As owners of lots in the community, Roman asks for your permission to amend the Plat to remove the requirement that his two lots share a septic system.
4. By agreeing to amend the Plat, the only change that will be made is to allow Lots 24 and 25 to have individual septic systems instead of a shared septic system.

Thank you for your time. To agree to this amendment the Plat, please sign below:

 Trustee Lynette Brickwell
Signature Name (Printed)

 TRUSTEE WILLIAM P. BRICKWELL
Signature Name (Printed)


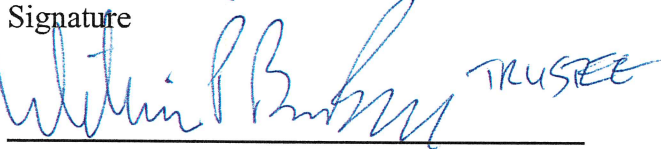
7213 E Riparian Loop 6-3-24
Address Date

Lot 7, Block 5, Wasilla Creek Commons
Legal Description Phase 3

**Request to Amend the Plat to Allow Individual Septic Systems for
Lots 24 and 25, Block 2, Phase 3, Wasilla Creek Commons**

1. When Wasilla Creek Commons was platted in 2010, its developer intended for Lots 24 and 25, Block 2, Phase 3 to share one septic system. This requirement is included in the lots' plat:
 - a. The Plat at note 3 states: "Lots 22, 23, 24, and 25, Block 2 and Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 5 are served by community/shared septic systems. No individual septic system will be allowed on these lots." (emphasis added)
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3. As owners of lots in the community, Roman asks for your permission to amend the Plat to remove the requirement that his two lots share a septic system.
4. By agreeing to amend the Plat, the only change that will be made is to allow Lots 24 and 25 to have individual septic systems instead of a shared septic system.


Thank you for your time. To agree to this amendment the Plat, please sign below:

 _____ Signature	<u>Lynette Brickwell</u> _____ Name (Printed)
 _____ Signature	<u>WILLIAM P. BRICKWELL</u> _____ Name (Printed)
<u>7232 E Riparian Loop</u> _____ Address	<u>6-3-24</u> _____ Date
<u>Lot 6, Block 5, Wasilla Creek Commons</u> _____ Legal Description	
Phase 3	

**Request to Amend the Plat to Allow Individual Septic Systems for
Lots 24 and 25, Block 2, Phase 3, Wasilla Creek Commons**

1. When Wasilla Creek Commons was platted in 2010, its developer intended for Lots 24 and 25, Block 2, Phase 3 to share one septic system. This requirement is included in the lots' plat:
 - a. The Plat at note 3 states: "Lots 22, 23, 24, and 25, Block 2 and Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 5 are served by community/shared septic systems. No individual septic system will be allowed on these lots." (emphasis added)
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4. By agreeing to amend the Plat, the only change that will be made is to allow Lots 24 and 25 to have individual septic systems instead of a shared septic system.

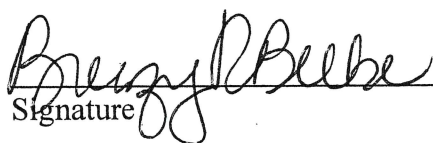
Thank you for your time. To agree to this amendment the Plat, please sign below:



Signature

John Beebe

Name (Printed)



Signature

Breezy R Polis-Beebe

Name (Printed)

7318 E. Riparian loop

Address

23 September 2023

Date

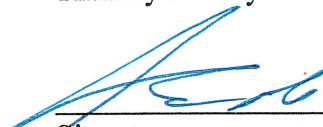
Lot 2 Block 5 Wasilla

Legal Description Creek Commons Phase 3

**Request to Amend the Plat to Allow Individual Septic Systems for
Lots 24 and 25, Block 2, Phase 3, Wasilla Creek Commons**

1. When Wasilla Creek Commons was platted in 2010, its developer intended for Lots 24 and 25, Block 2, Phase 3 to share one septic system. This requirement is included in the lots' plat:
 - a. The Plat at note 3 states: "Lots 22, 23, 24, and 25, Block 2 and Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 5 are served by community/shared septic systems. No individual septic system will be allowed on these lots." (emphasis added)
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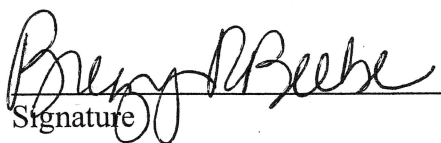
Thank you for your time. To agree to this amendment the Plat, please sign below:



Signature

John Beebe

Name (Printed)



Signature

Gregory R. Polis-Beebe

Name (Printed)

229 Tiffany Drive

Address

23 September 2023

Date

Block 5 lot 1 Wasilla Creek Commons Phase 3

Legal Description

**Request to Amend the Plat to Allow Individual Septic Systems for
Lots 24 and 25, Block 2, Phase 3, Wasilla Creek Commons**

1. When Wasilla Creek Commons was platted in 2010, its developer intended for Lots 24 and 25, Block 2, Phase 3 to share one septic system. This requirement is included in the lots' plat:
 - a. The Plat at note 3 states: "Lots 22, 23, 24, and 25, Block 2 and Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 5 are served by community/shared septic systems. No individual septic system will be allowed on these lots." (emphasis added)
2. In 2022, Roman Kulikovskiy (through his company North Lit Homes LLC) purchased both Lots 24 and 25 from the developer.
3. As owners of lots in the community, Roman asks for your permission to amend the Plat to remove the requirement that his two lots share a septic system.
4. By agreeing to amend the Plat, the only change that will be made is to allow Lots 24 and 25 to have individual septic systems instead of a shared septic system.

Thank you for your time. To agree to this amendment the Plat, please sign below:

Roman
Signature North Lit Homes LLC

Roman KULIKOVSKIY
Name (Printed)

N/A
Signature

N/A
Name (Printed)

~~Lot 24~~ Block 2 Wasilla
Address ~~Creek Commons~~
7404 E. Riparian Loop


22 September 2023
Date

~~Lot 25~~ Lot 24, Block 2 Wasilla Creek Commons
Legal Description Phase 3

**Request to Amend the Plat to Allow Individual Septic Systems for
Lots 24 and 25, Block 2, Phase 3, Wasilla Creek Commons**

1. When Wasilla Creek Commons was platted in 2010, its developer intended for Lots 24 and 25, Block 2, Phase 3 to share one septic system. This requirement is included in the lots' plat:
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4. By agreeing to amend the Plat, the only change that will be made is to allow Lots 24 and 25 to have individual septic systems instead of a shared septic system.

Thank you for your time. To agree to this amendment the Plat, please sign below:



Signature

Roman Kulikovskiy

Name (Printed)

N/A

Signature

N/A

Name (Printed)

206 N. Tiffany Drive

Address

22 September

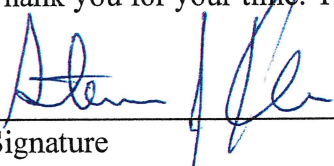
Date

Lot 25 Block 2 Wasilla
Legal Description Creek Commons
Phase 3

**Request to Amend the Plat to Allow Individual Septic Systems for
Lots 24 and 25, Block 2, Phase 3, Wasilla Creek Commons**

1. When Wasilla Creek Commons was platted in 2010, its developer intended for Lots 24 and 25, Block 2, Phase 3 to share one septic system. This requirement is included in the lots' plat:
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4. By agreeing to amend the Plat, the only change that will be made is to allow Lots 24 and 25 to have individual septic systems instead of a shared septic system.

Thank you for your time. To agree to this amendment the Plat, please sign below:



Signature

Steven J. Klein

Name (Printed)

Teresa Klein

Signature

Teresa Klein

Name (Printed)

7160 E Riparian Loop

Address

25 September 2023

Date

Block 5 lot 10, Phase 3
Legal Description Wasilla Creek
Commons

**Request to Amend the Plat to Allow Individual Septic Systems for
Lots 24 and 25, Block 2, Phase 3, Wasilla Creek Commons**

1. When Wasilla Creek Commons was platted in 2010, its developer intended for Lots 24 and 25, Block 2, Phase 3 to share one septic system. This requirement is included in the lots' plat:
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4. By agreeing to amend the Plat, the only change that will be made is to allow Lots 24 and 25 to have individual septic systems instead of a shared septic system.

Thank you for your time. To agree to this amendment the Plat, please sign below:

Kara Pennington
Signature

Kara Pennington
Name (Printed)

Jeremy Pennington
Signature

Jeremy Pennington
Name (Printed)

7092 E Riparian Loop
Address

6/20/24
Date

Lot 13 Block 5 Wasilla Creek Commons
Legal Description Phase 3



ESIGN CONSENT AND DISCLOSURE

Real Estate ESIGN v. 2.1

This consent form provides you with information about our electronic records and electronic signature procedures, and your rights related to completing your real estate transaction electronically ("eClosing"). Once you have reviewed this information, you will be asked to sign this form electronically in order to demonstrate your affirmative consent to receive information about your eClosing using electronic records. If you consent to eClosing, you will also be signing documents electronically.

1. You have the right to conduct your closing using paper documents. If you wish to do so, you should not sign this consent.
2. If you consent to conducting your closing electronically, you can get paper, or nonelectronic, copies of any of your eClosing documents by emailing the title/settlement/escrow agent or lender associated with your transaction. Proof may also, if permitted to do so by the applicable title/settlement/escrow agent or lender associated with your transaction, provide you with the ability to access, view and print copies of completed documents. You may print copies by logging into your account and using the print function. Proof does not guarantee that such documents will be available for print, and such as access is being provided to you as a courtesy. We do not charge a fee for providing paper copies of your documents. You may have the right to request us to delete some of your documents. If that happens, you will no longer be able to access them electronically or request paper copies of the documents that have been deleted.
3. You can withdraw your consent to receive information electronically at any time by emailing us at support@proof.com. If you withdraw your consent before your eClosing is complete, you will not be able to complete your closing using our platform. Proof will not charge you additional fees for withdrawing your consent, but the withdrawal could have a financial impact on you. For example, you could be charged for a rescheduled closing, your loan terms could change if certain documents expire, and if you are purchasing property, the seller may impose certain costs or cancel the sale.
4. This consent applies to your real estate transaction and the process of closing it.
5. You can change your contact information by logging into your account and editing your profile.
6. In order to access and retain these electronic records, you will need the following hardware and software:
 - a. PC, Mac, or mobile device with a screen size and resolution that permits you to read documents and adequate memory to display and store documents;
 - b. Webcam, microphone and speaker sufficient to support a live, real time audio-video connection;
 - c. Windows Vista or later, Mac OSX 10.6 or later, or current versions of Android or iOS operating systems;
 - d. Acrobat Reader v 6.x or later with JavaScript and browser display enabled;
 - e. Broadband internet access;
 - f. An email account;
 - g. For mobile devices, you must install one of the following web browsers with cookies and JavaScript enabled: Firefox v. 2.0 or later, Chrome version 1.2 or later; and
 - h. A printer if you want to print documents.
7. By signing this consent and engaging in an eClosing, you will demonstrate that you have hardware and software that meets the requirements described in paragraph 6.

I have read the information provided above and consent to conducting my eClosing by receiving disclosures using electronic records and electronically signing documents.

Douglas Keith Valentine 06/20/2024

Signer Signature

Dated

Douglas Keith Valentine

Print/Type Signer Name



ESIGN CONSENT AND DISCLOSURE

Real Estate ESIGN v. 2.1

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2. If you consent to conducting your closing electronically, you can get paper, or nonelectronic, copies of any of your eClosing documents by emailing the title/settlement/escrow agent or lender associated with your transaction. Proof may also, if permitted to do so by the applicable title/settlement/escrow agent or lender associated with your transaction, provide you with the ability to access, view and print copies of completed documents. You may print copies by logging into your account and using the print function. Proof does not guarantee that such documents will be available for print, and such as access is being provided to you as a courtesy. We do not charge a fee for providing paper copies of your documents. You may have the right to request us to delete some of your documents. If that happens, you will no longer be able to access them electronically or request paper copies of the documents that have been deleted.
3. You can withdraw your consent to receive information electronically at any time by emailing us at support@proof.com. If you withdraw your consent before your eClosing is complete, you will not be able to complete your closing using our platform. Proof will not charge you additional fees for withdrawing your consent, but the withdrawal could have a financial impact on you. For example, you could be charged for a rescheduled closing, your loan terms could change if certain documents expire, and if you are purchasing property, the seller may impose certain costs or cancel the sale.
4. This consent applies to your real estate transaction and the process of closing it.
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6. In order to access and retain these electronic records, you will need the following hardware and software:
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 - c. Windows Vista or later, Mac OSX 10.6 or later, or current versions of Android or iOS operating systems;
 - d. Acrobat Reader v 6.x or later with JavaScript and browser display enabled;
 - e. Broadband internet access;
 - f. An email account;
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 - h. A printer if you want to print documents.
7. By signing this consent and engaging in an eClosing, you will demonstrate that you have hardware and software that meets the requirements described in paragraph 6.

I have read the information provided above and consent to conducting my eClosing by receiving disclosures using electronic records and electronically signing documents.

Brooke Caroline Valentine 06/20/2024
 Signer Signature Dated

Brooke Caroline Valentine
 Print/Type Signer Name

**Request to Amend the Plat to Allow Individual Septic Systems for
Lots 24 and 25, Block 2, Phase 3, Wasilla Creek Commons**

1. When Wasilla Creek Commons was platted in 2010, its developer intended for Lots 24 and 25, Block 2, Phase 3 to share one septic system. This requirement is included in the lots' plat:
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4. By agreeing to amend the Plat, the only change that will be made is to allow Lots 24 and 25 to have individual septic systems instead of a shared septic system.

Thank you for your time. To agree to this amendment the Plat, please sign below:

Douglas Keith Valentine
Signature

Douglas Keith Valentine
Name (Printed)

Brooke Caroline Valentine
Signature

Brooke Caroline Valentine
Name (Printed)

7116 E Riparian Lp Palmer AK 99645
Address


06/20/2024
Date

See attached exhibit A
Legal Description

**Request to Amend the Plat to Allow Individual Septic Systems for
Lots 24 and 25, Block 2, Phase 3, Wasilla Creek Commons**

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4. By agreeing to amend the Plat, the only change that will be made is to allow Lots 24 and 25 to have individual septic systems instead of a shared septic system.

Thank you for your time. To agree to this amendment the Plat, please sign below:


Signature

Alejandro Lopez
Name (Printed)

Signature

Name (Printed)

7274 E Riparian Loop
Address

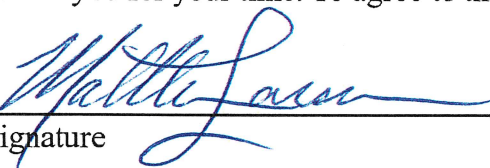
7-3-24
Date

Lot 4 Block 5 Wasilla Creek Commons
Legal Description
Phase 3

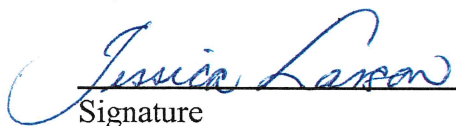
**Request to Amend the Plat to Allow Individual Septic Systems for
Lots 24 and 25, Block 2, Phase 3, Wasilla Creek Commons**

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Thank you for your time. To agree to this amendment the Plat, please sign below:


Signature

MATTHEW LARSON
Name (Printed)


Signature

JESSICA LARSON
Name (Printed)

Address

6-29-24
Date

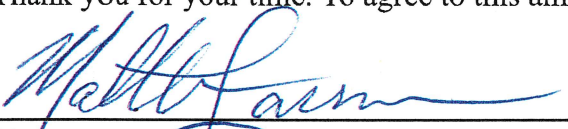
Lot 5 Block 4 Wasilla Creek Commons
Legal Description

Phase 3

**Request to Amend the Plat to Allow Individual Septic Systems for
Lots 24 and 25, Block 2, Phase 3, Wasilla Creek Commons**

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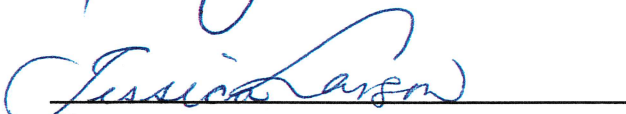
Thank you for your time. To agree to this amendment the Plat, please sign below:



Signature

MATTHEW LARSON

Name (Printed)



Signature

JESSICA LARSON

Name (Printed)

855 N Back Eddy Circle

Address

6-29-24

Date

Lot 6 Block 4 Wasilla Creek Commons

Legal Description
Phase 3

**Request to Amend the Plat to Allow Individual Septic Systems for
Lots 24 and 25, Block 2, Phase 3, Wasilla Creek Commons**

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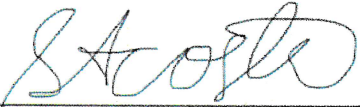
Thank you for your time. To agree to this amendment the Plat, please sign below:



Signature

Myron Acosta

Name (Printed)



Signature

Shantelle Acosta

Name (Printed)

866 N. Upstream Pl. Palmer, AK. 99645

Address

Date

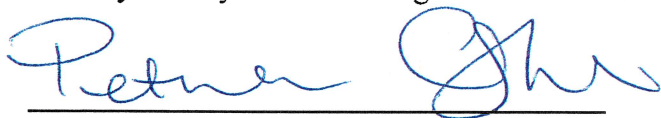
WASILLA CREEK COMMONS PH3 LT4 B4

Legal Description

**Request to Amend the Plat to Allow Individual Septic Systems for
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Thank you for your time. To agree to this amendment the Plat, please sign below:



Signature

Petrea Ashmore

Name (Printed)



Signature

Scott Ashmore

Name (Printed)

836 N. Back Eddy
Circle, Palmer
AK

Address

6/4/24

Date

Lot 9, Block 4, Wasilla Creek Commons
Phase 3

Legal Description

**Request to Amend the Declaration to Allow Individual Septic Systems
for Lots 24 and 25, Block 2, Phase 3, Wasilla Creek Commons**

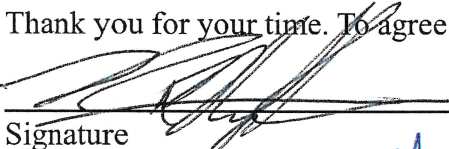
1. When Wasilla Creek Commons was platted in 2010, its developer intended for Lots 24 and 25, Block 2, Phase 3, to share one septic system. This requirement is included in Wasilla Creek Commons' Declaration:
 - a. The Declaration at Article X, Section 10.1(m)(ii) states: "The following sets of Lots in Wasilla Creek Commons shall share one septic system drainfield situated on and serving the respective set of Lots.

Lots 22 and 23, Block 2, Wasilla Creek Commons
Lots 24 and 25, Block 2, Wasilla Creek Commons
 Lots 1 and 2, Block 5, Wasilla Creek Commons
 Lots 3 and 4, Block 5, Wasilla Creek Commons
 Lots 5 and 6, Block 5, Wasilla Creek Commons
 Lots 7 and 8, Block 5, Wasilla Creek Commons"

(emphasis added)

2. In 2022, Roman Kulikovskiy (through his company North Lit Homes LLC) purchased both Lots 24 and 25 from the developer.
3. As owners of lots in the community, Roman asks for your permission to amend the Declaration to remove the requirement that his two lots share a septic system.
4. By agreeing to amend the Declaration, the only change that will be made is to allow Lots 24 and 25 to have individual septic systems instead of a shared septic system.

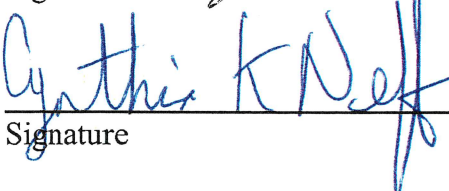
Thank you for your time. To agree to this amendment to the Declaration, please sign below:



 Signature

Ryan Neff

 Name (Printed)



 Signature

Cynthia K Neff

 Name (Printed)

8041 E. Commons Cir.

 Address

July 19, 2024

 Date

Lot 8 Block 3, Wasilla Creek Commons

 Legal Description
 Phase 3

**Request to Amend the Plat to Allow Individual Septic Systems for
Lots 24 and 25, Block 2, Phase 3, Wasilla Creek Commons**

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Thank you for your time. To agree to this amendment the Plat, please sign below:

[Handwritten Signature]
 Signature

[Handwritten Signature]
 Signature

Brandon N Doty
Name (Printed)

Adrianna R Doty
Name (Printed)

844 N Back Eddy Cir
Palmer, AK 99505
Address

06/30/2024
Date

Owner
Legal Description

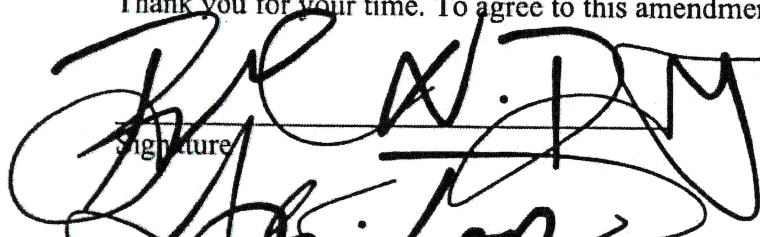

Tommie L. Jones
Public Notary



**Request to Amend the Plat to Allow Individual Septic Systems for
Lots 24 and 25, Block 2, Phase 3, Wasilla Creek Commons**

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4. By agreeing to amend the Plat, the only change that will be made is to allow Lots 24 and 25 to have individual septic systems instead of a shared septic system.

Thank you for your time. To agree to this amendment the Plat, please sign below:

Signature

Brandon N Doty

Name (Printed)

Adrianna R Doty

Name (Printed)

844 N Back Eddy Cir

Palmer, AK 99505

Address

06/30/2024

Date

Owner

Legal Description

Lot 8 Block 4 Wasilla Creek Commons
Phase 3

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. 2024-28 DATED 11/07/2024 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.



CERTIFICATE OF PAYMENT OF TAXES

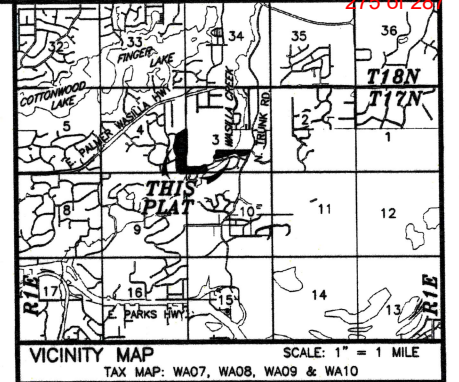
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 12/31, 2012, AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

NOTARY ACKNOWLEDGEMENT

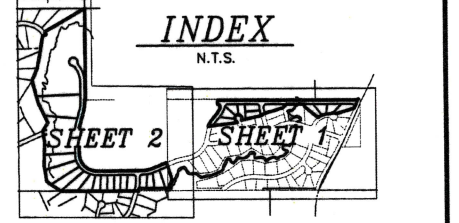
SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF November, 2024, FOR [Name], Notary Public for the State of Alaska. My Commission Expires 5/23/14.

CERTIFICATE OF OWNERSHIP & DEDICATION

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



VICINITY MAP SCALE: 1" = 1 MILE TAX MAP: WA07, WA08, WA09 & WA10



INDEX N.T.S. SHEET 2 SHEET 1

Table with 3 columns: LINE, LENGTH, BEARING. Lists boundary measurements for various lots.

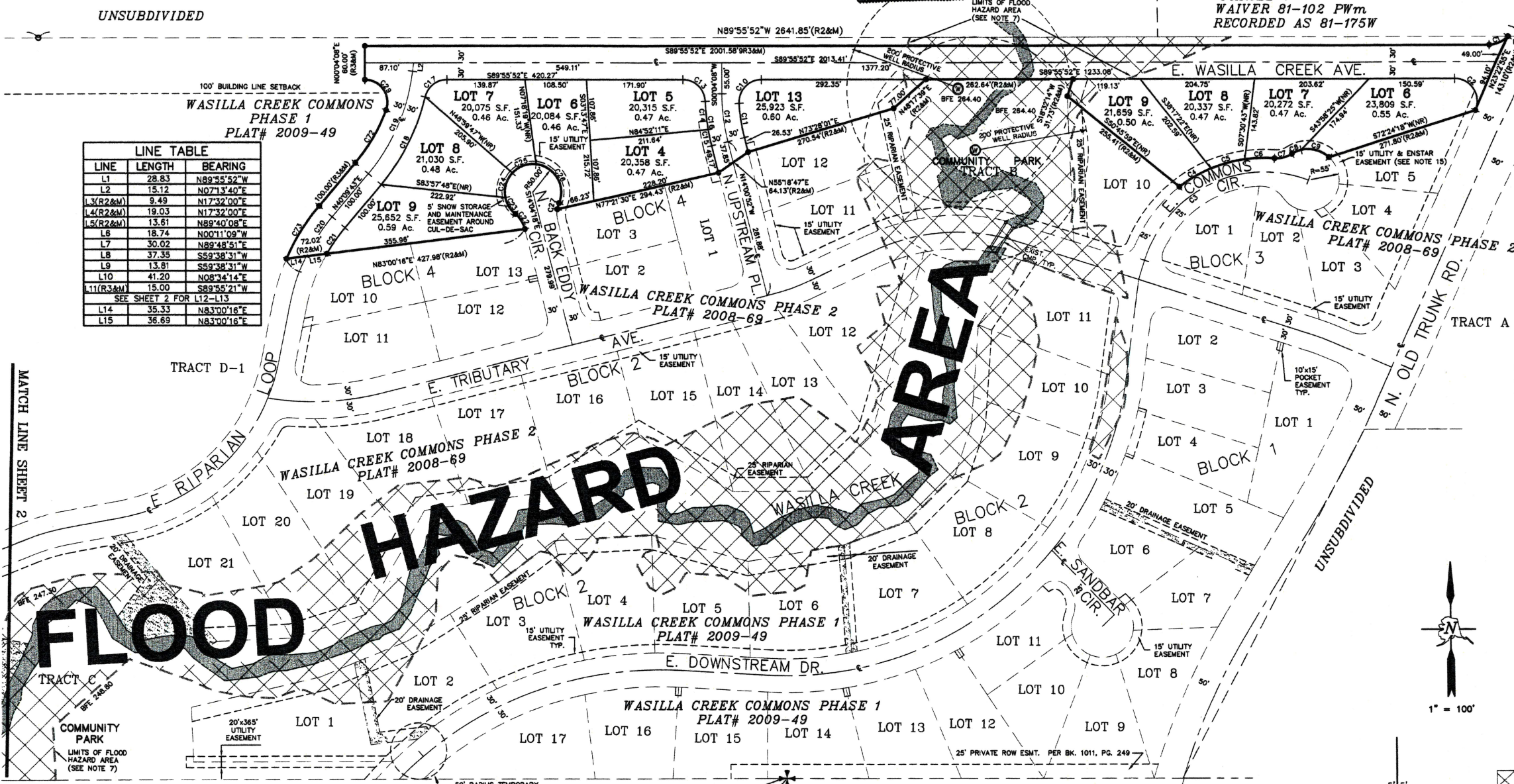


Table with 7 columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD BRNG., CHORD LENGTH. Lists curve data for various sections of the plat.

BASIS OF BEARING N89°58'38"E 2640.91(R) 2640.95(R2&M)

PARCEL 2 MSB 40 ACRE EXEMPTION 1997-13 EXM

RECOVERED 2-1/4" G.L.O. BRASS CAP MONUMENT 0.70 BELOW GROUND

PARCEL 1 WAIVER 84-76 PWm RECORDED AS 84-174W

- GENERAL NOTES 1-7: Details regarding federal, state, and local requirements, individual sewage disposal systems, and easements.

- GENERAL NOTES CONTINUED 8-16: Details regarding flood elevations, vertical datum, riparian easements, and restrictive covenants.

- LEGEND: Symbols for recovered monuments, rebar, iron pipe, record data, measured data, non-radial, and base flood elevation.

TYPICAL POCKET UTILITY EASEMENT N.T.S.

SURVEYOR'S CERTIFICATE

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



Summary information including 'A PLAT OF WASILLA CREEK COMMONS PHASE 3', 'ALASKA RIM ENGINEERING, INC.', and contact details.

Palmer 2012-63

Matthew Goddard

From: Ortiz, Olivia K CIV USARMY CEPOA (USA) <Olivia.K.Ortiz@usace.army.mil>
Sent: Friday, September 27, 2024 9:11 AM
To: Matthew Goddard
Subject: RFC Wasilla Creek Commons PH 3 (SE) (MG)

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

Good morning Mr. Goddard,

Thank you for bringing this project to our attention and for allowing us to comment. The Corps of Engineers does have a comment regarding the proposed Sanitary Easement Elimination. Based on aerial imagery and the Matanuska-Susitna Borough (MSB) Wetlands Mapper, it appears that there may be aquatic resources approximately in the southernmost fourth of Lots 24 and 25.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory. Sample drawings can also be found on our website at www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

The applicant is welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and they will be assigned a project manager to assist them. Please feel free to contact our main line if you or the applicant have any questions or concerns at 907-753-2712.

Thank you,
Olivia Ortiz
Regulatory Specialist
Alaska District | POA
U.S. Army Corps of Engineers
P: (907) 753-2586

Matthew Goddard

From: Daniel Dahms
Sent: Tuesday, October 15, 2024 4:16 PM
To: Matthew Goddard
Cc: Jamie Taylor; Brad Sworts; Tammy Simmons
Subject: RE: RFC Wasilla Creek Commons PH 3 (SE) (MG)

Matthew,

No comments from PD&E.

Daniel Dahms, PE
Department of Public Works
Pre-Design and Engineering Division

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, September 26, 2024 11:23 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; antiquetuck@gmail.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Wasilla Creek Commons PH 3 (SE) (MG)

Hello,

The following link is a request for comments for the proposed Plat Note modification and sanitary easement elimination on Lots 24 & 25, Wasilla Creek Commons Phase 3.
Please ensure all comments have been submitted by October 16, 2024, so they can be incorporated in the staff report packet that will be presented to the Platting Board.

[Wasilla Creek Commons PH 3 \(SE\)](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

Matthew Goddard

From: Permit Center
Sent: Friday, September 27, 2024 8:31 AM
To: Matthew Goddard
Subject: RE: RFC Wasilla Creek Commons PH 3 (SE) (MG)

No comments from the Permit Center.

Brandon Tucker

Permit Technician

[Matanuska-Susitna Borough Permit Center](#)

350 E Dahlia Ave

Palmer AK 99645

P (907) 861-7871

F (907) 861-8158

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, September 26, 2024 11:23 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; antiquetuck@gmail.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Wasilla Creek Commons PH 3 (SE) (MG)

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[Wasilla Creek Commons PH 3 \(SE\)](#)

Feel free to contact me if you have any questions.

Thank you,



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

September 27, 2024

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

To whom it may concern:

ENSTAR Natural Gas Company, LLC has reviewed the following preliminary plat and has no comments or recommendations.

- **WASILLA CREEK PHASE 3
(MSB Case # 2024-116)**

If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

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

James Christopher
Right of Way Agent
ENSTAR Natural Gas Company, LLC

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, October 11, 2024 2:31 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Wasilla Creek Commons PH 3 (SE) (MG)
Attachments: Agenda.pdf

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

Matthew,

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

Thanks,

GCI | OSP Design

e: OSPDesign@gci.com | w: www.gci.com

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, September 26, 2024 11:23 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; antiquetuck@gmail.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Wasilla Creek Commons PH 3 (SE) (MG)

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 [Wasilla Creek Commons PH 3 \(SE\)](#)

Feel free to contact me if you have any questions.

NOTES

1. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.
3. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY AS 40.15.900 (5) (A).

AK RIM ENG.
2234-S

TYPICAL
RECOVERED 1/4"
PLASTIC CAP

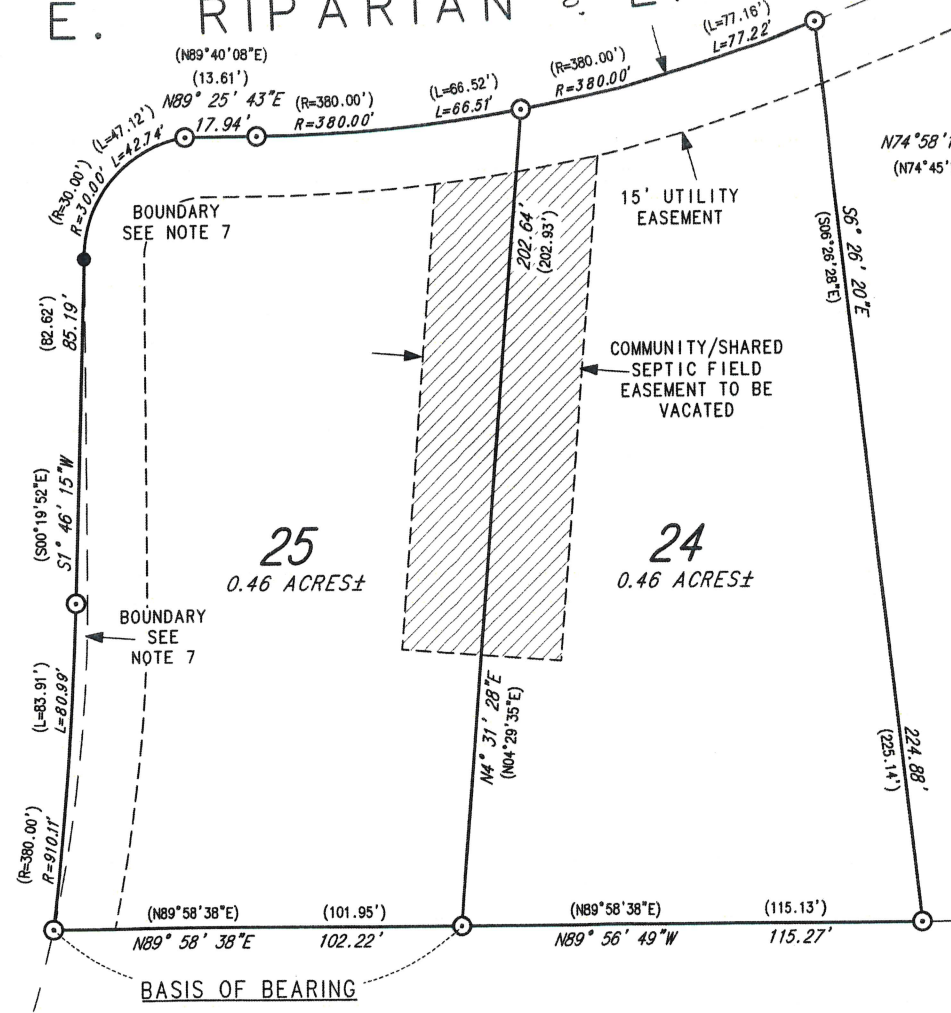


TYPICAL SET
1 1/4" PLASTIC
CAP



E. RIPARIAN LP.

TIFFANY DR.



LEGEND

- RECOVERED PLASTIC CAP ON 5/8" REBAR
- RECOVERED 5/8" REBAR
- MEASURED DATA
- RECORD PER PLAT (2014-151)
- ① BLOCK
- ▨ EASEMENT VACATION

23 ②

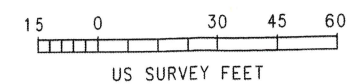
**WASILLA CREEK
COMMONS
PHASE 3
(2012-63)**

Agenda Copy

**RECEIVED
SEP 04 2024
PLATTING**

**WASILLA CREEK
COMMONS PHASE 1
(2009-49)**

TRACT C



APPROVED AS SHOWN
CORRECTED
SIGN: Mirreya Armesto, DATE: 10/11/2024
GCI ENGINEERING & DESIGN



HANSON LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738
BUSINESS LICENSE #1525



**RECORD
OF
SURVEY**

A SURVEY OF
**LOTS 24 & 25,
BLOCK 2
WASILLA CREEK
COMMONS PH 3
(PLAT 2012-63)**

PALMER RECORDING
DISTRICT

LOCATED WITHIN
SW 1/4 SEC. 3,
T. 17N. R. 1E.
SM, AK

CONTAINING
0.92 ACRES
MORE OR LESS

SURVEY DATES: 10/31/22
SCALE: 1"=30' JOB: 24-211
OWN: ELF FILE: 24-211 RS
CK: CEH 08/09/24 01 OF 01

Matthew Goddard

From: Ambria Farley <ambria.thomas@gmail.com>
Sent: Thursday, October 17, 2024 8:05 PM
To: MSB Platting
Subject: Objection to modify plat #3

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

To whom it may concern:

I object the request to modify plat note #3 to exclude lots 24 and 25 block2 to eliminate the shared septic field easement. Initial planning should have accounted for this issue. Without proper environmental analysis it is impossible to foresee all of the potential complications. Appropriate information pertaining to the proposed change has not been disseminated.

Thank you for your consideration.

L. Shane Farley and Ambria Farley
Residents of Wasilla creek commons

ITEMS OF BUSSINESS & MISC

7A

Matanuska-Susitna Borough PLATTING BOARD

MEETING SCHEDULE FOR 2025

Approved: _____

Platting Board meetings are held on the First and Third Thursdays of each month at 1:00 P.M. In the Assembly Chambers of the Dorothy Swanda Jones Building, 350 E. Dahlia Ave. Palmer, AK.

All items submitted to the Platting board require a public hearing and appropriate fees.

MEETING DATE

February 6, 2025
February 20, 2025
March 6, 2025
March 20, 2025
April 3, 2025
April 17, 2025
May 1, 2025
May 15, 2025
June 5, 2025
June 19, 2025
July 3, 2025
July 17, 2025
August 7, 2025
August 21, 2025
September 4, 2025
September 18, 2025
October 2, 2025
October 16, 2025
November 6, 2025
November 20, 2025
December 4, 2025
December 18, 2025
January 1, 2026
January 15, 2026