

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

ACTING PLATTING CLERK
Kayla Kinneen

PLATTING SPECIALIST
Amy Otto-Buchanan

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin



PLATTING BOARD
Ron Johnson, District 1
Brian Goodman, District 2
Eric Koan, District 3
Dan Bush, District 4
Michelle Traxler, District 5
Sandra Kreger, District 6
Sidney Bertz, District 7
Vacant, Alternate A
Robert Hallford, Alternate B

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

PLATTING BOARD MEETING **1:00 P.M.** **April 4, 2024**

Ways you can participate in Platting Board meetings:

IN PERSON

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

TELEPHONIC TESTIMONY: (Audio only)

(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Wednesday before the meeting.)

- Dial 1-855-290-3803; you will hear “Joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear “Your hand has been raised.”
- When it is your turn to testify you will hear “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

OBSERVE: You can observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough – YouTube

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

- A. January 18, 2024
- B. February 15, 2024
- C. March 7, 2024

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

- B. **UNFINISHED BUSINESS**

(None)

4. RECONSIDERATIONS/APPEALS

(None)

5. PUBLIC HEARINGS

- A. **BOGARD COLONIAL MASTER PLAN**: 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. (Petitioner/Owner: WM Construction, Staff: Matthew Goddard, Case # 2024-023)

- B. **MSB LAND MANAGEMENT**: The request is to create three lots from Tract F, ASCS 19N06W101 (Plat #81-126), recorded at 1982-001786-0 (Tax ID#5887S26T00F), to be known as **Deshka River Campground**, containing 75.17 acres +/- . The proposed lots are located directly west of the Susitna River, directly west of the Deshka River, and north of the point where both rivers meet; located within the SW ¼ Section 26, Township 19 North, Range 06 West, Seward Meridian, Alaska. In Assembly District #7. (Petitioner/Owner: MSB Land Management, Staff: Chris Curlin, Case # 2024-022)

- C. **LINGAFELT**: The request is to create two lots from Lots 1 -3, Block 9, Safari Lake (Plat #82-62), recorded at 1982-001608-0 (Tax ID#2357B09L001-1), to be known as **Lingafelt**, containing 15.0 acres +/- . The proposed lots are located approximately 7 miles north of W. Petersville Road, west of the S. Parks Highway, and south of Safari Lake; located within the SE ¼ Section 9, Township 27 North, Range 07 West, and in the SW ¼ Section 10, Township 27 North, Range 07 West, Seward Meridian, Alaska. In the Petersville Community Council and Assembly District 7. (Petitioner/Owner: Douglas Lingafelt, Staff: Chris Curlin, Case #2024-028)

ITEMS OF BUSINESS & MISCELLANEOUS

(None)

6. 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)
 - April 18, 2024, Platting Board Meeting; we have six cases to be heard.
 - Two Lakes
 - Nordic Park 2

- Colony Commercial Park
- Powder Ridge
- 30' PUE Vacation Govt Lot 6
- Strubher Est

7. BOARD COMMENTS

8. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
January 18, 2024**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on JANUARY 18, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Vice-Chair Johnson called the Meeting to order at 1:00 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
- Mr. Brian Goodman, District #2
- Mr. Eric Koan, District Seat #3
- Mr. Dan Bush, District Seat #4
- Ms. Michelle Traxler, District Seat #5
- Mr. Alan Leonard, District Seat #7, Chair

Platting Board members absent and excused were:

- Mr. Sandra Kreger, District Seat #6
- Mr. Robert Hallford, Alternate B

Staff in attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Amy Otto-Buchanan, Platting Specialist
- Ms. Theresa Taranto, Platting Clerk
- Mr. Matthew Goddard, Platting Technician
- Mr. Chris Curlin, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting member Koan led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved unanimously.

2. APPROVAL OF MINUTES

- January 4, 2024, Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

- *Gary LoRusso, Keystone Surveying, as a member of the public.*

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(No Reconsiderations/Appeals)

6. PUBLIC HEARINGS

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
January 18, 2024**

- A. **MOUNTAIN TOP ACRES:** The request is to create five lots from the NE ¼ NW ¼, Tax Parcel B2, to be known as **MOUNTAIN TOP ACRES**, containing 40.00 acres +/- . The property is located north of E. Wendt Road, east of N. Palmer-Fishhook Road and directly south of E. Hatchers Landing Avenue (Tax ID #19N01E35B002); within the NW ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Craig Powell, Staff: Matthew Goddard, Case #2023-136*)

Vice-Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 12 public hearing notices were mailed out on December 20, 2023.

Staff gave an overview of the case:

- Staff recommends approval with conditions and finding of facts.

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

Owen Dicks, the petitioner's representative said they had no objections to conditions of approval.

Vice-Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Vice-Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner/petitioner's representative chose not to speak at this time.

MOTION: Platting Member Leonard made a motion to approve the preliminary plat of Mountain Top Acres with 7 conditions and 8 findings of fact. Platting Member Bush seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- B. **30' PUBLIC USE EASEMENT VACATION GOVT LOT 6:** The request is to vacate the 30' Public Use Easement on the western boundary of **Government Lot 6** (Tax ID#17N04W26B009), containing 23,940 sf (.55 acres +/-). The property is located directly west of S. About Time Street and directly north of S. West Judy Avenue; located within the NW ¼ Section 26, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Petitioner/Owner: Samuel & Heather Dickinson, Staff: Chris Curlin, Case #2023-138*)

Vice-Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
January 18, 2024**

1:20 P.M. Platting member Bush recused himself as the surveyor for this case and informed board he will be leaving the meeting for the day.

Theresa Taranto provided the mailing report:

- Stating that 25 public hearing notices were mailed out on December 13, 2023.

Staff gave an overview of the case:

- Staff notes only the PUE is being vacated.
- Staff recommends approval with conditions and finding of facts.

Platting member Leonard had questions for staff.

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

Scott Holmes the petitioner's representative gave a brief overview of the case.

Vice-Chair Johnson opened the public hearing for public testimony.

The following persons spoke:

- Bill Harriet
- Peter Johanhnecwk
- Gary LoRusso

Platting member Leonard had a question for Mr. Harriet.

Platting member Goodman had a question for Mr. LoRusso.

Platting member Leonard had questions for Mr. LoRusso.

Vice-Chair Johnson asked Platting Officer Fred Wagner, to clarify the boroughs process on this case.

There being no one else to be heard Vice-Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to give a brief overview.

Sam Dickenson, the petitioner gave a brief overview of the case.

Platting member Leonard had questions for the petitioner.

Scott Holmes, petitioner's representative gave more information on the case.

Platting member Leonard had questions for staff.

Both staff and petitioner agreed to a continuation.

Vice-Chair Johnson closed the petitioner's comment period.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
January 18, 2024**

Vice-Chair Johnson reopened the public hearing.

MOTION: Platting Member Leonard made a motion to continue the Vacation of the 30' Public Use Easement for Government Lot 6, to a date uncertain, Platting Member Traxler seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

7. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagener informed the board of upcoming items:

- Next meeting February 15. We have one case on the agenda.
 - Settler's Bay South (SLEV)
- Platting Board Training
- Elections for new Chair and Vice Chair
- This will be Platting member Leonard last meeting and appreciated you.

Platting Clerk Theresa Taranto, thanks Chair Leonard for serving on the board and said he will be missed.

BOARD COMMENTS.

- Platting member Traxler – Sorry to see Mr. Leonard leaving.
- Platting member Johnson – Enjoyed working with you Mr. Leonard, you will be missed.
- Chair Leonard – enjoyed working with the board and Platting staff.

8. ADJOURNMENT

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at **2:03 PM**.

RON JOHNSON
Platting Board Vice-Chair

ATTEST:

THERESA TARANTO
Platting Board Clerk

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
February 15, 2024**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on February 15, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Vice-Chair Johnson called the meeting to order at 1:00 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
- Mr. Brian Goodman, District Seat # 2
- Mr. Eric Koan, District Seat #3
- Ms. Michelle Traxler, District Seat#5
- Mr. Sandra Kreger, District Seat #6 (Arrived at 1:05 p.m.)
- Mr. Sidney Bertz, District Seat #7 (sat in the audience)

Platting Board members absent and excused were:

- Mr. Dan Bush, District Seat #4

Staff in attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Amy Otto-Buchanan, Platting Specialist
- Ms. Karol Riese, Platting Board Clerk
- Mr. Matthew Goddard, Platting Technician
- Mr. Chris Curlin, Platting Technician
- Mr. John Aschenbrenner, Deputy Attorney

B. THE PLEDGE OF ALLEGIANCE

Platting member Koan led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

Vice-Chair Johnson inquired if there were any changes to the Agenda.

The Agenda was amended to remove approval of the January 18, 2024 Minutes.

MOTION: Board Member Traxler made a motion to approve the Agenda; Board Member Goodman seconded the motion.

GENERAL CONSENT: The Agenda was approved unanimously.

D. Elections

(a) Chair

Board Member Koan nominated Board Member Ron Johnson as Chair; Mr. Johnson accepted; there were no other nominations, and Board Member Johnson accepted.

(b) Vice-Chair

Board Member Johnson nominated Board Member Eric Koan as Vice-Chair; Mr. Koan accepted; there were no other nominations, and Board Member Koan accepted.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
February 15, 2024**

2. APPROVAL OF MINUTES

3. AUDIENCE PARTICIPATION & PRESENTATIONS

(None)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(No Reconsiderations/Appeals)

6. PUBLIC HEARINGS

- A. SETTLERS BAY SOUTH (SLEV):** The request is to create 53 lots, two tracts from Parcel #3, created by Waiver Resolution #2000-80PWm, and vacate a 33' wide section line easement on the east boundary of the property to be known as **Settlers Bay South**, containing 76.66 acres +/- . Tract B will be a green space tract to serve as separation on the eastern boundary of the proposed subdivision. The property is located west of Cottonwood Creek, north of Settlers Bay Park, and directly south and east of S. Knik Goose Bay Road (Tax ID # 16N02W04A008) within the NE 1/4 Section 04, Township 16 North, Range 02 West, Seward Meridian, Alaska. *(Petitioner/Owner: Olympic Investments, Inc., Staff: Matthew Goddard, Case #2023-094/095)*

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Karol Riese provided the mailing report:

- Stating that 236 public hearing notices were mailed out on January 25, 2024.

Staff gave an overview of the case:

- Staff recommends approval with conditions and finding of facts.

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

The petitioner/petitioner's representative gave a brief overview of the case.

Chair Johnson opened the public hearing for public testimony.

Mr. Aaron Klem spoke against the case.

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 give a brief overview.

The petitioner/petitioner's representative gave a brief overview of the case.

MOTION: Platting Member Koan made a motion to approve the to create 53 lots, two tracts from Parcel #3, created by Waiver Resolution #2000-80PWm, and

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
February 15, 2024**

vacate a 33' wide section line easement on the east boundary of the property to be known as **Settlers Bay South**, containing 76.66 acres +/- . Tract B will be a green space tract to serve as separation on the eastern boundary of the proposed subdivision. The property is located west of Cottonwood Creek, north of Settlers Bay Park, and directly south and east of S. Knik Goose Bay Road (Tax ID # 16N02W04A008); within the NE 1/4 Section 04, Township 16 North, Range 02 West, Seward Meridian, Alaska. Board Member Kreger seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

The board took a five-minute recess to fix technical issues at 1:45 p.m. and reconvened at 1:51 p.m.

7. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory (*if needed*)
- B. Platting Board Training – *John Aschenbrenner, Deputy Attorney*
- C. Upcoming Platting Board Agenda Items

Platting Officer Fred Wagner informed the board of upcoming items:

- March 7, 2024, Platting Board Meeting: We have two cases on the Agenda.
 - Misty Meadows
 - Mountain View Farms

BOARD COMMENTS.

- Vice-Chair Koan: Welcomed Mr. Bertz;
- Chair Johnson:
- Chair Goodman:
- Platting member Kreger:

8. ADJOURNMENT

With no further business before the Platting Board, Chair Johnson adjourned the meeting at 2:35 p.m.

RON JOHNSON
Platting Board Chair

ATTEST:

KAROL RIESE

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
February 15, 2024**

Platting Board Clerk

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
March 7, 2024**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on MARCH 7, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Johnson called the Meeting to order at 1:05 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1, Chair
Mr. Brian Goodman, District Seat # 2
Mr. Eric Koan, District Seat #3, Vice Chair
Mr. Dan Bush, District Seat #4
Ms. Michelle Traxler, District Seat#5
Mr. Sidney Bertz, District Seat #7

Platting Board members absent and excused were:

Ms. Amanda Salmon, Alternate A
Mr. Robert Hallford, Alternate B
Ms. Sandra Kreger, District Seat #6

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Amy Otto-Buchanan, Platting Specialist
Ms. Kayla Kinneen, Acting Platting Board Clerk
Mr. Matthew Goddard, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting member Goodman led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved unanimously.

2. APPROVAL OF MINUTES

- January 18, 2024, and February 15, 2024, Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

(None)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(No Reconsiderations/Appeals)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
March 7, 2024**

6. PUBLIC HEARINGS

- A. **MOUNTAIN VIEW FARMS**: The request is to create five lots from Parcel 1, MSB Waiver 82-56-PWm, recorded as 82-74W, (Tax I.D. # 17N02E10B006) to be known as **MOUNTAIN VIEW FARMS**, containing 10 acres +/- . The property is located north of E. Lawalter Road, east of N. Deland Street; within the NW1/4 Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska. In Assembly District #2. (*Petitioner/Owner: Steven Dike and Linda Hotchkiss, Staff: Chris Curlin, Case #2024-005*)

Chair Johnson read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Kayla Kinneen provided the mailing report:

- Stating that 16 public hearing notices were mailed out on February 14, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 10 conditions and 8 finding of facts.

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

The petitioner's representative, Craig Hanson, chose not to give a overview of the case at this time.

Chair Johnson opened the public hearing for public testimony.

- John Diument

There being no one else to be heard Chair Johnson left the public hearing open and invited the petitioner and/or the petitioner's representative to give a brief overview.

The petitioner's representative Craig Hanson gave a brief overview of the case.

MOTION: Platting Member Koan made a motion to approve the preliminary plat, Mountain View Farms. Platting Member Goodman seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

7. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagener informed the board of upcoming items:

- No meeting on March 21, 2024.
- Next meeting is April 4, 2024.

BOARD COMMENTS.

- No Board comments

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
March 7, 2024**

8. ADJOURNMENT

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at 1:30 PM.

RON JOHNSON
Platting Board Chair

ATTEST:

KAYLA KINNEEN
Acting Platting Board Clerk

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
April 4, 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.

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

AGENCY COMMENTS

USACE EXHIBIT J – 1 pg
MSB Department of Public Works EXHIBIT K – 1 pg
MSB Planning Division EXHIBIT L – 7 pgs
MSB Permit Center EXHIBIT M – 1 pg
Utilities EXHIBIT N – 4 pgs

DISCUSSION: The proposed Bogard Colonial Master Plan is creating 58 lots by a four-phase master plan. Lot sizes will range from 0.46 acres to 0.48 acres. 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. 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**.

Comments:

US Army Corps of Engineers (Exhibit J) 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 K) 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 L) has no objections but requests sidewalks be added to the design as part of Safe Routes to Schools.

MSB Development Services (Exhibit M) 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 F) ENSTAR has no comments or recommendations. GCI has no comments or objections. MTA has no comments. MEA did not respond.

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 were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. 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. The plat of Bogard Colonial 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). An updated soils report will be required when fill/regrading has been completed for each phase of the master plan.
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. 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).
6. Lot sizes are less than 40,000 square feet but greater than 20,000 square feet pursuant to MSB 43.20.281(A)(2).
7. 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.
8. There were no objections from any federal or state agencies, or Borough departments or utilities.
9. At the time the staff report was written there were no comments received from the public in response to the Notice of Public Hearing.

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:

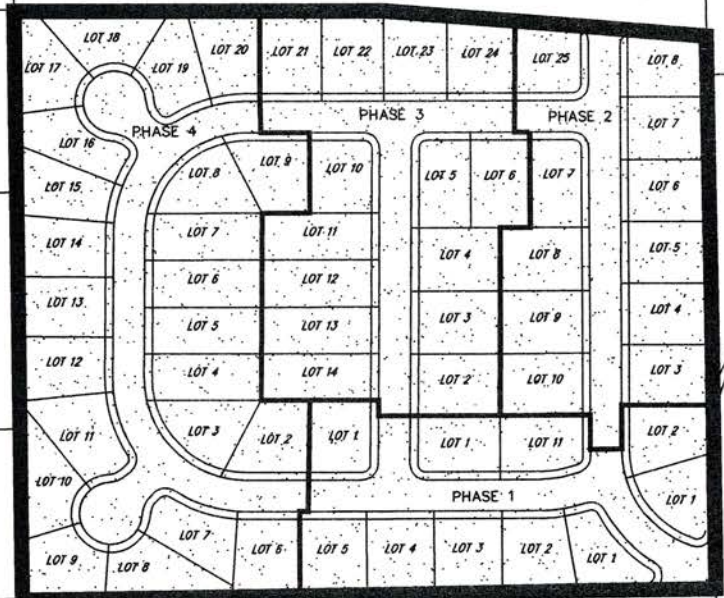
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary 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 sidewalks connecting to the Bogard Road separated pathway. 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.

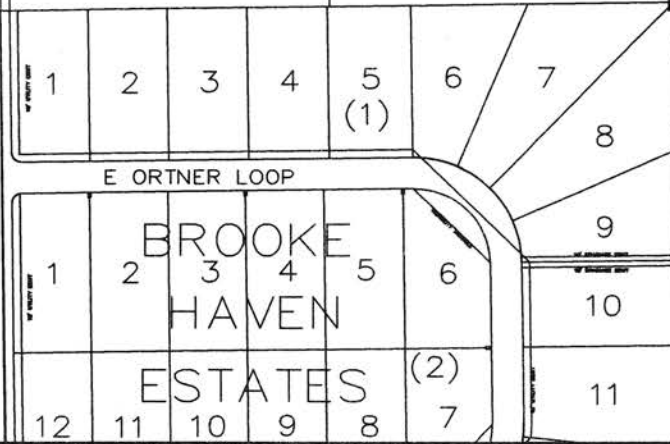
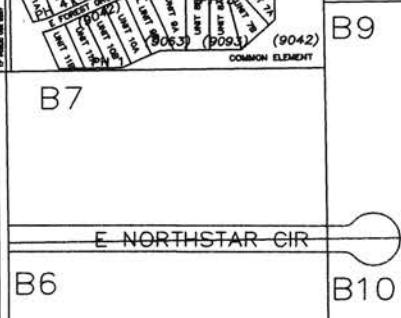
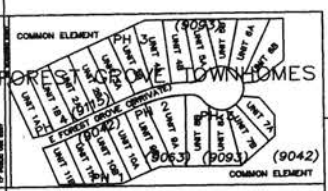
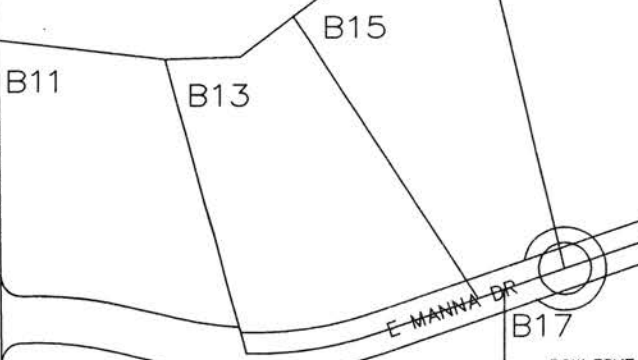
**SUBJECT
PROPERTY**



W BOGARD RD



N 49TH STATE ST
SECTION LINE ESMT
PUBLIC USE ESMT



VICINITY MAP

FOR PROPOSED BOGARD COLONIAL
MASTER PLAN
LOCATED WITHIN

SECTION 36, T18N, R01E, SEWARD MERIDIAN
ALASKA

WA 08 MAP

EXHIBIT A-1

AR
4A

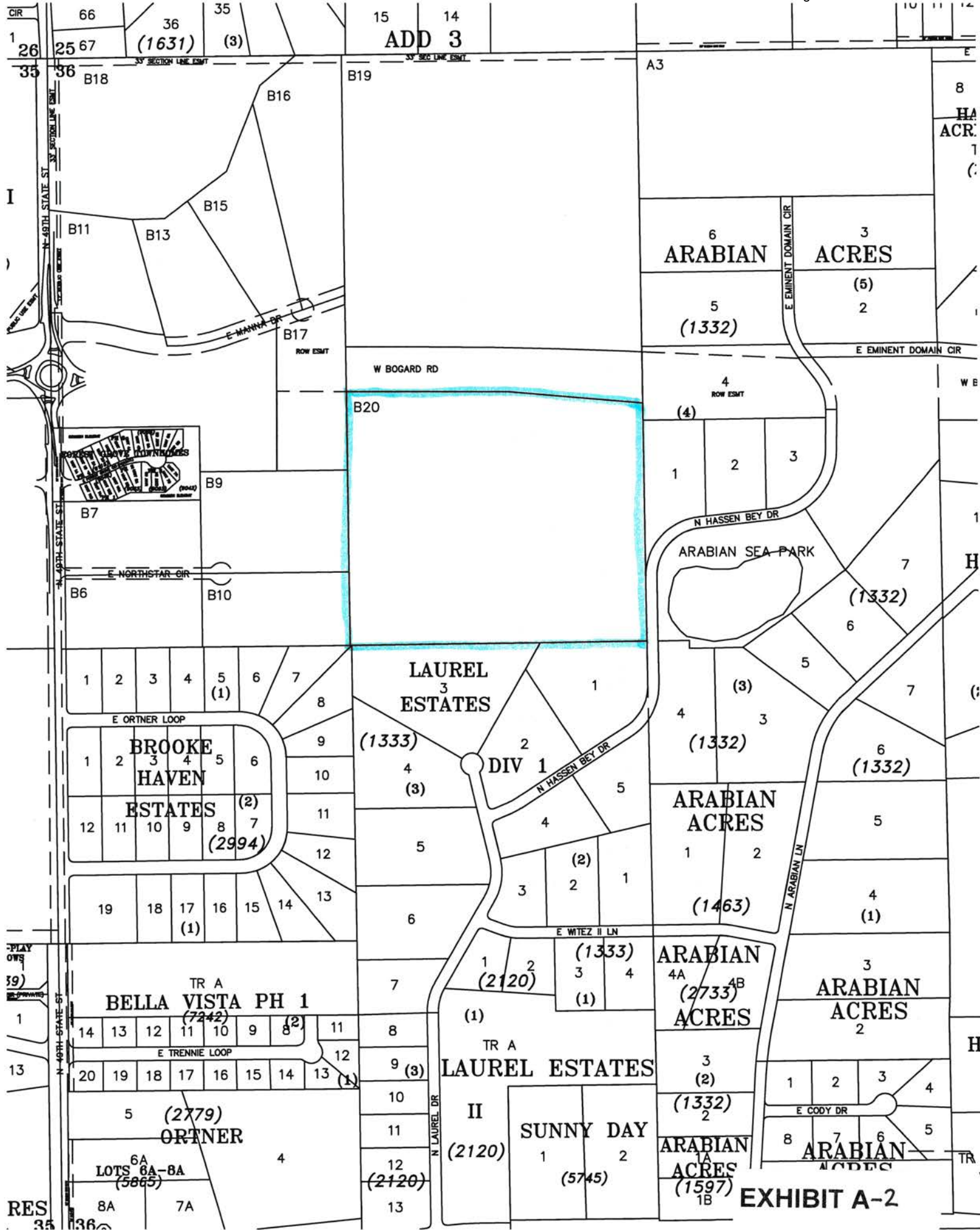


EXHIBIT A-2



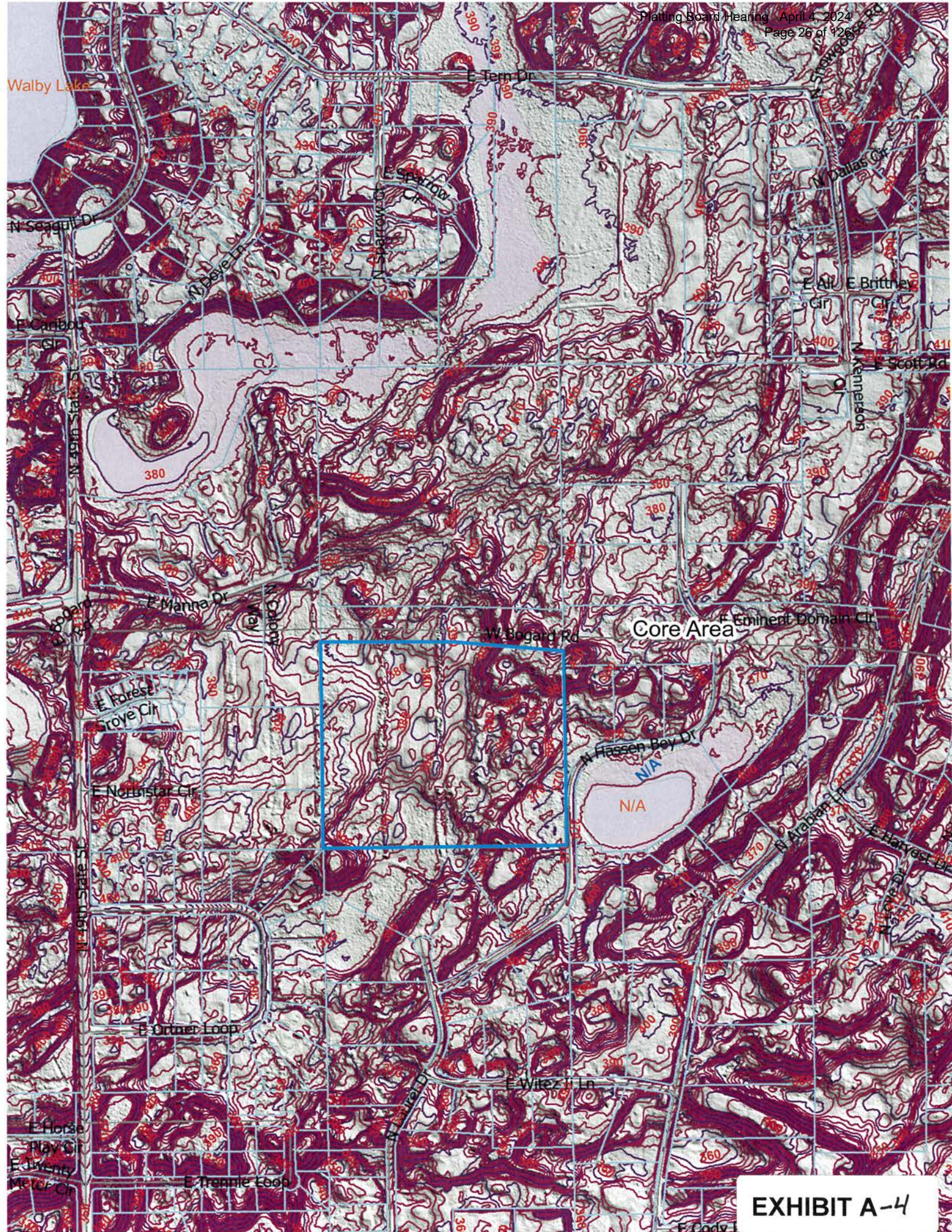


EXHIBIT A-4

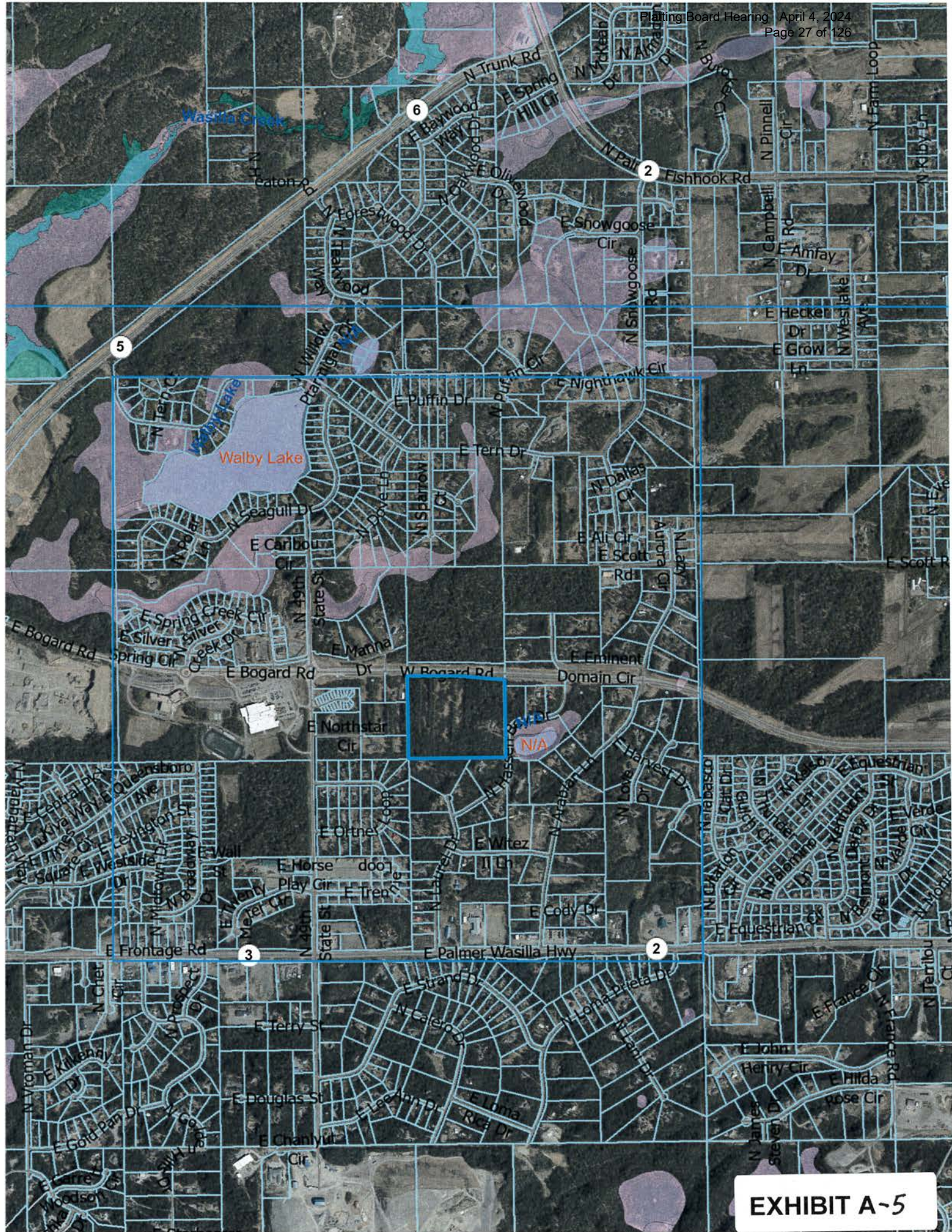


EXHIBIT A-5



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



INVOLVED
FEB 13 2024
PLATTING

NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLIC DATA OF THE MATANOKSA SUBSTITUTED BENCH MARKS PROJECT OF 2022.
2. THE HORIZONTAL DATUM IS NAD83 (GPOSS96 EPOCH 2003.0)

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

DWG.#: 23-227C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=140'
22x34: 1"=70'
REVISION DATE:
02-07-24

REFERENCE
NUMBER:
V-2.0
SHEET 1 OF 3

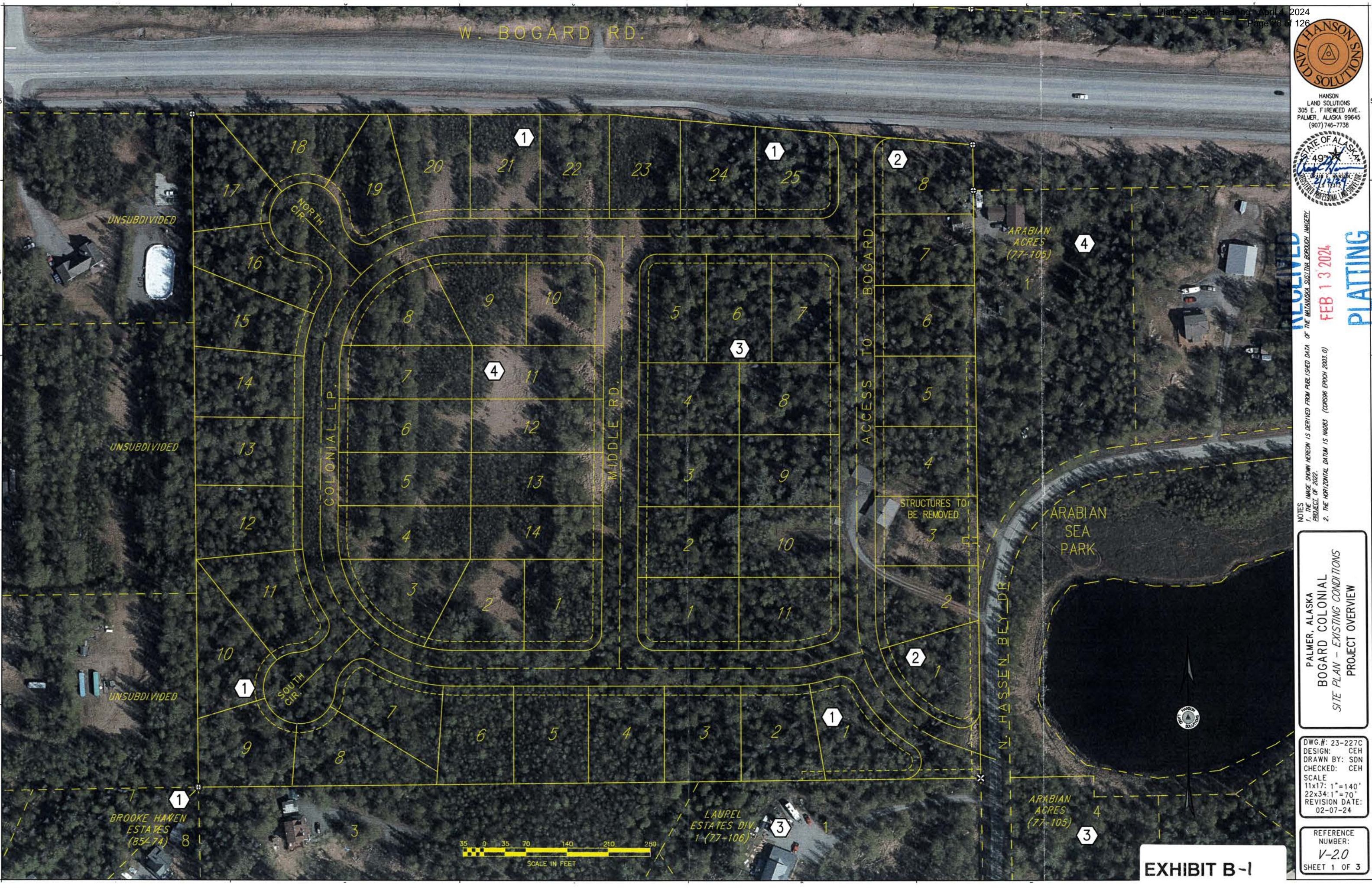


EXHIBIT B-1



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



NOTES:
1. THIS FIELD SURVEY WAS CONDUCTED ON DECEMBER 20, 2023. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

PALMER, ALASKA
BOGARD COLONIAL
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 23-227C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=140'
22x34: 1"=70'
REVISION DATE:
02-07-24

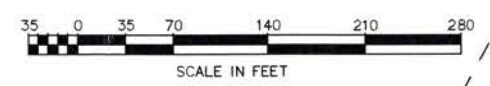
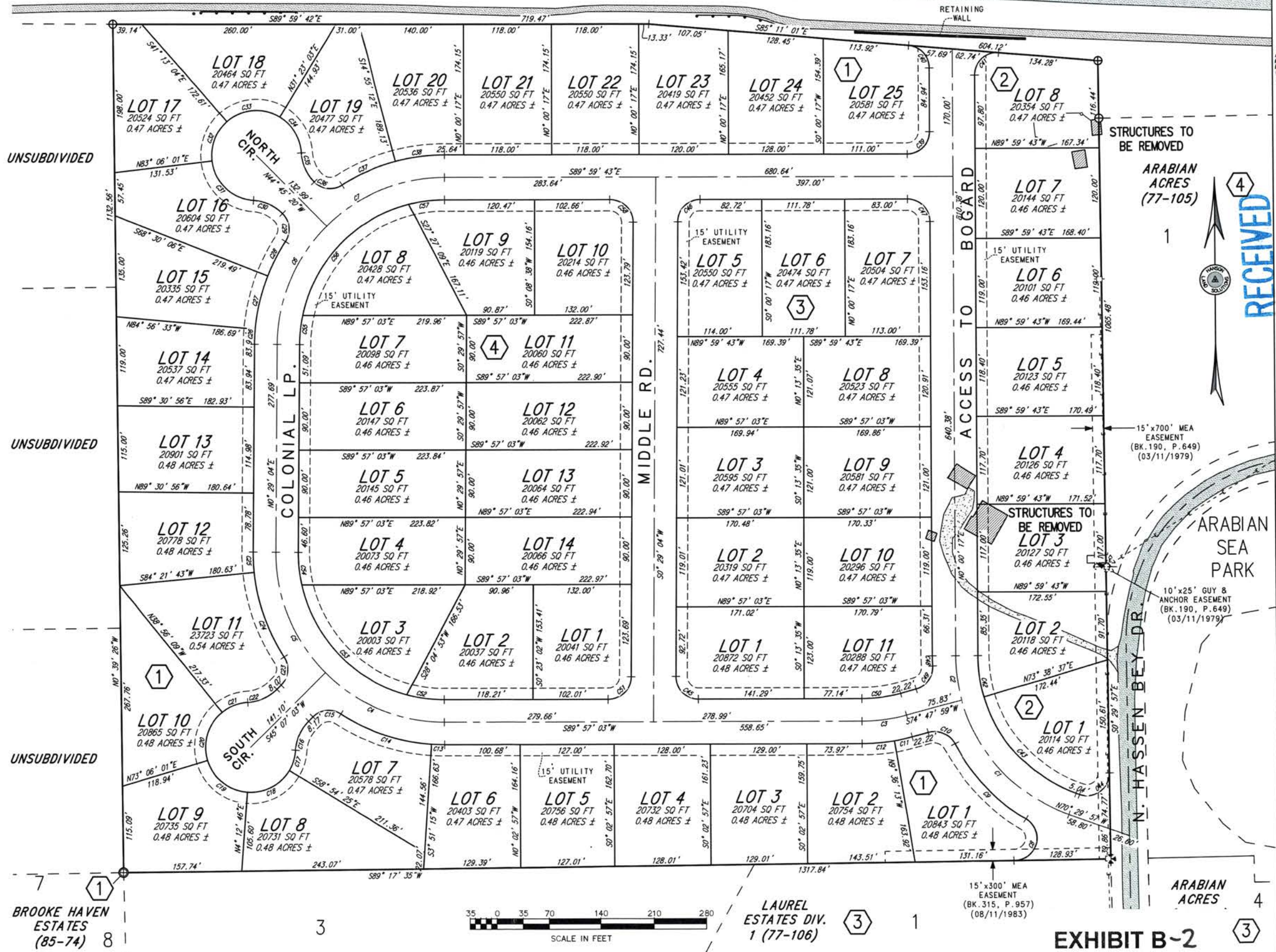
REFERENCE
NUMBER:
V-21
SHEET 2 OF 3

W. BOGARD RD.

LEGEND

- ⊕ RECOVERED GLO BRASS CAP MONUMENT
- ⊕ RECOVERED ALUMINUM POST MONUMENT
- ⊕ RECOVERED ALUMINUM CAP ON 3/8" REBAR
- ① MEASURED DATA
- ① BLOCK
- ⊕ PEDESTAL, TELEPHONE
- ⊕ PEDESTAL, ELECTRIC
- ⊕ ANCHOR GUY
- ⊕ UTILITY POLE
- ⊕ OVERHEAD ELECTRIC
- ⊕ FENCE
- ⊕ GUARD RAIL
- ⊕ BUILDING
- ⊕ GRAVEL DRIVEWAY
- ⊕ ASPHALT ROAD

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	217.16	225.00	55°17'55"	117.87	208.83	S42° 50' 59"E
C2	59.71	225.00	15°12'18"	30.03	59.54	S7° 35' 52"E
C3	59.50	225.00	15°09'05"	29.92	59.33	S82° 22' 31"W
C4	177.12	225.00	45°06'12"	93.44	172.58	S67° 29' 50"E
C5	178.40	225.00	45°25'48"	94.19	173.77	S22° 13' 50"E
C6	175.77	225.00	44°45'37"	92.65	171.34	S22° 51' 52"W
C7	175.77	225.00	44°45'37"	92.65	171.34	S67° 37' 29"W
C8	77.42	30.00	147°51'38"	104.14	57.66	S15° 21' 47"W
C9	138.92	255.03	31°12'36"	71.23	137.21	S42° 57' 37"E
C10	40.76	30.00	77°50'48"	24.23	37.70	S66° 16' 37"E
C11	24.91	255.00	5°35'48"	12.46	24.90	N77° 35' 53"E
C12	42.52	255.00	9°33'17"	21.31	42.47	S85° 10' 25"W
C13	17.37	255.00	3°54'12"	8.69	17.37	N88° 05' 51"W
C14	129.33	255.00	29°03'33"	66.09	127.95	N71° 36' 58"W
C15	40.73	30.00	77°47'45"	24.21	37.68	S84° 00' 56"W
C16	43.36	60.00	41°24'35"	22.68	42.43	S24° 24' 46"W
C17	28.68	60.00	27°23'06"	14.62	28.41	S17° 24' 02"W
C18	66.10	60.00	63°07'11"	36.85	62.81	S62° 39' 11"W
C19	72.14	60.00	68°53'15"	41.15	67.87	N51° 20' 36"W
C20	71.17	60.00	67°57'50"	40.44	67.07	N17° 04' 56"E
C21	37.14	60.00	35°27'46"	19.18	36.55	S68° 47' 45"W
C22	43.36	60.00	41°24'35"	22.68	42.43	S65° 49' 21"W
C23	40.79	30.00	77°53'52"	24.25	37.72	S6° 10' 07"W
C24	120.80	255.00	27°08'32"	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°26'53"	36.85	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	S5° 49' 55"E
C30	43.36	60.00	41°24'35"	22.68	42.43	S65° 27' 37"E
C31	83.01	60.00	79°15'55"	49.69	76.54	S46° 31' 57"E
C32	58.31	60.00	55°40'55"	31.69	56.04	S20° 56' 28"W
C33	76.03	60.01	72°35'04"	44.07	71.04	N85° 04' 59"E
C34	57.88	60.00	55°16'12"	31.41	55.66	S30° 58' 51"E
C35	43.36	60.00	41°24'35"	22.68	42.43	S24° 03' 02"E
C36	40.76	30.00	77°50'48"	24.23	37.70	S83° 40' 44"E
C37	78.72	255.00	17°41'16"	39.68	78.41	N66° 14' 30"E
C38	66.40	255.00	14°55'10"	33.39	66.21	N82° 32' 42"E
C39	47.12	30.00	90°00'00"	30.00	42.43	N45° 00' 17"E
C40	44.60	30.00	85°11'18"	27.58	40.61	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' 33"E
C43	184.27	195.00	54°08'34"	99.66	177.49	N43° 25' 40"W
C44	57.60	30.00	110°00'00"	42.84	49.15	S54° 30' 03"W
C45	47.40	30.00	90°32'00"	30.28	42.62	S44° 46' 56"E
C46	46.87	30.00	89°31'13"	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°03'07"	6.79	13.58	N1° 31' 16"W
C49	40.76	30.00	77°50'48"	24.23	37.70	N35° 52' 34"E
C50	51.57	195.00	15°09'05"	25.93	51.42	N82° 22' 31"E
C51	46.84	30.00	89°28'00"	29.72	42.23	N45° 13' 04"E
C52	50.68	195.00	14°53'29"	25.48	50.54	S82° 36' 12"E
C53	213.71	195.00	62°47'36"	119.01	203.17	S43° 45' 39"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"	19.67	39.15	N6° 14' 45"E
C56	217.13	195.00	63°47'58"	121.38	206.09	S43° 54' 25"W
C57	48.32	195.00	14°11'53"	24.29	48.20	S82° 54' 21"W
C58	47.38	30.00	90°28'47"	30.25	42.60	N44° 45' 20"W



LAUREL
ESTATES DIV.
1 (77-106)

EXHIBIT B-2

BROOKE HAVEN
ESTATES
(85-74)

ARABIAN
ACRES

ARABIAN
ACRES
(77-105)

ARABIAN
SEA
PARK

N. HASEN BEY DR.

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES

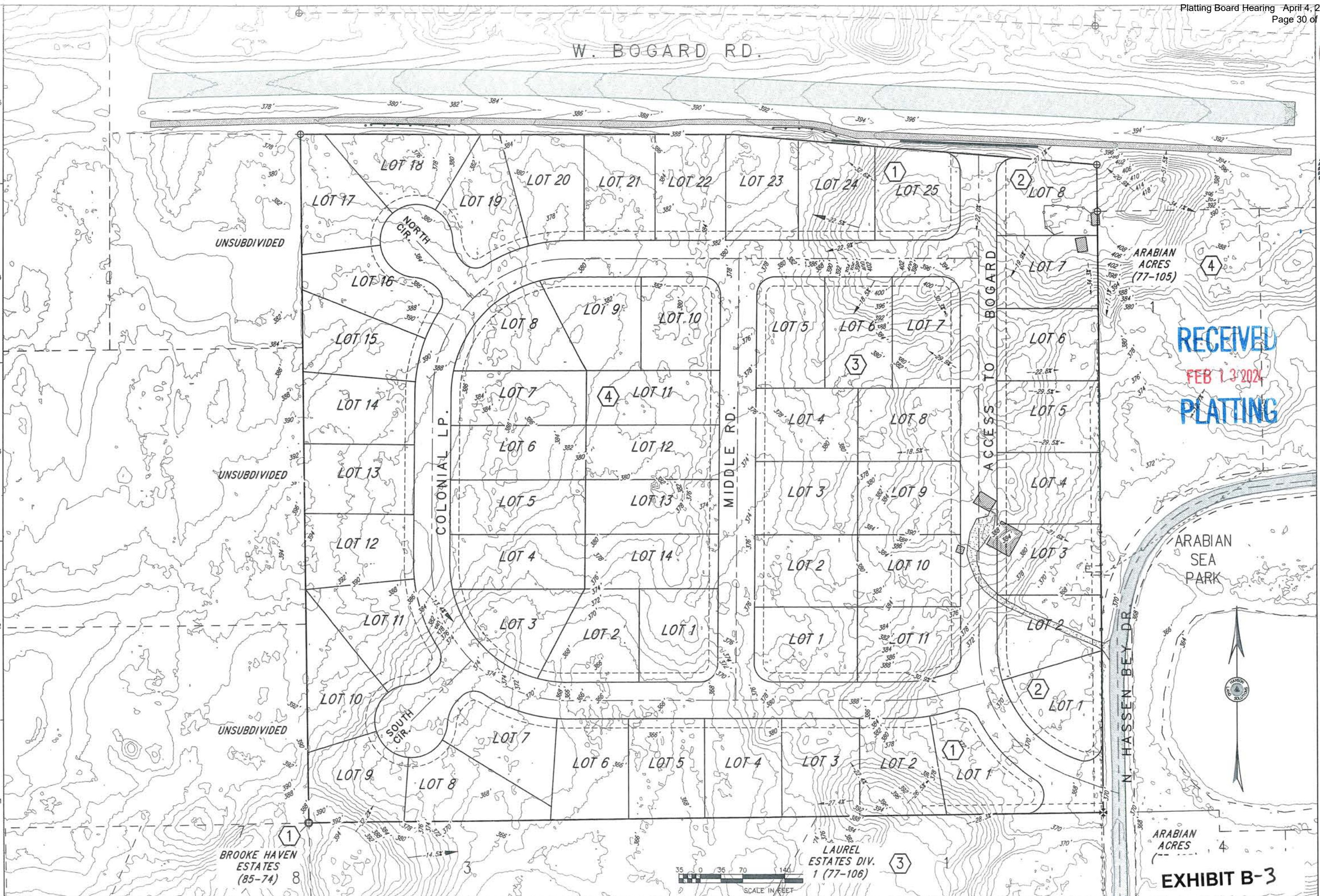
ARABIAN
ACRES

ARABIAN
ACRES

ARABIAN
ACRES



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



RECEIVED
FEB 13 2024
PLATTING

NOTES
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE RESOURCE LIBRARY/IMAGERY PROJECT OF 2019.
2. THE HORIZONTAL DATUM IS NAD83 (CORSS96 EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD83 (GEOID09)

PALMER, ALASKA
BOGARD COLONIAL
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG.#: 23-227C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=140'
22x34: 1"=70'
REVISION DATE:
02-07-24

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 3

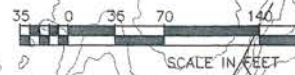


EXHIBIT B-3

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):

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: 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:

<input checked="" type="checkbox"/> Monitoring Test Holes May through October:	TEST HOLES: 1,2,3,5,8,9,10,11
<input type="checkbox"/> 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.

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

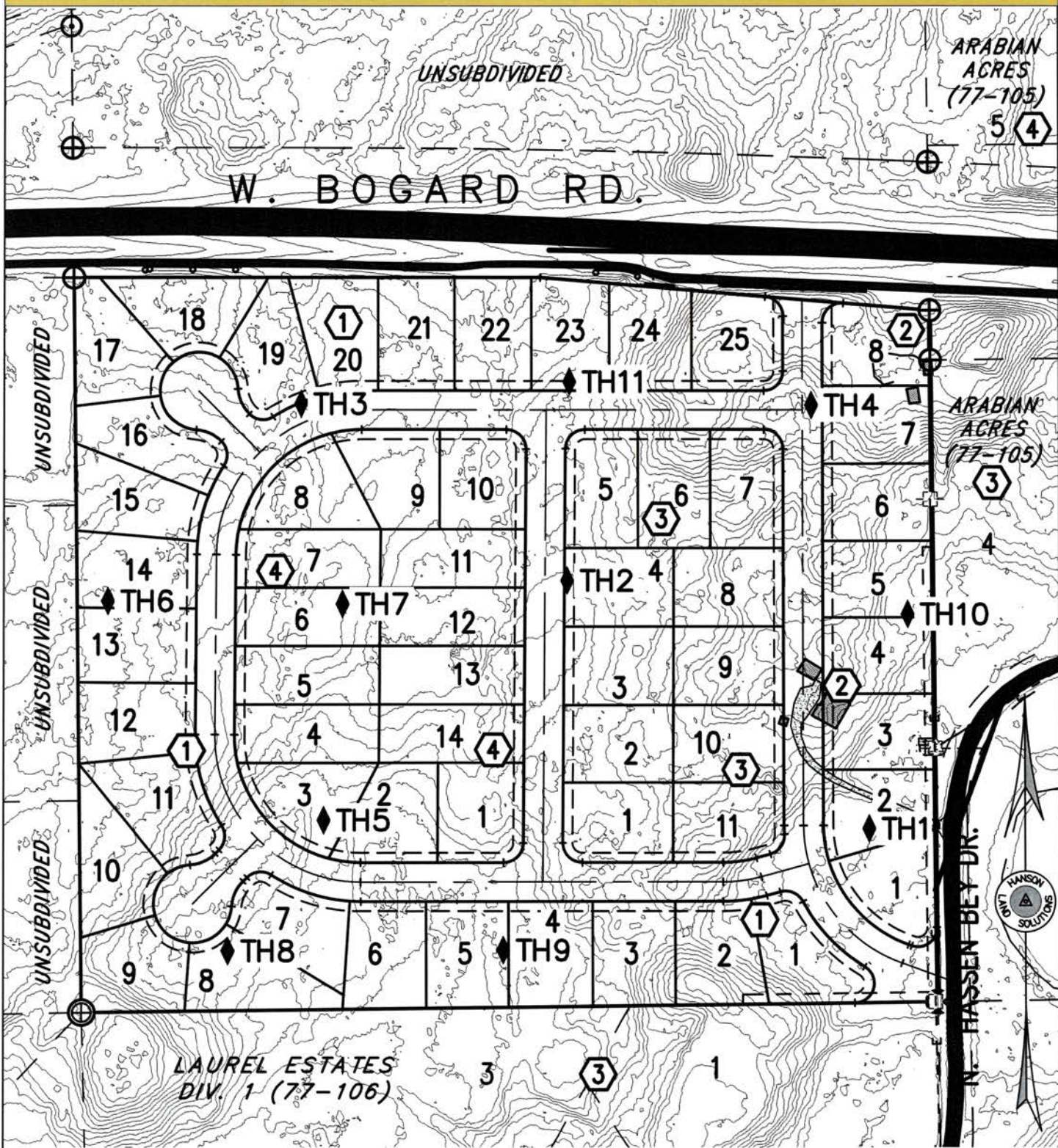


HANSON LAND SOLUTIONS

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

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	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft								
5ft	SM	SILTY SANDS, SAND-SILT MIXTURES	PERCOLATION TEST					
6ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
7ft			1					
8ft			2					
9ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	3					
10ft			4					
11ft			5					
12ft			6					
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

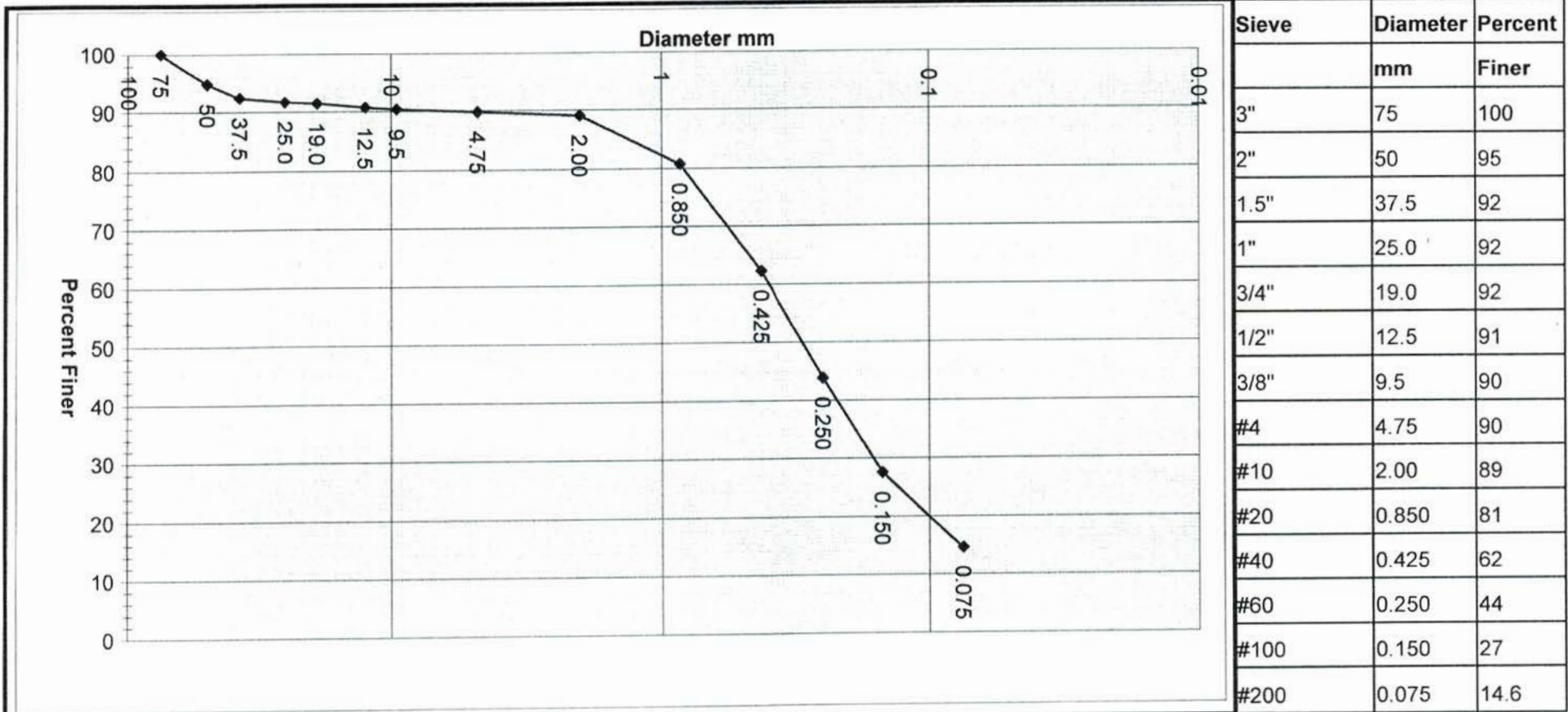



EXHIBIT C-5

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

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

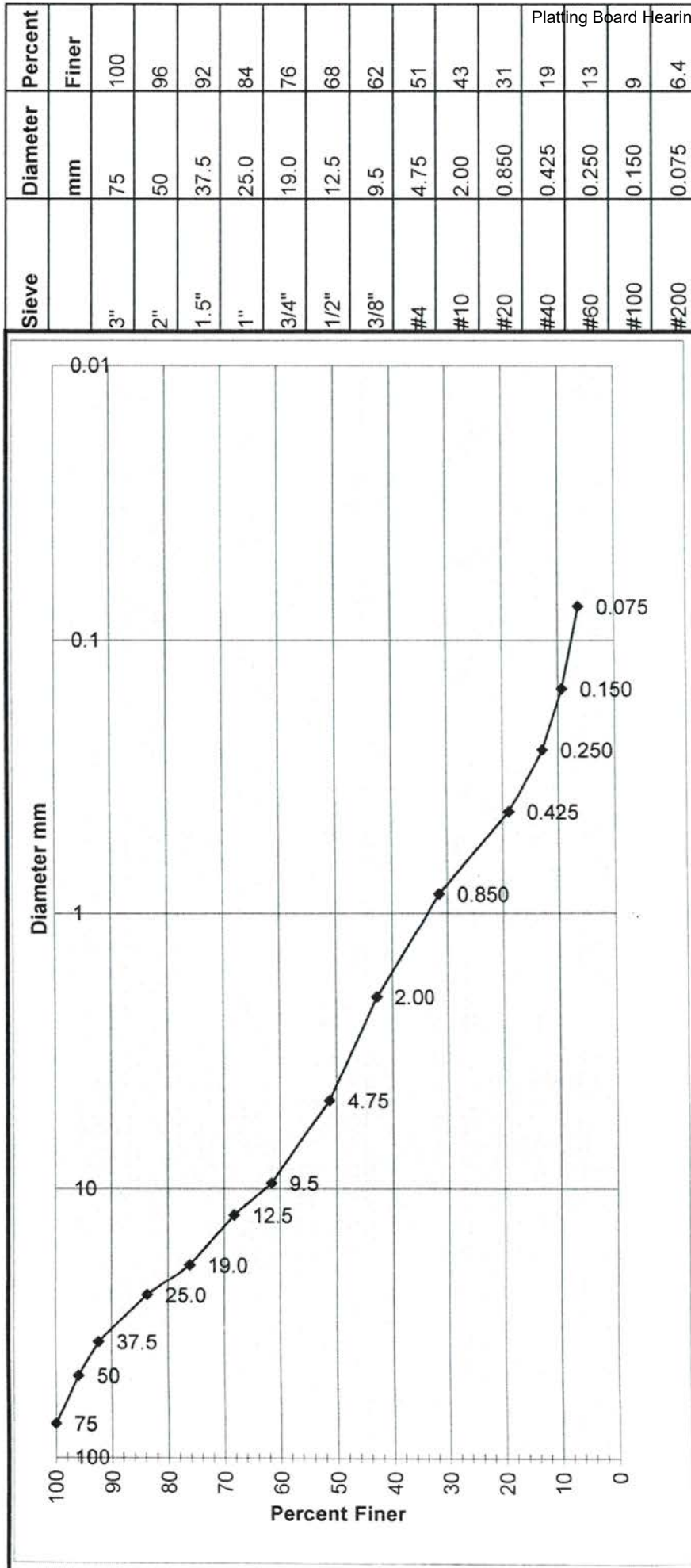
TEST HOLE EXCAVATION ANALYSIS		TEST HOLE LOCATION MAP						
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft								
5ft	GP-GM	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, MODERATE FINES, SILTY SANDS, SAND-SILT MIXTURES	PERCOLATION TEST					
6ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
7ft			1					
8ft			2					
9ft			3					
10ft			4					
11ft			5					
12ft			6					
13ft			7					
14ft			8					
15ft			9					
16ft			10					
17ft	11							
18ft	12							
19ft			Perc. Hole Diam. (in.):					
20ft			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



Date: 2/12/2024
 Sample Date: 7/6/2023
 C_u = 52
 C_c = 0.4
 Proj. no.: 23004

Soil Description: Poorly Graded Gravel with Silt and Sand
 Unified Classification: GP-GM
 Sample has 9% cobbles over 3" not shown in gradation.

Client: Hanson Land Solutions
 Project: Bogard-Colonial
 Sample Location: TH #2

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

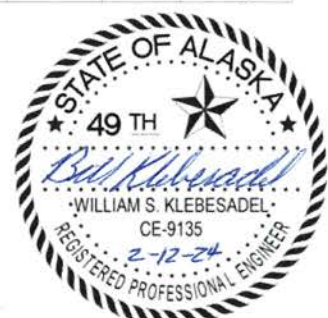
GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

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	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
2ft		
3ft		
4ft		
5ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES
6ft		
7ft		
8ft		
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	
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	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft			2					
8ft			3					
9ft			4					
10ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	5					
11ft			6					
12ft			7					
13ft			8					
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
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	OL ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	<p align="center">See attached</p> <table border="1"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>12</td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table> <p>Perc. Hole Diam. (in.): Test Run Between: ft and ft Deep</p> 	PERCOLATION TEST						Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	1						2						3						4						5						6						7						8						9						10						11						12					
PERCOLATION TEST																																																																																						
Reading			Date	Gross Time	Net Time	Depth to Water	Net Drop																																																																															
1																																																																																						
2																																																																																						
3																																																																																						
4																																																																																						
5																																																																																						
6																																																																																						
7																																																																																						
8																																																																																						
9																																																																																						
10																																																																																						
11																																																																																						
12																																																																																						
2ft	GW WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.																																																																																					
3ft																																																																																						
4ft																																																																																						
5ft																																																																																						
6ft																																																																																						
7ft																																																																																						
8ft																																																																																						
9ft																																																																																						
10ft																																																																																						
11ft																																																																																						
12ft																																																																																						
13ft																																																																																						
14ft																																																																																						
15ft																																																																																						
16ft																																																																																						
17ft																																																																																						
18ft																																																																																						
19ft																																																																																						
20ft																																																																																						

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

WATER LEVEL MONITORING	
Date	WATER LEVEL

COMMENTS:

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	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft			2					
8ft			3					
9ft			4					
10ft			5					
11ft			6					
12ft			7					
13ft			8					
14ft			9					
15ft			10					
16ft	11							
17ft	12							
18ft								
19ft								
20ft								

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



COMMENTS:

Depth	
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	9	Job # 23-227

TEST HOLE EXCAVATION ANALYSIS		TEST HOLE LOCATION MAP						
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft			2					
8ft			3					
9ft			4					
10ft			5					
11ft			6					
12ft			7					
13ft			8					
14ft			9					
15ft			10					
16ft	11							
17ft	12							
18ft								
19ft								
20ft								
			Perc. Hole Diam. (in.): Test Run Between: _____ ft and _____ ft Deep					
								
			COMMENTS:					

Depth	
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	See attached					
2ft								
3ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	PERCOLATION TEST					
4ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
5ft			1					
6ft			2					
7ft			3					
8ft			4					
9ft			5					
10ft			6					
11ft			7					
12ft			8					
13ft	9							
14ft	10							
15ft	11							
16ft	12							
17ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES	Perc. Hole Diam. (in.):					
18ft			Test Run Between:					
19ft			ft	and	ft	Deep		
20ft								




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							
6ft	GW WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST					
7ft		Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
8ft		1					
9ft		2					
10ft		3					
11ft	SW WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	4					
12ft		5					
13ft		6					
14ft		7					
15ft		8					
16ft		9					
17ft		10					
18ft		11					
19ft		12					
20ft							
		Perc. Hole Diam. (in.):					
		Test Run Between:					
		ft	and	ft	Deep		
							
		COMMENTS:					

Depth	
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



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



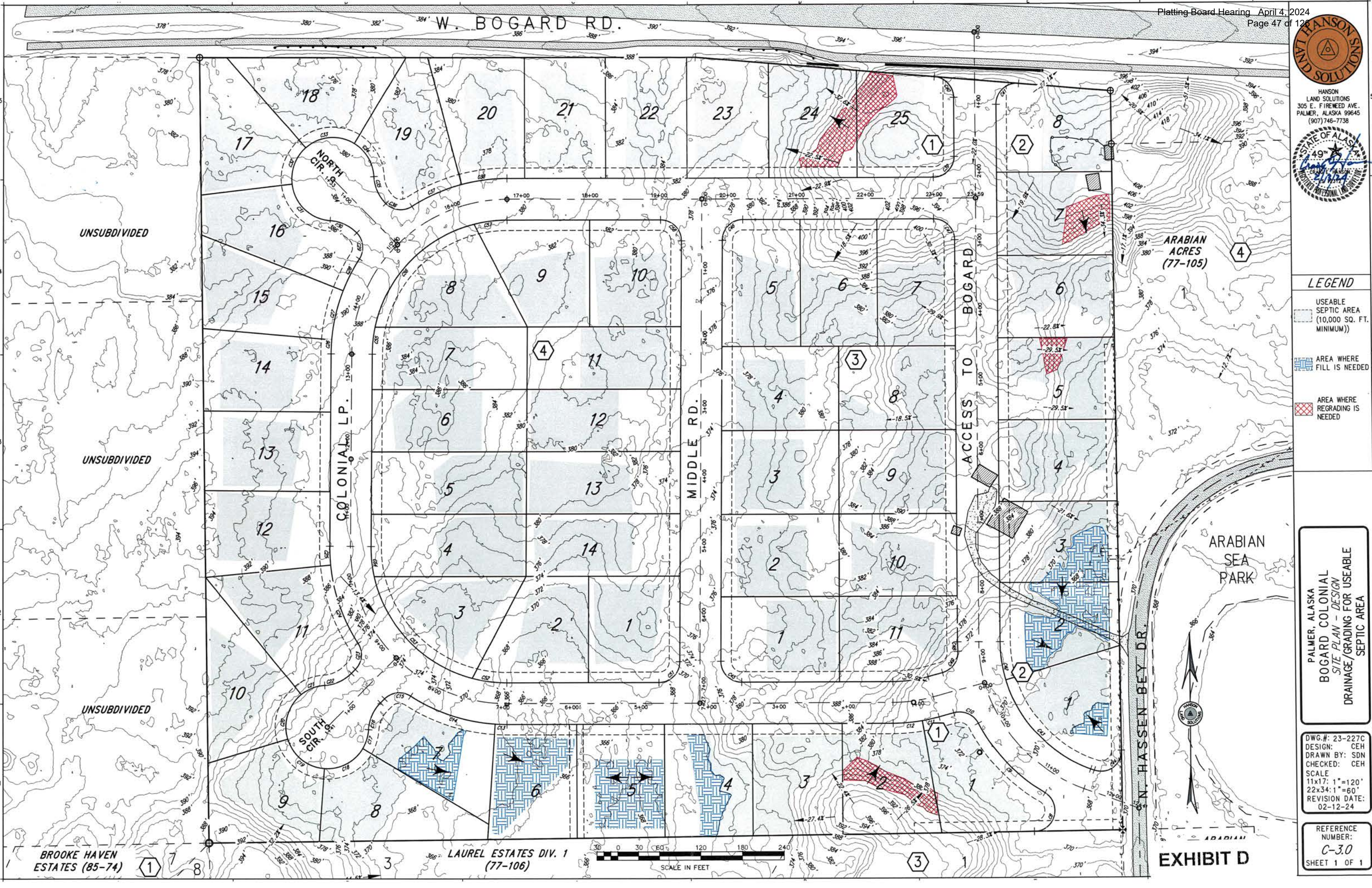
LEGEND

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

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

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

REFERENCE
NUMBER:
C-3.0
SHEET 1 OF 1



W. BOGARD RD.

COLONIAL LP.

MIDDLE RD.

ACCESS TO BOGARD

DR. HASSENBEY DR.

BROOKE HAVEN
ESTATES (85-74)

LAUREL ESTATES DIV. 1
(77-106)

SCALE IN FEET

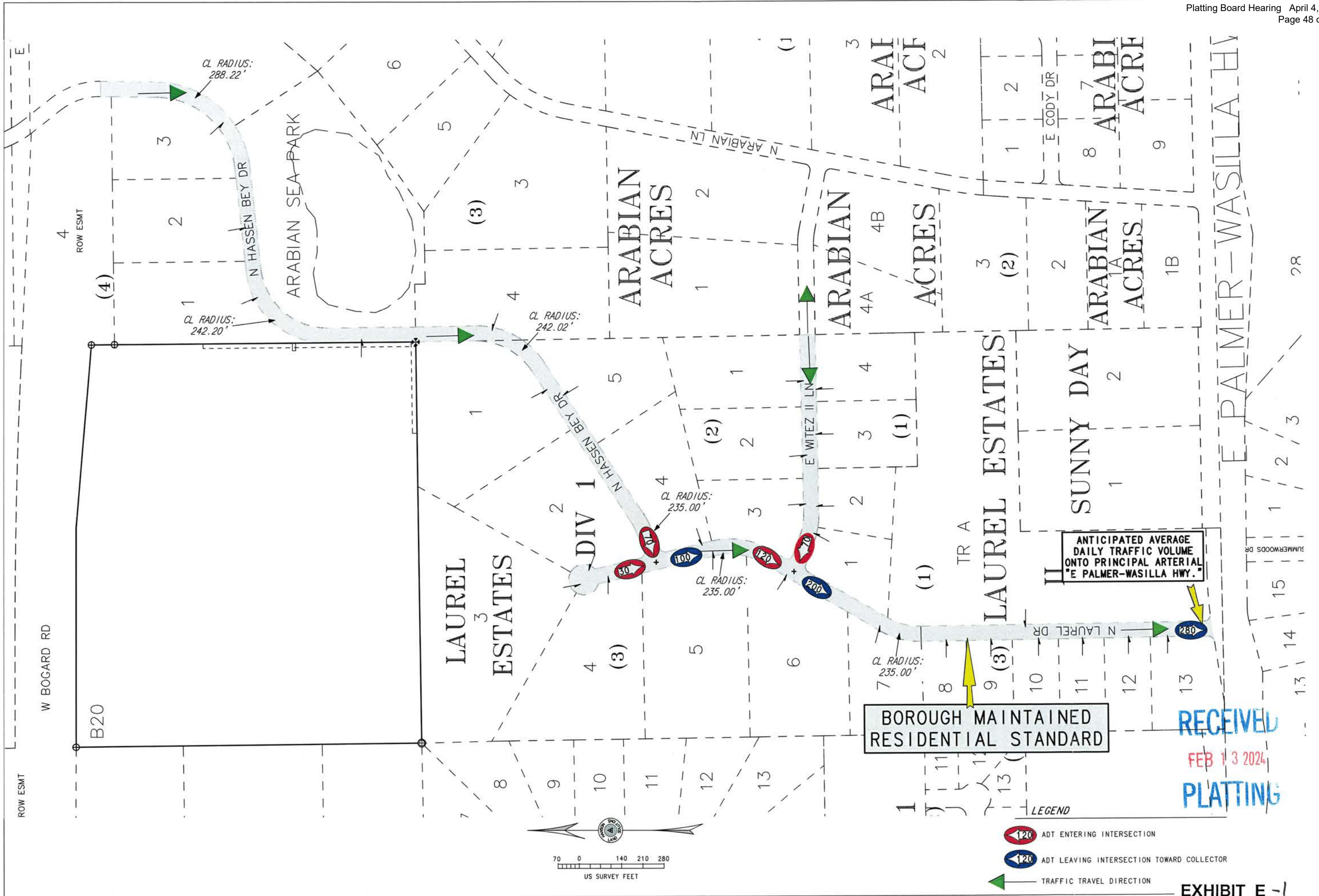
EXHIBIT D



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



NOTES
1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.
2. SUMMARY: EXISTING AVERAGE DAILY TRAFFIC ON THE INTERSECTION OF N. LAUREL DR. EXIT ONTO E. PALMER-WASILLA HWY IS 290.



ANTICIPATED AVERAGE DAILY TRAFFIC VOLUME ONTO PRINCIPAL ARTERIAL "E PALMER-WASILLA HWY."

BOROUGH MAINTAINED RESIDENTIAL STANDARD

RECEIVED
FEB 13 2024
PLATTING

- LEGEND**
- ADT ENTERING INTERSECTION
 - ADT LEAVING INTERSECTION TOWARD COLLECTOR
 - TRAFFIC TRAVEL DIRECTION

PALMER, ALASKA
BOGARD COLONIAL
EXISTING AVERAGE
DAILY TRAFFIC

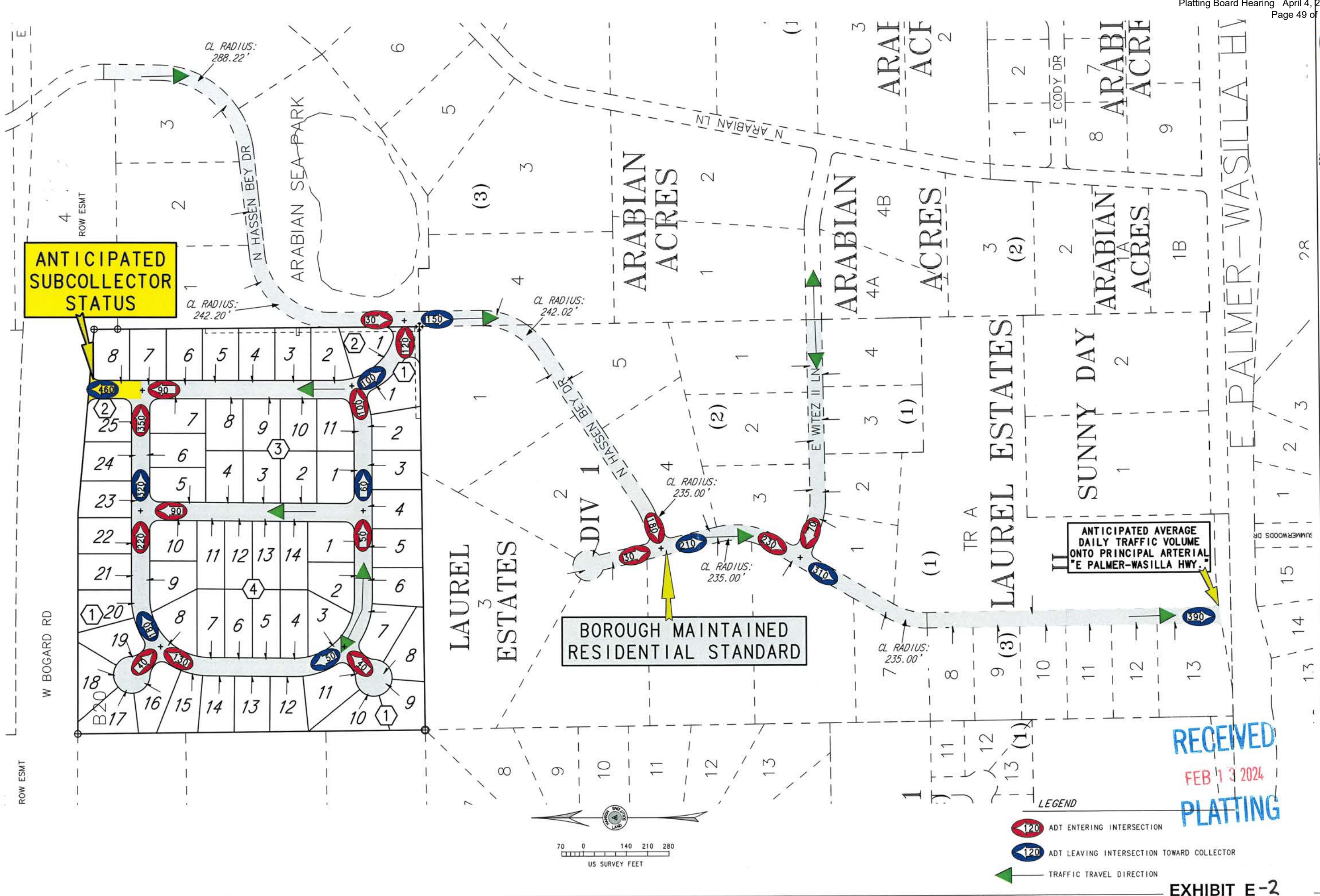
DWG.#: 23-227
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=160'
22x34: 1"=80'
REVISION DATE:
02/12/24

REFERENCE NUMBER:
C-20
SHEET 1 OF 2

EXHIBIT E -1



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



**ANTICIPATED
SUBCOLLECTOR
STATUS**

**BOROUGH MAINTAINED
RESIDENTIAL STANDARD**

**ANTICIPATED AVERAGE
DAILY TRAFFIC VOLUME
ONTO PRINCIPAL ARTERIAL
"E PALMER-WASILLA HWY."**

NOTES
1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.
2. SUMMARY EXPECTED AVERAGE DAILY TRAFFIC INCREASES BY 110 ON THE INTERSECTION OF N. LAUREL DR. ONTO E. PALMER-WASILLA HWY. WHICH WOULD NOT REQUIRE UPDATE OF ROAD STATUS 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: CEH
SCALE
11x17: 1"=280'
22x34: 1"=140'
REVISION DATE:
02/12/24

REFERENCE
NUMBER:
C-2.0
SHEET 2 OF 2

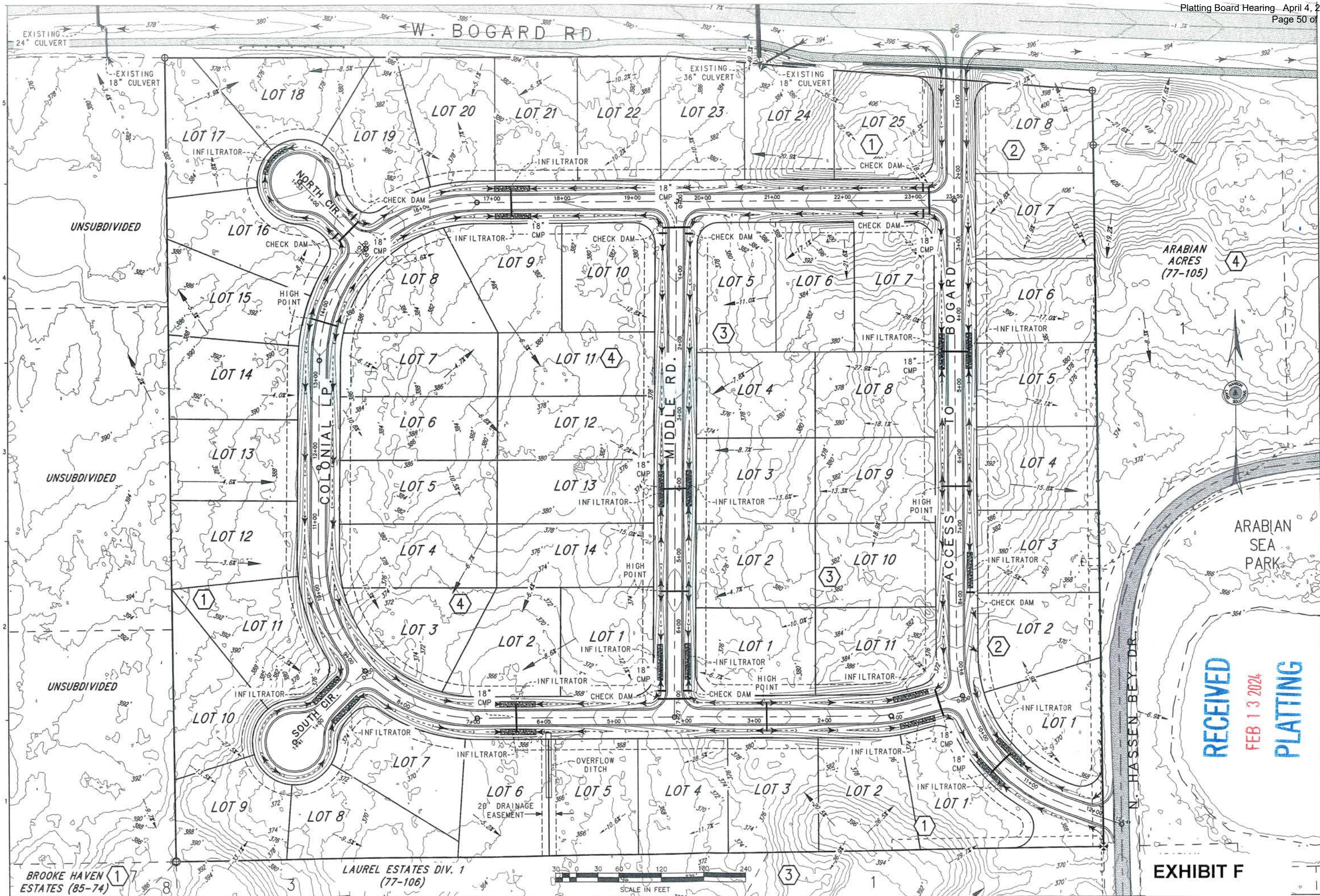
RECEIVED
FEB 13 2024
PLATTING

- LEGEND**
- ADT ENTERING INTERSECTION
 - ADT LEAVING INTERSECTION TOWARD COLLECTOR
 - TRAFFIC TRAVEL DIRECTION

EXHIBIT E-2



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



- NOTES:
1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 2' INTERVAL AND PRESENT THE DESIGNED FINISHED GRADE TOP AND THE DITCH BACKSLOPES.
 2. THE 2' BACKGROUND, ORIGINAL GROUND CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE DEVELOPMENT/IMAGERY PROJECT OF 2019.
 3. PROJECT HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH GPS POST-PROCESSED POSITIONING CONSTRAINED WITH AN OPUS SOLUTION OF A GPS STATIC OCCUPATION.
 4. THE HORIZONTAL DATUM IS NAD83(EPOCH 2010)

PALMER, ALASKA
BOGARD COLONIAL
SITE PLAN - DESIGN
PRELIMINARY DRAINAGE PLAN

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

REFERENCE NUMBER:
D-1.0
SHEET 2 OF 12

RECEIVED
FEB 13 2024
PLATTING

EXHIBIT F

BROOKE HAVEN
ESTATES (85-74)

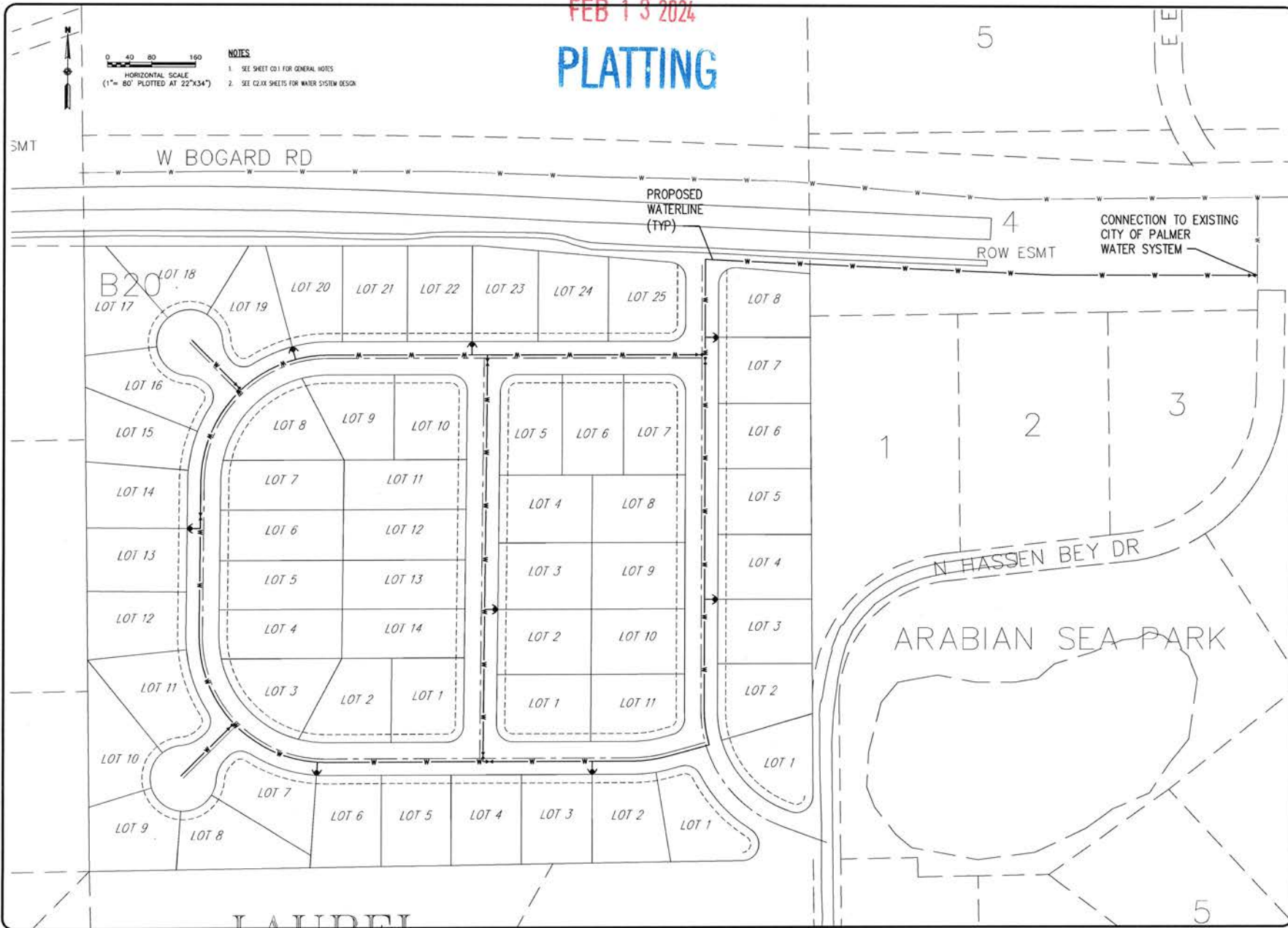
LAUREL ESTATES DIV. 1
(77-106)



RECEIVED

FEB 13 2024

PLATTING



SDCS, LLC
STERNEK DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-

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: 2/13/2023
DRAWN: DES
REVIEWED: DES

SHEET TITLE
OVERALL SITE PLAN

SHEET
C1.0

EXHIBIT G



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

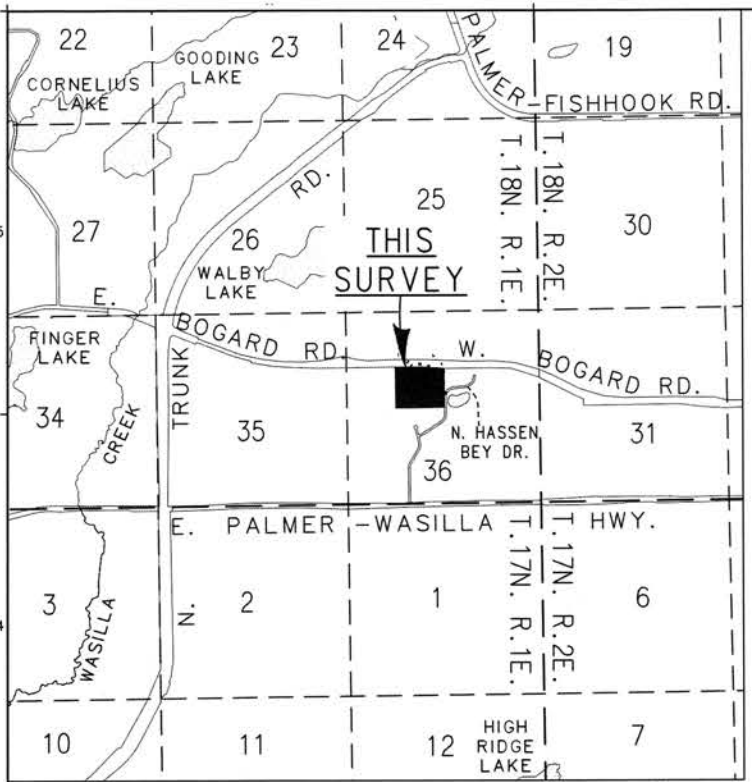


NOTES
1. ROAD CONSTRUCTION TO FOLLOW MSB
SUBDIVISION CONSTRUCTION MANUAL RESIDENTIAL
AND SUBCOLLECTOR STANDARDS.

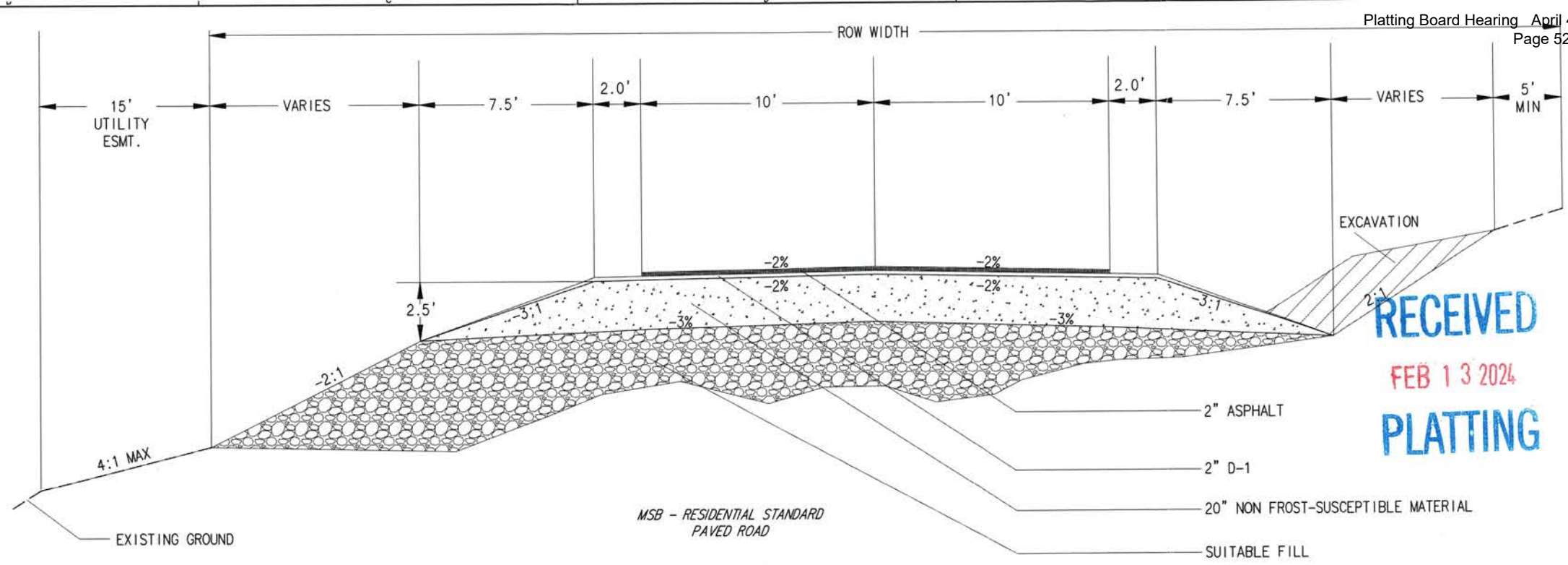
PALMER, ALASKA
BOGARD COLONIAL
TYPICAL SECTION/
PROJECT OVERVIEW

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

REFERENCE
NUMBER:
C-1.0
SHEET 1 OF 12



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



RECEIVED
FEB 13 2024
PLATTING

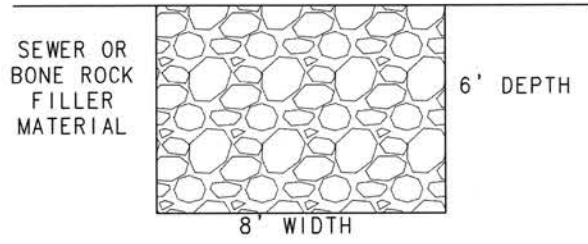
PLAN SET

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 3/8" REBAR
- ① 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

N74°58'11"W 255.65'

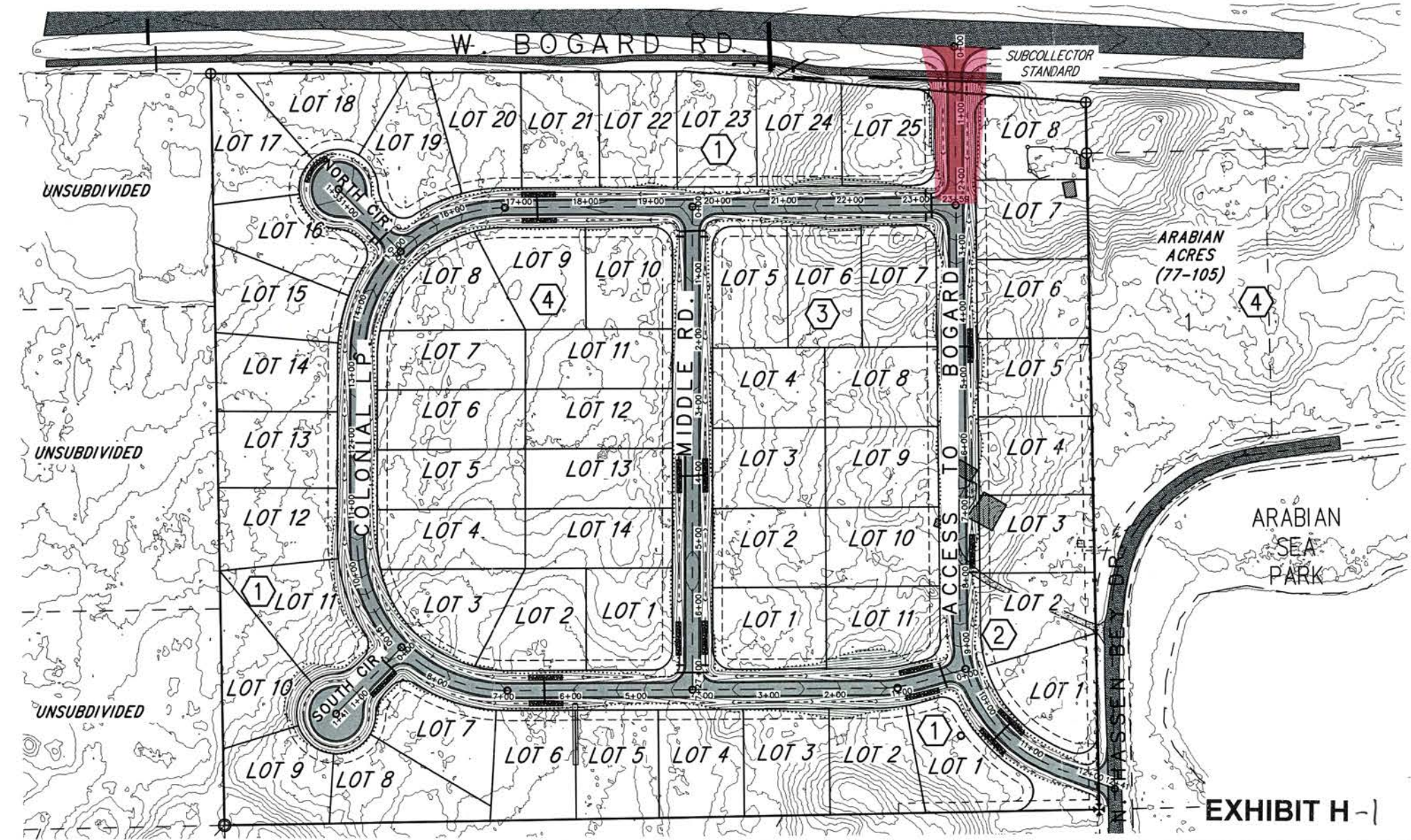
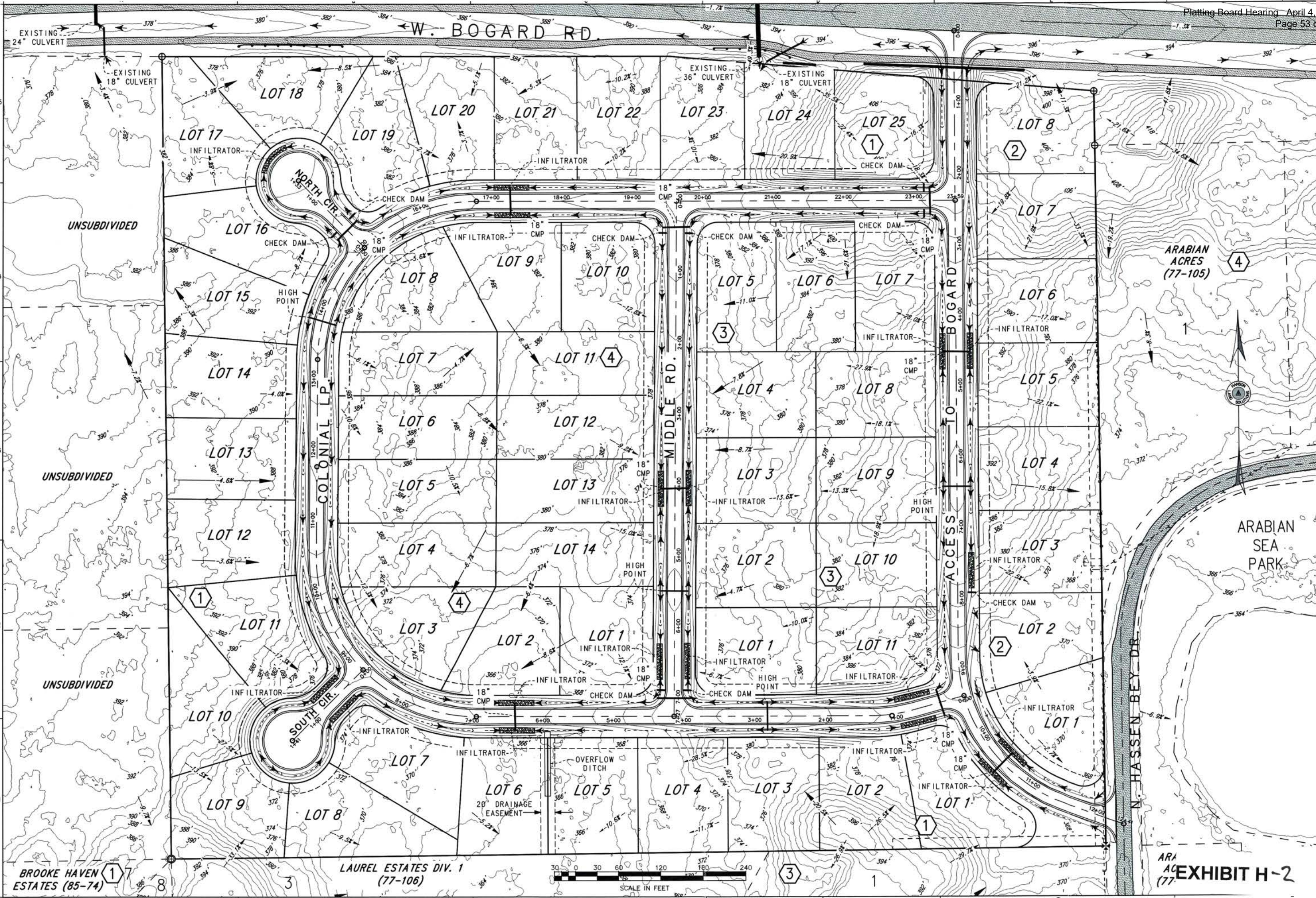


EXHIBIT H-1



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



- NOTES
1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 2' INTERVAL AND PRESENT THE DESIGNED FINISHED GRADE TOP AND THE DITCH BACKSLOPES.
 2. THE 2' BACKGROUND, ORIGINAL GROUND CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BOROUGH LAND/IMAGERY PROJECT OF 2019.
 3. PROJECT HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH GPS POST-PROCESSED POSITIONING CONSTRAINED WITH AN OPUS SOLUTION OF A GPS STATIC OCCUPATION.
 4. THE HORIZONTAL DATUM IS NAD83(EPOCH 2010).

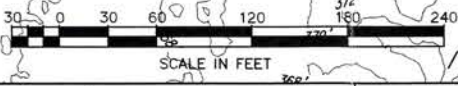
PALMER, ALASKA
BOGARD COLONIAL
SITE PLAN - DESIGN
PRELIMINARY DRAINAGE PLAN

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

REFERENCE
NUMBER:
D-1.0
SHEET 2 OF 12

BROOKE HAVEN ESTATES (85-74)

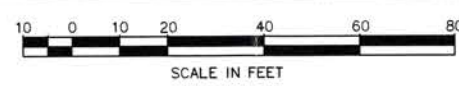
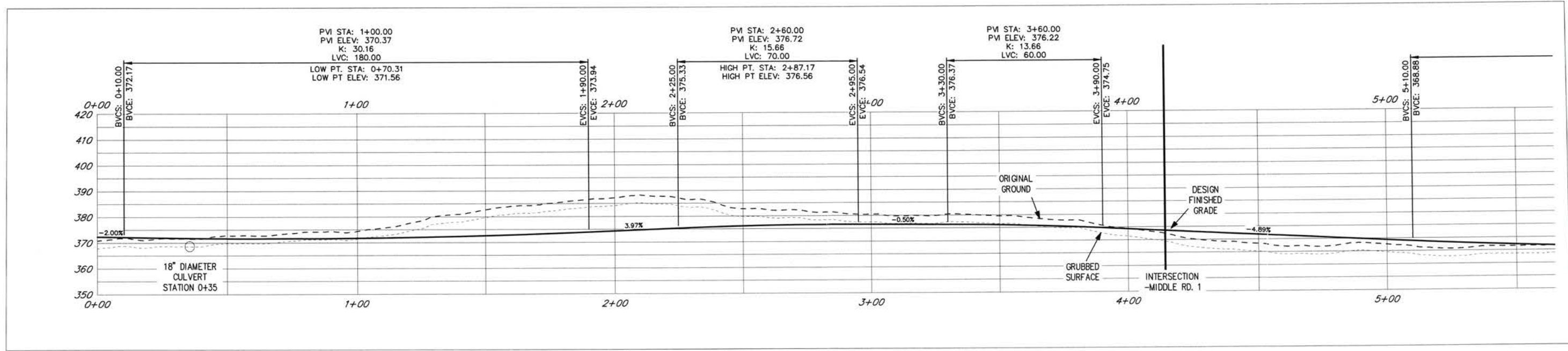
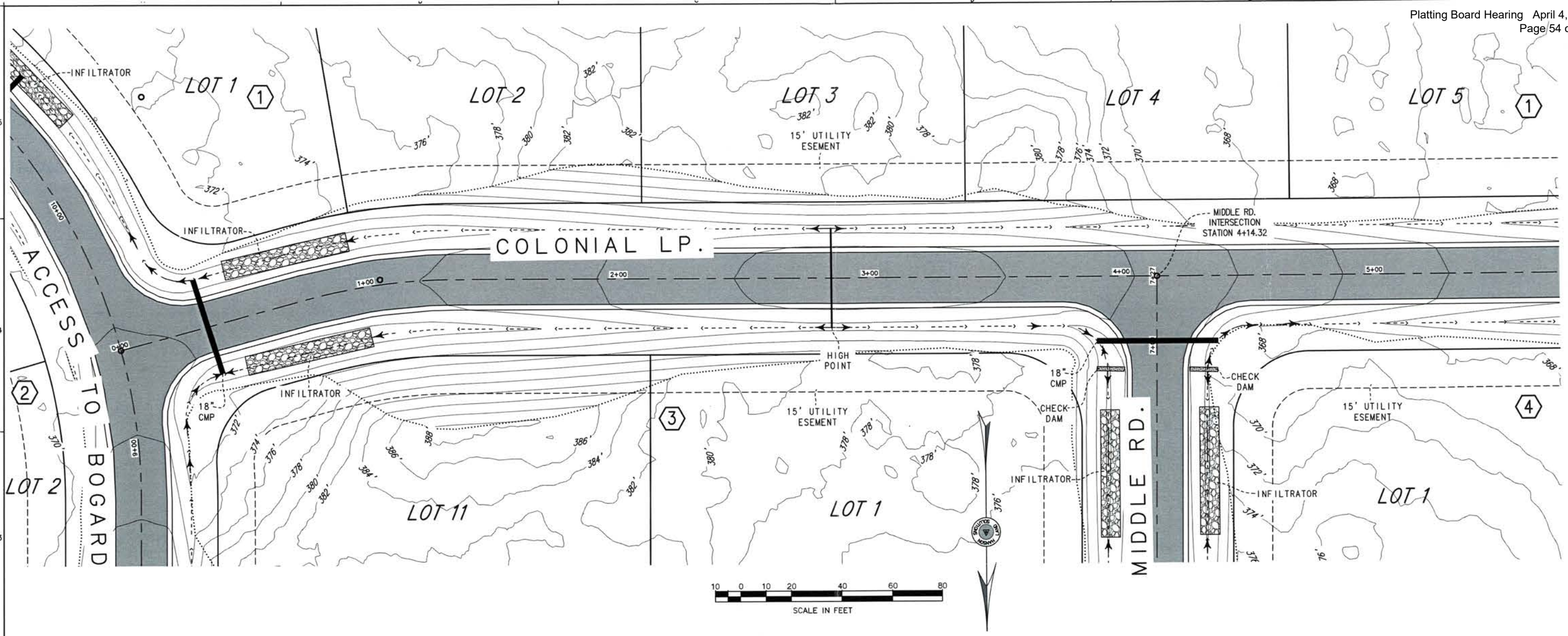
LAUREL ESTATES DIV. 1 (77-106)



ARA AC EXHIBIT H-2 (77-106)



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



NOTES
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BOROUGH, LIDAR/IMAGERY PROJECT OF 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-2.1
SHEET 3 OF 12

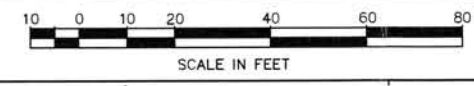
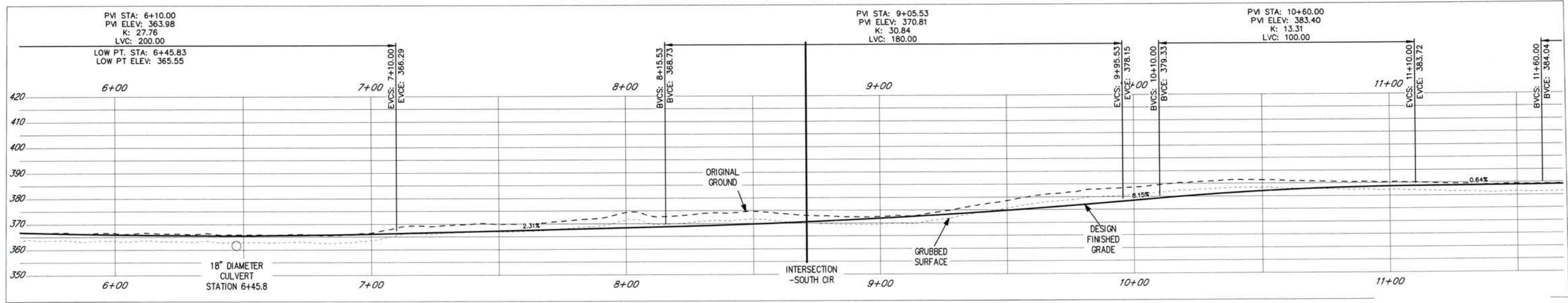
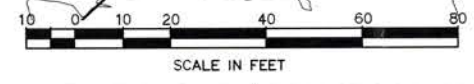
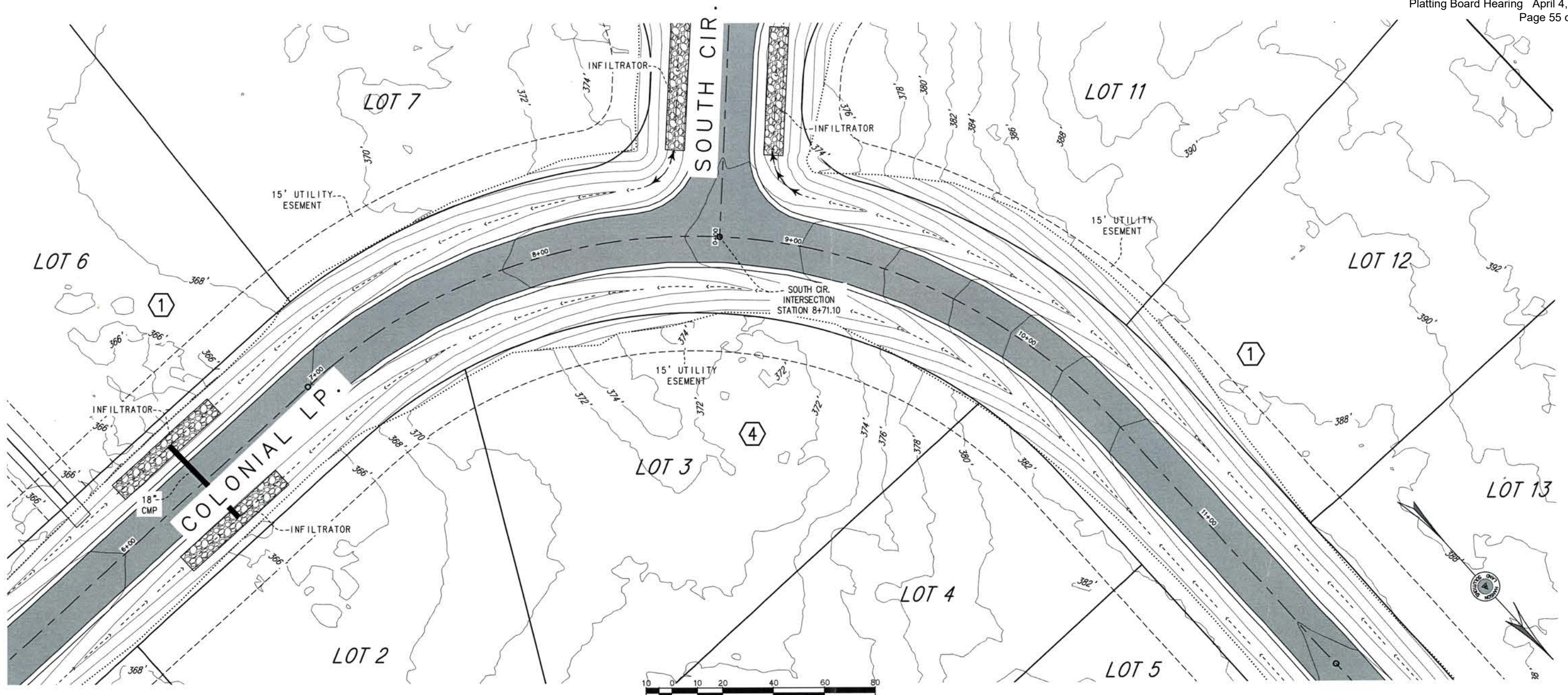
EXHIBIT H-3



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



NOTES
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINA 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
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-2.2
SHEET 4 OF 12

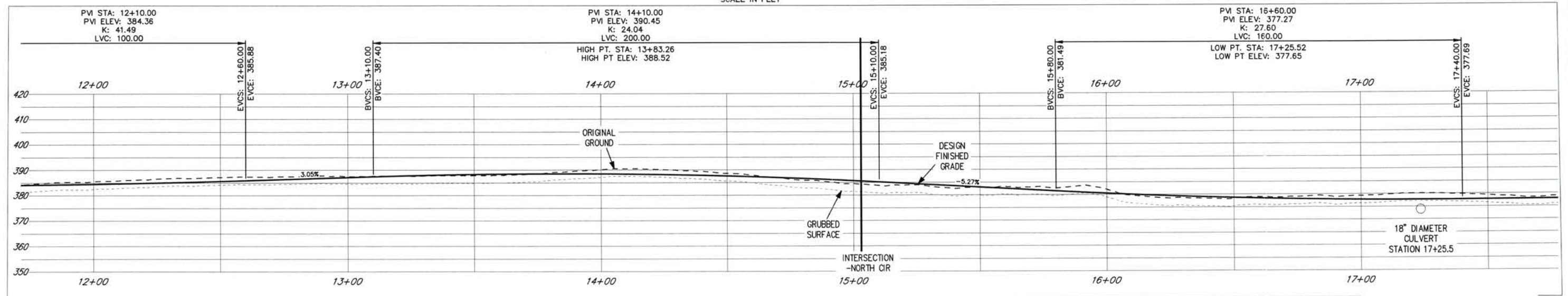
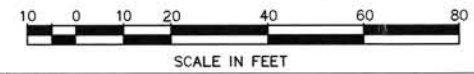
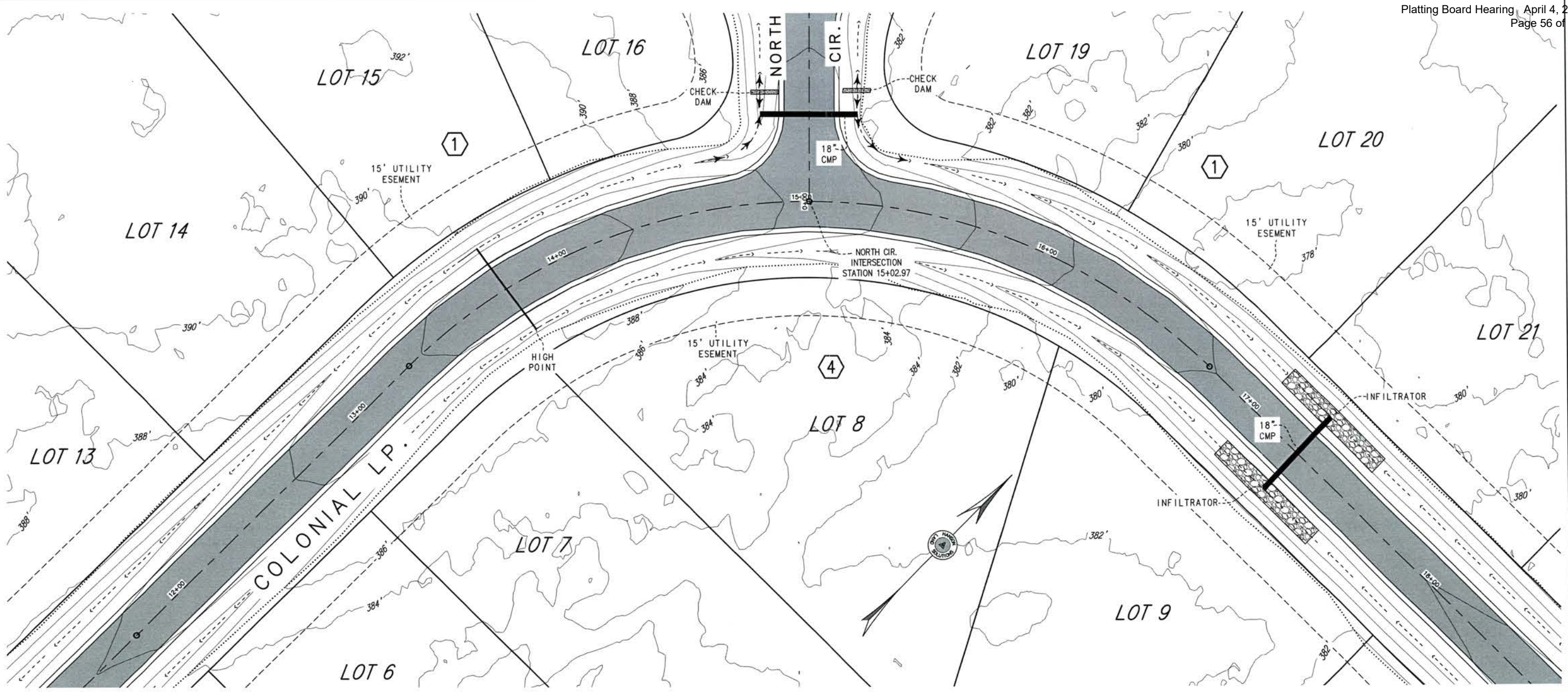
EXHIBIT H-4



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



NOTES
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA, SUSITNA, BOROUGH, LIDAR/IMAGERY PROJECT OF 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-2.3
SHEET 5 OF 12

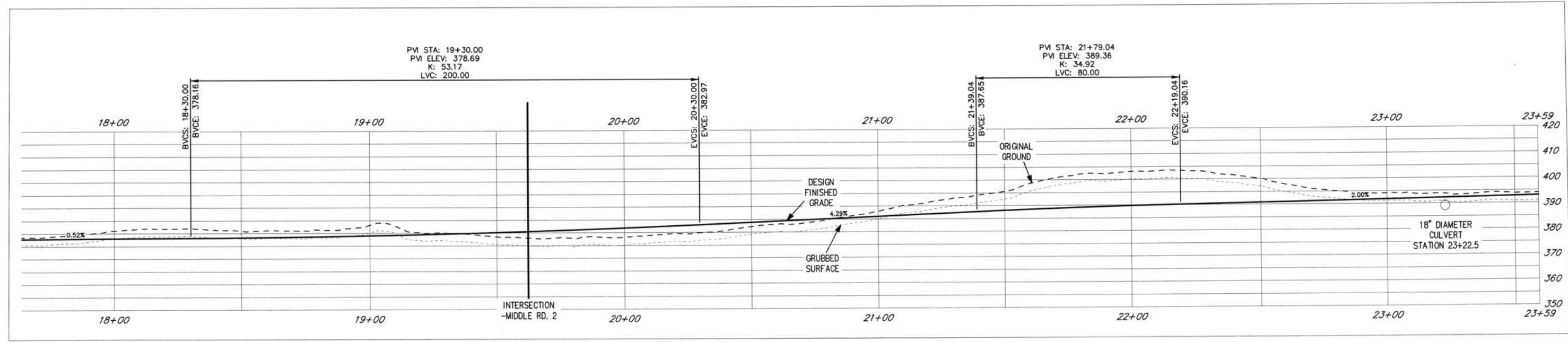
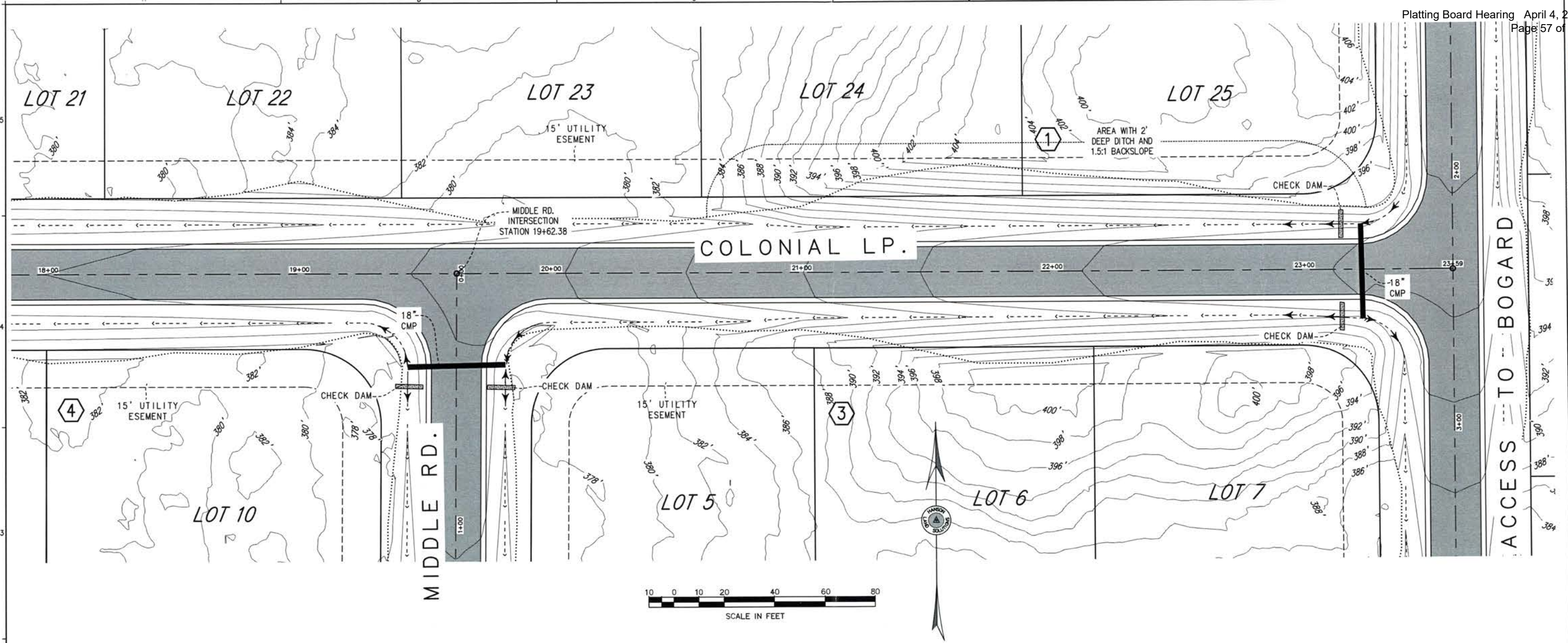
EXHIBIT H-5



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



NOTES
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH 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
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
02-12-24

REFERENCE
NUMBER:
C-2.4
SHEET 6 OF 12

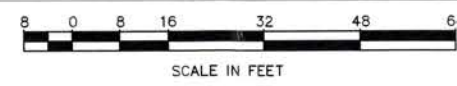
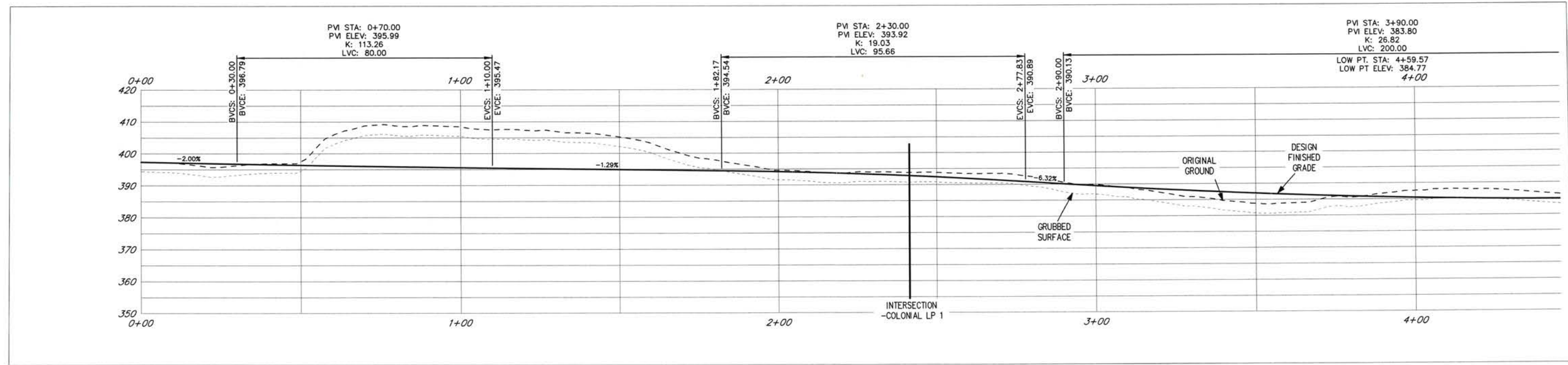
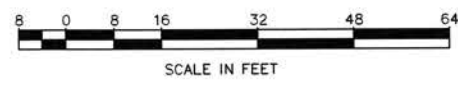
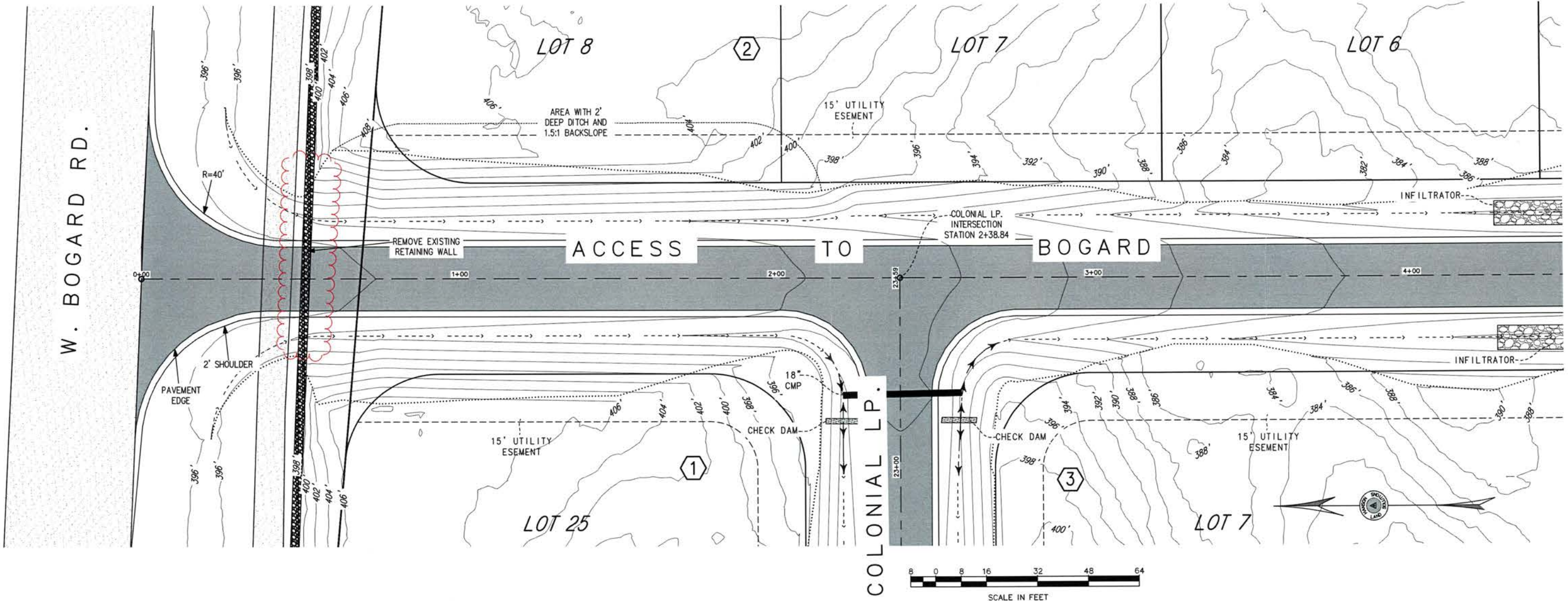
EXHIBIT H-6



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



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



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

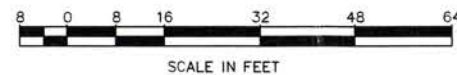
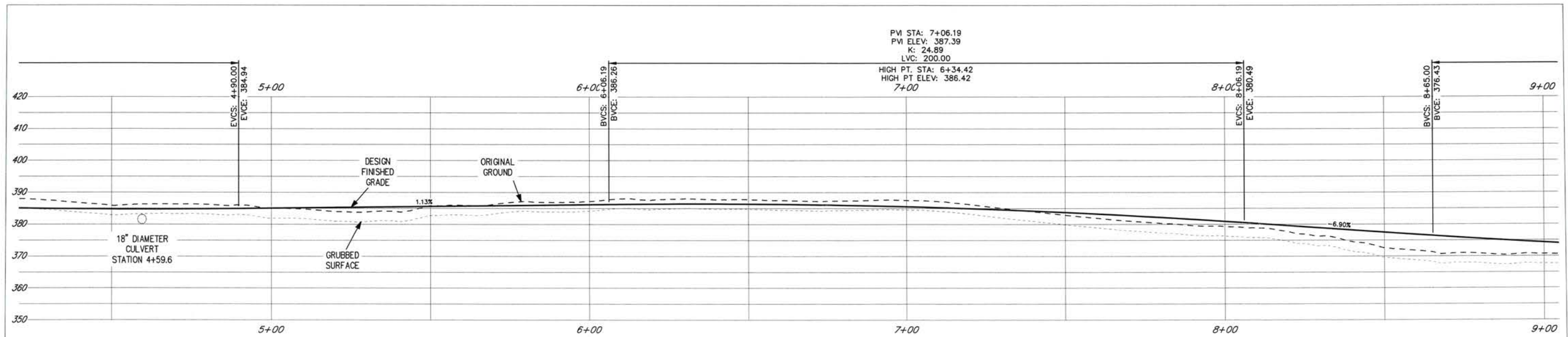
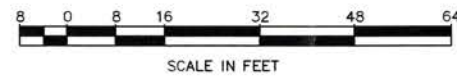
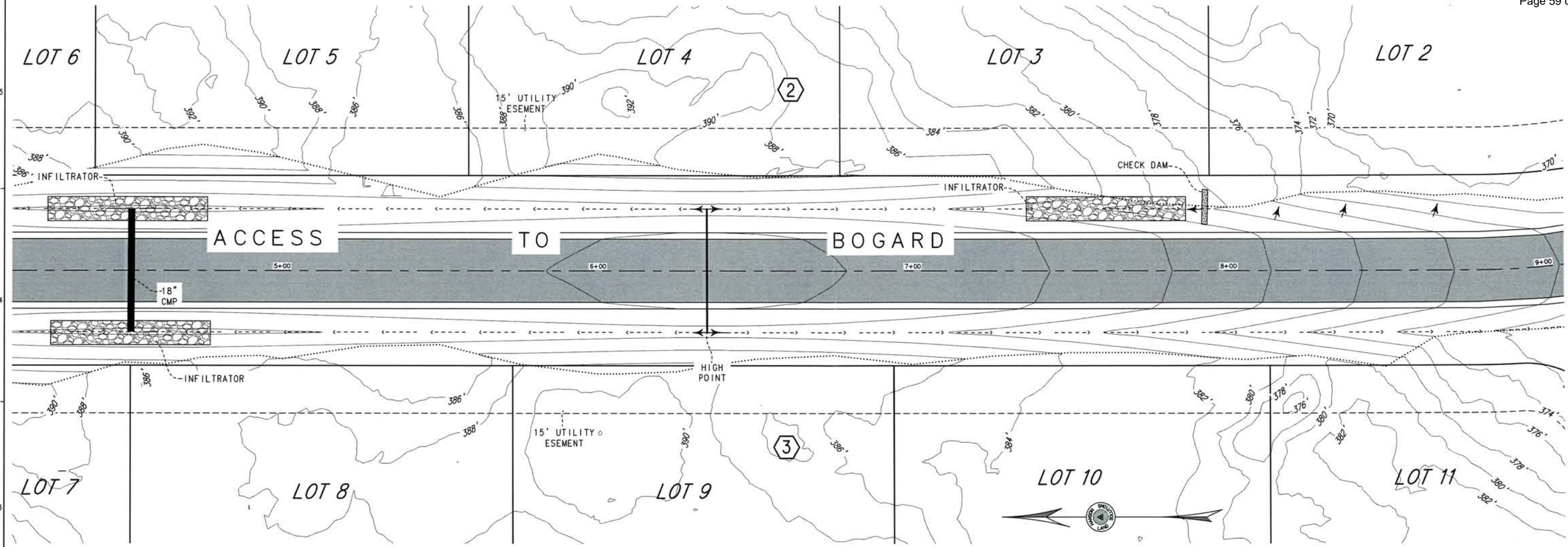
DWG #: 23-227C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
02-12-24

REFERENCE
NUMBER:
C-2.5
SHEET 7 OF 12

EXHIBIT H-7



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



NOTES
 1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA, SUSTINA, 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

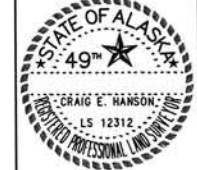
DWG.#: 23-227C
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE
 11x17: 1"=40'
 22x34: 1"=20'
 REVISION DATE:
 02-12-24

REFERENCE
 NUMBER:
 C-26
 SHEET 8 OF 12

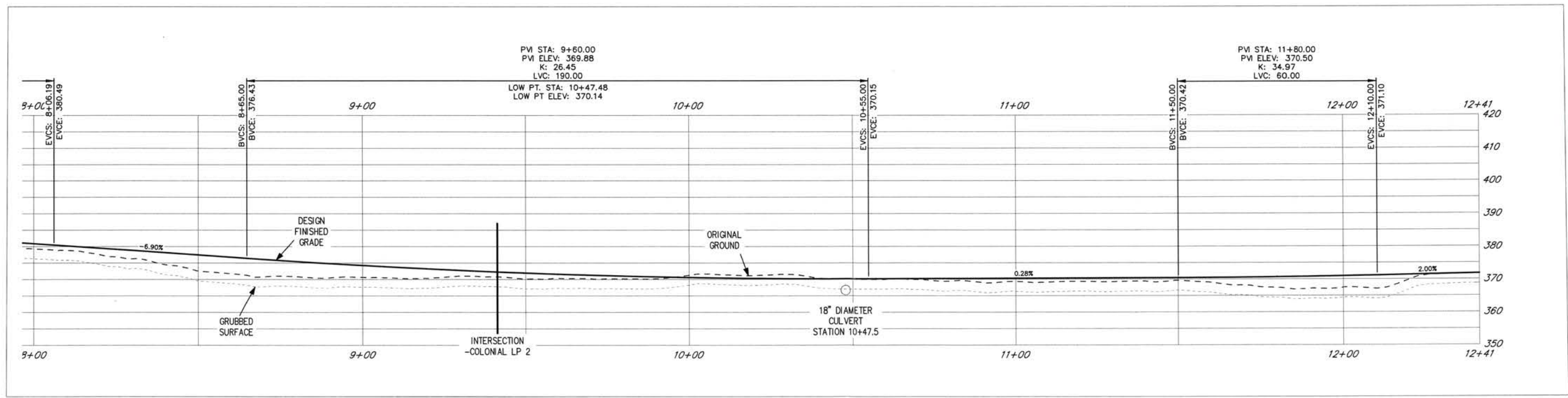
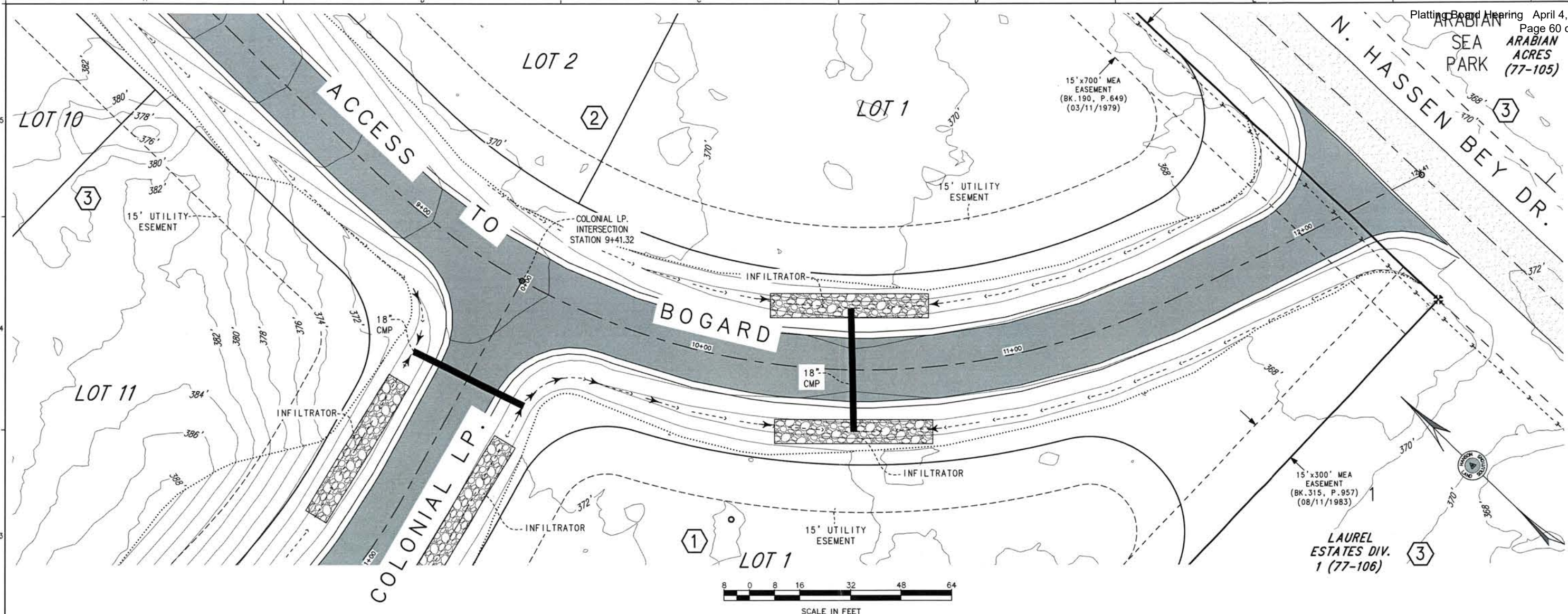
EXHIBIT H-8



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



NOTES
 1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINA 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: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE
 11x17: 1"=40'
 22x34: 1"=20'
 REVISION DATE:
 02-12-24

REFERENCE
 NUMBER:
 C-2.7
 SHEET 9 OF 12

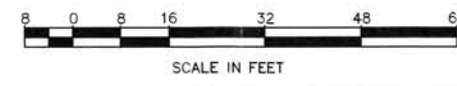
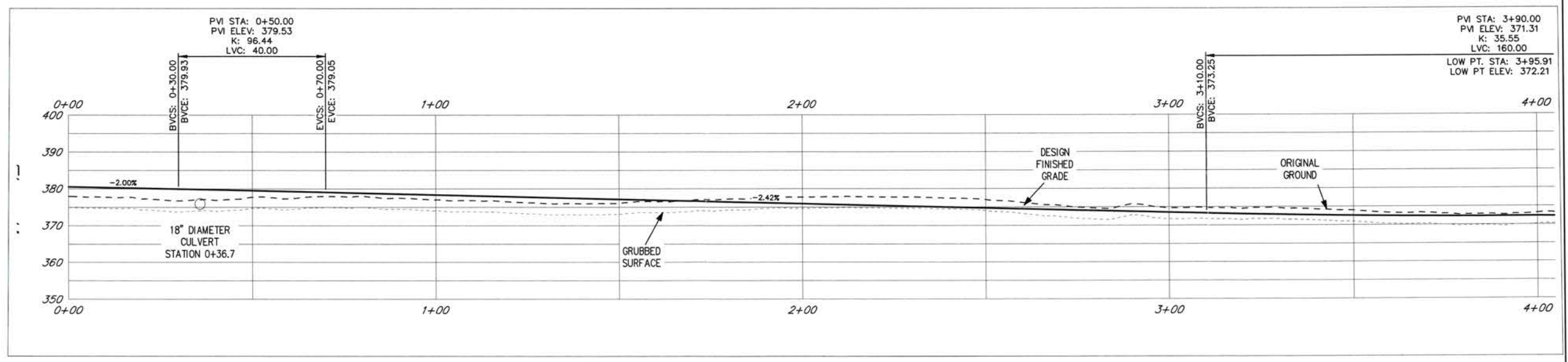
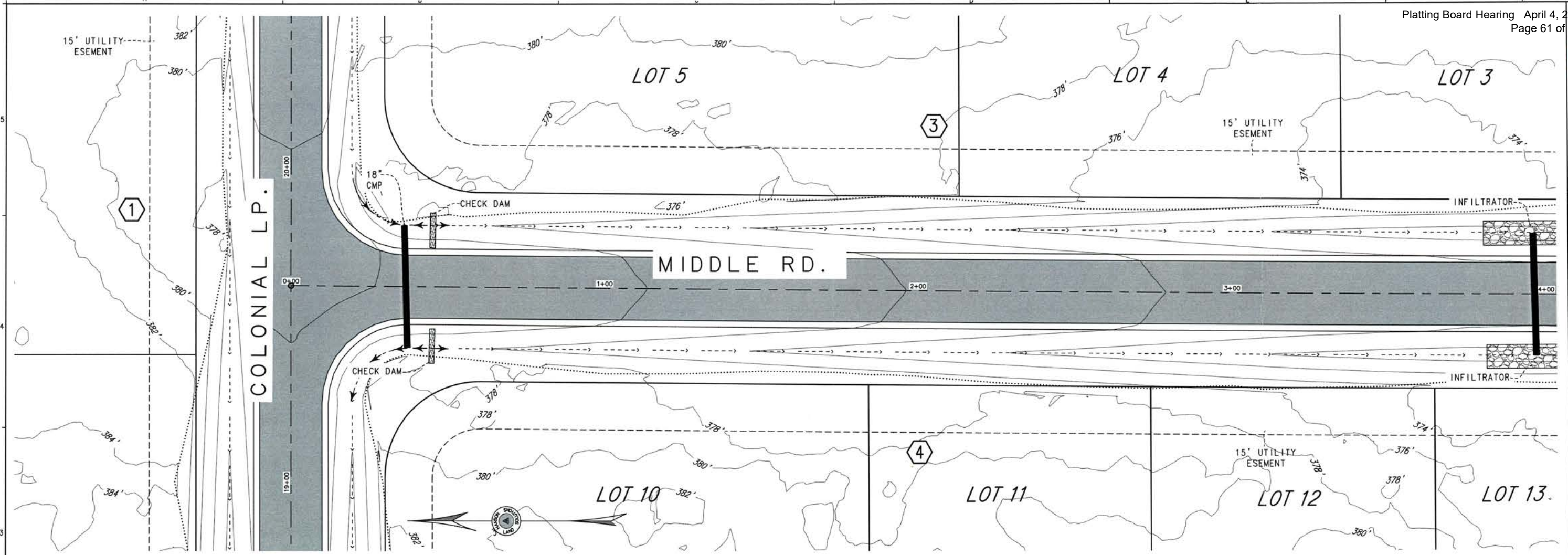
EXHIBIT H-9



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



NOTES
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSTITNA 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
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-2.8
SHEET 10 OF 12

EXHIBIT H-10



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



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

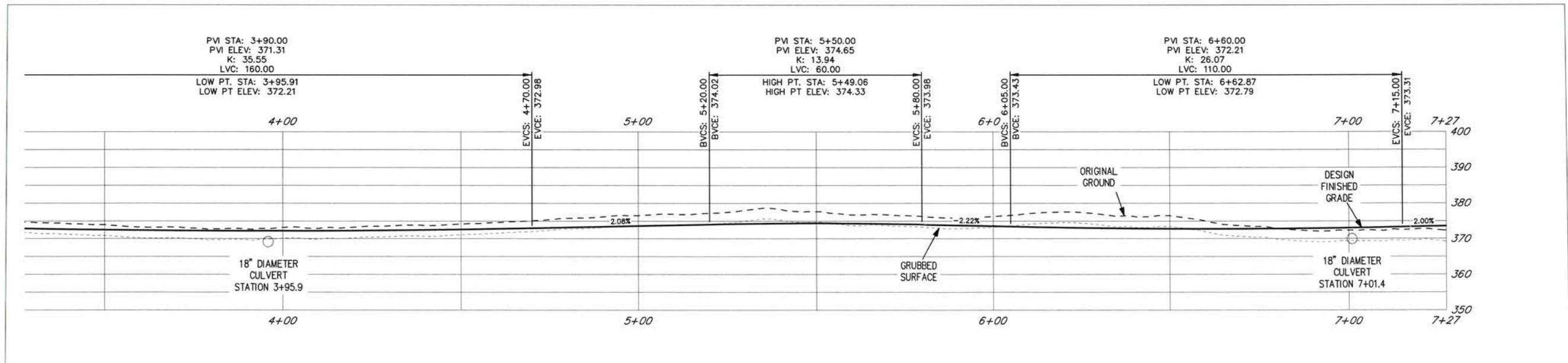
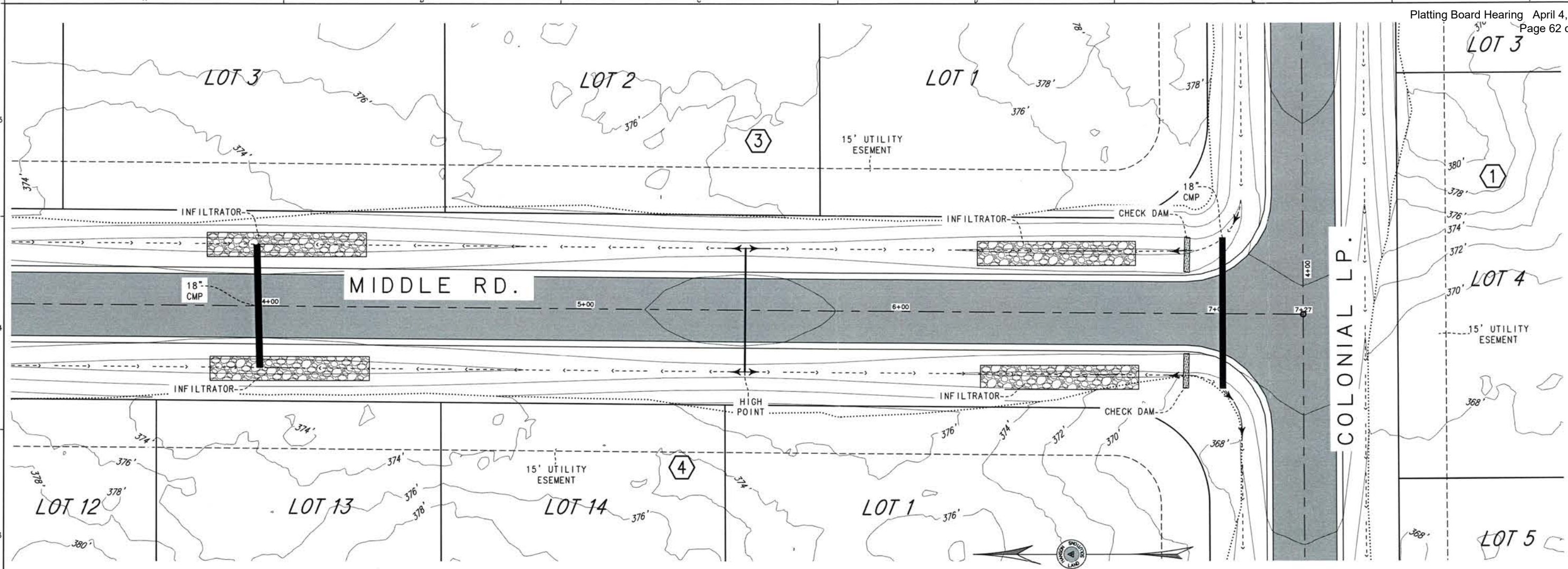


EXHIBIT H-11

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



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



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

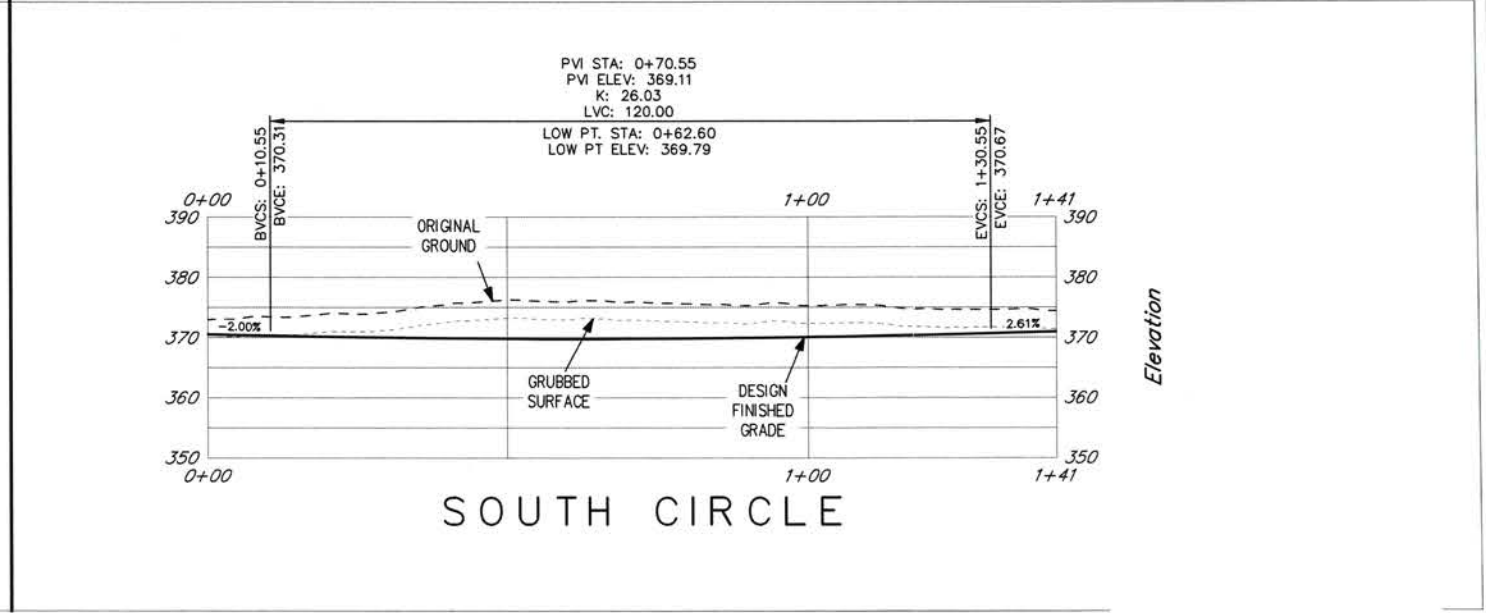
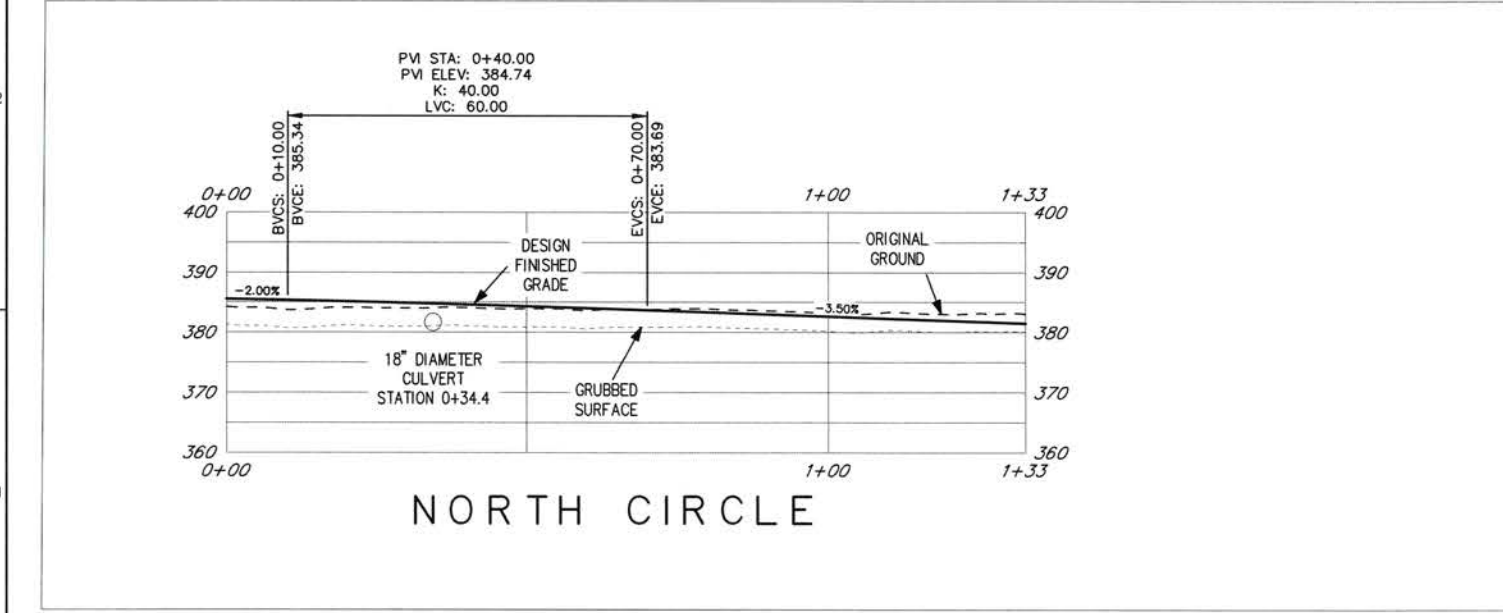
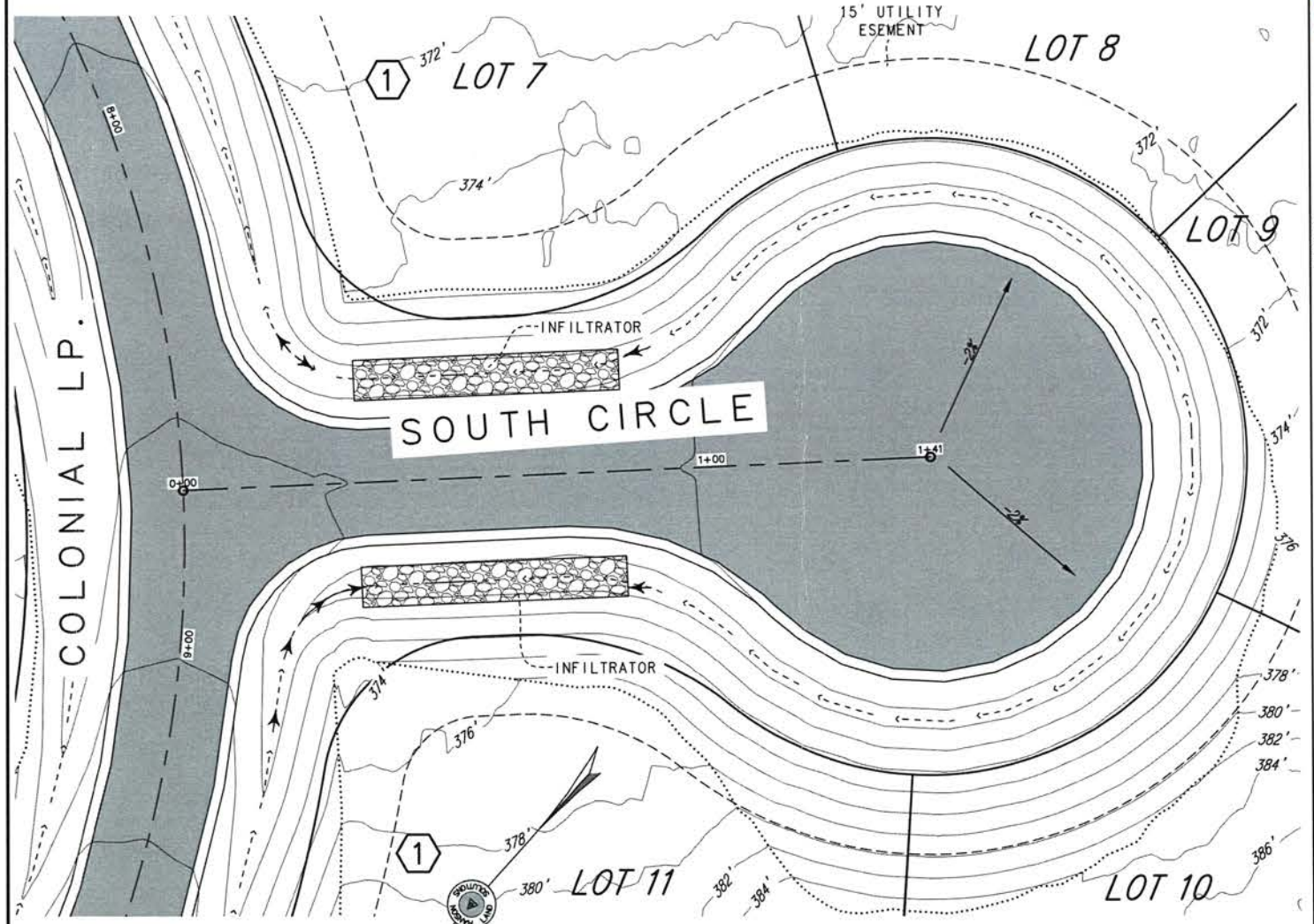
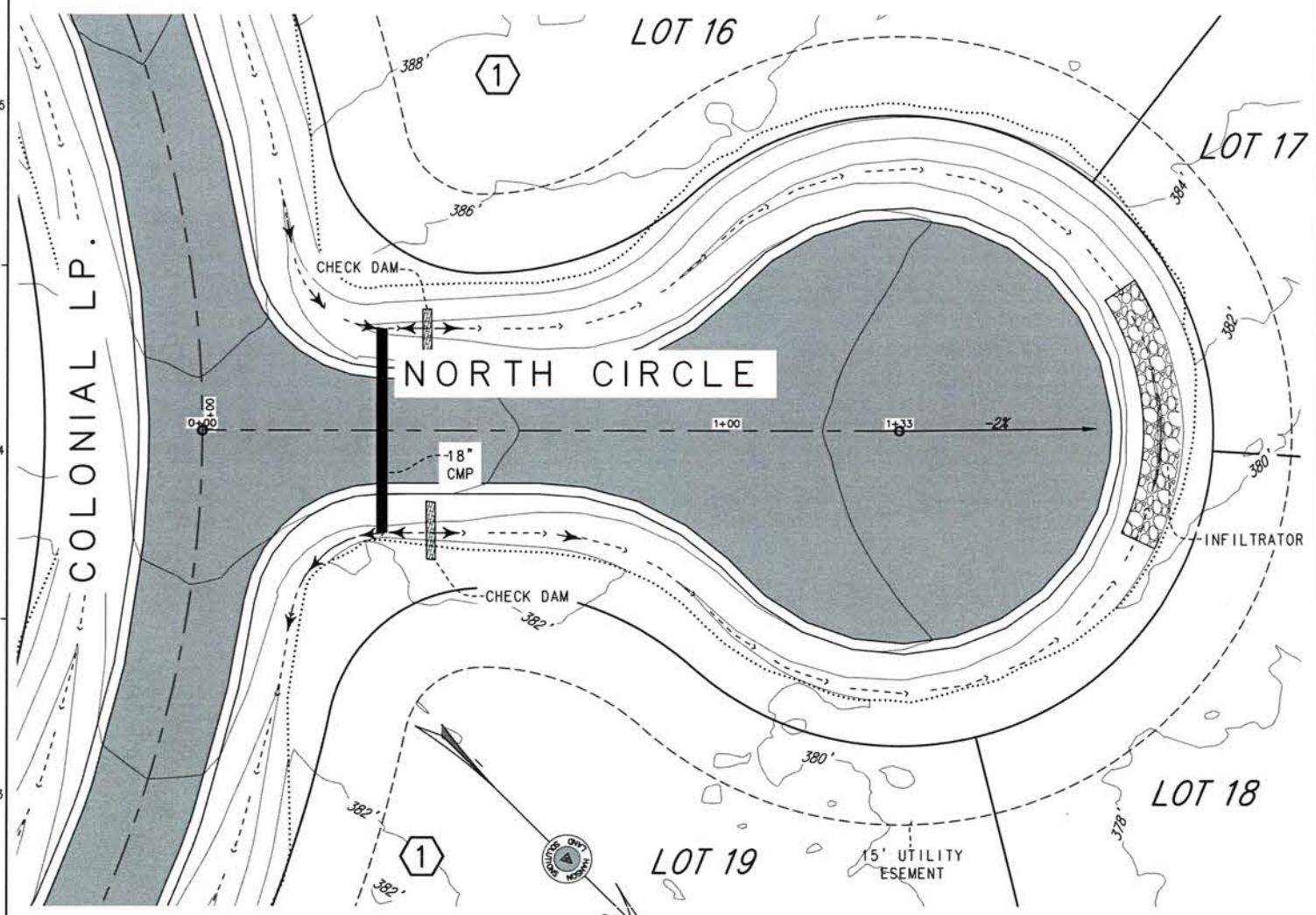


EXHIBIT H-12

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

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

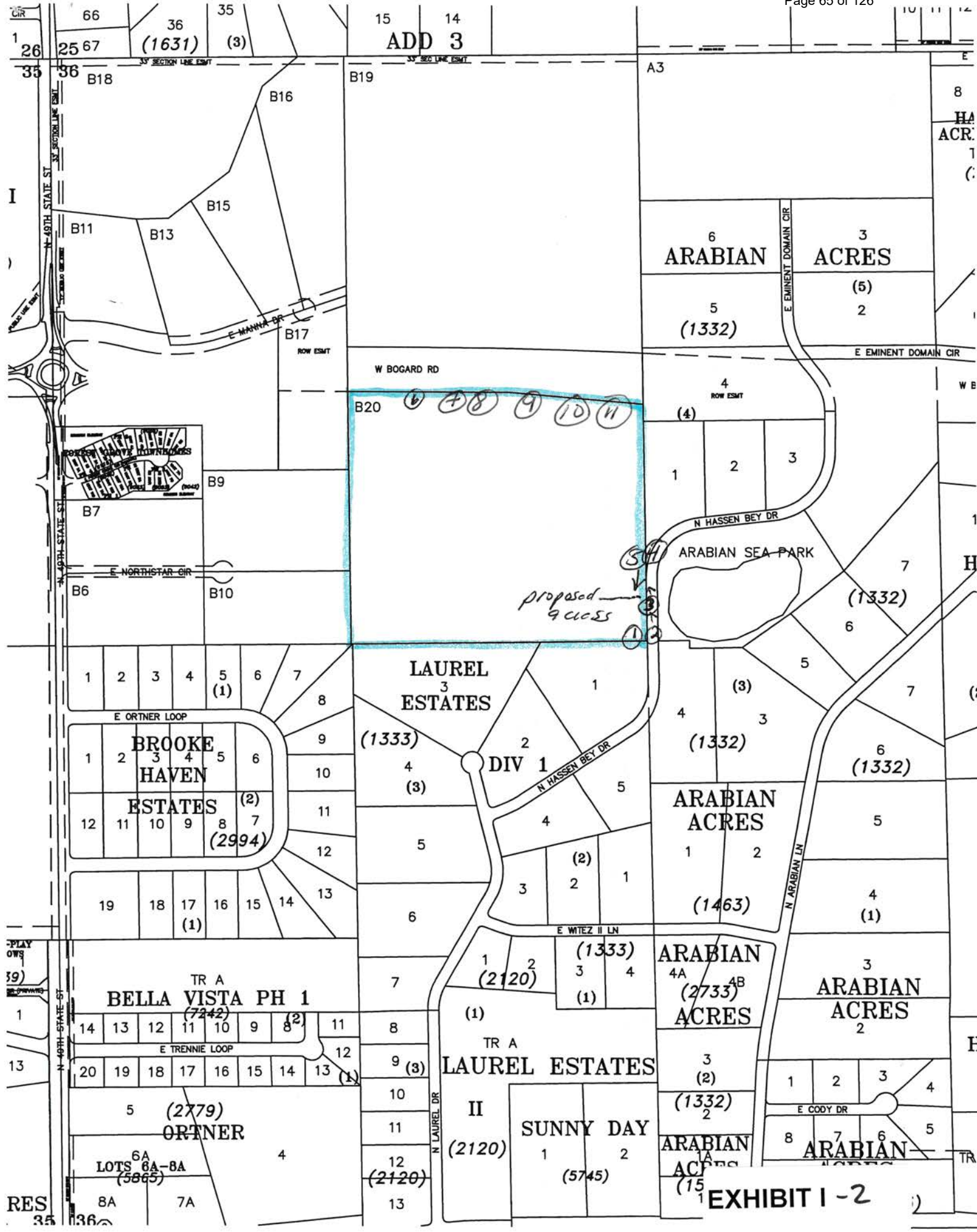


EXHIBIT I - 2



01.25.2024

1. Facing west from N. Hassen
Bey Drive at southwestern
corner.

EXHIBIT I- 3

01.25.2024

2. Facing north on N. Hassen
Bey Drive; subject parcel to the
left.

EXHIBIT I - 4

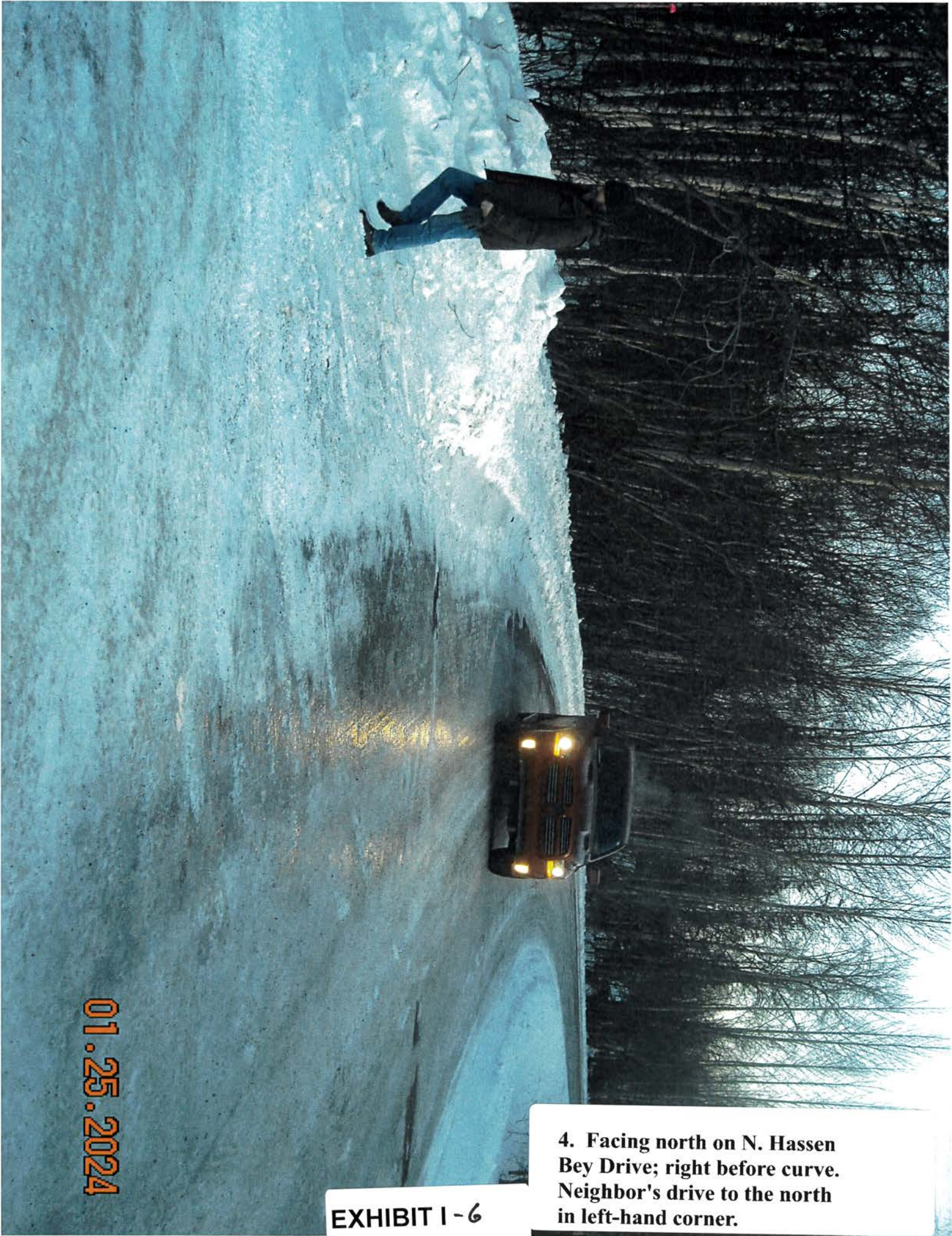
01.25.2024

proposed
cross

EXHIBIT I - 5

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

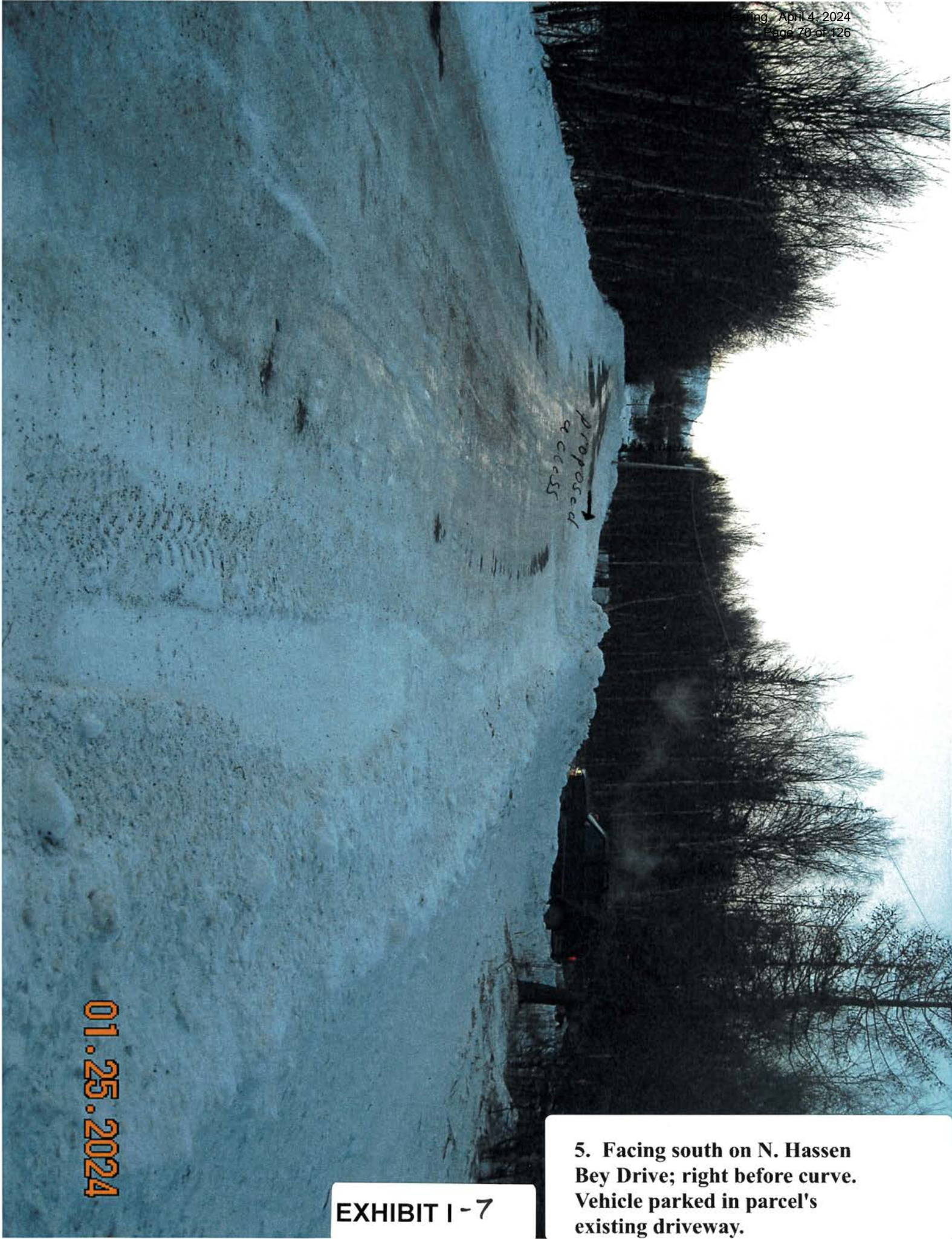




01.25.2024

EXHIBIT I-6

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



01.25.2024

EXHIBIT I - 7

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

01.25.2024

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

EXHIBIT I - 8

01.25.2024

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

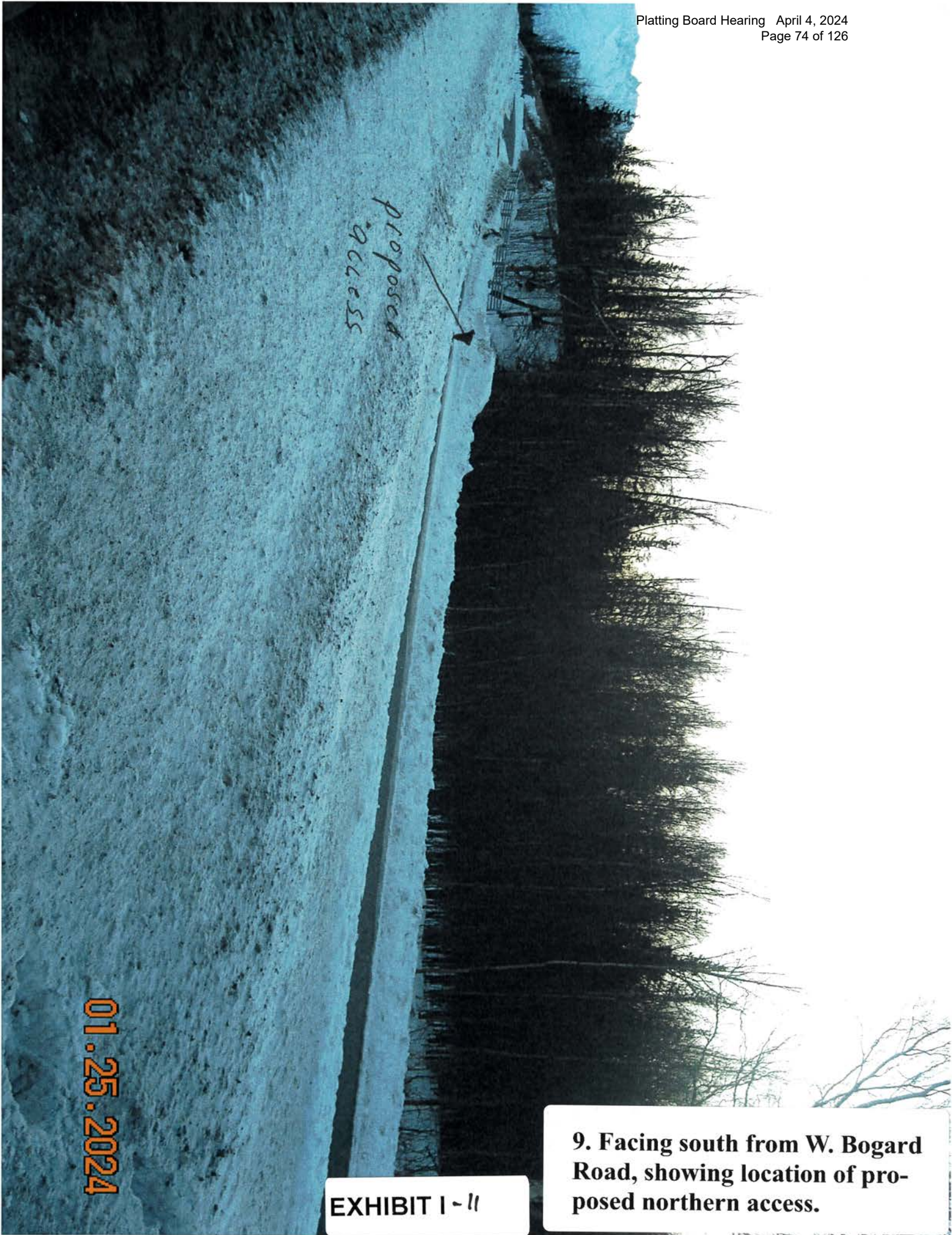
EXHIBIT I-9



01.25.2024

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

EXHIBIT I-10



proposed
access



01.25.2024

EXHIBIT I - 11

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

01.25.2024

EXHIBIT I-12

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



01.25.2024

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

EXHIBIT I-13

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

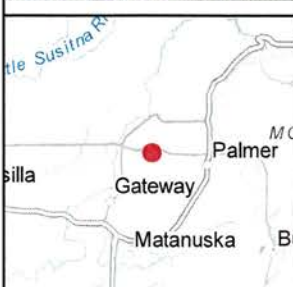


Matanuska Susitna Borough
Planning and Land Use Department

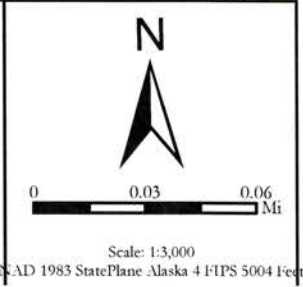
Plat Review Packet
3/1/2024

Parcels:
118N01E36B020

Tax ID 118N01E36B020 - February 2024



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



Tax ID 118N01E36B020 - February 2024



Legend

- Alaska Soil Types
- Wetlands

N

0 0.05 0.1 Mi

Scale: 1:5,000
NAD 1983 StatePlane Alaska 4 FIPS 5004 Feet

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

Tax ID 118N01E36B020 - February 2024



Legend

- ROW and Easements
- ROW Road
- ROW Easement

N

0 0.05 0.1 Mi

Scale: 1:5,000

ROAD 1983 StatePlane Alaska 4 FIPS 5004 Feet

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



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>; 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.

 [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 blue ink that reads "Skylar Furlong".

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

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 (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)

[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 Bogard 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



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.

6B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 4, 2024

ABBREVIATED PLAT: DESHKA RIVER CAMPGROUND
LEGAL DESCRIPTION: SEC 26, T19N, R06W S.M., AK
PETITIONERS: MSB LAND AND RESOURCE MANAGEMENT
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING, LLC
ACRES: 75.17 +/- PARCELS: 3
REVIEWED BY: CHRIS CURLIN CASE #: 2024-022

REQUEST:

The request is to create three lots from Tract F, ASCS 19N06W101 (Plat #81-126), recorded at 1982-001786-0 (Tax ID#5887S26T00F), to be known as **DESHKA RIVER CAMPGROUND**, containing 75.17 acres +/- . The proposed lots are located directly west of the Susitna River, directly west of the Deshka River, and north of the point where both rivers meet.; located within the SW ¼ Section 26, Township 19 North, Range 06 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map and Aerial Photos
Topographic Narrative

Exhibit A – 4 pgs
Exhibit B – 1 pg

COMMENTS:

USACE
MSB Pre-design and Engineering
MSB Permit Center
Utilities

Exhibit C – 2 pgs
Exhibit D – 1 pg
Exhibit E – 1 pg
Exhibit F – 1 pg

DISCUSSION: The proposed subdivision is creating three lots. Lot 1 will be 9.22 acres and Lot 2 will be 9.23 acres. Tract 1 will contain the remaining 56.84 acres. Proposed lots will take access from the Deshka River.

Soils Report: A Topographic Narrative (**Exhibit B**) was submitted pursuant to MSB 43.281.20(1)(i)(i), by Owen T. Dicks, PLS.

COMMENTS:

USACE (**Exhibit C**) Has no comment.
DPW Pre-design and Engineering (**Exhibit D**) Has no comment.
MSB Permit Center (**Exhibit E**) has no comment.

Utilities: (Exhibit F) ENSTAR has no comments. GCI, MEA, and MTA did not respond. There were no objections received from Borough departments, outside agencies or the public at the time of this staff report.

CONCLUSION

The preliminary plat of Deshka River Campground 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. Access is by water or air pursuant to MSB 43.20.100 (G)(2)(a).

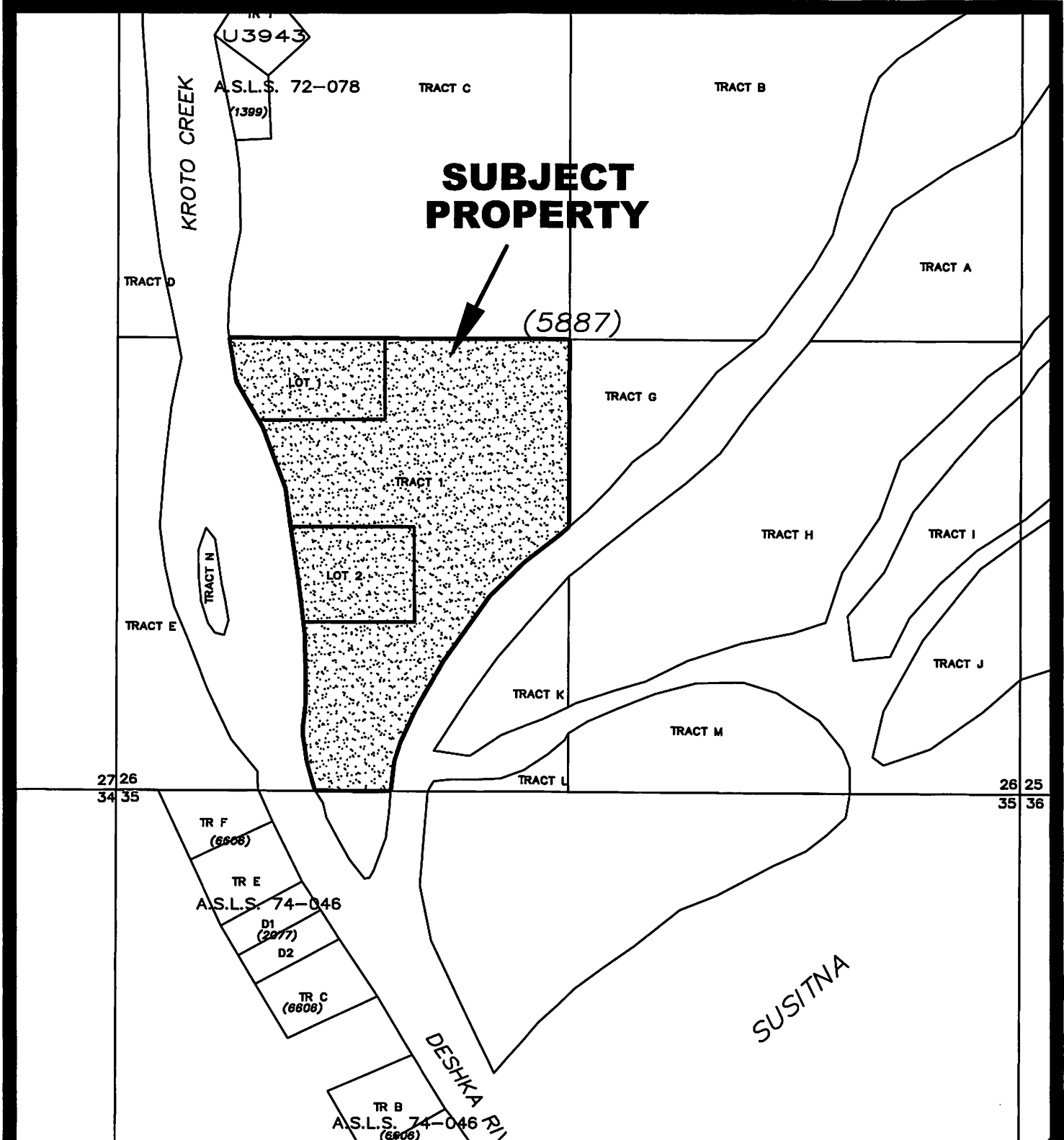
FINDINGS of FACT:

1. The preliminary plat of Deshka River Campground is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A Topographic Narrative was submitted pursuant to MSB 43.281.20(1)(i)(i),
3. All lots will have the required access by water or air pursuant to MSB 43.20.100 (G)(2)(a).
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from AK DF&G; MSB Emergency Services, Community Development, or Assessments; GCI, MTA, or MEA.

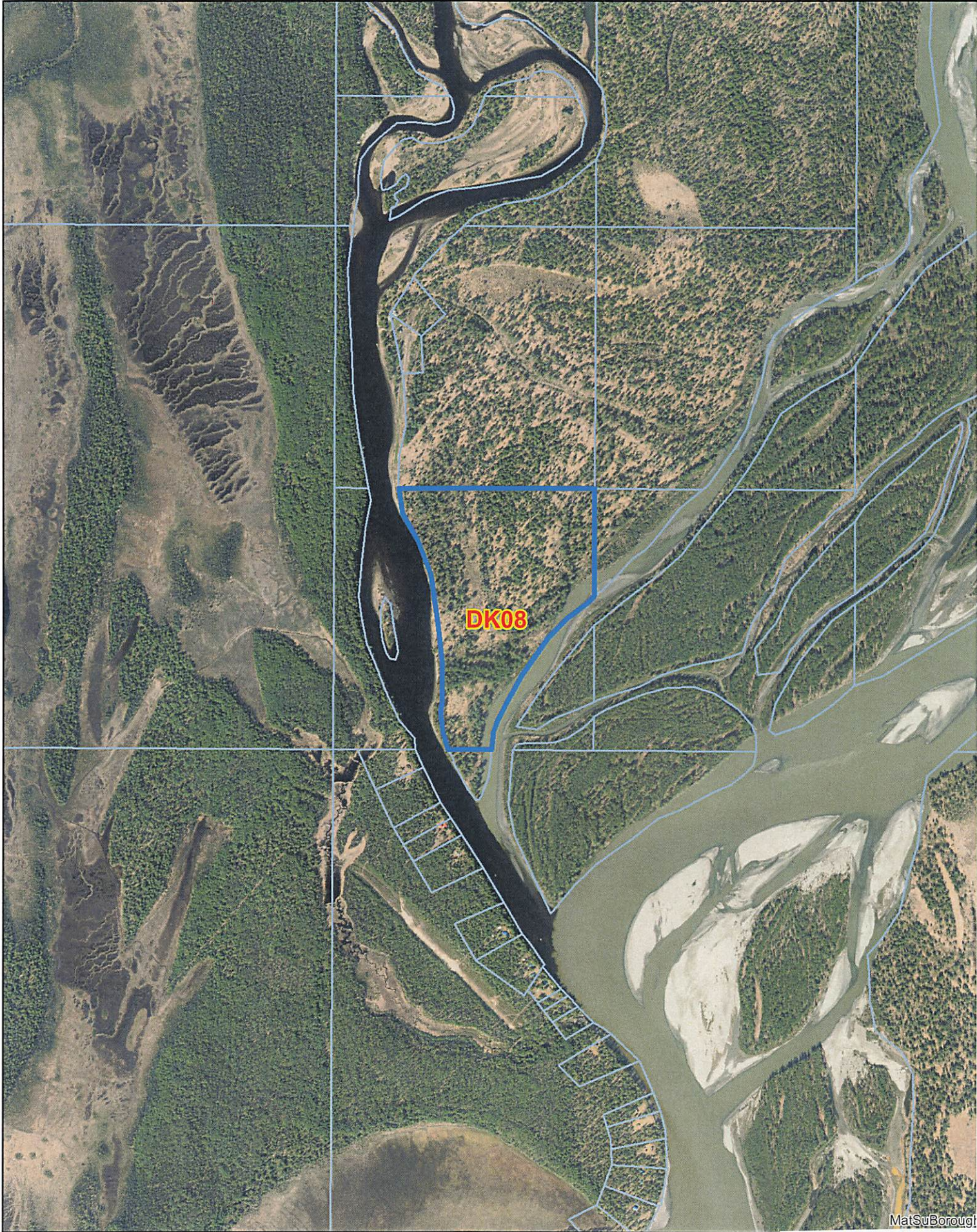
RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the preliminary plat of Deshka River Campground, contingent on the following recommendations:

1. 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.
2. Pursuant to MSB 43.20.100(B), Add a plat note stating that access is by water or air.
3. Show all easements of record on final plat.
4. Submit final plat in full compliance with Title 43.

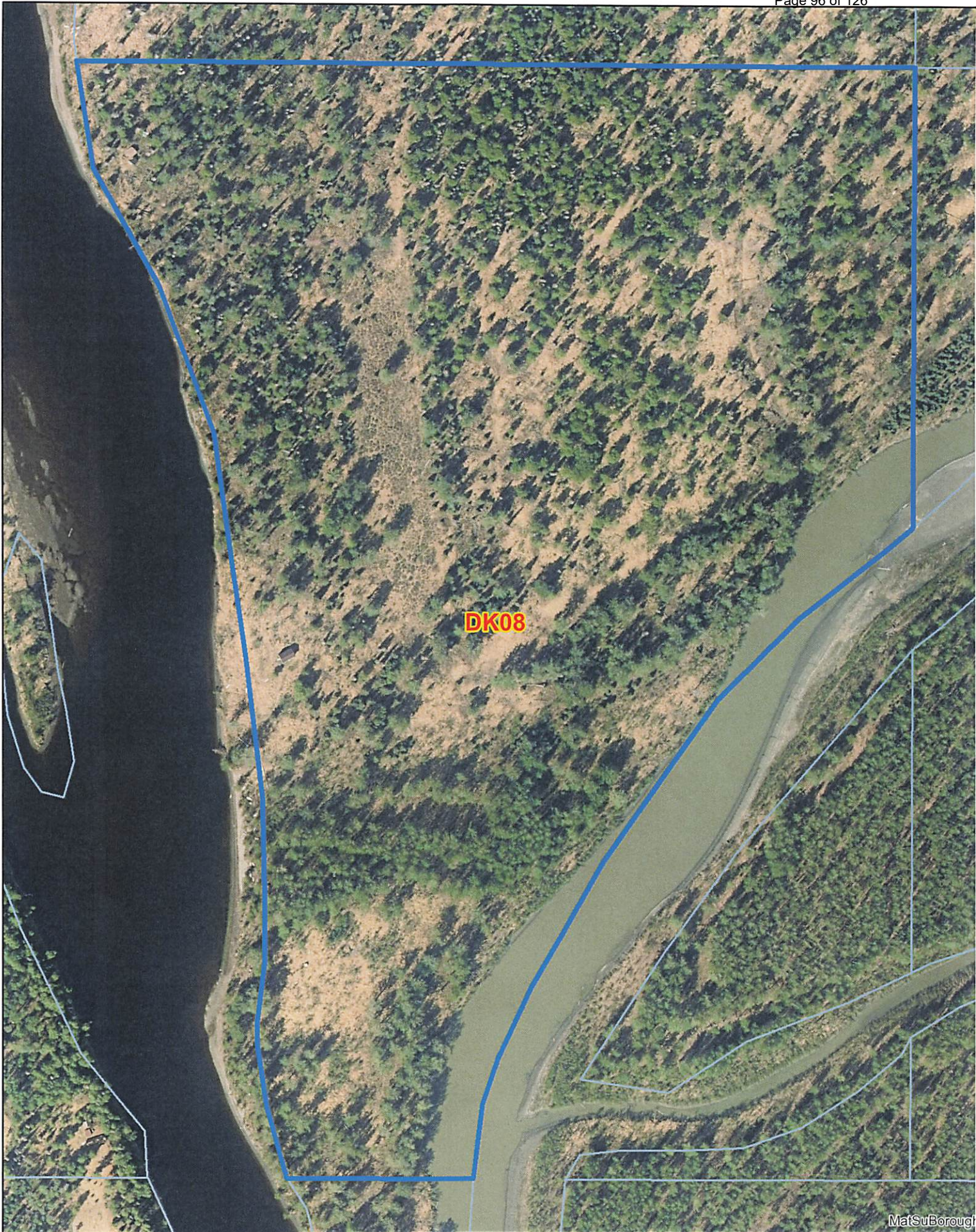


VICINITY MAP
FOR PROPOSED DESHKA RIVER CAMPGROUND
SUBDIVISION
LOCATED WITHIN
SECTION 26, T19N, R06W, SEWARD MERIDIAN
ALASKA
DK08 MAP



1,100 550 0 1,100 Feet

EXHIBIT A-2



DK08

280 140 0 280 Feet

MatSuBorough

EXHIBIT A-3

Bull Moose Surveying LLC

200 E. Hygrade Lane
Wasilla, Alaska 99654
Phone 907.357.6957
Email: office@bullmoosesurveying.com



RECEIVED
FEB 05 2024
PLATTING

Date: 1/2/2023

Topographic Narrative for:
Tract F, Section 26, T19N, R6W (Parent Parcel)
Lots 1 & 2, and Tract 1 of proposed subdivision Deshka River Campground Subdivision

The property is primarily undeveloped flat forested river land with the Deshka River (Kroto Creek) on the west and a distributary of the Susitna River on the East. Elevations range from approximately 80' to 76'. Proposed Lots and Tract to be created are over 400,000 sq ft.

Thank you,



Jesse Curlin

From: Locken, Amanda N CIV USARMY CEPOA (USA) <Amanda.N.Locken@usace.army.mil>
Sent: Friday, March 8, 2024 6:13 PM
To: Jesse Curlin
Subject: RE: RFC Deshka River Campground (CC)

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

Good evening Jesse,

The Corps of Engineers (Corps) does not have any comments regarding this project at this time.

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.

V/r,

Amanda Locken
Regulatory Specialist
North Central Section
U.S. Army Corps of Engineers
(907) 347-6148

From: Jesse Curlin <Jesse.Curlin@matsugov.us>

Sent: Thursday, February 22, 2024 11:06 AM

To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@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>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Pagemaster, Reg POA <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: [Non-DoD Source] RFC Deshka River Campground (CC)

Hello,

The following link is a request for comments on the proposed Deshka River Campground.

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.

Deshka River Campground <Blockedhttps://linkprotect.cudasvc.com/url?a=https%3a%2f%2fmatsugovus-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fjesse_curlin_matsugov_us%2fEoLwp8mD1D1GvUHi5sJFSLgBrMmhU4VawRiXX39ObULjBw%3fe%3dxkOoXO&c=E,1,NIEvZKFgT8y4ORFbNdKd8qgrR3JPvDxFN0noHaSSCwkeJLLbZ_umokLQ_3wQVX_dm7Z-Tcn6Ehdco4UzCXIrwyFFUF73OE0EXfEUije96GBX1IQoZhFUjW4JxOY,&typo=1>

Sincerely,

Jesse C. "Chris" Curlin

Platting Technician

Matanuska-Susitna Borough

(907) 861-7873

Jesse Curlin

From: Daniel Dahms
Sent: Monday, February 26, 2024 4:41 PM
To: Jesse Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Deshka River Campground (CC)

Chris,

No comments from PD&E.

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

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Thursday, February 22, 2024 11:06 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@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>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: RFC Deshka River Campground (CC)

Hello,

The following link is a request for comments on the proposed Deshka River Campground. 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.

[Deshka River Campground](#)

Sincerely,

Jesse C. "Chris" Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873

Jesse Curlin

From: Permit Center
Sent: Thursday, February 22, 2024 11:25 AM
To: Jesse Curlin
Subject: RE: RFC Deshka River Campground (CC)

Hi Chris. No comments from the Permit Center on this.

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: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Thursday, February 22, 2024 11:06 AM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@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>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: RFC Deshka River Campground (CC)

Hello,

The following link is a request for comments on the proposed Deshka River Campground. 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.

[Deshka River Campground](#)

Sincerely,

Jesse C. "Chris" Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873



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

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.

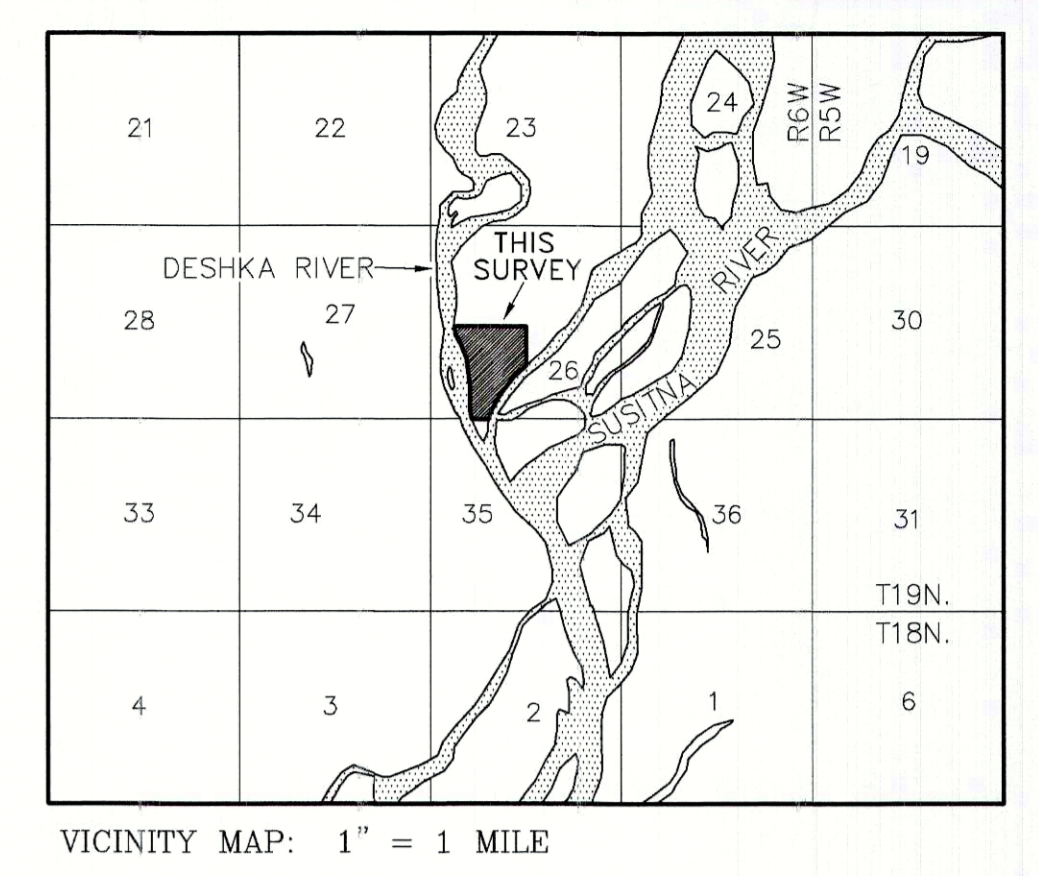
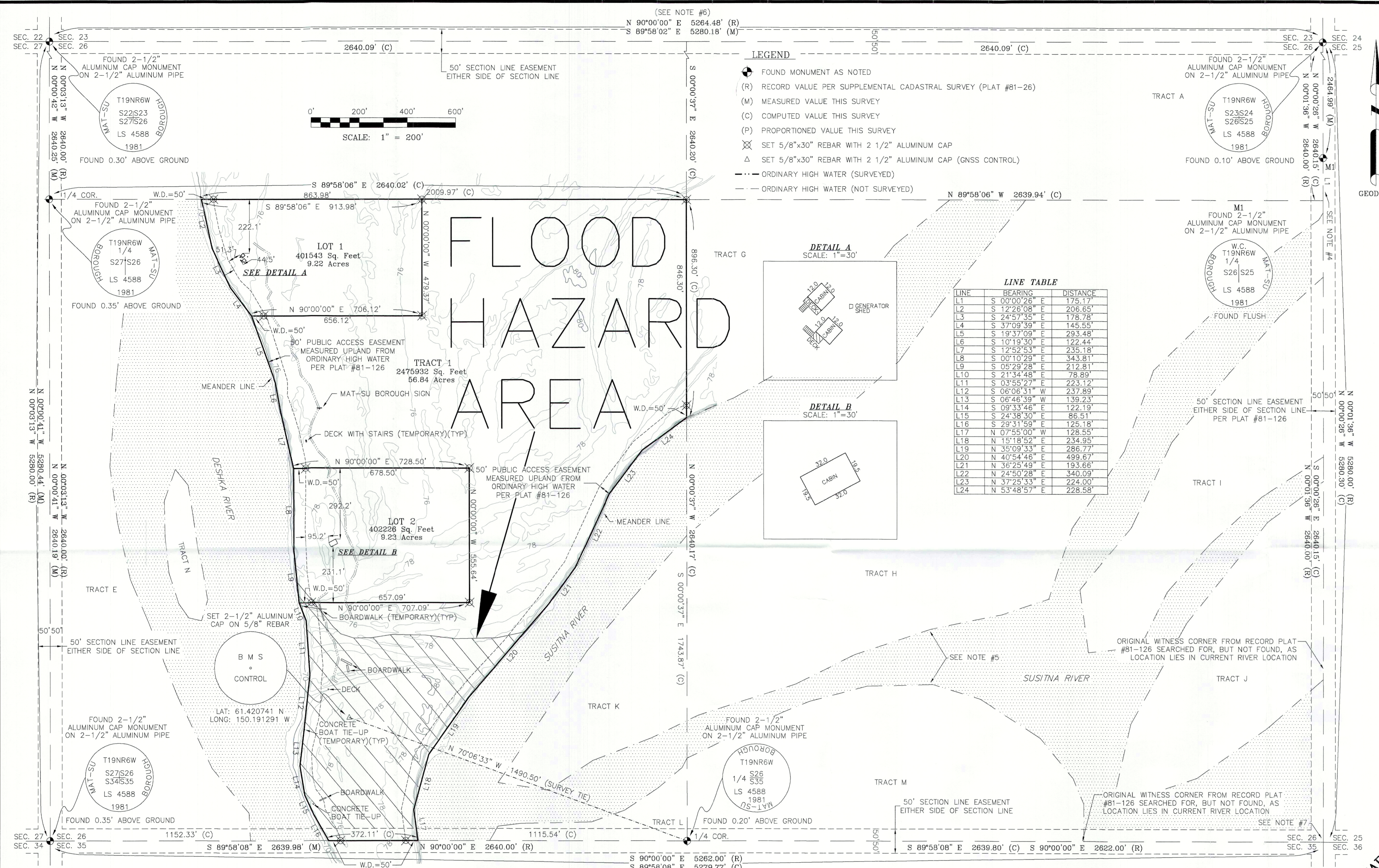
- **Karsten Slough**
(MSB Case # 2024-021)
- **Bogard Colonial**
(MSB Case # 2024-023)
- **Colony Commercial Park**
(MSB Case # 2024-024)
- **Deshka River Campground**
(MSB Case # 2024-022)
- **Lingafelt**
(MSB Case # 2024-028)
- **Moose Toe**
(MSB Case # 2024-027)
- **Talkeetna Fish**
(MSB Case # 2024-035)

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 blue ink that reads "Skylar Furlong". The signature is written in a cursive, flowing style.

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



CERTIFICATE OF OWNERSHIP

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

EMERSON KRUEGER, MAT-SU BOROUGH DATE _____
 350 E. DAHLIA AVENUE
 PALMER, ALASKA 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
 THIS _____ DAY OF _____
 FOR **EMERSON KRUEGER**

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 PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

PLAT RESOLUTION NO. _____

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ PLATTING CLERK

RECEIVED **Agenda Copy**
 FEB 11 2024
 PLATTING

A PLAT OF
**DESHKA RIVER
 CAMPGROUND SUBDIVISION**

A REPLAT OF:
 TRACT F, SECTION 26
 SUPPLEMENTAL CADASTRAL SURVEY
 PLAT #81-126

LOCATED WITHIN:
 SECTION 26, T19N R6W

SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 75.17 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC

200 HYGRADE LANE OFFICE: (907) 357-6957
 WASILLA, ALASKA 99654 office@bullmoosesurveying.com

DRAWN BY: DMW DRAWING SCALE:
 DATE: 2/9/2024 1"=200'
 SHEET
 CHECKED BY: TGC/OTD 1 OF 1

NOTES

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON AUGUST 26, 2023 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING CARLSON GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- WITNESS DISTANCE NOT REPORTED ON PLAT #81-26. WITNESS DISTANCE MEASURED AT S 00°00'26" E AND 175.17' FROM COMPUTED 1/4 POSITION.
- THE DEPICTED BOUNDARIES OF THE ADJACENT TRACTS WERE NOT SURVEYED. THE BOUNDARIES AND LINE WORK WERE OBTAINED FROM THE M.S.B. TAX MAP AND DO NOT FULLY REPRESENT THE ACTUAL LOCATION OF SAID TRACTS OR THEIR BOUNDARIES.
- RECORD DISTANCES FROM PLAT #81-26 HAVE MATHEMATICAL DISCREPANCIES. THE RECORD MEASUREMENTS FROM THIS PLAT AND SECTION DO NOT CLOSE MATHEMATICALLY AND DIFFER FROM THE MEASUREMENTS AND RETRACEMENT COMPLETED IN THE FIELD.
- SECTION CORNER POSITION ESTABLISHED BY MEASURED BEARING INTERSECTION.
- ALL DISTANCES REDUCED TO HORIZONTAL GROUND DISTANCES.
- ORDINARY HIGH WATER SURVEY DATES: 08/26/2023 AND 09/27/2023.

- AS PER MSB 43.20.100(B), ACCESS IS REQUIRED FOR ALL LOTS. NO ROAD ACCESS EXISTS FOR THE LOTS IN THIS PLAT. ACCESS IS ONLY PRACTICAL AND FEASIBLE BY AIR OR BY WATER TRAVEL.
- RIGHTS AND EASEMENTS FOR COMMERCE, NAVIGATION, RECREATION, AND FISHERY IN FAVOR OF THE PUBLIC, OR THE FEDERAL, STATE OR MUNICIPAL GOVERNMENT.
- FLOOD HAZARD AREA AS DEPICTED ON M.S.B. FLOOD HAZARD MAPS.
- NOT IN A FIRE SERVICE AREA OR A ROAD SERVICE AREA.
- COVENANTS AND NOTES AS SHOWN ON THE PLAT OF SUPPLEMENTAL CADASTRAL SURVEY, PLAT NO. 81-126, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE.
- THE MEANDERS AS SHOWN ARE FOR AREA COMPUTATION PURPOSES ONLY. THE TRUE BOUNDARY OF THIS SUBDIVISION IS THE ORDINARY HIGH WATER LINE OF THE DESHKA RIVER BORDERING TO THE WEST AND THE SUSITNA RIVER BORDERING TO THE EAST.

CERTIFICATE OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL

PRELIMINARY SURVEYOR'S CERTIFICATE

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

OWEN THOMAS DICKS, P.L.S.
 LS-184515 PROFESSIONAL LAND SURVEYOR

2/19/2024 DATE



6C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 4, 2024

PRELIMINARY PLAT: LINGAFELT
LEGAL DESCRIPTION: SEC 09 & 10, T27N, R07W S.M., AK
PETITIONERS: DOUGLAS LINGAFELT
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING
ACRES: 15.00 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2024-028

REQUEST:

The request is to create two lots from Lots 1 -3, Block 9, Safari Lake (Plat #82-62), recorded at 1982-001608-0 (Tax ID#2357B09L001-1), to be known as **LINGAFELT**, containing 15.0 acres +/- . The proposed lots are located approximately 7 miles north of W. Petersville Road, west of the S. Parks Highway, and south of Safari Lake; located within the SE ¼ Section 9, Township 27 North, Range 07 West, and in the SW ¼ Section 10, Township 27 North, Range 07 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map and Aerial Photos	Exhibit A – 4 pgs
Variance Application	Exhibit B – 2 pgs
Section Line Easement Determination	Exhibit C – 1 pg
<u>COMMENTS:</u>	
USACE	Exhibit D – 2 pgs
MSB Pre-design and Engineering	Exhibit E – 1 pg
MSB Planning	Exhibit F – 2 pgs
Utilities	Exhibit G – 4 pgs
Public	Exhibit H – 1 pg

DISCUSSION: The request is to create two lots from Lots 1 -3, Block 9, Safari Lake (Plat #82-62). Petitioner requests a variance from MSB 43.20.281 Area. The property is in a remote area where septic systems are not practical.

Variance Application: (Exhibit B) The petitioner has submitted a variance application pursuant to MSB43.15.075 with supporting criteria A-C answered (**Exhibit B**). The request is from 43.20. 281 Area. Variance application criteria A-C with Petitioner answers:

- A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property.
Granting the variance will not be determinantal because this is a recreational area, there are no septic in the area due to the remote location. Properties are primarily used in the winter months for snowmobile recreation.
- B. The Variance request is based upon conditions of the property that are atypical to other properties.
Due to the remote location, and no roads to the property, there is no way a septic could be installed and maintained, (pumped out with a pump truck).
- 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 remote location, and no roads to the property within 10 miles radius, there is no way a septic could be installed and maintained, (pumped out with a pump truck).

COMMENTS:

USACE (**Exhibit D**) Has no comment.

DPW Pre-design and Engineering (**Exhibit E**) Include note 13 from Plat 82-62.

MSB Planning (**Exhibit F**) No objection. No cultural resources have been mapped near to this property.

Utilities: (**Exhibit G**) ENSTAR has no comments. GCI has no comments or objections. MTA has no comment. MEA did not respond.

Public: (**Exhibit H**) Troy Tankersley, owner of Lot 2-1, Block 10, has no objection

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

CONCLUSION

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

FINDINGS of FACT:

1. The preliminary plat of LINGAFELT is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.016 *Preliminary Plats*.
2. All lots will have the required frontage pursuant to MSB 43.20.320.
3. There were no objections from any borough departments, outside agencies, utilities, or the public.
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council #20 Petersville; MSB Emergency Services, Community Development, or Assessments; GCI or MEA.

5. The petitioner has submitted a variance application pursuant to MSB43.15.075 with supporting criteria A-C answered (**Exhibit B**). The request is from 43.20.281 Area.

Variance application criteria A-C with Petitioner answers:

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

Granting the variance will not be determinantal because this is a recreational area, there are no septic in the area due to the remote location. Properties are primarily used in the winter months for snowmobile recreation.

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

Due to the remote location, and no roads to the property, there is no way a septic could be installed and maintained, (pumped out with a pump truck).

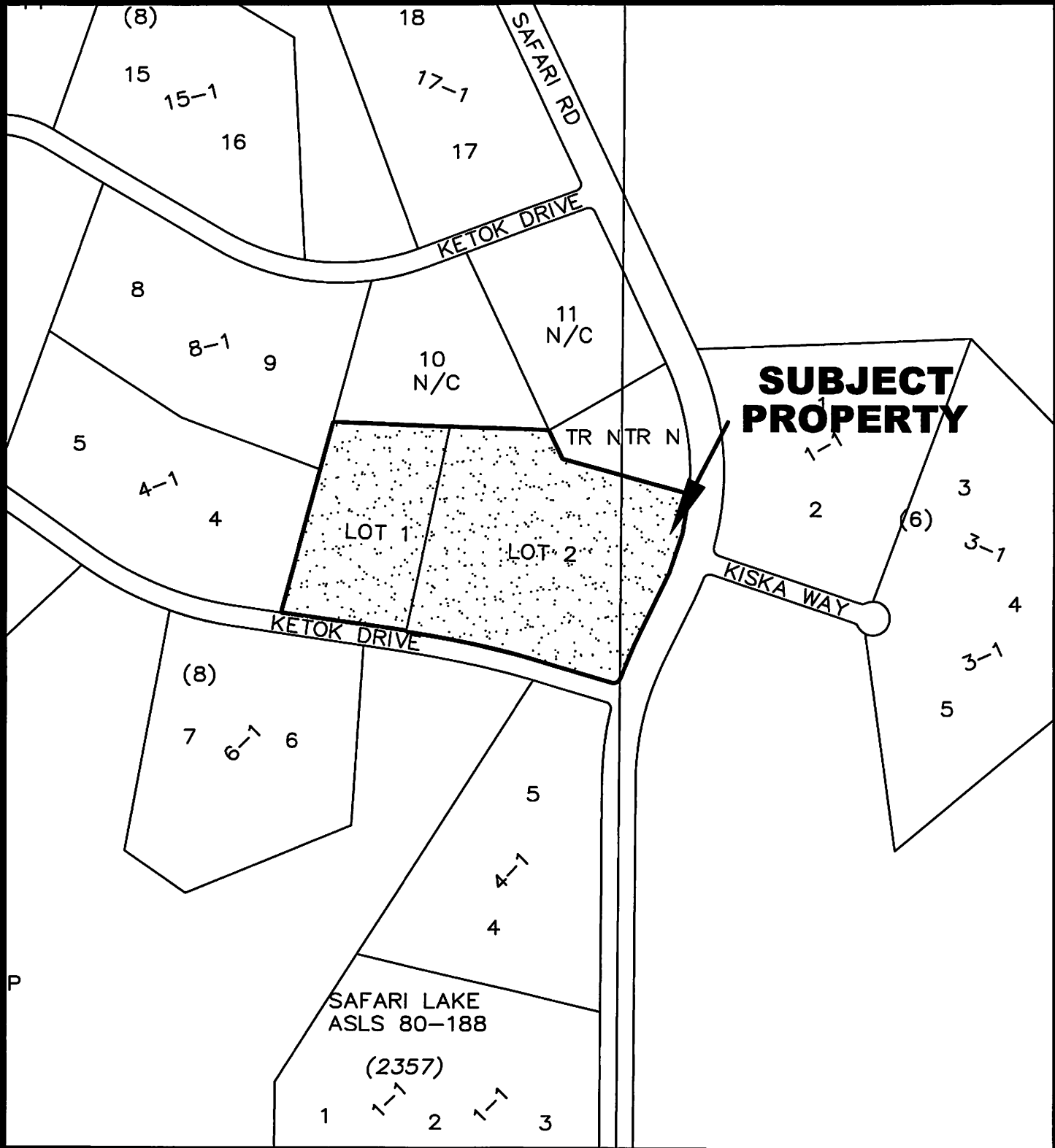
Because of the unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result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

Due to the remote location, and no roads to the property within 10 miles radius, there is no way a septic could be installed and maintained, (pumped out with a pump truck).

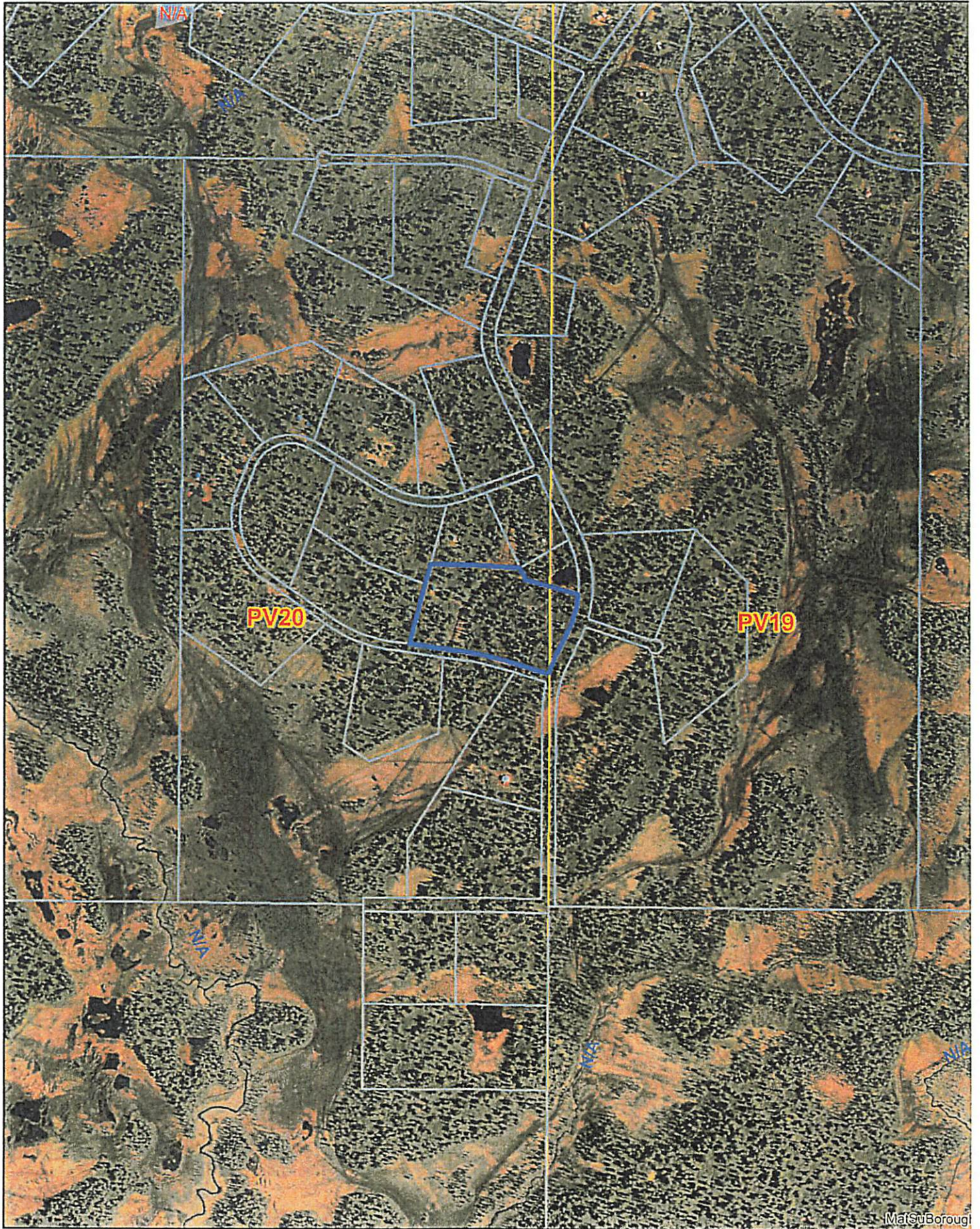
RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the variance request from MSB 43.20.281 Area and the Preliminary Plat of LINGAFELT, contingent on the following 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. Add plat note 13 from plat 82-62.
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.

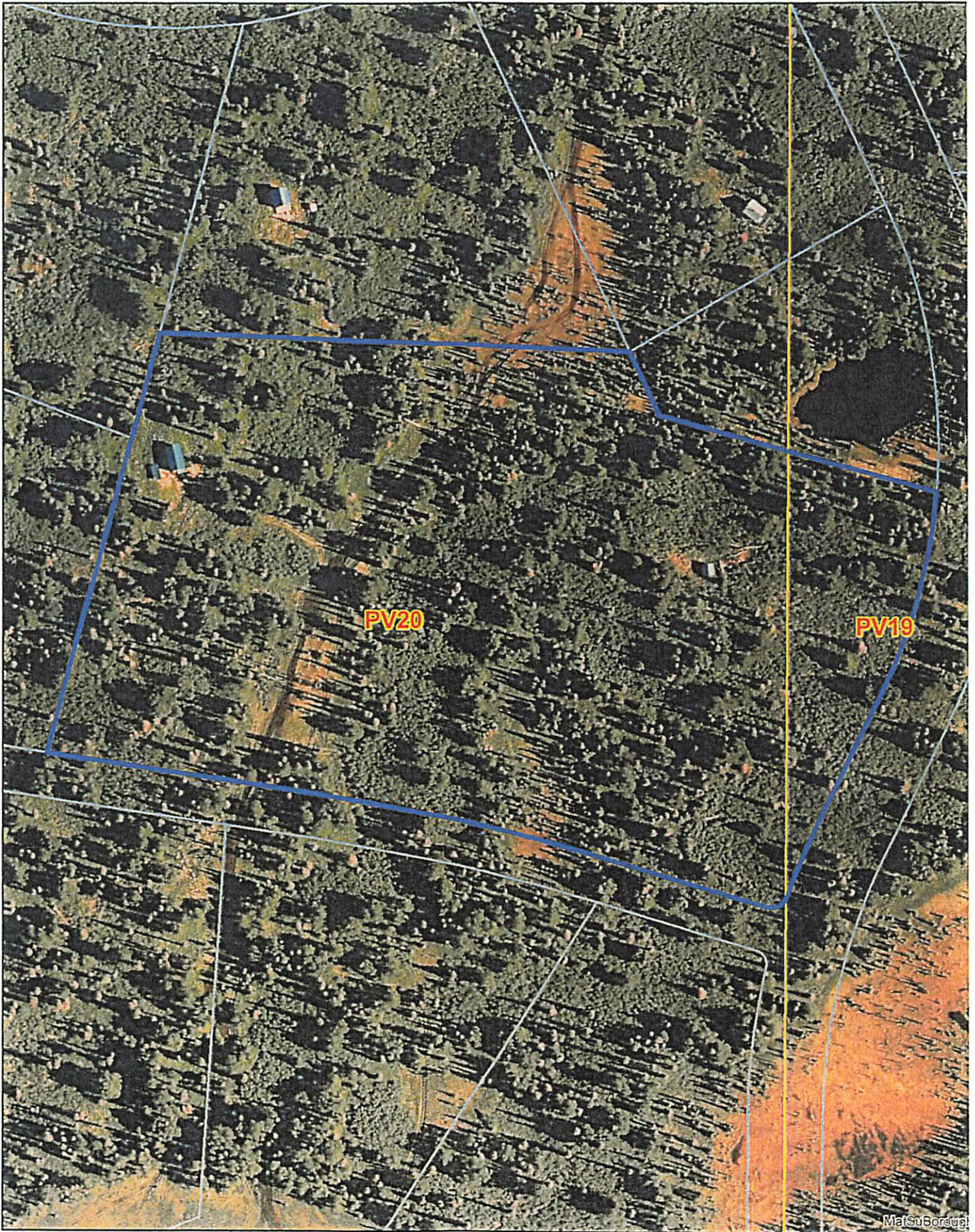


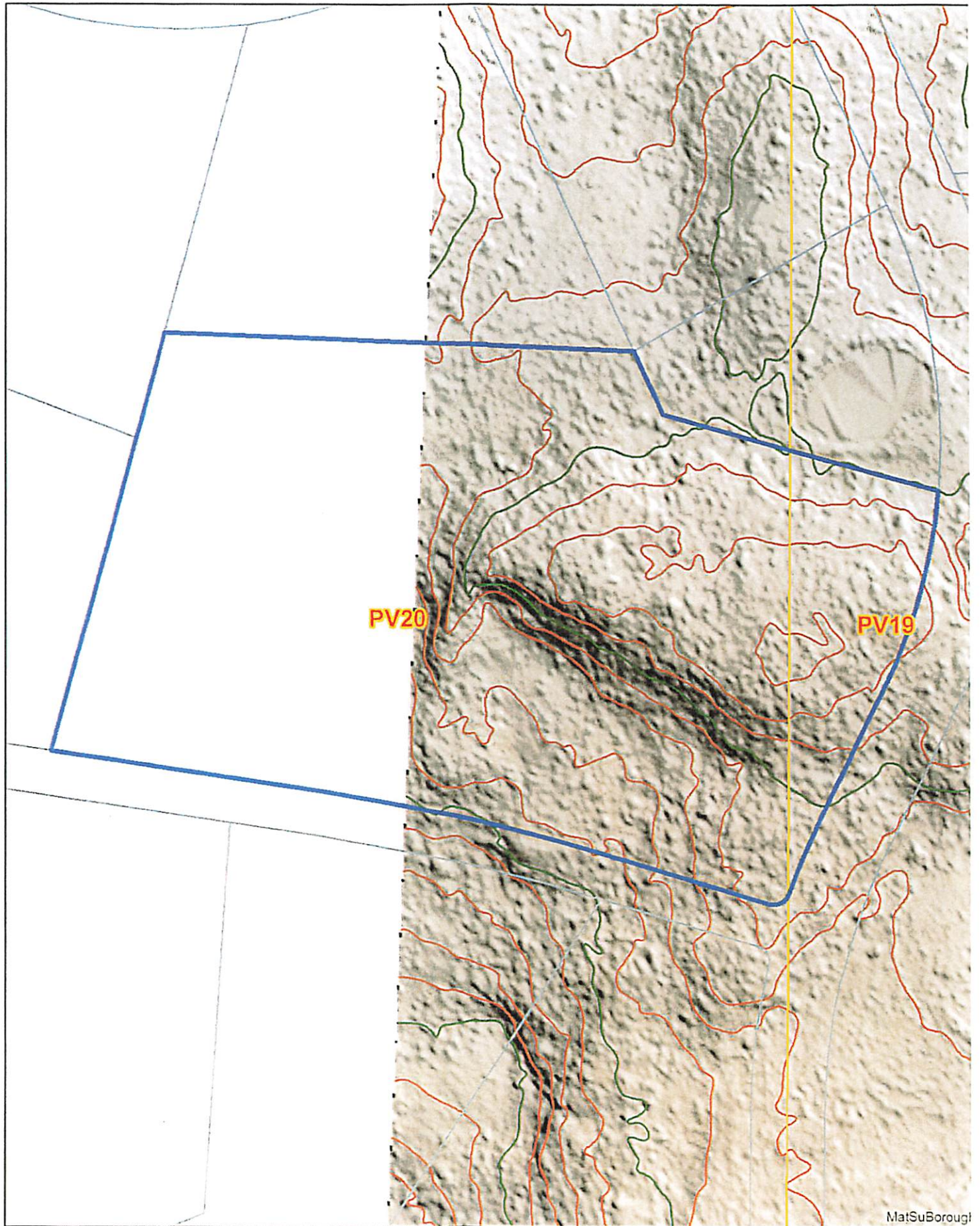
VICINITY MAP
FOR PROPOSED LINGAFELT SUBDIVISION
LOCATED WITHIN
SECTION 9&10, T27N, R07W, SEWARD MERIDIAN
ALASKA
PV20 MAP



850 425 0 850 Feet

MatSu Borough





160 80 0 160 Feet

MatSuBorough

EXHIBIT A-4

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

VARIANCE APPLICATION

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

Legal description of property: Sec 09 T27N R07W

RECEIVED

AUG 24 2023

PLATTING

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

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

I, Douglas Lingafelt the owner (or owner's representative) of the above described property apply for a variance from Section 43.20. _____ of the Borough Code in order to allow: to divide lot 3 from lots 1 and 2; to obtain single ownership.

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

APPLICANT OR OWNER	Name: <u>Douglas Lingafelt</u>	Email: <u>bkrchk13@yahoo</u>
	Mailing Address: <u>PO 36413 Soldotna</u>	Zip: <u>99669</u>
	Signature: <u>Douglas Lingafelt</u>	Phone: <u>907-394-1360</u>

SURVEYOR	Name (FIRM): <u>Bill Moore Surveying</u>	Email: <u>Billmoore@surveying.ca</u>
	Mailing Address: <u>707 Hygrade Ln. Wasilla</u>	Zip: <u>99654</u>
	Contact Person: _____	Phone: <u>907-357-6957</u>

RECEIVED
AUG 24 2023
PLATTING

Lingafelt, Douglas Variance Application Tax ID# 52357B09L001-1

Background

Due to the remote location of the property, there are no roads within 10 miles, and land is only used for snowmobile recreation, it is not feasible to establish a septic system. There are no septic's in the area, as it is not feasible to install and maintain.

- a. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property.
 - a. Granting the variance will not be determinantal because this is a recreational area, there are no septic's in the area due to the remote location. Properties are primarily used in the winter months for snowmobile recreation.
- b. The Variance request is based upon conditions of the property that are atypical to other properties.
 - a. Due to the remote location, and no roads to the property, there is no way a septic could be installed and maintained, (pumped out with a pump truck).
- 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.
 - a. Due to the remote location, and no roads to the property within 10 miles radius, there is no way a septic could be installed and maintained, (pumped out with a pump truck).

Jesse Curlin

From: Locken, Amanda N CIV USARMY CEPOA (USA) <Amanda.N.Locken@usace.army.mil>
Sent: Thursday, March 7, 2024 6:30 PM
To: Jesse Curlin
Subject: RE: RFC Lingafelt (CC)

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

Good evening Jesse,

The Corps of Engineers (Corps) does not have any comments regarding this project.

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.

V/r,

Amanda Locken
Regulatory Specialist
North Central Section
U.S. Army Corps of Engineers
(907) 347-6148

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Thursday, February 22, 2024 4:27 PM

To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@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>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Pagemaster, Reg POA <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Ron Bernier <Ron.Bernier@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: [Non-DoD Source] RFC Lingafelt (CC)

Hello,

The following link is a request for comments on the proposed Lingafelt Subdivision.

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.

Lingafelt <Blockedhttps://linkprotect.cudasvc.com/url?a=https%3a%2f%2fmatsugovus-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fjesse_curlin_matsugov_us%2fEiOs1WlcyZLhzlPqLTBH6IBsJ3UCv40UaUskfs47fbWuw%3fe%3dMsGpCy&c=E,1,CevKf1zgDQm1WknlYk6cPRD8xh7kwIWvacDkHo4-hZSWGQ-xgYbuayqLW8ju59Fe8yN8Kr5skqZQ90iKEZv8uJhC-soPMKa-48bZtafT5P1W8J-3qw,,&typo=1>

Sincerely,

Jesse C. "Chris" Curlin

Platting Technician

Matanuska-Susitna Borough

(907) 861-7873

Jesse Curlin

From: Daniel Dahms
Sent: Tuesday, March 5, 2024 3:31 PM
To: Jesse Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Lingafelt (CC)

Chris,

Include note 13 from Plat 82-62.

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

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Thursday, February 22, 2024 4:27 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@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>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Ron Bernier <Ron.Bernier@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Lingafelt (CC)

Hello,

The following link is a request for comments on the proposed Lingafelt Subdivision. 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.

 [Lingafelt](#)

Sincerely,

Jesse C. "Chris" Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873

Jesse Curlin

From: Gerrit Verbeek
Sent: Monday, March 4, 2024 11:10 AM
To: Jesse Curlin
Cc: Fred Wagner
Subject: Comments - Lingafelt

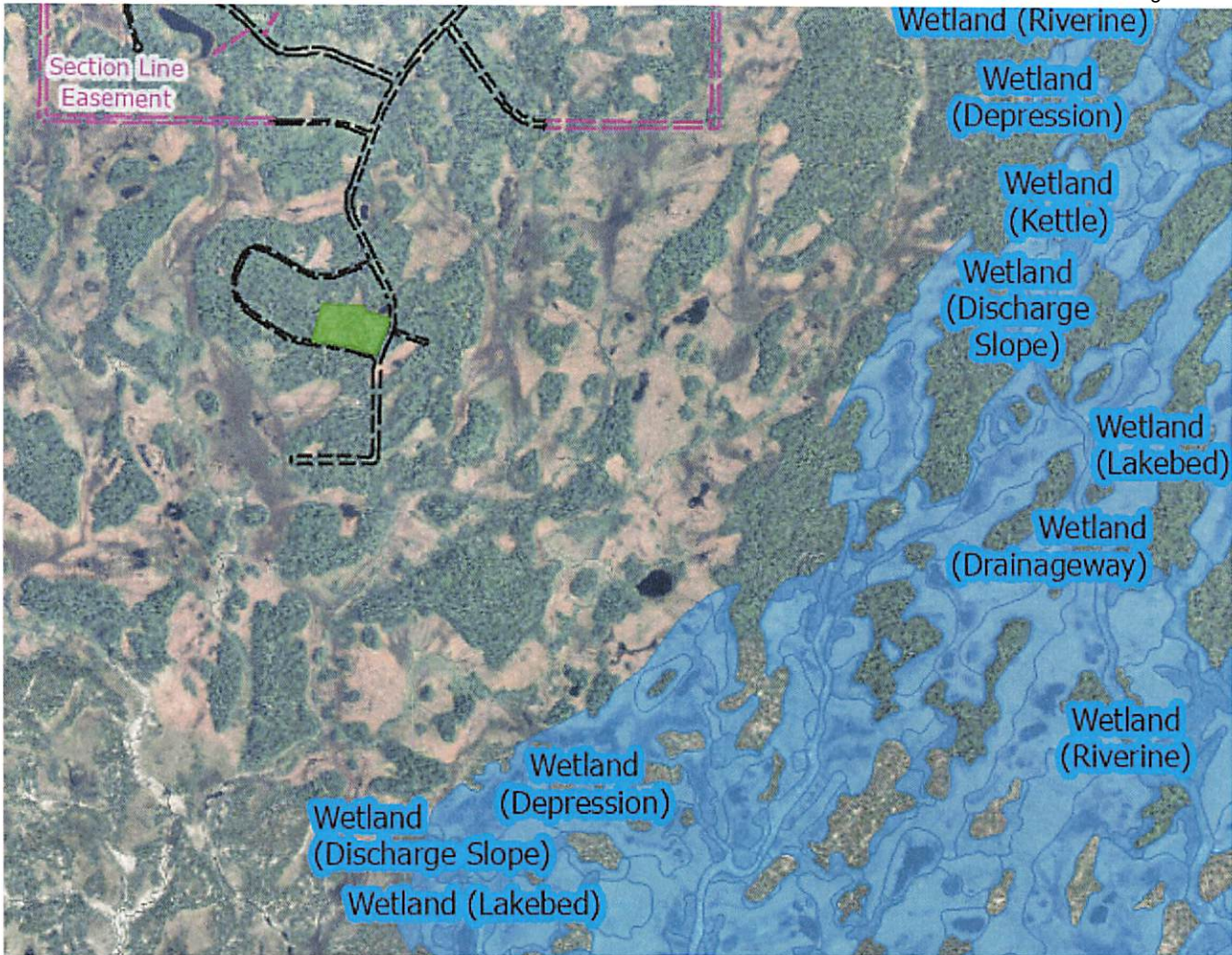
Follow Up Flag: Follow up
Flag Status: Flagged

No objections that I can spot. I'm kind of curious about why this 'neighborhood' has ROW with named roads in the Agenda Plat, while the aerial imagery shows everyone is driving on the wetlands and the variance request indicates there are no plans to build roads anytime soon.

This plat falls outside the region covered by the current soil survey and the wetlands mapping, and also doesn't have any developed roads yet, so the automated report is largely useless.

It appears the property is largely free of wetlands based on comparison of aerial photography – greener areas with trees are elevated non-wetlands.

No cultural resources have been mapped near to this property.



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



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 blue ink that reads "Skylar Furlong".

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

Jesse Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, February 28, 2024 11:45 AM
To: Jesse Curlin
Cc: OSP Design Group
Subject: RE: RFC Lingafelt (CC)
Attachments: Agenda Plat.pdf

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

Jesse,

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: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Thursday, February 22, 2024 4:27 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@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>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Ron Bernier <Ron.Bernier@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Lingafelt (CC)

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

Hello,

The following link is a request for comments on the proposed Lingafelt Subdivision. 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.

 [Lingafelt](#)

Sincerely,

Jesse C. "Chris" Curlin

3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
VICINITY MAP. 1" = 1 MILE																						

CERTIFICATE OF OWNERSHIP
 WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS SURVEY AND THAT WE HAVE THE RIGHT TO PLAT THIS PROPERTY IN ACCORDANCE WITH THE ALASKA PLATTING ACT.

DOUGLAS LINGAFELT
 SOLIDOTNA, ALASKA 99869

MAURIE LINGAFELT
 SOLIDOTNA, ALASKA 99869

JAMIE MILLER
 SOLIDOTNA, ALASKA 99869

NOTARY ACKNOWLEDGEMENT
 SUBSCRIBED AND SIGNED BEFORE ME
 THIS _____ DAY OF _____
 2024, I, _____
 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 CONFORM WITH THE REQUIREMENTS OF THE ALASKA PLATTING ACT AND THE SUBDIVISION ACT AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____

DAVID _____
 PLANNING AND LAND USE DIRECTOR

Agenda Copy

A PLAT OF
LINGAFELT SUBDIVISION

A REPLAT OF:
 LOTS 1-3, BLOCK 9,
 SAFARI LAKE SUBDIVISION
 PLAT #82-62

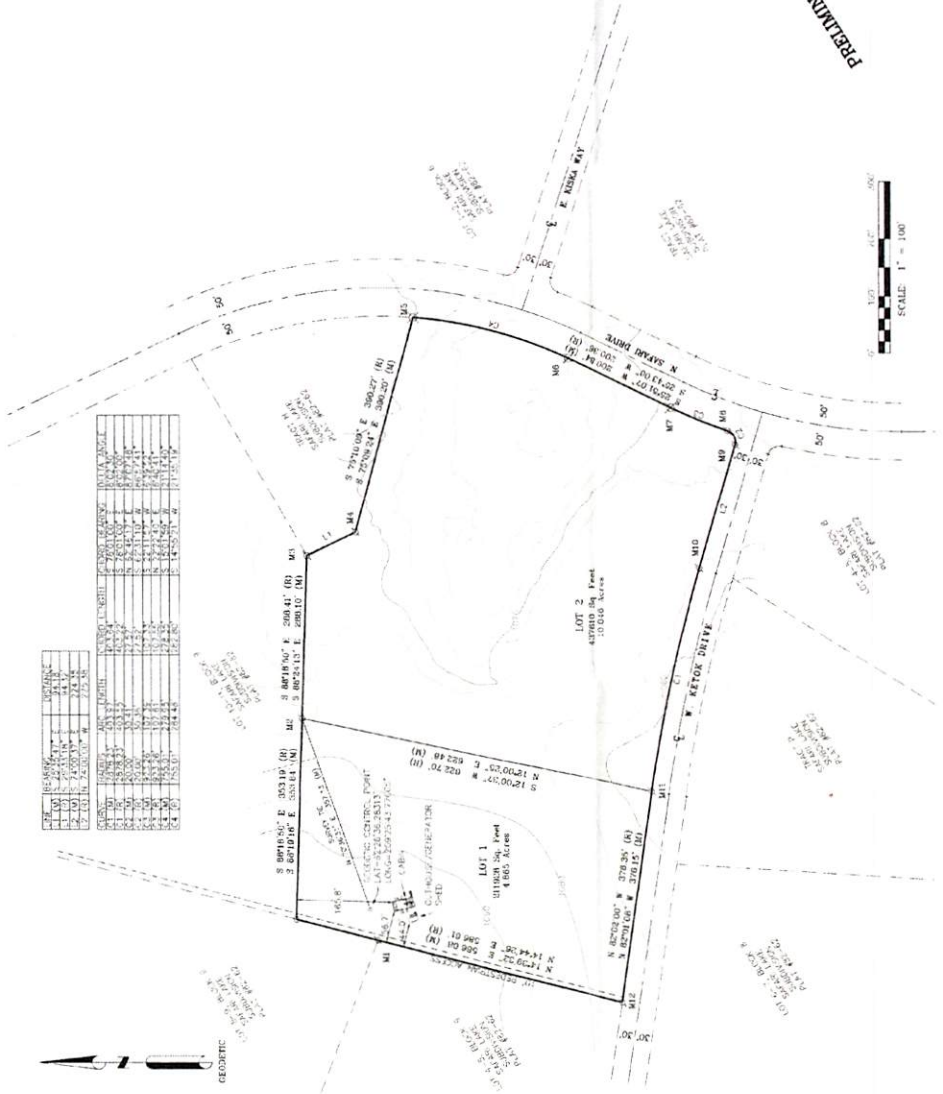
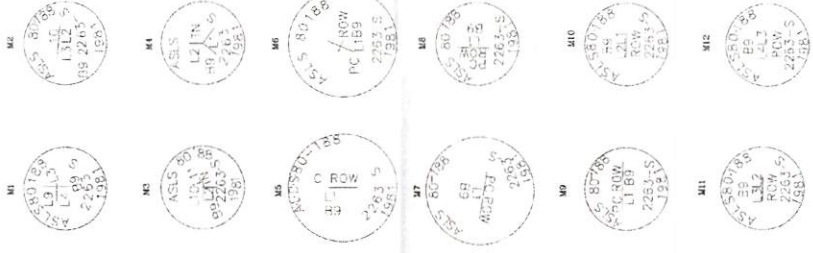
LOCATED WITHIN:
 SECTIONS 9&10, 127N R7W

SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT, STATE OF ALASKA

BULL MOOSE SURVYING LLC
 200 HYDRATE LANE
 PALMER, ALASKA 99801
 PHONE: (907) 327-6927
 EMAIL: info@bullmoosesurveying.com

DATE: 2/17/2024
 CHECKED BY: JEC/AVC
 SHEET 1 OF 1

- LEGEND**
- FOUND 2" ALUMINUM CAP ON 5/8" REBAR AS NOTED
 - FOUND 1 1/2" REBAR ON 5/8" REBAR AS NOTED
 - FOUND 1 1/2" REBAR
 - RECORD VALUE PER C & L SURVEY (PLAT #95-42)
 - RECORD VALUE PER H&L ESTATE LOTS 1 & 7 (PLAT #100-104)
 - MEASURED VALUE THIS SURVEY
 - COMPUTED VALUE THIS SURVEY



AREA	REMARKS	DATE	BY
1.00	2.00	3.00	4.00
5.00	6.00	7.00	8.00
9.00	10.00	11.00	12.00
13.00	14.00	15.00	16.00
17.00	18.00	19.00	20.00
21.00	22.00	23.00	24.00
25.00	26.00	27.00	28.00
29.00	30.00	31.00	32.00
33.00	34.00	35.00	36.00
37.00	38.00	39.00	40.00
41.00	42.00	43.00	44.00
45.00	46.00	47.00	48.00
49.00	50.00	51.00	52.00
53.00	54.00	55.00	56.00
57.00	58.00	59.00	60.00
61.00	62.00	63.00	64.00
65.00	66.00	67.00	68.00
69.00	70.00	71.00	72.00
73.00	74.00	75.00	76.00
77.00	78.00	79.00	80.00
81.00	82.00	83.00	84.00
85.00	86.00	87.00	88.00
89.00	90.00	91.00	92.00
93.00	94.00	95.00	96.00
97.00	98.00	99.00	100.00

CERTIFICATE OF PAYMENT OF TAXES
 I HEREBY CERTIFY THAT ALL TAXES DUE ON THIS PLAT HAVE BEEN PAID AS OF THE DATE OF THIS CERTIFICATE. THE TAXES ARE LISTED IN THE SCHEDULE OF TAXES ATTACHED TO THIS PLAT.

APPROVED AS SHOWN
 CORRECTED
 MONITORING DATA
 ENGINEERING & DESIGN

DATE: _____
 BOROUGH TAX COLLECTION OFFICIAL

NOTES

- THE "CLASS OF REPAIR" IS CLASSIFIED AS OBSERVED ON DECEMBER 8, 2023 AT CONTROL POINT SHOWN. THIS SURVEY WAS CONDUCTED USING CARSON 9807 GPS, GARMIN MAGNADOMAL SATURNITE SYSTEM SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NAD83) BY AN OREGON POSSESSION USER SERVICE (POUS) SURVEYOR.
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING THE USE OF THIS PLAT. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION OF THE APPLICABLE REQUIREMENTS PRIOR TO THE DEVELOPMENT OF THE PLAT. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THESE SYSTEMS.
- CONTAINS "AKEN FROM V&R 2011 LEAD PROJECT AND JIGGS TOPOGRAPHIC MAP AK-2, TOWNSHIP 6R-24E, RANGE 10W-14N, SECTION 14, T34N R10W, ALASKA PLAT #100-104, 105-106, 107-108, 109-110, 111-112, 113-114, 115-116, 117-118, 119-120, 121-122, 123-124, 125-126, 127-128, 129-130, 131-132, 133-134, 135-136, 137-138, 139-140, 141-142, 143-144, 145-146, 147-148, 149-150, 151-152, 153-154, 155-156, 157-158, 159-160, 161-162, 163-164, 165-166, 167-168, 169-170, 171-172, 173-174, 175-176, 177-178, 179-180, 181-182, 183-184, 185-186, 187-188, 189-190, 191-192, 193-194, 195-196, 197-198, 199-200, 201-202, 203-204, 205-206, 207-208, 209-210, 211-212, 213-214, 215-216, 217-218, 219-220, 221-222, 223-224, 225-226, 227-228, 229-230, 231-232, 233-234, 235-236, 237-238, 239-240, 241-242, 243-244, 245-246, 247-248, 249-250, 251-252, 253-254, 255-256, 257-258, 259-260, 261-262, 263-264, 265-266, 267-268, 269-270, 271-272, 273-274, 275-276, 277-278, 279-280, 281-282, 283-284, 285-286, 287-288, 289-290, 291-292, 293-294, 295-296, 297-298, 299-300, 301-302, 303-304, 305-306, 307-308, 309-310, 311-312, 313-314, 315-316, 317-318, 319-320, 321-322, 323-324, 325-326, 327-328, 329-330, 331-332, 333-334, 335-336, 337-338, 339-340, 341-342, 343-344, 345-346, 347-348, 349-350, 351-352, 353-354, 355-356, 357-358, 359-360, 361-362, 363-364, 365-366, 367-368, 369-370, 371-372, 373-374, 375-376, 377-378, 379-380, 381-382, 383-384, 385-386, 387-388, 389-390, 391-392, 393-394, 395-396, 397-398, 399-400, 401-402, 403-404, 405-406, 407-408, 409-410, 411-412, 413-414, 415-416, 417-418, 419-420, 421-422, 423-424, 425-426, 427-428, 429-430, 431-432, 433-434, 435-436, 437-438, 439-440, 441-442, 443-444, 445-446, 447-448, 449-450, 451-452, 453-454, 455-456, 457-458, 459-460, 461-462, 463-464, 465-466, 467-468, 469-470, 471-472, 473-474, 475-476, 477-478, 479-480, 481-482, 483-484, 485-486, 487-488, 489-490, 491-492, 493-494, 495-496, 497-498, 499-500, 501-502, 503-504, 505-506, 507-508, 509-510, 511-512, 513-514, 515-516, 517-518, 519-520, 521-522, 523-524, 525-526, 527-528, 529-530, 531-532, 533-534, 535-536, 537-538, 539-540, 541-542, 543-544, 545-546, 547-548, 549-550, 551-552, 553-554, 555-556, 557-558, 559-560, 561-562, 563-564, 565-566, 567-568, 569-570, 571-572, 573-574, 575-576, 577-578, 579-580, 581-582, 583-584, 585-586, 587-588, 589-590, 591-592, 593-594, 595-596, 597-598, 599-600, 601-602, 603-604, 605-606, 607-608, 609-610, 611-612, 613-614, 615-616, 617-618, 619-620, 621-622, 623-624, 625-626, 627-628, 629-630, 631-632, 633-634, 635-636, 637-638, 639-640, 641-642, 643-644, 645-646, 647-648, 649-650, 651-652, 653-654, 655-656, 657-658, 659-660, 661-662, 663-664, 665-666, 667-668, 669-670, 671-672, 673-674, 675-676, 677-678, 679-680, 681-682, 683-684, 685-686, 687-688, 689-690, 691-692, 693-694, 695-696, 697-698, 699-700, 701-702, 703-704, 705-706, 707-708, 709-710, 711-712, 713-714, 715-716, 717-718, 719-720, 721-722, 723-724, 725-726, 727-728, 729-730, 731-732, 733-734, 735-736, 737-738, 739-740, 741-742, 743-744, 745-746, 747-748, 749-750, 751-752, 753-754, 755-756, 757-758, 759-760, 761-762, 763-764, 765-766, 767-768, 769-770, 771-772, 773-774, 775-776, 777-778, 779-780, 781-782, 783-784, 785-786, 787-788, 789-790, 791-792, 793-794, 795-796, 797-798, 799-800, 801-802, 803-804, 805-806, 807-808, 809-810, 811-812, 813-814, 815-816, 817-818, 819-820, 821-822, 823-824, 825-826, 827-828, 829-830, 831-832, 833-834, 835-836, 837-838, 839-840, 841-842, 843-844, 845-846, 847-848, 849-850, 851-852, 853-854, 855-856, 857-858, 859-860, 861-862, 863-864, 865-866, 867-868, 869-870, 871-872, 873-874, 875-876, 877-878, 879-880, 881-882, 883-884, 885-886, 887-888, 889-890, 891-892, 893-894, 895-896, 897-898, 899-900, 901-902, 903-904, 905-906, 907-908, 909-910, 911-912, 913-914, 915-916, 917-918, 919-920, 921-922, 923-924, 925-926, 927-928, 929-930, 931-932, 933-934, 935-936, 937-938, 939-940, 941-942, 943-944, 945-946, 947-948, 949-950, 951-952, 953-954, 955-956, 957-958, 959-960, 961-962, 963-964, 965-966, 967-968, 969-970, 971-972, 973-974, 975-976, 977-978, 979-980, 981-982, 983-984, 985-986, 987-988, 989-990, 991-992, 993-994, 995-996, 997-998, 999-1000, 1001-1002, 1003-1004, 1005-1006, 1007-1008, 1009-1010, 1011-1012, 1013-1014, 1015-1016, 1017-1018, 1019-1020, 1021-1022, 1023-1024, 1025-1026, 1027-1028, 1029-1030, 1031-1032, 1033-1034, 1035-1036, 1037-1038, 1039-1040, 1041-1042, 1043-1044, 1045-1046, 1047-1048, 1049-1050, 1051-1052, 1053-1054, 1055-1056, 1057-1058, 1059-1060, 1061-1062, 1063-1064, 1065-1066, 1067-1068, 1069-1070, 1071-1072, 1073-1074, 1075-1076, 1077-1078, 1079-1080, 1081-1082, 1083-1084, 1085-1086, 1087-1088, 1089-1090, 1091-1092, 1093-1094, 1095-1096, 1097-1098, 1099-1100, 1101-1102, 1103-1104, 1105-1106, 1107-1108, 1109-1110, 1111-1112, 1113-1114, 1115-1116, 1117-1118, 1119-1120, 1121-1122, 1123-1124, 1125-1126, 1127-1128, 1129-1130, 1131-1132, 1133-1134, 1135-1136, 1137-1138, 1139-1140, 1141-1142, 1143-1144, 1145-1146, 1147-1148, 1149-1150, 1151-1152, 1153-1154, 1155-1156, 1157-1158, 1159-1160, 1161-1162, 1163-1164, 1165-1166, 1167-1168, 1169-1170, 1171-1172, 1173-1174, 1175-1176, 1177-1178, 1179-1180, 1181-1182, 1183-1184, 1185-1186, 1187-1188, 1189-1190, 1191-1192, 1193-1194, 1195-1196, 1197-1198, 1199-1200, 1201-1202, 1203-1204, 1205-1206, 1207-1208, 1209-1210, 1211-1212, 1213-1214, 1215-1216, 1217-1218, 1219-1220, 1221-1222, 1223-1224, 1225-1226, 1227-1228, 1229-1230, 1231-1232, 1233-1234, 1235-1236, 1237-1238, 1239-1240, 1241-1242, 1243-1244, 1245-1246, 1247-1248, 1249-1250, 1251-1252, 1253-1254, 1255-1256, 1257-1258, 1259-1260, 1261-1262, 1263-1264, 1265-1266, 1267-1268, 1269-1270, 1271-1272, 1273-1274, 1275-1276, 1277-1278, 1279-1280, 1281-1282, 1283-1284, 1285-1286, 1287-1288, 1289-1290, 1291-1292, 1293-1294, 1295-1296, 1297-1298, 1299-1300, 1301-1302, 1303-1304, 1305-1306, 1307-1308, 1309-1310, 1311-1312, 1313-1314, 1315-1316, 1317-1318, 1319-1320, 1321-1322, 1323-1324, 1325-1326, 1327-1328, 1329-1330, 1331-1332, 1333-1334, 1335-1336, 1337-1338, 1339-1340, 1341-1342, 1343-1344, 1345-1346, 1347-1348, 1349-1350, 1351-1352, 1353-1354, 1355-1356, 1357-1358, 1359-1360, 1361-1362, 1363-1364, 1365-1366, 1367-1368, 1369-1370, 1371-1372, 1373-1374, 1375-1376, 1377-1378, 1379-1380, 1381-1382, 1383-1384, 1385-1386, 1387-1388, 1389-1390, 1391-1392, 1393-1394, 1395-1396, 1397-1398, 1399-1400, 1401-1402, 1403-1404, 1405-1406, 1407-1408, 1409-1410, 1411-1412, 1413-1414, 1415-1416, 1417-1418, 1419-1420, 1421-1422, 1423-1424, 1425-1426, 1427-1428, 1429-1430, 1431-1432, 1433-1434, 1435-1436, 1437-1438, 1439-1440, 1441-1442, 1443-1444, 1445-1446, 1447-1448, 1449-1450, 1451-1452, 1453-1454, 1455-1456, 1457-1458, 1459-1460, 1461-1462, 1463-1464, 1465-1466, 1467-1468, 1469-1470, 1471-1472, 1473-1474, 1475-1476, 1477-1478, 1479-1480, 1481-1482, 1483-1484, 1485-1486, 1487-1488, 1489-1490, 1491-1492, 1493-1494, 1495-1496, 1497-1498, 1499-1500, 1501-1502, 1503-1504, 1505-1506, 1507-1508, 1509-1510, 1511-1512, 1513-1514, 1515-1516, 1517-1518, 1519-1520, 1521-1522, 1523-1524, 1525-1526, 1527-1528, 1529-1530, 1531-1532, 1533-1534, 1535-1536, 1537-1538, 1539-1540, 1541-1542, 1543-1544, 1545-1546, 1547-1548, 1549-1550, 1551-1552, 1553-1554, 1555-1556, 1557-1558, 1559-1560, 1561-1562, 1563-1564, 1565-1566, 1567-1568, 1569-1570, 1571-1572, 1573-1574, 1575-1576, 1577-1578, 1579-1580, 1581-1582, 1583-1584, 1585-1586, 1587-1588, 1589-1590, 1591-1592, 1593-1594, 1595-1596, 1597-1598, 1599-1600, 1601-1602, 1603-1604, 1605-1606, 1607-1608, 1609-1610, 1611-1612, 1613-1614, 1615-1616, 1617-1618, 1619-1620, 1621-1622, 1623-1624, 1625-1626, 1627-1628, 1629-1630, 1631-1632, 1633-1634, 1635-1636, 1637-1638, 1639-1640, 1641-1642, 1643-1644, 1645-1646, 1647-1648, 1649-1650, 1651-1652, 1653-1654, 1655-1656, 1657-1658, 1659-1660, 1661-1662, 1663-1664, 1665-1666, 1667-1668, 1669-1670, 1671-1672, 1673-1674, 1675-1676, 1677-1678, 1679-1680, 1681-1682, 1683-1684, 1685-1686, 1687-1688, 1689-1690, 1691-1692, 1693-1694, 1695-1696, 1697-1698, 1699-1700, 1701-1702, 1703-1704, 1705-1706, 1707-1708, 1709-1710, 1711-1712, 1713-1714, 1715-1716, 1717-1718, 1719-1720, 1721-1722, 1723-1724, 1725-1726, 1727-1728, 1729-1730, 1731-1732, 1733-1734, 1735-1736, 1737-1738, 1739-1740, 1741-1742, 1743-1744, 1745-1746, 1747-1748, 1749-1750, 1751-1752, 1753-1754, 1755-1756, 1757-1758, 1759-1760, 1761-1762, 1763-1764, 1765-1766, 1767-1768, 1769-1770, 1771-1772, 1773-1774, 1775-1776, 1777-1778, 1779-1780, 1781-1782, 1783-1784, 1785-1786, 1787-1788, 1789-1790, 1791-1792, 1793-1794, 1795-1796, 1797-1798, 1799-1800, 1801-1802, 1803-1804, 1805-1806, 1807-1808, 1809-1810, 1811-1812, 1813-1814, 1815-1816, 1817-1818, 1819-1820, 1821-1822, 1823-1824, 1825-1826, 1827-1828, 1829-1830, 1831-1832, 1833-1834, 1835-1836, 1837-1838, 1839-1840, 1841-1842, 1843-1844, 1845-1846, 1847-1848, 1849-1850, 1851-1852, 1853-1854, 1855-1856, 1857-1858, 1859-1860, 1861-1862, 1863-1864, 1865-1866, 1867-1868, 1869-1870, 1871-1872, 1873-1874, 1875-1876, 1877-1878, 1879-1880, 1881-1882, 1883-1884, 1885-1886, 1887-1888, 1889-1890, 1891-1892, 1893-1894, 1895-1896, 1897-1898, 1899-1900, 1901-190

Jesse Curlin

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Thursday, February 29, 2024 3:53 PM
To: Jesse Curlin
Subject: RE: RFC Lingafelt (CC)

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

Hi Jesse,

No comments to add on this one.

Thank you for the email!

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Thursday, February 22, 2024 4:27 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@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>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Ron Bernier <Ron.Bernier@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Lingafelt (CC)

Hello,

The following link is a request for comments on the proposed Lingafelt Subdivision. 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
MAR 18 2024
PLATTING

2357B10L002-1 48
TANKERSLEY TROY & WANDA TR
850 W BALBOA CIR
WASILLA AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: Douglas Lingafelt

REQUEST: The request is to create two lots from Lots 1 -3, Block 9, Safari Lake (Plat #82-62), recorded at 1982-001608-0 (Tax ID#2357B09L001-1), to be known as **LINGAFELT**, containing 15.0 acres +/- . The proposed lots are located approximately 7 miles north of W. Petersville Road, west of the S. Parks Highway, and south of Safari Lake; located within the SE ¼ Section 9, Township 27 North, Range 07 West, and in the SW ¼ Section 10, Township 27 North, Range 07 West, Seward Meridian, Alaska. In the Petersville Community Council and Assembly District 7.

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 **April 4, 2024**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

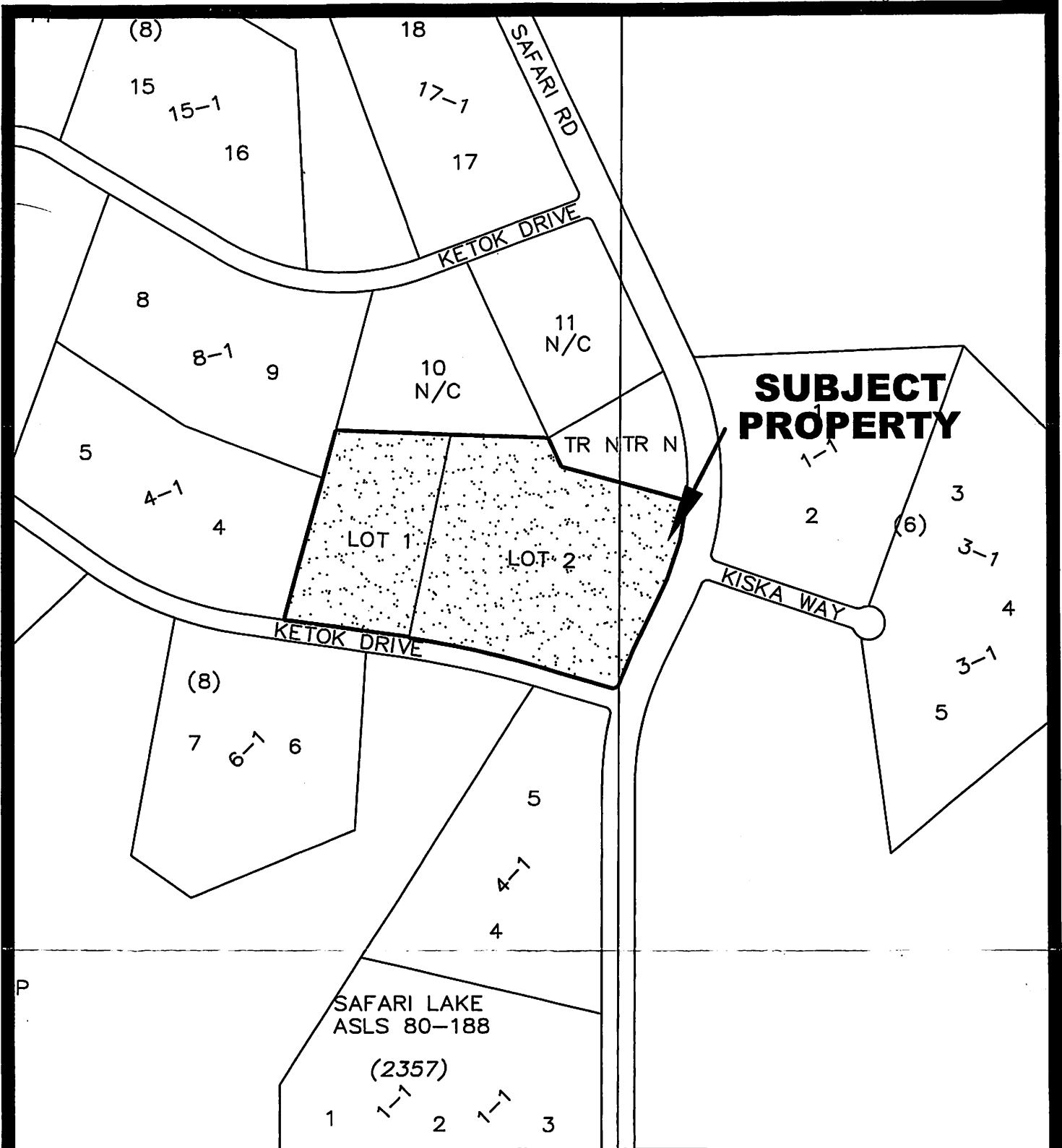
For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting 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, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

No Objection Objection Concern

Name: Troy Tankersley Address: 850 W Balboa Cir Wasilla AK 99654

Comments: _____

EXHIBIT H



VICINITY MAP
FOR PROPOSED LINGAFELT SUBDIVISION
LOCATED WITHIN
SECTION 9&10, T27N, R07W, SEWARD MERIDIAN
ALASKA
PV20 MAP