

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Kinneen



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Natasha Heindel

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

November 13, 2024

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. **UDORN ESTATES:** The request is to create one lot by eliminating the common lot line between Lots 1 & 2, Block 4, Adventure Estates, Plat #76-50, to be known as **UDORN ESTATES**, containing 1.872 acres +/- . The property is located east of N. Lucus Road, west of N. Lucille Street, and directly south of W. Spruce Avenue (Tax ID # 1190B04L001 / L002); within the NW ¼ Section 04, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4. *(Petitioner/Owner: Bernadette M. Rupright, Staff: Matthew Goddard, Case #2024-113)*

B. **MERIDIAN PARK EAST:** The request is to create four lots from Tract C, Country Field Estates VI, Plat No. 2001-72 to be known as **MERIDIAN PARK EAST**, containing 26.37 acres +/- . The property is located west of N. Luke Street, north of E. Palmer-Wasilla Highway, and directly east of N. Seward Meridian Parkway (Tax ID #5126000T00C); within the SW ¼ Section 06, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4. *(Petitioner/Owner: Meridian Park Medical Holding, LLC, Staff: Matthew Goddard, Case #2024-122)*

- C. **SUN VALLEY FERRIS II:** The request is to adjust the lot line between Lot 13B-1 and 13B-2, Sun Valley Ferris, Plat 2024-54, to be known as **SUN VALLEY FERRIS II**, containing 4.0 acres +/- . The parcel is located directly east of N. Doro Drive, south of E. Blue Mountain Lane, and west of N. Sun Valley Drive (Tax ID #s 58510000L013B-1 / L013B-2); within Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #1. (*Petitioner/Owner: Linda Ferris, Staff: Chris Curlin, Case #2024-123*)
- D. **COUNTRY FIELD ESTATES II LOTS 2A & 2B, BLOCK 1:** The request is to create two lots from Lot 2, Block 1, Country Field Estates II (Plat# 97-96), to be known as **COUNTRY FIELD ESTATES II LOTS 2A & 2B, BLOCK 1**, containing 3.60 acres +/- . (Tax ID 4682B01L002) The property is located directly north of E. Country Fair Drive and east of N. Jen Circle; within the SW ¼ Section 6, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and Assembly District # 4. (*Petitioner/Owner: Rachel Allen, Staff: Chris Curlin, Case #2024-125*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **November 13, 2024**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
 - **3-minute time limit per person for members of the public.**
 - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
 - **Testimony is limited to five (5) minutes for the petitioner/applicant.**
 - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
 - No further unsolicited input from petitioner is appropriate.
 - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
 - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015

3A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 13, 2024**

ABBREVIATED PLAT: **UDORN RETREAT**
LEGAL DESCRIPTION: **SEC 04, T17N, R01W S.M., AK**
PETITIONER: **BERNADETTE M. RUPRIGHT**
SURVEYOR: **LAVENDER SURVEY & MAPPING**
ACRES: 1.872 +/- PARCELS: **1**

REVIEWED BY: MATTHEW GODDARD

CASE: 2024-113

REQUEST:

The request is to create one lot by eliminating the common lot line between Lots 1 & 2, Block 4, Adventure Estates, Plat #76-50, to be known as **UDORN ESTATES**, containing 1.872 acres +/- . The property is located east of N. Lucus Road, west of N. Fanciful Place, and directly south of W. Spruce Avenue; within the NW ¼ Section 04, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Maps **Pages 1-4**
City of Wasilla Land Use Permit **Pages 5-8**

COMMENTS:

City of Wasilla **Page 9**
MSB Permit Center **Page 10**
Public **Page 11**

DISCUSSION: The subject parcels are located within the Meadow Lakes Community Council. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

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

CONCLUSION

The plat of Udorn Estates is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from

provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

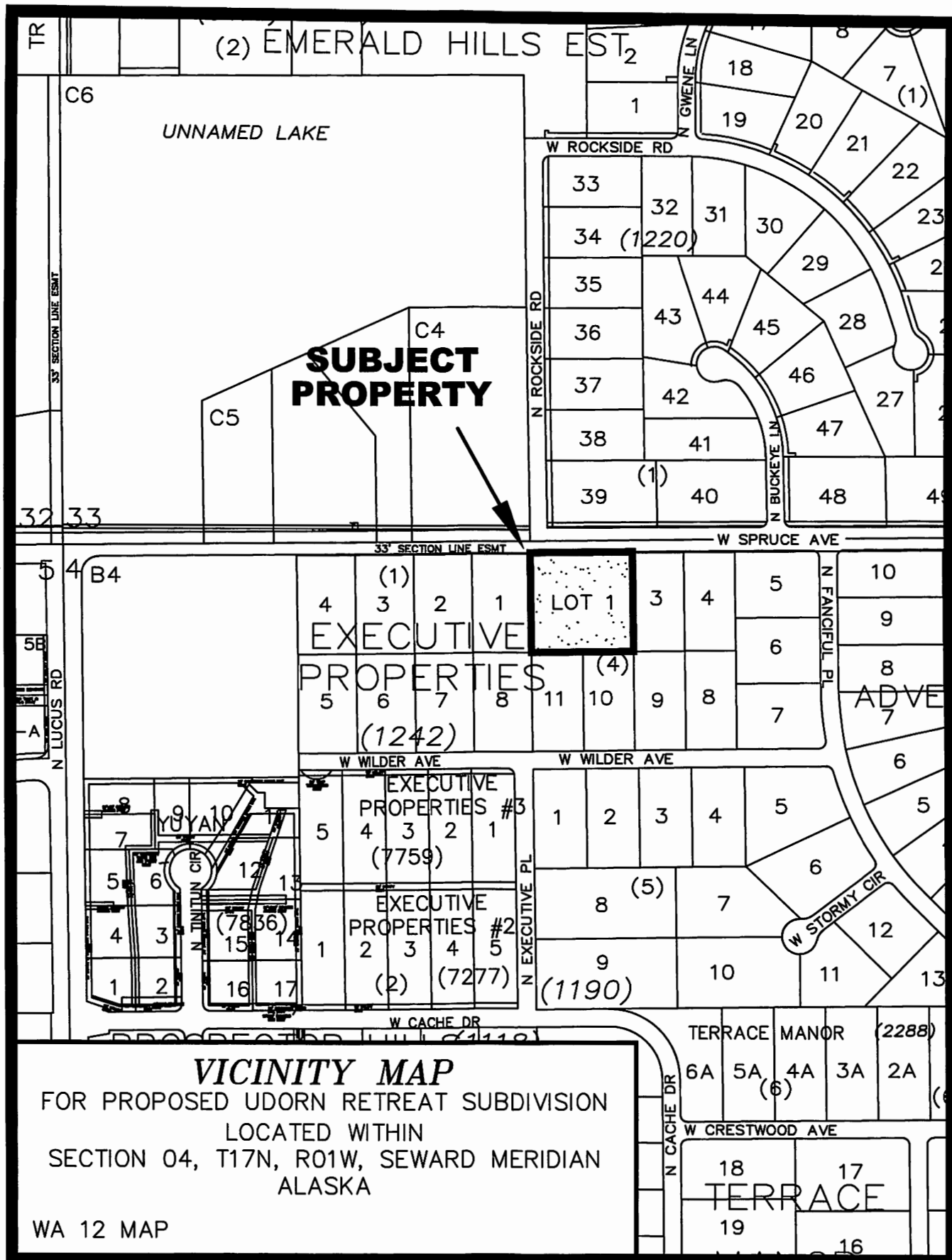
FINDINGS of FACT:

1. The abbreviated plat of Udorn Estates is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Adventure Estates Subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Adventure Estates (Plat #76-50), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

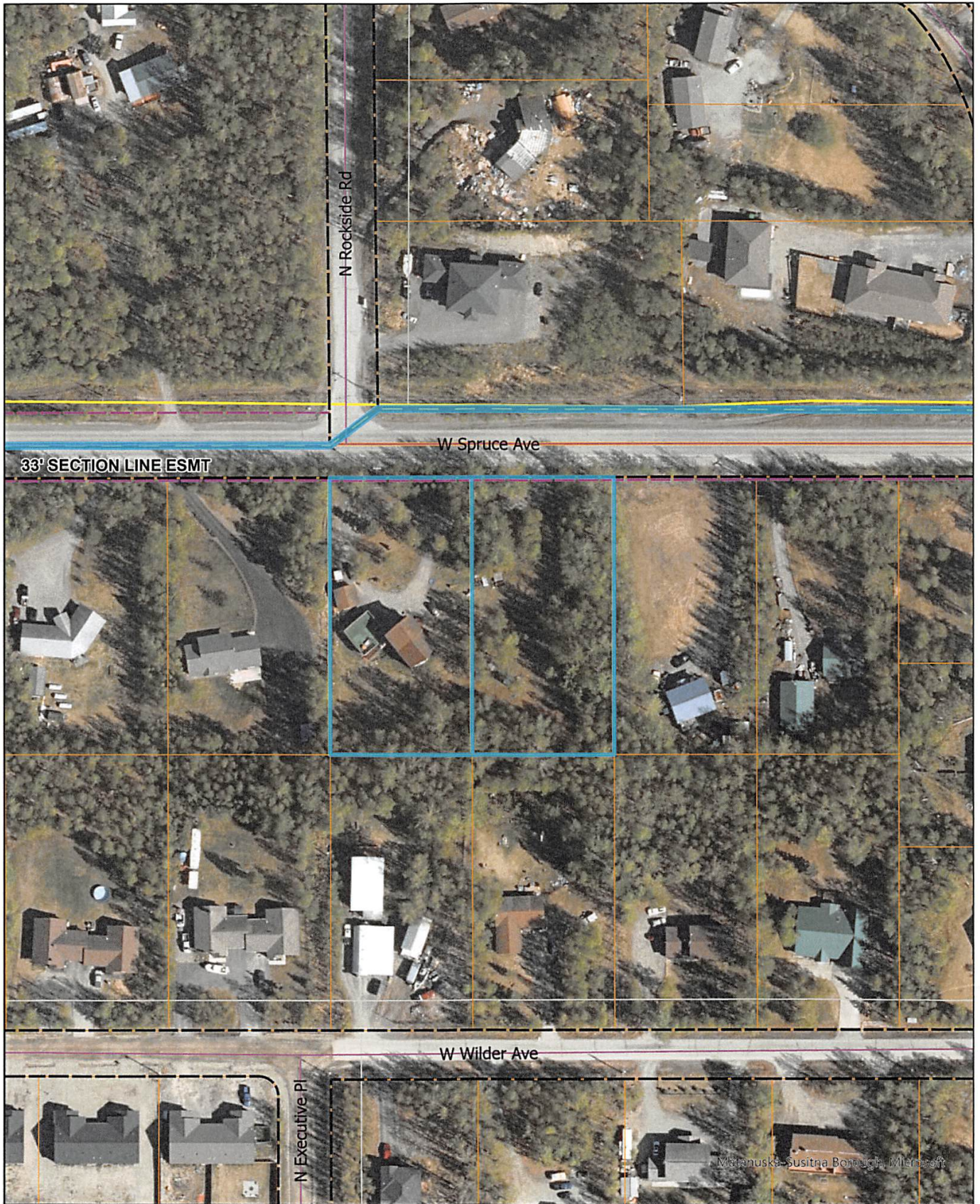
Staff recommends approval of the abbreviated plat of Treasure Island Lot 34A, Block 2 contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.

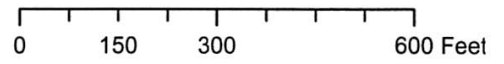
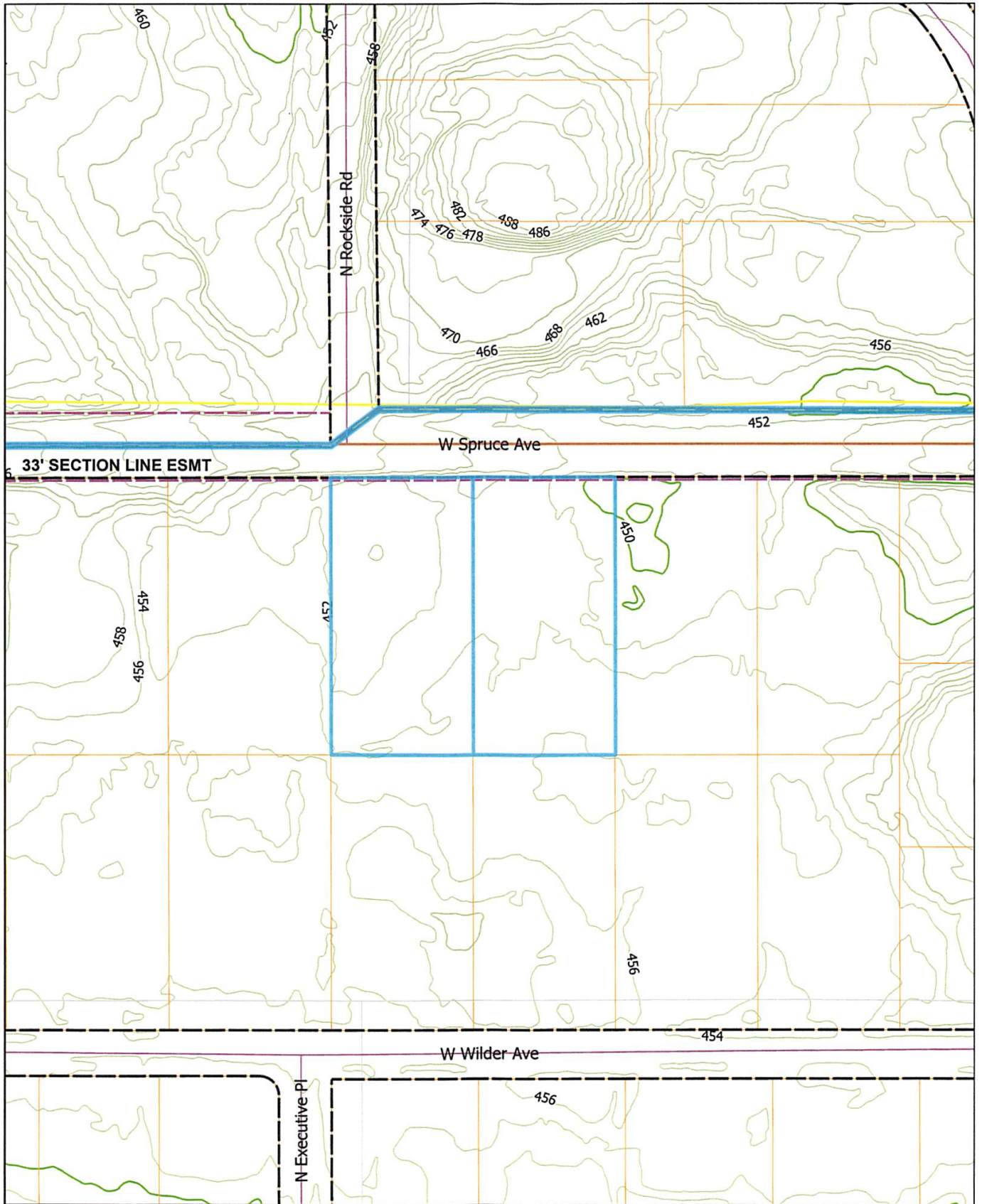


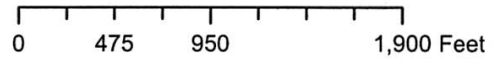
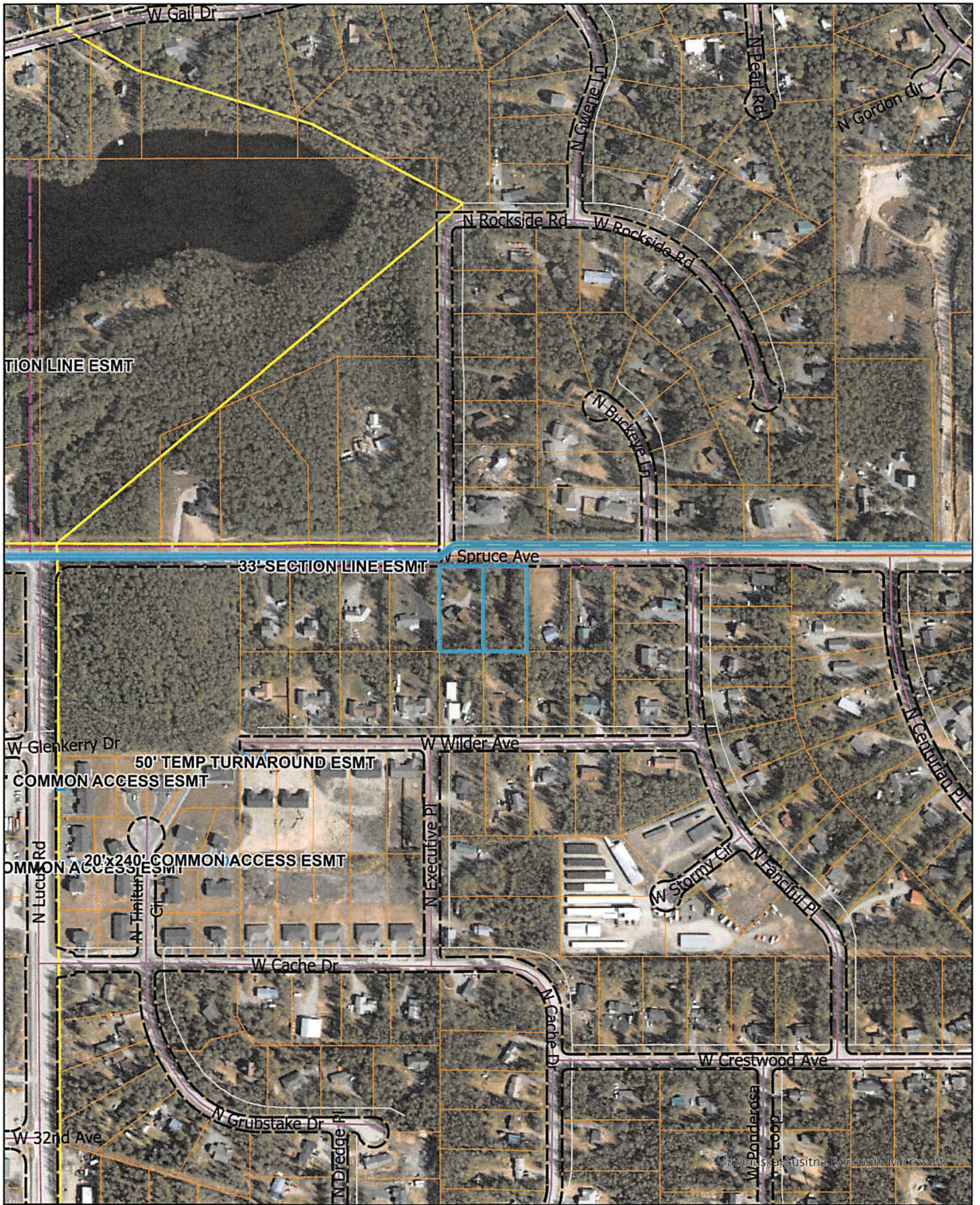
VICINITY MAP
FOR PROPOSED UDORN RETREAT SUBDIVISION
LOCATED WITHIN
SECTION 04, T17N, R01W, SEWARD MERIDIAN
ALASKA

WA 12 MAP



0 150 300 600 Feet





RECEIVED
OCT 09 2024
PLATTING

CITY OF WASILLA PLANNING DEPARTMENT

PERMIT ISSUED

Project: Subdivision

Permit #: AA24-000180 **Date:** 10/09/2024

Applicant: Lavender Survey and Mapping LLC for BERNADETTE M RUPRIGHT

Applicant Phone#:

Address: 866 W Spruce AVE

Parcel #: 1190B04L001

Conditions of Approval:

- Completion of Matanuska-Borough platting process required prior to any clearing or construction.
- No clearing permitted until land use permit approved for proposed use/structure.
- There may be PILA's and connection fees due upon connecting. Contact Public Works for amounts publicworks@cityofwasilla.gov.
- All clearing must comply with WMC 16.33.050.

KEEP PERMIT ON SITE

From: Publicworks@cityofwasilla.gov
Sent: 09/18/2024 - 09:36 AM
To: beeright81@gmail.com
CC:
Subject: Driveway Permit Final Approval

RECEIVED
SEP 23 2024
PLATTING

September 18, 2024

City of Wasilla
866 W Spruce Ave

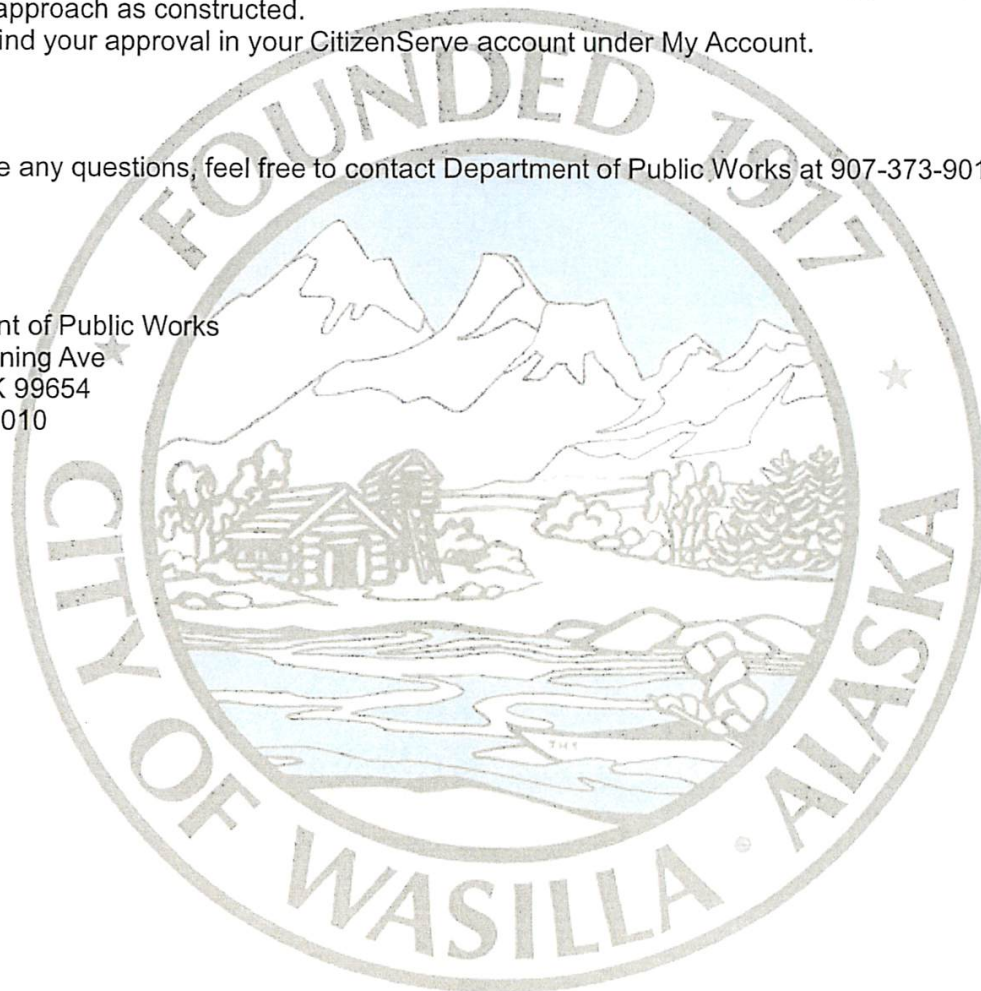
RE: Driveway Permit Final Approval

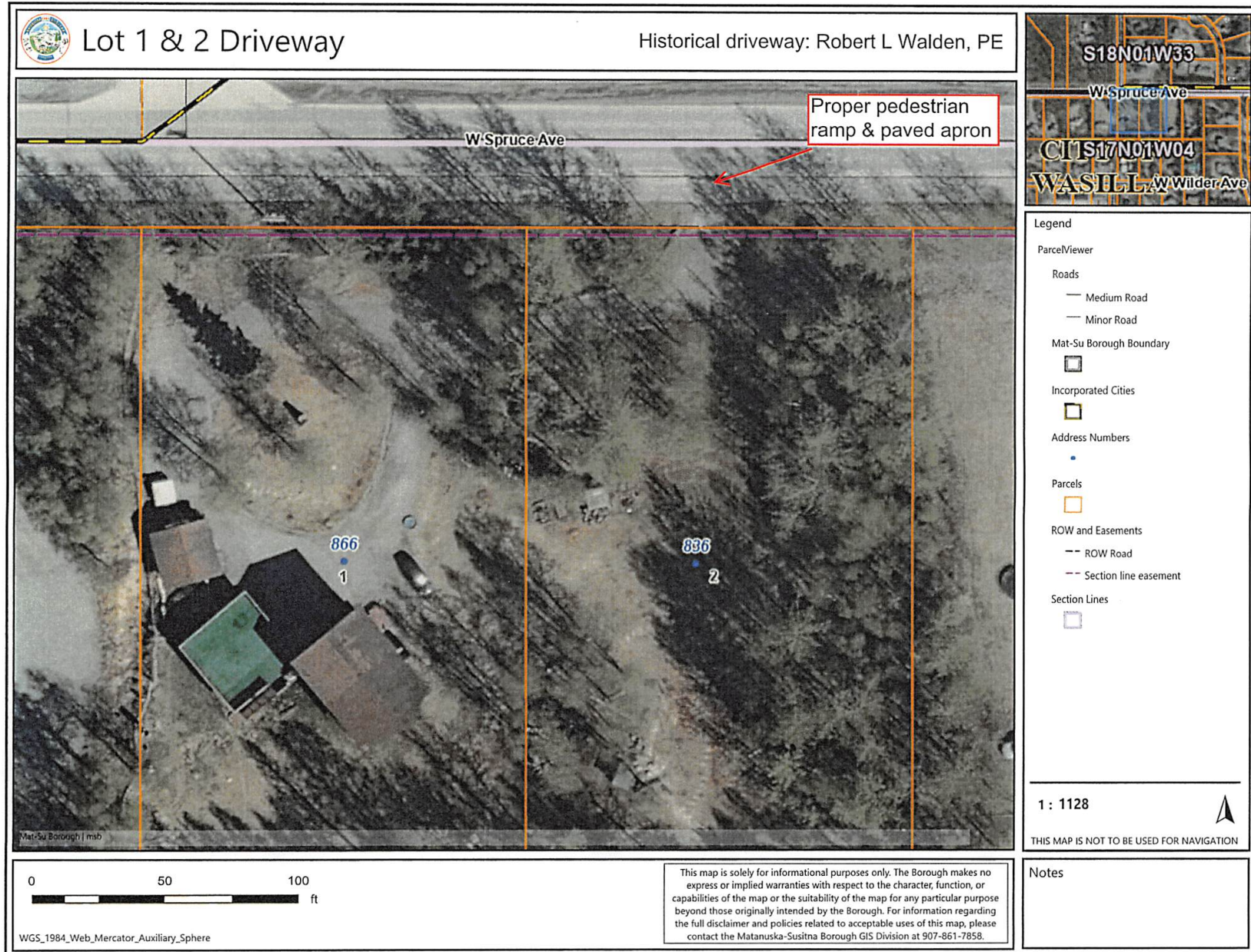
Your driveway permit has been granted. Deputy Director, Robert Walden, has approved your driveway approach as constructed.

You may find your approval in your CitizenServe account under My Account.

If you have any questions, feel free to contact Department of Public Works at 907-373-9010.

Sincerely,
Department of Public Works
290 E Herning Ave
Wasilla AK 99654
907-373-9010





Matthew Goddard

From: Robert Walden <rwalden@cityofwasilla.gov>
Sent: Monday, October 14, 2024 3:27 PM
To: Matthew Goddard
Cc: Erich E. Schaal; Richard Antonio; Cindy Wellman; Crystal Nygard
Subject: RE: RFC Udurn Retreat (MG)

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

Matthew,

Public works is good with it, worked the driveway permit a month ago as it was grandfathered in. No other issues, no water or sewer up there.

As was attached its permitted through our Planning should be good to go!

Sincerely,
Robert L Walden, PE
City of Wasilla
Deputy Director of Public Works
907-373-9019

From: PW Shared <publicworks@cityofwasilla.gov>
Sent: Monday, October 14, 2024 3:12 PM
To: Erich E. Schaal <eschaal@cityofwasilla.gov>; Robert Walden <rwalden@cityofwasilla.gov>; Richard Antonio <rantonio@cityofwasilla.gov>
Subject: FW: RFC Udurn Retreat (MG)

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, October 14, 2024 3:01 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Cindy Wellman <cwellman@cityofwasilla.gov>; Planning <Planning@cityofwasilla.gov>; PW Shared <publicworks@cityofwasilla.gov>; Crystal Nygard <cnygard@cityofwasilla.gov>; Code Compliance <Code.Compliance@matsugov.us>; eric.r.schuler@usps.gov
Subject: RFC Udurn Retreat (MG)

Hello,

The following link is a request to eliminate the common lot line between Lots 1 & 2, Block 4, Adventure Estates. Please ensure all comments have been submitted by October 25, 2024, so they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Udurn Retreat](#)

Feel free to contact me if you have any questions.

Have a great day,
Matthew Goddard
Platting Technician
907-861-7881

Matthew Goddard

From: Code Compliance
Sent: Tuesday, October 15, 2024 8:11 AM
To: Matthew Goddard
Subject: RE: RFC Udorn Retreat (MG)

No comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, October 14, 2024 3:01 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Cindy Wellman <cwellman@cityofwasilla.gov>; Planning <Planning@cityofwasilla.gov>; publicworks@cityofwasilla.gov; Crystal Nygard <cnygard@cityofwasilla.gov>; Code Compliance <Code.Compliance@matsugov.us>; eric.r.schuler@usps.gov
Subject: RFC Udorn Retreat (MG)

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[📁 Udorn Retreat](#)

Feel free to contact me if you have any questions.

Have a great day,
Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

Matthew Goddard

From: Dave Deming <dp.deming@gmail.com>
Sent: Thursday, October 24, 2024 3:27 PM
To: MSB Platting
Subject: case 2024-113 mg

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

dave and kathy deming we have no objection
965 w wilder ave wasilla, AK 99654

OWNER'S CERTIFICATE

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

VERNE E. RUPRIGHT DATE
866 W. SPRUCE AVE
WASILLA, AK 99654

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2024 FOR VERNE E. RUPRIGHT.

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE

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

BERNADETTE M. RUPRIGHT DATE
866 W. SPRUCE AVE
WASILLA, AK 99654

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2024 FOR BERNADETTE M. RUPRIGHT.

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

NOTES

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- DIMENSIONS ARE RECORD PER PLAT OF ADVENTURE ESTATES, PLAT 76-50 UNLESS NOTED OTHERWISE.
- THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING BLANKET EASEMENTS GRANTED TO THE MATANUSKA ELECTRIC ASSOCIATION:
-BOOK 29, PAGE 25, RECORDED FEBRUARY 19, 1960
- NOTES PER RECORD PLAT 76-50:
 - ALL LOTS WITHIN THIS SUBDIVISION HAVE 100 PERCENT USABLE AREAS.
 - STRUCTURAL SETBACKS SHALL NOT BE LESS THAN 25 FEET FROM ROAD RIGHT OF WAY AND 10 FEET SIDE AND BACK YARD.
 - SCHOOL BUS SERVICE IS AVAILABLE ON LUCAS AND AIRPORT ROAD.
 - NO PART OF AN SEWAGE DISPOSAL SYSTEM SHALL BE CLOSER THAN 100 FEET FROM ANY BODY OF WATER OR WATER COURSE.

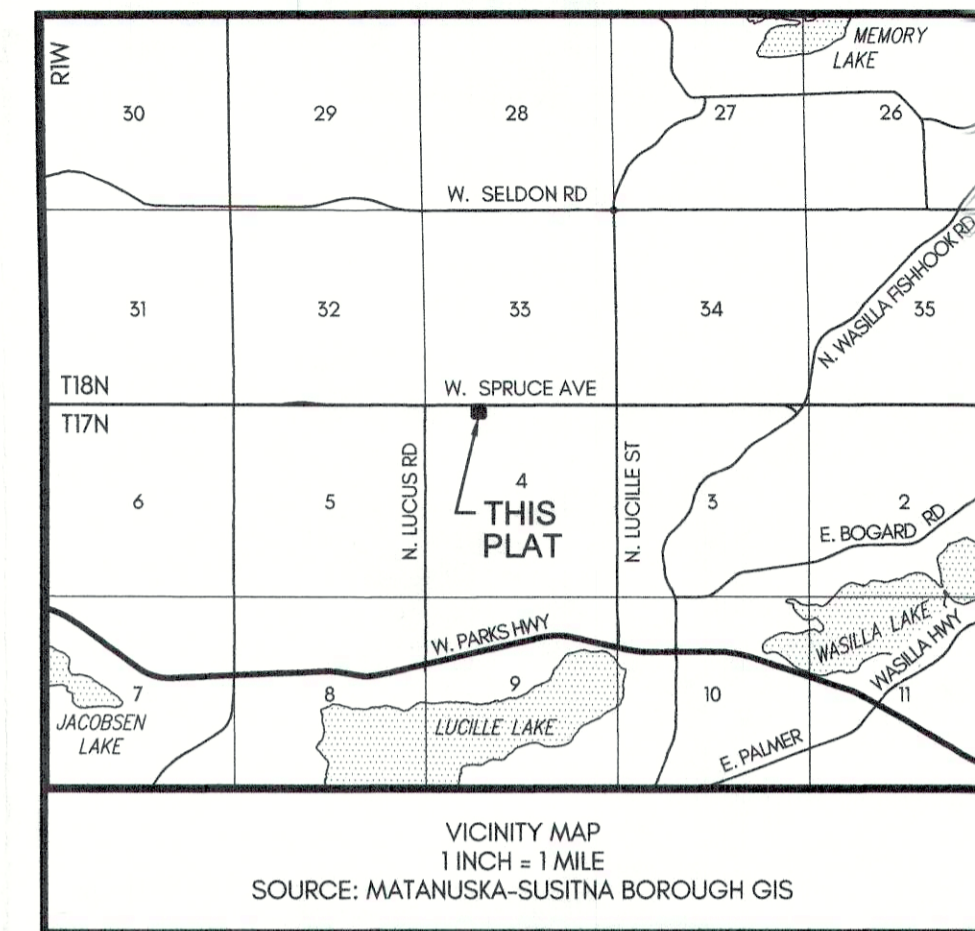
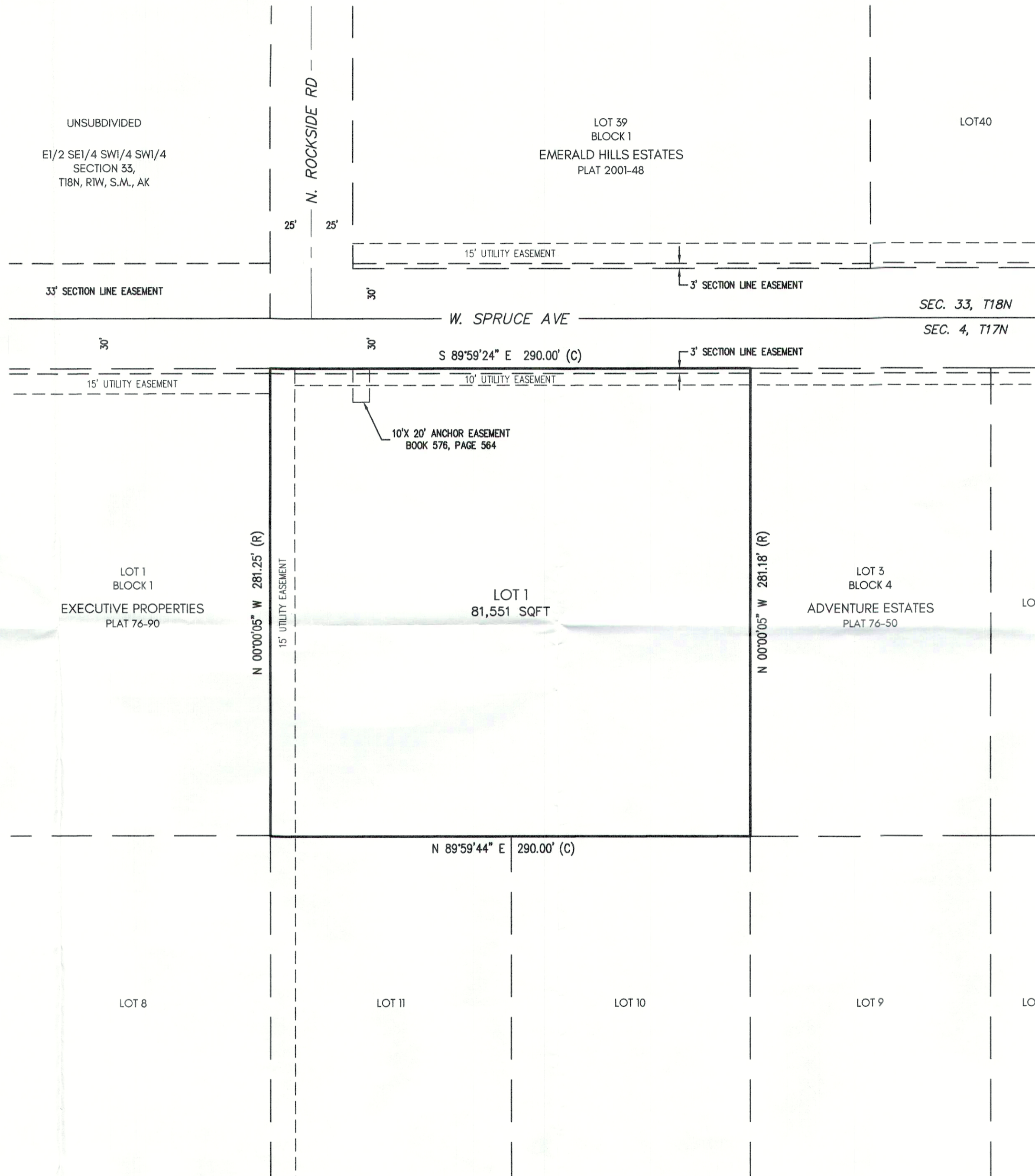
LEGEND

- (R) RECORD PER PLAT 76-50
- (C) COMPUTED PER PLAT 76-50



SURVEYOR'S CERTIFICATE

I, DAYNA M. RUMFELT LS 13322, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT NO. 81-166.



CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 2024, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE _____ MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATE _____, 2024, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE _____ PLANNING & LAND USE DIRECTOR

ATTEST: _____
PLATTING CLERK

RECEIVED
SEP 16 2024
Agenda Copy **PLATTING**

PLAT OF
UDORN RETREAT
A REPLAT OF LOTS 1 & 2, BLOCK 4, ADVENTURE ESTATES, PLAT No. 76-50, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN
NW 1/4 OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 1 WEST, SEWARD MERIDIAN, AK
CONTAINING 1.872 ACRES, MORE OR LESS.

LAVENDER
SURVEY & MAPPING
720 N. YETI CR., PALMER, AK 99645
(907)-301-5177-DAYNAR@LAVENDERSURVEY.COM

DRAWN BY: SKT SCALE: 1" = 50' DWG: 24-307
CHECKED BY: DMR DATE: 9/14/2024 SHEET 1 OF 1

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 13, 2024

ABBREVIATED PLAT: MERIDIAN PARK EAST
LEGAL DESCRIPTION: SEC 06, T17N, R01E, SEWARD MERIDIAN AK
PETITIONERS: MERIDIAN PARK MEDICAL HOLDING, LLC
SURVEYOR/ENGINEER: BESSE ENGINEERING
ACRES: 26.37 ± PARCELS: 4
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-122

REQUEST: The request is to create four lots from Tract C, Country Field Estates VI, Plat No. 2001-72 to be known as **MERIDIAN PARK EAST**, containing 26.37 acres +/- . The property is located west of N. Luke Street, north of E. Palmer-Wasilla Highway, and directly east of N. Seward Meridian Parkway; within the SW ¼ Section 06, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and in Assembly District #4.

EXHIBITS

Vicinity Map and Aerial Photos **EXHIBIT A – 5 pgs**
Soils Report **EXHIBIT B – 7 pgs**

AGENCY COMMENTS

ADOT&PF **EXHIBIT C – 3 pgs**
MSB Department of Public Works **EXHIBIT D – 1 pg**
MSB Permit Center **EXHIBIT E – 1 pg**
MSB Emergency Services **EXHIBIT F – 1 pg**
Utilities **EXHIBIT G – 5 pgs**

DISCUSSION: The proposed subdivision is creating three lots and one tract. All lots will take access from E. Meridian Loop, a Borough maintained road. Proposed lots 2 & 3 are flag lots with a common access easement overlaying the flag pole portions.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Richard Besse, Registered Professional Engineer, notes that test holes were dug as per the Mat-Su Borough regulations. The soils logs for these lots are attached to this report. Ground water was encountered at a depth of 10.5' in test hole 2. Each of the lots have at least 10,000 square feet of usable building area and 10,000 square feet of contiguous usable septic area per 43.20.280 of the Borough Code.

Comments:

ADOT&PF (**Exhibit C**) has the following comments:

- Please add plat note: “No direct access to the Palmer-Wasilla Highway for all lots.”(**Recommendation #4**)
- DOT&PF recommends all lots access through Meridian Loop.
- Please be advised that the Seward Meridian Ph II Project is ongoing with an expected completion date of August 31, 2026.

MSB Department of Public Works (**Exhibit D**) has the following comments:

- Add a plat note stating that no direct access is allowed from any lot to the Seward Meridian Parkway (**Recommendation #5**).
- Show that there is at least 10,000 contiguous usable septic area on Lot 3 that is outside of the protective well radius (**Recommendation #6**).

MSB Permit Center (**Exhibit E**) has no comments.

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

It appears this proposal will certainly affect a future structure, or structures regulated by this office for conformity to Fire and Life Safety Standards as per AS 18.70.080.

Utilities: (**Exhibit G**) ENSTAR has no comments or recommendations. GCI notes that the legal description in the title block of the agenda plat needs to show the section to be 6. *Platting staff notes that this will be corrected during the final review process.* MEA did not respond. MTA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #3 South Lakes; Road Service Area #25 Bogard; MSB Community Development, Assessments, or Planning Division; MEA or MTA.

CONCLUSION: The abbreviated plat of Meridian Park East is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. 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 soils report was submitted certifying usable area requirements have been met, pursuant to MSB 43.20.281(A)(1).

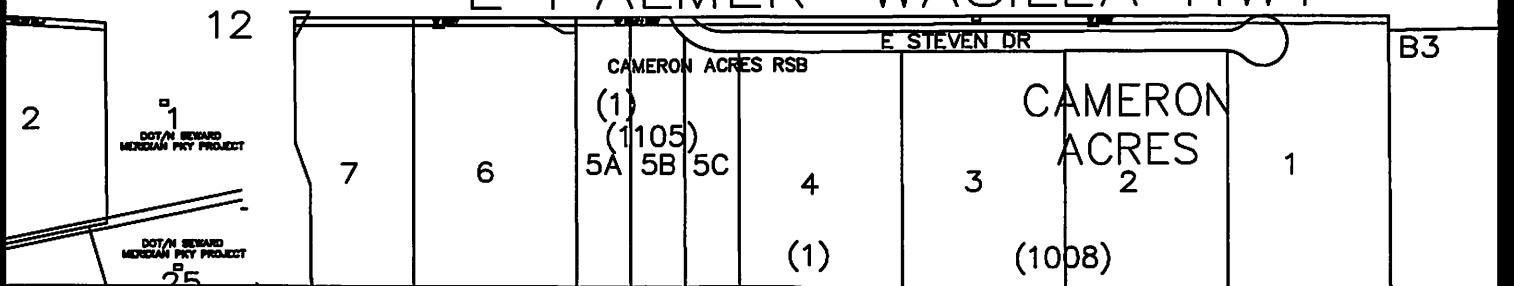
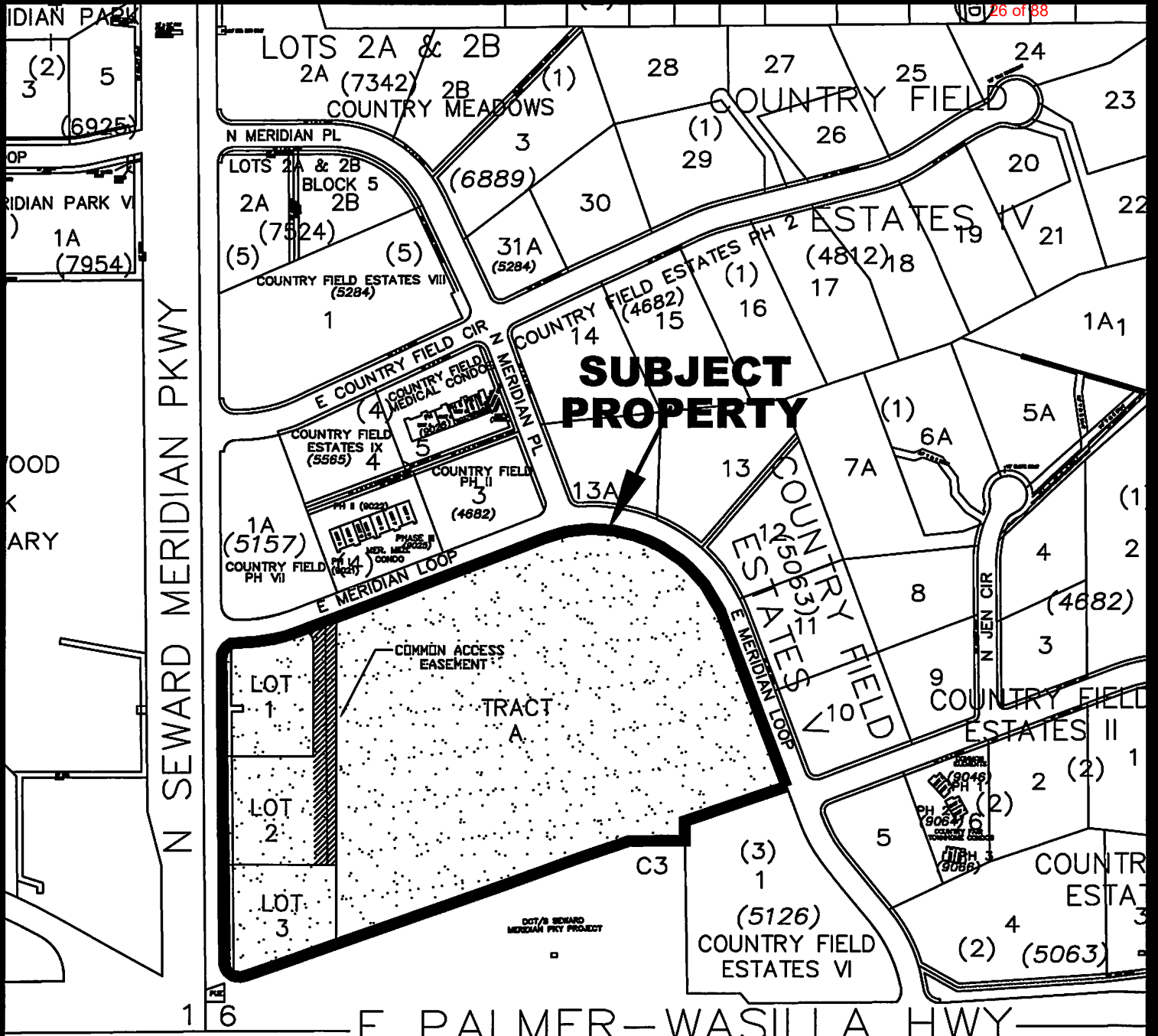
FINDINGS OF FACT

1. The plat of Meridian Park East is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted certifying usable area requirements have been met, pursuant to MSB 43.20.281(A)(1).

3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #3 South Lakes; Road Service Area #25 Bogard; MSB Community Development, Assessments, or Planning Division; MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

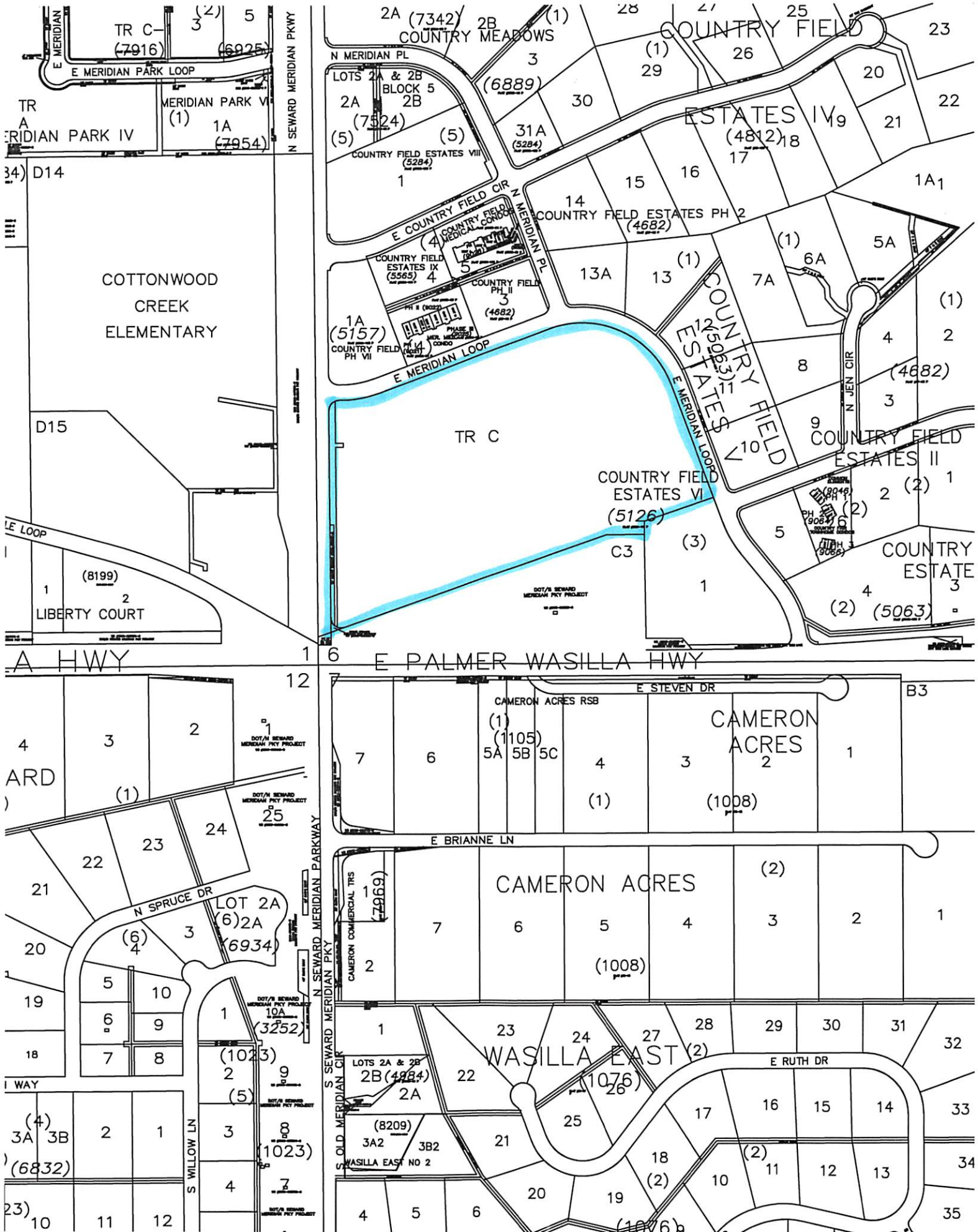
RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Meridian Park East, Section 06, Township 17 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

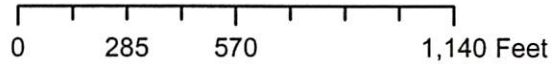
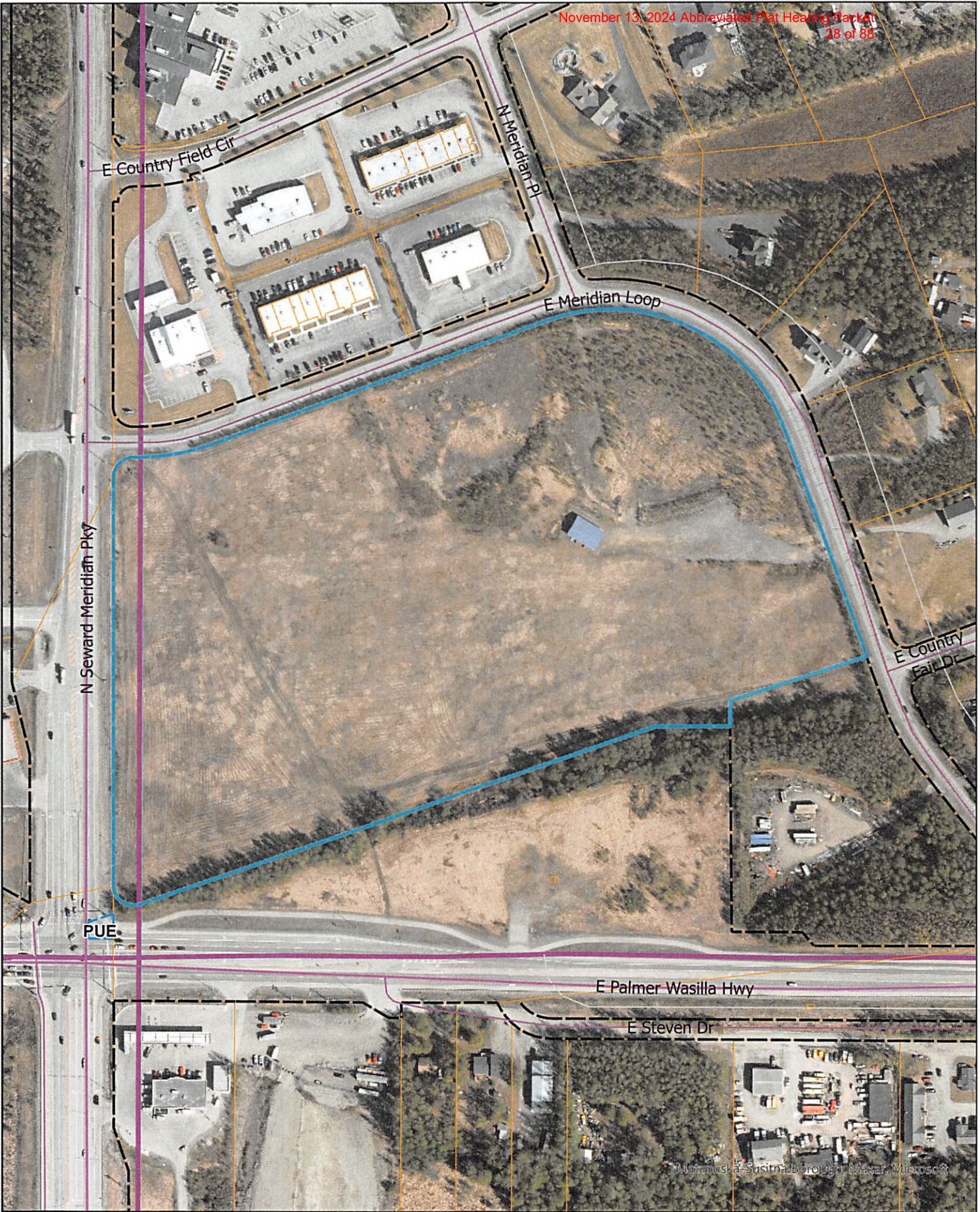
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Add a plat note stating: "No direct access shall be granted to the E. Palmer-Wasilla Highway for any lot unless otherwise authorized by the permitting authority."
5. Add a plat note stating: "No direct access shall be granted to the N. Seward Meridian Parkway for any lot unless otherwise authorized by the permitting authority."
6. Provide an updated soils report that includes a usable area map depicting the useable area of Lot 3 sufficient to meet Borough Title Code 43.20.281 AREA.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.

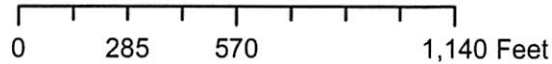
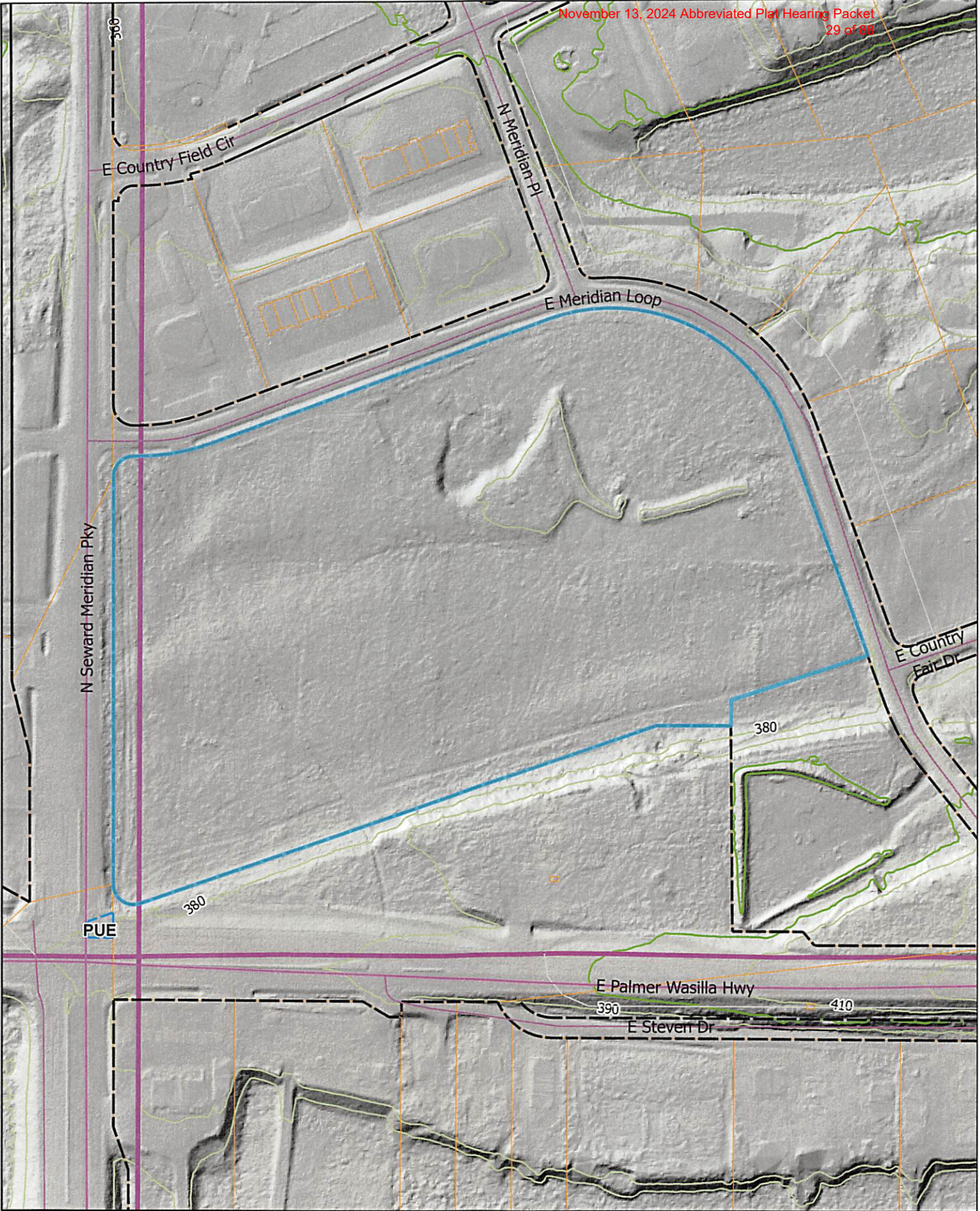


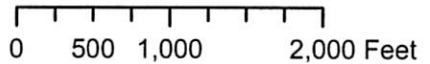
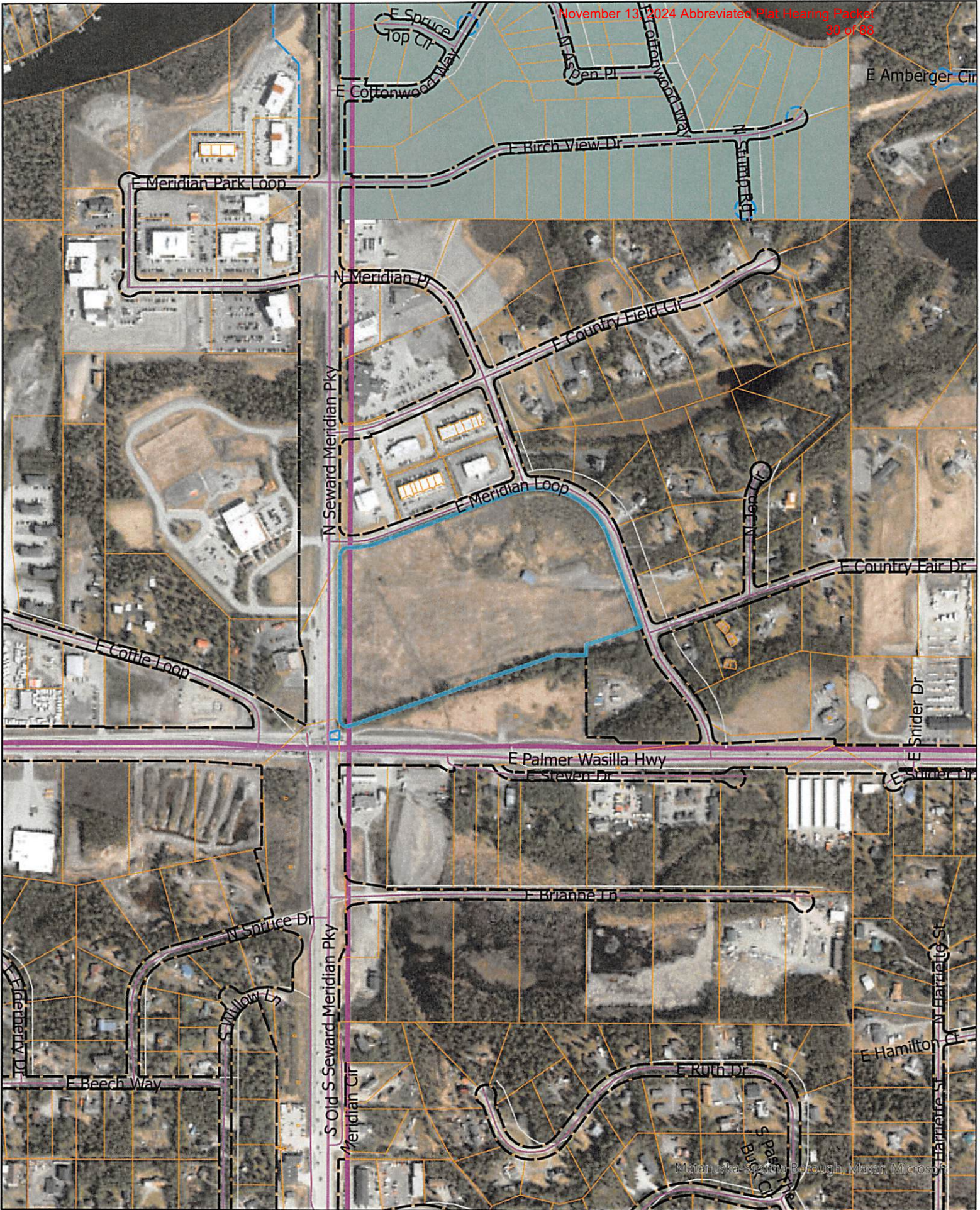
VICINITY MAP
 FOR PROPOSED MERIDIAN PARK EAST
 SUBDIVISION
 LOCATED WITHIN
 SECTION 06, T17N, R01E, SEWARD MERIDIAN
 ALASKA
 WA 10 MAP

EXHIBIT A









BESSE ENGINEERING
1890 W. Jaime Marie Circle
Wasilla, Alaska 99654

RECEIVED
OCT 10 2024
PLATTING

October 9, 2024

Tract C, Counrty Field Estates VI is currently in the platting stage. Sanitary sewer is provided on-site to each lot. Test holes were dug as per the Mat-Su Borough regulations. The soils logs for these lots are attached to this report. An SP soil, which is clean sand with gravel, is very desirable for on-site septic systems. Also, ground water was encountered at a depth of 10.5' feet in test hole 2.

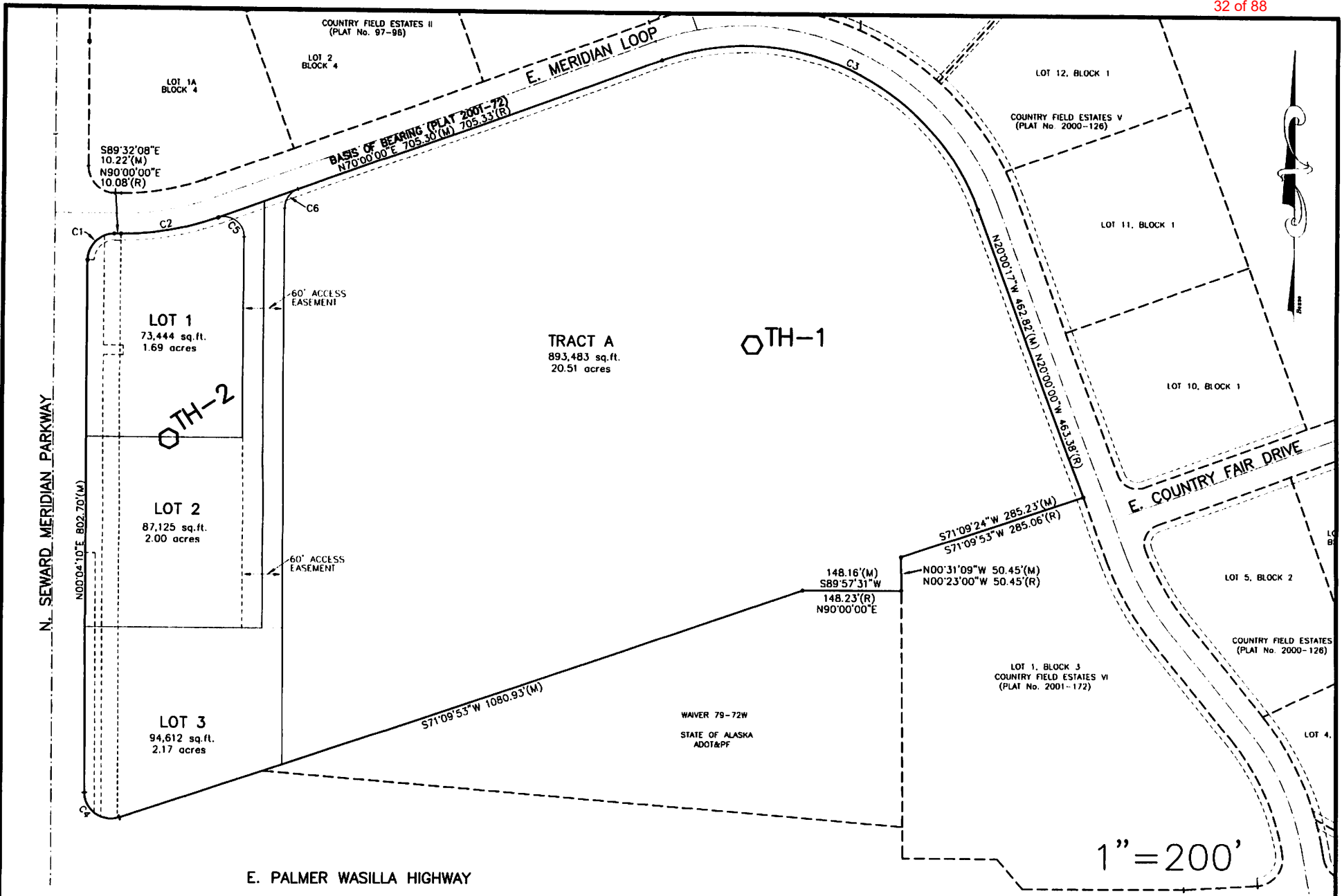
This subdivision site is located to the east of N. Seward Meridian Parkway and north of E. Palmer-Wasilla Highway. There are no Flood Hazard Ares and no mapped wetlands on this property.

Each of the lots have at least 10,000 sq. ft. of usable building and 10,000 sq. ft. of contiguous useable septic area as per 43.20.280 of the Borough Code.

A Test Bore Location Map is attached to this report. Photos of the equipment used to dig the holes, the holes that were dug and a pile of the sandy material dug out of these holes are also attached.



EXHIBIT B



1" = 200'

E. PALMER WASILLA HIGHWAY

October, 2024

MERIDIAN PARK EAST

BESSE ENGINEERING
1890 Jaime Marie Circle
Wasilla, Alaska 99654
907 - 357 - 4257

TEST BORING LOCATION MAP

LOCATED WITHIN SECTION 1, T17N, R1E, SEWARD MERIDIAN,
PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA

Phone (907) 357-4257
Fax (907) 357-9641
Cell (907) 354-8074

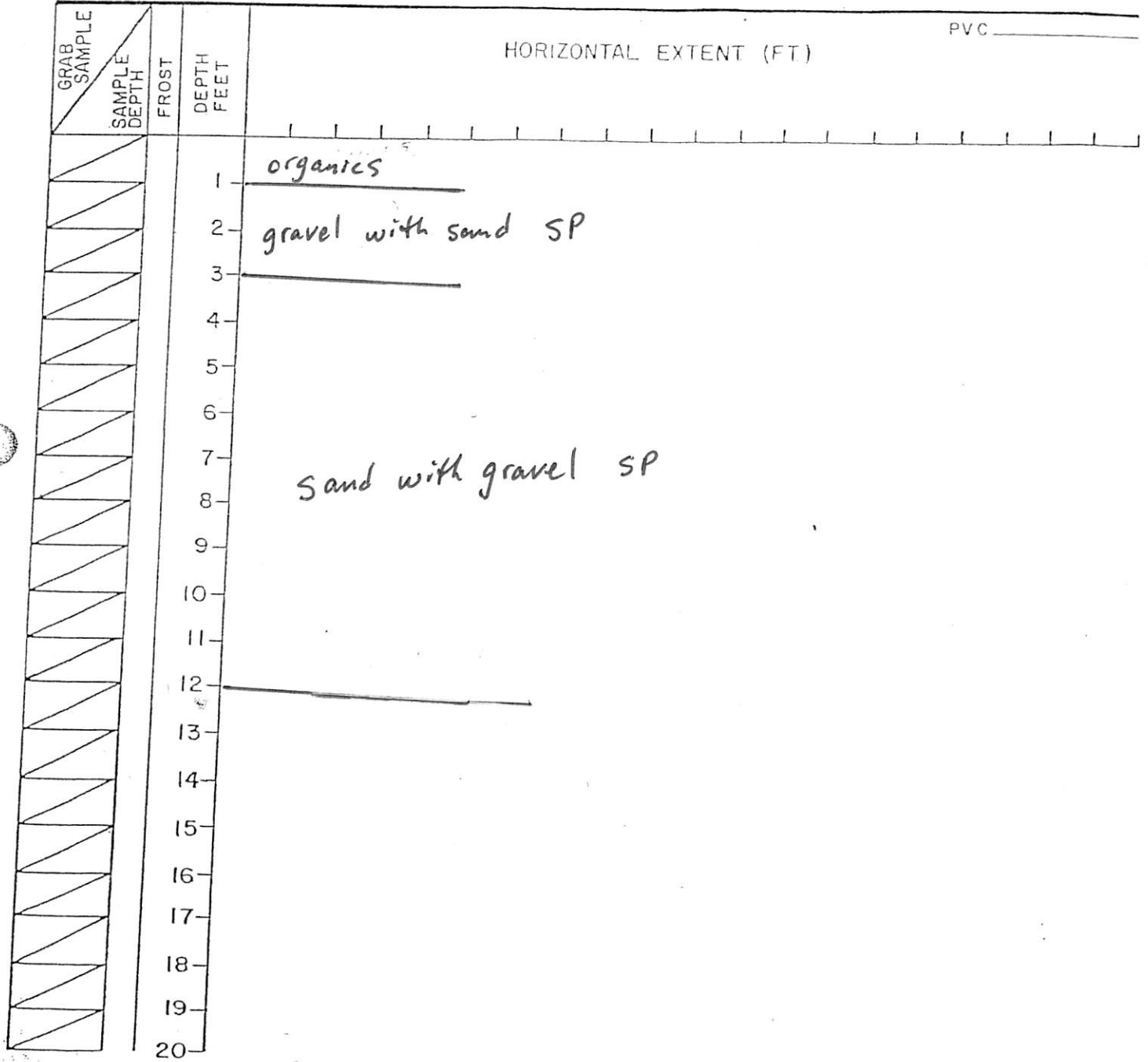
FIELD LOG



KESSE ENGINEERS
Civil Engineering & Surveying

1890 JAIME MARIE CIR.
WASILLA, AK 99654

TEST PIT NO. TH-1 W.O. B22-04
PROJECT Meridian Park East DATE 01 OCT 24 + 08 OCT 24
CLIENT Meridian Park Medical Holdings, LLC WATER LEVEL none
LOGGED BY M Keller EXCAVATOR Hendie Inc
TIME START 3:30 pm FINISH 3:40 p.m. SLOPE _____
EQUIPMENT Hitachi 500 ORIENTATION _____



COMMENTS:

Phone (907) 357-4257
Fax (907) 357-9641
Cell (907) 354-8074

FIELD LOG

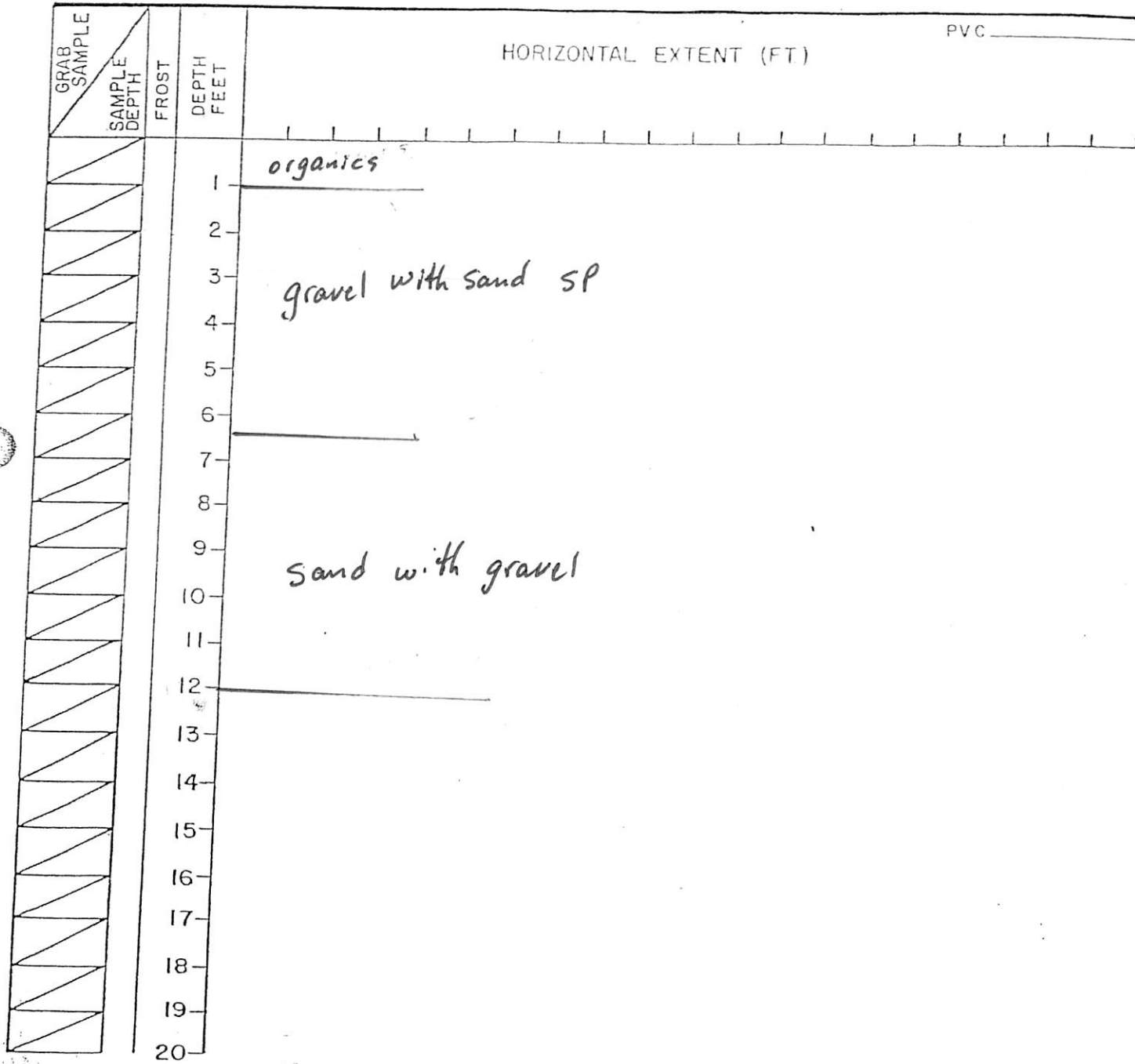


RESSE ENGINEERING
Civil Engineering & Surveying

1890 JAIME MARIE CIR.
WASILLA, AK 99654

TEST PIT NO. T11-2
PROJECT Meridian Park East
CLIENT Meridian Park Medical Holding LLC
LOGGED BY M Keller
TIME START 3:50 pm FINISH 4:05 pm
EQUIPMENT Hitachi 50U

W.O. B22-04
DATE 01 OCT 24 + 08 OCT 24
WATER LEVEL 10.5'
EXCAVATOR Howdie Inc
SLOPE _____
ORIENTATION _____



COMMENTS:









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

Department of Transportation and
Public Facilities

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907-269-0520
Fax: 907-269-0521
dot.alaska.gov

October 24, 2024

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **Plat #97-96; Country Field Estates II: Lots 2A and 2B, Block 1; Rachel Allen (near Palmer-Wasilla Highway and Seward Meridian)**

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have the following comments:

- **Meridian Park East; Plat #2001-72; Meridian Park Medical Holding LLC (Palmer-Wasilla Highway)**
 - Please add plat note: "No direct access to the Palmer-Wasilla Highway for all lots."
 - DOT&PF recommends all lots access through Meridian Loop.
 - Please be advised that the Seward Meridian Ph II project is ongoing with an expected completion date of August 31, 2026. Please contact project manager Ericka Moore at ericka.moore@alaska.gov or 907-269-0450 with further questions.
- **IN 14 Acutek-Bauman (Palmer-Fishhook Road)**
 - Please add plat note: "One access to Palmer-Fishhook Road for all lots." Develop internal circulation.
 - Subsequent development of all lots requires continued use of single access to Palmer-Fishhook Road.
 - Consolidate utility access points.
 - Please direct section line easement vacation request through the Department of Natural Resources.
 - Platting actions invalidate existing access permits. Reapply for shared access to Palmer-Fishhook Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact

"Keep Alaska Moving through service and infrastructure."

EXHIBIT C

RECEIVED
OCT 24 2024
PLATTING

DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

- Please be advised that these lots are within the boundary of the Palmer-Fishhook Road MP 7-17 Pavement Preservation project. For further information contact project manager Aaron Hunting at aaron.hunting@alaska.gov or 907-269-0546.

- **WA 01 HLS-Cottini (Palmer-Fishhook Road)**
 - Please add plat note: "Lots 1 & 3 to share access to Palmer-Fishhook." Please formalize with an access easement for Lot 1.
 - Please add plat note: "No direct access to Palmer-Fishhook for Lots 2 & 4."
 - Please add plat note: "No new access to Palmer-Fishhook."
 - Obliterate Lot 4 access to Palmer-Fishhook Road.
 - Platting actions invalidate existing access permits. Reapply for shared access to Palmer-Fishhook Road for Lots 1 & 3. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - Subsequent development of all lots requires an internal circulation plan.
 - DOT&PF recommends access and internal circulation development along Tex-Al Drive across from Kettle Drive.
 - Please be advised of future traffic changes at the Trunk Road and Palmer-Fishhook Road intersection, which will become a roundabout. Further information can be found on the project page: HSIP: Palmer-Fishhook Road & Trunk Road Roundabout.
 - Please be advised that these lots are within the boundary of the Palmer-Fishhook Separated Pathway project. For further information contact project manager Aaron Hunting at aaron.hunting@alaska.gov or 907-269-0546.

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

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or kristina.huling@alaska.gov.

Sincerely,


Kristina Huling

Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Morris Beckwith, Right of Way, DOT&PF
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB
Anna Bosin, Traffic & Safety Engineer, DOT&PF

Matthew Goddard

From: Daniel Dahms
Sent: Monday, October 21, 2024 1:10 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Meridian Park East (MG)

Matthew,

- Add to Note 4 that no direct access be allowed from any lot to Seward Meridian Pkwy.
- Show that there is at least 10,000 SF of contiguous usable septic area on Lot 3 that is outside of the protective well radius.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, October 15, 2024 1:28 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; contact@southlakescc.org; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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 Meridian Park East (MG)

Hello,

The following link is a request to subdivide Tract C, Country Field Estates VI, Plat #2001-72.
Please ensure all comments have been submitted by October 25, 2024, so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Meridian Park East](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

From: Permit Center
Sent: Wednesday, October 16, 2024 8:25 AM
To: Matthew Goddard
Subject: RE: RFC Meridian Park East (MG)

No comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, October 15, 2024 1:28 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; contact@southlakescc.org; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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 Meridian Park East (MG)

Hello,

The following link is a request to subdivide Tract C, Country Field Estates VI, Plat #2001-72. Please ensure all comments have been submitted by October 25, 2024, so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Meridian Park East](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

Matthew Goddard

From: Jeffrey Anderson
Sent: Tuesday, October 15, 2024 1:55 PM
To: MSB Platting
Subject: RE: RFC Meridian Park East (MG)

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

It appears that this proposal will certainly affect a future structure or structures regulated by this office for conformity to Fire and Life Safety Standards as per AS 18.70.080.



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

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

Sent: Tuesday, October 15, 2024 1:28 PM

To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; contact@southlakescc.org; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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 Meridian Park East (MG)

Hello,

The following link is a request to subdivide Tract C, Country Field Estates VI, Plat #2001-72.

Please ensure all comments have been submitted by October 25, 2024, so they can be incorporated into the staff report that will be presented to the Platting Officer.

[☐ Meridian Park East](#)



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

October 16, 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 plat and has no comments or recommendations.

- **MERIDIAN PARK EAST**
(MSB Case # 2024-122)

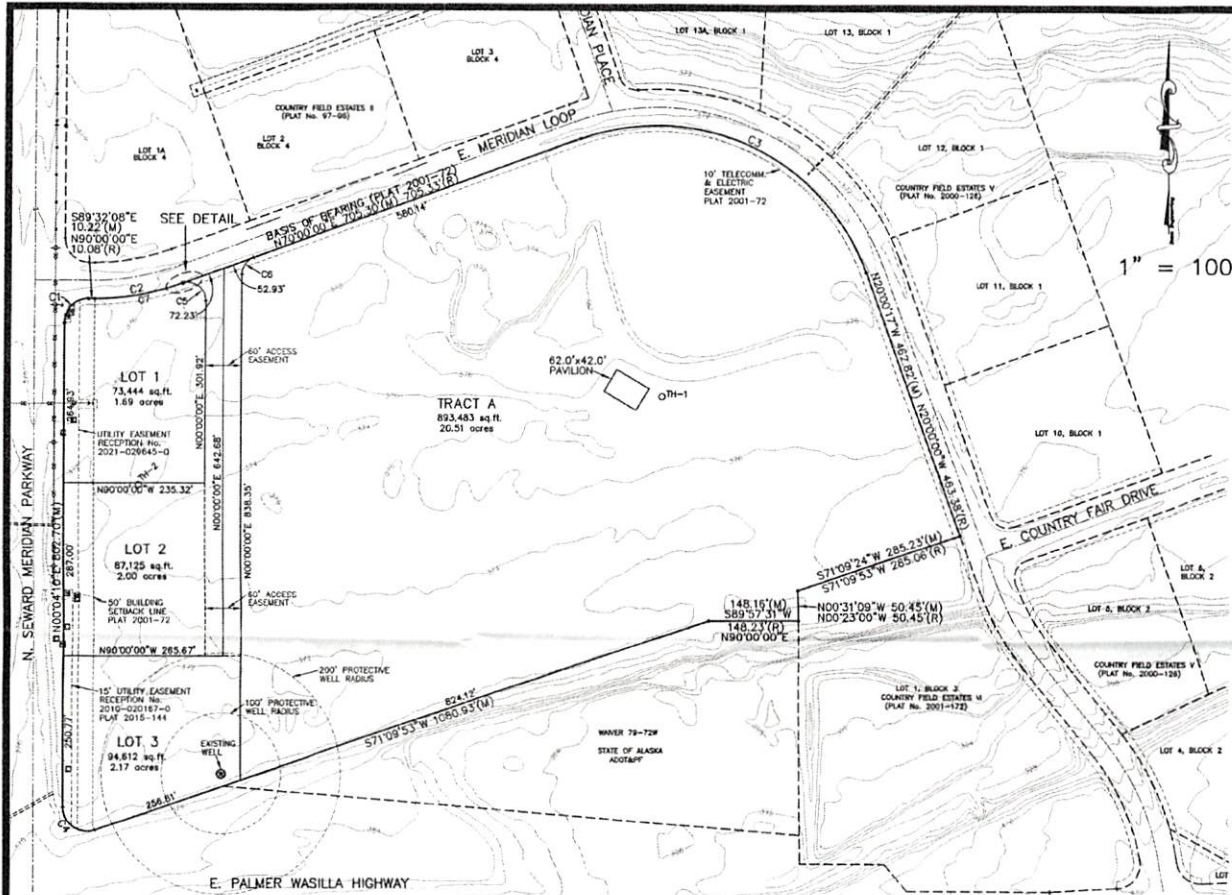
If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

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

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

EXHIBIT G



CERTIFICATE OF OWNERSHIP

We certify that we are the owners of the property shown and described in this plan and that we accept this plan of subdivision by our free consent.

OWNER

Meridian Park Medical Holding LLC
4237 E. Meridian Loop
Wasilla, Alaska 99654

By: Todd Nugent Title: _____ Date: _____

NOTARY ACKNOWLEDGMENT

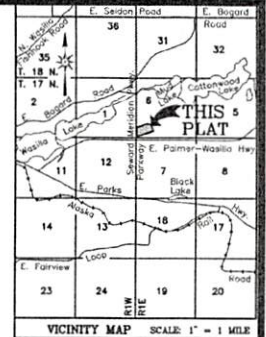
THIS IS TO CERTIFY THAT ON THIS _____ day of _____, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared _____

known to me and to me known to be the individual named in and who executed the foregoing instrument and acknowledged to me that _____ signed and assented the same as _____ voluntary act and deed for the uses and purposes therein mentioned.

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

Notary Public in and for Alaska. _____

My commission expires: _____



LEGEND

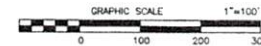
- FOUND 5/8" REBAR
- (M) MEASURED INFORMATION
- (R) RECORDED INFORMATION FROM PLAT OF COUNTRY FIELD ESTATES VI (PLAT 2001-72)
- ⊙ TYPICAL MARKING ON 1" PLASTIC CAP OF PROPERTY CORNER
- ⊙ EXISTING WELL

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	62.72	40.00	39.89	56.40	S44°51'59"W	89°49'59"
C2	150.12	430.00	78.83	149.30	N79°56'19"E	220°01'0"
C3	581.52	370.00	370.33	523.49	N64°59'21"W	90°03'03"
C4	76.03	40.00	55.98	65.08	S54°22'56"E	108°54'17"
C5	37.46	30.00	42.84	49.07	N54°59'18"W	109°44'31"
C6	38.65	30.00	21.01	34.41	S35°00'00"W	70°00'00"
C7	147.71	430.00	74.50	146.98	N87°05'56"E	19°40'55"
C8	2.41	430.00	1.20	2.41	N70°05'52"E	0°19'15"

SURVEYOR'S CERTIFICATE

I, Richard L. Besse, No. 4094-S, hereby certify that I am a registered professional land surveyor in the State of Alaska and that this plat represents a survey made by me or under my direct supervision, and that the monuments shown on the plat have been set, and that all dimensions and other data are true and correct to the best of my knowledge.



NOTES

1. ALL LINES ARE NON-RADIAL EXCEPT WHERE NOTED OTHERWISE.
2. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
3. NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH A 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 THESE SYSTEMS.
4. NO DIRECT ACCESS FROM ANY LOT IN THIS SUBDIVISION DATED PALMER WASILLA HIGHWAY.
5. 5/8" x 30" REBAR WITH PLASTIC SELF IDENTIFYING SURVEY CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND ANGLE POINTS.
6. ALL RECORD INFORMATION IS FROM THE PLAT OF COUNTRY FIELD ESTATES VI, (PLAT 2001-72) PALMER RECORDING DISTRICT.
7. THE FOLLOWING RESTRICTIVE COVENANTS EXIST ON THIS PROPERTY:
RECORDED: OCTOBER 24, 1997 AT BOOK 819 PAGE 475.
AMENDED BY INSTRUMENT APRIL 14, 1998 AT BOOK 843 PAGE 144.
AMENDED BY INSTRUMENT DECEMBER 13, 2000 AT BOOK 1104 PAGE 186.
AMENDED BY INSTRUMENT DECEMBER 13, 2000 AT BOOK 1104 PAGE 186.
AMENDED BY INSTRUMENT FEBRUARY 20, 2002 AT RECEPTION No. 3032-303280-0.

CERTIFICATE OF APPROVAL BY THE PLANNING & LAND USE DIRECTOR

I hereby certify that the subdivision plan shown hereon has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the Planning Authority by Plat Resolution No. _____ and that the plat shown hereon has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, State of Alaska, in which the plat is located.

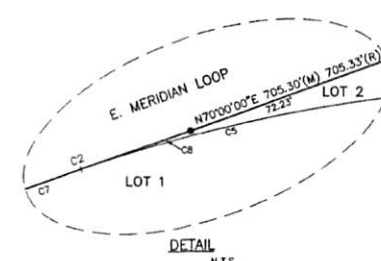
Date: _____

 Planning & Land Use Director Plotting Clerk

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all taxes and special assessments through _____ against the property included in the subdivision or resubdivision shown hereon have been paid.

Tax Collection Official Date
 Matanuska-Susitna Borough



RECEIVED
OCT 8 2024
PLATTING Agenda Copy

AS-BUILT AND TOPOGRAPHIC MAP
MERIDIAN PARK EAST
 A REPLAT OF TRACT C, COUNTRY FIELD ESTATES VI (PLAT 2001-72), EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES BY DEED RECORDED OCTOBER 12, 2010 AS RECEPTION No. 2010-020168-0.
 LOCATED WITHIN SECTION 1, T17N, R1E, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA
 Containing 28.37 acres more or less

Besse Engineering
 1890 W. Joanne Marie Circle
 Wasilla, Alaska 99654
 907-357-4257

Field Book: B22-04 Date: 03/07/24
 Scale: 1" = 100' Drawn: MKR
 MGR#: 5126600750C W.C. No: B22-04 Sheet: 1 of 1

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, October 25, 2024 5:05 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Meridian Park East (MG)
Attachments: Agenda Plat.pdf

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

Matthew,

In review GCI has no objections, only the following comment for the attached signed plat.

The legal description in the title block needs to show the Section to be 6.

Thanks,

GCI | OSP Design

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

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

Sent: Tuesday, October 15, 2024 1:28 PM

To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; contact@southlakescc.org; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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 Meridian Park East (MG)

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

Hello,

The following link is a request to subdivide Tract C, Country Field Estates VI, Plat #2001-72.

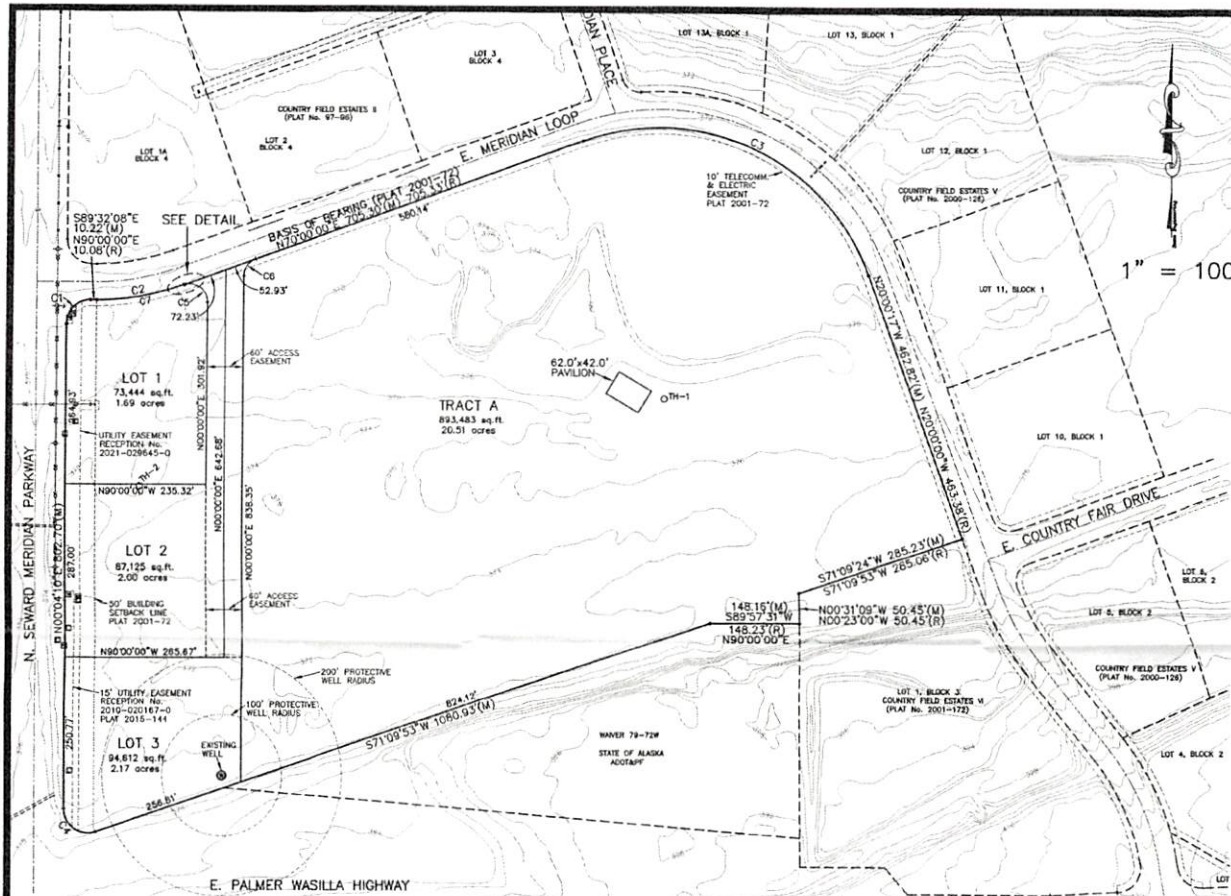
Please ensure all comments have been submitted by October 25, 2024, so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Meridian Park East](#)

Feel free to contact me if you have any questions.

Thank you,

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



- NOTES**
1. ALL LINES ARE NON-RADIAL EXCEPT WHERE NOTED OTHERWISE.
 2. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 3. NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH A 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 THESE SYSTEMS.
 4. NO DIRECT ACCESS FROM ANY LOT IN THIS SUBDIVISION ONTO PALMER WASILLA HIGHWAY.
 5. 5/8" x 3/8" REBAR WITH PLASTIC SELF IDENTIFYING SURVEY CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND WEDGE POINTS.
 6. ALL RECORD INFORMATION IS FROM THE PLAT OF COUNTRY FIELD ESTATES VI, (PLAT 2001-72) PALMER RECORDING DISTRICT.
 7. THE FOLLOWING RESTRICTIVE COVENANTS EXIST ON THIS PROPERTY: RECORDED OCTOBER 24, 1997 AT BOOK 219 PAGE 470; AMENDED BY INSTRUMENT APRIL 14, 1998 AT BOOK 343 PAGE 245; AMENDED BY INSTRUMENT DECEMBER 13, 2000 AT BOOK 1104 PAGE 184; AMENDED BY INSTRUMENT DECEMBER 13, 2000 AT BOOK 1104 PAGE 184; AMENDED BY INSTRUMENT FEBRUARY 20, 2002 AT REC'D BOOK No. 2902-003290-0.

CERTIFICATE OF APPROVAL BY THE PLANNING & LAND USE DIRECTOR

I hereby certify that the subdivision plan shown hereon has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the Planning Authority by Plat Resolution No. _____ dated _____ and that the plat shown hereon has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, State of Alaska, in which the plat is located.

Date: _____
 Attest:
 Planning & Land Use Director Platting Clerk

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all taxes and special assessments through _____ against the property included in the subdivision or resubdivision shown hereon have been paid.

Tax Collection Official Date
 Matanuska-Susitna Borough

CERTIFICATE OF OWNERSHIP

We certify that we are the owners of the property shown and described in this plan and that we accept the plan of subdivision by our free consent.

OWNER
 Meridian Park Medical Holding LLC
 4237 E. Meridian Loop
 Wasilla, Alaska 99654

By: Todd Nugent Title: _____ Date: _____

NOTARY ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS _____ day of _____, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared _____ known to me and to me known to be the individual named in and who executed the foregoing instrument and acknowledged to me that _____ signed and assented the same as _____ voluntary act and deed for the uses and purposes therein mentioned.

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

Notary Public in and for Alaska.

My commission expires: _____



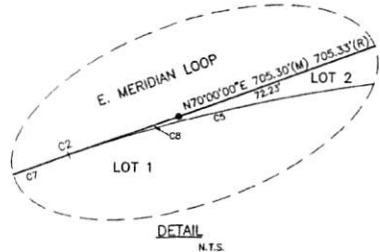
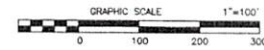
- LEGEND**
- FOUND 5/8" REBAR
 - (M) MEASURED INFORMATION
 - (R) RECORD INFORMATION FROM PLAT OF COUNTRY FIELD ESTATES VI (PLAT 2001-72)
 - ⊙ TYPICAL MARKING ON 1" PLASTIC CAP ON PROPERTY CORNERS
 - ⊙ EXISTING WELL

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	62.72	40.00	39.88	56.49	S44°51'59"W	89°49'59"
C2	150.12	430.00	75.83	149.36	N79°58'19"E	20°00'10"
C3	581.52	370.00	370.33	523.49	N54°59'21"W	90°03'03"
C4	78.03	40.00	55.88	65.09	S54°22'58"E	108°54'17"
C5	57.46	30.00	42.64	49.07	N54°52'18"W	109°44'31"
C6	38.65	30.00	21.01	34.11	S35°00'00"W	70°00'00"
C7	147.71	430.00	74.59	146.99	N80°08'56"E	19°40'55"
C8	2.41	430.00	1.20	2.41	N70°05'52"E	0°10'15"

SURVEYOR'S CERTIFICATE

I, Richard L. Besse, No. 4094-S, hereby certify that I am a registered professional land surveyor in the State of Alaska and that this plat represents a survey made by me or under my direct supervision, and that the monuments shown on the plat have been set, and that all dimensions and other details are true and correct to the best of my knowledge.

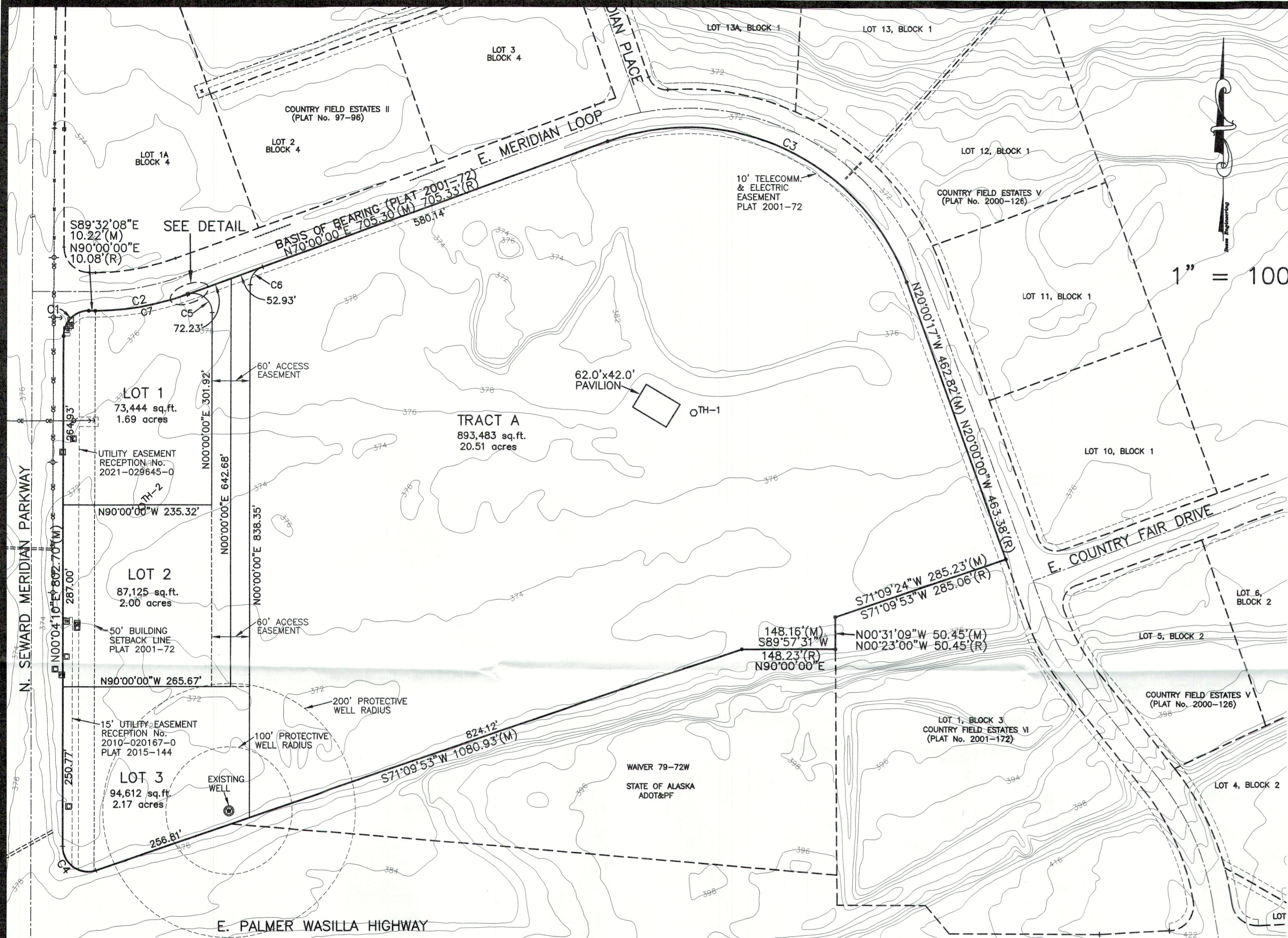


APPROVED AS SHOWN
 SIGN/Map/Drawings DATE/revision
 GC ENGINEERING & DESIGN

AS-BUILT AND TOPOGRAPHIC MAP
MERIDIAN PARK EAST
 A REPLAT OF TRACT C, COUNTRY FIELD ESTATES VI (PLAT 2001-72), EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES BY DEED RECORDED OCTOBER 12, 2010 AS RECEPTION No. 2010-020168-0.
 LOCATED WITHIN SECTION 1, T17N, R1E, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA
 Containing 28.37 acres more or less

Besse Engineering
 1890 W. Jaime Marie Circle
 Wasilla, Alaska 99654
 907-357-4257

FILED BOOK: 622-04 DATE: 03/02/24 SHEET: 1 of 1
 DRAWN BY: MJK CHECKED BY: TDD



CERTIFICATE OF OWNERSHIP

We certify that we are the owners of the property shown and described in this plan and that we adopt this plan of subdivision by our free consent.

OWNER

Meridian Park Medical Holding LLC
4237 E. Meridian Loop
Wasilla, Alaska 99654

By: Todd Nugent Title: Date:

NOTARY ACKNOWLEDGMENT

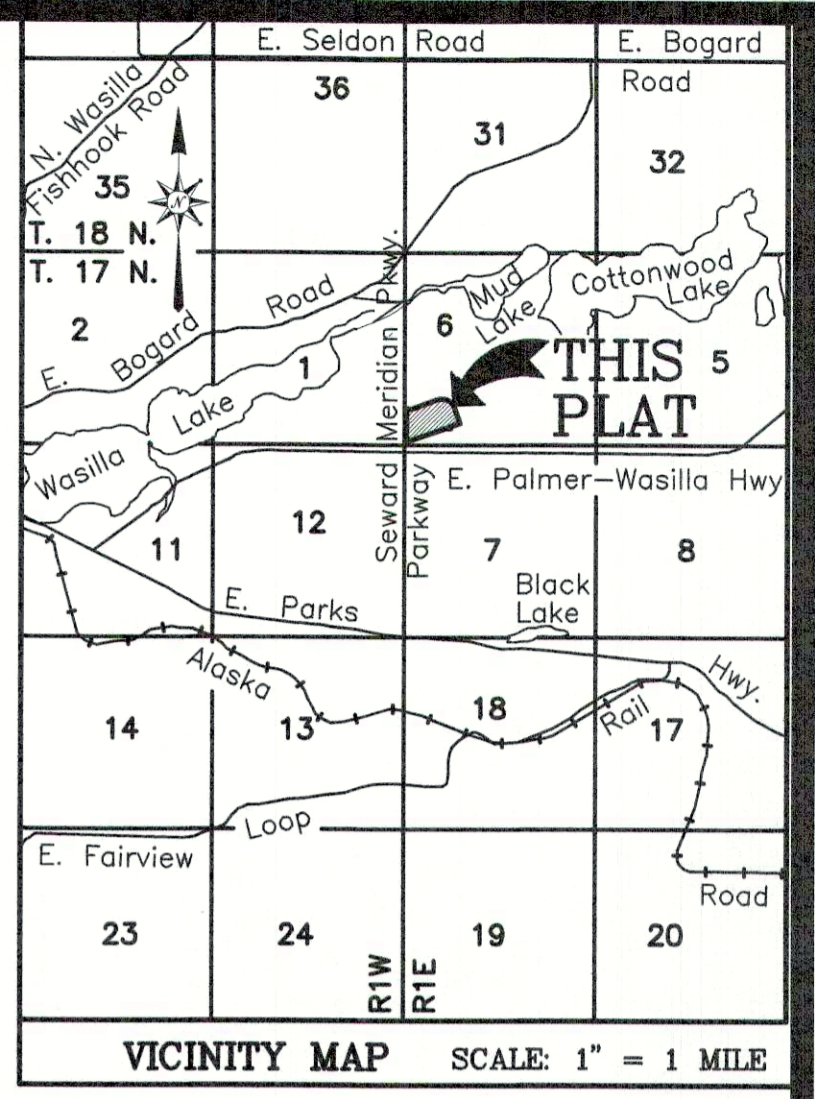
THIS IS TO CERTIFY THAT ON THIS _____ day of _____, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared _____

known to me and to me known to be the individual named in and who executed the foregoing instrument and acknowledged to me that _____ signed and sealed the same as _____ voluntary act and deed for the uses and purposes therein mentioned.

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

Notary Public in and for Alaska.

My commission expires: _____



LEGEND

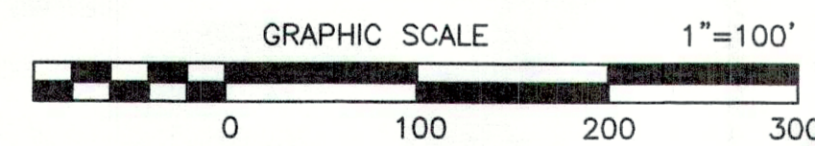
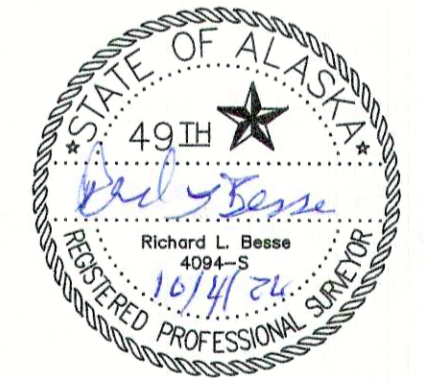
- FOUND 5/8" REBAR
- (M) MEASURED INFORMATION
- (R) RECORD INFORMATION FROM PLAT OF COUNTRY FIELD ESTATES VI (PLAT 2001-72)
- ⊙ BESSE ENG 4094-S TYPICAL MARKING ON 1" PLASTIC CAP ON PROPERTY CORNERS
- ⊙ EXISTING WELL

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NOTES

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4. NO DIRECT ACCESS FROM ANY LOT IN THIS SUBDIVISION ONTO PALMER WASILLA HIGHWAY.
5. 5/8" X 30" REBAR WITH PLASTIC SELF IDENTIFYING SURVEY CAP SET AT ALL LOT CORNERS, PC'S, PT'S AND ANGLE POINTS.
6. ALL RECORD INFORMATION IS FROM THE PLAT OF COUNTRY FIELD ESTATES VI, (PLAT 2001-72) PALMER RECORDING DISTRICT.
7. THE FOLLOWING RESTRICTIVE COVENANTS EXIST ON THIS PROPERTY:
RECORDED: OCTOBER 24, 1997 AT BOOK 919 PAGE 470.
AMENDED BY INSTRUMENT: APRIL 14, 1998 AT BOOK 943 PAGE 346.
AMENDED BY INSTRUMENT: DECEMBER 13, 2000 AT BOOK 1104 PAGE 198.
AMENDED BY INSTRUMENT: DECEMBER 13, 2000 AT BOOK 1104 PAGE 198.
AMENDED BY INSTRUMENT: FEBRUARY 20, 2002 AT RECEPTION No. 2002-003290-0.

CERTIFICATE OF APPROVAL BY THE PLANNING & LAND USE DIRECTOR

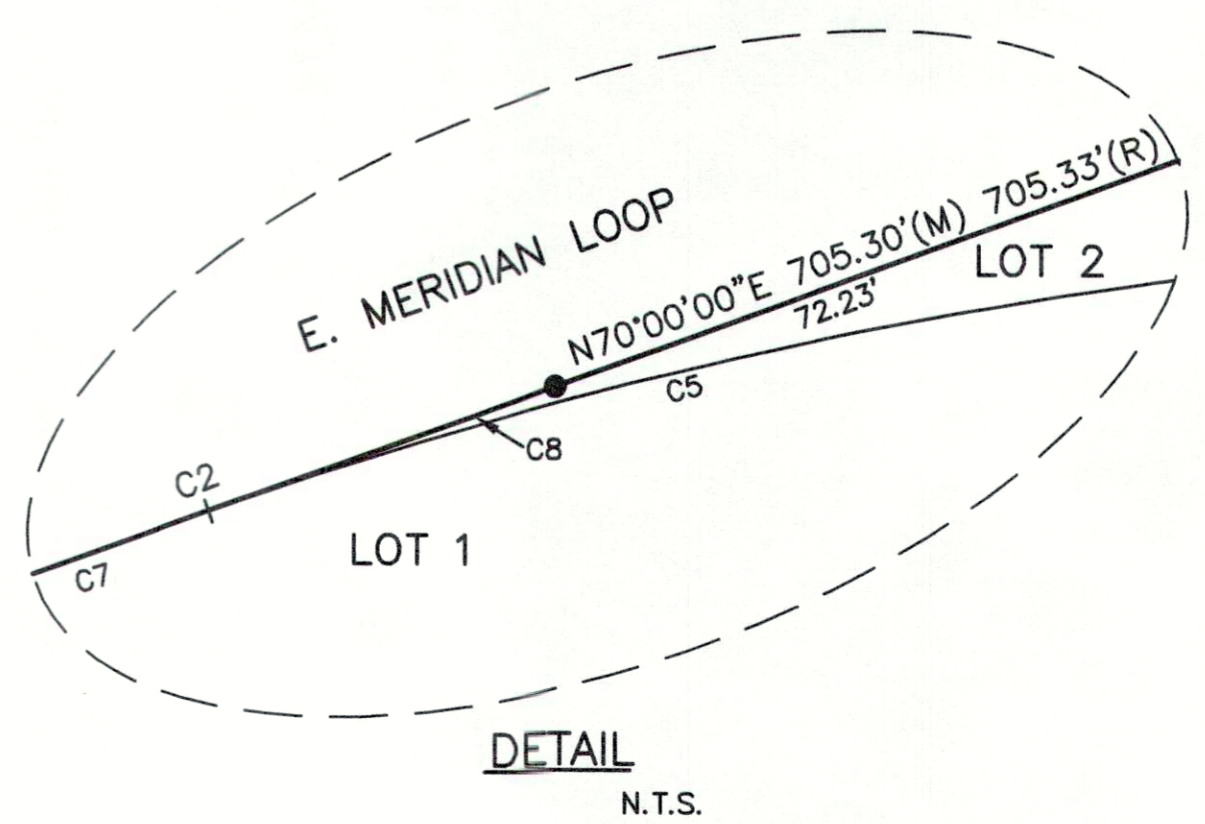
I hereby certify that the subdivision plan shown hereon has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the Planning Authority by Plat Resolution No. _____ dated _____, and that the plat shown hereon has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, State of Alaska, in which the plat is located.

Date: _____
Attest: _____
Planning & Land Use Director Platting Clerk

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all taxes and special assessments through _____ against the property included in the subdivision or resubdivision shown hereon have been paid.

Tax Collection Official Date
Matanuska-Susitna Borough



RECEIVED
OCT 08 2024
PLATTING Agenda Copy

AS-BUILT AND TOPOGRAPHIC MAP
MERIDIAN PARK EAST
A REPLAT OF TRACT C, COUNTRY FIELD ESTATES VI (PLAT 2001-72), EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES BY DEED RECORDED OCTOBER 12, 2010 AS RECEPTION No. 2010-020168-0.
LOCATED WITHIN SECTION 1, T17N, R1E, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA
Containing 26.37 acres more or less

Besse Engineering
1890 W. Jaime Marie Circle
Wasilla, Alaska 99654
907-357-4257

Field Book: B22-04	Scale: 1" = 100'	Date: 03OCT24	Dw'g. FirstBaptist.DWG
MSB# 512600100C	Drawn: MLK	W.O. No. B22-04	Sheet 1 of 1

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 13, 2024

ABBREVIATED PLAT: SUN VALLEY FERRIS
LEGAL DESCRIPTION: SEC 35, T19N, R01E S.M., AK
PETITIONERS: LINDA FERRIS
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS/BILL KLEBESADEL
ACRES: 4.0 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2024-54

REQUEST:

The request is to create two lots from Lot 13B, Sun Valley Lot 13A and 13B, Block 4 (Plat # 99-47) to be known as **Sun Valley Ferris**, containing 4.0 acres +/- . The property is located directly east of N. Doro Drive, south E. Blue Mountain Lane, and west of N. Sun Valley Drive; within the S ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map and Aerial Photos
Soils Report

Exhibit A – 4 pgs
Exhibit B – 4 pgs

COMMENTS:

USACE
MSB Pre-Design & Engineering
MSB Permit Center
Utilities

Exhibit C – 1 pg
Exhibit D – 1 pg
Exhibit E – 1 pg
Exhibit F – 3 pgs

DISCUSSION: The proposed subdivision is creating two lots. Lot 13B-1 will contain 2.01 acres and Lot 13B-2 will contain 2.00 acres. Both proposed lots will take access from N. Doro Drive, a Borough owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, P.E., notes that one test pit was excavated for the proposed lots. Test pit location was selected as a representative of the conditions to be expected throughout the proposed subdivision. The test holes were dug to a depth of 12', no ground water was encountered. The soils consisted of organic silts and organic silty clays of low plasticity overlying poorly graded sands, gravelly sands, and little/no fines. The engineer has determined that each of the two proposed lots will have at least 10,000 square feet of

contiguous usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 Area.

COMMENTS:

USACE (**Exhibit C**) Has no comments and included information about dredging.

MSB Pre-Design & Engineering (**Exhibit D**)

MSB Permit Center (**Exhibit E**) Has no comment.

Utilities: (Exhibit F) ENSTAR has no comments or recommendations. 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 plat of Sun Valley Ferris II is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. A soils report was submitted, 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.

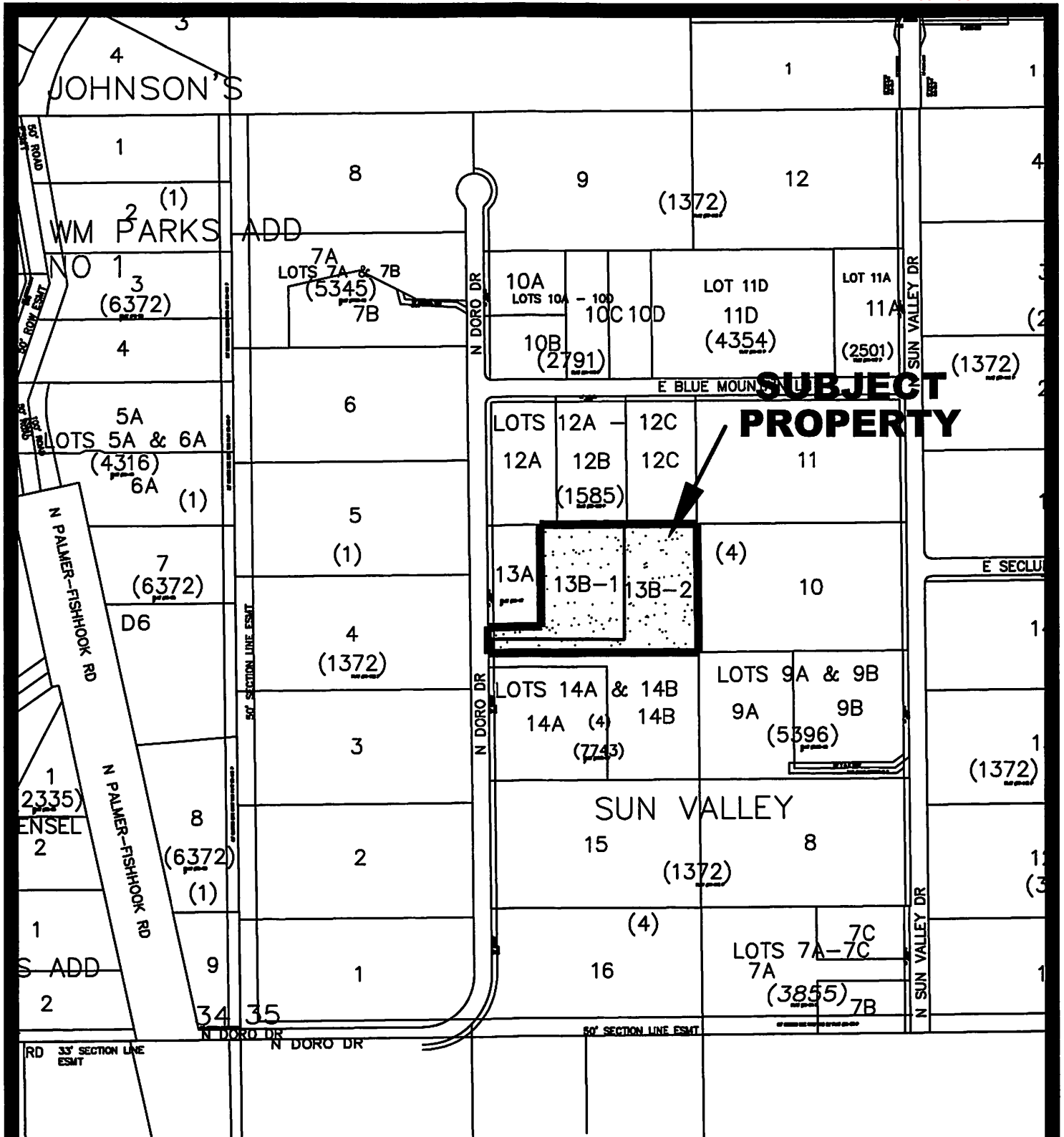
FINDINGS of FACT:

1. The abbreviated plat of Sun Valley Ferris II is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #10 Fishhook; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, or Assessments; GCI, MTA, or MEA.

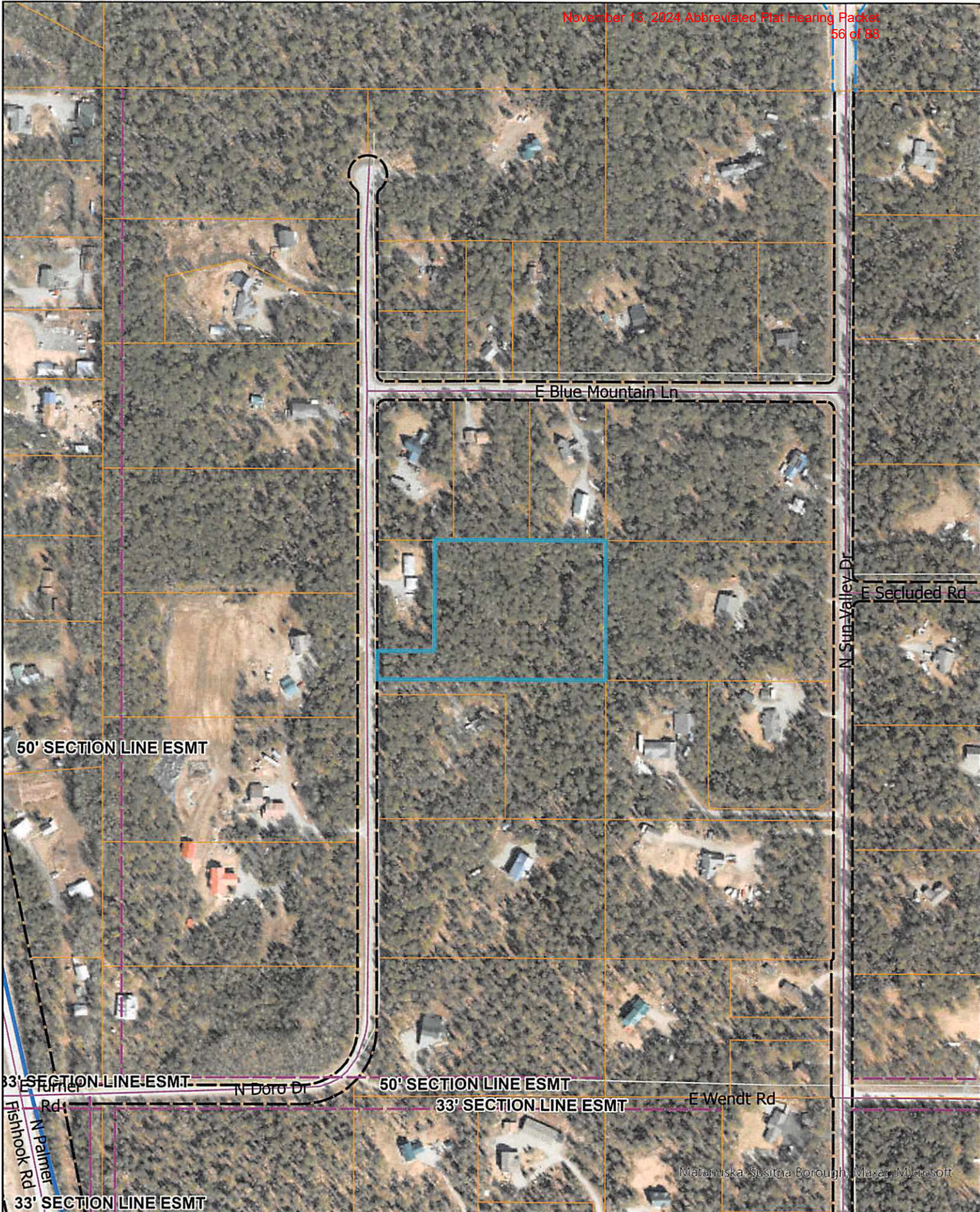
RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Sun Valley Ferris II, within the S ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska.
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. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



VICINITY MAP
FOR PROPOSED SUN VALLEY FERRIS II
SUBDIVISION
LOCATED WITHIN
SECTION 35, T19N, R01E, SEWARD MERIDIAN
ALASKA
IN14 MAP





N Doro Dr

Matanuska-Susitna Borough, Microsoft

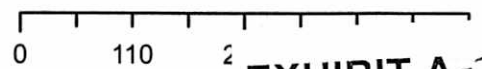
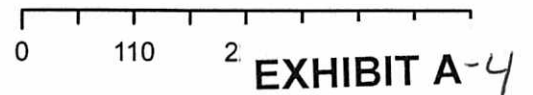


EXHIBIT A-3



RECEIVED
OCT 09 2024
PLATTING

USEABLE AREA CERTIFICATION

SUN VALLEY FERRIS II

A SUBDIVISION OF

SUN VALLEY LOT 13B, BLOCK 4

INTRODUCTION TO INVESTIGATION

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

INDIVIDUAL LOTS: MINIMUM SIZES

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

EXCEPTIONS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

SOILS INVESTIGATION

EXCAVATIONS

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

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: <input type="text"/>	(GP) TEST HOLES: <input type="text"/>
(SW) TEST HOLES: <input type="text"/>	(SP) TEST HOLES: TH-1

- 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: <input type="text"/>	(SM) TEST HOLES: <input type="text"/>
---------------------------------------	---------------------------------------

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

- Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

GROUND WATER INVESTIGATION

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

<input type="checkbox"/> Monitoring Test Holes May through October:	TEST HOLES: <input type="text"/>
<input type="checkbox"/> Soil Mottling or Staining Analysis:	TEST HOLES: <input type="text"/>

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

- Depth to seasonal high water is less than 8'

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

SUMMARY OF REQUIRED FURTHER ACTION

- Additional Fill required to ensure 8' of coverage above water table Lots:

- The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:

- Re-Grading will be required to eliminate slopes in excess of 25% Lots:

- No further action required to establish sufficient usable area.

I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots within the subdivision 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".


Bill Klebesadel 10-4-24
 WILLIAM S. KLEBESADEL P.E. Date
 Professional Engineer



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	SUN VALLEY LOT 13B, BLOCK 4	TEST HOLE NO.	Date:	03/15/24
Insp. By:	PIONEER	I	Job #	24-109

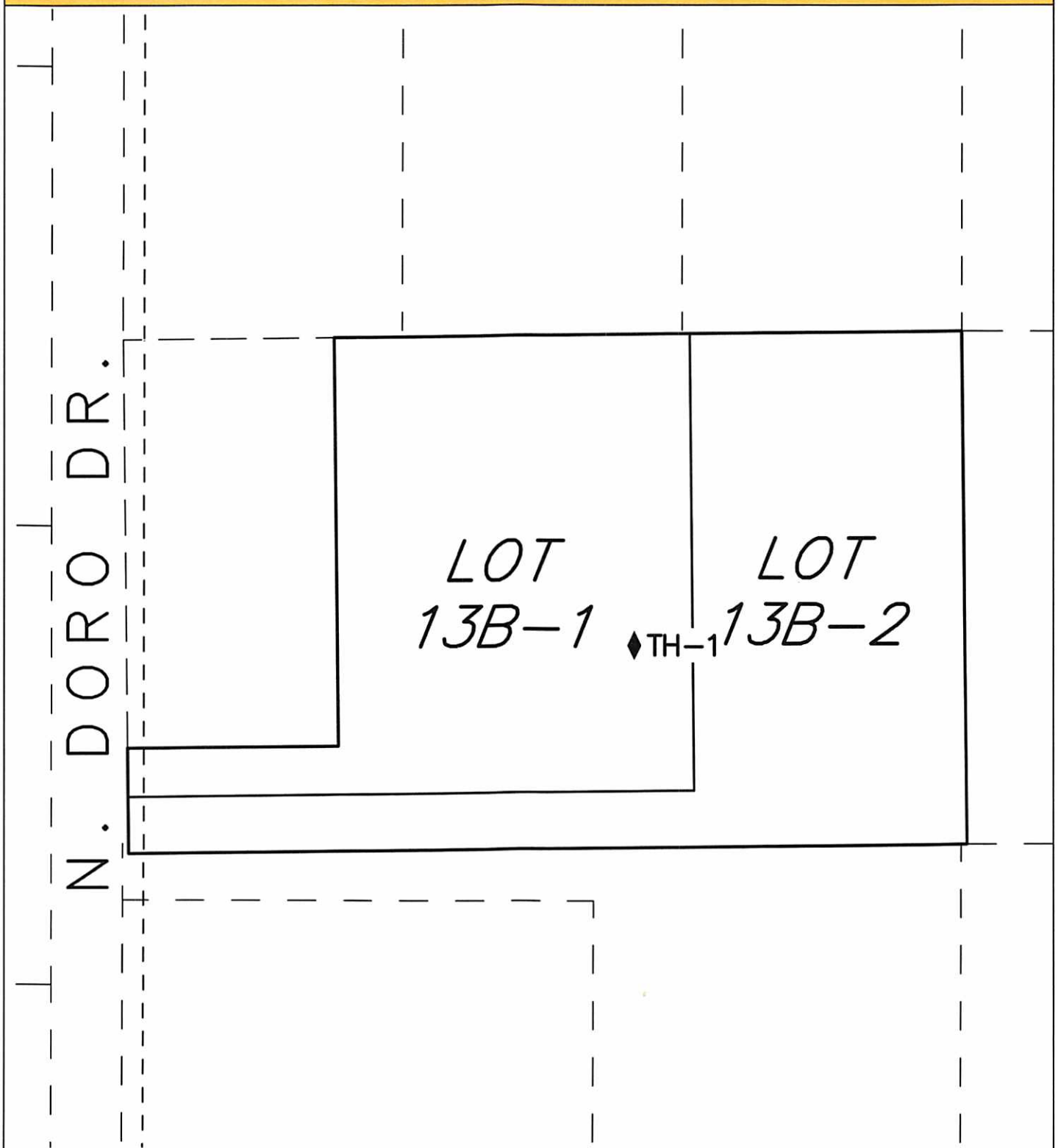
TEST HOLE EXCAVATION ANALYSIS		TEST HOLE LOCATION MAP																																																																																				
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HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

SUNNY VALLEY SUBDIVISION		
FILE: 24-109	DRAWN: ELF	08/22/24

EXHIBIT B-4

Chris Curlin

From: Ortiz, Olivia K CIV USARMY CEPOA (USA) <Olivia.K.Ortiz@usace.army.mil>
Sent: Friday, October 25, 2024 11:15 AM
To: Chris Curlin
Subject: RFC Sun Valley Ferris II (CC)

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

Hello,

Thank you for bringing this project to our attention and for allowing us to comment. The Corps of Engineers does not have specific comments regarding the proposed Sun Valley Ferris II lot creation. It does not appear that there are aquatic resources on either lot.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory. Sample drawings can also be found on our website at www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

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

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

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

Thank you,
Olivia Ortiz
Regulatory Specialist
Alaska District | POA
U.S. Army Corps of Engineers
P: (907) 753-2586

Chris Curlin

From: Daniel Dahms
Sent: Tuesday, October 29, 2024 3:13 PM
To: Chris Curlin; Brad Sworts; Christina Sands; Jamie Taylor; Tammy Simmons
Subject: Re: Sun Valley Ferris II - Soils

Chris,

In the future, the petitioner should provide contours on the test hole location map for ease of review.

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

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Tuesday, October 29, 2024 10:10 AM
To: Brad Sworts <Brad.Sworts@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: Sun Valley Ferris II - Soils

Hello,

Please find attached the soils report for Sun Valley Ferris II.

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873

Chris Curlin

From: Permit Center
Sent: Thursday, October 24, 2024 1:52 PM
To: Chris Curlin
Subject: RE: RFC Sun Valley Ferris II (CC)

Good Afternoon,

No comments from Permitting.

Thank you,

Jennifer Monnin, CFM
Permit Technician
350 E Dahlia Ave
Palmer, AK 99645
Jennifer.monnin@matsugov.us
907-861-7822



From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Thursday, October 24, 2024 12:46 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; 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>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; timhaldistrict1@gmail.com; fhcc.ak@gmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; 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 Sun Valley Ferris II (CC)

Chris Curlin

From: James Christopher <James.Christopher@enstarnaturalgas.com>
Sent: Thursday, October 24, 2024 2:28 PM
To: Chris Curlin
Cc: Sterling Lopez
Subject: RE: RFC Sun Valley Ferris II (CC)
Attachments: MSB No Comment 2024-123.pdf

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

Hello,

Please see ENSTARS attached letter with no comments.

Thank you,

Jimmy Christopher
Right of Way Agent
ENSTAR Natural Gas Company, LLC
O: (907) 334-7944
C: (614) 623-3466

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Thursday, October 24, 2024 12:46 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; 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>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; timhaldistrict1@gmail.com; fhcc.ak@gmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ENSTAR ROW Shared Mailbox <row@enstarnaturalgas.com>
Subject: RFC Sun Valley Ferris II (CC)

CAUTION: This email originated outside of ENSTAR/TSU. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are not sure, use the "Report Phish" button or contact enstar.helpdesk@enstarnaturalgas.com

Hello,

The following link is a request for comments on the proposed Sun Valley Ferris II.



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

October 24, 2024

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

To whom it may concern:

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

- **SUN VALLEY FERRIS II**
(MSB Case # 2024-123)

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

Sincerely,

James Christopher

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

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ (PLATTING CLERK)

CERTIFICATE OF PAYMENT OF TAXES

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

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

SURVEYOR'S CERTIFICATE

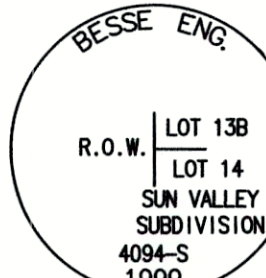


I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT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

REGISTERED LAND SURVEYOR



TYPICAL SET 1 1/4" PLASTIC CAP

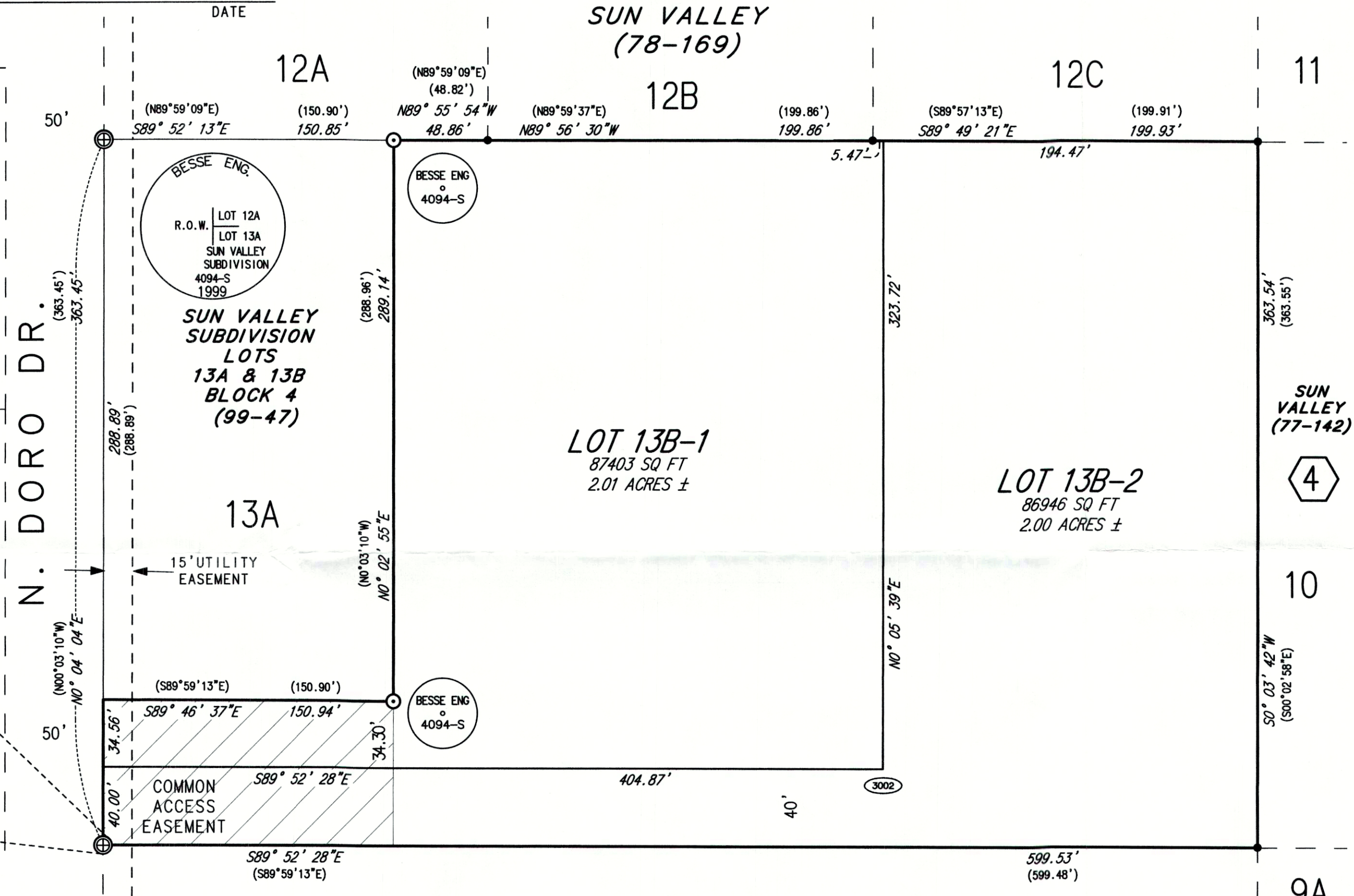


NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 13B-1, A SET PLASTIC (SURVEYED POINT 3002) WITH A NETWORK GNSS GEODETIC POSITION OF 61° 41' 20.96"N 149° 13' 57.18"W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED ON NOVEMBER 1, 1977 IN BK. 151, PG. 889 AND AMENDED ON OCTOBER 20, 1981 IN BK. 246, PG. 592, ON JUNE 15, 2001, IN BK. 1141, PG. 562, ON AUGUST 13, 2001, BK. 1155, PG. 829, AND ON JUNE 26, 2002 AT DOCUMENT# 2002-013278-0.

ELF

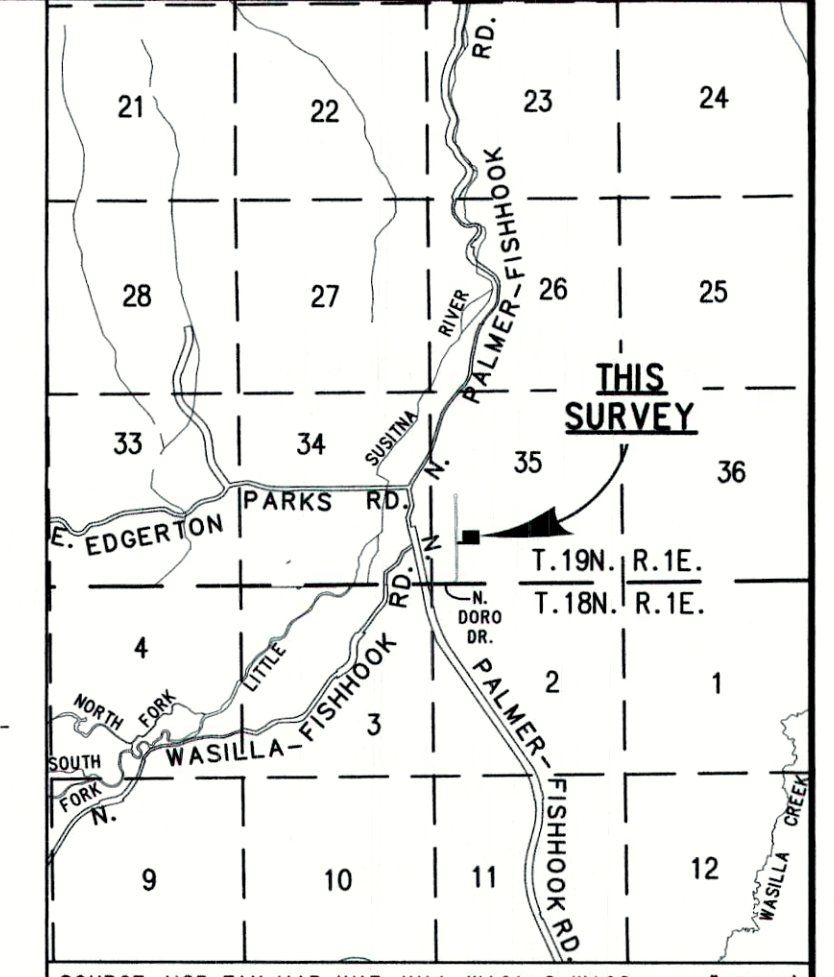
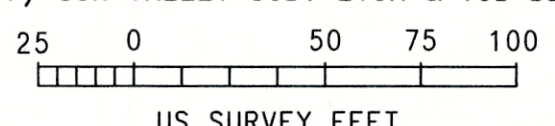
**LOT 12
BLOCK 4
SUN VALLEY
(78-169)**



14A 4 14B
**SUN VALLEY SUBDIVISION
LOTS 14A & 14B, BLOCK 4
(2018-27)**

LEGEND

- ⊕ RECOVERED 2 1/2" ALUMINUM POST MONUMENT
- ⊙ RECOVERED PLASTIC CAP ON 3/8" REBAR
- RECOVERED 1/2" REBAR
- ⊥ SET PLASTIC CAP ON 3/8"x30" REBAR AT ALL LOT CORNERS, PT'S, AND PC'S
- MEASURED DATA
- (N74°58'11"W 255.65' (N74°45'W) (254.70')) RECORD PER PLAT (99-47) SUN VALLEY SUB. L13A & 13B BLOCK 4
- ① BLOCK
- ⊙ SURVEY POINT NUMBER



SOURCE: MSB TAX MAP IN13, IN14, WA01, & WA02 1"=5280'

CERTIFICATE OF OWNERSHIP

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

LINDA FERRIS _____ DATE _____
#398 7362 N. PARKS HWY.
WASILLA, AK 99623

NOTARY ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

RECEIVED
Agenda Copy SEP 05 2024
PLATTING

A REPLAT OF
SUN VALLEY FERRIS II
A SUBDIVISION OF
LOT 13B
**SUN VALLEY SUBDIVISION LOT 13A AND 13B,
BLOCK 4 (PLAT 99-47)**
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW 1/4 SEC. 35, T.19N. R.1E. SM, AK
CONTAINING 4.00 ACRES MORE OR LESS

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

D

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 13, 2024

ABBREVIATED PLAT: COUNTRY FIELD ESTATES II LOTS 2A & 2B,
BLOCK 1

LEGAL DESCRIPTION: SEC 06, T17N, R01E S.M., AK

PETITIONERS: RACHEL M. ALLEN

SURVEYOR/ENGINEER: KEYSTONE

ACRES: 3.6 +/- PARCELS: 2

REVIEWED BY: CHRIS CURLIN CASE #: 2024-125

REQUEST:

The request is to create two lots from Lot 2, Block 1, Country Field Estates II (Plat# 97-96), to be known as **COUNTRY FIELD ESTATES II LOTS 2A & 2B, BLOCK 1**, containing 3.60 acres +/- (Tax ID 4682B01L002) The property is located directly north of E. Country Fair Drive and east of N. Jen Circle; within the SW ¼ Section 6, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the South Lakes Community Council and Assembly District #4.

EXHIBITS:

Vicinity Map and Aerial Photos

Exhibit A – 4 pgs

Soils Report

Exhibit B – 6 pgs

COMMENTS:

MSB Pre-design and Engineering

Exhibit C – 1 pg

MSB Permit Center

Exhibit D – 2 pg

Utilities

Exhibit E – 2 pgs

DISCUSSION: The proposed subdivision is creating two lots. Lot 2A will contain 1.60 acres and Lot 2B will contain 2.0 acres. Both lots will take access onto E. Country Fair Drive, a MSB owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curt Holler, P.E. with Holler Engineering notes that three test holes were excavated for the proposed lots. Test hole locations were selected as a representative of the conditions to be expected throughout the proposed subdivision. The test holes were excavated to a depth of 12', 16', and 16'. Groundwater was not encountered. Soil descriptions are attached. The proposed lots have a few limitations on areas defined by MSB code as useable septic area or useable building area. Useable septic areas will be primarily limited by setbacks to water wells, steep areas and related setbacks, easements and lot lines. For useable

limited by setbacks to water wells, steep areas and related setbacks, easements and lot lines. For useable building area, lot lines and setbacks, utility easements, and ROW/PUE setbacks will be limiting factors. For each proposed lot, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, **the proposed Lots 2A & 2B will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.**

COMMENTS:

DPW Pre-design and Engineering (**Exhibit C**) Has no comment.

MSB Permit Center (**Exhibit D**) A driveway permit will be needed.

Utilities: (**Exhibit E**) ENSTAR has no comments or objections.

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 plat of **COUNTRY FIELD ESTATES II LOTS 2A & 2B, BLOCK 1** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. A soils report was submitted, 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.

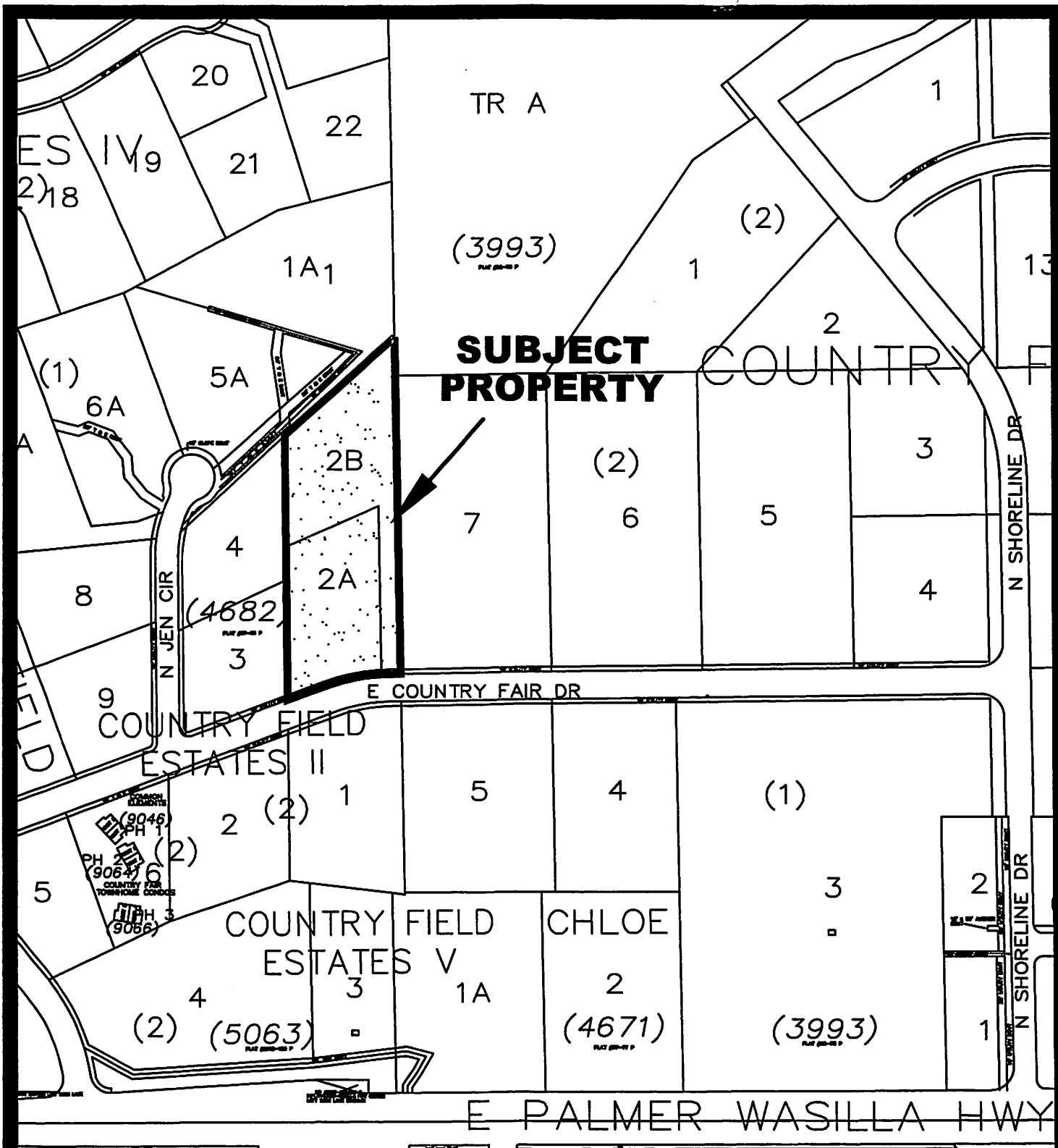
FINDINGS of FACT:

1. The abbreviated plat of **COUNTRY FIELD ESTATES II LOTS 2A & 2B, BLOCK 1** is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats*.
2. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; MSB Emergency Services, Community Development, or Assessments; the public; GCI, MTA, or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of COUNTRY FIELD ESTATES II LOTS 2A & 2B, BLOCK 1, Section 6, Township 17 North, Range 01 East, 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. Pay postage and advertising fees.
4. Provide platting staff copies of driveway permits/applications for all existing accesses.
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.



**SUBJECT
PROPERTY**

COUNTRY

COUNTRY FIELD
ESTATES II

COUNTRY FIELD
ESTATES V

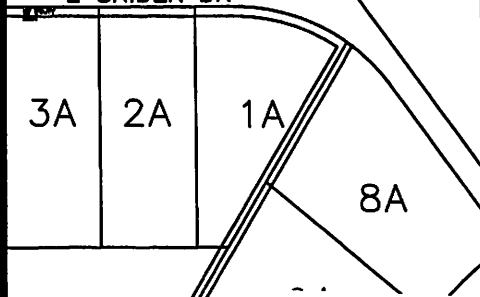
CHLOE

E PALMER WASILLA HWY

E SNIDER DR

VICINITY MAP

FOR PROPOSED COUNTRY FIELDS ESTATES II
LOTS 2A & 2B, BLOCK 1 SUBDIVISION
LOCATED WITHIN
SECTION 6, T17N, R01E, SEWARD MERIDIAN
ALASKA
WA10 MAP











August 30, 2024

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

RECEIVED
SEP 05 2024
PLATTING

Re: *Lots 2A & 2B Block 1 Country Field Estates II; Useable Areas and Drainage*
HE #24033

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from one existing lot; the project has a total area of 3.6 acres. Our soils evaluation included a review of existing soils information on the project, with permission from the original preparers. It also included review of the provided topography information, review of aerial imagery, and our other observations at the site recently and in the past during road construction. See the attached testhole and topography map.

Topography. The project site forms a rough rectangular shape, lying north of E. Country Fair Drive. The parent parcel has minimally rolling terrain, with the north end bounded by a steep 15' drop off or bluff feature. Drainage is generally directed northwestward or to the southwest. A few areas with steep slopes over 25% were noted, and are delineated on the attached map. The total elevation differential indicated from the provided topographical map is around 18'.

Soils & Vegetation. The parent parcel contains one developed residence on Lot 2A with several outbuildings. Proposed Lot 2B remains largely undeveloped, however was apparently partly cleared decades ago. Existing vegetation in the wooded portion primarily consists of second growth birch and poplar trees, with a few spruce trees. Near surface soils logged in the testholes included silty topsoils which extended down 1' to 2'. Receiving soils were relatively clean sands and gravels. Soils encountered were typical for the area, based on existing neighboring soils information and from our prior experiences on adjacent properties. Copies of the 3 updated/sealed existing on-project testhole logs and a location/topography map are attached.

Groundwater. Groundwater was not encountered in any of the testholes, which were dug to depths of 12' to 16'. Groundwater is not expected to be a limiting factor for the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be primarily limited by setbacks to water wells, steep areas and related setbacks, easements and lot lines. For useable building area, lotlines and setbacks, utility easements, and ROW/PUE setbacks will be limiting factors. For each proposed lot, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***the proposed Lots 2A & 2B will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

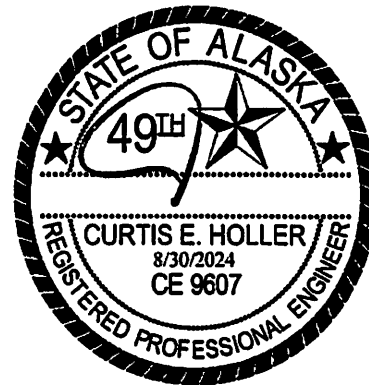
Roads and Drainage. The proposed 2 new lots will both be accessed from E. Country Fair Drive. As no road construction is required, no drainage plan is needed. However, existing drainage patterns are shown on the attached map.

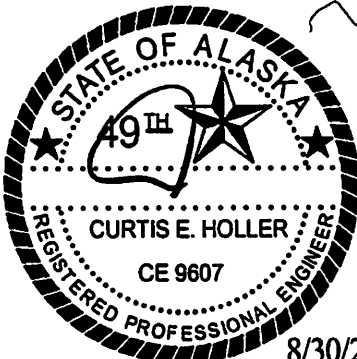
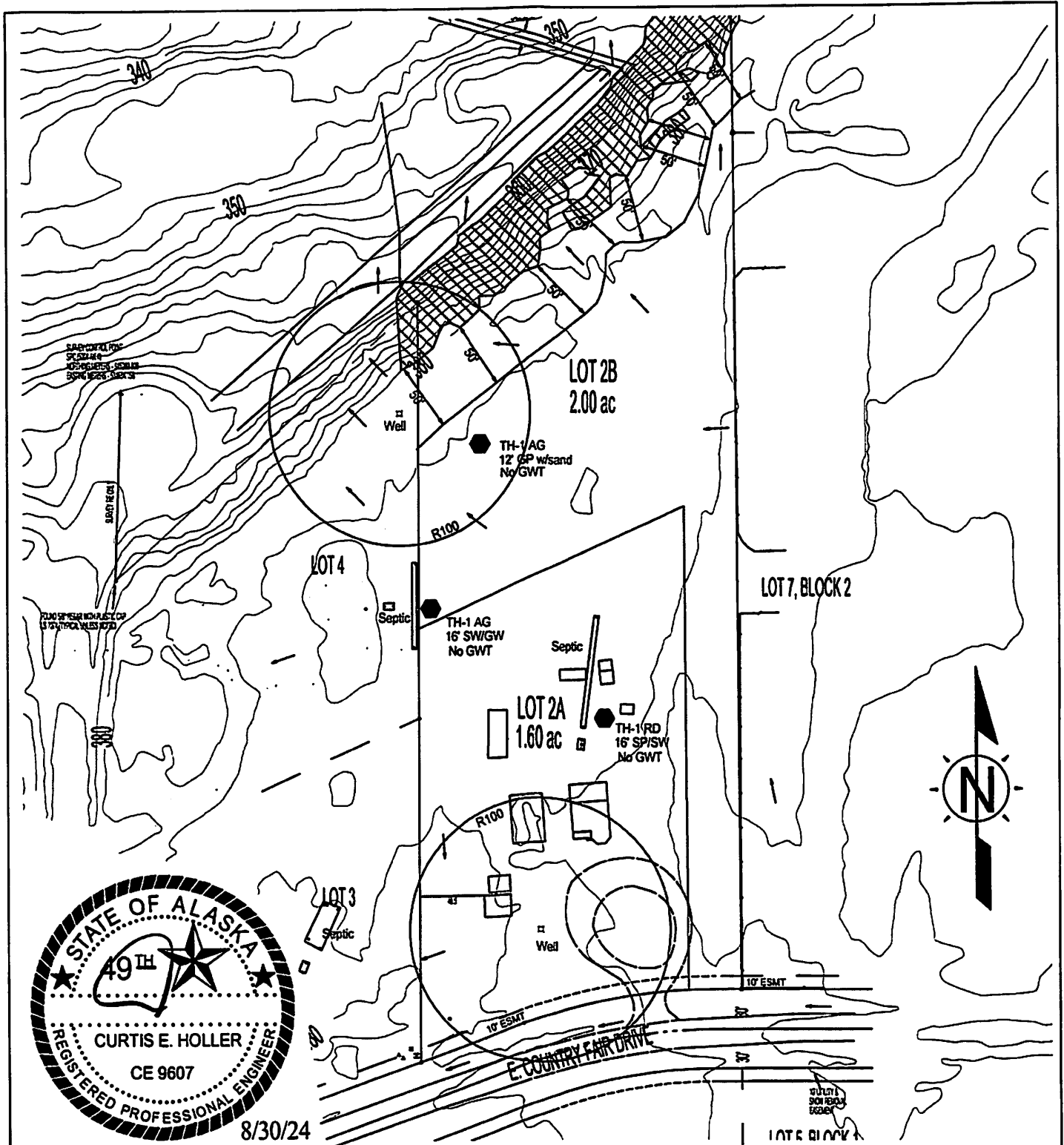
Please do not hesitate to call with any questions you may have.

Sincerely,

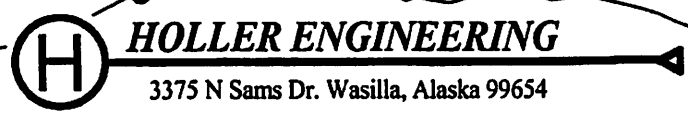

Curtis Holler, PE

c: R. Allen, w/attachments





Lots 2A & 2B Block1Country Field Estates II
 Testhole, Useable Area, Drainage & Topography



Job # 24033 Scale: 1" = 100' Date: 8/30/2024

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



HOLLER ENGINEERING

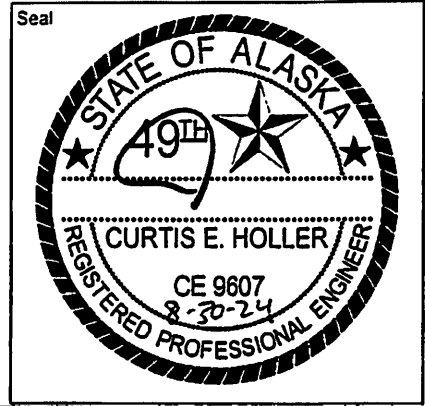
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1A of 3

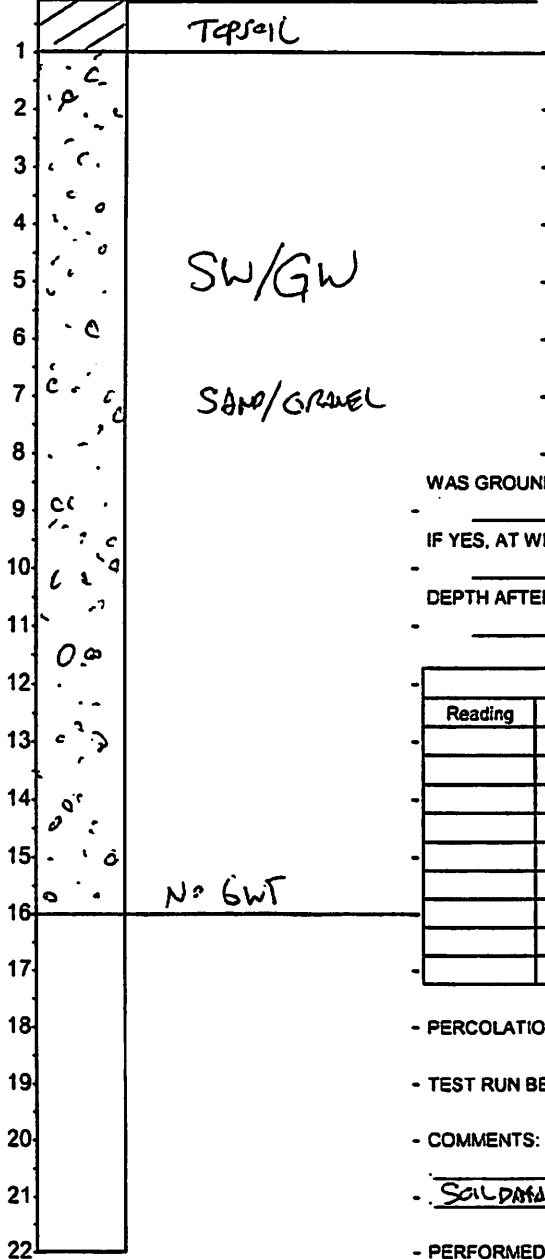
Performed For: R Allen

Legal Description: Lots 2A & 2B Country Field Est II



Depth, feet

Soil Type



Slope

Site Plan

See attached testhole & topo map.

↑
N
↓

WAS GROUNDWATER ENCOUNTERED?
- No

IF YES, AT WHAT DEPTH?
- N/A

DEPTH AFTER MONITORING?
- N/A

Slope

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

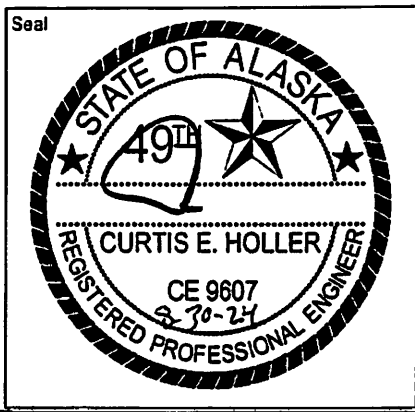
- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only

- Soil data from STATE-DOC'S WEB with PERMISSION

- PERFORMED BY: A. Giddings PE DATE: 10-5-2012



SOILS LOG / PERCOLATION TEST

TEST HOLE # 120 of 3
 Performed For: R Allen
 Legal Description: Lots 2A & 2B Country Field Est II

Depth, feet	Soil Type	Slope	Site Plan
1	Tq soils		See attached testhole & topo map. <div style="text-align: right;">↑ N ↓</div>
2			
3			
4	SAND		
5	SP/SW		
6	150 FT ² /BL		
7			
8			

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

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

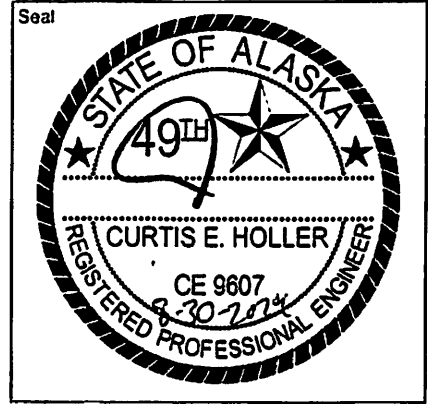
16 - No GW

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN _____ FT AND _____ FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
Soil data from septic docs used with permission (CH)
 - PERFORMED BY: R. Dilley C.I. DATE: 5-27-2016



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 3

Performed For: R Allen

Legal Description: Lots 2A & 2B Country Field Est II

Depth, feet

Soil Type

1		TOPSOIL & OVERBURDEN
2		GRAVEL WITH SOME SAND (GP)
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		NO GWF

Slope

Site Plan

See attached testhole & topo map.

↑ N ↓

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

Slope

PERCOLATION TEST

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

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

- COMMENTS: Testhole for subdivision only
- SOIL DATA FROM SOILS REPORT, USED WITH PERMISSION (EH)

- PERFORMED BY: A. Giddings PE DATE: 5-03-1997

Chris Curlin

From: Daniel Dahms
Sent: Monday, October 21, 2024 1:14 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Country Field Estates II Lots 2A & 2B, Block 1

Follow Up Flag: Follow up
Flag Status: Flagged

Chris,

No comments from PD&E.

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

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Tuesday, October 15, 2024 3:38 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; 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>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; David Post <david.post@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; The Postmaster <eric.r.schuler@usps.gov>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Maxwell Sumner <Maxwell.Sumner@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 Country Field Estates II Lots 2A & 2B, Block 1

Hello,

The following link is a request to create two lots from Lot 2, Block 1, Country Field Estates II (Plat#97-96), Tax ID#4682B01L002.

Please ensure all comments have been submitted by October 28, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

[Country Fields Estates II Lots 2A & 2B, Block 1](#)

Sincerely,

Chris Curlin

Chris Curlin

From: Permit Center
Sent: Wednesday, October 16, 2024 8:27 AM
To: Chris Curlin
Subject: RE: RFC Country Field Estates II Lots 2A & 2B, Block 1
Attachments: Screenshot 2024-10-16 082616.png

Thanks Chris. They'll need a DW permit as shown. No other comments from the Permit Center.

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

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Tuesday, October 15, 2024 3:38 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; 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>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; David Post <david.post@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; The Postmaster <eric.r.schuler@usps.gov>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Maxwell Sumner <Maxwell.Sumner@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 Country Field Estates II Lots 2A & 2B, Block 1

Hello,

The following link is a request to create two lots from Lot 2, Block 1, Country Field Estates II (Plat#97-96), Tax ID#4682B01L002.

Please ensure all comments have been submitted by October 28, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

[Country Fields Estates II Lots 2A & 2B, Block 1](#)

Sincerely,

Chris Curlin



Chris Curlin

From: James Christopher <James.Christopher@enstarnaturalgas.com>
Sent: Wednesday, October 16, 2024 8:19 AM
To: Chris Curlin
Cc: Sterling Lopez
Subject: RE: RFC Country Field Estates II Lots 2A & 2B, Block 1
Attachments: MSB No Comment 2024-125.pdf

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

Good morning,

Please see ENSTARS attached letter with no comments.

Thank you,

Jimmy Christopher
Right of Way Agent
ENSTAR Natural Gas Company, LLC
O: (907) 334-7944
C: (614) 623-3466

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Tuesday, October 15, 2024 3:38 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; 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>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; David Post <david.post@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; The Postmaster <eric.r.schuler@usps.gov>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; hessmer@mtaonline.net; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ENSTAR ROW Shared Mailbox <row@enstarnaturalgas.com>
Subject: RFC Country Field Estates II Lots 2A & 2B, Block 1

CAUTION: This email originated outside of ENSTAR/TSU. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are not sure, use the "Report Phish" button or contact enstar.helpdesk@enstarnaturalgas.com

Hello,



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

October 16, 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 plat and has no comments or recommendations.

- **COUNTRY FIELD ESTATES II LOTS 2A AND 2B, BLOCK 1
(MSB Case # 2024-125)**

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

Sincerely,

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

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

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.

RACHEL M. ALLEN DATE
 P.O. BOX 876596
 WASILLA, ALASKA 99687

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

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

BENEFICIARY

NANCY A. HUBLER DATE
 P.O. BOX 877185
 WASILLA, ALASKA 99687

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

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

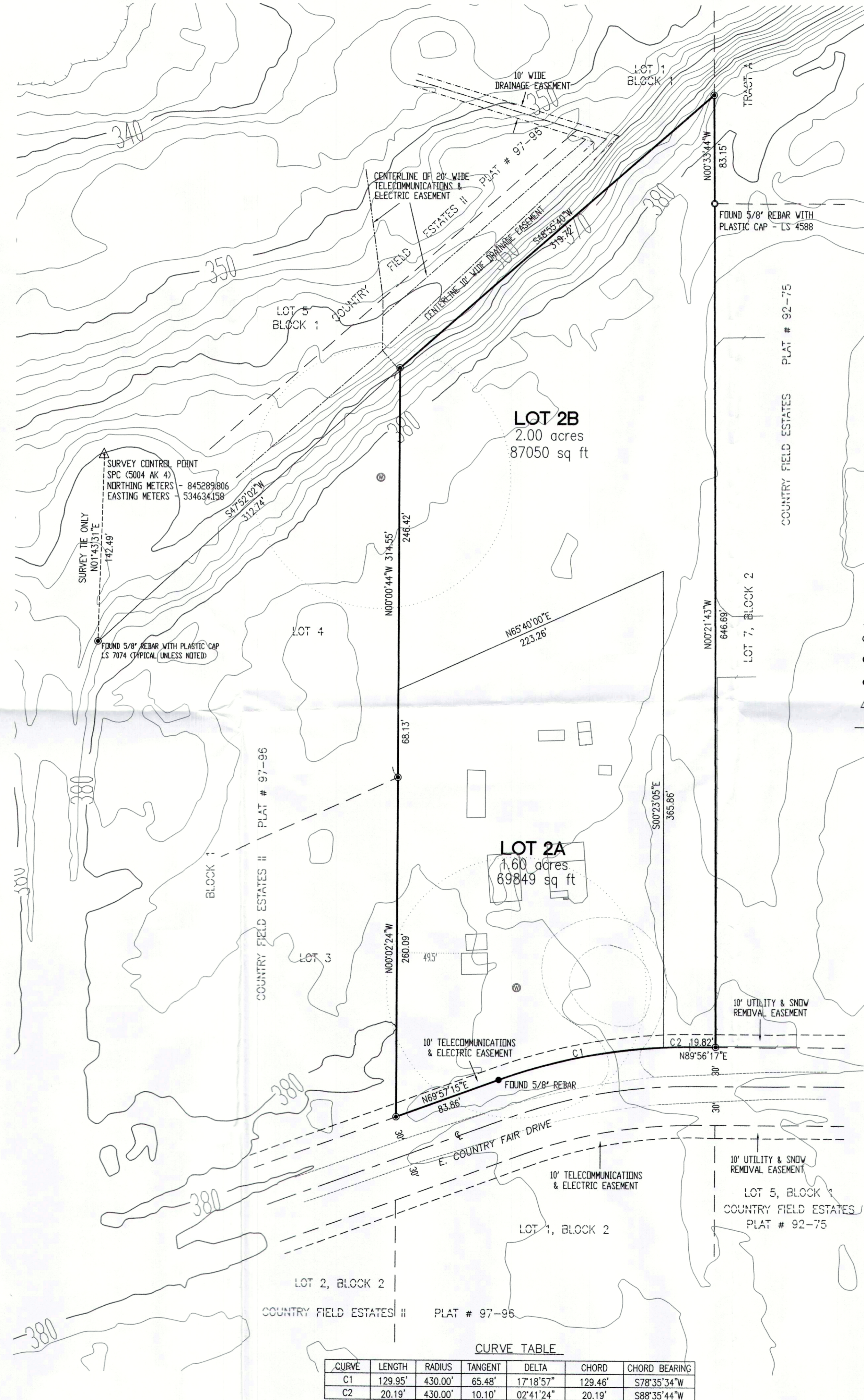
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE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

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

CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL



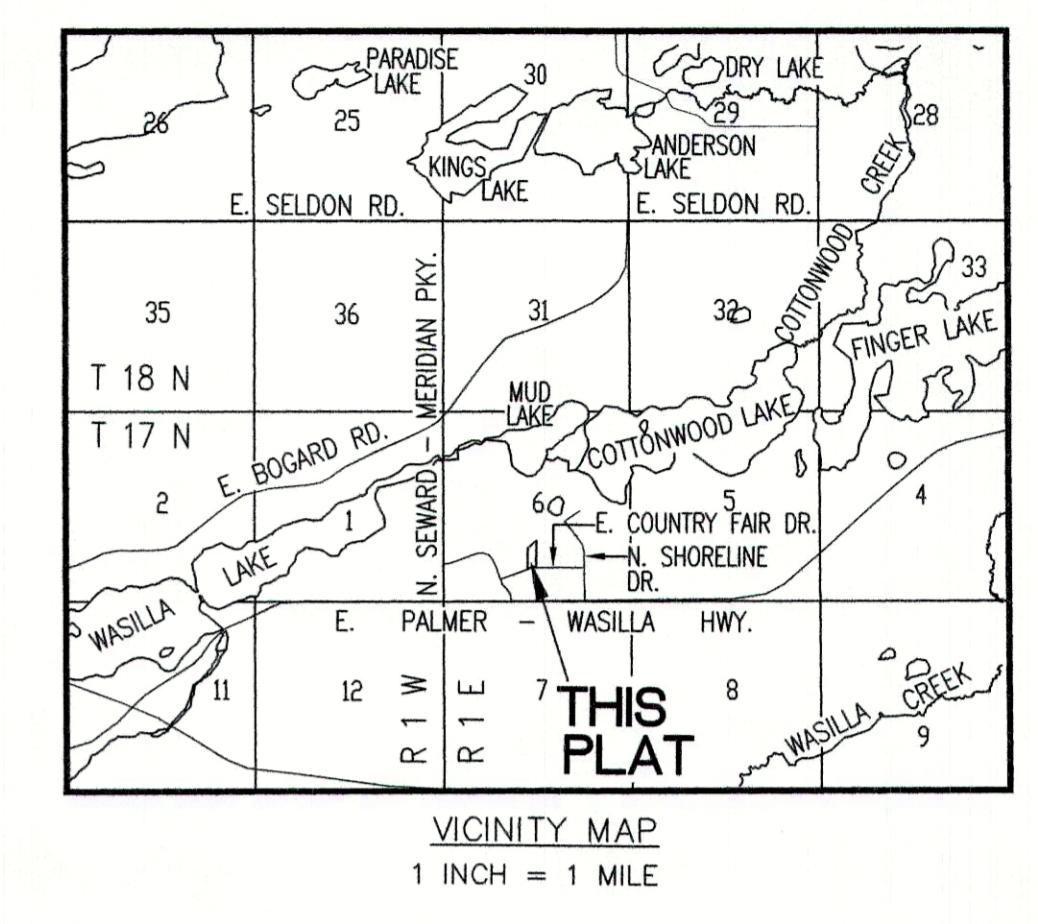
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	129.95'	430.00'	65.48'	17°18'57"	129.46'	S78°35'34"W
C2	20.19'	430.00'	10.10'	02°41'24"	20.19'	S88°35'44"W

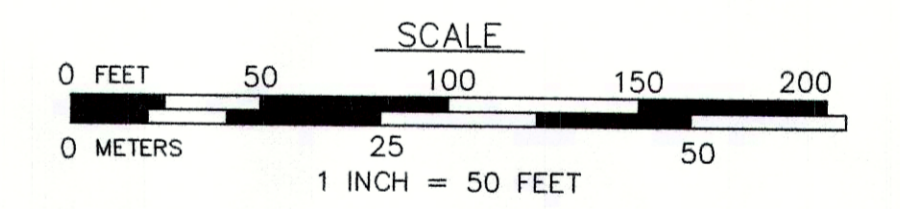
- LEGEND**
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED LS 7074
 - FOUND 5/8" REBAR WITH PLASTIC CAP MARKED LS 4588
 - FOUND 5/8" REBAR
 - △ SURVEY CONTROL POINT
 - SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP
 - KEYSTONE LS7330



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



- NOTES**
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
 3. 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
 4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - a) MEA EASEMENT RECORDED JULY 16, 1957 IN BOOK 24, PAGE 44.
 - b) MTA EASEMENT RECORDED AUGUST 21, 1997 IN BOOK 909, PAGE 32.
 6. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED OCTOBER 24, 1997, BOOK 919, PAGE 470 WITH AMENDMENTS THERETO RECORDED: APRIL 14, 1998 IN BOOK 943, PAGE 346, DECEMBER 13, 2000, IN BOOK 1104, PAGE 198 AND FEBRUARY 20, 2002, AS INSTRUMENT NO. 2002-003290-0.



RECEIVED
 SEP 17 2024
PLATTING

A PLAT OF
COUNTRY FIELD ESTATES II
LOTS 2A AND 2B, BLOCK 1
 A SUBDIVISION OF LOT 2, BLOCK 1,
 COUNTRY FIELD ESTATES II, PLAT #97-96
 WITHIN GOVERNMENT LOTS 8 AND 9,
 SECTION 6, T. 17 N., R. 01 E.
 SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 3.6 ACRES, MORE OR LESS

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

DRAWN BY iCAD/K.Lyne	DATE 8/28/24	DRAWING: 2024-22/CountryField
CHECKED BY Glo	SCALE 1 INCH = 50 FEET	SHEET 1 OF 1