

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 4, 2016**

ABBREVIATED PLAT: **SNOWSHOE HAVEN**
LEGAL DESCRIPTION: **SEC 12, T17N, R02E, SEWARD MERIDIAN, AK**
PETITIONERS: **KENNETH & EVA HANSEN**
SURVEYOR/ENGINEER: **HANSON SURVEYING & MAPPING/MARK HANSEN PE**
ACRES: 9.99 ± **PARCELS: 2**
REVIEWED BY: **AMY OTTO-BUCHANAN** **CASE: 2016-050**

REQUEST: The request is to create two lots from Parcel #1, MSB Waiver 92-1-PWm, recorded as 92-9w, Section 12, Township 17 North, Range 02 East, SM AK, to be known as SNOWSHOE HAVEN, containing 9.99+ acres. Lot 1 is a flag lot. Access is S. Witherspoon Drive.

EXHIBITS

Vicinity Map, Aerial Photos, Bare Earth Imagery	Exhibit A – 3 pgs
As-Built, Topographic Mapping, Project Overview	Exhibit B – 4 pgs
Soil Report	Exhibit C – 16 pgs
<u>AGENCY COMMENTS</u>	
Department of Public Works	Exhibit D - 1 pg
Code Compliance	Exhibit E – 1 pg
Permit Center	Exhibit F - 1 pg
Planning	Exhibit G - 2 pgs
Land & Resource Management Division	Exhibit H - 1 pg
Cultural Resources	Exhibit I – 1 pg
Department of Emergency Services	Exhibit J – 1 pg
Utilities	Exhibit K – 3 pgs
Agencies	Exhibit L – 2 pgs
Road Service Area #26	Exhibit M – 1 pg

DISCUSSION: The subject parcel is located east of S. Old Glenn Highway, south of E. Maud Road and directly east of S. Witherspoon Road. Access for both lots is from S. Witherspoon Road, a 60' wide right-of-way; street is owned and maintained by MSB. Proposed Lot 1 is a flag lot, pursuant to MSB 43.20.300(D) Flag lots, with a 30' wide flag pole; 3.54 acres in size. Proposed Lot 2 is 6.45 acres.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, MSB 43.20.140 Physical Access, and MSB 43.20.300(D) Flag lots. Access requirements are met. Pursuant to MSB 43.20.320 Frontage, Lot 2 has over 60' frontage onto S. Witherspoon Road, and Lot 2 has 30' of frontage, pursuant to MSB 43.20.300(D) Flag lots.

Soils: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit C**. Mark Hansen, PE, notes three testholes were excavated. Soils observed consist of well graded sand with silt and gravel (SW-SM) interbedded with silt (ML). A sieve analysis shows suitable gradation for a wastewater disposal system at typical bed or shallow trench depth. Groundwater was observed at 10.7' in testhole #3 after it had stabilized for seven days. No bedrock or soils with low permeability were encountered. Topography slopes fairly uniformly to the south-southwest. There is a house and outbuildings on proposed Lot 1; no structures on Lot 2. There is a well and septic system on Lot 1. Both lots have more than 10,000 sf suitable for septic and each lot has more than 10,000 sf suitable for building. The testhole location map is attached, along with the testhole log. A sieve analysis report is also attached.

Comments: Department of Public Works Operations & Maintenance (**Exhibit D**) has no comments. Code Compliance notes (**Exhibit E**) this parcel is in FIRM #8160, Zone X, no open cases, in the Downwind Landing Residential Land Use District (RLUD), and has no further comments. Permit Center (**Exhibit F**) notes the original driveway is permitted under Permit #D98-23. Petitioner will need to apply for any new access placement. Planning (**Exhibit G**) notes structures should be in compliance with setback requirements. Land and Resource Management Division (**Exhibit H**) notes no MSB owned lands are affected and has no objection to the subdivision. Cultural Resources (**Exhibit I**) has no objection to the platting action; however, they recommend caution during construction or related activities in the event cultural remains are recovered. Department of Emergency Services (**Exhibit J**) asks is the driveway is going to be moved to the pole section of the flag lot and notes any fire access road over 150' in length must have an approved turnaround for fire/EMS apparatus. Road Service Area #26 Primary Superintendent (**Exhibit M**) notes most of the roads in this subdivision suffer from poor subgrade materials as evidenced by recurrent swells, sags and at least one frost boil. Whoever builds the pole lot access driveway should be aware of that.

Utilities: (**Exhibit K**) MTA has no objections. Enstar is requesting a 10' wide natural gas easement centered on the natural gas service line that crosses proposed Lot 2 to provide service to proposed Lot 1. *Staff notes an easement cannot be granted on an abbreviated plat; however, petitioner may record the easement by document and show location and recording information on final plat (see Recommendation #5).* MEA and GCI did not respond.

Agencies: (**Exhibit L**) US Army Corps of Engineers (USACE) notes a portion of proposed Lot 2 appears to contain waters of the US, including wetlands, under the Corps' regulatory jurisdiction. A Department of Army authorization would be required for the placement of dredged and/or fill materials into the water of the US, including wetlands. A map showing the areas of Freshwater Emergent Wetland and Freshwater Forested/Shrub Wetland is attached.

At the time of staff report write up, there were no responses to the Request for Comments from ADF&G; Butte Community Council; MSB Assessments or Pre-Design Division; MEA, MTA or GCI.

CONCLUSION: The plat of Snowshoe Haven is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats, and MSB 43.20.300(D) Flag lots. There were no objections from any federal or state agencies, borough departments or utilities. There were no objections to the plat from the general public in response to the Notice of Public Hearing. Legal

access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(D) Flag lots. A soils report was submitted, pursuant to MSB 43.20.281(A).

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Staff recommends approval with the following conditions and findings:

1. Taxes and special assessments must be current prior to 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 90 days of plat and submit Beneficiary Acknowledgement for any holders of a beneficial interest.
3. Pay postage and advertising fees of \$44.46.
4. Show all easements of record on final plat.
5. Grant, by document, the 10' wide natural gas easement as requested by Enstar; show the location and recording information on final plat.
6. Submit recording fees, payable to SOA/DNR.
7. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

1. The plat of Snowshoe Haven is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats, and MSB 43.20.300(D) Flag lots.
2. There were no objections from any federal or state agencies, Borough departments, or utilities.
3. There were no objections from the general public in response to the Notice of Public Hearing.
4. At the time of staff report write up, there were no responses to the Request for Comments from ADF&G; Butte Community Council; MSB Assessments or Pre-Design Division; MEA or GCI.
5. A soils report was submitted, pursuant to MSB 43.20.281(A). The engineer noted each lot has 10,000 sf of contiguous useable septic area and 10,000 sf of building area.
6. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required.
7. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage and MSB 43.20.200(D) Flag lots.
8. Current driveway is permitted under Permit #D98-23. Petitioner to apply for any new driveways.
9. Enstar has requested a 10' wide easement over the existing service line.
10. This parcel is within the Downwind Landing Residential Land Use District; however, there are no restrictions on subdividing.

E MAULD RD

SECTION LINE ESMT

2A PHEMIES (3120)	2B GILDERSLEEVE	1 ROCKWELL
2C	3 (1) (1282)	2 (2961)
		3

A12	A13	A6	12
-----	-----	----	----

B1

WITHERSPOON EST.				
4-A (4696)	7 (1)	8 (2575)	9	10

A19	(4680) 3A
-----	--------------

DOWNWIND LANDING
1
2 (3386)

E MARCUS BAKER DR				
6				9
5	7 (5)	8		10
4				11
3				12
2	15	14		13
1				

A20	4 (3386)
-----	-------------

E KATHY CIR		A17
1	2	3
LAZY MOUNTAIN FOOTHILLS (6748)		

E LAKE GEORGE DR				
13				1
12	14	15		2
11	(4)			3
10				4
9	7	6		5
8	(2575)			

A22	
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	A18
Lot 1	
Lot 2	

D5	D12
----	-----

D2

↑
**SUBJECT
PROPERTY**

D16

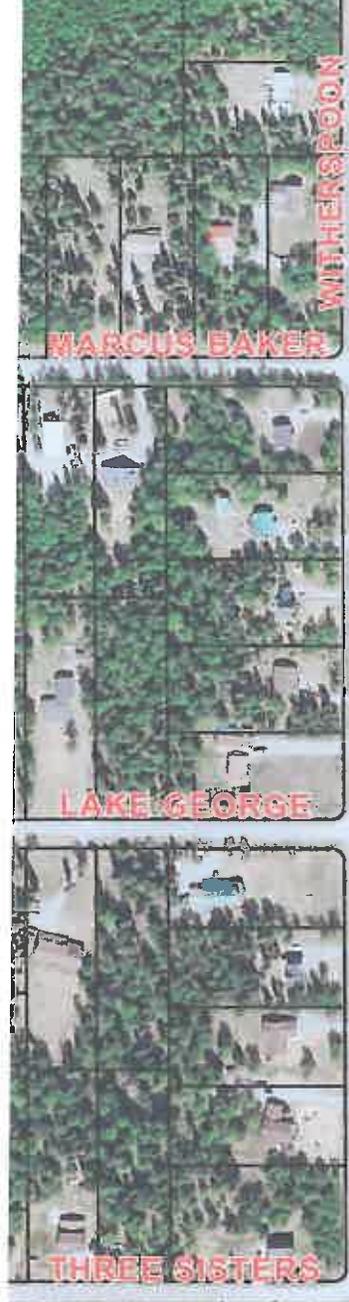
D19

PUBLIC USE EASEMENT	D20
D21	

VICINITY MAP
FOR PROPOSED SNOWSHOE HAVEN
LOCATED WITHIN
SECTION 12, T17N, R02E, SEWARD MERIDIAN,
ALASKA
PALMER 11 MAP

C1

EXHIBIT A



WITHERSPOON

MARCUS BAKER

KATHY

LAKE GEORGE

THREE SISTERS

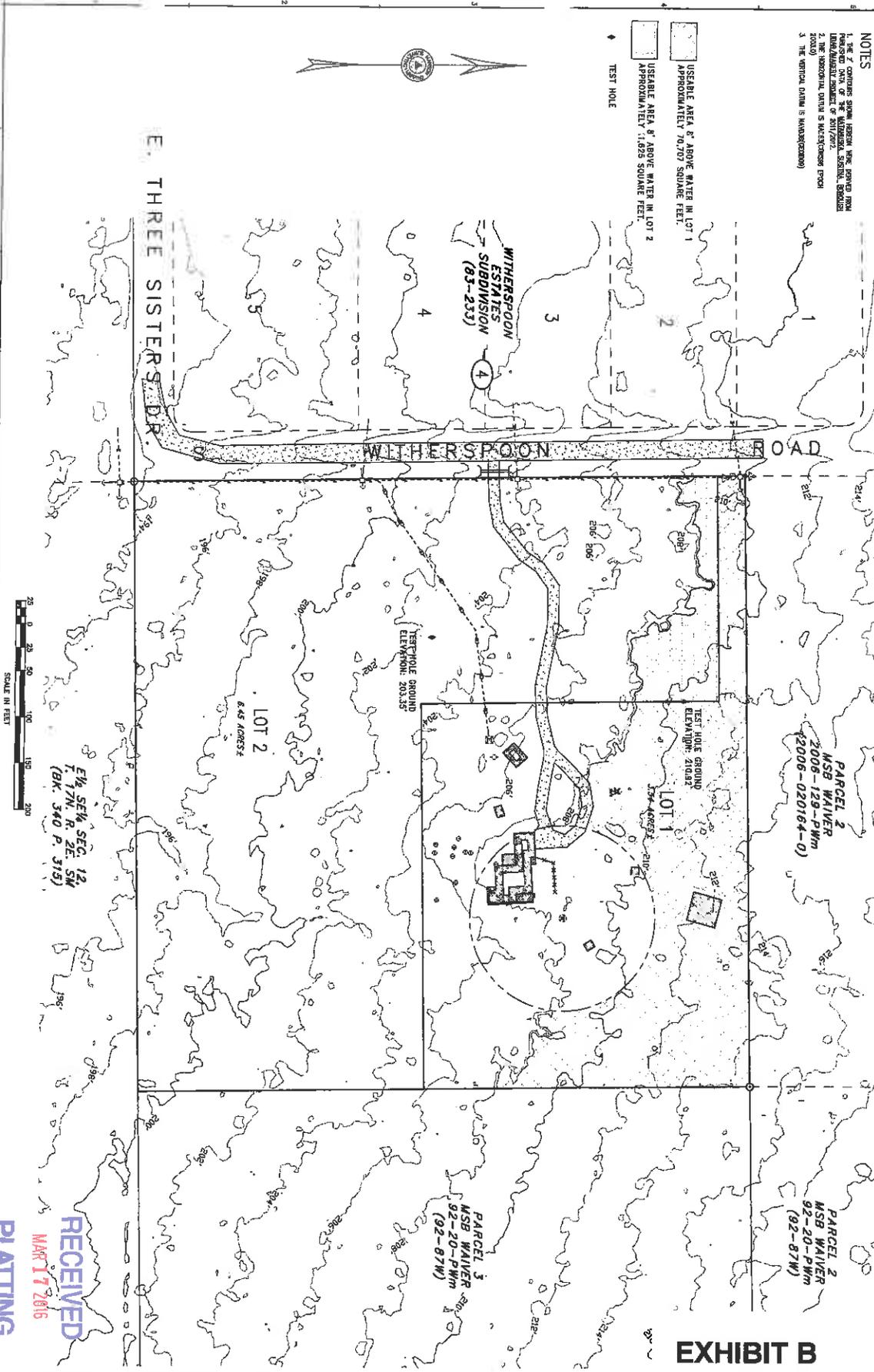
INGOLF



NOTES

1. THE CENTER POINT, CENTER LINE, BOUNDARY AND AREA OF THE ABOVE DESCRIBED USEABLE AREA IS APPROXIMATELY AS SHOWN.
2. THE HORIZONTAL DISTANCE IS APPROXIMATELY 1,625 SQUARE FEET.
3. THE VERTICAL DISTANCE IS APPROXIMATELY 1,625 SQUARE FEET.

-  USEABLE AREA & ABOVE WATER IN LOT 1
-  APPROXIMATELY 70,000 SQUARE FEET.
-  USEABLE AREA & ABOVE WATER IN LOT 2
-  TEST HOLE



7 1/2 SEC. 12
T. 71 N. R. 2 E. S. 15
(BK. 340 P. 315)

LOT 2
6.45 ACRES ±

TEST HOLE GROUND
ELEVATION: 203.35

PARCEL 2
MSB WAIWER
2006-129-P/W
(2006-020164-0)

PARCEL 2
MSB WAIWER
92-20-P/W
(92-87W)

PARCEL 3
MSB WAIWER
92-20-P/W
(92-87W)

EXHIBIT B

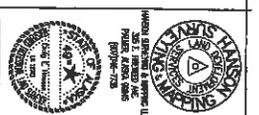
RECEIVED
MAY 17 2016
PLATTING

DESIGN: 18-101
DRAWN BY: SM
CHECKED: GEN
DATE: 03-10-16
REFERENCE NUMBER: C-1
SHEET 4 OF 4

PALMER, ALASKA
SNOWSHOE HAVEN
SUBDIVISION
USEABLE AREA

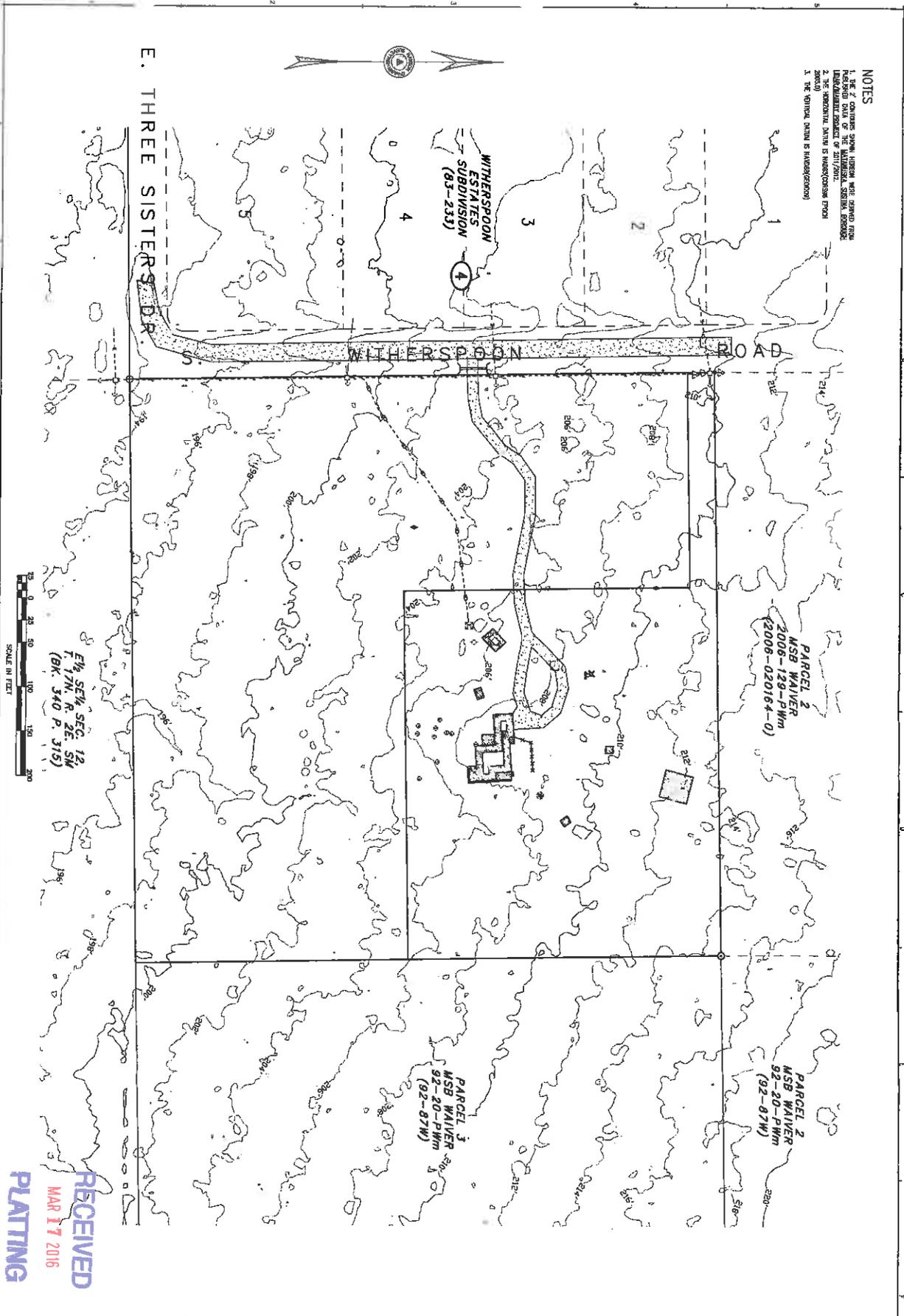
REV.	REVISION	DATE BY

SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=100'
FIELD BOOKS:
DESIGN:
STAMP:
45-0817



NOTES

1. THE 2" CONTOUR SPACING, USUAL, WITH SPACING FROM 10' TO 20' IN THE MOUNTAINOUS AREAS, IS A STANDARD PRACTICE OF SURVEYING.
2. THE HORIZONTAL DATUM IS NAD83/CGRS84 EPOCH 2011.0.
3. THE VERTICAL DATUM IS MANGROUSE EPOCH 2000.0.
4. THE ORIGINAL OWNER IS MANGROUSE.



RECEIVED
PLATTING
 MAR 17 2016

FILE: 16-101
 DESIGN: CH
 DRAWN BY: CH
 CHECKED: CH
 DATE: 03-10-16
 REFERENCE NUMBER: 1-3
 SHEET 3 OF 4

PALMER, ALASKA
 SNOWSHOE HAVEN
 SUBDIVISION
 CONTOURS

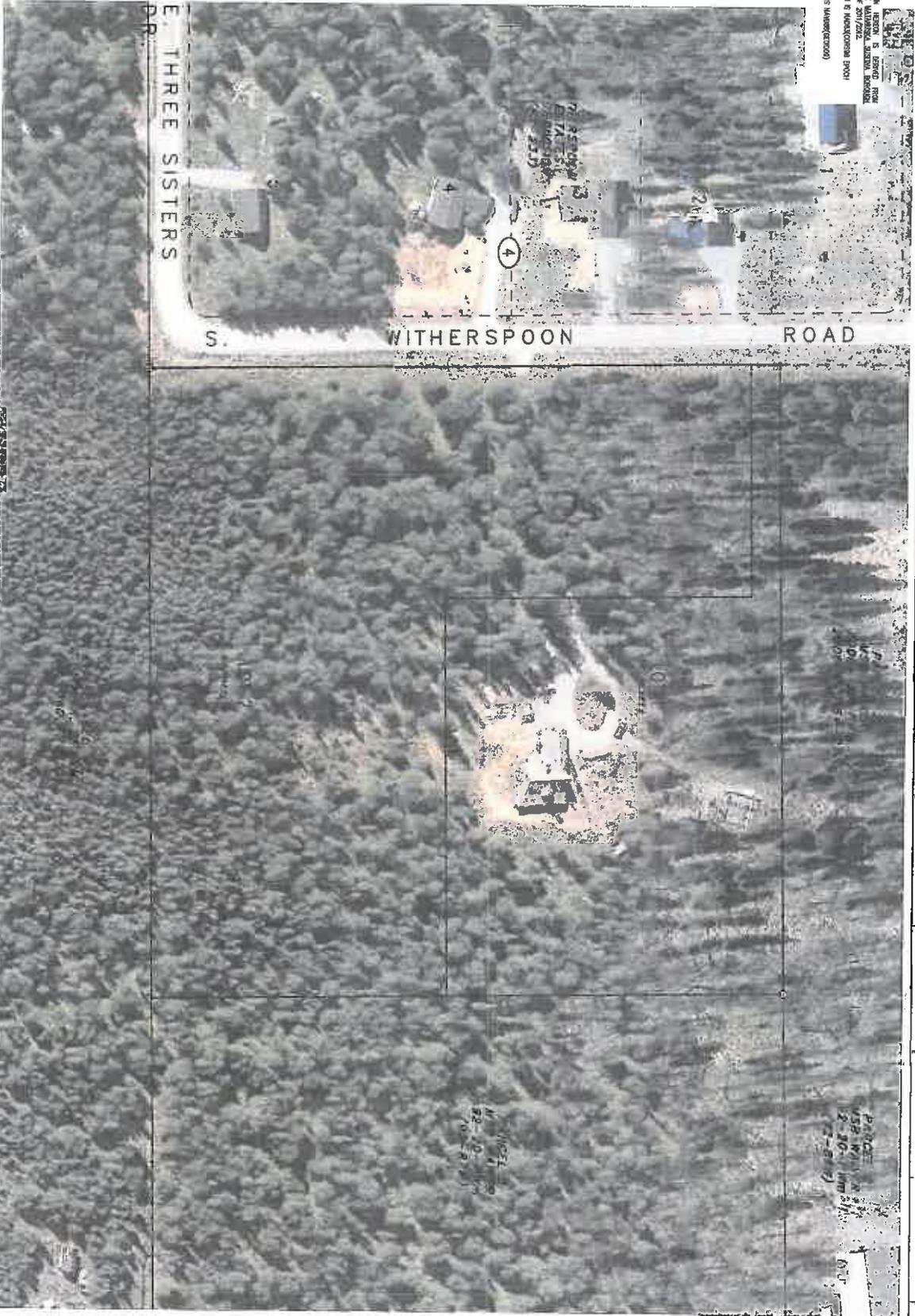
REV.	REVISION	DATE BY

SCALE:
 HORIZONTAL: 1"=150'
 VERTICAL: DATUM:
 UTM, NAD83, 2011.0
 17° 26' 52.57" S W
 45-50N 7
 FIELD BOOKS
 DESIGN:
 STAMPING:
 AS-50N 7



ALASKA
 PROFESSIONAL ENGINEER
 No. 1687
 03-10-16

- NOTES**
1. THE SHADER SHOWN HEREON IS DERIVED FROM THE AERIAL PHOTOGRAPHY OF THE PALMER, ALASKA, SNOWSHOE HAVEN SUBDIVISION, PREPARED BY THE PALMER, ALASKA, SNOWSHOE HAVEN SUBDIVISION, PREPARED BY THE PALMER, ALASKA, SNOWSHOE HAVEN SUBDIVISION, PREPARED BY THE PALMER, ALASKA, SNOWSHOE HAVEN SUBDIVISION.
 2. THE SHADER SHOWN HEREON IS DERIVED FROM THE AERIAL PHOTOGRAPHY OF THE PALMER, ALASKA, SNOWSHOE HAVEN SUBDIVISION, PREPARED BY THE PALMER, ALASKA, SNOWSHOE HAVEN SUBDIVISION, PREPARED BY THE PALMER, ALASKA, SNOWSHOE HAVEN SUBDIVISION.
 3. THE SHADER SHOWN HEREON IS DERIVED FROM THE AERIAL PHOTOGRAPHY OF THE PALMER, ALASKA, SNOWSHOE HAVEN SUBDIVISION, PREPARED BY THE PALMER, ALASKA, SNOWSHOE HAVEN SUBDIVISION, PREPARED BY THE PALMER, ALASKA, SNOWSHOE HAVEN SUBDIVISION.



RECEIVED
PLATTING
 MAR 17 2016

FILE: 16-101
 DESIGN: CEN
 DRAWN BY: SM
 CHECKED: CEN
 DWS #: 16-10105
 DATE: 03-10-16

REFERENCE NUMBER:
 V-1

SHEET 1 OF 4

PALMER, ALASKA
 SNOWSHOE HAVEN
 SUBDIVISION
 PROJECT OVERVIEW

REV.	REVISION	DATE BY

SCALE:
 HORIZONTAL: 1"=50'
 VERTICAL: 1"=100'
 NAD 83
 UTM
 100N, 18E, 512 3M

DESIGN:
 STAFFING:
 A.S. BOLE, P.E.





MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

2605 N Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhps@mtaonline.net

RECEIVED

MAR 17 2016

PLATTING

Snowshoe Haven Subdivision Maud Road Area, Alaska

Geotechnical Investigation

March 2016

Prepared for: **Hanson Surveying and Mapping, LLC**
305 E. Fireweed
Palmer, AK 99645

Prepared by: **Mark Hansen, P.E.**
2605 N. Old Glenn Hwy.
Palmer, AK 99645
Phone: (907) 745-4721



3-14-16

EXHIBIT C



MARK HANSEN P.E.

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Snowshoe Haven Subdivision Maud Road Area, Alaska

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Location Information

Vicinity Map 1 page
Area Map 1 page

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Test Hole Logs Plates 1-4
Log Graphics Key 1 page

Soil Testing

Moisture Content / Visual Classifications 1 page
Sieve Test Report of Sample 1 page

Supplemental Information

ASTM Soil Classification Chart
Frost Design Soil Classification
Plasticity Chart



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Snowshoe Haven Subdivision

Geotechnical Investigation Maud Road area, Alaska

March, 2016

Location

The subject property is located west of the south end of Witherspoon Road, at its intersection with Three Sisters Drive, Matanuska-Susitna Borough, Alaska.

Scope of Investigation

This investigation is to verify useable areas for platting purposes.

The area is presently one lot with 9.99 acres. The proposed subdivision still has two lots, at 6.54 acres and 3.45 acres.

Three test pits were excavated for this exploration. From these it was determined that the useable area for septic purposes is along the northern part of the parcel. Test pit #3 is along the proposed lot line within the useable area.

Findings

1. The soil observed below typical absorption bed depth consists of well graded sand with silt and gravel (SW-SM) interbedded with silt (ML). A sieve analysis shows suitable gradation for a wastewater disposal system at typical bed or shallow trench depth.
2. Ground water was observed at 10.7 feet in Test Pit #3 after it had been allowed to stabilize for seven days.
3. No bedrock or soil with low permeability was encountered in the boring.

General Topography and Present Use

The topography slopes fairly uniformly to the south-southwest. There is presently a house and some outbuildings on proposed Lot 1, but none on Lot 2. There is a well and septic system on Lot 1. The area map prepared by Hanson Surveying and Mapping shows the topography and improvements.

Useable Areas

Building

Each parcel in the proposed subdivision has more than 10000 square feet suitable for building.

Septic

Each parcel in the proposed subdivision has more than 10000 square feet suitable for septic, using the eight feet to ground water criterion from Matanuska Susitna Borough Title 43. Depth to ground water appears to be the limiting factor for useable area. Ground water was more than ten feet deep in Test Pit #3, but the useable septic areas shown on the area map considers all areas with surface elevation more than eight feet above the ground water elevation in Test Pit #3. Since areas with less than ten feet (but more than eight feet) to ground water were included in useable area, the water depth may require reconfirmation after May 1.

Comparing the water elevations in test Pits #1 and #3, the actual ground water elevation appears to slope toward the south. We did not consider the slope in figuring the useable areas, so as long as the water elevation in Test Pit #3 remains the same, the actual area with eight feet or more to ground water will be slightly larger than shown.

Field Exploration

The investigation included three test pits. Exploration was conducted on February 18, 2016 using a Hitachi EX 120 excavator. Exploration was supervised and test pits logged by Mark Hansen. A perforated PVC pipe was left in test pits #1 and #3 to allow future water measurements.

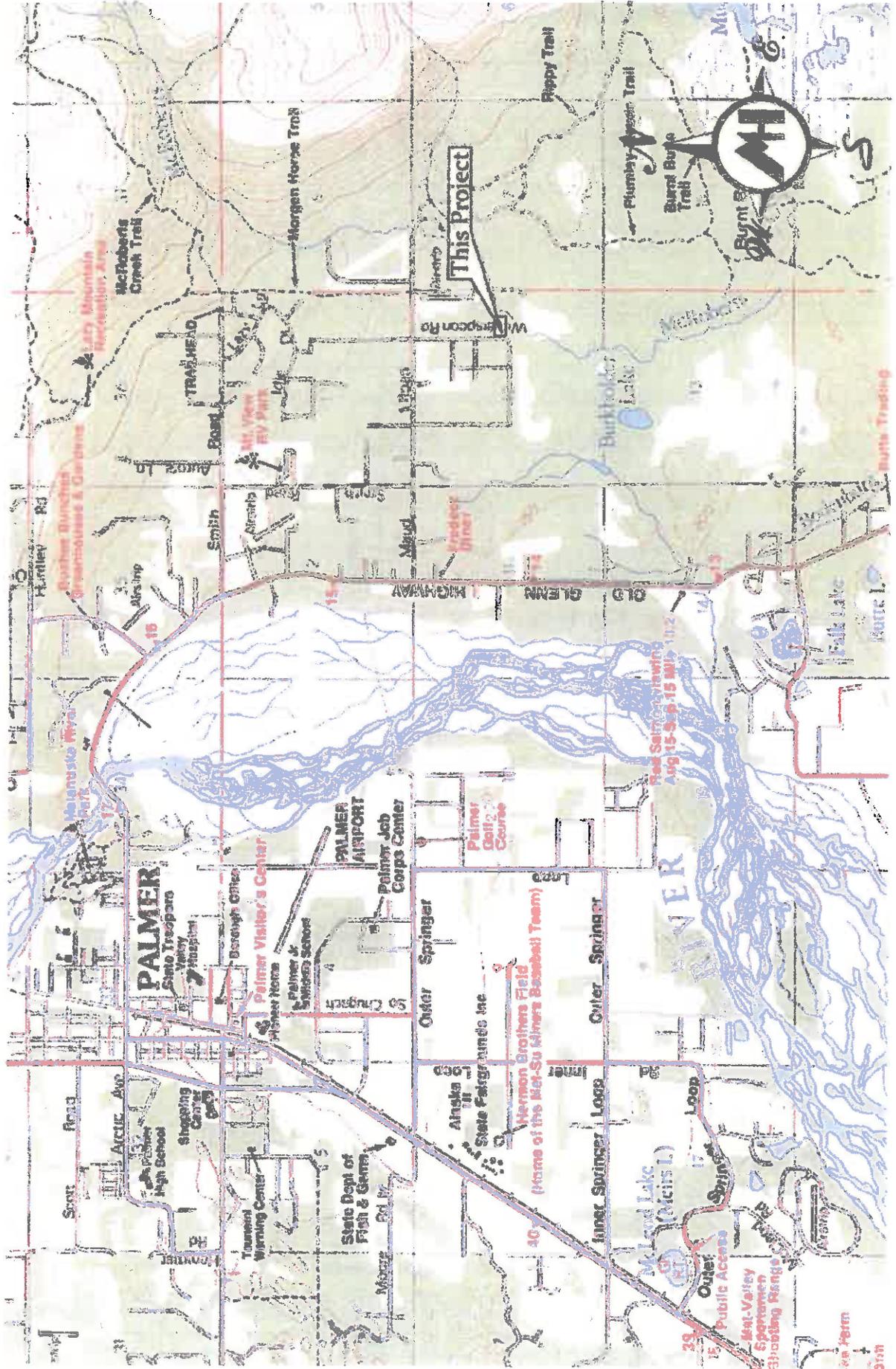
The test pit locations are shown on the area map.

Test Hole Log

Descriptions of the soils encountered are recorded on the right side of the field logs.

Laboratory

In the laboratory, sieve analysis was performed on a sample from the soil horizon that would be useful for a soil absorption system. The results are shown on the sieve test reports attached.



Vicinity Map



NO. 1000
SUBDIVISION
SNOWSHOE HAVEN
PALMER ALASKA

PARCEL 2
MSB WAIVER
92-20-PWm
(92-87W)

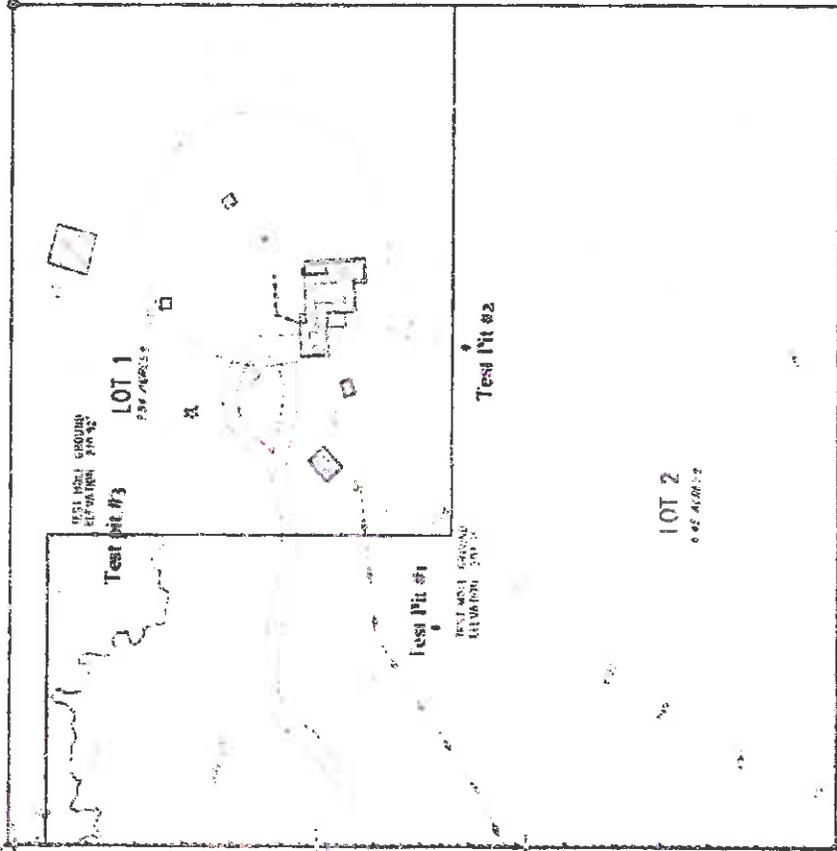
PARCEL 3
MSB WAIVER
92-20-PWm
(92-87W)

PARCEL 2
MSB WAIVER
2006-129-PWm
(2006-020164-0)

FW, SE 1/4, SEC. 12,
T. 7N, R. 2E, S. 14
(RM. 340 P. 315)

WITHERSPOON ROAD

E. THREE SISTERS DR.



NOTES
1. THE ABOVE SUBDIVISION IS SUBJECT TO THE STATE OF ALASKA'S MINING ACT AND THE FEDERAL MINING ACT.
2. THE ABOVE SUBDIVISION IS SUBJECT TO THE STATE OF ALASKA'S MINING ACT AND THE FEDERAL MINING ACT.
3. THE ABOVE SUBDIVISION IS SUBJECT TO THE STATE OF ALASKA'S MINING ACT AND THE FEDERAL MINING ACT.

USABLE AREA IN ABOVE WAIVER IS 1074 APPROXIMATELY 20.30% OF TOTAL 5287

USABLE AREA IN ABOVE WAIVER IS 1074 APPROXIMATELY 15.87% OF TOTAL 6765

0 33' SCALE

WITHERSPOON
ESTATES
SUBDIVISION
(83J-233)

④

2

3

4

5



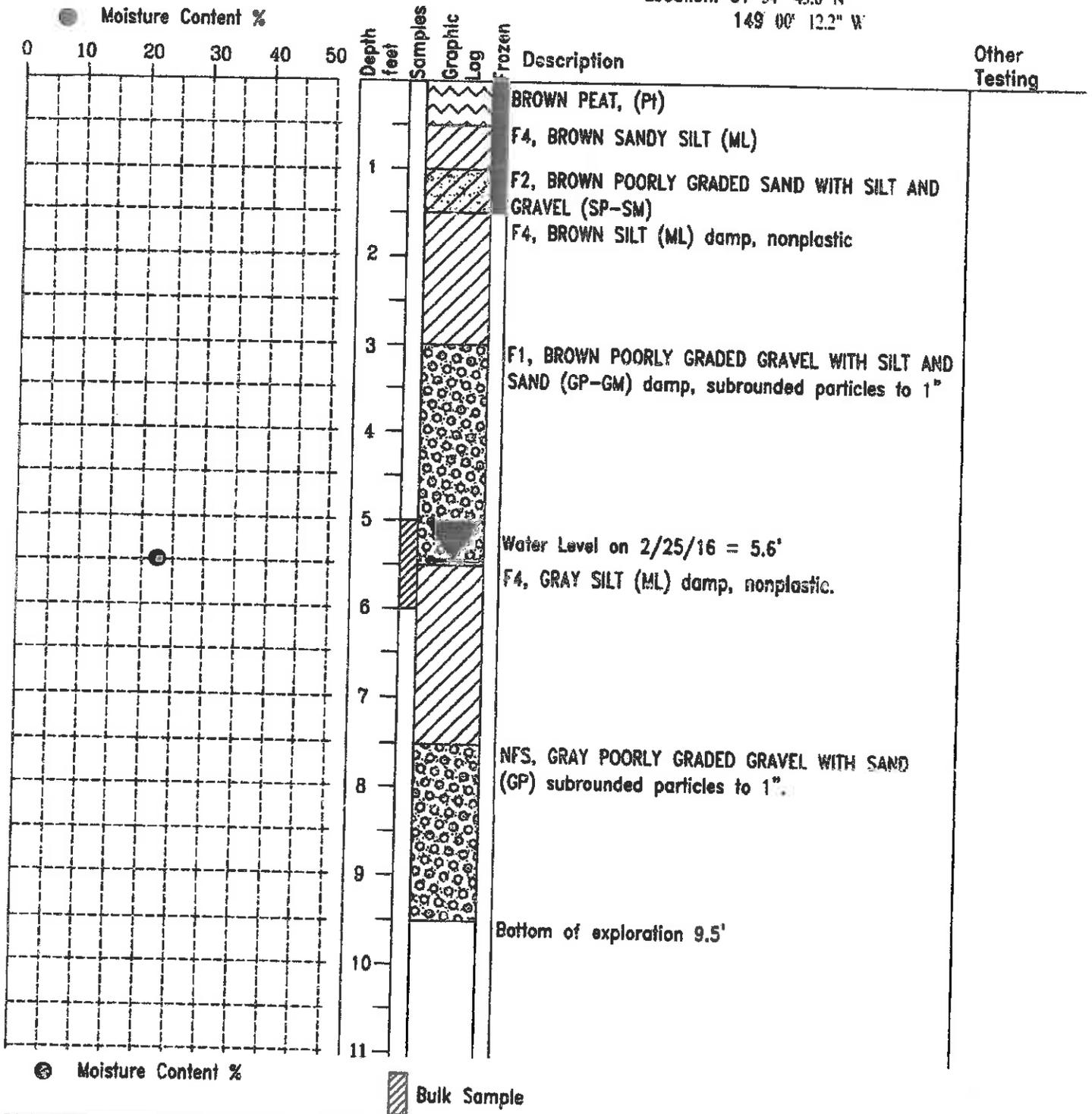
Log of Test Pit 1

Exploration: February 18, 2016

Equipment: EX 120

Location: 61° 34' 43.0" N

149° 00' 12.2" W



Mark Hansen P.E.
 Consulting Engineers Testing Laboratories
 2605 N. Old Glenn Hwy., Palmer, AK 99645
 (907) 745-4721

Job No.: 16010 Date: February 2016

Log of Test Pit 1

Snowshoe Haven
 Hanson Surveying and Mapping, LLC
 305 E. Fireweed
 Palmer, AK 99645

Plate
 1

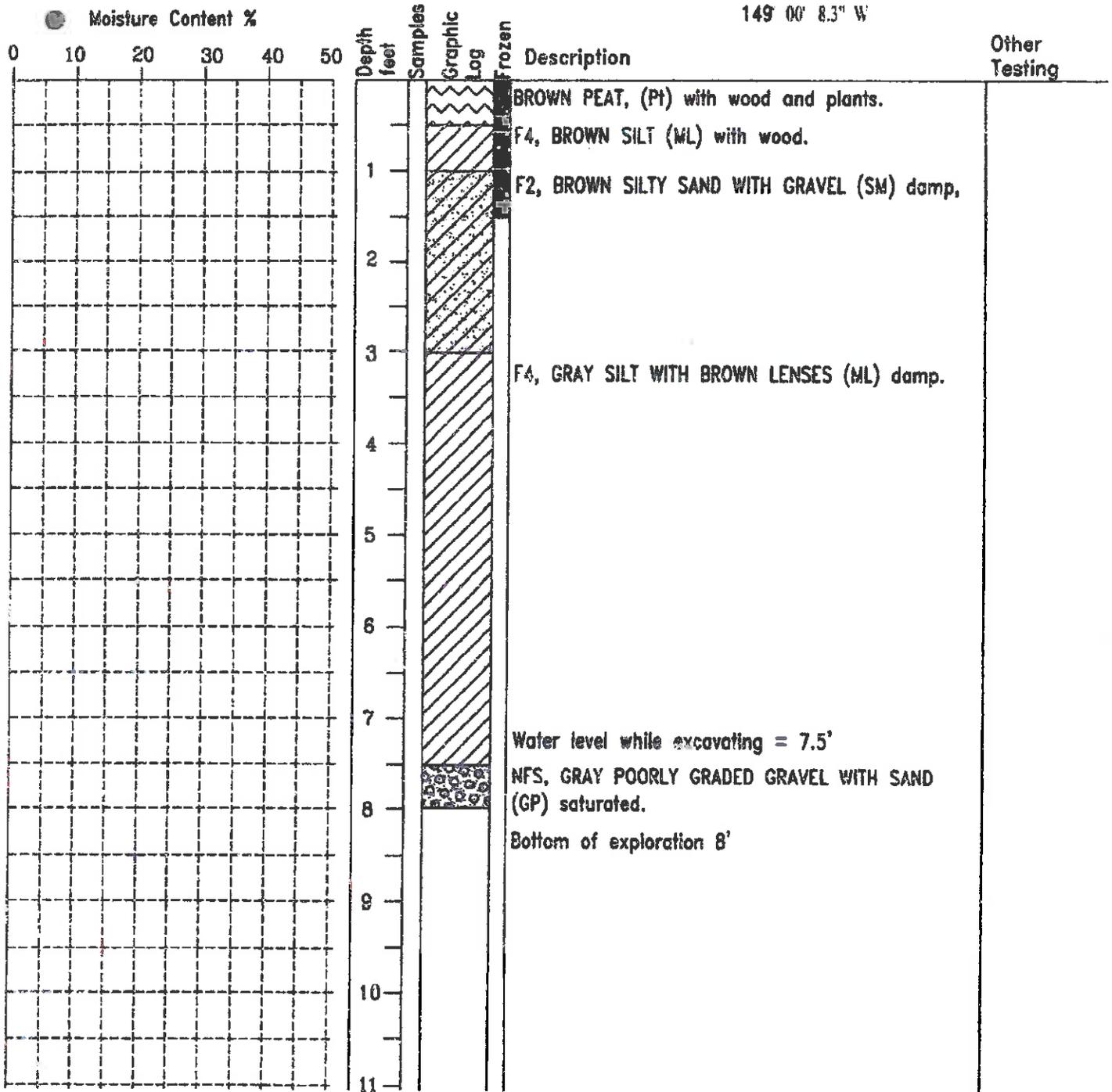
Log of Test Pit 2

Exploration: February 18, 2016

Equipment: EX 120

Location: 61° 34' 43.0" N

149° 00' 8.3" W



● Moisture Content %

▨ Bulk Sample



Mark Hansen P.E.

Consulting Engineers Testing Laboratories
2605 N. Old Glenn Hwy., Palmer, AK 99645
(907) 745-4721

Job No.: 16010 Date: February 2016

Log of Test Pit 2

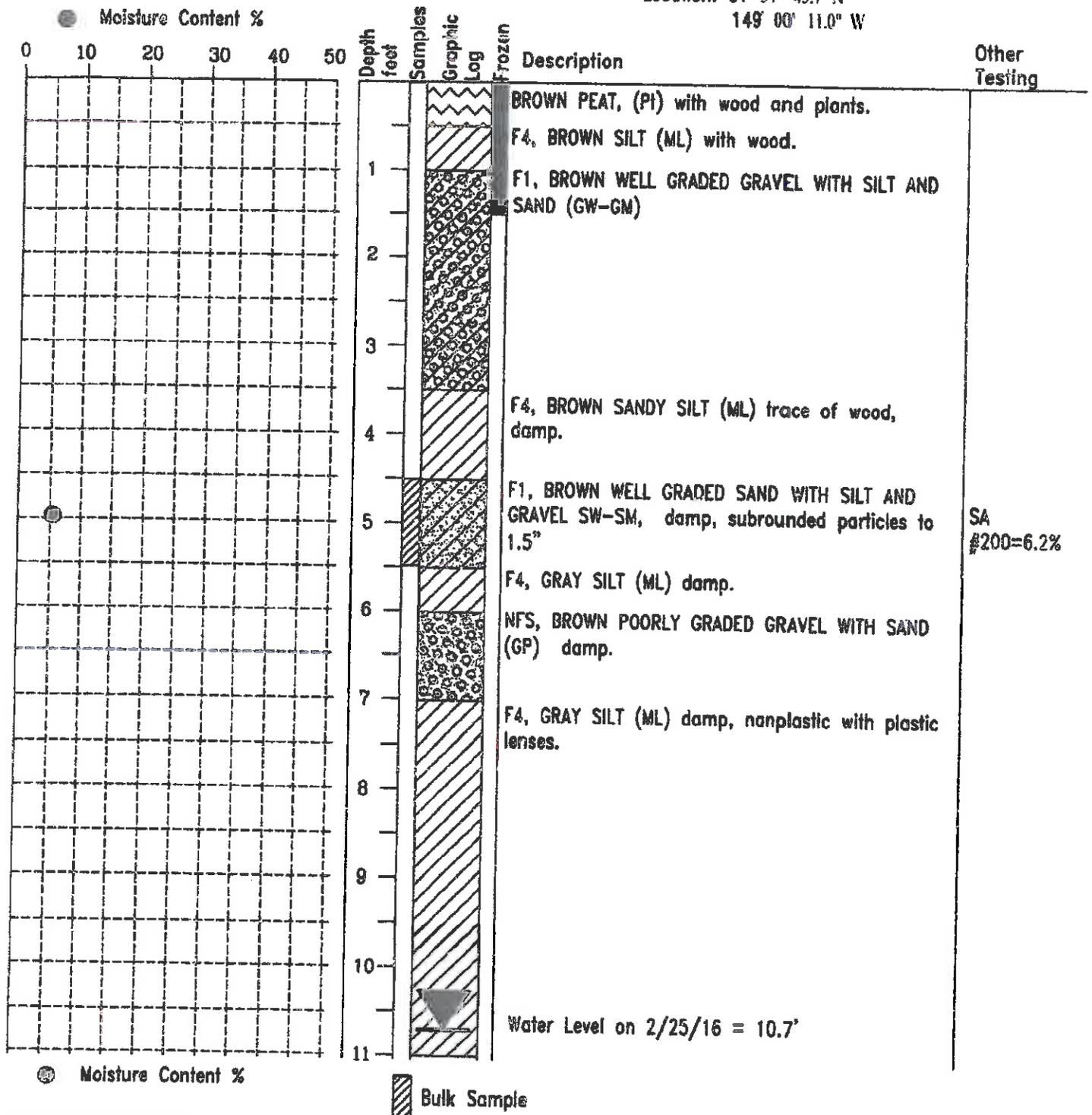
Snowshoe Haven
Hanson Surveying and Mapping, LLC
305 E. Fireweed
Palmer, AK 99645

Plate

2

Log of Test Pit 3 Pg. 1

Exploration: February 18, 2016
 Equipment: Hatachi EX 120
 Location: 61° 34' 45.7" N
 149° 00' 11.0" W



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 (907) 745-4721
 Job No.: 16010 Date: February 2016

Log of Test Pit 3 pg. 1

Snowshoe Haven
 Hanson Surveying and Mapping, LLC
 305 E. Fireweed
 Palmer, AK 99645

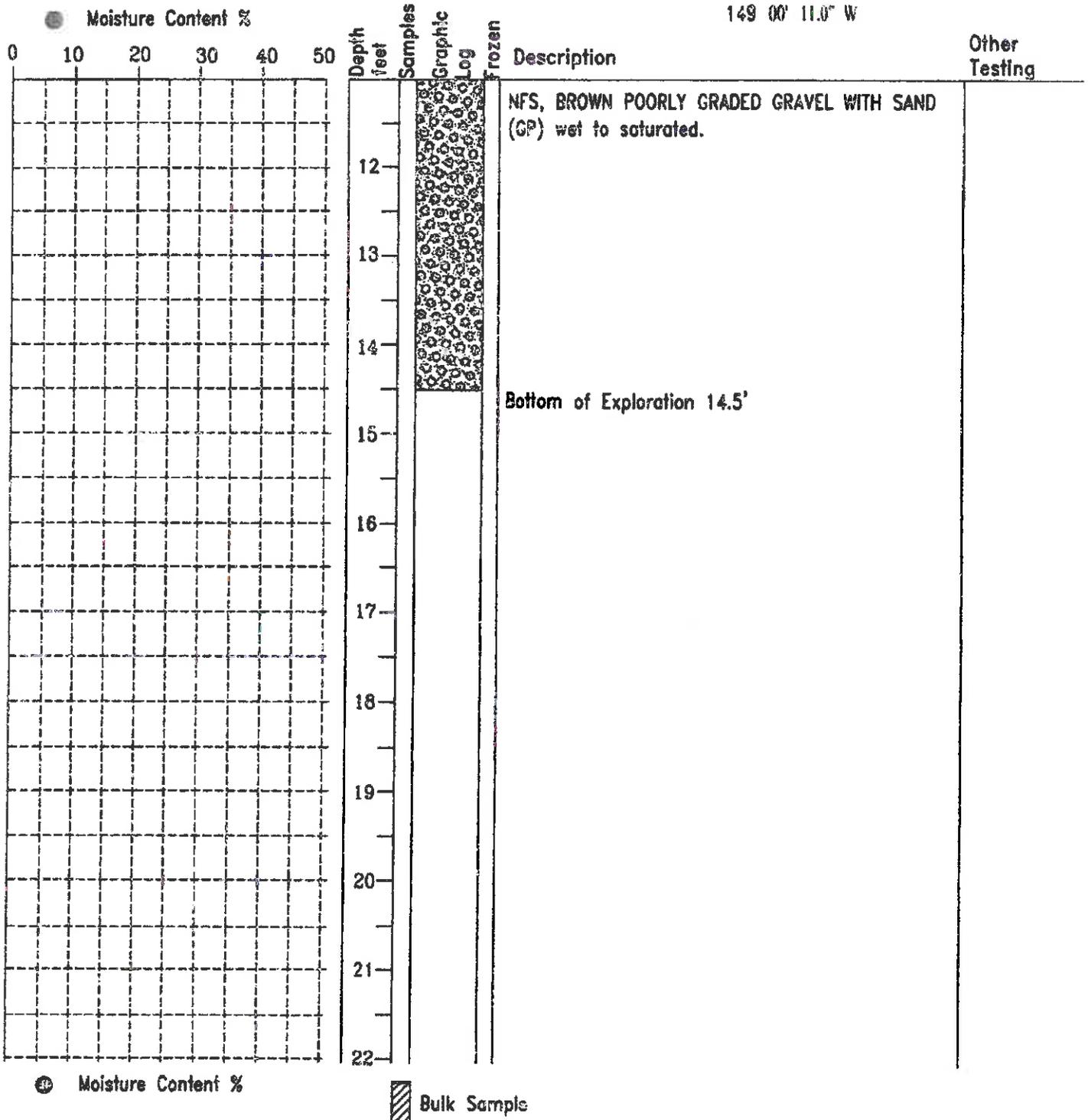
Log C. 1 Pit 3 Pg. 2

Exploration: February 18, 2016

Equipment: Hatachi EX 120

Location: 61° 34' 45.7" N

149° 00' 11.0" W



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 Consulting Engineers Testing Laboratories
 2605 N. Old Glenn Hwy., Palmer, AK 99645
 (907) 745-4721
 Job No.: 16010 Date: February 2016

Log of Test Pit 3 pg. 2

Snowshoe Haven
 Hanson Surveying and Mapping, LLC
 305 E. Fireweed
 Palmer, AK 99645

GRAPHICS LOG KEY

GW	WELL GRADED GRAVEL, SANDY GRAVEL
GP	POORLY GRADED GRAVEL, SANDY GRAVEL
GM	SILTY GRAVELS, SILT SAND GRAVEL MIXTURES
GC	CLAYEY GRAVELS, CLAY SAND GRAVEL MIXTURES
SW	WELL GRADED SAND, GRAVELY SAND
SP	POORLY GRADED SAND , GRAVELLY SAND
SM	SILTY SAND, SILT GRAVEL SAND MIXTURES
SC	CLAYEY SAND, CLAY GRAVEL SAND MIXTURES
ML	INORGANIC SILT, VERY FINE SAND, ROCK FLOUR
CL	GRAVELLY AND SANDY CLAY, SILTY CLAY
OL	ORGANIC SILT AND CLAY OF LOW PLASTICITY
MH	ORGANIC SILT
CH	INORGANIC CLAY, FLAT CLAY
OH	ORGANIC SILT, CLAY OF HIGH PLASTICITY
Pt	PEAT AND OTHER HIGHLY ORGANIC SOILS
	ASPHALT CONCRETE PAVEMENT
	ROCK
	CONCRETE



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

2605 N Old Glenn Hwy, Palmer, AK 99845 Phone: (907) 745-4721
e-mail: mhpe@mtconline.net

LABORATORY TESTING SUMMARY

Snowshoe Haven
Hanson Surveying & Mapping

Exploration: February 18, 2016

Test Hole	Depth Feet	Moisture	Visual Classifications		Pass #200 Other	Blows/6 inches (300#, 30" drop) NALPT Spoon	Sample Size Grams
			Frost Class	Unified Class			
1	5-6	23.1%	F3	SM		6960.5	
3	4.5-5.5	5.7%	F2	SW-SM	6.2	7717.0	

ASTM Soil Classification Chart

Criteria for assigning Group Symbols and Group Names Using Laboratory Tests ^a		Soil Classification		
Coarse-Grained Soils More than 50% retained on No. 200 sieve	Gravels More than 50% of coarse fraction retained on No. 4 sieve.	Clean Gravels Less than 5% fines ^c Gravel with Fines More than 12% fines ^c	Group Symbol	Group name ^b
	Sands 50% or more of coarse fraction passed No. 4 sieve	Cu > 6 and 1 < Cc < 3 ^f Less than 5% fines ^d Sands with fines more than 12% fines ^d	GW GP GM GC SW SP SM	Well graded gravel ^f Poorly graded gravel ^f Silty gravel ^{f, g, h} Clayey gravel ^{f, g, h} Well graded sand Poorly graded sand ⁱ Silty sand ^{g, h, i}
Fine-Grained Soils 50% or more passes the No. 200 Sieve	Silt and Clays Liquid limits less than 50	Inorganic Liquid limit - oven dried Liquid limit - not dried < 0.75	SC CL ML OL CH MH	Clayey sand ^{g, h, i} Lean Clay ^{k, l, m} Silt ^{k, l, m} Organic Clay ^{n, o, p, q} Organic silt ^{r, s, t} Fat Clay Elastic silt ^{k, l, m}
	Silt and Clays Liquid limits 50 or more	Organic Liquid limit - oven dried Liquid limit - not dried < 0.75	OH PT	Organic Clay ^{u, v, w} Organic silt ^{x, y, z} Peat
Highly organic soils		Primarily organic matter, dark in color, and organic odor		

^a Based on the material passing the 3-in. (75-mm) sieve.

^b If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name

^c Gravels with 5 to 12% fines require dual symbols

GW-GM well-graded gravel with silt

GW-GC well-graded gravel with clay

GP-GM poorly graded gravel with silt

GP-GC poorly graded gravel with clay

^d Sands with 5 to 12% fines require dual symbols

SW-SM well-graded sand with silt

SW-SC well-graded sand with clay

SP-SM poorly graded sand with silt

SP-SC poorly graded sand with clay

^e $Cu = D_{60}/D_{10}$ $Cc = (D_{30})^2$

D_{10} X D_{60}

^f If soil contains $\geq 15\%$ sand, add "with sand" to group name

^g If fines classify as CL-ML, use dual symbol GC-GM or SC-SM

^h If fines are organic, add "with organic lines" to group name.

ⁱ If soil contains $\geq 15\%$ gravel, add "with gravel" to group name.

^j If Atterberg limits plot in hatched area, soil is a CL-ML, silty soil

^k If soil contains 15 to 29% plus No. 200, add

"with sand" or "with gravel", whichever is predominant.

^l If soil contains $\geq 30\%$ plus No. 200, predominantly sand, add "sandy" to group name.

^m If soil contains $\geq 30\%$ plus No. 200, predominantly gravel, add "gravelly" to group name.

ⁿ $PI \geq 4$ and plots on or above "A" line.

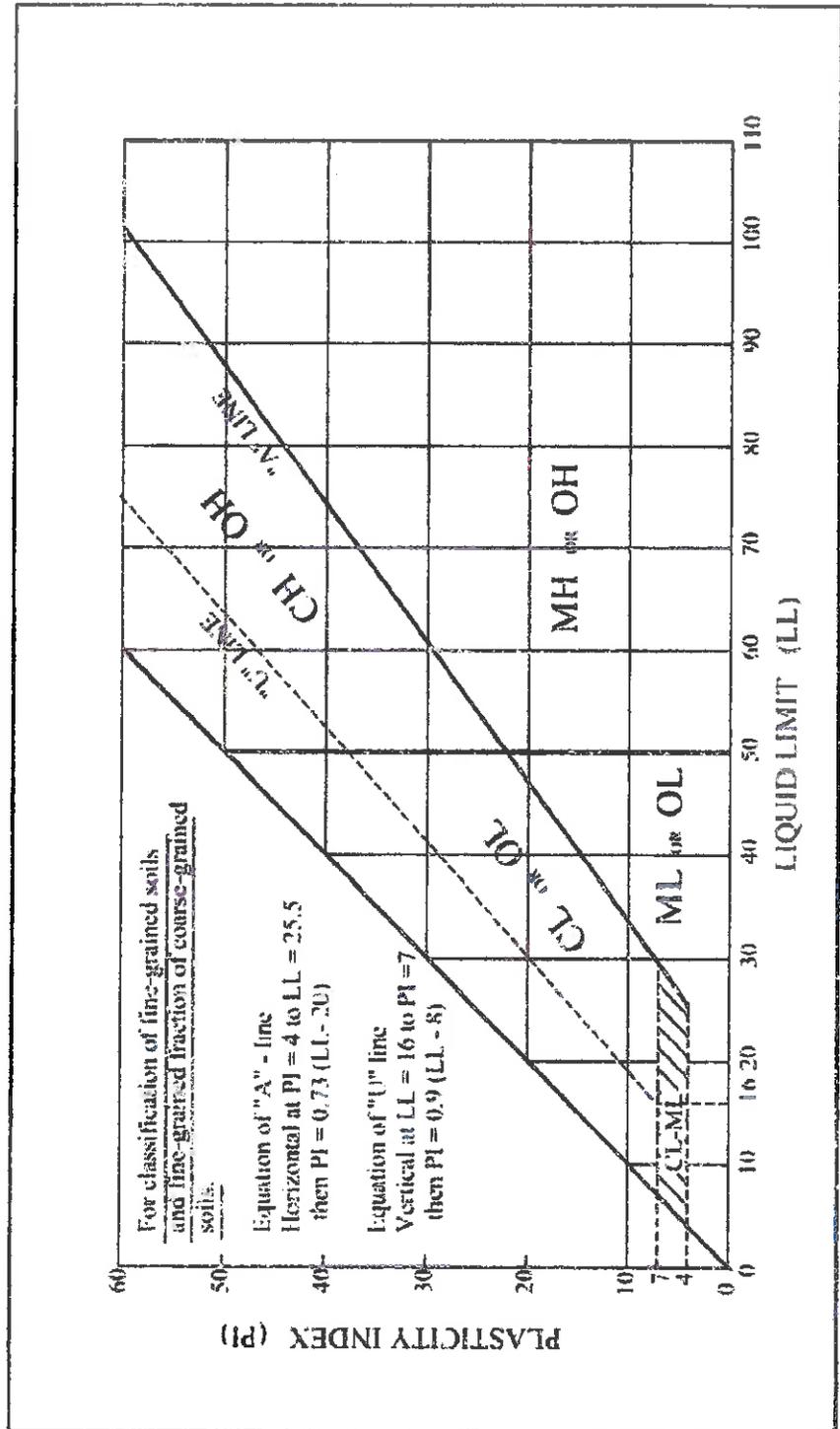
^o $PI < 4$ or plots below "A" line.

^p PI plots on or above "A" line.

^q PI plots below "A" line.

U.S. Corps of Engineers
Frost Design Soil Classification

Frost group	Soil Type	Percentage finer than 0.02mm, by weight	Typical soil types under Unified Soil Classification System
NFS	Sands and Gravelly soils	< 3	SP, SW, GP, GW
FI	Gravelly soils	3 to 10	GW, GP, GW-GM, GP-GM
F2	(a) Gravelly soils	10 to 20	GM, GW-GM, GP-GM
	(b) Sands	3 to 15	SW, SP, SM, SW-SM, SP-SM
F3	(a) Gravelly soils	>20	GM, GC
	(b) Sands, except very fine silty sands	>15	SM, SC
	(c) Clays, PI >12	---	CL, CH
F4	(a) All silts	---	ML, MH
	(b) Very fine silty sands	>15	SM
	(c) Clays, PI <12	---	CL, CL-ML
	(d) Varved clays and fine-grained, banded sediments	---	CL and ML CL, ML, and SM; CL, CH, and ML; CL, CH, ML, and SM



Plasticity Chart

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Tuesday, April 12, 2016 11:47 AM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: Snowshoe Haven #16-050 AOB

No comment

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
<http://www.matsugov.us/>

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Wednesday, April 06, 2016 10:35 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; jimsykesdistrict1@gmail.com; butteakcc@gmail.com; meshie@mtaonline.net; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Snowshoe Haven #16-050 AOB

Attached is a Request for Comments for a two lot subdivision, Snowshoe Haven, MSB Case #2016-050, Tech AOB. Also attached is the soils report, topography & as-built, Owner's Statements and the preliminary plat. Comments are due by **April 27, 2016**. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)

EXHIBIT D



MATANUSKA-SUSITNA BOROUGH

Matanuska - Susitna Borough
Development Services

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6489
PHONE 861-7874 • FAX 861-8407

APR 06 2016

Received

Comments Due: April 27, 2016

Date: April 6, 2016

Abbreviated Plat Request for Comments

- AK Dept. of Transportation – Anchorage
- AK Dept. of Transportation – Palmer
- AK Dept. of Transportation – Aviation
- AK DNR, Division of Mining/Land/Water
- AK DNR, Public Access Defense
- AK DNR, Division of Agriculture
- AK DF&G, Habitat Mgmt. & Permitting
- AK DF&G, Division of Sport Fish
- AK Railroad, Engineering Department
- Corp of Engineers
- U.S. Postmaster
- City of:
- Community Council: Butte
- Fire Service Area: #2 Butte
- Road Service Area: #28 Greater Butte
- MSB – Borough Attorney

MSB – Emergency Services

Open Cases Y or N Y SpUD Y or N Y

FIRM # 8160 Zone X RLUD

Comments: _____

Date: 4/28/16 BY: [Signature]

Assembly District #1 Jim Sykes

Title: SNOWSHOE HAVEN
 Location: SEC 12, T17N, R02E, S.M, AK
 Petitioner: KENNETH C. & EVA M. HANSEN
 Address: 3325 SPARROW COURT PALMER AK 99645
 Surveyor: HANSON SURVEYING & MAPPING
 Address: 305 E. FIREWEED AVENUE PALMER AK 99645
 Engineer: MARK HANSEN, PE
 Address: 2805 N. OLD GLENN HIGHWAY PALMER AK 99645

The request is to create two lots from Parcel #1, MSB Waiver 92-1-FWm, recorded as 92-9w, Section 12, Township 17 North, Range 02 East, SM AK, to be known as SNOWSHOE HAVEN, containing 9.99+ acres. Lot 1 is a flag lot. Access is S. Witherspoon Drive.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **April 27, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **May 4, 2016**.

Sincerely,

[Signature]

Amy Otto-Buchanan
Platting Technician
direct line: 861-7872
amy.otto-buchanan@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-050 Tax ID: 117N02E12A015 Tax Map #: PA 11 Pre-App Date: 01/05/2016

EXHIBIT E



MATANUSKA-SUSITNA BOROUGH
 • PLATTING DIVISION •
 350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-1488
 PHONE 861-7874 • FAX 861-8407

RECEIVED
 APR 26 2016
 PLATTING

Comments Due: April 27, 2016

Date: April 6, 2016

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	MSB – Community Development
AK Dept. of Transportation – Aviation	MSB – Cultural Resources
AK DNR, Division of Mining/Land/Water	MSB – Capital Projects, Engineering
AK DNR, Public Access Defense	MSB – Public Works, O&M
AK DNR, Division of Agriculture	MSB – Assessments
AK DF&G, Habitat Mgmt. & Permitting	MSB – Code Compliance
AK DF&G, Division of Sport Fish	MSB – Planning Division
AK Railroad, Engineering Department	MSB – Pre-Design Division
Corp of Engineers	MSB – Permit Center
U.S. Postmaster	M.E.A.
City of:	M.T.A.
Community Council: Butte	Enstar
Fire Service Area: #2 Butte	GCI
Road Service Area: #26 Greater Butte	Assembly District #1 Jim Sykes
MSB – Borough Attorney	

Title:	SNOWSHOE HAVEN
Location:	SEC 12, T17N, R02E, S.M, AK
Petitioner:	KENNETH C. & EVA M. HANSEN
Address:	3325 SPARROW COURT PALMER AK 99645
Surveyor:	HANSON SURVEYING & MAPPING
Address:	305 E. FIREWEED AVENUE PALMER AK 99645
Engineer:	MARK HANSEN, PE
Address:	2605 N. OLD GLENN HIGHWAY PALMER AK 99645

The request is to create two lots from Parcel #1, MSB Waiver 92-1-PWm, recorded as 92-9w, Section 12, Township 17 North, Range 02 East, SM AK, to be known as SNOWSHOE HAVEN, containing 9.99+ acres. Lot 1 is a flag lot. Access is S. Witherspoon Drive.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **April 27, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **May 4, 2016**.

Sincerely,

Amy G. Otto-Buchanan

Amy Otto-Buchanan
 Platting Technician
 direct line: 861-7872

amy.otto-buchanan@matnugov.us

*Original d/w permitted under D98-23.
 Please apply for any new current
 access placement. Preferably before
 platting access, it may need to be moved.
 A.P. 4/26/16*

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-050 Tax ID: 117N02E12A015 Tax Map #: PA 11 Pre-App Date: 01/05/2016

EXHIBIT F

Amy Otto-Buchanan

From: Mark Whisenhunt
Sent: Thursday, April 14, 2016 8:34 AM
To: Amy Otto-Buchanan
Subject: RE: Snowshoe Haven #16-050 AOB

No comments.

Respectfully,

Mark Whisenhunt
Planner II
Matanuska-Susitna Borough
Office: (907) 861-8527
Fax: (907) 861-7876
mark.whisenhunt@matsugov.us

From: Amy Otto-Buchanan
Sent: Wednesday, April 06, 2016 10:36 AM
To: Mark Whisenhunt
Subject: FW: Snowshoe Haven #16-050 AOB

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Wednesday, April 06, 2016 10:35 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; jimsykesdistrict1@gmail.com; butteakcc@gmail.com; meshie@mtaonline.net; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Snowshoe Haven #16-050 AOB

Attached is a Request for Comments for a two lot subdivision, Snowshoe Haven, MSB Case #2016-050, Tech AOB. Also attached is the soils report, topography & as-built, Owner's Statements and the preliminary plat. Comments are due by **April 27, 2016**. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)

EXHIBIT G

Amy Otto-Buchanan

From: Susan Lee
Sent: Monday, April 18, 2016 1:03 PM
To: Platting
Subject: RE: Snowshoe Haven #16-050 AOB

Structures should be in compliance with setback requirements.

Susan

Susan Lee
Planner II
Matanuska-Susitna Borough
907-861-7862 (Direct Line)
907-861-7876 (FAX)

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Wednesday, April 06, 2016 10:35 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; jimsykesdistrict1@gmail.com; butteakcc@gmail.com; meshie@mtaonline.net; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Snowshoe Haven #16-050 AOB

Attached is a Request for Comments for a two lot subdivision, Snowshoe Haven, MSB Case #2016-050, Tech AOB. Also attached is the soils report, topography & as-built, Owner's Statements and the preliminary plat. Comments are due by **April 27, 2016**. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)



MATANUSKA-SUSITNA BOROUGH
Community Development
Land & Resource Management
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7869 • Fax (907) 861-8635

MEMORANDUM

DATE: April 6, 2016
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *NFC*
SUBJECT: Preliminary Plat Comments / Case #2016-050

RECEIVED

APR 06 2016

PLATTING

Platting Tech: Amy Otto-Buchanan
Public Hearing: May 4, 2016
Applicant / Petitioner: Hansen
TRS: 17N02E12
Tax ID: 17N02E12A015
Subd: Snowshoe Haven
Tax Map: PA 11

Comments:

- No MSB land affected.
- No objection to proposed subdivision.

EXHIBIT H



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Cultural Resources Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9859 • Fax (907) 745-9876

MEMORANDUM

DATE: 14 April 2016
TO: Amy Otto-Buchanan, Platting Technician
FROM: Sandra Cook, Architectural Historian
SUBJECT: Abbreviated Plat
TITLE: Snowshoe Haven
LEGAL: Section 12, T17N, R2E, SM
TAX MAP: PA 11

NO OBJECTION

Cultural Resources Division staff has reviewed the above application and finds there are no known *recorded* sites on said property. This conclusion was derived through research of the documented sites on file in the Cultural Resources Division of the Matanuska-Susitna Borough and sites documented in Alaska Heritage Resource files at the State Office of History and Archaeology.

While we have no objection to the proposed Platting action on the said property, and our records are not complete, we recommend caution during construction or related activities in the event cultural remains may come to light or be recovered. If cultural resources are found as a result of the above mentioned activity we would appreciate the chance to document them to augment our knowledge of local history. Cultural remains may include features such as cache pits, house pits, garbage pits, depressions and/or other non-removable indications of human activity, as well as, artifacts, buildings, machinery, etc.

Recording of cultural resources or other remains does not change ownership status of materials found, they belong to the property owner, nor does it prohibit your activity request. If cultural remains are located please contact this office at (907) 861-8655 as soon as possible. This would enable us to photograph and record any cultural materials that may be observed. Thank you for your cooperation. We appreciate you helping us learn more about our past.

Sincerely,

Sandra Cook
Architectural Historian

NOTE§A.S.11.46.482 (a) of the Alaska Statutes states that

A person commits the crime of criminal mischief in the third degree if, having not right to do so or any reasonable grounds to believe the person have such a right...

(3) If a person knowingly

(A) defaces, damages or desecrates a cemetery or the contents of a cemetery or a tomb, grave, or memorial regardless of whether the tomb, grave, or memorial is in a cemetery or whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost, or neglected; (B) removes human remains or associated burial artifacts from a cemetery, tomb, grave, or memorial regardless of whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost or neglected.

EXHIBIT I

Amy Otto-Buchanan

From: Richard Boothby
Sent: Sunday, April 17, 2016 9:53 AM
To: Platting
Cc: James Steele; Ken Barkley; Bill Gamble; Eric C. Van Dusen; Jason Edmison
Subject: Re: Snowshoe Haven #16-050 AOB

Is the driveway going to be moved to the pole section of the flag lot since this would be come the legal access point to the lot. Any fire access road over 150' in length must have an approved turn around for fire/EMS apparatus.

Sent from my iPad

On Apr 6, 2016, at 2:34 PM, Platting <Platting@matsugov.us> wrote:

Attached is a Request for Comments for a two lot subdivision, Snowshoe Haven, MSB Case #2016-050, Tech AOB. Also attached is the soils report, topography & as-built, Owner's Statements and the preliminary plat. Comments are due by **April 27, 2016**. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)

<RFC Snowshoe Hvn 16050.pdf>

<Snowshoe Haven.PDF>

EXHIBIT J



ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
Engineering Department
Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 334-7743
FAX (907) 334-7798

April 7, 2016

Amy Otto-Buchanan, Platting Technician
Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

Subject: Abbreviated Plat Request for Comments – Snowshoe Haven (Case No. 2016-050)

Dear Ms Otto-Buchanan:

ENSTAR Natural Gas Company has reviewed the subject Abbreviated Plat and advises that a natural gas service line appears to cross the proposed Lot 2, to provide service to the structure on proposed Lot 1. ENSTAR requests a ten-foot (10 FT) wide natural gas easement centered on the service line where it crosses the proposed Lot 2.

Enclosed is a drawing showing the approximate location of the service line and the requested easement.

If you have any questions regarding our comments, please do not hesitate to contact me at 334-7944 or by email at cassie.wohlgemuth@enstarnaturalgas.com.

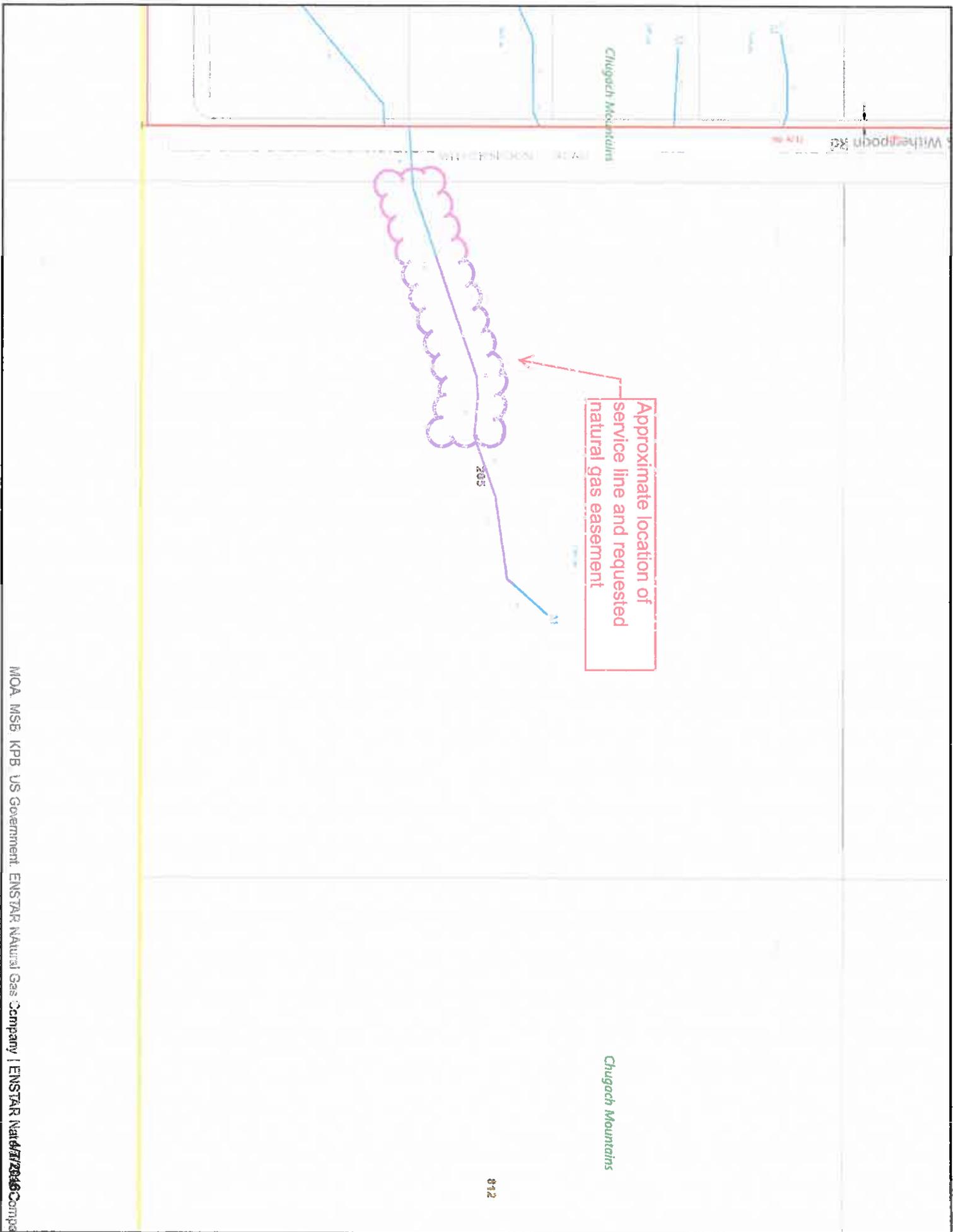
Sincerely,

A handwritten signature in blue ink that reads "Cassie Wohlgemuth".

Cassie Wohlgemuth
Right of Way & Compliance Technician
ENSTAR Natural Gas Company

Enclosure: as stated

EXHIBIT K



Approximate location of
service line and requested
natural gas easement

Chugach Mountains

Amy Otto-Buchanan

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Thursday, April 07, 2016 3:47 PM
To: Platting
Cc: Jessica Thompson
Subject: RE: Snowshoe Haven #16-050 AOB

Amy,

MTA has reviewed the abbreviated plat for Snowshoe Haven. MTA has no objections.

Thank you for the opportunity to review and comment.

Becky Glenn

MTA

From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] **On Behalf Of** Platting
Sent: Wednesday, April 06, 2016 10:35 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; jimsykesdistrict1@gmail.com; butteakcc@gmail.com; meshie@mtaonline.net; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Sandra Cook <Sandra.Cook@matsugov.us>; Michael Weller <Michael.Weller@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA <mearow@matanuska.com>; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com) <Robin.Leighty@enstarnaturalgas.com>; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; 'dblehm@gci.com' (dblehm@gci.com) <dblehm@gci.com>
Subject: Snowshoe Haven #16-050 AOB

Be wary of unsolicited attachments, even from people you know - If something seems suspicious you may want to check with the person who supposedly sent the message to make sure it's legitimate before opening any attachments.

Attached is a Request for Comments for a two lot subdivision, Snowshoe Haven, MSB Case #2016-050, Tech AOB. Also attached is the soils report, topography & as-built, Owner's Statements and the preliminary plat. Comments are due by **April 27, 2016**. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)

Amy Otto-Buchanan

From: Whittier, Amanda L POA <Amanda.L.Whittier@usace.army.mil>
Sent: Wednesday, April 06, 2016 2:26 PM
To: Amy Otto-Buchanan
Subject: RE: Snowshoe Haven #16-050 AOB (UNCLASSIFIED)
Attachments: Snowshoe Haven #16-050 AOB.pdf

Ms. Otto-Buchanan,

Lot 2 for Snowshoe Haven #16-050 AOB appears to contain waters of the U.S., including wetlands, under the Corps' regulatory jurisdiction. A Department of Army authorization would be required for the placement of dredged and/or fill material into waters of the U.S., including wetlands.

For more information about our program please visit: <http://www.poa.usace.army.mil/Missions/Regulatory.aspx>

Thank you,
~Amanda

Amanda L. Whittier
Acting Chief, South Section
U.S. Army Corps of Engineers (Alaska District)
(907) 753-5582 (desk)
(907) 753-2712 (main)
Amanda.L.Whittier@usace.army.mil

-----Original Message-----

From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] On Behalf Of Platting
Sent: Wednesday, April 06, 2016 10:35 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; mark.fink@alaska.gov; Pagemaster, Reg POA <regpagemaster@usace.army.mil>; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; jimsykesdistrict1@gmail.com; butteakcc@gmail.com; meshie@mtaonline.net; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Sandra Cook <Sandra.Cook@matsugov.us>; Michael Weller <Michael.Weller@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA <mearow@matanuska.com>; MTA <rjglenn@mta-telco.com>; Jessica Thompson (jthompson@mta-telco.com) <jthompson@mta-telco.com>; jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com) <Robin.Leighty@enstarnaturalgas.com>; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; 'dblehm@gci.com' (dblehm@gci.com) <dblehm@gci.com>
Subject: [EXTERNAL] Snowshoe Haven #16-050 AOB

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US Army Corps of Engineers

Snowshoe Haven #16-050 AOB

U.S. ARMY CORPS OF ENGINEERS



LEGEND

Matanuska Susitna Borough



National Wetland Inventory (NWI)

Estuarine and Marine Deepwater



Estuarine and Marine Wetland



Freshwater Emergent Wetland



Freshwater Forested/Shrub Wet



Freshwater Pond



Lake



Other



Riverine



Open...

US Army Corps of Engineers
This map was produced using the
SimSuite web application on:
06 Apr 2016 @ 1420

Amy Otto-Buchanan

From: Mike and Elaine Shields <meshie@mtaonline.net>
Sent: Thursday, April 07, 2016 12:18 PM
To: Platting
Subject: RE: Snowshoe Haven #16-050 AOB

Amy,

The RSA 26 Board has no comment, except to note that most of the roads in this subdivision suffer from poor subgrade materials as evidenced by recurrent swells, sags, and at least one frost boil. Whoever builds the pole lot access driveway should be aware of that.

Mike Shields
RSA 26 Primary Supervisor

From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] **On Behalf Of** Platting
Sent: Wednesday, April 06, 2016 10:35 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; jimsykesdistrict1@gmail.com; butteakcc@gmail.com; meshie@mtaonline.net; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Sandra Cook <Sandra.Cook@matsugov.us>; Michael Weller <Michael.Weller@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA <mearow@matanuska.com>; MTA <rglenn@mta-telco.com>; Jessica Thompson (jthompson@mta-telco.com) <jthompson@mta-telco.com>; jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com) <Robin.Leighty@enstarnaturalgas.com>; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; 'dblehm@gci.com' (dblehm@gci.com) <dblehm@gci.com>
Subject: Snowshoe Haven #16-050 AOB

Attached is a Request for Comments for a two lot subdivision, Snowshoe Haven, MSB Case #2016-050, Tech AOB. Also attached is the soils report, topography & as-built, Owner's Statements and the preliminary plat. Comments are due by **April 27, 2016**. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 4, 2016**

ABBREVIATED PLAT: BRITCHENSTRAP RSB LOT 2
LEGAL DESCRIPTION: SEC 17, T18N, R02E, SEWARD MERIDIAN, AK
PETITIONERS: SELDEN ENDES & PAMELA GREEN
SURVEYOR/ENGINEER: HANSON SURVEYING & MAPPING/MARK HANSEN PE
ACRES: 29.96 ± **PARCELS:** 3
REVIEWED BY: AMY OTTO-BUCHANAN **CASE:** 2016-051

REQUEST: The request is to create three lots from Lot 2, Britchenstrap Subdivision, Plat No. 2041-120, Section 17, Township 18 North, Range 02 East, SM AK, to be known as LOTS 2A, 2B and 2C, containing 29.96+ acres. Lot 2A is a flag lot. Access is N. Britchenstrap Drive.

EXHIBITS

Vicinity Map, Aerial Photos, Bare Earth Imagery	Exhibit A – 3 pgs
As-Built, Topographic Mapping, Project Overview	Exhibit B – 3 pgs
Soil Report	Exhibit C – 12 pgs

AGENCY COMMENTS

Department of Public Works	Exhibit D - 1 pg
Code Compliance	Exhibit E – 1 pg
Permit Center	Exhibit F - 1 pg
Planning	Exhibit G - 1 pg
Land & Resource Management Division	Exhibit H - 1 pg
Cultural Resources	Exhibit I – 1 pg
Utilities	Exhibit J – 2 pgs

DISCUSSION: The subject parcel is located west of N. Glenn Highway, north of N. Farm Loop and directly east of N. Britchenstrap Drive. N. Britchenstrap Drive's right-of-way varies from 66' wide to 116' wide; street is owned and maintained by MSB, except for a portion north of the subject parcel. Access for all three lots is from N. Britchenstrap Drive. Proposed Lot 2A is a flag lot with a 30' wide flag pole. Proposed Lot 2A is also 20.42 ± acres. Staff strongly suggests the width of the flag pole be increased to 60' wide, which enable the lot to be further subdivided in the future. It is not a requirement, as MSB 43.20.300(D) allows a 30' wide pole portion, but a 60' wide pole portion would allow for further subdivision. Lot 2C is 1.10 acres; Lot 2B is 8.43 acres.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, MSB 43.20.140 Physical Access, and MSB 43.20.300(D) Flag lots. Access requirements are met. Pursuant to MSB 43.20.320 Frontage, each lot has over 60' frontage onto N. Britchenstrap Drive, and 30' of frontage to Lot 2A, pursuant to MSB 43.20.300(D) Flag lots.

Soils: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit C**. Mark Hansen, PE, notes this report addresses useable areas on the two smaller lots. Lot 2A is 20.42 acres and does not require a useable report, pursuant to MSB 43.20.281(A)(1)(i)(i), as topographic mapping was supplied by the surveyor of record. One testhole was excavated along the proposed lot line between Lots 2B and 2C. Soils observed consist of well graded Gravel with Sand (GW). A sieve analysis shows suitable gradation and the soil is adequate for on-site wastewater disposal. No groundwater was observed during exploration and none observed in the monitor tube on April 4, 2016. No bedrock or soil with low permeability was encountered. Topography is nearly flat. The majority of the site has been cleared for use as farmland. There is a house and outbuildings on Lot 2B and a house under construction on Lot 2C. Both Lot 2B and Lot 2C have more than 10,000 sf suitable for septic and each lot has more than 10,000 sf suitable for building. The testhole location map is attached, along with the testhole log. A sieve analysis report is also attached.

Comments: Department of Public Works Operations & Maintenance (**Exhibit D**) suggests the pole portion of the proposed flag lot be 60' wide to allow for future development. Code Compliance notes (**Exhibit E**) this parcel is in FIRM #7270, Zone X, no open cases, not in a SpUD, in the Core Area, and has no further comments. Permit Center (**Exhibit F**) notes existing driveways do not have permits; petitioner will need to apply for permits for existing driveways (see **Recommendation #4**). Any new driveways will need permit application prior to construction. Planning (**Exhibit G**) notes the parcel is within the Core Area and has no further comments. Land and Resource Management Division (**Exhibit H**) notes no MSB owned lands are affected and has no objection to the subdivision. Cultural Resources (**Exhibit I**) has no objection to the platting action; however, they recommend caution during construction or related activities in the event cultural remains are recovered.

Utilities: (**Exhibit J**) Enstar has no comments, recommendations or objections. MTA has no objections. MEA and GCI did not respond.

At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; Farm Loop Community Council; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Emergency Services, Assessments or Pre-Design Division; MEA or GCI.

CONCLUSION: The plat of Britchenstrap RSB Lot 2 is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats, and MSB 43.20.300(D) Flag lots. There were no objections from any federal or state agencies, borough departments or utilities. There were no objections to the plat from the general public in response to the Notice of Public Hearing. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(D) Flag lots. A soils report was submitted, pursuant to MSB 43.20.281(A).

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Staff recommends approval with the following conditions and findings:

1. Taxes and special assessments must be current prior to 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 90 days of plat and submit Beneficiary Acknowledgement for any holders of a beneficial interest.
3. Pay postage and advertising fees of \$47.28.
4. Apply to Permit Center for driveway permits for existing driveways.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to SOA/DNR.
7. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

1. The plat of Britchenstrap RSB Lot 32 is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats, and MSB 43.20.300(D) Flag lots.
2. There were no objections from any federal or state agencies, Borough departments, or utilities.
3. There were no objections from the general public in response to the Notice of Public Hearing.
4. At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; Farm Loop Community Council; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Emergency Services, Assessments or Pre-Design Division; MEA or GCI.
5. A soils report was submitted, pursuant to MSB 43.20.281(A). The engineer noted each lot has 10,000 sf of contiguous useable septic area and 10,000 sf of building area.
6. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required.
7. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage, and MSB 43.20.200(D) Flag lots.
8. Petitioner will need to apply for driveway permits for existing driveways.

A7

A11

A10

18

17

B3

E QUARTERSTRAP CIR

HAYSTEAD EST PH 1

N BRITCHENSTRAP DR

(7478) TR

TR 2

A8

A12

(3)

B8

B4

6 5 4 3 2 1

E WEATHERVANE CIR

(2)

2C

7

8

5 4 3 2 1

FARM LOOP

FORTY

(1537)

E WAGONWHEEL DR

8

7

6 7 8 9 10

E WEATHERVANE CIR

6

5

(1)

3

2

1

N BRITCHENSTRAP DR

B5

2A

D2

D7

D6

1

PEAK

(7366)

3

C5

C3

SUBJECT PROPERTY

60' ACCESS EASE

N BRITCHENSTRAP DR

N FRISBY CIR 50' ROW ESMT

D5

C13

LOTS 1A & 2A

1A
(7348)

3
(7127)

2A

N FARM LOOP RD

VICINITY MAP

FOR PROPOSED BRITCHENSTRAP RSB L/2

LOCATED WITHIN

SECTION 17, T18N, R02E, SEWARD MERIDIAN,

ALASKA

PALMER 04 MAP

C6

C7

C9

EXHIBIT A

QUARTER STRAP

BRITCHEN STRAP

WEATHERVANE

WEATHERVANE

CRISBY



QUARTER STRAP

BRITCHENSTRAP

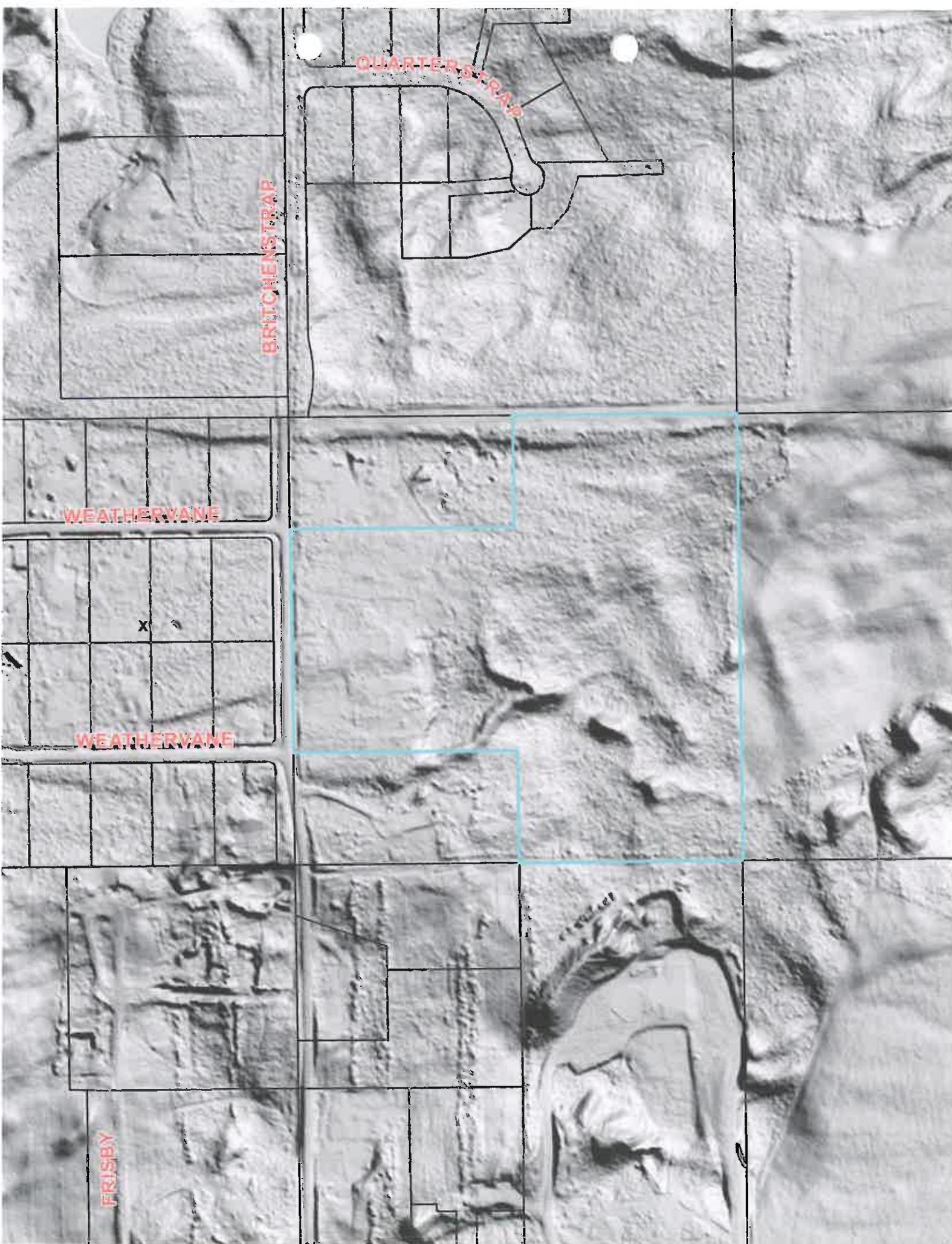
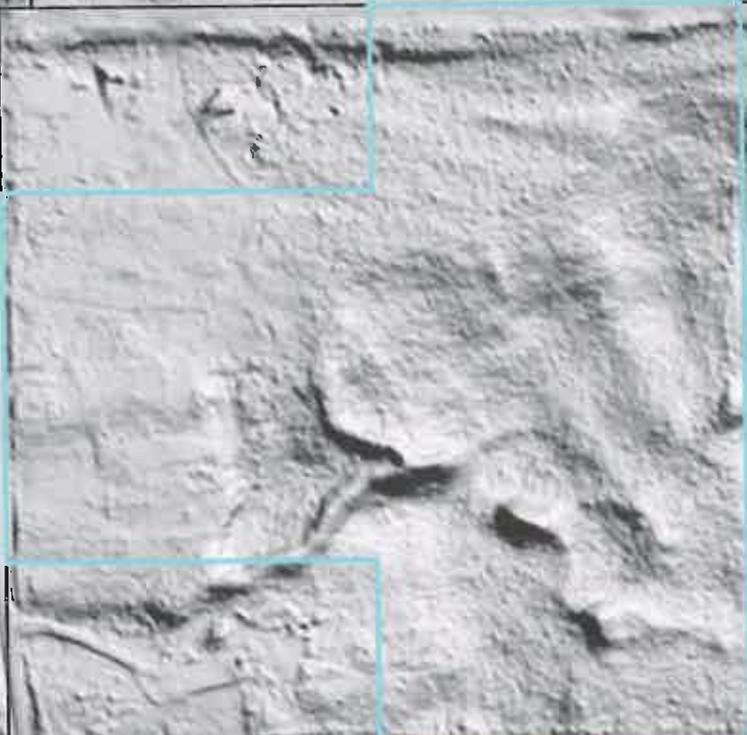
WEATHERYANE

X

WEATHERYANE

FRISBY

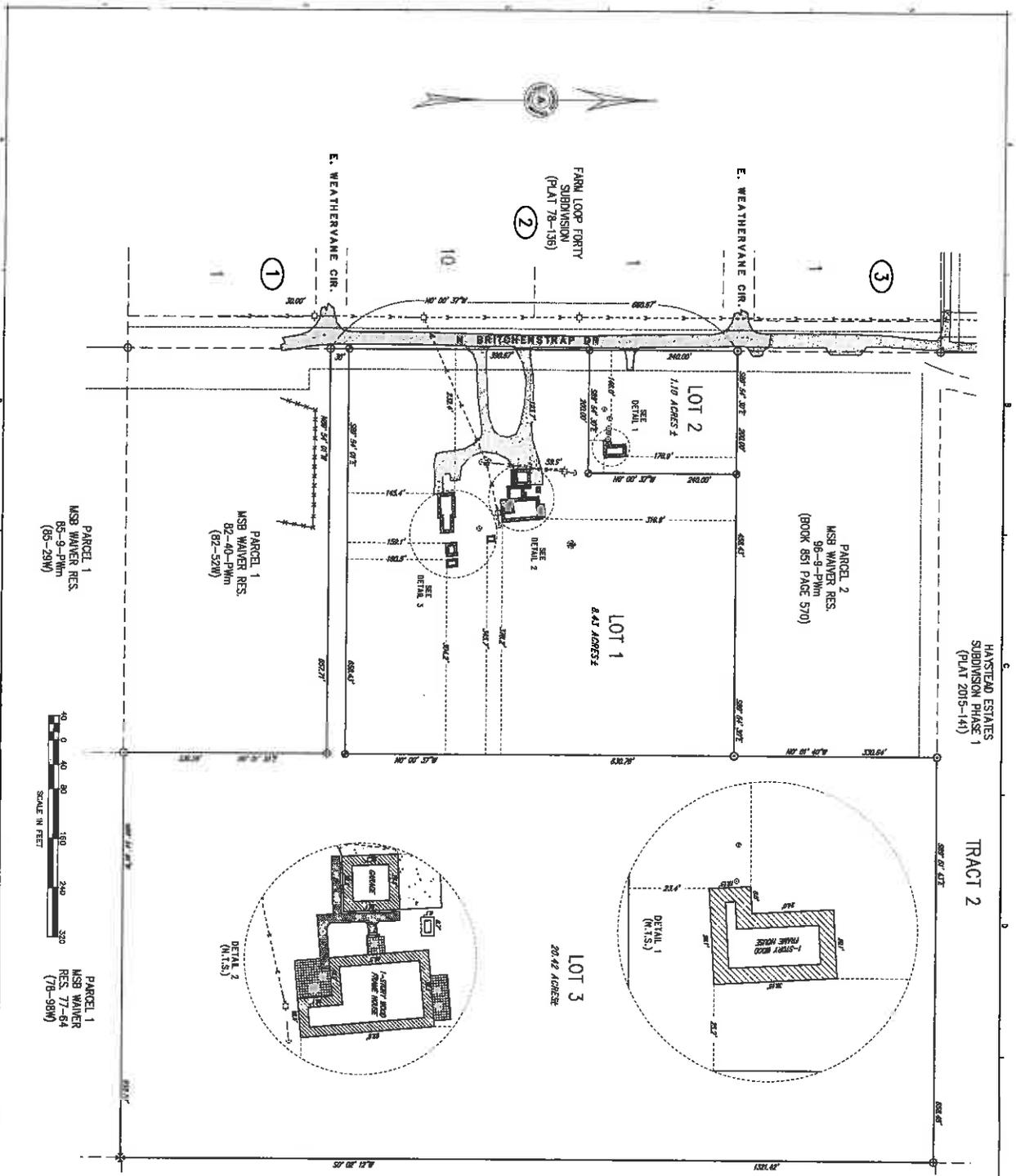
FRISBY



HAYSTACK ESTATES
SUBDIVISION PHASE 1
(PLAT 2015-141)

TRACT 2

UNSUBDIVIDED
NE 1/4 NW 1/4
(Bk. 153 P. 300)



- LEGEND**
- ✱ RECOVERED BLUE BRASS CUP
 - ⊙ SET MONUMENT
 - ⊙ RECOVERED ALUMINUM CAP
 - ⊙ RECOVERED PLASTIC CAP ON 95 REBAR
 - ⊙ WATER WELL
 - ⊙ PERISTYL TELEPHONE
 - ⊙ SEPTIC VENT/GLENDOUT
 - ⊙ ANCHOR GUY
 - ⊙ UTILITY POLE
 - FENCE
 - OVERHEAD ELECTRIC
 - WALKWAY
 - DECK/PORCH
 - BUILDING
 - GRAVEL ROAD/DRIVEWAY
 - PAVED ROAD

UNSUBDIVIDED
SE 1/4 NW 1/4
(Bk. 153 P. 300)

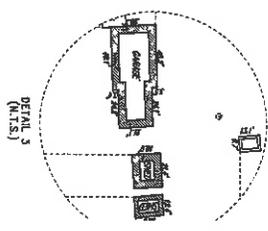


EXHIBIT B

RECEIVED
MAR 17 2016
PLATTING

FILE: 15-107
DESIGN: CEN
DRAWN BY: SDN
CHECKED BY: JCS
DATE: 03-16-16

REFERENCE NUMBER:
V-2

SHEET 2 OF 4

PALMER, ALASKA
**BRITCHENSTRAP LOT 2
SUBDIVISION**
AS-BUILT

REV.	REVISION	DATE BY

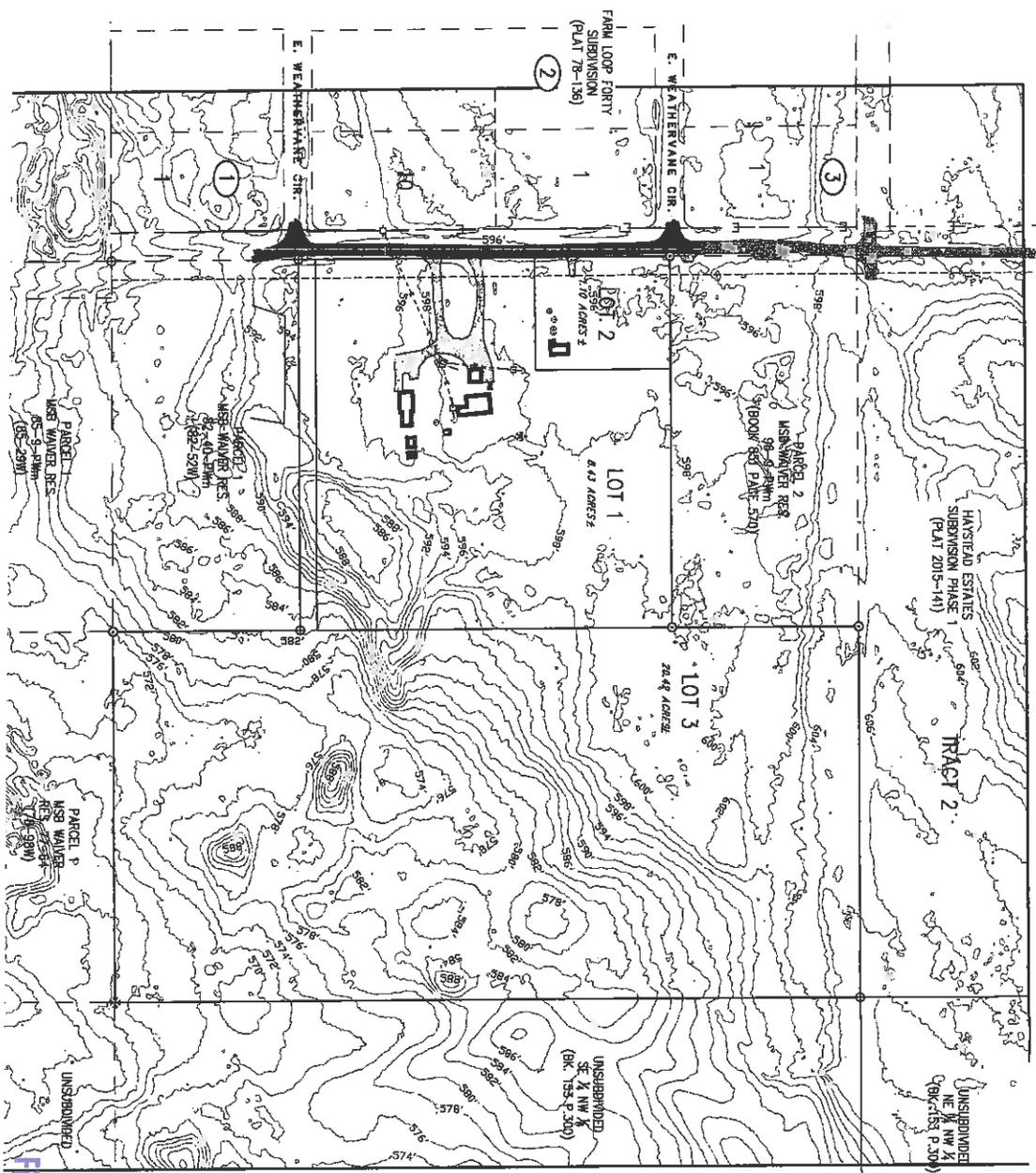
SCALE:
HORIZONTAL: 1"=100'
VERTICAL: 1"=100'
DATE: 03-17-16

FIELD BOOKS:
DESIGN:
STAMPING:
AS-BUILT



NOTES

1. THE FIELD BOOKS, VERTICAL AND HORIZONTAL CONTROL DATA, AND THE VERTICAL DATUM OF THE NATIONAL GEODESIC SURVEY, 1988, ARE REFERENCED TO THE NATIONAL DATUM OF 1983.
2. THE HORIZONTAL DATUM IS NAD83/USNG 83.
3. THE VERTICAL DATUM IS MAMMOET (1988).



RECEIVED
MAR 17 2016
PLATTING

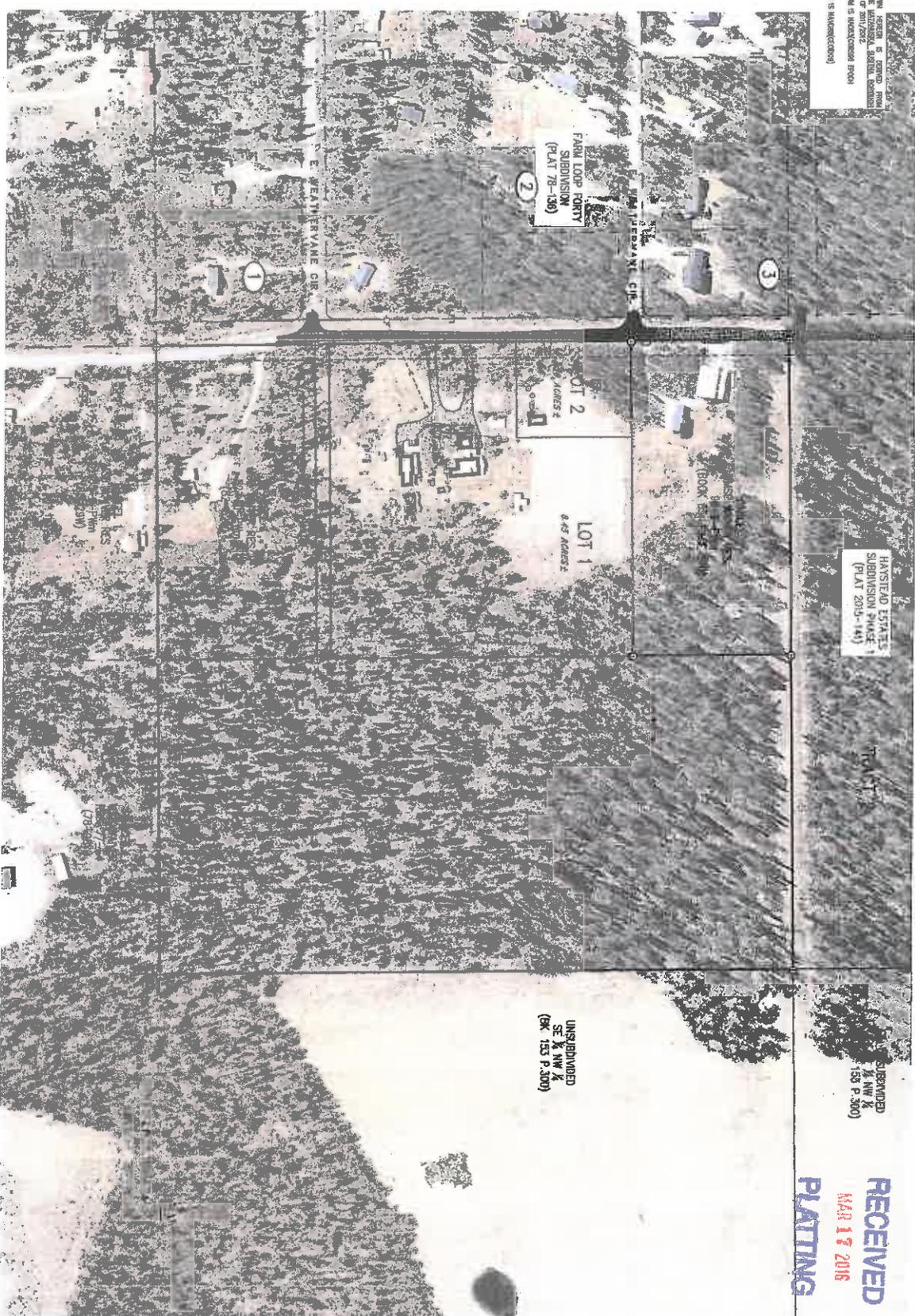
FILE: 16-103
DESIGN: CEN
DRAWN BY: SHH
CHECKED: CEH
DATE: 03-16-16
DATE: 03-16-16

PALMER, ALASKA
**BRITCHENSTRAP LOT 2
SUBDIVISION**
CONTOURS

REV.	REVISION	DATE BY

SCALE: HORIZONTAL: 1"=100'
VERTICAL: 1"=100'
FIELD BOOKS: 16-103, 16-104, 16-105, 16-106, 16-107, 16-108, 16-109, 16-110, 16-111, 16-112, 16-113, 16-114, 16-115, 16-116, 16-117, 16-118, 16-119, 16-120, 16-121, 16-122, 16-123, 16-124, 16-125, 16-126, 16-127, 16-128, 16-129, 16-130, 16-131, 16-132, 16-133, 16-134, 16-135, 16-136, 16-137, 16-138, 16-139, 16-140, 16-141, 16-142, 16-143, 16-144, 16-145, 16-146, 16-147, 16-148, 16-149, 16-150, 16-151, 16-152, 16-153, 16-154, 16-155, 16-156, 16-157, 16-158, 16-159, 16-160, 16-161, 16-162, 16-163, 16-164, 16-165, 16-166, 16-167, 16-168, 16-169, 16-170, 16-171, 16-172, 16-173, 16-174, 16-175, 16-176, 16-177, 16-178, 16-179, 16-180, 16-181, 16-182, 16-183, 16-184, 16-185, 16-186, 16-187, 16-188, 16-189, 16-190, 16-191, 16-192, 16-193, 16-194, 16-195, 16-196, 16-197, 16-198, 16-199, 16-200, 16-201, 16-202, 16-203, 16-204, 16-205, 16-206, 16-207, 16-208, 16-209, 16-210, 16-211, 16-212, 16-213, 16-214, 16-215, 16-216, 16-217, 16-218, 16-219, 16-220, 16-221, 16-222, 16-223, 16-224, 16-225, 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- NOTES**
1. THE MASTER SHOW PLAN IS LOCATED IN THE SUBDIVISION MAP BOOK.
 2. THE HORIZONTAL DATUM IS NAD83/ALASKA 1983.
 3. THE VERTICAL DATUM IS NAVD83/ALASKA 1983.



HANSTEAD ESTATES
SUBDIVISION PHASE I
(PLAT 2014-141)

SUBDIVISION
K, NW &
SW P.300

FABRI LOOP ROBERTY
SUBDIVISION
(PLAT 78-138)

UNSUBDIVIDED
SE & NW &
(PK 153 P.300)

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MAR 17 2016
PLATTING



SHEET 1 OF 2 REFERENCE NUMBER: V-1	FILE: 18-107 DESIGN: GEA DRAWN BY: SMH CHECKED BY: GEA DATE: 03-16-16	PALMER, ALASKA BRITCHENSTRAP LOT 2 SUBDIVISION PROJECT OVERVIEW		SCALE: HORIZONTAL: 1"=100' VERTICAL: 1"=20' NORTH ARROW: AS SHOWN	FIELD BOOKS: DESIGN: STAKING: AS-SHOWN		
		REV. REVISION DATE BY	SCALE: HORIZONTAL: 1"=100' VERTICAL: 1"=20' NORTH ARROW: AS SHOWN	FIELD BOOKS: DESIGN: STAKING: AS-SHOWN			



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

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

Britchenstrap Lot 2 Subdivision Palmer Area, Alaska

Geotechnical Investigation

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APR 04 2016

April 2016

PLATTING

Prepared for: Hanson Surveying and Mapping, LLC
305 E. Fireweed
Palmer, AK 99645

Prepared by: **Mark Hansen, P.E.**
2605 N. Old Glenn Hwy.
Palmer, AK 99645
Phone: (907) 745-4721

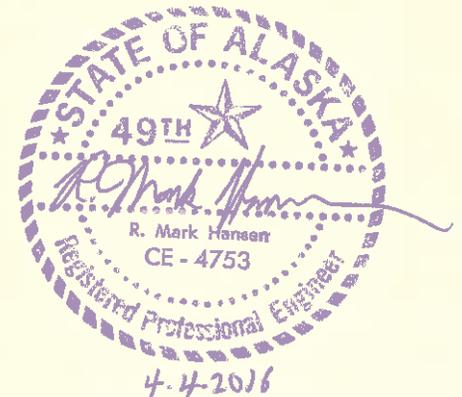


EXHIBIT C



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

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e-mail: mhpe@mtaonline.net

Britchenstrap Lot 2 Subdivision Palmer Area, Alaska

Contents

Report Narrative 2 pages

Location Information

Vicinity Map 1 page
Area Map 1 page

Test Pit

Test Pit Log Plate 1
Log Graphics Key 1 page

Soil Testing

Sieve Test Report of Sample 1 pages

Supplemental Information

ASTM Soil Classification Chart
Frost Design Soil Classification
Plasticity Chart



Britchenstrap Lot 2 Subdivision

Geotechnical Investigation Palmer Area, Alaska

April, 2016

Location

The subject property is located adjacent Britchenstrap Drive in the Palmer Farm Loop area, Matanuska-Susitna Borough, Alaska

Scope of Investigation

This investigation is to verify useable areas for platting purposes.

The proposed subdivision creates two lots smaller than 400,000 square feet, one at 8.92 acres and one at 0.92 acres. This report addresses useable areas on these lots. Lot 3 is 20.42 acres. No exploration was conducted on Lot 3.

One test hole was placed along the proposed line between the two lots.

Findings

1. The soil observed at and below typical absorption bed depth consists of well graded Gravel with Sand (GW). A sieve analysis shows suitable gradation, and the soil is adequate for on-site wastewater disposal.
2. No ground water was observed during exploration. Likewise, no ground water was observed when the monitor tube was rechecked on 4/4/2016.
3. No bedrock or soil with low permeability was encountered in the boring.

General Topography and Present Use

The topography is nearly flat. Except for a few trees near Britchenstrap Drive, the site is cleared. The site has been previously been used for farmland. There is presently an existing house and some outbuildings on Lot 1 and a house under construction on Lot 2.

Useable Areas

Building

Except for setbacks from the road and lot lines, essentially all of Lots 1 and 2 are suitable for building. Each parcel in the proposed subdivision has more than 10000 square feet suitable for building.

Septic

We encountered no soil conditions that would preclude construction of septic systems. No steep slopes are present. Based on the exploration, only the protective radii for domestic water wells will limit the useable area for septic. Both Lots 1 and 2 have more than 10,000 square feet suitable for septic.

The soil deeper than 3.5 feet at the test pit location is expected to be highly permeable, so septic systems are likely to require a sand liner.

Field Exploration

The investigation included one test pit. Exploration was conducted on March 14, 2016 using a Cat 320 LC excavator. Exploration was supervised and test pit logged by Mark Hansen. A perforated PVC pipe was left in the test pit to allow future water measurements if water is present.

The test pit location is shown on the area map.

Test Hole Log

Descriptions of the soils encountered are recorded on the right side of the field logs. Also shown are properties such as cobble and boulder presence, which was observed in the field, but not reflected in the sample.

Laboratory

In the laboratory, sieve analysis was performed on a sample from the soil horizon immediately below the elevation that would be useful for a soil absorption system. The results are shown on the sieve test reports attached.

Log of Test Pit 1

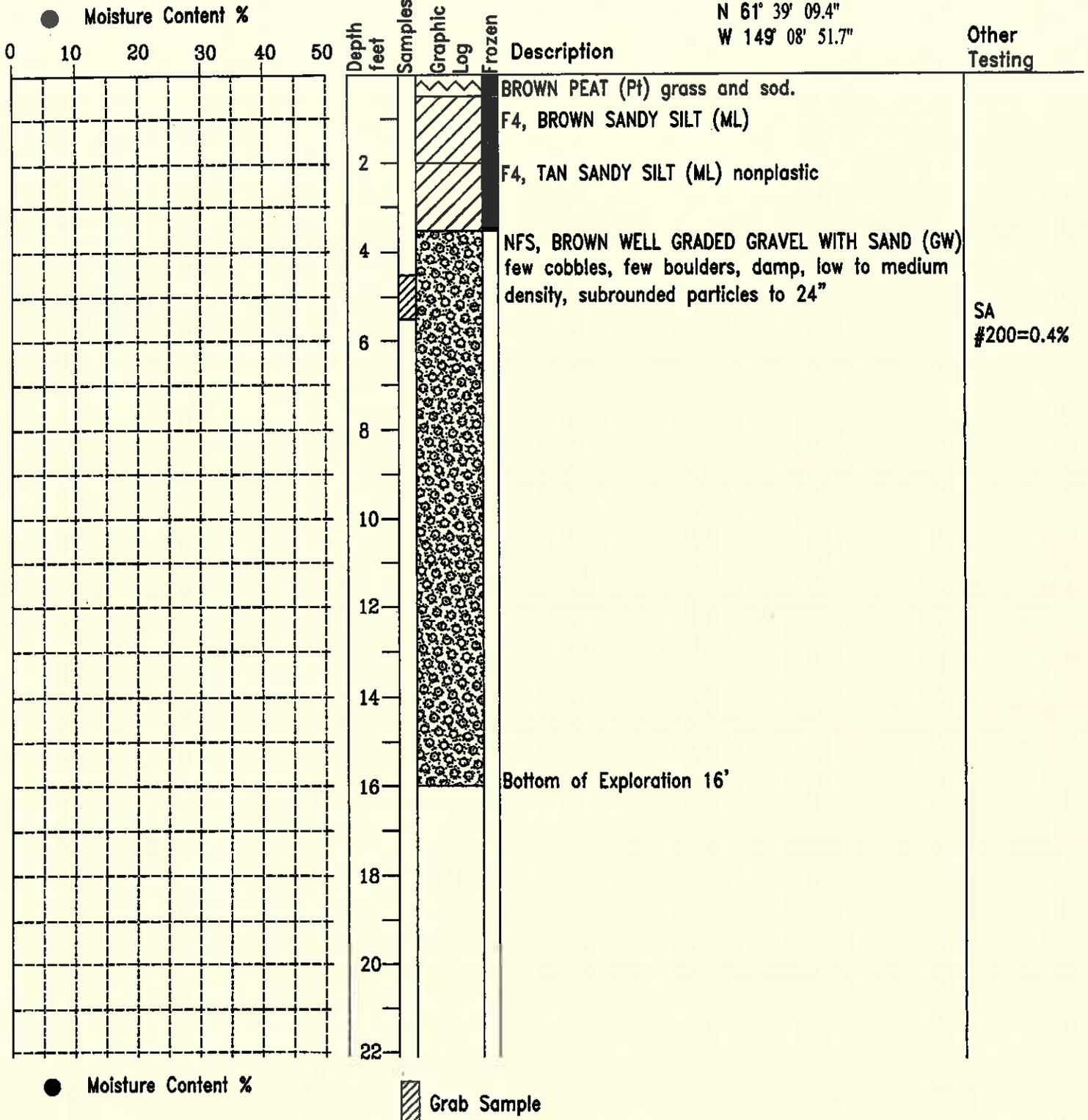
Exploration: March 14, 2016

Equipment: Cat 320 LC

Location: 20' S. of NE Corner Lot 2

N 61° 39' 09.4"

W 149° 08' 51.7"



Mark Hansen P.E.

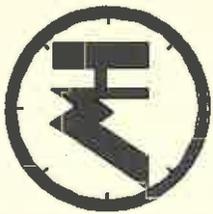
Consulting Engineers · Testing Laboratories
2605 N. Old Glenn Hwy., Palmer, AK 99645
(907) 745-4721

Job No.: 16016 Date: March 2016

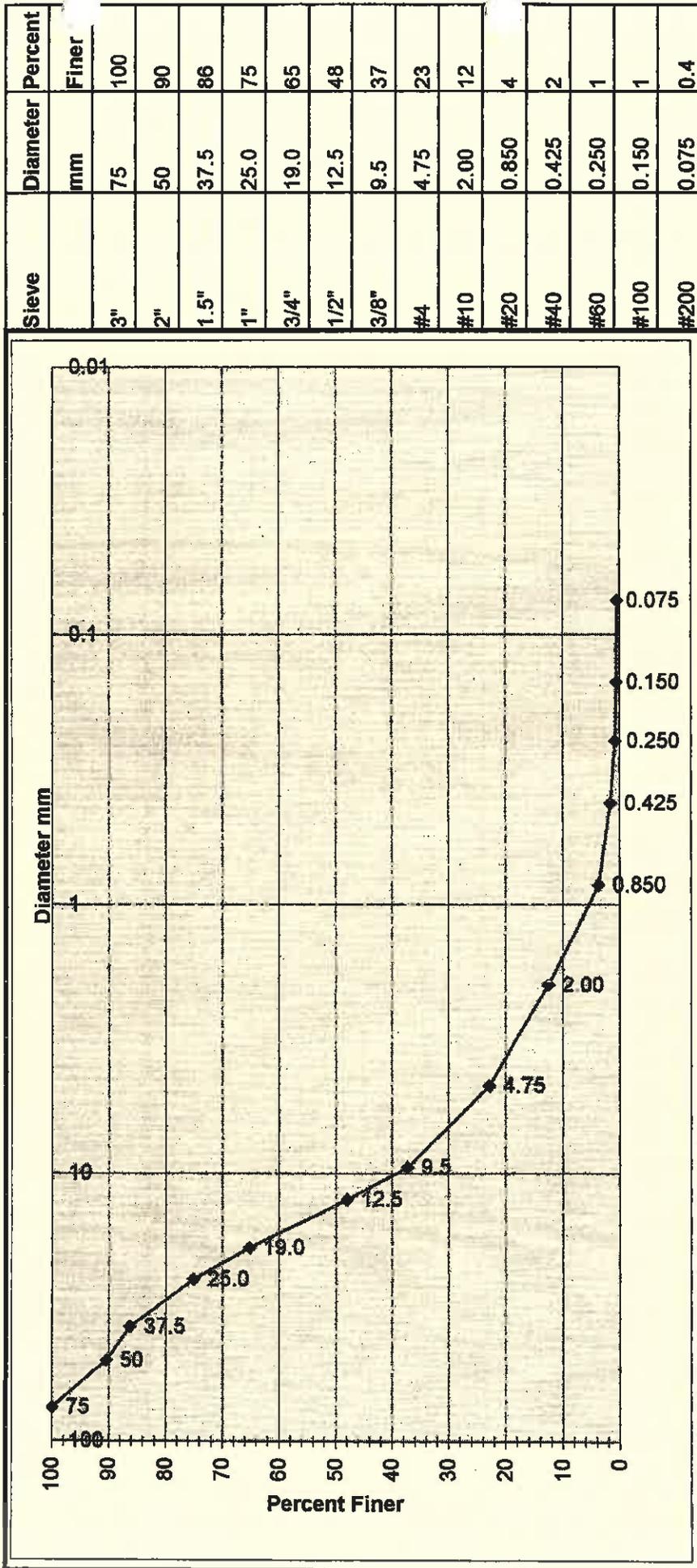
Log of Test Pit 1

Britchenstrap Lot 2
Hanson Surveying and Mapping, LLC
305 E. Fireweed
Palmer, AK 99645

Plate
1



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



Client: Hanson Surveying & Mapping Soil Description: Well Graded Gravel with Sand
 Project: Lot 2, Britchenstrap Subdivision Unified Classification: GW
 Sample Location: TH1 @ 5.5'
 Date: 3/28/2016
 Sample Date: 3/14/2016
 Proj. no: 16016
 $C_u = 10$
 $C_c = 1.8$
 Sample has 2% cobbles over 3" not shown on graph.

GRAPHICS LOG KEY

GW		WELL GRADED GRAVEL, SANDY GRAVEL
GP		POORLY GRADED GRAVEL, SANDY GRAVEL
GM		SILTY GRAVELS, SILT SAND GRAVEL MIXTURES
GC		CLAYEY GRAVELS, CLAY SAND GRAVEL MIXTURES
SW		WELL GRADED SAND, GRAVELLY SAND
SP		POORLY GRADED SAND , GRAVELLY SAND
SM		SILTY SAND, SILT GRAVEL SAND MIXTURES
SC		CLAYEY SAND, CLAY GRAVEL SAND MIXTURES
ML		INORGANIC SILT, VERY FINE SAND, ROCK FLOUR
CL		GRAVELLY AND SANDY CLAY, SILTY CLAY
OL		ORGANIC SILT AND CLAY OF LOW PLASTICITY
MH		ORGANIC SILT
CH		INORGANIC CLAY, FLAT CLAY
OH		ORGANIC SILT, CLAY OF HIGH PLASTICITY
Pt		PEAT AND OTHER HIGHLY ORGANIC SOILS
		ASPHALT CONCRETE PAVEMENT
		ROCK
		CONCRETE

ASTM Soil Classification Chart

Criteria for assigning Group Symbols and Group Names Using Laboratory Tests^A

		Soil Classification		
		Group	Group name ^B	
Coarse-Grained Soils	Group Symbols	Symbol	Group name ^B	
More than 50% retained on No. 200 sieve	Gravels More than 50% of coarse fraction retained on No. 4 sieve. Sands 50% or more of coarse fraction passed No. 4 sieve	Clean Gravels	GW	Well graded gravel ^F
		Less than 5% fines ^C	GP	Poorly graded gravel ^F
		Gravel with Fines More than 12% fines ^C	GM	Silty gravel ^{F,G,H}
		Clean Sands	GC	Clayey gravel ^{F,G,H}
		Less than 5% fines ^D	SW	Well graded sand
		Cu > 6 and 1 < Cc < 3 ^E	SP	Poorly graded sand ^I
		Cu < 6 and/or 1 > Cc < 3 ^E	SM	Silty sand ^{G,H,I}
		Fines classify as ML or MH	SC	Clayey sand ^{G,H,I}
		Fines classify as CL or CH	CL	Lean Clay ^{K,L,M}
		Fines classify as CI or CH	CI	Silt ^{K,L,M}
Fine-Grained Soils 50% or more passes the No. 200 Sieve	Silts and Clays Liquid limits less than 50	Organic	OL	Organic Clay ^{K,L,M,N}
		Liquid limit - oven dried	OH	Organic silt ^{K,L,M,O}
		Liquid limit - not dried	ML	Organic silt ^{K,L,M}
		PI < 4 or plots below "A" line ^J	MH	Elastic silt ^{K,L,M}
		PI plots on or above "A" line	CH	Fat Clay
		PI plots below "A" line	MH	Elastic silt ^{K,L,M}
		Liquid limit - oven dried	OH	Organic Clay ^{K,L,M,P}
		Liquid limit - not dried	OH	Organic silt ^{K,L,M,Q}
		Liquid limit < 0.75	PT	Peat
		Liquid limit > 0.75	PT	Peat

^A Based on the material passing the 3-in. (75-mm) sieve.

^B If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name

^C Gravels with 5 to 12% fines require dual symbols

GW-GM well-graded gravel with silt

GW-GC well-graded gravel with clay

GP-GM poorly graded gravel with silt

GP-GC poorly graded gravel with clay

^D Sands with 5 to 12% fines require dual symbols

SW-SM well-graded sand with silt

SW-SC well-graded sand with clay

SP-SM poorly graded sand with silt

SP-SC poorly graded sand with clay

^E $Cu = D_{60}/D_{10}$ $Cc = \frac{(D_{30})^2}{D_{10} D_{60}}$

$D_{10} \times D_{60}$

^F If soil contains $\geq 15\%$ sand, add "with sand" to group name

^G If fines classify as CL-ML, use dual symbol GC-GM or SC-SM

^H If fines are organic, add "with organic lines" to group name.

^I If soil contains $\geq 15\%$ gravel, add "with gravel" to group name.

^J If Atterberg limits plot in hatched area, soil is a CL-ML, silty soil.

^K If soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel," whichever is predominant.

^L If soil contains L 30% plus No. 200, predominantly sand, add "sandy" to group name.

^M If soil contains $\geq 30\%$ plus No. 200, predominantly gravel, add "gravelly" to group name.

^N PI ≥ 4 and plots on or above "A" line.

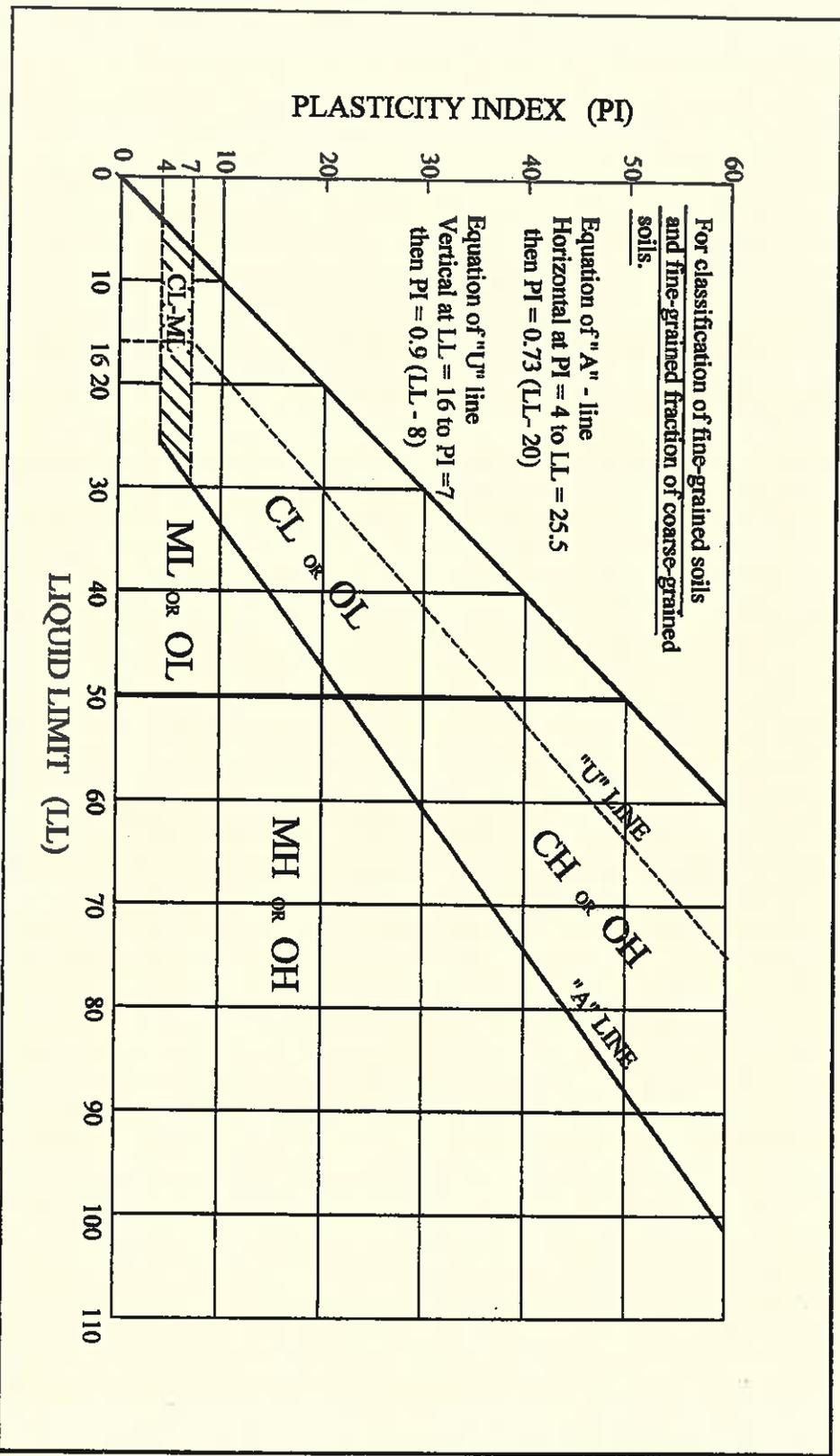
^O PI < 4 or plots below "A" line.

^P PI plots on or above "A" line.

^Q PI plots below "A" line.

U.S. Corps of Engineers
Frost Design Soil Classification

Frost group	Soil Type	Percentage finer than 0.02mm, by weight	Typical soil types under Unified Soil Classification System
NFS	Sands and Gravelly soils	< 3	SP, SW, GP, GW
F1	Gravelly soils	3 to 10	GW, GP, GW-GM, GP-GM
F2	(a) Gravelly soils (b) Sands	10 to 20 3 to 15	GM, GW-GM, GP-GM SW, SP, SM, SW-SM, SP-SM
F3	(a) Gravelly soils (b) Sands, except very fine silty sands (c) Clays, PI >12	>20 >15 ---	GM, GC SM, SC CL, CH
F4	(a) All silts (b) Very fine silty sands (c) Clays, PI <12 (d) Varved clays and fine-grained, banded sediments	--- >15 --- ---	ML, MH SM CL, CL-ML CL and ML CL, ML, and SM; CL, CH, and ML; CL, CH, ML, and SM



Plasticity Chart

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Tuesday, April 12, 2016 12:04 PM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: Britchenstrap RSB L/2 #16-051 AOB

My comments are as follows:

- Suggest the pole portion of the proposed flag lot be 60' wide to allow for future development

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
<http://www.matsugov.us/>

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Wednesday, April 06, 2016 11:20 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; jimsykesdistrict1@gmail.com; retirees@mtaonline.net; edstrabelak@gmail.com; Richard Boothby; John McNutt (jmcnutt@palmerak.org); Elizabeth Weiant; Eric Phillips; Sandra Cook; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Mark Whisenhunt; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Britchenstrap RSB L/2 #16-051 AOB

Attached is a Request for Comments (RFC) for Britchenstrap RSB Lot 2, MSB Case #2016-051, Tech AOB. Also attached is the soils report, topography & as-built, Owner's Statements, and the preliminary plat. Comments are due by **April 27, 2016**. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)



APR 06 2016

Received

MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874 • FAX 861-8407

Comments Due: April 27, 2016

Date: April 6, 2016

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	Open Cases Y or N <input checked="" type="radio"/> N
AK Dept. of Transportation – Aviation	SpUD Y or N <input checked="" type="radio"/> N
AK DNR, Division of Mining/Land/Water	<u>Core Area</u>
AK DNR, Public Access Defense	FIRM # <u>7270</u> Zone <u>X</u>
AK DNR, Division of Agriculture	Comments: _____
AK DF&G, Habitat Mgmt. & Permitting	_____
AK DF&G, Division of Sport Fish	Date: <u>4/28/16</u> By: <u>[Signature]</u>
AK Railroad, Engineering Department	Assembly District #1 Jim Sykes
Corp of Engineers	
U.S. Postmaster	
City of:	
Community Council: Farm Loop	
Fire Service Area: #132 Greater Palmer Co.	
Road Service Area: #16 South Colony	
MSB – Borough Attorney	

Title:	BRITCHENSTRAP RSB LOT 2
Location:	SEC 17, T18N, R02E, S.M, AK
Petitioner:	SELDEN ENDES 6225 N. BRITCHENSTRAP DRIVE PALMER AK 99645
Petitioner:	PAMELA C. GREEN 12969 DARCY DRIVE HOT SPRINGS SD 57747
Surveyor:	HANSON SURVEYING & MAPPING
Address:	305 E. FIREWEED AVENUE PALMER AK 99645
Engineer:	MARK HANSEN, PE
Address:	2605 N. OLD GLENN HIGHWAY PALMER AK 99645

The request is to create three lots from Lot 2, Britchenstrap Subdivision, Plat No. 2041-120, Section 17, Township 18 North, Range 02 East, SM AK, to be known as LOTS 2A, 2B and 2C, containing 29.96+ acres. Lot 2A is a flag lot. Access is N. Britchenstrap Drive.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **April 27, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **May 4, 2016**.

Sincerely,

Amy Otto-Buchanan
Platting Technician
direct line: 861-7872

amy.otto-buchanan@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-051 Tax ID: 573460001.002 Tax Map #: PA 04 Pre-App Date: 03/21/2016

EXHIBIT E



MATANUSKA-SUSITNA BOROUGH
 • PLATTING DIVISION •
 350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6413
 PHONE 861-7874 • FAX 861-8407

RECEIVED
 APR 28 2016
 PLATTING

Comments Due: April 27, 2016

Date: April 6, 2016

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	MSB – Community Development
AK Dept. of Transportation – Aviation	MSB – Cultural Resources
AK DNR, Division of Mining/Land/Water	MSB – Capital Projects, Engineering
AK DNR, Public Access Defense	MSB – Public Works, O&M
AK DNR, Division of Agriculture	MSB – Assessments
AK DF&G, Habitat Mgmt. & Permitting	MSB – Code Compliance
AK DF&G, Division of Sport Fish	MSB – Planning Division
AK Railroad, Engineering Department	MSB – Pre-Design Division
Corp of Engineers	MSB – Permit Center
U.S. Postmaster	M.E.A.
City of:	M.T.A.
Community Council: Farm Loop	Enstar
Fire Service Area: #132 Greater Palmer Consol.	GCI
Road Service Area: #16 South Colony	Assembly District #1 Jim Sykes
MSB – Borough Attorney	

Title:	BRITCHENSTRAP RSB LOT 2
Location:	SEC 17, T18N, R02E, S.M, AK
Petitioner:	SELDEN ENDES 6225 N. BRITCHENSTRAP DRIVE PALMER AK 99645
Petitioner:	PAMELA C. GREEN 12969 DARCY DRIVE HOT SPRINGS SD 57747
Surveyor:	HANSON SURVEYING & MAPPING
Address:	305 E. FIREWEED AVENUE PALMER AK 99645
Engineer:	MARK HANSEN, PE
Address:	2605 N. OLD GLENN HIGHWAY PALMER AK 99645

The request is to create three lots from Lot 2, Britchenstrap Subdivision, Plat No. 2041-120, Section 17, Township 18 North, Range 02 East, SM AK, to be known as LOTS 2A, 2B and 2C, containing 29.96+ acres. Lot 2A is a flag lot. Access is N. Britchenstrap Drive.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **April 27, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **May 4, 2016**.

Sincerely,

Amy Otto-Buchanan
 Amy Otto-Buchanan
 Platting Technician
 direct line: 861-7872
amy.otto-buchanan@matanusko.ak.us

Please apply for driveway (d/w) permits for the existing d/w's. (1) to proposed Lot 2C. (2) to proposed Lot 2B. Any new accesses to Lot 2A need's a d/w permit application. Please submit any other agencies approval to

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-051 Tax ID: 57346000L002 Tax Map #: PA.04 Pre-App Date: 03/21/2016

*ANOU DEAN
 for correction
 of our database.*

EXHIBIT F

Amy Otto-Buchanan

From: Mark Whisenhunt
Sent: Tuesday, April 12, 2016 11:55 AM
To: Platting
Subject: RE: Britchenstrap RSB L/2 #16-051 AOB

Property is within the Core Area. No other comments.

Respectfully,

Mark Whisenhunt
Planner II
Matanuska-Susitna Borough
Office: (907) 861-8527
Fax: (907) 861-7876
mark.whisenhunt@matsugov.us

From: Amy Otto-Buchanan On Behalf Of Platting
Sent: Wednesday, April 06, 2016 11:20 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; jimsykesdistrict1@gmail.com; retirees@mtaonline.net; edstrabelak@gmail.com; Richard Boothby; John McNutt (jmcnutt@palmerak.org); Elizabeth Weiant; Eric Phillips; Sandra Cook; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Mark Whisenhunt; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Britchenstrap RSB L/2 #16-051 AOB

Attached is a Request for Comments (RFC) for Britchenstrap RSB Lot 2, MSB Case #2016-051, Tech AOB. Also attached is the soils report, topography & as-built, Owner's Statements, and the preliminary plat. Comments are due by **April 27, 2016**. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)

EXHIBIT G



MATANUSKA-SUSITNA BOROUGH
Community Development
Land & Resource Management
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 745-9869 • Fax (907) 745-9635

MEMORANDUM

DATE: April 7, 2016
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *MSB*
SUBJECT: Preliminary Plat Comments / Case #2016-051

RECEIVED

APR 07 2016

PLATTING

Platting Tech: Amy Otto Buchanan
Public Hearing: May 4, 2016
Applicant / Petitioner: Green
TRS: 18N02E17
Tax ID: 7346000L002
Subd: Britchenstrap RSB Lot 2
Tax Map: PA 04

Comments:

- No MSB lands are affected.
- No objection to proposed subdivision.

EXHIBIT H



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Cultural Resources Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9859 • Fax (907) 745-9876

MEMORANDUM

DATE: 14 April 2016
TO: Amy Otto-Buchanan, Platting Technician
FROM: Sandra Cook, Architectural Historian
SUBJECT: Abbreviated Plat
TITLE: Britchenstrap RSB Lot 2
LEGAL: Section 17, T18N, R2E, SM
TAX MAP: PA 04

NO OBJECTION

Cultural Resources Division staff has reviewed the above application and finds there are no known *recorded* sites on said property. This conclusion was derived through research of the documented sites on file in the Cultural Resources Division of the Matanuska-Susitna Borough and sites documented in Alaska Heritage Resource files at the State Office of History and Archaeology.

While we have no objection to the proposed Platting action on the said property, and our records are not complete, we recommend caution during construction or related activities in the event cultural remains may come to light or be recovered. If cultural resources are found as a result of the above mentioned activity we would appreciate the chance to document them to augment our knowledge of local history. Cultural remains may include features such as cache pits, house pits, garbage pits, depressions and/or other non-removable indications of human activity, as well as, artifacts, buildings, machinery, etc.

Recording of cultural resources or other remains does not change ownership status of materials found, they belong to the property owner, nor does it prohibit your activity request. If cultural remains are located please contact this office at (907) 861-8655 as soon as possible. This would enable us to photograph and record any cultural materials that may be observed. Thank you for your cooperation. We appreciate you helping us learn more about our past.

Sincerely,

Sandra Cook
Architectural Historian

NOTE§A.S.11.46.482 (a) of the Alaska Statutes states that

A person commits the crime of criminal mischief in the third degree if, having not right to do so or any reasonable grounds to believe the person have such a right...

(3) If a person knowingly

(A) defaces, damages or desecrates a cemetery or the contents of a cemetery or a tomb, grave, or memorial regardless of whether the tomb, grave, or memorial is in a cemetery or whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost, or neglected; (B) removes human remains or associated burial artifacts from a cemetery, tomb, grave, or memorial regardless of whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost or neglected.

EXHIBIT I



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

April 7, 2016

Amy Otto-Buchanan, Platting Technician
Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

**Subject: Abbreviated Plat Request for Comments – Britchenstrap RSB Lot 2
(Case No. 2016-051)**

Dear Ms. Otto-Buchanan:

ENSTAR Natural Gas Company has reviewed the subject Abbreviated Plat and has no comments, recommendations, or objections.

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

Sincerely,

A handwritten signature in blue ink that reads "Cassie Wohlgemuth".

Cassie Wohlgemuth
Right-of-Way and Compliance Technician
ENSTAR Natural Gas Company

EXHIBIT J

Amy Otto-Buchanan

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Thursday, April 07, 2016 3:49 PM
To: Platting
Cc: Jessica Thompson
Subject: RE: Britchenstrap RSB L/2 #16-051 AOB

Amy,

MTA has reviewed the abbreviated plat for Britchenstrap RSB Lot 2. MTA has no objections.

Thank you for the opportunity to review and comment.

Becky Glenn

MTA

From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] **On Behalf Of** Platting
Sent: Wednesday, April 06, 2016 11:20 AM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; jimsykesdistrict1@gmail.com; retirees@mtaonline.net; edstrabelak@gmail.com; Richard Boothby <Richard.Boothby@matsugov.us>; John McNutt (jmccnutt@palmerak.org) <jmccnutt@palmerak.org>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Sandra Cook <Sandra.Cook@matsugov.us>; Michael Weller <Michael.Weller@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA <mearow@matanuska.com>; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com) <Robin.Leighty@enstarnaturalgas.com>; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; 'dblehm@gci.com' (dblehm@gci.com) <dblehm@gci.com>
Subject: Britchenstrap RSB L/2 #16-051 AOB

Be wary of unsolicited attachments, even from people you know - If something seems suspicious you may want to check with the person who supposedly sent the message to make sure it's legitimate before opening any attachments.

Attached is a Request for Comments (RFC) for Britchenstrap RSB Lot 2, MSB Case #2016-051, Tech AOB. Also attached is the soils report, topography & as-built, Owner's Statements, and the preliminary plat. Comments are due by **April 27, 2016**. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 4, 2016**

PRELIMINARY PLAT: **SOUTHVIEW EXTENSION 2016**
LEGAL DESCRIPTION: **SEC 13, T17N, R1W S.M., AK**
PETITIONER: **ROBERT & CORA CARLESON**
SURVEYOR: **DENALI NORTH**
ACRES: **1.02** **PARCELS: 2**
REVIEWED BY: **PEGGY HORTON** **CASE: 2016-052**

REQUEST:

The request is to divide Lot 4, Block 1, Southview Extension into two lots to be known as Southview Extension 2016, containing 1.02 acres more or less. The two lots will be served by the City of Wasilla municipal water and wastewater system.

EXHIBITS:

VICINITY MAP	EXHIBIT A
WASILLA UTILITY MAP	EXHIBIT B

COMMENTS:

PLANNING	EXHIBIT C
O & M	EXHIBIT D
LAND MANAGEMENT	EXHIBIT E
CAPITAL PROJECTS	EXHIBIT F
ROW COORDINATOR	EXHIBIT G
CODE COMPLIANCE	EXHIBIT H
CULTURAL RESOURCES	EXHIBIT I
ENSTAR	EXHIBIT J

DISCUSSION:

Access: Access is along Broadview Ave on the north and Mikey Circle on the south. Both roads are owned and maintained by the City of Wasilla and provide adequate frontage to comply with MSB 43.20.320, *Frontage*.

Area: Lots containing 20,000 sq ft but less than 40,000 sq ft must be served by either community or municipal water or sewer per MSB 43.20.281(A)(2), *Area*. These two lots will be

served by both city water and sewer; no engineering report is required. The northern part of the property is already served by city water and sewer to the existing structure (**Exhibit B**). The City of Wasilla Public Works Director approved servicing the southern lot with a proposed 20' x 145' water and sewer service easement which will be prepared, recorded, and then shown on the final plat **Recommendation #2**. The city will not require the water and sewer system to be extended to the southern lot prior to plat recordation.

Structures: There is a shed on the property, which will be moved outside of the 20' X 145' proposed water and sewer easement. Staff recommends a surveyor provide a statement or an as-built indicating that there are no structural setback violations on the property prior to recording the plat (**Recommendation #3**).

COMMENTS:

MSB Planner had no comments (**Exhibit C**). MSB O&M has no concerns; this is in the City of Wasilla (**Exhibit D**). Land Management commented there are no borough-owned lands being affected by this proposed subdivision and they have no objections (**Exhibit E**). The Capital Projects Engineer has no comments (**Exhibit F**). ROW Coordinator has no comments (**Exhibit G**). Code Compliance commented that the property is not within a Special Flood Hazard Area nor is it in a Special Land Use District (**Exhibit H**). Cultural Resources has no objection to the subdivision and recommend caution during construction in the event cultural remains are recovered (**Exhibit I**).

Enstar has no comments (**Exhibit J**).

There were no comments received from the public as a result of the public noticing.

CONCLUSION

The plat of Southview Extension 2016 is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats. This plat divides one lot into two. Both lots are to be served by City of Wasilla municipal water and wastewater system. A water and sewer easement will be recorded and shown on the final plat to provide service to the southern lot. Both lots have adequate frontage on a road system maintained by the City of Wasilla. There are no objections from any borough department, outside agencies, or the public.

RECOMMENDATIONS

Staff recommends approval of the abbreviated plat of Southview Extension 2016 contingent on the following recommendations:

1. Pay postage & advertising fee.
2. Prepare and record a 20 foot by 145 foot water and sewer line easement document and show recorded easement information on the final plat.

3. Provide a surveyor's as-built or sealed statement that there are no setback violations on either lot.
4. Provide updated Certificate to Plat executed within 90 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
5. Taxes and special assessments must be current prior to recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
6. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
7. Submit final plat in full compliance with Title 43.

FINDINGS

1. The abbreviated plat of Southview Extension 2016 is consistent with AS 29.40.070, *Platting Regulations* and MSB 43.15.025, *Abbreviated Plats*.
2. There were no objections from any borough department, outside agencies or the general public.
3. The proposed lots have more than the minimum frontage onto a public road required by MSB 43.20.140, *Frontage*.
4. Lots are a minimum 20,000 sq ft. A useable area report is not necessary as each lot will be served by City of Wasilla water and sewer.
5. The city will not require the water and sewer system to be extended to the southern lot prior to plat recordation, but does support a 20'x145' water and sewer easement on Lot 1.
6. The existing structure on the northern lot is currently served by City of Wasilla municipal water and sewer.



EXHIBIT A-2

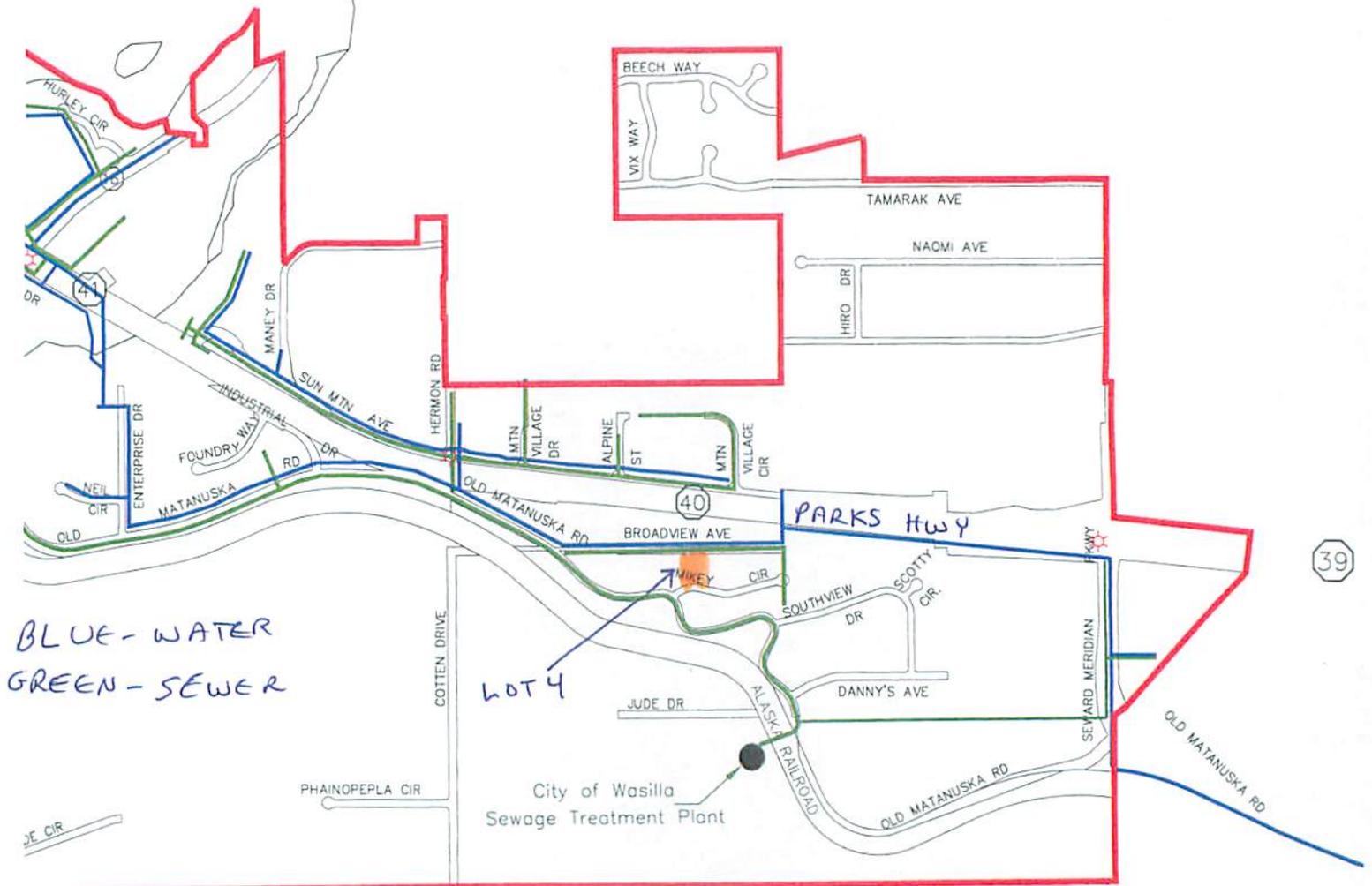


Matanuska Susitna Borough
Platting Division
Date: 11/20/2015

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-851-7801.



WASILLA LAKE



BLUE - WATER
GREEN - SEWER

LOT 4

City of Wasilla
Sewage Treatment Plant

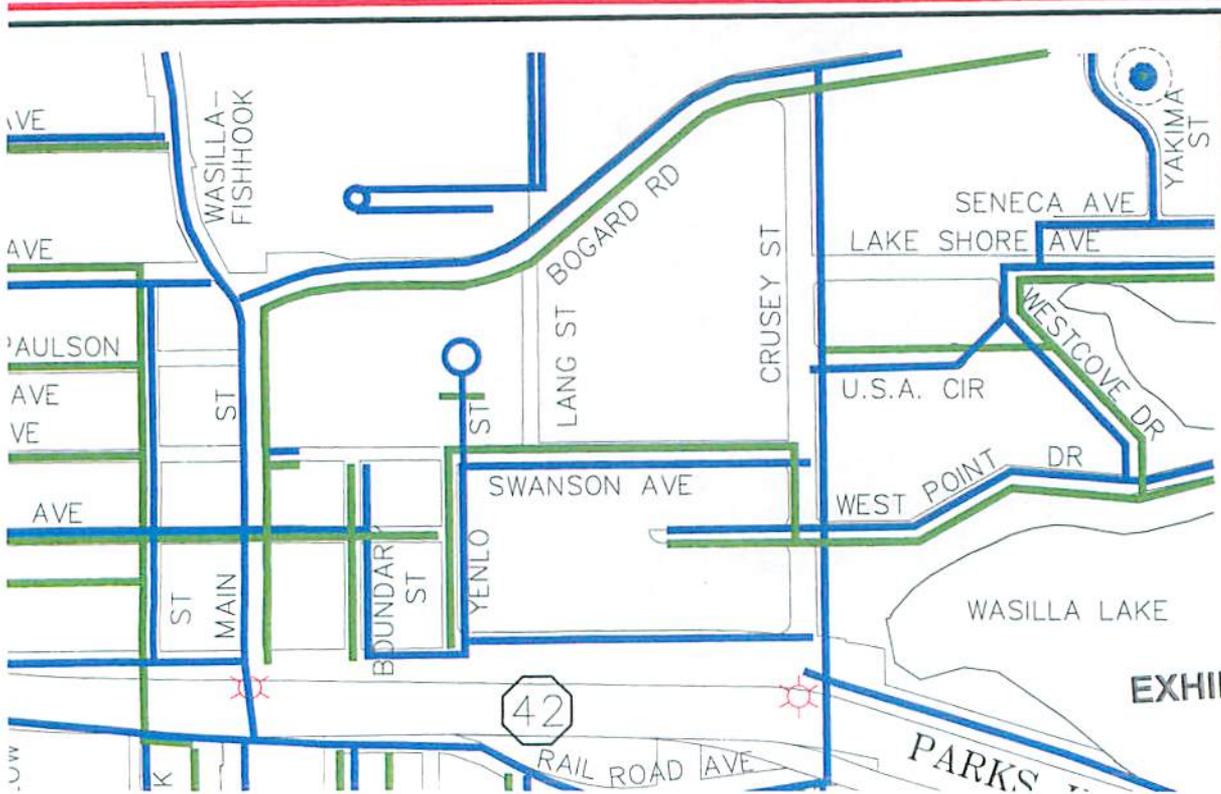


EXHIBIT B

Peggy Horton

From: Mark Whisenhunt
Sent: Tuesday, April 12, 2016 11:59 AM
To: Platting
Subject: RE: Request for comments for Southview Extension 2016 Case #2016-052 Tech: PH

Parcel within Wasilla City limits. No other comments.

Respectfully,

Mark Whisenhunt
Planner II
Matanuska-Susitna Borough
Office: (907) 861-8527
Fax: (907) 861-7876
mark.whisenhunt@matsugov.us

From: Peggy Horton **On Behalf Of** Platting
Sent: Wednesday, April 06, 2016 3:26 PM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; ken@slauson.us; John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Mark Whisenhunt; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); Jennifer Diederich; Robin L. Leighty; ospdesign@gci.com (ospdesign@gci.com); dblehm@gci.com; stevecolligan@mtaonline.net
Subject: Request for comments for Southview Extension 2016 Case #2016-052 Tech: PH

Good Afternoon,

Attached is a request for comments for an abbreviated plat within the City of Wasilla. Please review and provide your comments by April 25, 2016.

Peggy Horton
Platting Technician
Matanuska-Susitna Borough
(907) 861-7881 direct
(907) 861-8407 fax
peggy.horton@matsugov.us (email)

EXHIBIT C

Peggy Horton

From: Scott Sanderson
Sent: Wednesday, April 06, 2016 3:43 PM
To: Peggy Horton
Cc: Jim Jenson; Terry Dolan
Subject: Fwd: Request for comments for Southview Extension 2016 Case #2016-052 Tech: PH
Attachments: rfc & map.pdf; ATT00001.htm

This is within the City of Wasilla.

Sent from my iPad

Begin forwarded message:

From: "Jim Jenson" <James.Jenson@matsugov.us>
To: "Scott Sanderson" <Scott.Sanderson@matsugov.us>
Cc: "Terry Dolan" <Terry.Dolan@matsugov.us>
Subject: FW: Request for comments for Southview Extension 2016 Case #2016-052 Tech: PH

I believe this is COW

From: Peggy Horton **On Behalf Of** Platting
Sent: Wednesday, April 06, 2016 3:26 PM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; regpagemaster@usace.army.mil;
brian.young@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; ken@slauson.us; John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Mark Whisenhunt; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); Jennifer Diederich; Robin L. Leighty; 'ospdesign@gci.com' (ospdesign@gci.com); dblehm@gci.com; stevecolligan@mtaonline.net
Subject: Request for comments for Southview Extension 2016 Case #2016-052 Tech: PH

Good Afternoon,

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Peggy Horton
Platting Technician
Matanuska-Susitna Borough
(907) 861-7881 direct
(907) 861-8407 fax
peggy.horton@matsugov.us (email)

EXHIBIT D



MATANUSKA-SUSITNA BOROUGH

Community Development

Land & Resource Management

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7869 • Fax (907) 861-8635

MEMORANDUM

DATE: April 7, 2016
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *FW*
SUBJECT: Preliminary Plat Comments / Case #2016-052

RECEIVED

APR 07 2016

PLATTING

Platting Tech: Peggy Horton
Public Hearing: May 4, 2016
Applicant / Petitioner: Carleson
TRS: 17N01W13
Tax ID: 2377B01L004
Subd: Southview Extension 2016
Tax Map: WA 11

Comments:

- No MSB land affected.
- No objection to proposed subdivision.

EXHIBIT E

Peggy Horton

From: Jamie Taylor
Sent: Tuesday, April 12, 2016 12:07 PM
To: Platting
Cc: Peggy Horton
Subject: RE: Request for comments for Southview Extension 2016 Case #2016-052 Tech: PH

No comment

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
<http://www.matsugov.us/>

From: Peggy Horton **On Behalf Of** Platting
Sent: Wednesday, April 06, 2016 3:26 PM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; ken@slauson.us; John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Mark Whisenhunt; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); Jennifer Diederich; Robin L. Leighty; 'ospdesign@gci.com' (ospdesign@gci.com); dblehm@gci.com; stevecolligan@mtaonline.net
Subject: Request for comments for Southview Extension 2016 Case #2016-052 Tech: PH

Good Afternoon,

Attached is a request for comments for an abbreviated plat within the City of Wasilla. Please review and provide your comments by April 25, 2016.

Peggy Horton
Platting Technician
Matanuska-Susitna Borough
(907) 861-7881 direct
(907) 861-8407 fax
peggy.horton@matsugov.us (email)

EXHIBIT F



MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874 • FAX 861-8407

RECEIVED
APR 25 2016
PLATTING

Comments Due: April 25, 2016

April 6, 2016

Abbreviated Plat Request for Comments

AK Dept of Transportation – Anchorage	MSB – Emergency Services
AK Dept of Transportation – Palmer	MSB – Community Development
AK Dept of Transportation – Aviation	MSB – Cultural Resources
AK DNR, Division of Mining/Land/Water	MSB – Capital Projects, Engineering
AK DNR, Public Access Defense	MSB – Public Works, O&M
AK DNR, Division of Agriculture	MSB – Assessments
AK DF&G, Habitat Mgmt. & Permitting	MSB – Code Compliance
AK DF&G, Division of Sport Fish	MSB – Planning Division
AK Railroad Engineering Department	MSB – Pre-Design Division
Corp of Engineers	MSB – Permit Center <i>A.R.</i>
U.S. Postmaster	M.E.A.
City of: Wasilla	M.T.A.
Community Council	Enstar
Fire Service Area: #130 Central Mat-Su	GCI
Road Service Area #	Assembly District # 4, Steve Colligan
MSB – Borough Attorney	

Title	Southview Extension 2016
Location	Sec 13, T17N, R1W, S M AK
Petitioner	Robert & Cora Carleson
Address	2750 E. Broadview Ave, Ste A, Wasilla AK 99654
Surveyor	Denali North
Address	230 E. Paulson Ave, Ste 68, Wasilla AK 99687

The request is to divide Lot 4, Block 1, Southview Extension into two lots to be known as Southview Extension 2016, containing 1.02 acres more or less. The two lots will be served by the City of Wasilla municipal water and wastewater system.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations.

All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **April 25, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **May 4, 2016**.

Kindest Regards

Peggy Horton
Platting Technician
peggy.horton@matsugov.us

No Comments, C.O.W. Row's

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

EXHIBIT G



Matanuska - Susitna Borough
Development Services

MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

APR 06 2016

360 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874 • FAX 861-8407

Received

Comments Due: April 25, 2016

April 6, 2016

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSR – Emergency Services
AK Dept. of Transportation	
AK Dept. of Transportation	Open Cases Y or N
AK DNR, Division of Mining	SpUD Y or N
AK DNR, Public Access De	
AK DNR, Division of Agricu	FIRM # <u>8085</u> Zone <u>X</u>
AK DF&G, Habitat Mgmt. &	Comments: _____
AK DF&G, Division of Spr	_____
AK Railroad, Engineering C	_____
Corp of Engineers	
U.S. Postmaster	Date: <u>4/2/16</u> By: <u>[Signature]</u>
City of: Wasilla	
Community Council:	
Fire Service Area: #130 C	Assembly District # 4, Steve Colligan
Road Service Area: #	
MSB – Borough Attorney	

Title:	Southview Extension 2016
Location:	Sec 13, T17N, R1W, S.M, AK
Petitioner:	Robert & Cora Carleson
Address:	2750 E. Broadview Ave, Ste A, Wasilla AK 99654
Surveyor:	Denali North
Address:	230 E. Paulson Ave, Ste 68, Wasilla AK 99687

The request is to divide Lot 4, Block 1, Southview Extension into two lots to be known as Southview Extension 2016, containing 1.02 acres more or less. The two lots will be served by the City of Wasilla municipal water and wastewater system.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations.

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Kindest Regards,

[Signature]

Peggy Horton
Platting Technician
peggy.horton@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Cultural Resources Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9859 • Fax (907) 745-9876

MEMORANDUM

DATE: 14 April 2016
TO: Peggy Horton, Platting Technician
FROM: Sandra Cook, Architectural Historian
SUBJECT: Abbreviated Plat
TITLE: Southview Extension 2016
LEGAL: Section 13, T17N, R1W, SM
TAX MAP: WA 11

NO OBJECTION

Cultural Resources Division staff has reviewed the above application and finds there are no known *recorded* sites on said property. This conclusion was derived through research of the documented sites on file in the Cultural Resources Division of the Matanuska-Susitna Borough and sites documented in Alaska Heritage Resource files at the State Office of History and Archaeology.

While we have no objection to the proposed Platting action on the said property, and our records are not complete, we recommend caution during construction or related activities in the event cultural remains may come to light or be recovered. If cultural resources are found as a result of the above mentioned activity we would appreciate the chance to document them to augment our knowledge of local history. Cultural remains may include features such as cache pits, house pits, garbage pits, depressions and/or other non-removable indications of human activity, as well as, artifacts, buildings, machinery, etc.

Recording of cultural resources or other remains does not change ownership status of materials found, they belong to the property owner, nor does it prohibit your activity request. If cultural remains are located please contact this office at (907) 861-8655 as soon as possible. This would enable us to photograph and record any cultural materials that may be observed. Thank you for your cooperation. We appreciate you helping us learn more about our past.

Sincerely,

Sandra Cook
Architectural Historian

NOTE§A.S.11.46.482 (a) of the Alaska Statutes states that

A person commits the crime of criminal mischief in the third degree if, having not right to do so or any reasonable grounds to believe the person have such a right...

(3) If a person knowingly

(A) defaces, damages or desecrates a cemetery or the contents of a cemetery or a tomb, grave, or memorial regardless of whether the tomb, grave, or memorial is in a cemetery or whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost, or neglected; (B) removes human remains or associated burial artifacts from a cemetery, tomb, grave, or memorial regardless of whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost or neglected.

EXHIBIT I



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

April 7, 2016

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

Subject: Abbreviated Plat Request for Comments – **Southview Extension 2016**
(Case No. 2016-052)

Dear Ms. Horton:

ENSTAR Natural Gas Company has reviewed the subject Abbreviated Plat and has no comments, recommendations, or objections.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Cassie Wohlgemuth".

Cassie Wohlgemuth
Right-of-Way and Compliance Technician
ENSTAR Natural Gas Company

EXHIBIT J