

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
May 11, 2016**

PRELIMINARY PLAT: **STONERIDGE PLACE**
LEGAL DESCRIPTION: **SEC 28, T18N, R01W S.M., AK**
PETITIONER: **CRAIG K. & REBECCA A. CHANNER**
SURVEYOR/ENGINEER: **KEYSTONE SURVEYING / PIONEER ENGINEERING**
ACRES: **2.0** **PARCELS: 2**
REVIEWED BY: **CHERYL SCOTT** **CASE: 2016-053**

REQUEST:

The request is to divide Lot 22, Block 4, Stoneridge Heights (Plat # 77-141) into two lots to be known as Stoneridge Place containing 2.0 acres more or less.

EXHIBITS:

Vicinity Map	EXHIBIT A 1 pg
Aerial Map	EXHIBIT B 1 pg
Soils Report	EXHIBIT C 5 pgs

COMMENTS:

Planning	EXHIBIT D 1 pg
Public Works, O&M	EXHIBIT E 2 pgs
MSB Right-of-Way	EXHIBIT F 1 pg
MSB Land & Resource Management	EXHIBIT G 1 pg
MSB Code Compliance	EXHIBIT H 1 pg
MSB Cultural Resources	EXHIBIT I 1 pg
Enstar	EXHIBIT J 1 pg
MEA	EXHIBIT K 1 pg
MTA	EXHIBIT L 1 pg

DISCUSSION:

Access: The two proposed lots will access from W. Seldon Road which is maintained by the Borough. W. Seldon Road is a major collector and only one common access point will be allowed for proposed Lots 1 and 2. The proposed Lot 2 has minimum frontage onto a public road required by MSB 43.20.320, *Frontage* and proposed Lot 1, which is a flag lot, only requires 30' road frontage per MSB 43.20.300(D)(a).

Soils: The civil engineer stated the lot is fairly flat with an elevation difference of 4' over a distance of approximately 400' and the lot is entirely forested with no structures. A test hole was excavated to 12' deep and is located in the center of the parent parcel. Subsurface soils consisted of topsoil and silt overlaying gravel followed by a thick sand lens and clean sandy gravel to the bottom of the hole. No ground water was discovered. A test hole log was provided and the soils are consistent with MSB 43.20.281, *Area*. Based on the testhole data and observations of topography there is a minimum of 10,000 sq. ft. of contiguous useable septic area and 10,000 sq. ft. of useable building area on each of the proposed lots. **(Exhibit C)**

COMMENTS:

MSB Planning Department has no comment. **(Exhibit D)**

MSB Public Works Department O&M Road Superintendent stated that approaches for driveways onto Seldon Road will have to be paved. O&M Civil Engineer commented that the permitted driveway to the west is very close to the petitioner's proposed Lot 2 and to make sure Lot 2 can obtain a driveway permit in the location platted. Staff notes the Right-of-Way Coordinator is restricting these proposed lots to a shared common access point. **(Exhibit E)**

MSB Right of Way stated W. Seldon Road is a major collector and only one access will be allowed for proposed Lots 1 & 2. Provide on plat for a common access point and place plat note restricting these parcels to only one access point. (Recommendation 7) **(Exhibit F)**

MSB Land & Resource Management has no objections and stated no MSB land is affected. **(Exhibit G)**

MSB Code Compliance commented this parcel is in FIRM # 8080, has no open cases and is not in a flood hazard area or special use district. **(Exhibit H)**

MSB Cultural Resources has no objections **(Exhibit I)**

Enstar has no comments, recommendations, or objections. **(Exhibit J)**

MEA requests the petitioner grant a new MEA easement on the west side as the 1982 easement was granted on the wrong side of Lot 22, Block 4, Stoneridge Heights. MEA will release the old easement on the east when the petitioner's grant the new easement on the west boundary. Staff notes that there are no dedications or granting of easements on an abbreviated plat. MEA will need to work with the petitioner regarding the easement; record the easement document and surveyor will provide location of easement and recording information on final plat or provide MEA sign off on final plat. (Recommendation 6) **(Exhibit K)**

MTA stated they spoke with MEA and the new easement MEA is requesting on the west boundary will include telecommunications so they will not need an additional easement. **(Exhibit L)**

CONCLUSION

The plat of Stoneridge Place is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. This plat divides one lot into two and has required frontage on a public road. All lots have the required 10,000 sq. ft. of useable septic and building area per MSB 43.20.281. One common access point is required for Lots 1 and 2 onto W. Seldon Road.

There are no objections from any borough department, outside agency, or the public.

RECOMMENDATIONS

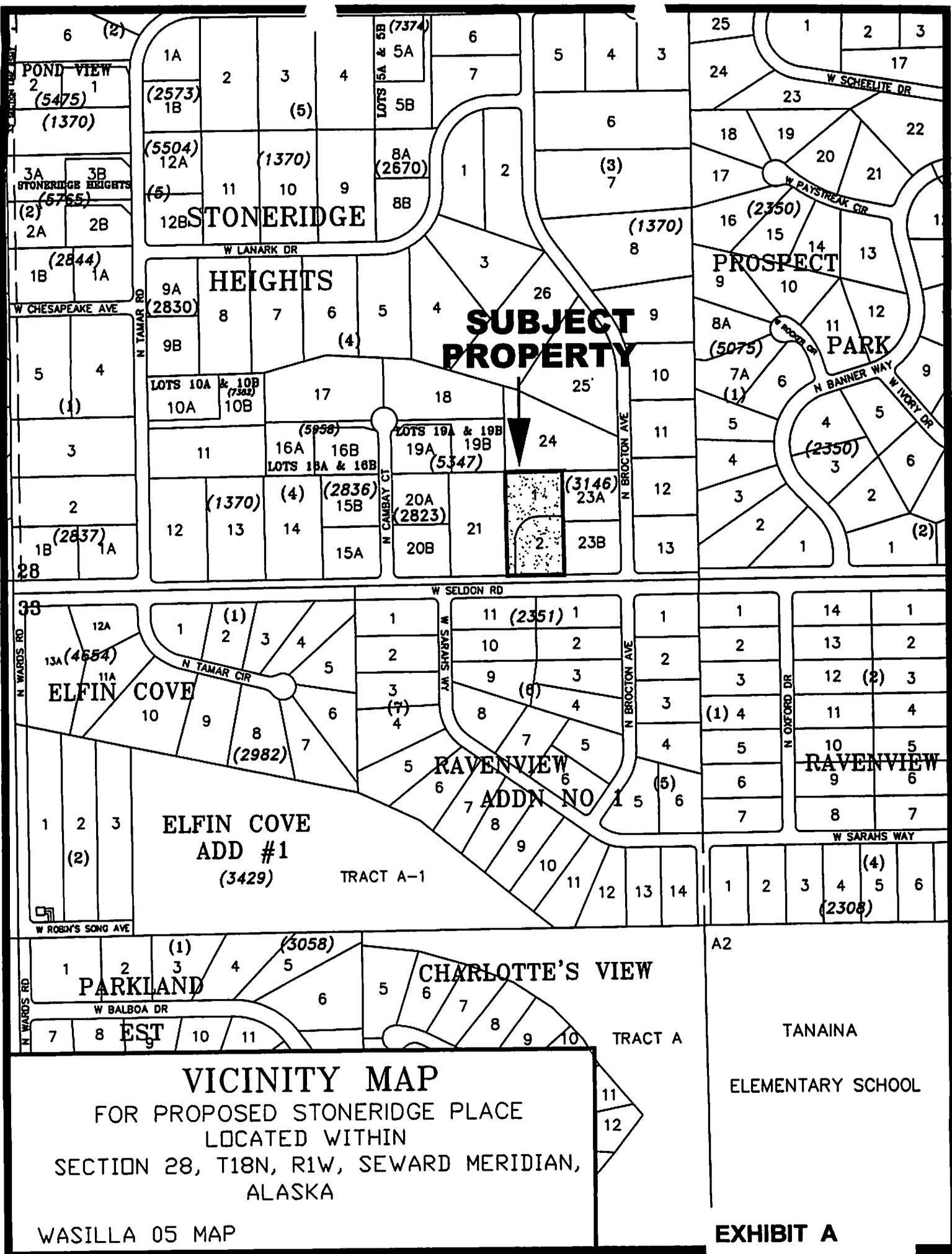
Staff recommends approval of the abbreviated plat of Stoneridge Place contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 90 days, prior to recording the plat per MSB 43.15.053(E).
3. Taxes and special assessments must be current prior to recording each phase, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.
5. Show all easements of record on the final plat per MSB 43.15.051(P).
6. Resolve utility easements as requested by MEA and show location of easement and recording information on final plat or provide MEA sign off on final plat.
7. W. Seldon Road is a major collector and only one access will be allowed for proposed Lots 1 & 2. Provide on plat for common access point and place plat note restricting these parcels to only one access point.
8. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
9. Submit final plat in full compliance with Title 43.

FINDINGS

1. The abbreviated plat of Stoneridge Place 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. A civil engineer certified that the proposed lots will contain 10,000 sq. ft. of contiguous useable septic area and 10,000 sq. ft. of useable building area as required per MSB 43.20.281.
4. MEA is requesting an easement along the West boundary of these lots to replace the easement granted incorrectly on the east boundary in 1982 at Book 279, Page 419. According to MTA, this new easement will include telecommunications and be shared with MTA.
5. The proposed subdivision will access from W. Seldon Road, a major collector and maintained by the Borough. Access is restricted to a common access point to be shared by Lots 1 and 2 and plat note shall be added stating these parcels are restricted to one common access point.
6. The proposed Lot 2 has the minimum frontage onto a public road as required by MSB 43.20.320, *Frontage* and proposed Lot 1, which is a flag lot, has 30' road frontage as required by MSB 43.20.300(D)(a).



SUBJECT PROPERTY

STONERIDGE HEIGHTS

PROSPECT PARK

ELFIN COVE

RAVENVIEW

RAVENVIEW

CHARLOTTE'S VIEW

VICINITY MAP

FOR PROPOSED STONERIDGE PLACE
 LOCATED WITHIN
 SECTION 28, T18N, R1W, SEWARD MERIDIAN,
 ALASKA

WASILLA 05 MAP

EXHIBIT A

TANAINA
 ELEMENTARY SCHOOL

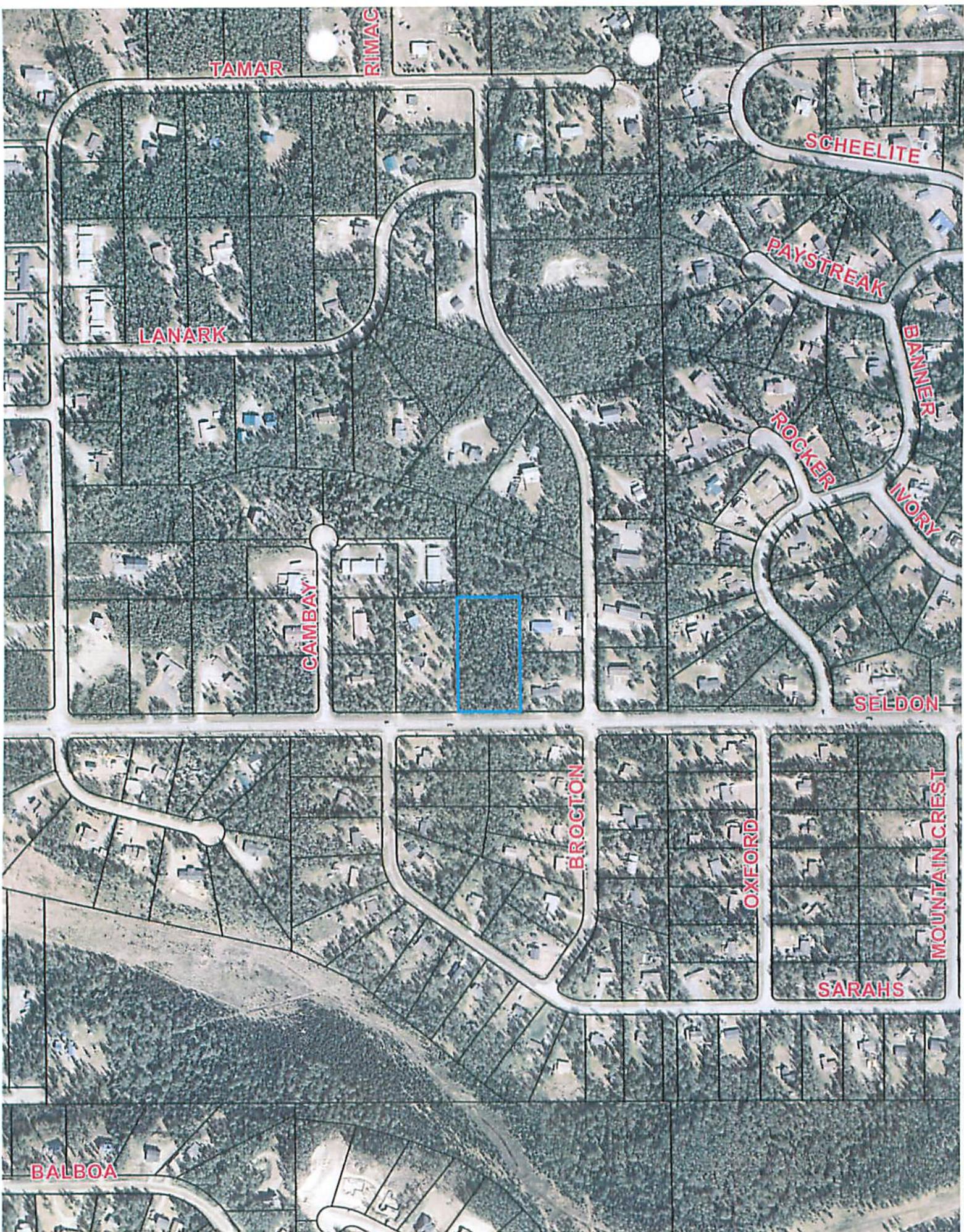


EXHIBIT B



Pioneer Engineering
Professional, Reliable, Local

March 15, 2016

RE: Stoneridge Heights, Lot 22 Block 4
(Stoneridge Place)
Usable Area Report

RECEIVED
MAR 24 2016
PLATTING

Mat-Su Borough
Platting Department
350 E. Dahlia Ave.
Palmer, AK 99645

To whom it may concern,

Usable Area: Working on behalf of the owner, Craig & Rebecca Channer, and in coordination with Keystone Surveying, I performed a soils investigation for the above-referenced property. The project will create 2 lots from the parent parcel containing approximately 2 acres. This soils evaluation includes visual descriptions of each of the lot, a test hole, and a review of topography information.

The parent parcel, as well as the two proposed lots, are only accessible from W Seldon Road.

Topography: The lot is fairly flat. The elevation varied from 430' near the north border to 426' near the southwest corner of the lot. The total elevation differential was 4' over a distance of approximately 400'. This equates to a grade of 1%.

Vegetation & Soils: There are no structures on the parent parcel. The entirety of the lot is forested.

Test Hole: A new test hole on this property was excavated, inspected and evaluated on 2-10-16 by Steve Wilson and Bill Klebesadel, P.E. The test hole was excavated to 12 feet deep and was located in the approximate center of the parent parcel (see attached preliminary plat). Subsurface soils consisted of 1.5 feet of topsoil/silt overlaying 3.5 feet of gravels, followed by a 2 foot thick sand lens, and then 5 feet of clean sandy gravel, down to the bottom of the hole.

Groundwater: No groundwater was discovered in the test hole.

Flood Hazard Reduction: The proposed subdivision is not located in any Flood Hazard Area on FIRM Panel 02170C8080E.

Useable Area: The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will not be limited by lot lines.



Pioneer Engineering

Professional, Reliable, Local

Due to the size of the lots, setbacks to future water wells should present little influence to siting of septic drainfields. Lot 1 will be 1.05 acres and Lot 2 will be 0.95 acres.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, *each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of usable septic area as required by MSB 43.20.280 AREA.*

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.
Owner/Principal Engineer,
Pioneer Engineering



SOIL LOG

Job Number: 2016-BC-003

Project Location: Stoneridge Heights, Lot 22 Block 4

Logged By: Steve Wilson

Date: 2-10-16

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil, organic silts
2	
3	Gravels
4	
5	
6	Sand layer
7	
8	Sandy gravels SP/GP
9	
10	
11	
12	
13	Bottom of test hole, no groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:
See Preliminary Plat

COMMENTS:

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

CERTIFICATE OF CORRECTION
 WHEREAS THE RECORDS OF THE PROPERTY
 SHOW AND RECORDS IN THE PLAN AND THAT WE
 HAVE FOUND THE PLAN OF SUBDIVISION BY OUR FIELD COMMISSIONERS:

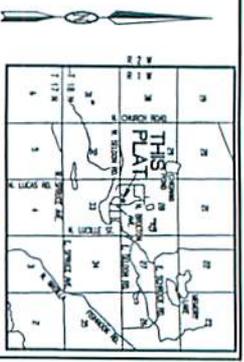
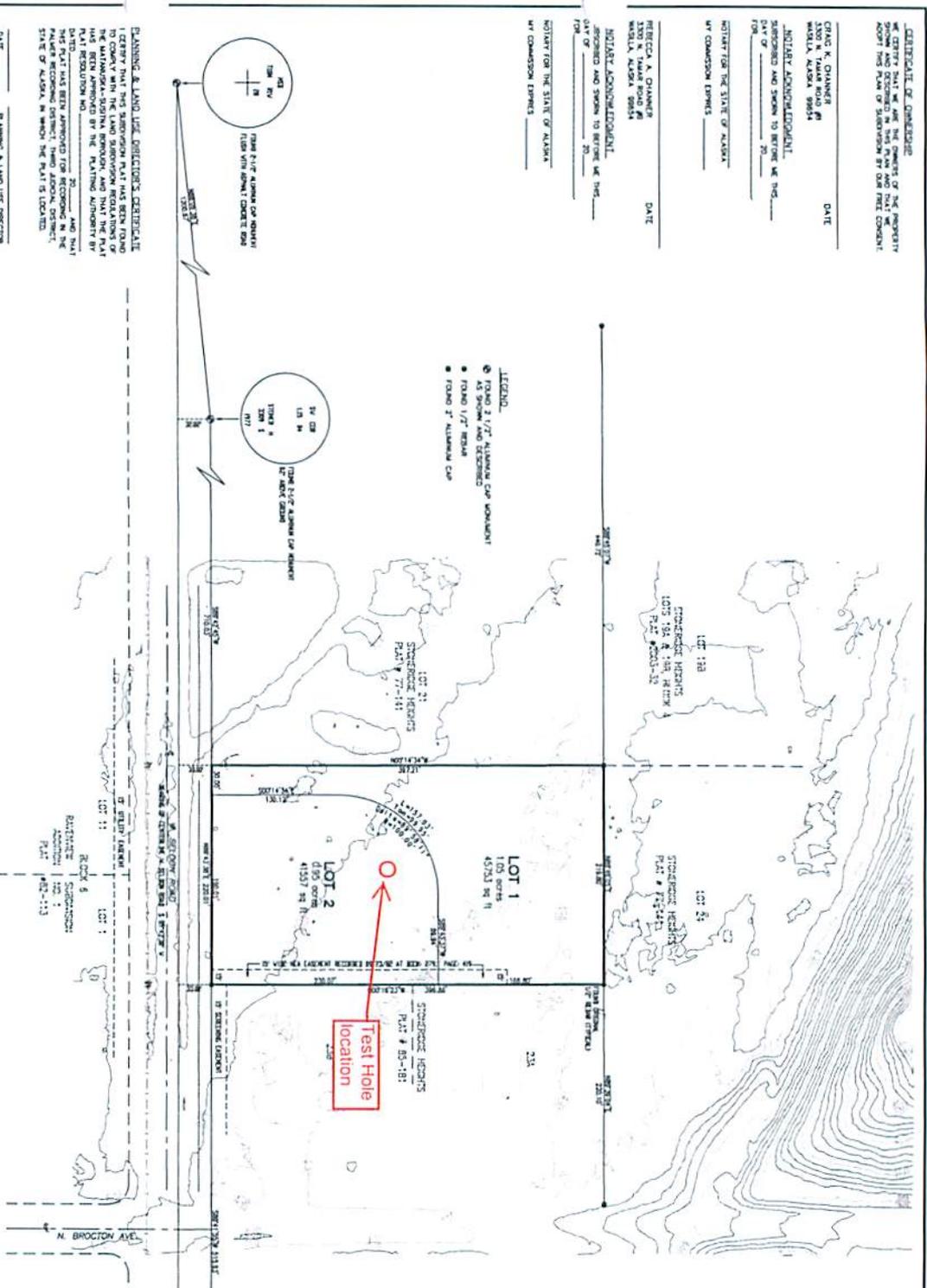
DATE: _____
 STATE OF ALASKA
 COUNTY OF _____

NOTICE OF CORRECTION
 SUBMITTED AND SIGNED TO BECOME THE PLAN
 FOR _____
 BY COMMISSIONERS _____

DATE: _____
 STATE OF ALASKA
 COUNTY OF _____

NOTICE OF CORRECTION
 SUBMITTED AND SIGNED TO BECOME THE PLAN
 FOR _____
 BY COMMISSIONERS _____

- LEGEND**
- ROAD 2 1/2" ALUMINUM CAP MONUMENT
 - AS SHOWN AND DESCRIBED
 - ROAD 1/2" REBAR
 - ROAD 3" ALUMINUM CAP



- NOTES**
1. THERE MAY BE FEDERAL, STATE AND LOCAL RESPONSIBILITY OF THE ORIGINAL PARTY, OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THIS SUBDIVISION.
 2. BASIS OF RECORDING THIS PLAN IS OBSERVATION TAKEN AT THE SITE DURING THIS SURVEY.
 3. 5/8" x 3/4" REBAR WITH SELF-HEALING PLASTIC AND PLECK'S UNLESS NOTED.
 4. NO MATERIAL WATER SUPPLY SYSTEM OR SPACE HEATING SYSTEM SHALL BE INSTALLED ON ANY LOT UNLESS SUCH SYSTEM IS LOCKED, CONNECTED AND EXPANDED IN ACCORDANCE WITH THE RECORDS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERN HOME SYSTEMS.
 5. ELEMENTS OF RECORD NOT PLOTTED HEREON.

6. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED DECEMBER 2, 1977 AT BOOK 124, PAGE 477.



A PLAT OF
STONERIDGE PLACE
 A SUBDIVISION OF LOT 22, BLOCK 4
 STONERIDGE HEIGHTS, RECORDED AS PLAT # 77-111
 WITHIN THE 14TH MERIDIAN, T12N, R12E, 14th
 STANDARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 2 ACRES, MORE OR LESS

KEYSTONE SURVEYING
 CARY L. BISSON, PROFESSIONAL LAND SURVEYOR
 1001 11TH AVE. STE. 200 PALMER, ALASKA 99645
 PHONE: 907-738-2800

DATE: _____
 SCALE: 1 inch = 50 feet
 SHEET 1 OF 1



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT I HAVE PERSONALLY AND INDEPENDENTLY CONDUCTED THIS SURVEY AND THAT THE KNOWLEDGE SO GAINED BY ME IS TRUE AND CORRECT AND THAT ALL DIMENSIONS AND OTHER DETAILS HEREON SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE ALASKA-IDAHO-UTAH REMOVAL, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY RESOLUTION NO. _____ AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE: _____
 PLANNING & LAND USE DIRECTOR

DATE: _____
 PLANNING CLERK

DETERMINATION OF PAYMENT OF TAXES
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS ON THE PROPERTY LOCATED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE: _____
 BUREAU TAX COLLECTION OFFICER

Cheryl Scott

From: Mark Whisenhunt
Sent: Thursday, April 14, 2016 8:47 AM
To: Platting
Subject: RE: Stoneridge Place (CS)

No comments.

Respectfully,

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

From: Cheryl Scott On Behalf Of Platting
Sent: Wednesday, April 13, 2016 4:49 PM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers; brian.young@usps.gov; browne@mtaonline.net; mschoming@crweng.com; John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Michael Weller; Tracy McDaniel; Sheila Armstrong; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Mark Whisenhunt; Eileen Probasco; Jessica Smith; Frankie Barker; Permlt Center; Andy Dean; meadow@matanuska.com; rglenn@mta-telco.com; jthompson@mta-telco.com; jennifer.diederich@enstarnaturalgas.com; robin.leighty@enstarnaturalgas.com; ospdesign@gci.com; dblehm@gci.com; Barbara Doty
Subject: Stoneridge Place (CS)

All~

Attached is a Request for Comments for Stoneridge Place, MSB Case # 2016-053, Tech CS. Also, attached is the vicinity map, soils report and preliminary plat. Please provide comments on the access.

Comments are due by May 2, 2016.

Please contact me if you have any questions.

Cheryl Scott
Platting Technician
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645
(907) 861-8692 ph
(907) 861-8407 fax
cheryl.scott@matsugov.us

Cheryl Scott

From: Scott Sanderson
Sent: Thursday, April 14, 2016 3:52 PM
To: Cheryl Scott
Cc: Jim Jenson; Terry Dolan
Subject: FW: Stoneridge Place (CS)
Attachments: RFC Stoneridge Place.pdf; Stoneridge Place.PDF

No issues, other than Lot 1 will be a flag lot. Approach's for drive ways onto Seldon Road will have to be paved per drive way permit.

Scott Sanderson
Mat-Su Borough
Road Superintendent I
907-861-7757 Desk
907-354-3470 Cell

From: Jim Jenson
Sent: Thursday, April 14, 2016 7:38 AM
To: Scott Sanderson
Cc: Terry Dolan
Subject: FW: Stoneridge Place (CS)

RSA 28

From: Cheryl Scott On Behalf Of Platting
Sent: Wednesday, April 13, 2016 4:49 PM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers; brian.young@usps.gov; browne@mtaonline.net; mschoming@crweng.com; John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Michael Weller; Tracy McDaniel; Sheila Armstrong; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Mark Whisenhunt; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; meadow@matanuska.com; rglenn@mta-telco.com; jthompson@mta-telco.com; jennifer.diederich@enstarnaturalgas.com; robin.leighty@enstarnaturalgas.com; ospdesign@gci.com; dblehm@gci.com; Barbara Doty
Subject: Stoneridge Place (CS)

All~

Attached is a Request for Comments for Stoneridge Place, MSB Case # 2016-053, Tech CS. Also, attached is the vicinity map, soils report and preliminary plat. Please provide comments on the access.

Comments are due by May 2, 2016.

Please contact me if you have any questions.

Cheryl Scott
Platting Technician
Matanuska-Susitna Borough
350 E. Dahlia Ave.

Cheryl Scott

From: Jamie Taylor
Sent: Tuesday, April 26, 2016 10:41 AM
To: Platting
Cc: Cheryl Scott; Andy Dean
Subject: RE: Stoneridge Place (CS)

- The lot to the west has a permitted driveway very close to the petitioner's lot – make sure the flag lot can obtain a driveway permit in the location shown.

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: Cheryl Scott **On Behalf Of** Platting
Sent: Wednesday, April 13, 2016 4:49 PM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers; brian.young@usps.gov; browne@mtaonline.net; mschoming@crweng.com; John Aschenbrenner; Richard Boothby; Elizabeth Weiant; Eric Phillips; Sandra Cook; Michael Weller; Tracy McDaniel; Sheila Armstrong; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Mark Whisenhunt; Eileen Probasco; Jessica Smith; Frankle Barker; Permit Center; Andy Dean; meadow@matanuska.com; rglenn@mta-telco.com; jthompson@mta-telco.com; jennifer.diederich@enstarnaturalgas.com; robin.leighty@enstarnaturalgas.com; ospdesign@gci.com; dblehm@gci.com; Barbara Doty
Subject: Stoneridge Place (CS)

All~

Attached is a Request for Comments for Stoneridge Place, MSB Case # 2016-053, Tech CS. Also, attached is the vicinity map, soils report and preliminary plat. Please provide comments on the access.

Comments are due by May 2, 2016.

Please contact me if you have any questions.

Cheryl Scott
Platting Technician
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645
(907) 861-8692 ph
(907) 861-8407 fax

ROW

Driveway on neighbors to west is a permitted driveway and was done a long time ago. We have added culvert re-certifying the location.

Because this is a Major Collector only one access will be allowed from the original or parent parcel. Please provide for common access point and place plat note restricting access for any new parcels to the one point. Any ^{possible} existing accesses not at the proposed access point need to be removed after installation of the common access point.

A. R.



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 14, 2016
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *MSC*
SUBJECT: Preliminary Plat Comments / Case #2016-053

Platting Tech: Cheryl Scott
Public Hearing: May 11, 2016
Applicant / Petitioner: Channer
TRS: 18N01W28
Tax ID: 1370B04L022
Subd: Stoneridge Place
Tax Map: WA 05

Comments:

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



MATANUSKA-SUSITNA BOROUGH

Matanuska - Susitna Borough
Development Services

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

MAY 02 2016

APR 14 2016
Received

Comments Due: May 2, 2016

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anr	Open Cases Y o <input checked="" type="radio"/> N	SpUD Y o <input checked="" type="radio"/> N
AK Dept. of Transportation – Pal		<u>Core Area</u>
AK Dept. of Transportation – Avi	FIRM # <u>8080</u> Zone <u>X</u>	
AK DNR, Division of Mining/Land	Comments: _____	
AK DNR, Public Access Defense	_____	
AK DNR, Division of Agriculture	_____	
AK DF&G, Habitat Mgmt. & Perr	Date: <u>5/2/16</u> By: <u>[Signature]</u>	
AK DF&G, Division of Sport Fi		
AK Railroad, Engineering Depar		
Corp of Engineers		
U.S. Postmaster		
City of:		
Community Council:		
Fire Service Area: 136 West Lakes	GLI	
Road Service Area: 28 Gold Trail	Assembly District: #6	
MSB – Borough Attorney		

Title:	Stoneridge Place
Location:	Sec 28, T18N, R01W, S.M., AK
Petitioner:	Craig & Rebecca Channer
Address:	3300 N. Tamar Rd. #B Wasilla, AK 99654
Surveyor:	Keystone Surveying
Address:	PO Box 2216 Palmer, AK 99645
Engineer:	Pioneer Engineering
Address:	16547 E. Smith Rd. Palmer, AK 99645

The request is to divide Lot 22, Block 4, Stoneridge Heights (Plat #77-141) into two lots to be known as Stoneridge Place containing 2.0 acres more or less. Located in the SW1/4 of Section 28, Township 18 North, Range 1 West, Seward Meridian, Alaska.

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 preliminary 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 May 2, 2016 so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on May 11, 2016.

Kindest Regards,

Cheryl Scott
Platting Technician
cheryl.scott@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: Cheryl Scott, Platting Technician
FROM: Sandra Cook, Architectural Historian
SUBJECT: Abbreviated Plat
TITLE: Stoneridge Place
LEGAL: Section 28, T18N, R1W, SM
TAX MAP: WA 05

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 27, 2016

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

Subject: Abbreviated Plat Request for Comments – **Stoneridge Place**
(Case No. 2016-053)

Dear Ms. Scott:

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 907-334-7953 or by email at robin.leighty@enstarnaturalgas.com.

Sincerely,

A handwritten signature in black ink that reads "Robin Leighty". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Robin Leighty
Right-of-Way and Permitting Agent

Sent via e-mail to platting@matsugov.us

EXHIBIT J

Cheryl Scott

From: Peggy Horton
Sent: Thursday, April 21, 2016 10:23 AM
To: Cheryl Scott
Subject: FW: Stoneridge Place B4 L22
Attachments: SKMBT_C36016042108240.pdf

MEA Comments

From: Keith R Quintavell [<mailto:Keith.Quintavell@mea.coop>]
Sent: Thursday, April 21, 2016 10:22 AM
To: Gary LoRusso
Cc: Peggy Horton
Subject: Stoneridge Place B4 L22

Hi Gary,

It appears that the 1982 MEA easement was created on the wrong side of Lot 22. It is recommended that the owners grant a new MEA easement on the west side, and MEA will release the old MEA easement on the east side. If OK, please send us a parcel plat showing the new easement, and we will draft the new easement and release documents.

Thank you,
Keith Quintavell
MEA

Cheryl Scott

From: Jessica Thompson <jthompson@mta-telco.com>
Sent: Thursday, April 21, 2016 1:35 PM
To: Cheryl Scott
Subject: RE: Stoneridge Place (CS)

MTA

Hi Cheryl,

I spoke to Keith Quintavell at MEA and it sounds like they are going to be acquiring a new easement from the owners. This new easement will include telecommunications in it, so we will be covered.

Thank you for your help,
Jessica

From: Cheryl Scott [mailto:Cheryl.Scott@matsugov.us]
Sent: Thursday, April 21, 2016 9:06 AM
To: Jessica Thompson <jthompson@mta-telco.com>
Subject: RE: Stoneridge Place (CS)

Hi Jessica –

You will have to work with the customer directly on this easement.

Just to confirm, you are requesting a 15' utility easement on the east boundary of proposed Lots 1 & 2, Stoneridge Place?

Cheryl Scott
Platting Technician
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645
(907)861-8692 ph
(907)861-8407 fax
cheryl.scott@matsugov.us

From: Jessica Thompson [mailto:jthompson@mta-telco.com]
Sent: Wednesday, April 20, 2016 3:59 PM
To: Cheryl Scott
Subject: RE: Stoneridge Place (CS)

Hi Cheryl,

Would we be able to send an easement over to you to have the owners sign? It would need to be notarized and sent back to MTA before the plat is finalized so we could record it in time.