

COMMENTS:

MSB Code Compliance stated there are no cases. (**Exhibit C**)

There are no other agency, MSB department or public comments.

CONCLUSION for ABBREVIATED PLAT:

The proposed plat for McPherson, Block 9, Lot 1A, located within Section 27, Township 19 North, Range 3 East, Seward Meridian, Alaska is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions* for elimination of common lot lines. Plats to remove lot lines are exempt from provisions of the code which require useable area report submittals, legal and physical access, as-built survey and topographic information.

There are no agency, MSB department or public objections to this plat.

RECOMMENDATIONS for ABBREVIATED PLAT:

Staff recommends approval of McPherson, Block 9, Lot 1A, located within Section 27, Township 19 North, Range 3 East, Seward Meridian, Alaska contingent on the following recommendations:

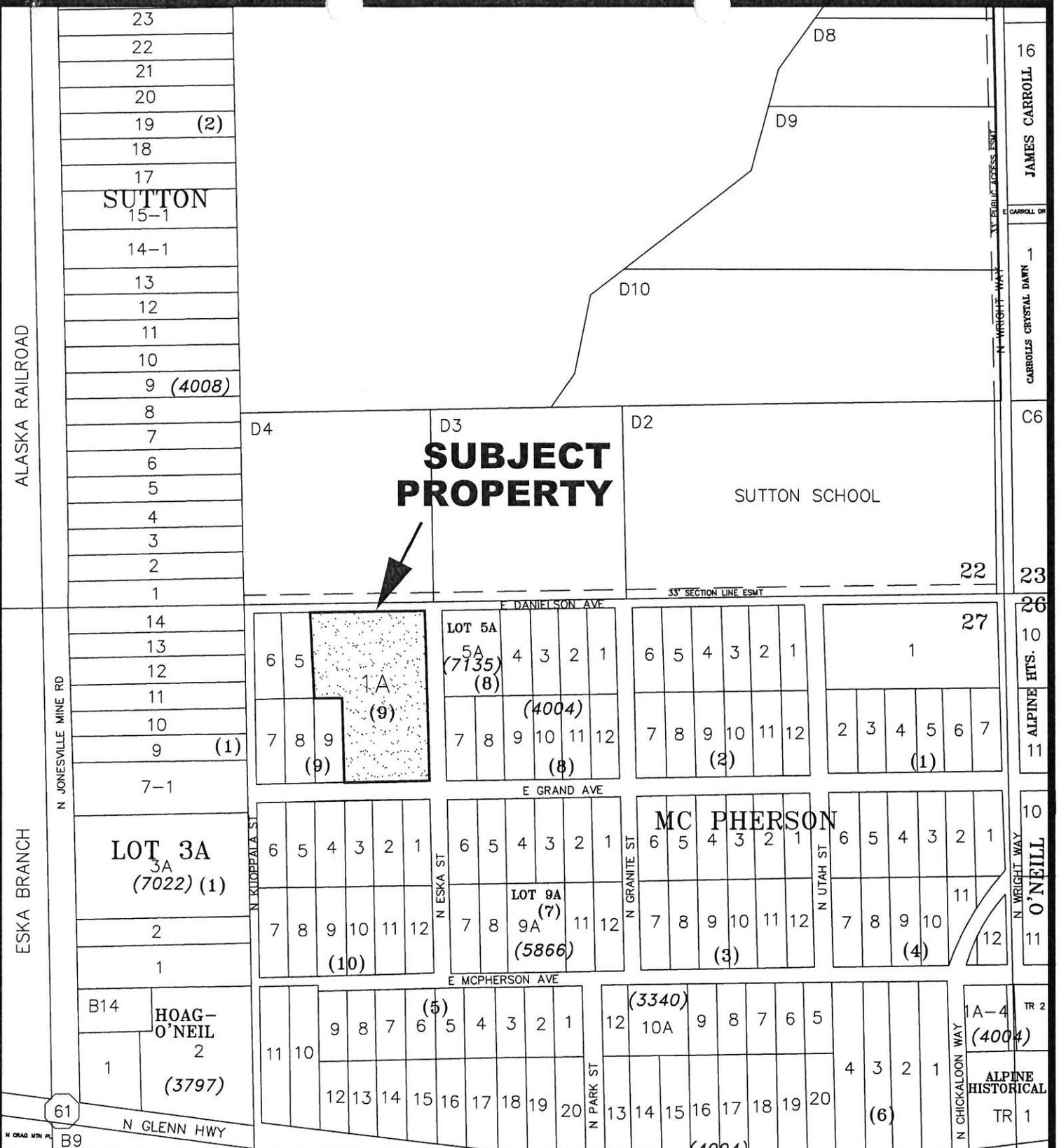
1. Pay postage and advertising fees.
2. Provide updated Certificate to Plat executed within 90 days prior to recording.
3. Provide beneficiary affidavits from holders of legal and equitable interest.
4. Taxes and special assessments must be current prior to recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
5. Apply for a driveway permit for the existing driveway from MSB Permit Center.
6. Show or list all easements of record on final plat.
7. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
8. Submit final plat in full compliance with Title 43.

FINDINGS for ABBREVIATED PLAT:

1. The abbreviated plat of McPherson, Block 9, Lot 1A, is consistent with AS 29.40.070 *Platting Regulations* and is pursuant to MSB 43.15.025, *Exemptions* for elimination of common lot lines.
2. There are no agency, MSB department or public objections to this plat.

3. The proposed lot has the required frontage onto a public road.
4. Seven lots are being combined into one lot containing 4.82 acres more or less.
5. This parcel is located in the Sutton Special Land Use District pursuant to MSB 17.29.
6. Per MSB 43.15.025(B) plats that remove lot lines on a subdivision plat of record are exempt from provisions of the code which require useable area reports submittals; legal and physical access; as-built survey; and topographic information.
7. Per MSB 43.15.054 (G) *Exemption*. A subdivision plat, the sole purpose of which is to eliminate lot lines on a subdivision plat of record, shall be exempt from the survey and monumentation requirements of this section.

SUBJECT PROPERTY



VICINITY MAP

FOR PROPOSED MCPHERSON RSB B/9
 L/1-4 & 10-12
 LOCATED WITHIN
 SECTION 27, T19N, R3E, SEWARD MERIDIAN,
 ALASKA
 SUTTON 14 MAP

MATANUSKA RIVER



EXHIBIT B

Cheryl Scott

From: Theresa Taranto
Sent: Wednesday, July 13, 2016 8:44 AM
To: Platting
Subject: McPerson RSB-Rhoades

No cases

Theresa Taranto
Development Services
Administrative Specialist

Mat-Su Borough
350 E Dahlia Ave.
Palmer, Alaska 99645
907-861-8574

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 20, 2016**

ABBREVIATED PLAT: **AWESOME VIEW**
LEGAL DESCRIPTION: **SEC 16, T17N, R02E, SEWARD MERIDIAN, AK**
PETITIONERS: **GEORGE W. & BARBARA CARR**
SURVEYOR/ENGINEER: **ALASKA RIM ENGINEERING, INC.**
ACRES: 10 ± PARCELS: 3
REVIEWED BY: AMY OTTO-BUCHANAN CASE: 2016-082

REQUEST: The request is to create three lots from the SE ¼ NW ¼ (Tax Parcel A5), as described in Warranty Deeds, recorded at Book 90D, Pages 260 & 261, Section 16, Township 17 North, Range 02 East, SM AK, to be known as AWESOME VIEW, containing 10+ acres. Access is from S. Brooks Road; the street is owned and maintained by MSB. Proposed Tracts 2 and 3 are flag lots, pursuant to MSB 43.20.300(D).

EXHIBITS

Vicinity Map, Aerial Photos, Bare Earth Imagery **Exhibit A – 3 pgs**
Soils Report **Exhibit B – 5 pgs**

AGENCY COMMENTS

Department of Public Works **Exhibit C - 1 pg**
Planning-Development Services **Exhibit D - 1 pg**
Land & Resource Management Division **Exhibit E - 1 pg**
Utilities **Exhibit F – 1 pg**
Site Visit Report with Photos, dated July 13, 2016 **Exhibit G – 6 pgs**

DISCUSSION: The subject parcel is located south and east of E. Outer Springer Loop, north of the Matanuska River and directly east of S. Brooks Road, in the SE ¼ NW ¼ of Section 16. Access for all three lots is from S. Brooks Road, a Borough owned and maintained street. Proposed Tract 2 and Tract 3 are flag lots, pursuant to MSB 43.20.300(D) and each has 30' of frontage onto S. Brooks Road. Proposed Tract 1 is approximately three acres; Tract 2 is approximately two acres and proposed Tract 3 is approximately five acres.

Access: Access requirements are met, as S. Brooks Road is a Borough owned and maintained street. Pursuant to MSB 43.20.320 Frontage, Tract 1 has over 60' frontage onto S. Brooks Road; Tracts 2 and 3 are flag lots, with 30' of frontage.

Soils: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Charles A. Leet, PE, Alaska Rim Engineering, Inc., notes the testhole was dug on May 18, 2016, and visually rated. The soils encountered consist of surface organics overlaying sand with gravel and silt to 2.5', underlain by sand and gravel to the bottom of the testhole at 14.5'. Testhole log and location map attached. No groundwater or impermeable layers were encountered. Each lot will have a

minimum of 10,000 sf of contiguous useable septic area and 10,000 sf of useable building area and meet the minimum lot size requirements of code. The terrain on the parent parcel slopes gradually down from north to south and is generally level. Ground elevations range from 170' at the highest to 168' at the lowest. There is a low indentation location just to the east of the building site on proposed Tract 1 that dips to 162'. Most of the parcel is cleared of vegetation, with a few clusters of trees and brush, and a single-family dwelling and small shed on the home site.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no comments. Planning Development Services (**Exhibit D**) has no comments. Land and Resource Management Division (**Exhibit E**) notes no MSB owned lands are affected and has no objection to the subdivision. Site visit report, with photos, dated July 13, 2016 at **Exhibit G**.

Utilities: (**Exhibit F**) Enstar has no comments, recommendations or objections. MTA, 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; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Assessments, Code Compliance, Permit Center or Pre-Design Division; MTA, MEA or GCI.

CONCLUSION: The plat of Awesome View 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, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage 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

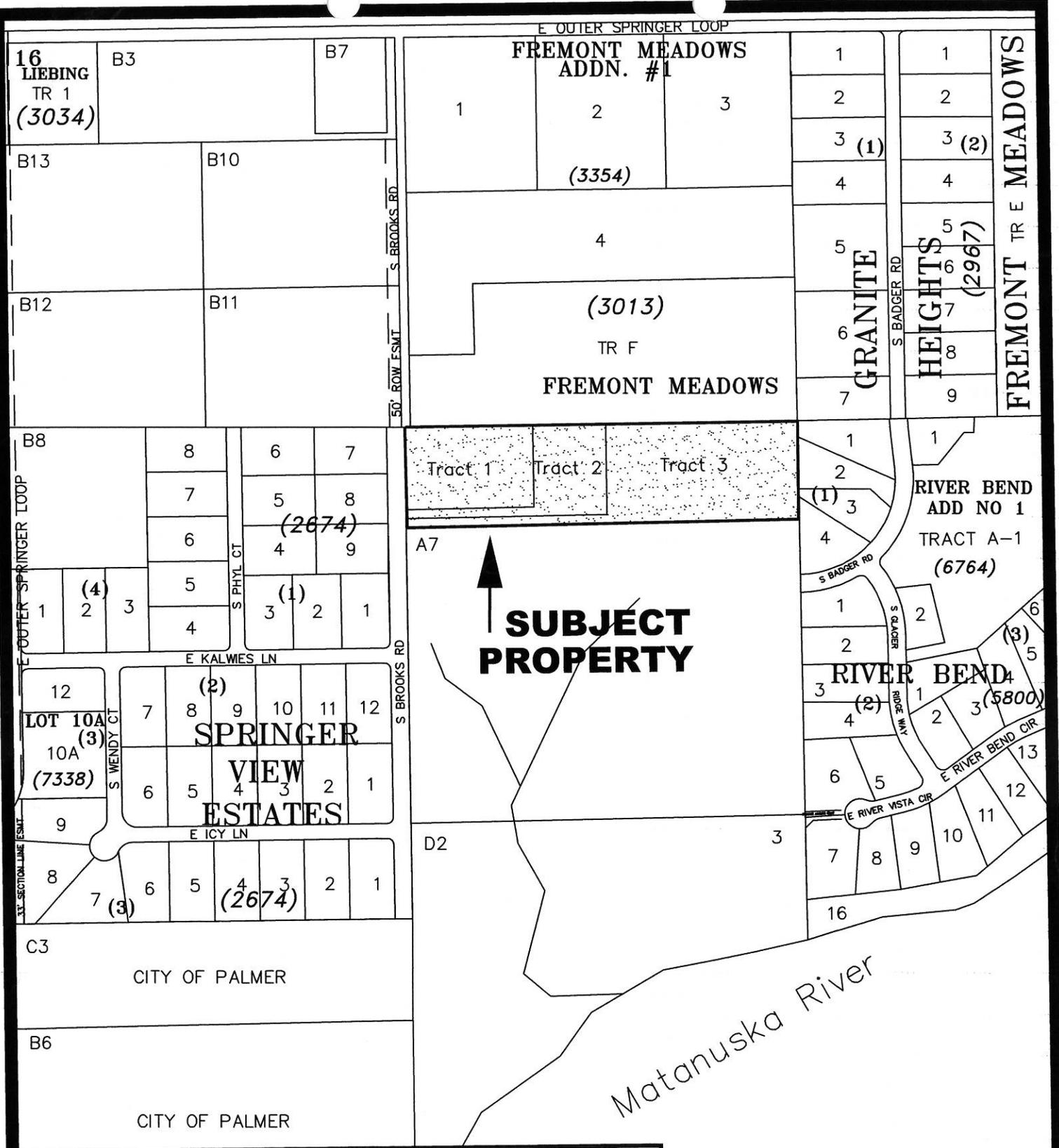
Staff recommends approval with the following conditions and findings:

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 \$53.51.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to SOA/DNR.
6. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

1. The plat of Awesome View 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; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Assessments, Code Compliance, Permit Center or Pre-Design Division; MTA, 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, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access.
7. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(D) Flag lots.



VICINITY MAP
 FOR PROPOSED AWESOME VIEWS
 LOCATED WITHIN
 SECTION 16, T17N, R02E, SEWARD MERIDIAN,
 ALASKA

PALMER 12 MAP

EXHIBIT A

OUTER SPRINGER

CAULKINS

BADGER

PHYL

BROOKS

KALWIES

GLACIER RIDGE
RIVER BEND

WENDY

ICY

A





CAULKINS

OUTER SPRINGER

x

PHYL

BROOKS

KALWIES

WENDY

ICY

BADGER

GLACIER RIDGE E

RIVER BEND

A



ALASKA RIM ENGINEERING, INC.
ENGINEERS – PLANNERS – SURVEYORS
9131 E. Frontage Road
Palmer, Alaska 99645
Telephone (907) 745-0222
Fax (907) 746-0222
Online at: www.alaskarim.com

June 8, 2016

Mr. Frank Wagner
Matanuska-Susitna Borough
Platting Department
350 East Dahlia
Palmer, Alaska 99645

RECEIVED
JUN 08 2016
PLATTING

RE: **Useable Area Report,
for Proposed Subdivision of Deed Parcels
Recorded in Book 90D at Page 260 and in Book 90D at Page 261,
Located Within SE1/4NW1/4, Section 16, T17N, R2E, S.M., AK
AK Rim File Reference No. 1600045**

Dear Mr. Wagner, Platting Officer:

The owner of the above referenced parcel proposes to create three new parcels from the two existing Deed Parcels, to be known as Carr Estates. Proposed Carr Estates will be 10.0 acres in size, and is bordered along the west side by S. Brooks Road (see attached, Preliminary Plat).

TOPOGRAPHY

The terrain on the parent parcel slopes gradually down from the north to south, and is generally level. The ground elevations range from 170 ft at the highest portions of the parcel, and drops to 168 ft at the lower portions. The general terrain in the area slopes similarly, from north toward the south. The area within the western portion where a single-family dwelling with improvements are located is fairly level, with a low indentation located just to the east of building site with elevations dipping to 162 ft.

Development on proposed Carr Estates consists of a single-family dwelling and small shed. The portion of the lot surrounding the single-family dwelling is mostly cleared of vegetation. Otherwise there is no development on the deed parcels, and it is mostly cleared of vegetated with a few clusters of trees and brush.

Proposed Carr Estates is bordered to the south by TP A7, an undeveloped parcel which has been mostly cleared of vegetation. It is bordered to the north by Tract F, of Fremont Meadows, a large undeveloped parcel. To the east by Lots 1 - 4, Block 1, River Bend Subdivision, all developed with single-family dwellings. Across S. Brooks Road to the west is Springer View Estates, developed with single-family dwellings (see attached, MSB Location Map).

Mr. Frank Wagner, MSB
Useable Area Report
June 8, 2016

SUBDIVISION DESIGN CRITERIA

The proposed Tracts 1, 2 and 3, of Carr Estates will each be 3.00 acres, 2.00 acres and 5.00 acres respectively, and will be 40,000 SF or greater of total area with a minimum of 10,000 SF of contiguous useable septic and 10,000 SF of useable building area and will meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.28(A)(1).

The subdivision is designed based on the criteria found in the MSB Title 43 and the current Subdivision Construction Manual.

USEABLE AREA

For the subdivision of the parent deed parcels, a subsurface soils investigation was conducted to determine if the onsite soils could support a wastewater disposal system. The test hole location is shown on the Preliminary Plat. It can be seen that the location of the test hole is applicable in the determination of useable area for proposed Carr Estates.

The test hole was dug on May 18, 2016, and was visually rated by me. The soils encountered consist of surface organics overlaying sand with gravel and silt to 2.5 ft, underlain by sand and gravel to the bottom of the test hole at 14.5 ft (see attached, Soil Log). No groundwater or impermeable layers were encountered in the test hole.

The soils are acceptable for constructing onsite wastewater disposal systems.

If there are any questions or additional information is required, please feel free to contact us at 745-0222 or chuck@alaskarim.com.

Sincerely,
ALASKA RIM ENGINEERING, INC.

Charles A. Leet, PE,
Project Engineer

CC: AK Rim File No. 1600045

Attachments:

- Preliminary Plat
- MSB Location Map
- Soil Log





SOIL LOG

TEST HOLE 1

ALASKA RIM ENGINEERING, INC.
 ENGINEERS – PLANNERS – SURVEYORS
 9131 E. Frontage Road
 Palmer, Alaska 99645
 Telephone (907) 745-0222
 Fax (907) 746-0222
 Online at: www.alaskarim.com

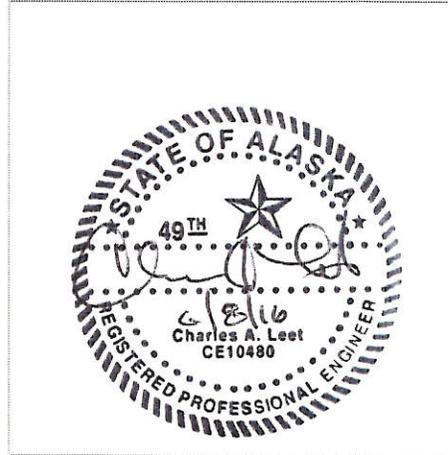
Project: T17N R1E Sect. 9 Lot c-18

AK Rim File No. 15-00016

Date: 5/18/16

Logged By: Chuck Leet

Depth (feet)	Description
	0' - 1' Peat, Grass, Roots
1	
	1' - 3' Silts, Light Brown
2	
	3' - 14' Sand & Gravel w/ Cobbles Loose
3	
4	
5	
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11	
12	
13	
14	
	Bottom of Test Hole
15	
16	
17	
18	
19	
20	
	Callout, Color, Density, Moisture Content, USC



TEST HOLE LOCATION:

Within 25' of proposed SAS.

COMMENTS:

No water or impermeable layers were encountered.
 4' of fill to be placed over septic field and tank

Excavator: Pay Dirt

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk. Rev 12/14

Matanuska-Susitna Borough Location Map for Proposed Carr Estates



Legend

	Public Facilities		Alaska Railroad
	Administrative		Streets
	Animal Care		Highway
	City Hall or Courthouse		Major Street
	Community or Senior Center		Medium Street
	Correctional Facility		Minor Street
	Landfill or Transfer Station		Primitive Road
	Library		Private Road
	Medical		Mat-Su Borough Boundary
	Post Office		Incorporated Cities
	Public Safety EMS		Parcels
	Public Safety Fire		Flood Zone
	Public Safety Fire/EMS		
	Public Safety Forestry		
	Public Safety Law Enforcement		
	School		

1:6,877

Notes

This map was automatically generated using Geocortex Essentials.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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 907-861-7858.

Miles



0.2

NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet
© Matanuska-Susitna Borough

Reported on 06/08/2016 11:41 AM

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
 I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLANNING CLERK.
 AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____
 ATTEST: PLANNING CLERK _____

50' SEWER & ACCESS EASEMENT RECORDED BOOK 5 PAGE 317, BROOKS RD. ACCESS EASEMENT RECORDED BOOK 313 PAGE 785

RECOVERED 1/2" REBAR (HELD FOR LINE)

30.00' (R2)
 30.31'(C)
 484.00'

U.G. TELE. NAT. GAS. DWELLING. POLE (TYP). OVERHEAD UTILITIES (TYP). WELL.

TRACT 1
 130,680 S.F.

TRACT 2
 67,384 S.F.

TRACT 3
 217,914 S.F.

UNSUBDIVIDED

SPRINGER VIEW WEST
 LOT 9
 PLAT No. 84-7
 LOT 8
 LOT 7

BASIS OF BEARING
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 PLAT No. 84-7

LOT 3
 PLAT No. 84-7

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Tuesday, July 05, 2016 2:16 PM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: Awesome Vw 16-082 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/>

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

From: Amy Otto-Buchanan On Behalf Of Platting
Sent: Thursday, June 23, 2016 3:13 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Matthew Beck; retirees@mtaonline.net; edstrabelak@gmail.com; Richard Boothby; John McNutt (jmcnutt@palmerak.org); Elizabeth Weiant; Eric Phillips; 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); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Awesome Vw 16-082 AOB

Attached is the Request for Comments for Awesome View, MSB Case #2016-082 Tech AOB. Also attached is the Vicinity Map, Owner's Statement, Geotechnical Report and the preliminary plat. Comments are due by July 20, 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: Mark Whisenhunt
Sent: Friday, June 24, 2016 11:06 AM
To: Amy Otto-Buchanan
Subject: FW: Awesome Vw 16-082 AOB
Attachments: RFC Awesome Vw 16-082 AOB.pdf; Awesome View.PDF

No comments.

Respectfully,

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

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

From: Susan Lee
Sent: Thursday, June 23, 2016 3:49 PM
To: Mark Whisenhunt
Subject: FW: Awesome Vw 16-082 AOB

I didn't have time to review. Thanks

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

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

From: Amy Otto-Buchanan On Behalf Of Platting
Sent: Thursday, June 23, 2016 3:13 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Matthew Beck; retirees@mtaonline.net; edstrabelak@gmail.com; Richard Boothby; John McNutt (jmcnutt@palmerak.org); Elizabeth Weiant; Eric Phillips; 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); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Awesome Vw 16-082 AOB

Attached is the Request for Comments for Awesome View, MSB Case #2016-082 Tech AOB. Also attached is the Vicinity Map, Owner's Statement, Geotechnical Report and the preliminary plat. Comments are due by July 20, 2016. Please let me know if you have any questions. Thanks. A.



MATANUSKA-SUSITNA BOROUGH

Community Development

Land & Resource Management

350 East Dahlia Avenue • Palmer, AK 99645

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

RECEIVED

JUL - 6 2016

PLATTING

MEMORANDUM

DATE: July 6, 2016

TO: Fred Wagner, Platting Officer

FROM: Land & Resource Management *MSC*

SUBJECT: Preliminary Plat Comments / Case #2016-082

Platting Tech: Amy Otto-Buchanan

Public Hearing: July 20, 2016

Applicant / Petitioner: Carr

TRS: 17N02E16

Tax ID: 117N02E16A005

Subd: Awesome View

Tax Map: PA 12

Comments:

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

EXHIBIT E



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

July 6, 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 – **Awesome View**
(Case No. 2016-082)

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". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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

EXHIBIT F

SITE VISIT REPORT

Case Name: Awesome View	Date: 07/13/2016	Time: 9:25 am
Owner: George & Barbara Carr	Case Number: 2016-082	
Surveyor/Engineer: AK Rim Eng.	Tax ID #: 117N02E16A005	
Subdivision: NA	Regarding: three-lot subdivision	

SITE CONDITIONS

Weather: Warm	Temperature: 65°F
Wind: None	
General Site Condition: House on proposed Tract A	

Personnel on site: Amy Otto-Buchanan, Cheryl Scott & Peggy Horton, Platting Technicians

Equipment in use: Camera

Current phase of work: To be heard by Platting Officer, July 20, 2016

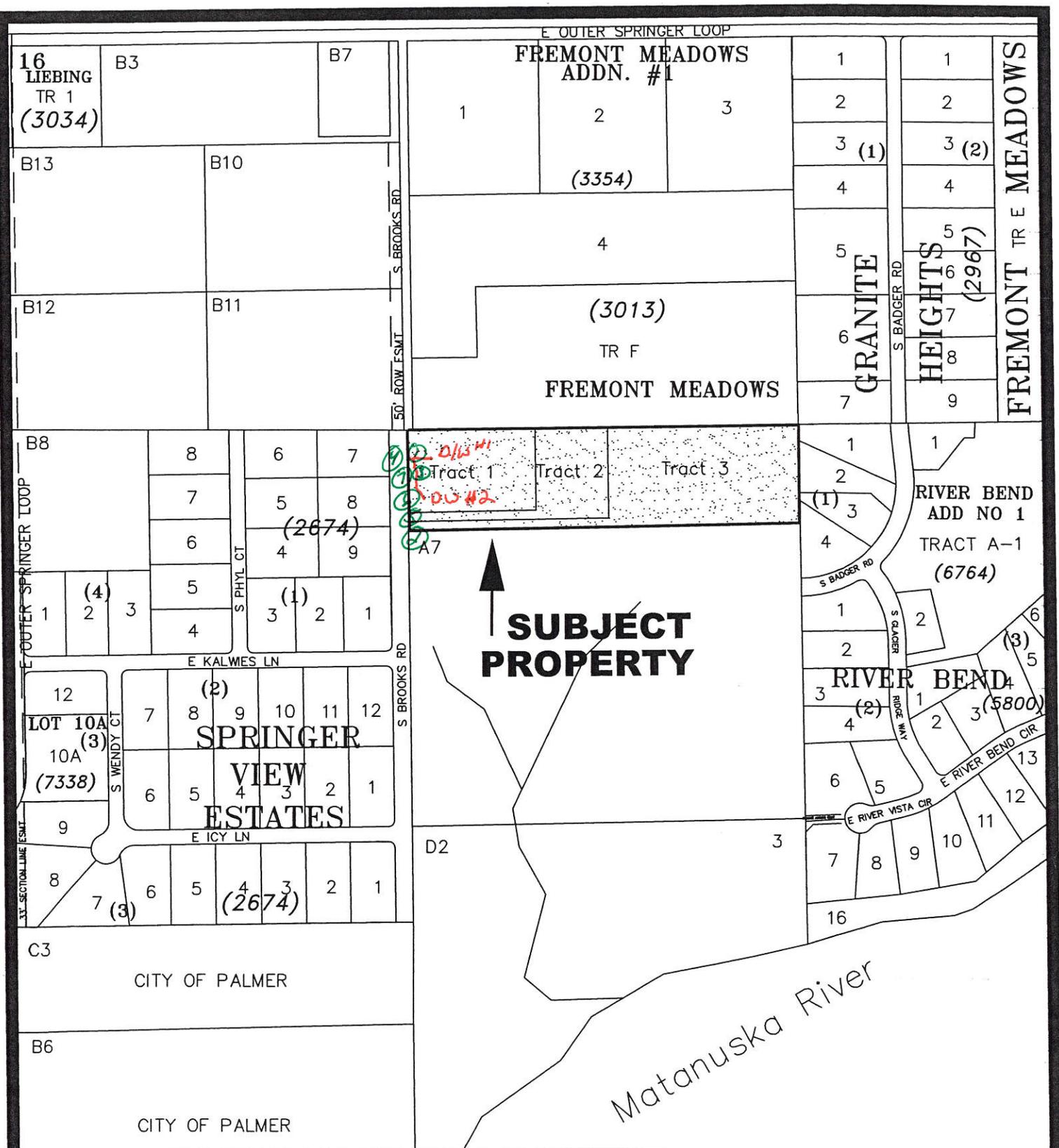
Reason for Visit/Remarks: Check location of driveway, and location of the two proposed flag lots.

(See attached photos)

AOB

Signed By: Amy Otto-Buchanan, Platting Technician

Date: July 13, 2016



VICINITY MAP
 FOR PROPOSED AWESOME VIEWS
 LOCATED WITHIN
 SECTION 16, T17N, R02E, SEWARD MERIDIAN,
 ALASKA
 PALMER 12 MAP

1. Facing southeast from S. Brooks Road, showing the two driveways on proposed Tract 1.



07.13.2016

2. Facing east from S. Brooks Road, at the approximate location of proposed Tract 3's flag pole.



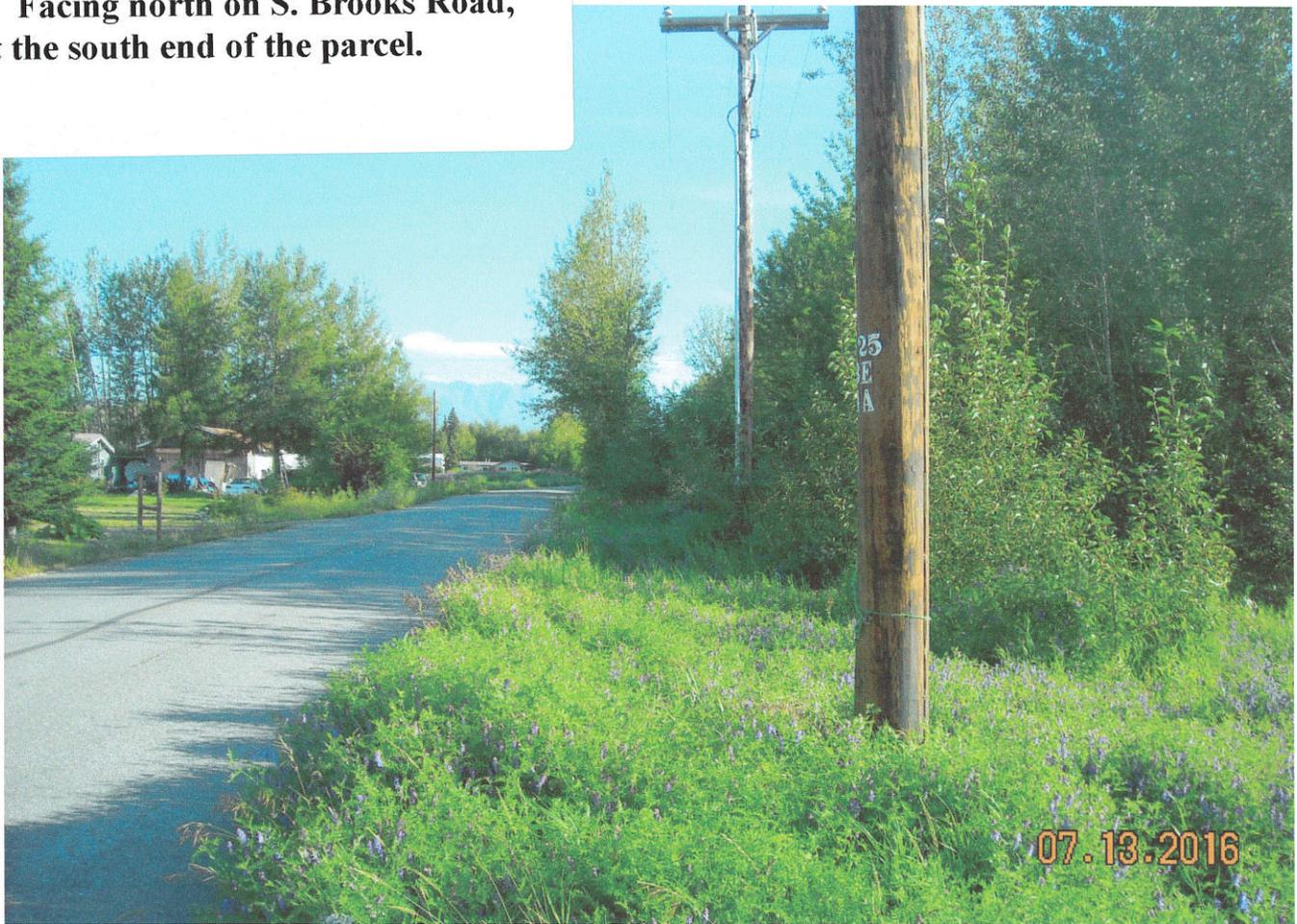
07.13.2016



**3. Driveway #2 on proposed Tract 1.
4. Facing east from S. Brooks Road
showing the structure on proposed
Tract 1.**



**5. Facing north on S. Brooks Road,
at the south end of the parcel.**



**6. Facing north on S. Brooks Road,
showing the "For Sale" sign on the
parcel.**





7. Facing east from S. Brooks Road, showing the structure and driveway #2 on proposed Tract 1.