

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 7, 2016**

ABBREVIATED PLAT: **VAIL ESTATES ADD #1 RSB BLOCK 1, LOTS 12 & 13**
LEGAL DESCRIPTION: **SEC 15, T18N, R01E, SEWARD MERIDIAN, AK**
PETITIONERS: **ELISHA CUSTOM HOMES LLC;
PBJJ INVESTMENTS LLC**
SURVEYOR: **COTTINI LAND SURVEYING**
ACRES: 1.893 ± PARCELS: 2
REVIEWED BY: **AMY OTTO-BUCHANAN** CASE: 2016-104

REQUEST: The request is to adjust the lot lines between Lot 12 and Lot 13, Block 1, Vail Estates Addition #1, Plat No. 2015-121, Section 15, Township 18 North, Range 01 East, SM AK, to be known as LOT 12A and LOT 13A, containing 1.893+ acres. The adjustment is due to a setback encroachment. Soils report is not required, pursuant to MSB 43.20.281(A)(1)(i)(ii). Access is from N. Buttermilk Circle, under one year warranty for MSB maintenance.

EXHIBITS

Vicinity Map, Aerial Photos, Bare Earth Imagery

Exhibit A – 4 pgs

AGENCY COMMENTS

Department of Public Works

Exhibit B - 1 pg

Planning-Development Services

Exhibit C - 1 pg

Land & Resource Management Division

Exhibit D - 1 pg

Utilities

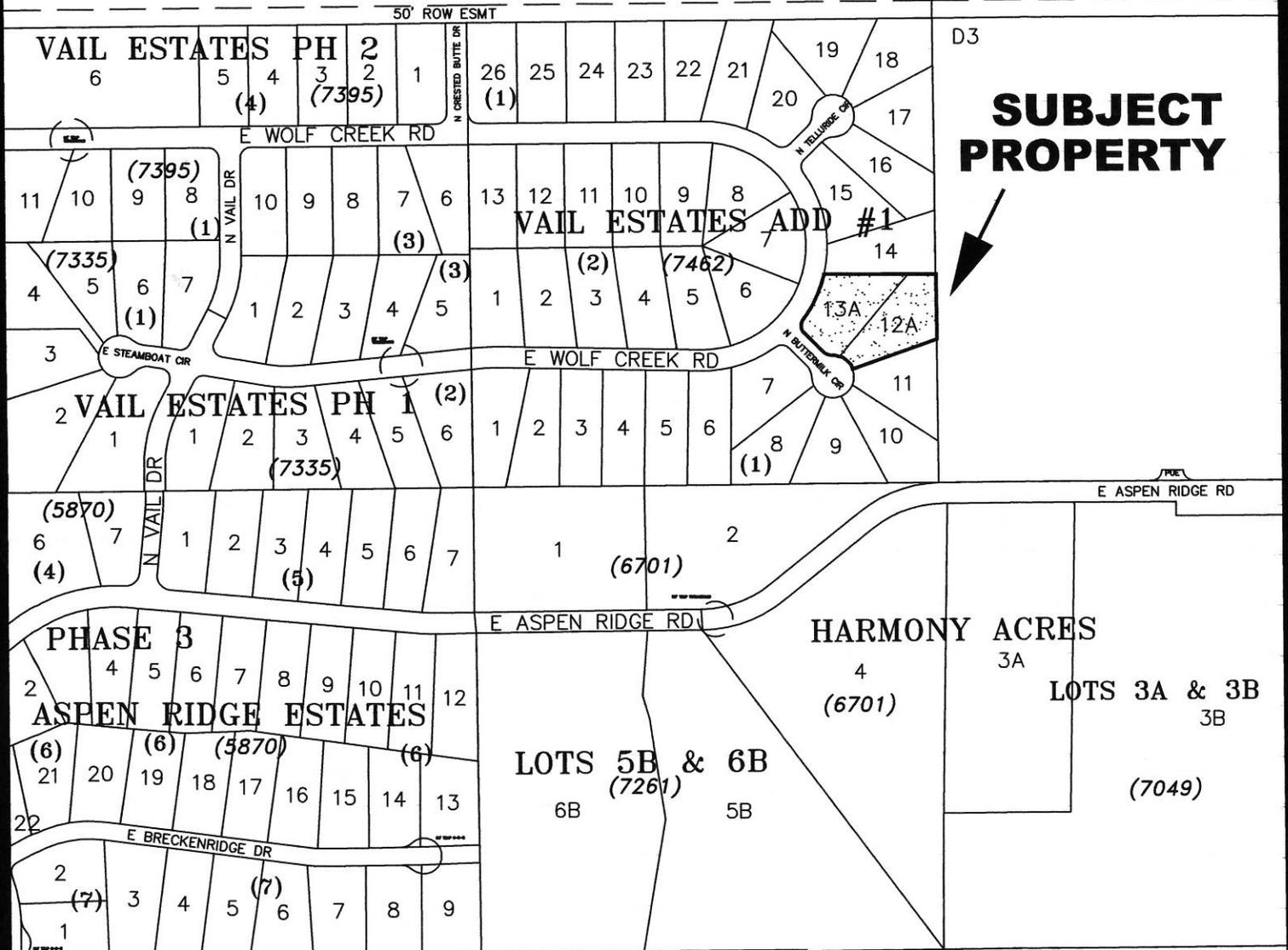
Exhibit E – 2 pgs

DISCUSSION: The subject parcel is located east of Wolf Lake and Wolf Lake Airport, north of E. Aspen Ridge Road, east of N. Vail Drive and southeast of E. Wolf Creek Road. Access for both lots is from N. Buttermilk Circle, which is under a one year warranty for MSB maintenance; access requirements are met. This platting action is adjusting a lot line less than ten feet, so no soils report is required, pursuant to MSB 43.20.281(A)(1)(i)(ii). Pursuant to MSB 43.20.320 Frontage, Lot 12A will have the required 45' of frontage onto the cul-de-sac and Lot 13A will have the required 60' frontage onto N. Buttermilk Circle. Lot 13A also has frontage onto E. Wolf Creek Road.

Comments: Department of Public Works Operations & Maintenance (**Exhibit B**) has no comments. Planning Development Services (**Exhibit C**) notes structures should be in compliance with setback requirements. *Staff notes the replat will resolve the setback violation.* Land and Resource Management Division (**Exhibit D**) notes no MSB owned lands are affected and has no objection to the subdivision.

B3

A5



SUBJECT PROPERTY



VICINITY MAP

FOR VAIL EST ADD 1 RSB B/I L/12 & 13
 LOCATED WITHIN
 SECTION 15, T18N, R01E, SEWARD MERIDIAN,
 ALASKA

WASILLA 01 MAP

A4

EXHIBIT A

TELLURIDE

WOLF CREEK

BUTTERMILK

ASPEN RIDGE

x



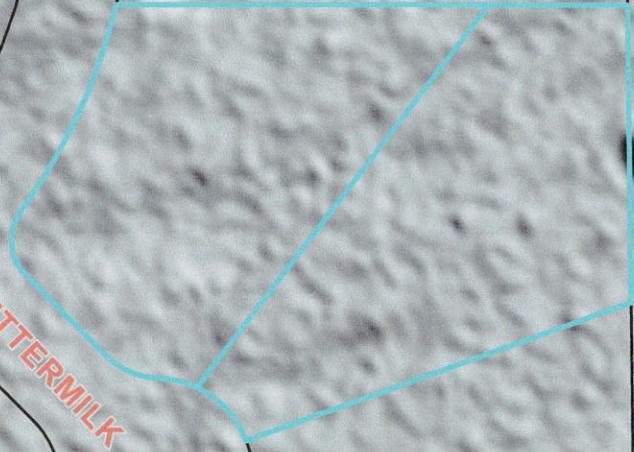
TELLURIDE

WOLF CREEK

x

BUTTERMILK

ASPEN RIDGE



TEX-AL

TEX-AL

ENGSTROM

WOLF CREEK

ASPEN RIDGE

ALYESKA

VAIL

BRECKENRIDGE

WOLF LAKE

BEECHCRAFT

ENGSTROM

HART LAKE

SANDSTONE

FELDSPAR



Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, August 25, 2016 7:54 AM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: RFC Vail Est 1 RSB B1 L 12 & 13 16-104

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, August 11, 2016 12:14 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner; brian.young@usps.gov; Barbara Doty; joe irvine (joeri@mtaonline.net); retirees@mtaonline.net; hessmer@mtaonline.net; 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: RFC Vail Est 1 RSB B1 L 12 & 13 16-104

Attached is the Request for Comments for adjusting a lot line between Lots 12 & 13, Block 1, Vail Estates Addition #1. Also attached is the Vicinity Map, Owners' Statements, and the preliminary plat. Comments are due by AUGUST 31, 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: Susan Lee
Sent: Friday, August 12, 2016 8:36 AM
To: Platting
Subject: RE: RFC Vail Est 1 RSB B1 L 12 & 13 16-104

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)

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

From: Amy Otto-Buchanan On Behalf Of Platting
Sent: Thursday, August 11, 2016 12:14 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner; brian.young@usps.gov; Barbara Doty; joe irvine (joeri@mtaonline.net); retirees@mtaonline.net; hessmer@mtaonline.net; 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: RFC Vail Est 1 RSB B1 L 12 & 13 16-104

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

EXHIBIT C



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: *Aug. 12,* 2016
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *MSC*
SUBJECT: Preliminary Plat Comments / Case #2016-0104

AUG 12 2016
PLATTING

Platting Tech: Amy Otto-Buchanan
Public Hearing: September 7, 2016
Applicant / Petitioner: Elisha Custom Homes LLC
TRS: 18N01E15
Tax ID: 57462B01L012-13
Subd: Vail Estates Add 1
Tax Map: WA 01

Comments:

- No borough-owned land affected.
- No objection to proposed subdivision.

EXHIBIT D



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

August 17, 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 – **Vail Estates Addition No. 1**
(Case No. 2016-104)

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 907-334-7944 or by email at cassie.wohlgemuth@enstarnaturalgas.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cassie Wohlgemuth", with a long horizontal flourish extending to the right.

Cassie Wohlgemuth
Right-of-Way and Compliance Technician

EXHIBIT E

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH THE YEAR 2015, AGAINST THE PROPERTY INCLUDED IN THIS SUBDIVISION, HAVE BEEN PAID.

Matanuska-Sitka Borough Tax Collection Official

RESTRICTIVE COVENANTS

RESTRICTIVE COVENANTS WERE RECORDED ON SEPTEMBER 2, 2015, AT THE PALMER RECORDING DISTRICT AS SERIAL NUMBER 2015-01878-0

CURVE CHART (P.M.)

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING	CHORD
C1	44°02'54"	60.00	24.13	24.27	N 42°18'27"	W	45.00
C2	231°46'16.00"	34.49	12.37	N 73°55'47"	W	24.23	
C3	43°00'30"	30.00	42.43	29.84	N 03°14'06"	W	38.98
C4	81°02'03"	30.00	42.43	29.84	N 03°14'06"	W	38.98
C5	22°57'23"	355.00	142.24	72.08	N 23°18'17"	E	141.28



APPROVED AS SHOWN **CORRECTED**
 SIGN: **Josh Swanson** DATE: **8/19/16**
ENGINEERING & DESIGN

PLANNING AND LAND USE DIRECTOR'S CERTIFICATION

I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH THE PLANNING AND LAND USE REGULATIONS OF THE MATANUSKA-SITKA BOROUGH, AND THAT THE PLAT HAS BEEN REVIEWED AND APPROVED BY THE PLANNING AND LAND USE AUTHORITY BY PLAT RESOLUTION NO. 2015-01878-0 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.

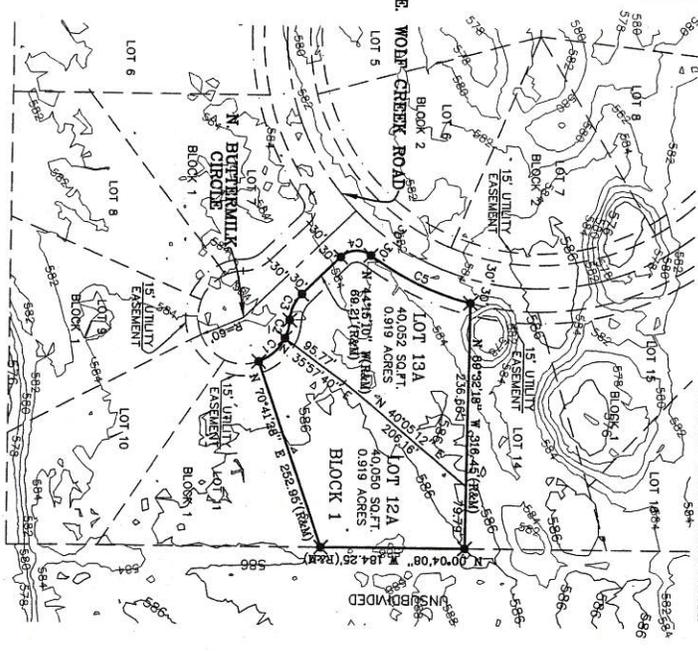
Planning and Land Use Director _____ Date _____
 Attesting: Platting Clerk _____

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.

TOPOGRAPHY NOTE

THE TOPOGRAPHY SHOWN HEREON IS FROM THE MATANUSKA-SITKA BOROUGH 2011/2012 LIDAR TOPOGRAPHY, AS REFERENCED TO ITEMS VISIBLE ON THE ACCOMPANYING ORTHO RECIPIED PHOTOS.



SURVEYOR'S CERTIFICATE

I, PLO V. COTTINI, 7074-S, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT HAVE BEEN SET, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Date: **8/19/2016**
 Registration No. **7074-S**
 PLO V. COTTINI
 Registered Surveyor



VICINITY MAP

SCALE: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY DO NOT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

PLO V. COTTINI, MEMBER
 ELSA CUSTOM HOMES, L.L.C.
 432 S. KAK GOOSE BAY RD., #294
 WILKINSON, AK 99554

NOTARY ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

Notary for the State of Alaska
 My Commission Expires _____

SEE AFFIDAVIT
 JENNINGS M. HANSETH, JR., MEMBER
 PBL INVESTMENTS, L.L.C.
 P.O. BOX 3004
 PALMER, AK. 99645

PLO V. COTTINI & BONNY K. COTTINI, MEMBERS
 PBL INVESTMENTS, L.L.C.
 P.O. BOX 3004
 PALMER, AK. 99645

NOTARY ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

Notary for the State of Alaska
 My Commission Expires _____

A PLAT OF
VAIL ESTATES ADD. #1
 LOTS 12A & 13A, BLOCK 1

A REPLAT OF
 LOT 12 & 13, BLOCK 1, VAIL ESTATES ADD. #1
 LOCATED WITHIN THE
 PLAT #2015-121
 NW 1/4 SE 1/4 OF
 SECTION 16, T. 18 N., R. 1 E.,
 SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 CONTAINING 1883 ACRES MORE OR LESS

Prepared By:
COTTINI LAND SURVEYING
 P.O. Box 2748 • Palmer, Alaska • (907) 746-1788

Date:	AUG. 1, 2016	Job No.:	16-121	Field Book:	16-03
Drawn/Checked:	P.V.C./P.V.C.	Sheet:	1	of 1	
Scale:	1" = 100'				

testhole encountered a base of silty sands and gravels which became cleaner with depth, under 2' of topsoils. A percolation test returned a rate of 24 minutes per inch. No groundwater was found to a depth of 18.5 in the testhole. Based on the available soils and water table information, topography, MSB code, and observations at the site, each proposed lot will contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area. No road construction is proposed and no significant change in drainage patterns are expected. Apparent existing drainage patterns are indicated on the attached map.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) Road Superintendent notes this is City of Wasilla; Civil Engineer 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. Department of Emergency Services and Fire Service Area #130 Central Mat-Su (**Exhibit F**) have no objections; access meets the minimum required.

Utilities: (**Exhibit G**) Enstar has no comments, recommendations or objections; GCI approved as shown. MEA and MTA did not respond.

City of Wasilla: (**Exhibit H**) Planning Department notes a Land Use Permit for Subdivision must be reviewed and approved (see **Recommendation #4**). No clearing of the lots is allowed until a land use permit is approved for the development of the site. Public Works Department has no comments.

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

CONCLUSION: The plat of Mac Tract is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, borough departments or utilities. There were no objections to the plat from the 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. A soils report was submitted, pursuant to MSB 43.20.281.

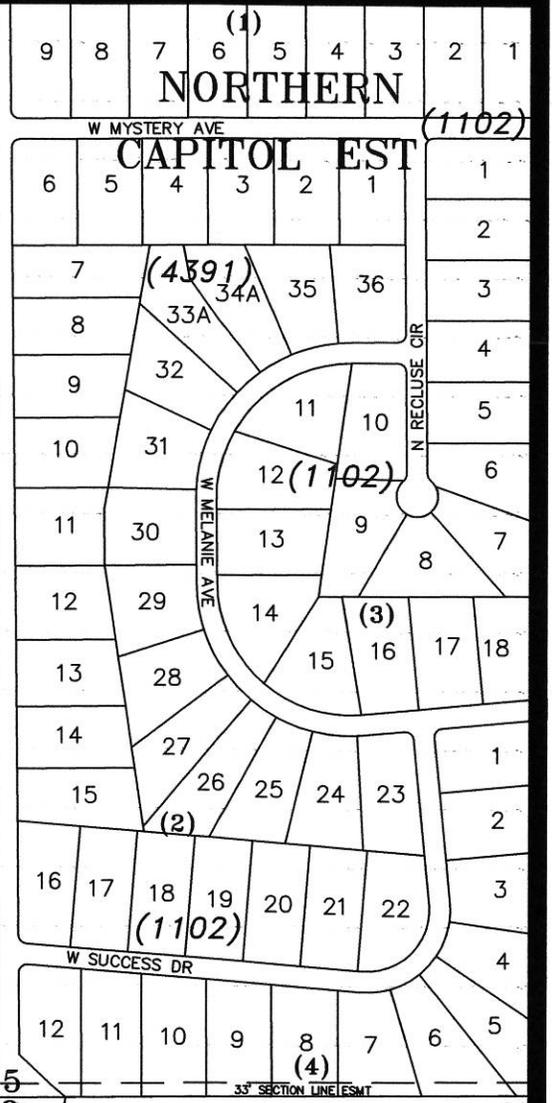
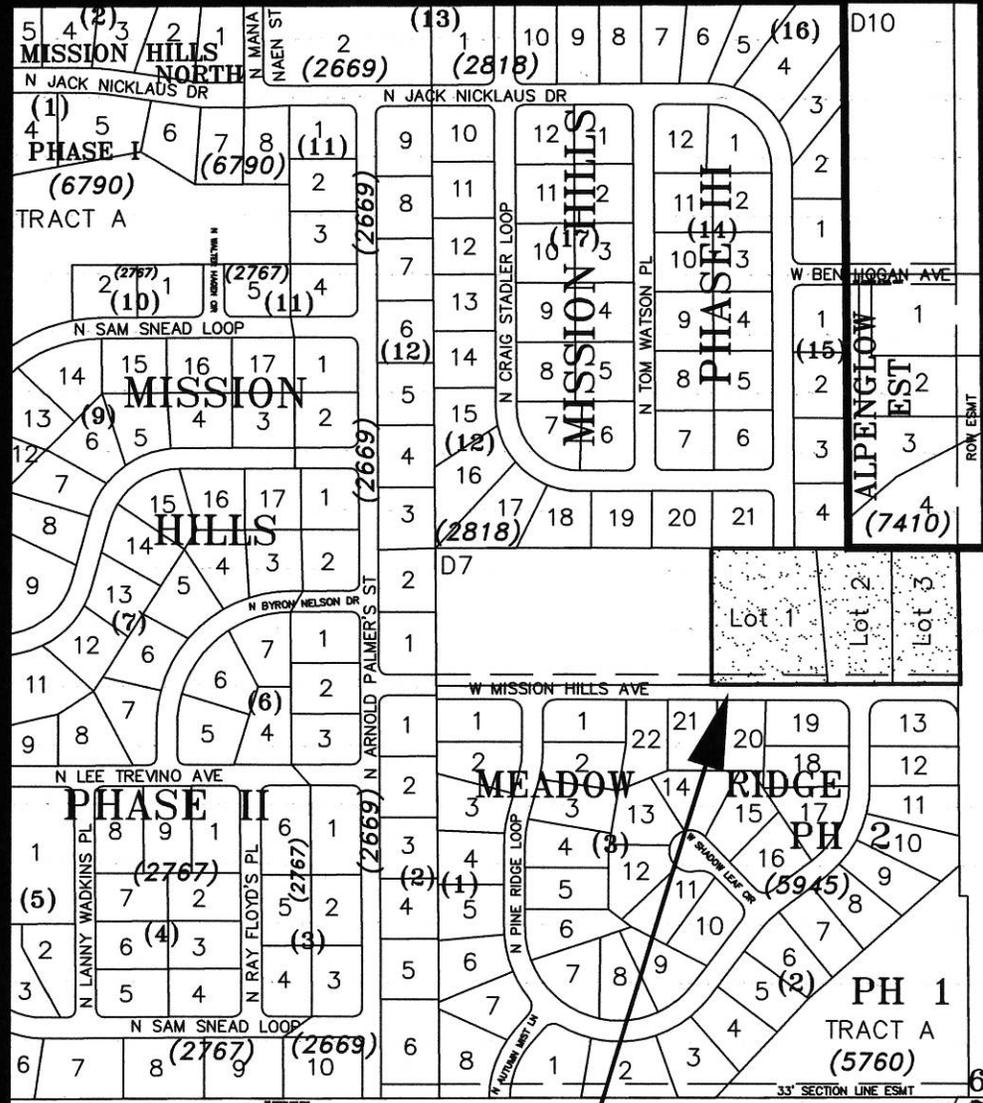
RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

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 \$67.37.
4. Apply for a Land Use Permit for Subdivision from the City of Wasilla, and provide a copy to Platting staff.
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 Mac Tract is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
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; Meadow Community Council; MSB Assessments, Permit Center or Pre-Design Division; MEA or MTA.
5. A soils report was submitted, pursuant to MSB 43.20.281. Each lot has 10,000 sf of contiguous useable septic area and 10,000 sf of buildable 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.
8. The parcels are within the city limits of Wasilla.



A4

SUBJECT PROPERTY

N CHURCH RD

B4

VICINITY MAP
 FOR PROPOSED MAC TRACT
 LOCATED WITHIN
 SECTION 06, T17N, R01W, SEWARD MERIDIAN,
 ALASKA
 WASILLA 12 MAP

W NICOLA AVE ROW ESMT
 B5
EXHIBIT A
 W PARKS HWY

TOM WATSON

JACK NICKLAUS

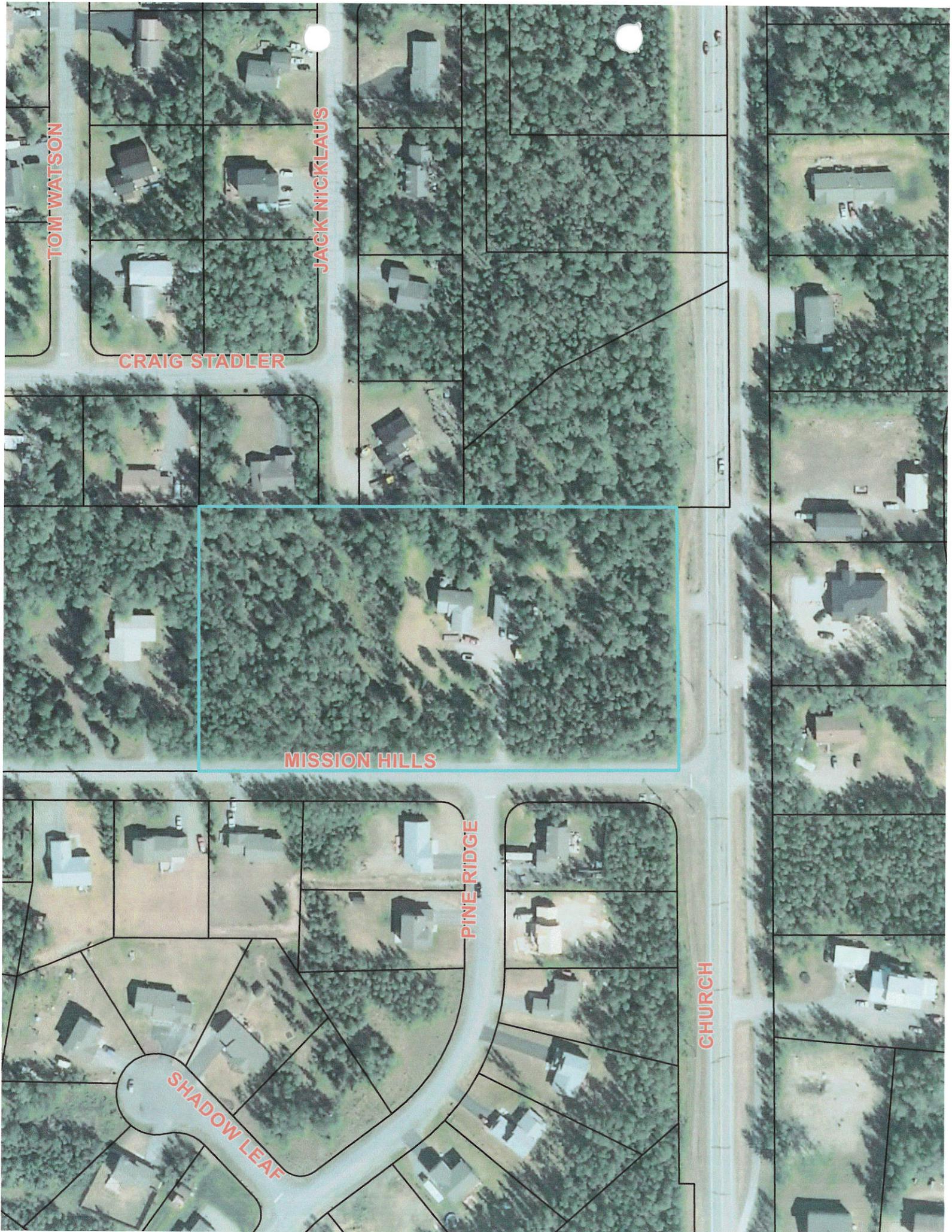
CRAIG STADLER

MISSION HILLS

PINE RIDGE

SHADOW LEAF

CHURCH



TOM WATSON

JACK NICKLAUS

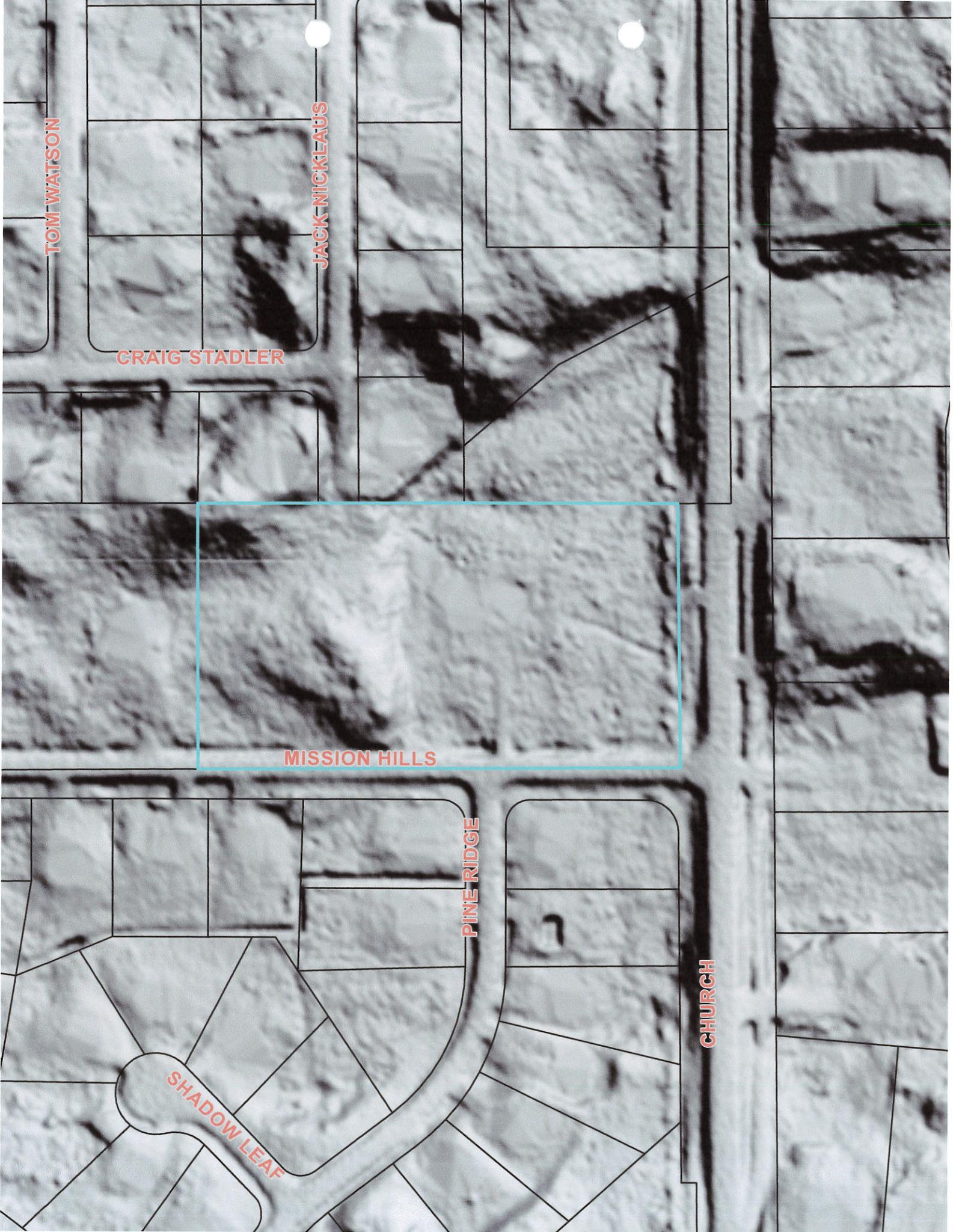
CRAIG STADLER

MISSION HILLS

PINE RIDGE

CHURCH

SHADOW LEAF





HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

August 24, 2016

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

RECEIVED
AUG 24 2016
PLATTING

Re: **Mac Subdivision**; Useable Areas; HE #16070

Dear Mr. Wagner:

At the request of Bill and Joell Church, we have performed a soils investigation and related preliminary design work for the referenced proposed subdivision. The project will create 3 new lots from one existing lot with a total acreage of 4.49 acres. Our soils evaluation included logging a single new testhole with a percolation test, review of existing soils information and review of the provided topography. See the attached testhole location, drainage, and topography map for details.

Topography. The parent parcel borders N. Church Rd. and W. Mission Hills Dr., to the west and north, respectively. A small hill exists at the far northwest corner of lot 1, which slopes southeast before gradually rising to a small plateau near the lot's center. Proposed lots 2 and 3 slope very gradually towards the southwest. A small low area exists in the southwest corner of lot 2. The total elevation differential on the provided subdivision map is approximately 22'.

Soils & Vegetation. A single homesite has been cleared on proposed lot 2, with a driveway, well and septic system. Vegetation on other areas of the parcel consists of mature birch, cottonwood, and poplar trees, interspersed with the occasional spruce tree, and lesser shrubs and grasses. Our testhole encountered a base of silty sands and gravels which became cleaner with depth, under 2' of topsoils. A percolation test returned a rate of 24 minutes per inch. The soil types are consistent with our prior experiences and record information in the neighborhood. A copy of our testhole log/perc test and a location/topography/useable area map are attached.

Groundwater. No groundwater was found in the testhole, which was dug to 18.5'.

Useable Areas. The proposed lots have few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines and setbacks to an existing water well. For building areas, lotlines, utility easements and ROW/section line easement setbacks will be limiting factors. However, each proposed lot contains adequate unencumbered area to easily meet the useable area

requirements. Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and our observations at the site, *each proposed lot will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.*

Drainage Plan. As no road construction is proposed, no drainage plan is required. We have indicated apparent existing drainage patterns on the attached map. No significant changes in drainage patterns are expected due to this project.

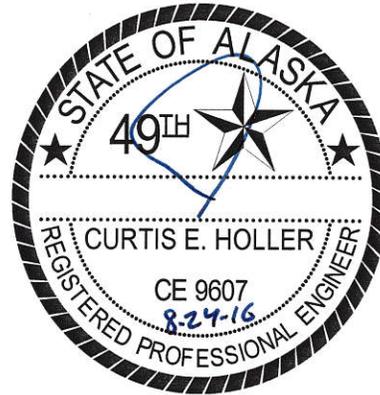
Thank you for your assistance, and please feel free to call with any questions you may have.

Sincerely,



Curtis Holler, PE

c: Bill and Joell Church, w/attachments



Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, August 25, 2016 7:56 AM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: RFC Mac Tract

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: Monday, August 15, 2016 1:33 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner; brian.young@usps.gov; stevecolligan@mtaonline.net; Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; Tim Swezey (tim.swezey@mlccak.org); 'ken.slauson@gmail.com' (ken.slauson@gmail.com); Richard Boothby; 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 (ithompson@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: RFC Mac Tract

Attached is the Request for Comments (RFC) for Mac Tract, MSB Case #2016-106, Tech AOB. Also attached is the Vicinity Map, Soils Report, Owners' Statements, and preliminary plat. Comments are due by AUGUST 31, 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: Scott Sanderson
Sent: Wednesday, August 17, 2016 8:25 AM
To: Amy Otto-Buchanan
Cc: Jim Jenson; Terry Dolan
Subject: FW: RFC Mac Tract
Attachments: Mac Tract 16-106 AOB.pdf; Mac Tract.PDF

City of Wasilla

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

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

From: Jim Jenson
Sent: Wednesday, August 17, 2016 7:57 AM
To: Scott Sanderson
Cc: Terry Dolan
Subject: FW: RFC Mac Tract

RSA 27

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

From: Amy Otto-Buchanan On Behalf Of Platting
Sent: Monday, August 15, 2016 1:33 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner; brian.young@usps.gov; stevecolligan@mtaonline.net; Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; Tim Swezey (tim.swezey@mlccak.org); 'ken.slauson@gmail.com' (ken.slauson@gmail.com); Richard Boothby; 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)
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Amy Otto-Buchanan
Platting Technician
email: amy.otto@matsugov.us
Phone: 861.7872 (direct line)

Amy Otto-Buchanan

From: Susan Lee
Sent: Tuesday, August 16, 2016 7:50 AM
To: Platting
Subject: RE: RFC Mac Tract

No comment.

Susan

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: Monday, August 15, 2016 1:33 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner; brian.young@usps.gov; stevecolligan@mtaonline.net; Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; Tim Swezey (tim.swezey@mlccak.org); 'ken.slauson@gmail.com' (ken.slauson@gmail.com); Richard Boothby; 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: RFC Mac Tract

Attached is the Request for Comments (RFC) for Mac Tract, MSB Case #2016-106, Tech AOB. Also attached is the Vicinity Map, Soils Report, Owners' Statements, and preliminary plat. Comments are due by AUGUST 31, 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: August 17, 2016

TO: Fred Wagner, Platting Officer

FROM: Land & Resource Management *MSC*

SUBJECT: Preliminary Plat Comments / Case #2016-106

Platting Tech: Amy Otto-Buchanan

Public Hearing: September 7, 2016

Applicant / Petitioner: Church

TRS: 17N01W06

Tax ID: 217N01W06D008

Subd: Mac Tract

Tax Map: WA 12

Comments:

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

EXHIBIT E

Amy Otto-Buchanan

From: Richard Boothby
Sent: Monday, August 15, 2016 1:38 PM
To: Platting
Cc: James Steele; Ken Barkley; Bill Gamble
Subject: RE: RFC Mac Tract

Central Mat-Su FSA has no objections. Access meets the minimum required.

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

From: Amy Otto-Buchanan On Behalf Of Platting
Sent: Monday, August 15, 2016 1:33 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner; brian.young@usps.gov; stevecolligan@mtaonline.net; Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; Tim Swezey (tim.swezey@mlccak.org); 'ken.slauson@gmail.com' (ken.slauson@gmail.com); Richard Boothby; 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: RFC Mac Tract

Attached is the Request for Comments (RFC) for Mac Tract, MSB Case #2016-106, Tech AOB. Also attached is the Vicinity Map, Soils Report, Owners' Statements, and preliminary plat. Comments are due by AUGUST 31, 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)



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

August 17, 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 – **Mac Tract**
(Case No. 2016-106)

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 907-334-7944 or by email at cassie.wohlgemuth@enstarnaturalgas.com.

Sincerely,

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

Cassie Wohlgemuth
Right-of-Way and Compliance Technician

Amy Otto-Buchanan

From: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Sent: Tuesday, August 16, 2016 11:50 AM
To: Amy Otto-Buchanan
Subject: FW: RFC Mac Tract

Amy,

The only comment from the Planning Department is that a City permit for a subdivision must be reviewed and approved and that no clearing of the lots is allowed until a land use permit is approved for the development of the site.

The Public Works Department does not have any comments.

Thanks,
Tina

Tina Crawford, AICP
City Planner
City of Wasilla Planning Department
290 E. Herning Avenue
Wasilla, AK 99654
(907) 373-9022
(907) 373-9021 fax

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

From: Planning
Sent: Monday, August 15, 2016 4:09 PM
To: Tina Crawford
Subject: FW: RFC Mac Tract

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

From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] On Behalf Of Platting
Sent: Monday, August 15, 2016 1:33 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner; brian.young@usps.gov; stevecolligan@mtaonline.net; Planning; publicworks; Tim Swezey (tim.swezey@mlccak.org); 'ken.slauson@gmail.com' (ken.slauson@gmail.com); Richard Boothby; 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: RFC Mac Tract

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Amy Otto-Buchanan

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
September 7, 2016

PRELIMINARY PLAT: **SOUTHLAND ADDITION NO. 1**
LEGAL DESCRIPTION: **SEC 05, T16N, R02W, S.M., AK**
PETITIONER: **BUDDY TWO INVESTMENTS, LLC**
SURVEYOR/ENGINEER: **PILCH SURVEYING / PIONEER ENGINEERING**
ACRES: **5.64** PARCELS: **4**
REVIEWED BY: **CHERYL SCOTT** CASE: 2016-108

REQUEST:

The request is to subdivide Tract C, Southland Subdivision, Plat 84-185 into four lots to be known as Southland Addition No. 1, containing 5.64 acres more or less.

EXHIBITS:

Vicinity Map	EXHIBIT A	1 pg
Aerial Map	EXHIBIT B	1 pg
Soils Report	EXHIBIT C	6 pgs

COMMENTS:

Planning	EXHIBIT D	1 pg
Land & Resource Management	EXHIBIT E	1 pg
Department of Public Works	EXHIBIT F	2 pgs

DISCUSSION:

Access: The four proposed lots will access from W. Shearwater Street which is maintained by the Borough. The lots have more than the minimum required frontage onto a public road and complies with MSB 43.20.320, *Frontage*.

Soils: The civil engineer provided a soils report stating all lots are fairly flat and there were no grades over 25%. The total elevation differential across the 5.64 acres was approximately 11 feet. There are no structures on the parcel and 80% of the Tract is covered with trees and the rest is grass and low brush. Two test holes were excavated and inspected and have similar composition, transitioning from topsoil to sandy/silty mixture. No groundwater was encountered in the test holes. The lots will have at least 10,000 sq. ft. of useable building area and 10,000 sq. ft. of useable septic area. (**Exhibit C**)

COMMENTS:

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

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

Department of Public Works Engineer and Road Superintendent stated they had no issues with the plat and had no further comments. **(Exhibit F)**

No other departments, outside agencies or members of the public had comments.

CONCLUSION

The plat of Southland Addition 1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. This plat creates four lots 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.

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

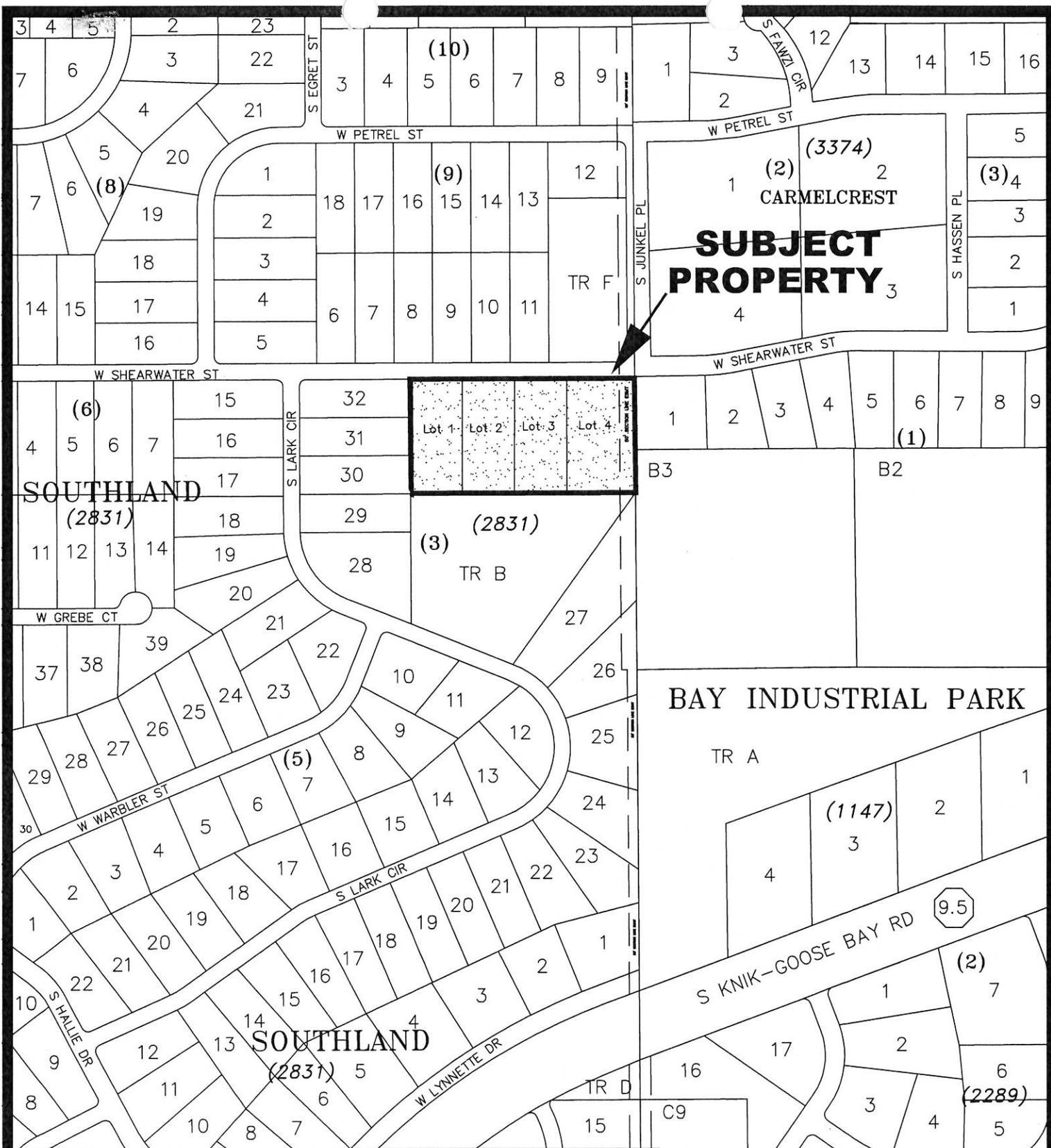
RECOMMENDATIONS

Staff recommends approval of the abbreviated plat of Southland Addition 1 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. Provide signatory authority documents for Buddy Two Investments, LLC.
7. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
8. Submit final plat in full compliance with Title 43.

FINDINGS

1. The abbreviated plat of Southland 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 members of the public.
3. The proposed subdivision will access from W. Shearwater Street which is maintained by the Borough.
4. The proposed lots have the minimum frontage onto a public road required by MSB 43.20.320, *Frontage*.
5. 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.



VICINITY MAP

FOR PROPOSED SOUTHLAND ADDITION 1
 LOCATED WITHIN
 SECTION 05, T16N, R2W, SEWARD MERIDIAN,
 ALASKA

0'BRIEN CREEK 04 MAP

INLET VIEW
 1A 2A 3A

EXHIBIT A



EXHIBIT B



Pioneer Engineering LLC
Professional, Reliable, Local

July 12, 2016

**RE: Southland Subdivision Addition #1
Usable Area Report
T16N R2W Sec 5 Tract C Block 3**

Fred Wagner
Platting Officer, Mat-Su Borough
350 E. Dahlia Ave.
Palmer, AK 99645

AUG 02 2016
PLATTING

Dear Mr. Wagner,

Usable Area: Working with the owner, Nick Redinger, and in coordination with Paul Pilch Surveying, I performed a soils investigation for the above-referenced proposed subdivision. The project will create 4 lots from the parent parcel containing approximately 5.64 acres. This soils evaluation includes visual analyses of each of the lots, two new test holes, a review of topography information and direct observations of the site.

All four lots will be accessed directly from W Shearwater Street. All lots will require new driveways.

Topography: All lots are fairly flat. No grades over 25% were noted. The total elevation differential across the entire +5 acres was approximately 11 feet, highest in the northwest corner and dropping towards the southeast.

Vegetation & Soils: There are no existing structures on the parent parcel. 80% of Tract C is still covered with trees. The remaining 20% appears to have been cleared at some time in the past but has regrown with grass and low brush.

Test Holes: Two new test holes were excavated and inspected on May 2, 2015 within the proposed subdivision area as shown on the Plat. The test holes were strategically sited on Lots 2 & 4 to provide the best representation of the proposed lots. Both test holes were excavated to between 12 and 14 feet deep and show similar composition, transitioning from topsoil on the surface to a sandy/silty mixture. The attached test hole logs provide in more detail the soil strata found in the test hole excavations. No percolation tests were performed, but are recommended for properly sizing future septic systems.

Groundwater: No groundwater was encountered in any of the test holes.

Flood Hazard Reduction: The proposed subdivision is not located in any Flood Hazard Area on FIRM Panel 02170C8045E.

EXHIBIT C-1



Pioneer Engineering LLC
Professional, Reliable, Local

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.

Due to the size of the lots, setbacks to future water wells should present little influence to siting of septic drainfields. The lots will vary in size from 1.3 to 1.7 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 LLC



SOIL LOG

Job Number: 2015-PP-002

Project Location: Southland Subdivision, Tract C

Logged By: Bill Klebesadel

Date: 5-2-15

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil, roots, organic material
2	
3	Loess, no roots
4	Silty sands, minor cobbles
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	



TEST HOLE LOCATION:

61° 30' 28.02" N
149° 39' 39.86" W

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.

SOIL LOG

Job Number: 2015-PP-002

Project Location: Southland Subdivision, Tract C

Logged By: Bill Klebesadel

Date: 5-2-15

TEST HOLE NO. 2

Depth (feet)	Description
0	
1	Topsoil, roots, organic material
2	
3	Tan silty sands
4	
5	
6	Gray sandy silts, occasional cobbles
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	



TEST HOLE LOCATION:

61° 30' 26.64" N
149° 39' 45.07" W

COMMENTS:

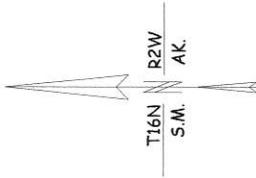
This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed 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.

SURVEYOR'S CERTIFICATE

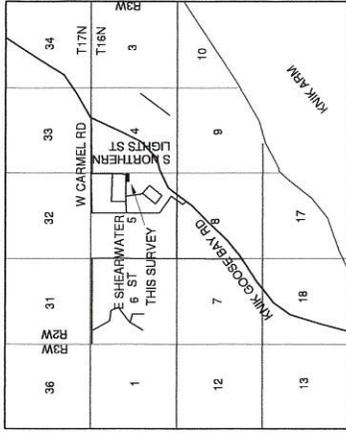
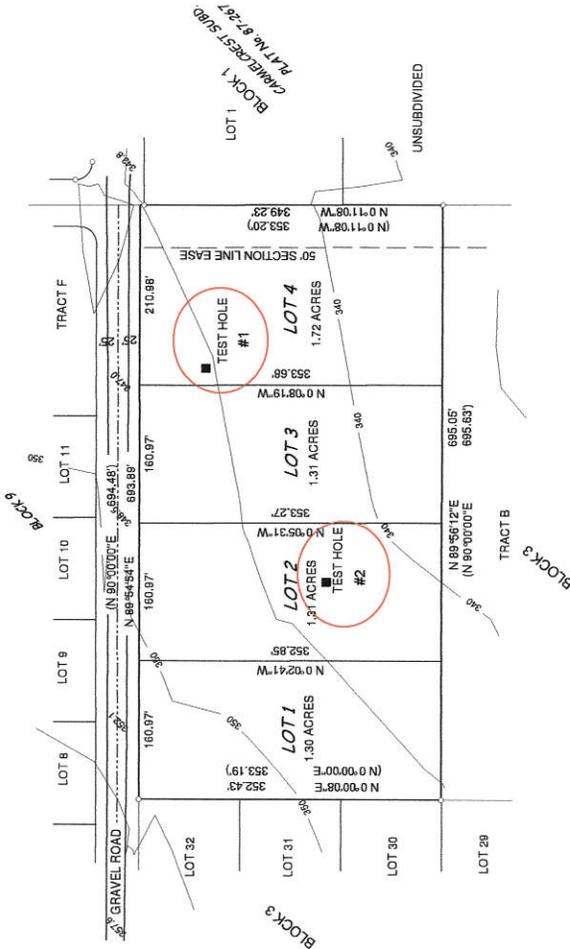
I, PAUL PILCH RLS 7576 HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THAT THIS PLAN WAS DRAFTED UNDER MY DIRECT SUPERVISION, THAT ALL DATA SHOWN HEREON IS TRUE AND CORRECT AS COMPILED FROM EXISTING RECORD INFORMATION.



PAUL P. PILCH RLS 7576S _____ DATE _____



SCALE 1" = 100'



1" = 1 MILE

VICINITY MAP

CERTIFICATE OF OWNERSHIP

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

BUDDY TWO INVESTMENTS, LLC. DATE _____

DONNA HABERSETZER
1115 S. WASHINGTON
BRUSH PRAIRIE WASHINGTON 98608

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME
THIS _____ DAY OF _____, 200____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLAT APPROVAL

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY PLATTING AUTHORITY BY DATED RESOLUTION NO. _____, 200____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

PLANNING DIRECTOR _____ DATE _____

ATTEST _____
PLATTING CLERK

LEGEND

- FOUND REBAR / IRON PIPE
- ⊕ SET 8"X30" REBAR W/2"ALUM. CAP

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND OPERATED IN ACCORDANCE WITH THE REQUIREMENTS OF STANDARD AND REGULATORY CODES OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.

CERTIFICATE OF PAYMENT OF TAXES

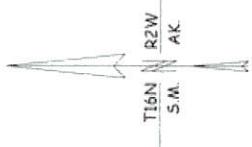
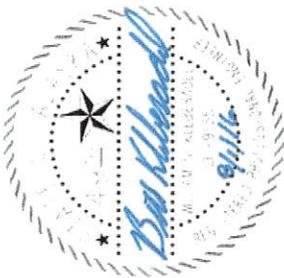
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____ AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION SHOWN HEREON HAVE BEEN PAID.

BOROUGH TAX OFFICIAL _____ DATE _____

A PLAT OF
SOUTHLAND SUBDIVISION
ADDITION No. 1
RESUBDIVISION OF
TRACT C BLOCK 3
SOUTHLAND SUBDIVISION PLAT No. 84-185
LOCATED WITHIN A PORTION OF
NE 1/4, SEC. 5, T16N, R2W, S.M. ALASKA
PALMER RECORDING DISTRICT
CONTAINING 5.64 ACRES MORE OR LESS

PILCH LAND SURVEYING
P.O. BOX 641 WILLOW, ALASKA 99688
907-495-6611

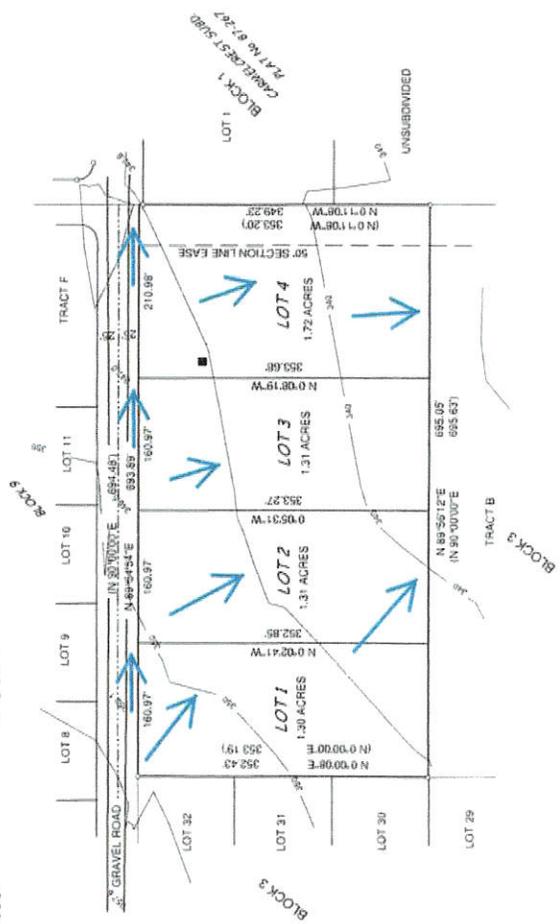
DATE	DRAWN	FILE NO.	SCALE	SHEET	OF
MAY 2016	PP	SLAND-16	1" = 100'	1	1



SCALE 1" = 100'



VICINITY MAP



RECEIVED
AUG 02 2016
PLATTING

LEGEND

= Direction of drainage

NOTES

No road construction is planned for this subdivision. New driveways may require culverts and will be determined at the time of driveway construction.

<p>A PLAT OF SOUTHLAND SUBDIVISION ADDITION No. 1</p> <p>RESUBDIVISION OF TRACT C BLOCK 3 SOUTHLAND SUBDIVISION PLAT No. 84-185 LOCATED WITHIN A PORTION OF NE1/4, SEC. 5, T16N, R2W, S.M. ALASKA PALMER RECORDING DISTRICT CONTAINING 5.84 ACRES MORE OR LESS</p>			
<p>Drainage Plan</p>			
DATE	DRAWN	FILE NO.	SCALE
MAY 2016	PP	SLAND-16	1" = 100'
			SHEET
			1

Cheryl Scott

From: Susan Lee
Sent: Monday, August 15, 2016 2:40 PM
To: Platting
Subject: RE: RFC Southland Subdivision Addition No 1

No comment.

Susan

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

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

From: Cheryl Scott On Behalf Of Platting
Sent: Monday, August 15, 2016 12:21 PM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers; brian.young@usps.gov; kelle yg@mtaonline.net; cc1@wwdb.org; ken@slauson.us; mikeasaun@yahoo.com; John Aschenbrenner; Richard Boothby; 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; Dan Mayfield
Subject: RFC Southland Subdivision Addition No 1

All~

Attached is a Request for Comments for Tract C, Southland Subdivision, Plat # 84-185, MSB Case # 2016-108, Tech CS. Also, attached is the vicinity map, owner's statements, soils report, drainage plan and preliminary plat with topo. Comments are due by August 29, 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



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: August 15, 2016
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *WFC*
SUBJECT: Preliminary Plat Comments / Case #2016-108

RECEIVED

AUG 15 2016

PLATTING

Platting Tech: Cheryl Scott
Public Hearing: September 7, 2016
Applicant / Petitioner: Buddy two Investments, LLC
TRS: 16N02W05
Tax ID: 2831000T00C
Subd: Southland Subd Add No. 1
Tax Map: OC 04

Comments:

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

Cheryl Scott

From: Jamie Taylor
Sent: Wednesday, August 24, 2016 11:32 AM
To: Platting
Cc: Cheryl Scott
Subject: RE: RFC Southland Subdivision Addition No 1

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: Cheryl Scott On Behalf Of Platting
Sent: Monday, August 15, 2016 12:21 PM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers; brian.young@usps.gov; [kelleyg@mtaonline.net](mailto:kelle yg@mtaonline.net); cc1@wwdb.org; ken@slauson.us; mikeasaun@yahoo.com; John Aschenbrenner; Richard Boothby; 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; Dan Mayfield
Subject: RFC Southland Subdivision Addition No 1

All~

Attached is a Request for Comments for Tract C, Southland Subdivision, Plat # 84-185, MSB Case # 2016-108, Tech CS. Also, attached is the vicinity map, owner's statements, soils report, drainage plan and preliminary plat with topo. Comments are due by August 29, 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: Wednesday, August 17, 2016 8:24 AM
To: Cheryl Scott
Cc: Jim Jenson; Terry Dolan
Subject: FW: RFC Southland Subdivision Addition No 1
Attachments: RFC Southland Addition No 1.pdf; Southland Add 1.PDF

I see no issues.

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

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

From: Jim Jenson
Sent: Wednesday, August 17, 2016 7:54 AM
To: Scott Sanderson
Cc: Terry Dolan
Subject: FW: RFC Southland Subdivision Addition No 1

RSA 17

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

From: Cheryl Scott On Behalf Of Platting
Sent: Monday, August 15, 2016 12:21 PM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers; brian.young@usps.gov; kelle yg@mtaonline.net; cc1@wwdb.org; ken@slauson.us; mikeasaun@yahoo.com; John Aschenbrenner; Richard Boothby; 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; Dan Mayfield
Subject: RFC Southland Subdivision Addition No 1

All~

Attached is a Request for Comments for Tract C, Southland Subdivision, Plat # 84-185, MSB Case # 2016-108, Tech CS. Also, attached is the vicinity map, owner's statements, soils report, drainage plan and preliminary plat with topo. Comments are due by August 29, 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

available soils and water table information, topography, MSB code, and observations at the site, each proposed lot will contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area. No road construction is proposed and no significant change in drainage patterns are expected. Apparent existing drainage patterns are indicated on the attached map.

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. Department of Emergency Services (**Exhibit F**) has no objections; access meets the minimum required.

Utilities: (**Exhibit G**) Enstar requests a 10' natural gas line easement centered on the service line where it crosses proposed Lot 1 for service to proposed Lot 2. *Staff notes petitioner to grant the requested easement by document, record document and show on final plat (see Recommendation #5).* GCI approved as shown. MEA and MTA did not respond.

Agencies: (**Exhibit H**) ADOT&PF have no comments.

At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; Butte Community Council; Road Service Area #26 Greater Butte; MSB Assessments, Permit Center or Pre-Design Division; MTA or MEA.

CONCLUSION: The plat of The Thornstead is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, borough departments or utilities. There were no objections to the plat from the 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. A soils report was submitted, pursuant to MSB 43.20.281.

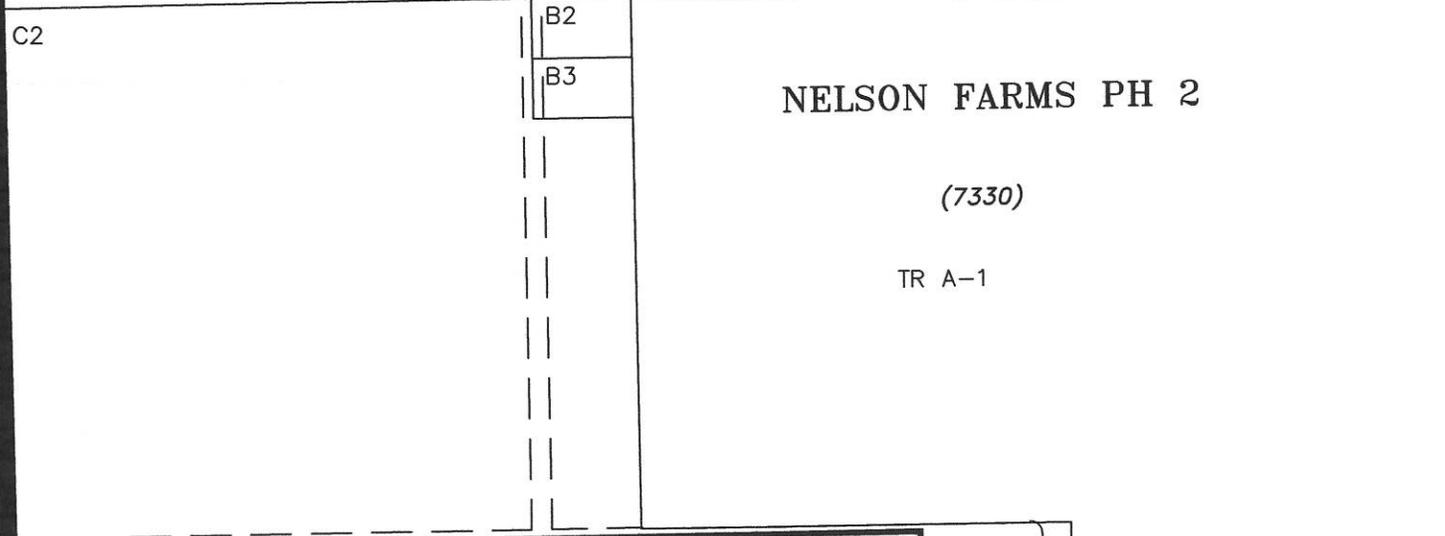
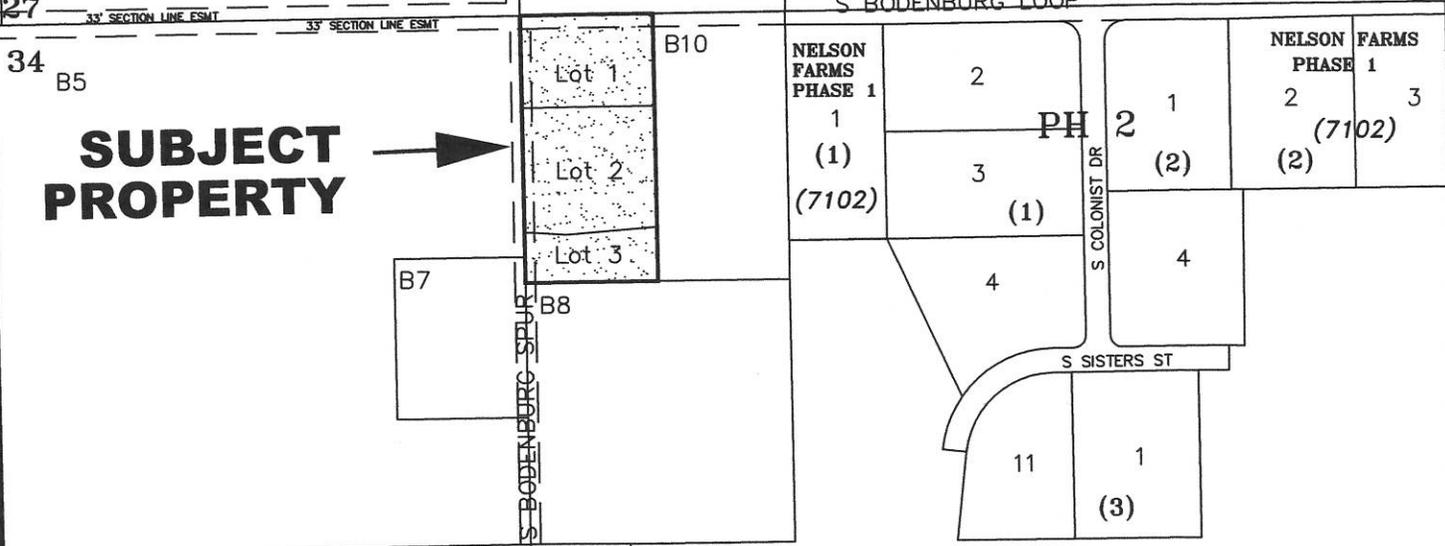
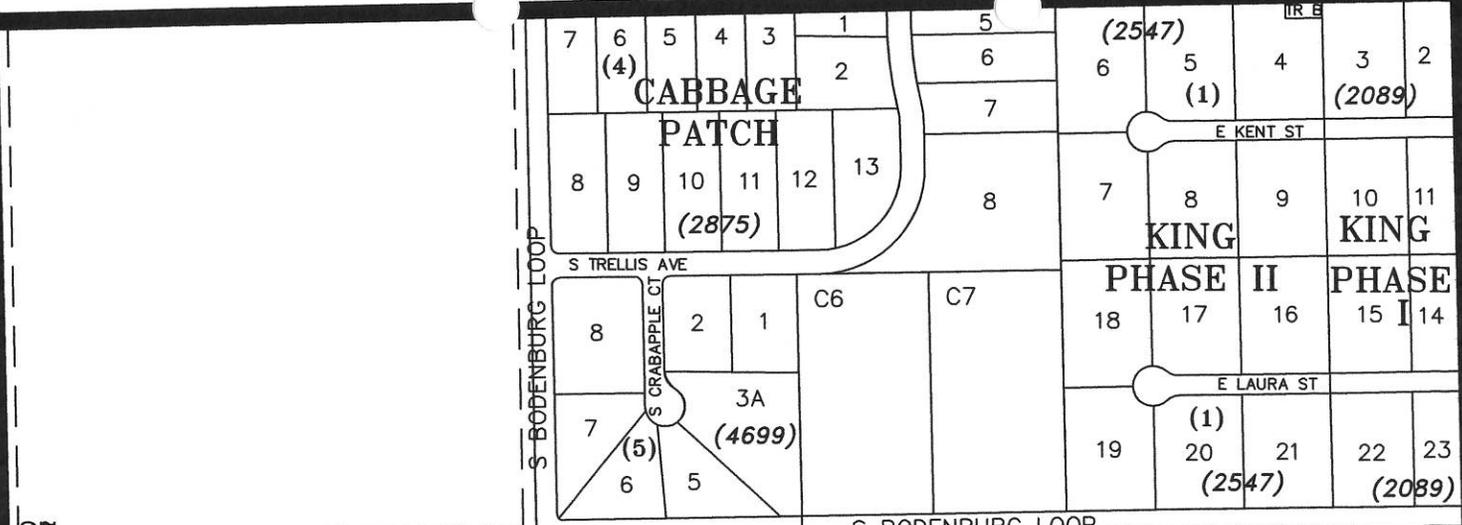
RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

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 \$40.58.
4. Show all easements of record on final plat.
5. Grant the requested 10' wide natural gas easement by document, record and show 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 The Thornstead is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
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; Butte Community Council; Road Service Area #26 Greater Butte; MSB Assessments, Permit Center or Pre-Design Division; MTA or MEA.
5. A soils report was submitted, pursuant to MSB 43.20.281. Each lot has 10,000 sf of contiguous useable septic area and 10,000 sf of buildable 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.



VICINITY MAP
 FOR PROPOSED THE THORNSTEAD
 LOCATED WITHIN
 SECTION 34, T17N, R02E, SEWARD MERIDIAN,
 ALASKA
 PALMER 14 MAP

EXHIBIT A

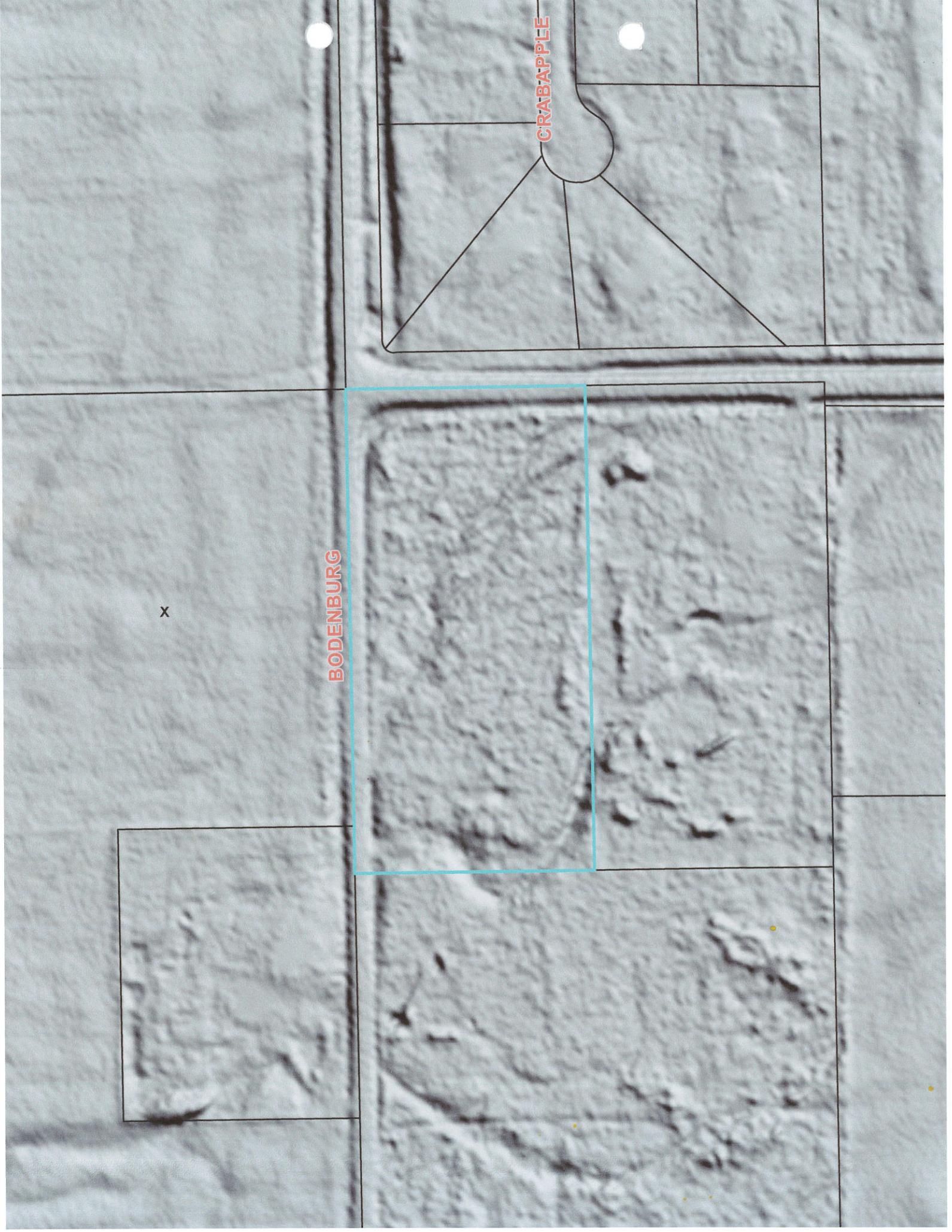


CRABAPPLE

BODENBURG

X





x

BODENBURG

CRABAPPLE



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

August 1, 2016

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

RECEIVED

AUG 12 2016

PLATTING

Re: *TPB9 S34 T17N R2E The Thornstead*; Useable Areas; HE #16068

Dear Mr. Wagner:

At the request of Rise Smith, we have performed a soils investigation and related preliminary design work for the referenced proposed subdivision. The project will create 3 new lots from one existing lot with a total acreage of 4.4 acres. Our soils evaluation included review of existing soils information, aerial & site photos and the provided topography and survey information. See the attached testhole location, drainage, and topography map for details.

Topography. The parent parcel lies at the intersection of S. Bodenbug Loop and S. Bodenbug Spur, to the south and east, respectively. The parent parcel is nearly flat, sloping very gradually to the southwest or to substantial ditches along the roads. The total elevation differential on the provided map is approximately 4'.

Soils & Vegetation. Vegetation on the parcel consists of thick stands of apparent second growth birch trees with the occasional spruce tree and lesser shrubs and grasses. Testhole logs on record indicate that soils are consistently clean sands and gravels beneath a 1'-3' layer of silty topsoils. Copies of the existing testhole logs and a location/ topography/ useable area map are attached.

Groundwater. According to existing testhole records, groundwater was encountered at approximately 13' in the testhole on the site as well as in a testhole to the northeast. Other testholes in the area did not encounter groundwater. Groundwater is not expected to be a limiting factor.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines and setbacks to the existing water well. For building areas, lotlines, utility easements and ROW/section line easement setbacks will be limiting factors. However, each proposed lot contains adequate unencumbered area to easily meet the useable area requirements. Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and our observations at the site, *each proposed lot will contain*

over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.

Drainage Plan. As no road construction is proposed, no drainage plan is required. We have indicated apparent existing drainage patterns on the attached map. No significant changes in drainage patterns are expected due to this project.

Thank you for your assistance, and please feel free to call with any questions you may have.

Sincerely,

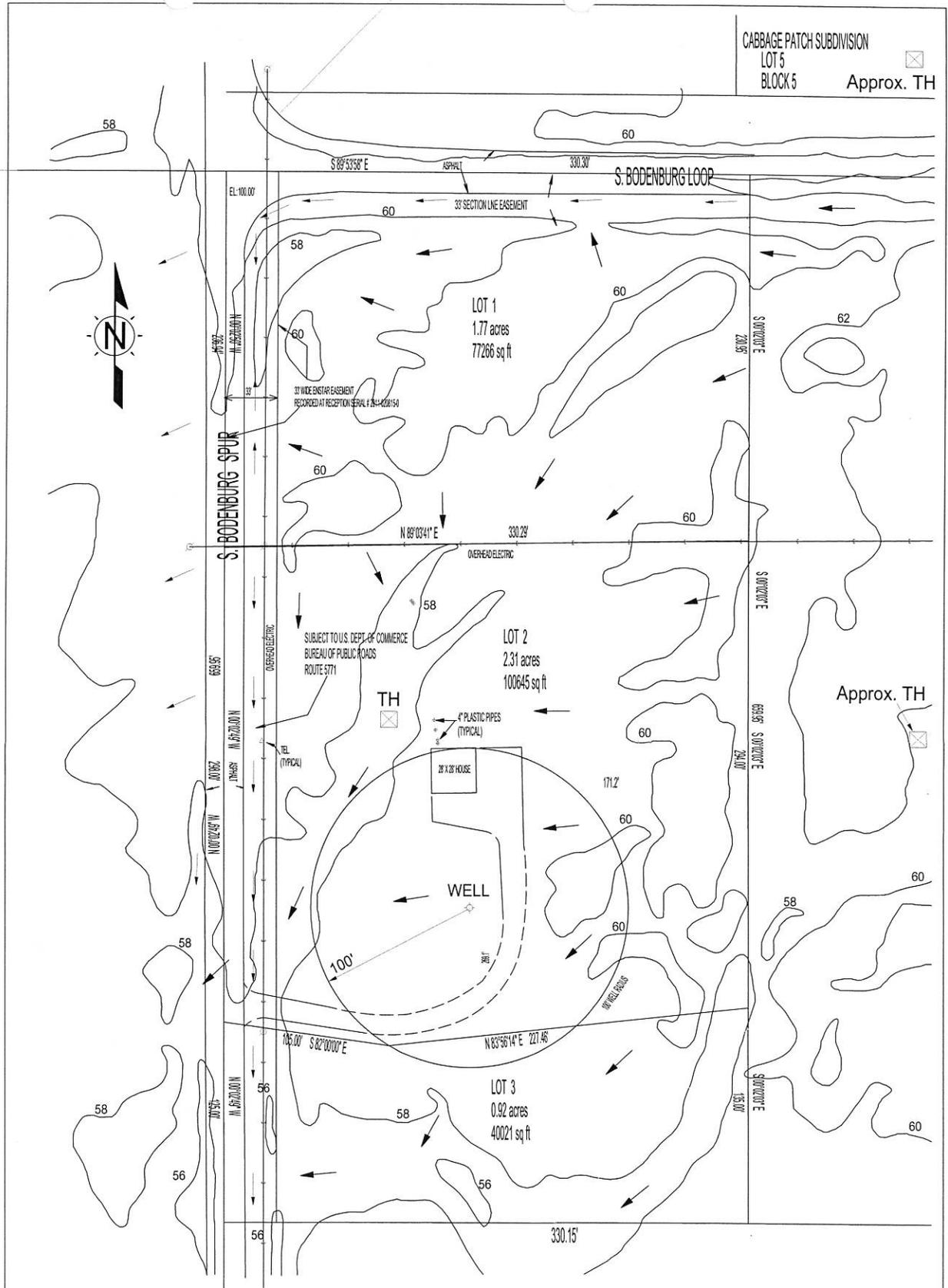


Curtis Holler, PE

c: Rise Smith, w/attachments



CABBAGE PATCH SUBDIVISION
 LOT 5
 BLOCK 5 Approx. TH



- Notes:**
- 1) Base drawing and topography provided by surveyor.
 - 2) Arrows denote apparent drainage patterns.
 - 3) Topography elevations relative only.



LB9 S34 T17N R2E Subdivision
 Testhole, Useable Area, Drainage & Topography Map



8/01/16	Job # 16068	Scale: 1"=60'
---------	-------------	---------------

SOIL LOG



Project: T17N R2E Section 34 Lot B9

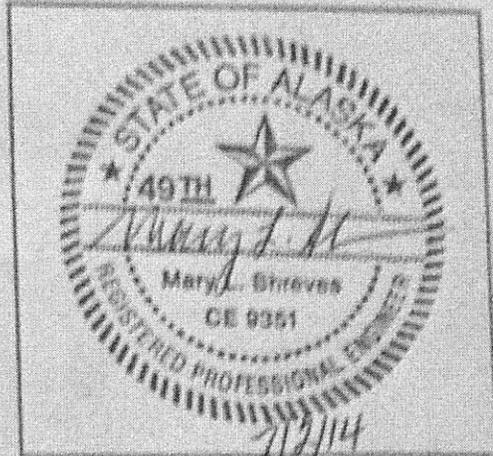
Date: 5/15/14

Logged By: Brandon Jones

TEST HOLE NO. 1

AK Rim File No. 14-00272

Depth (feet)	Description
1	Top Soil 0' - 1'
2	Sand w/ Fines (SM) 1' - 3'
3	
4	Sand, Gravel, Cobbles (SP)
5	
6	
7	
8	
9	
10	
11	
12	
13	Water
14	
15	Bottom of Test Hole
16	
17	
18	
19	
20	



TEST HOLE LOCATION:

Within 25' of proposed SAS.

COMMENTS:

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

Callout, Color, Density, Moisture Content, USC

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 field construction shall do so at his or her own risk.

SOIL LOG

Project: **Lot 5, Block 5, Cabbage Patch**

Date: **March 17, 2004**

Logged By: **Kent Sheets**

TEST HOLE NO. 1

AK Rim File No. 04-00161

Depth (feet)	Description
1	Silt (ML)
2	Clean Sandy Gravel, loose, slightly moist (SP)
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	Water @ 13'
14	Bottom of Test Hole
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	



TEST HOLE LOCATION:

Within 25' of proposed SAS.

COMMENTS:

No impermeable layers were encountered.
No mottling apparent

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.

Part III - Required Diagram of System(s)

1. In the space provided below, draw a Plan View of your project site and locate each of the following:
- All Structures
 Property Lines
 Surface Water
 Drinking Water Source (Class?)
 Testhole
 Septic Tank
 Dimensions of Soil Absorption System
 Sources of Contamination
 All Cleanouts and monitor tubes
 Closest well on adjacent property
 Closest septic tank on an adjacent property
2. Show the separation distances between ALL Water Sources to the underlined Contamination Sources shown in #1 above.

See Attached p. 1/2 & 2/2

TESTHOLE LOG

Date: 6/1/14

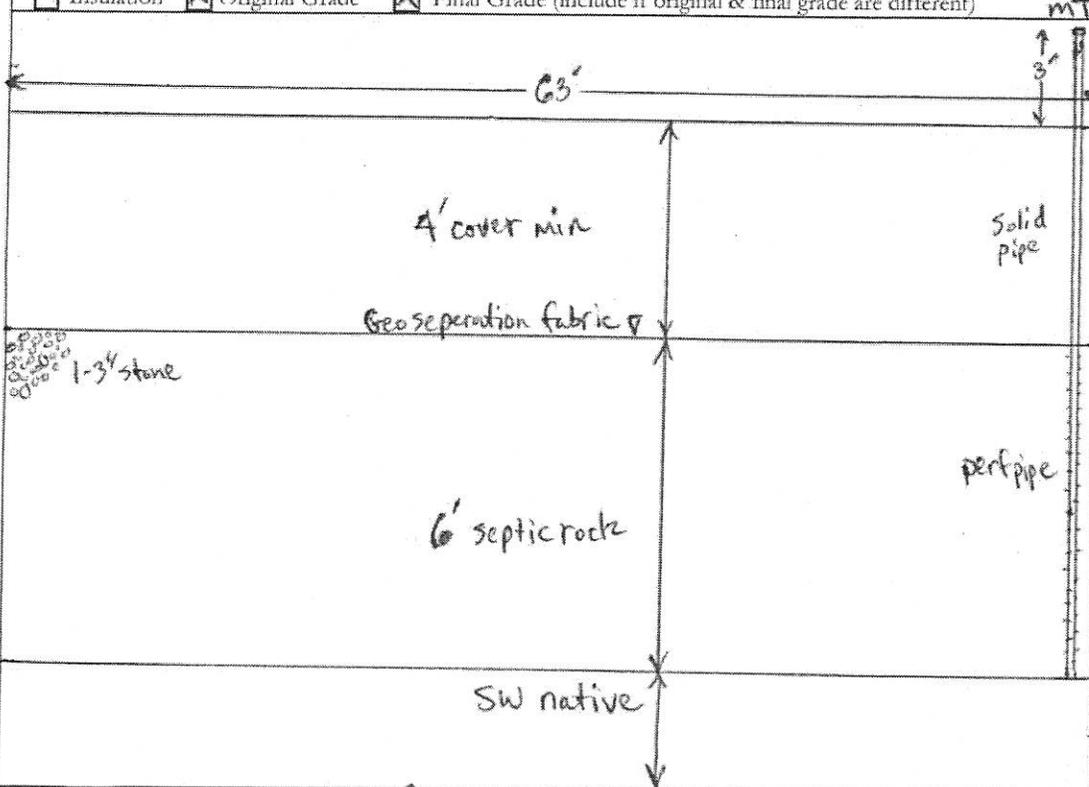
Locate and Label:

- Testhole Depth 14
 Groundwater N/A - none
 Impermeable Soils N/A - none

1 ft	Duff	
2 ft		
3 ft		
4 ft		
5 ft		
6 ft		
7 ft	SW	
8 ft		
9 ft		
10 ft		
11 ft		
12 ft		
13 ft		
14 ft		Bottom of hole
15 ft		
16 ft		
17 ft		
18 ft		
19 ft		
20 ft		
21 ft		
22 ft		

In the space below, draw a Cross Section view of the soil absorption area, identify each component and show the depth of the following:

- Soil cover
 Absorption Material
 Water Table
 Impermeable Soil/Bedrock
 Discharge pipes
 Insulation
 Original Grade
 Final Grade (include if original & final grade are different)



*Number of additional attachments 2 (if needed). Comments:

TP B10 (TO EAST)

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, August 25, 2016 8:01 AM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: RFC The Thornstead

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: Monday, August 15, 2016 1:24 PM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; 'steven.banse@alaska.gov' (steven.banse@alaska.gov); Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner; brian.young@usps.gov; jimsykesdistrict1@gmail.com; butteakcc@gmail.com; meshie@mtaonline.net; Richard Boothby; 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: RFC The Thornstead

Attached the Request for Comments (RFC) for The Thornstead, MSB Case #2016-107, Tech AOB. Also attached is the Vicinity Map, Soils Report, Owner's Statement and preliminary plat. Comments are due by AUGUST 31, 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 C

Amy Otto-Buchanan

From: Susan Lee
Sent: Tuesday, August 16, 2016 7:43 AM
To: Platting
Subject: RE: RFC The Thornstead

No comment.

Susan

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: Monday, August 15, 2016 1:24 PM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; 'steven.banse@alaska.gov' (steven.banse@alaska.gov); Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner; brian.young@usps.gov; jimsykesdistrict1@gmail.com; butteakcc@gmail.com; meshie@mtaonline.net; Richard Boothby; 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: RFC The Thornstead

Attached the Request for Comments (RFC) for The Thornstead, MSB Case #2016-107, Tech AOB. Also attached is the Vicinity Map, Soils Report, Owner's Statement and preliminary plat. Comments are due by AUGUST 31, 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: August 17, 2016

TO: Fred Wagner, Platting Officer

FROM: Land & Resource Management *WSC*

SUBJECT: Preliminary Plat Comments / Case #2016-107

Platting Tech: Amy Otto-Buchanan

Public Hearing: September 7, 2016

Applicant / Petitioner: Smith

TRS: 17N01E34

Tax ID: 117N01E34B009

Subd: The Thornstead

Tax Map: PA 14

Comments:

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

EXHIBIT E

Amy Otto-Buchanan

From: Richard Boothby
Sent: Monday, August 15, 2016 1:34 PM
To: Platting
Cc: Eric C. Van Dusen; James Steele; Ken Barkley; Bill Gamble
Subject: RE: RFC The Thornstead

Butte FSA and DES has no objections. Access meets the minimum required.

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

From: Amy Otto-Buchanan On Behalf Of Platting
Sent: Monday, August 15, 2016 1:24 PM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; 'steven.banse@alaska.gov' (steven.banse@alaska.gov); Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner; brian.young@usps.gov; jimsykesdistrict1@gmail.com; butteakcc@gmail.com; meshie@mtaonline.net; Richard Boothby; 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: RFC The Thornstead

Attached the Request for Comments (RFC) for The Thornstead, MSB Case #2016-107, Tech AOB. Also attached is the Vicinity Map, Soils Report, Owner's Statement and preliminary plat. Comments are due by AUGUST 31, 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)



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

August 17, 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 – **The Thornstead (Case No. 2016-107)**

Dear Ms Otto-Buchanan:

ENSTAR Natural Gas Company has reviewed the subject Abbreviated Plat and advises that there is an existing natural gas service line which crosses proposed Lot 1, in order to provide service to proposed Lot 2.

ENSTAR requires a 10 FT natural gas easement centered on the service line where it crosses proposed Lot 1. Attached is an ENSTAR map highlighting the approximate location of the requested easement.

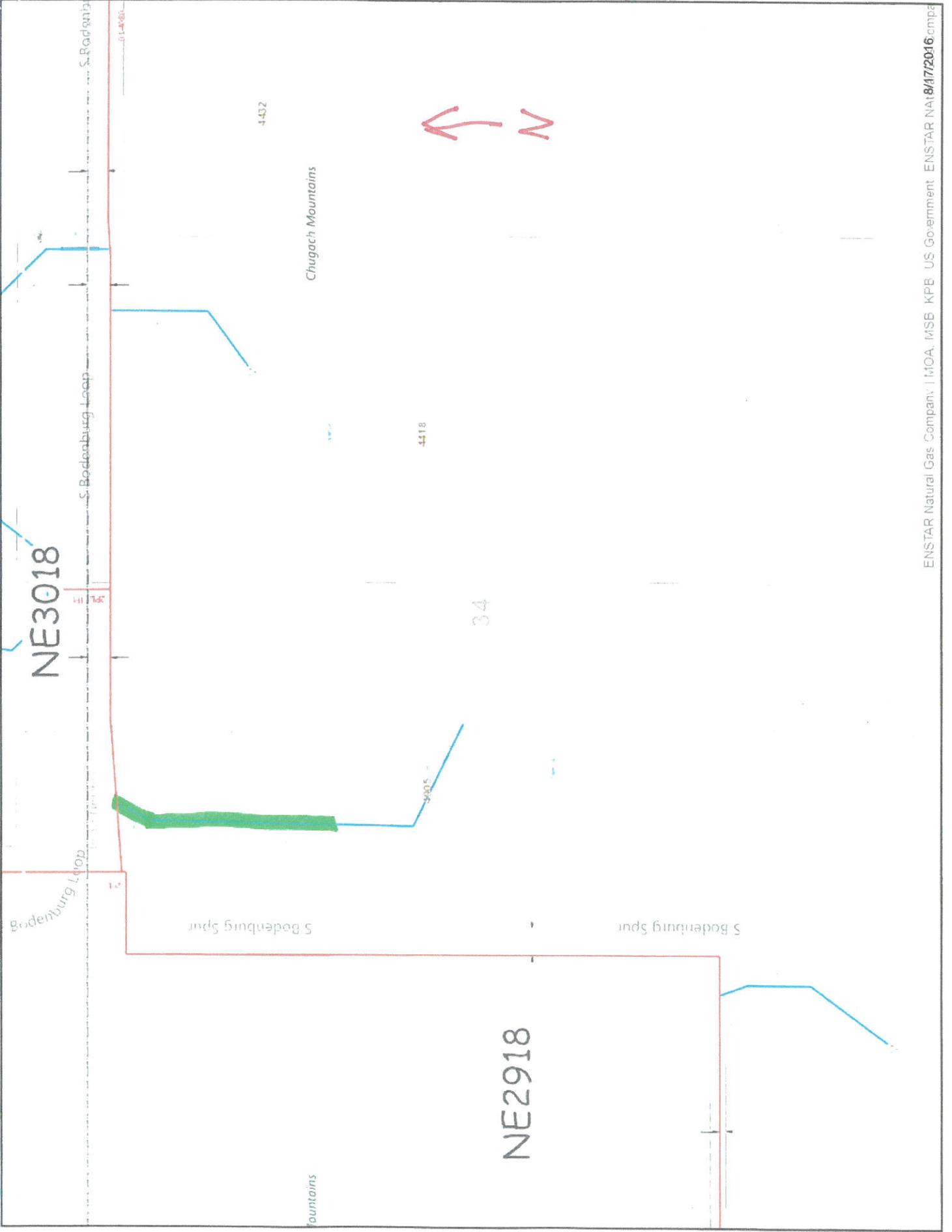
If you have any questions, please feel free to contact me at 334-7944 or by email at cassie.wohlgemuth@enstarnaturalgas.com. Or contact ENSTAR Right-of-Way Supervisor, Jennifer Diederich, at 334-7753.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cassie Wohlgemuth", with a long horizontal flourish extending to the right.

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

EXHIBIT G



CERTIFICATE OF OWNERSHIP
 WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT AND THAT WE HAVE ADEQUATE ADVERT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

NOTARY ADOPTION/RECORDATION DATE: 09/24/20
 NOTARY FOR THE STATE OF ALASKA: [Signature]
 MY COMMISSION EXPIRES: 09/24/20

BENEFICIARY
 ALASKA HOLDING FINANCE CORPORATION DATE: 09/24/20
 ANCHORAGE, ALASKA 99504

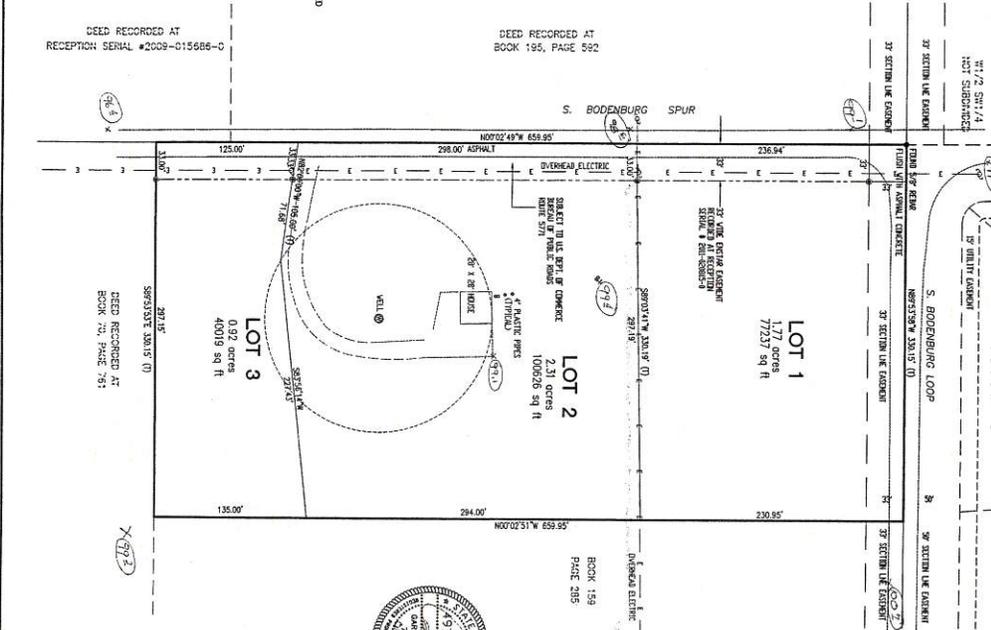
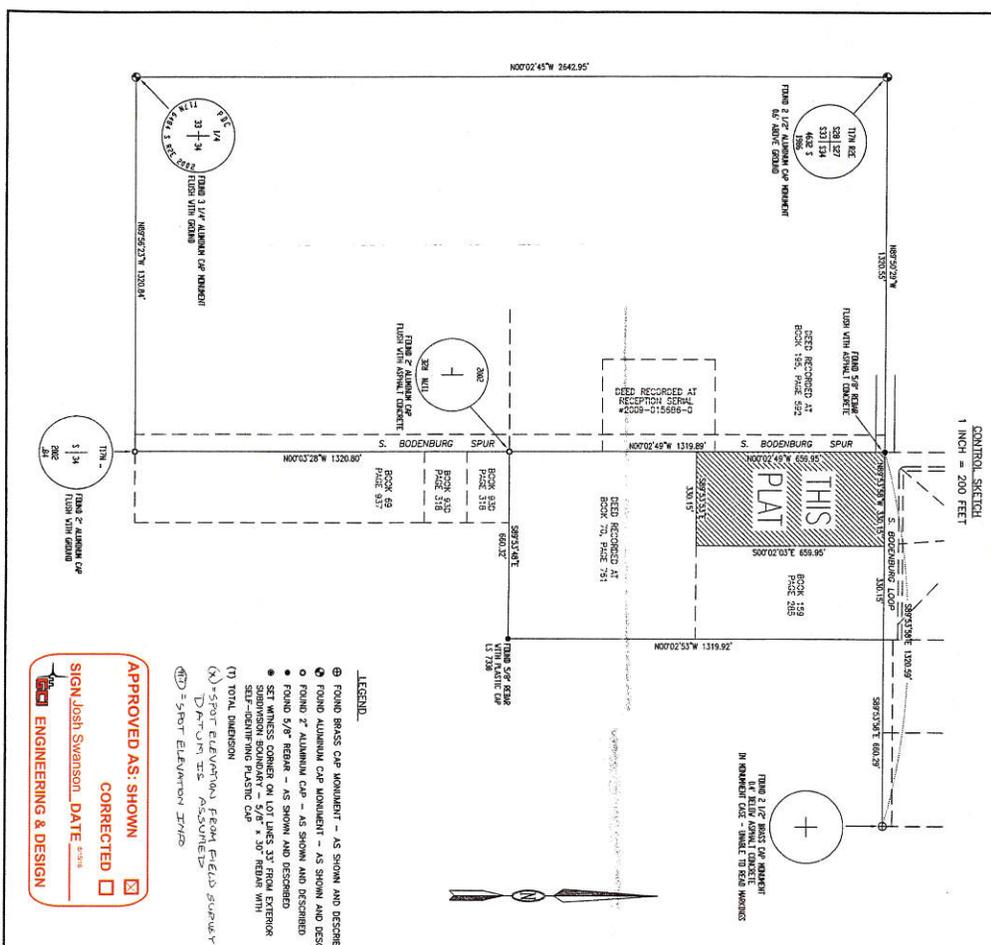
NOTARY ADOPTION/RECORDATION DATE: 09/24/20
 NOTARY FOR THE STATE OF ALASKA: [Signature]
 MY COMMISSION EXPIRES: 09/24/20

CERTIFICATION OF PAYMENT OF TAXES
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH INCLUSIVE IN THE SUBDIVISION OF RESUBDIVISION HEREON HAVE BEEN PAID.

PLANNING & LAND USE DIRECTOR: [Signature]
 DATE: 09/24/20

CERTIFICATION OF PAYMENT OF TAXES
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH INCLUSIVE IN THE SUBDIVISION OF RESUBDIVISION HEREON HAVE BEEN PAID.

PLANNING & LAND USE DIRECTOR: [Signature]
 DATE: 09/24/20

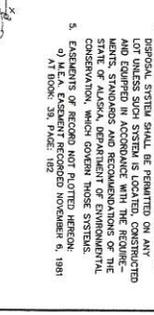


APPROVED AS SHOWN
 CORRECTED DATE: 09/24/20
 SIGN: JOSH SWARTSON
 ENGINEERING & DESIGN

THE THORNSTEAD
 A PLAT OF
 A SUBDIVISION OF THE
 W/2 NW/4 NE/4 NW/4 SECTION 34, T. 17 N., R. 02 E.,
 SEWARD MERIDIAN, ALASKA
 THIRD RECORDING DISTRICT
 STATE OF ALASKA
 CONTAINING 5 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
 CARY LUTHESSA, PROFESSIONAL LAND SURVEYOR
 ALASKA BUSINESS LICENSE #34615
 PHYSICAL ADDRESS: 1700 BOULEVARD, ANCHORAGE, ALASKA 99504
 PHONE: (907) 339-7811

NOTES
 1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER OR DEVELOPER TO OBTAIN ALL NECESSARY PERMITS AND COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
 2. BASE OF BEARING FROM PLAT OF NELSON FARMS
 3. SEE PLAT FOR BEARING AND DISTANCE
 4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWER SYSTEM SHALL BE PERMITTED ON ANY PARCEL UNLESS APPROVED BY THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL HEALTH, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ROADS AND BRIDGES, AND THE DEPARTMENT OF AGRICULTURE AND FORESTRY.
 5. EXEMPTION OF RECORD GOVERNOR ROSE STEVENS AT BOOK 28, PAGE 182



LEGEND
 ⊕ FOUND BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED
 ○ FOUND ALUMINUM CAP MONUMENT - AS SHOWN AND DESCRIBED
 ○ FOUND 2" ALUMINUM CAP - AS SHOWN AND DESCRIBED
 ● FOUND 1/2" REBAR - AS SHOWN AND DESCRIBED
 ● SET WINKER CORNER ON LOT LINES 33" FROM EXTERIOR SET-OUTTING PLASTIC CAP
 (T) TOTAL DIMENSION
 (A) SPOT ELEVATION FROM FIELD SURVEY
 (D) TURN IS ASSUMED
 (E) SPOT ELEVATION FROM

DEED RECORDED AT BOOK 159, PAGE 592
 DEED RECORDED AT RECEPTION SERIAL #2009-015686-0
 DEED RECORDED AT BOOK 159, PAGE 751
 DEED RECORDED AT BOOK 159, PAGE 751

SCALE: 1" = 50 FEET
 0 50 100 150 200 FEET

DATE: 09/24/20
 SHEET 1 OF 1



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation and Public Facilities

DIVISION of PROGRAM DEVELOPMENT
Anchorage Field Office

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

August 22, 2016

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

Re: Plat Review

Dear Mr. Wagner:

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

- **The Thornstead**

The Alaska Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following plats and has the following comments:

- **Paradise Lake**
 - No direct access will be granted to Wasilla-Fishhook.
 - We suggest that the petitioner consider adding a connection to Olga Circle, to provide the subdivision two points of access.
- **Dewys Garden Addition 1**
 - Instead of using flag lots, we recommend the petitioner dedicate a public use easement along the entire length of the flag lots, to connect from Maud to Dewys Street. This would offer two access points to the subdivision.
- **Miners Road Subdivision Lots 1-4 & Tract A**
 - No direct access will be granted to the Glenn Highway from the lots.
 - We recommend the cul-de-sac be extended to the edge of the property. This would allow for future frontage connection.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0513 or melanie.nichols@alaska.gov.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT H

Sincerely,

A handwritten signature in cursive script, appearing to read "Melanie Nichols".

Melanie Nichols
Mat-Su Area Planner

cc: Tucker Hurn, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB Transportation Manager
James Amundsen, Chief, Highway Design
Kevin Vakalis, Right of Way Agent, Right of Way
Allen Kemplen, Mat-Su Area Planner