

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 28, 2016**

ABBREVIATED PLAT: **RENATE HAVEN ESTATES**
LEGAL DESCRIPTION: **SEC 13, T17N, R01W, SEWARD MERIDIAN, AK**
PETITIONERS: **ROBERT YUNDT HOMES LLC**
SURVEYOR/ENGINEER: **FRONTIER SURVEYS LLC**
ACRES: 2.4 ± **PARCELS: 2**
REVIEWED BY: **AMY OTTO-BUCHANAN** **CASE: 2016-116**

REQUEST: The request is to create two lots from Lot 5, Imperial Acres, Plat No. 71-36, Section 13, Township 17 North, Range 01 West, SM AK, to be known as RENATE HAVEN ESTATES, containing 2.4+ acres. Access is S. Candywine Road; street is owned and maintained by MSB. Lot 1 is a flag lot, pursuant to MSB 43.20.300(D).

EXHIBITS

Vicinity Map, Aerial Photos, Bare Earth Imagery **Exhibit A – 3 pgs**
Geotechnical Report **Exhibit B – 2 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**
Department of Emergency Services & FSA #130 **Exhibit F – 1 pg**
Utilities **Exhibit G – 3 pgs**

DISCUSSION: The subject parcel is located south of E. Fairview Loop and directly west of S. Candywine Road. Proposed Lot 1 is 1.2 acres; proposed Lot 2 is 1.2 acres. Proposed Lot 1 is a flag lot, pursuant to MSB 43.20.300(D). S. Candywine Road is a 55' wide right-of-way; street is owned and maintained by MSB.

Soils: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Pierre M. Stragier, PE, Frontier Surveys, LLC, notes one testhole was excavated to 17' (testhole log attached). The terrain is flat to gentle slopes not exceeding 10-13%. Vegetation is boreal forest with light to heavy undergrowth. Based on topography, geology, water table and known regulatory constraints, each lot has at least 10,000sf of contiguous soils absorption system area and 10,000 sf of building area.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no comment. 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 as long as access meets the requirements of the International Fire Code for fire department access.

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

At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; Knik-Fairview Community Council; #14 Fairview Road Service Area; MSB Assessments, Permit Center or Pre-Design Division; or MEA.

CONCLUSION: The plat of Renate Haven Estates 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, MSB 43.20.140 Physical Access, and MSB 43.20.300(D) Flag lots. 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.

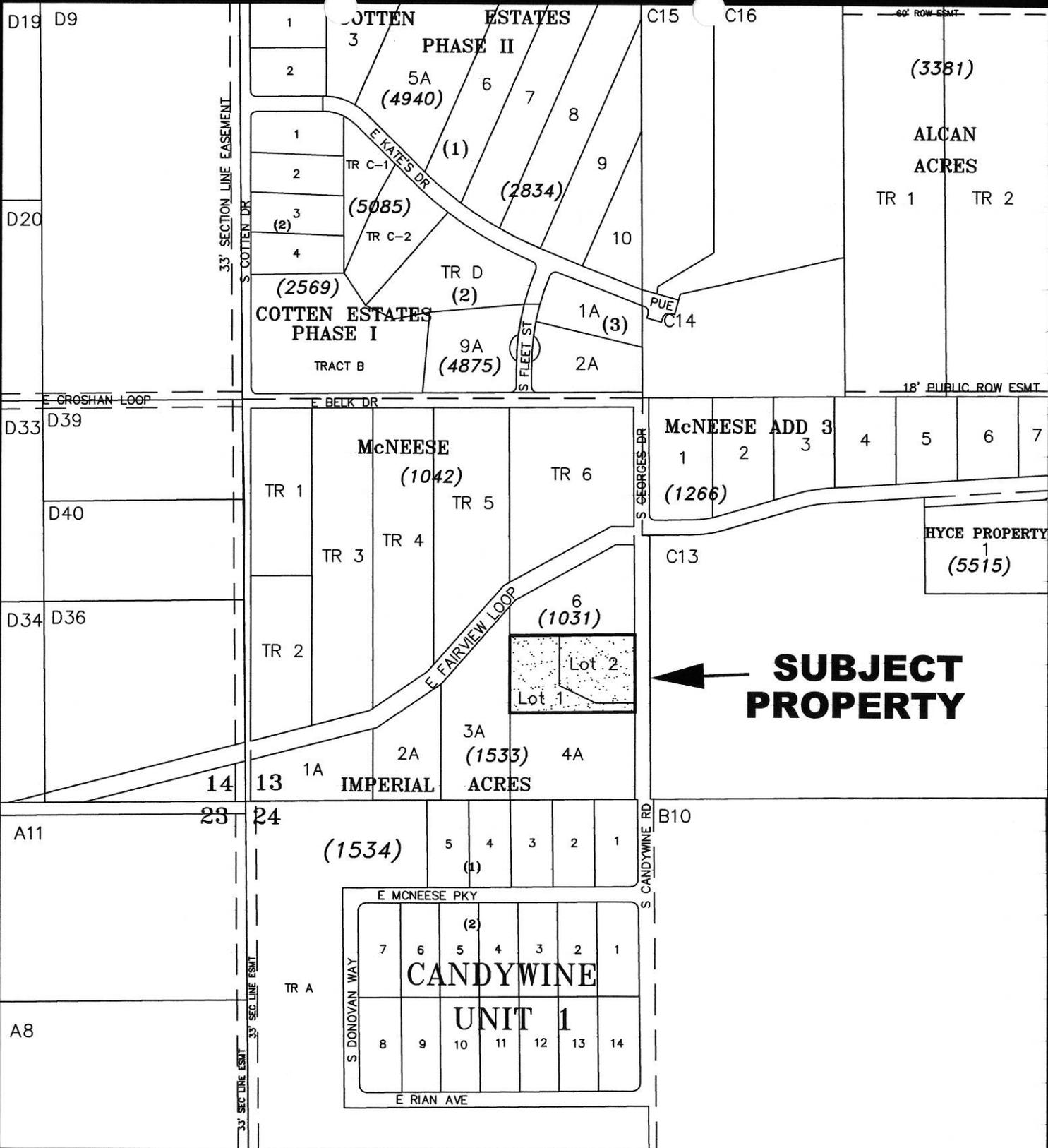
RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

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 \$43.52.
4. Submit recording fees, payable to SOA/DNR.
5. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

1. The plat of Renate Haven Estates 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; Knik-Fairview Community Council; #4 Fairview Road Service Area; MSB Assessments, Permit Center or Pre-Design Division; 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 and MSB 43.20.300(D) Flag lots.



VICINITY MAP

FOR PROPOSED RENATE HAVEN ESTATES
 LOCATED WITHIN
 SECTION 13, T17N, R01W, SEWARD MERIDIAN,
 ALASKA

WASILLA 11 MAP

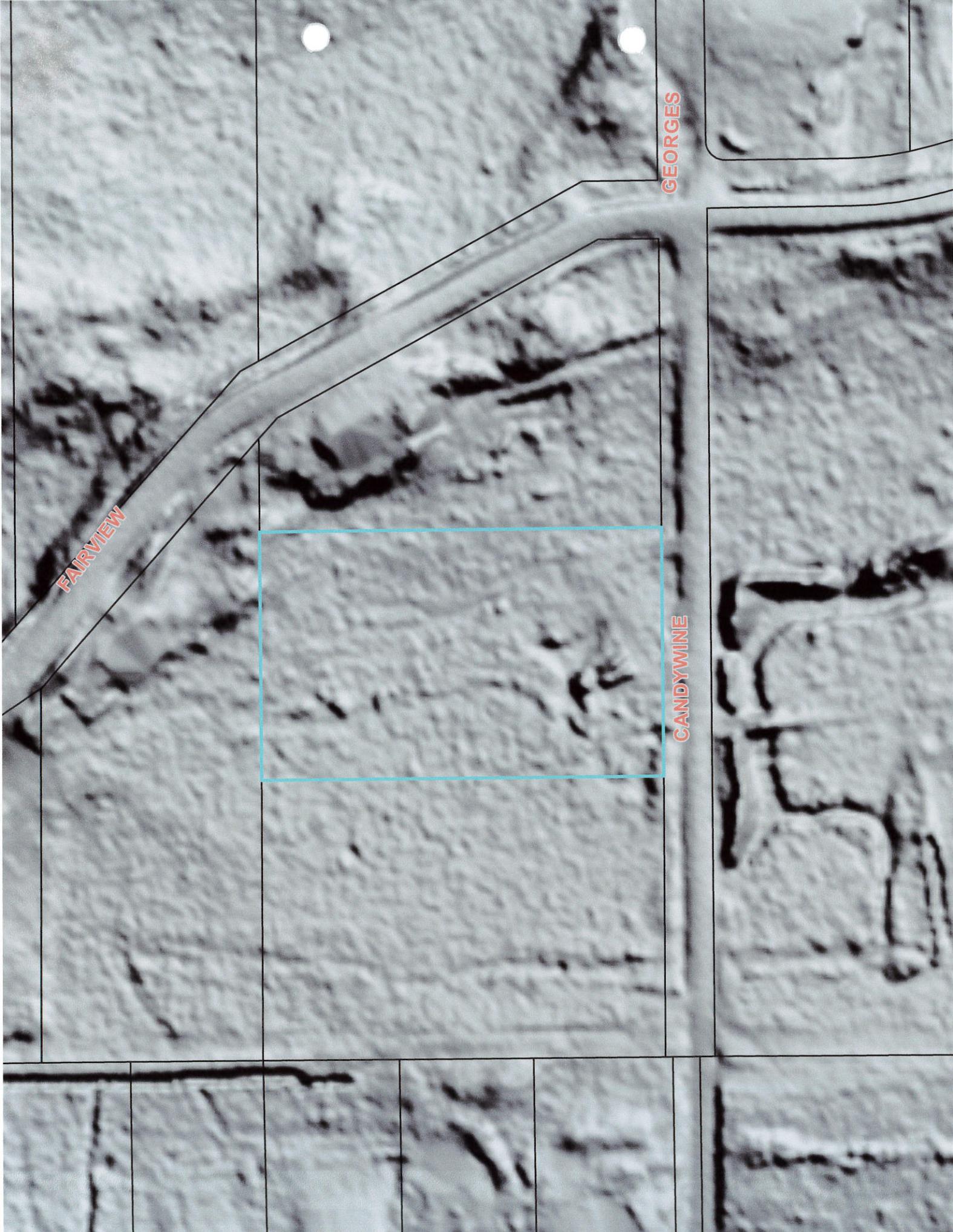
EXHIBIT A



FAIRVIEW

GEORGES

CANDYWINE



FAIRVIEW

GEORGES

CANDYWINE



Frontier Surveys
6331 Wooded Circle
Chugiak AK 99567

Mat-Su Borough
350E. Dahlja Ave.
Palmer, AK 99645

Attn: Platting Department

RECEIVED

JUL 12 2016

PLATTING

RE: Useable Area Report Renate Haven

To Whom It May Concern:

Renate Haven is a proposed subdivision of Lot 5 Imperial Acres. Per MSB Title 43.20.281 (A), any proposed subdivision must be analyzed for useable area in terms of contiguous area for septic installation and building of habitat structures.

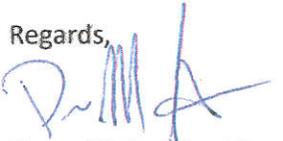
Renate Haven is a 2 lot subdivision of Lot 5 Imperial Acres, which is more or less than 2.40 acres. Access is onto Candyline Road, a Borough maintained road. Online record search found no reference to flood hazard per FEMA Map 7245, nor any reference per MSB online mapping and GIS services.

The terrain is flat to gentle slopes not exceeding 10-13%. Vegetation is boreal forest with light to heavy undergrowth. On site test hole revealed well graded sands and gravels, suitable for an on site soil absorption system.

This proposed subdivision has no limitations of area as classified and defined in MSB Title 43.20.281 specific to useable septic area and useable building area. Therefore, based on topography, geology, water table, and known regulatory constraints; ***each lot has at least 10,000 square feet of useable soil absorption system area and 10,000 square feet of building area.***

If Borough Staff has any questions regarding this useable area report for Wansor Estates, please feel free to contact me.

Regards,


Pierre M. Stragier PE
Engineer
p.stragier@frontiersurveys.com

2016-07-06

EXHIBIT B

TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: *FRONTIER SURVEYS, LLC*

Legal Description:	Renate Haven Estates, Subdivision of Imperial Estates, <i>lot 5</i> Palmer Recording District		
Soil Log Date:	06/23/16	Evaluated By:	P. Stragier

TEST HOLE NO. *21*

FRONTIER WORK ORDER #: 16-048

Depth (feet)	Description of EVERY Varied Soil Strata Observed During Excavation
1	Silt w/Organics
2	Sand w/Gravel, Loose, Dry (SP)
3	
4	
5	
6	Sand w/Gravel & Some Silt, Gray/Brown
7	Moderately Dense, Dry (SP)
8	
9	
10	
15	
16	
17	
18	Bottom of Test Hole
19	
20	
21	
22	

PROFESSIONAL ENGINEER'S SEAL

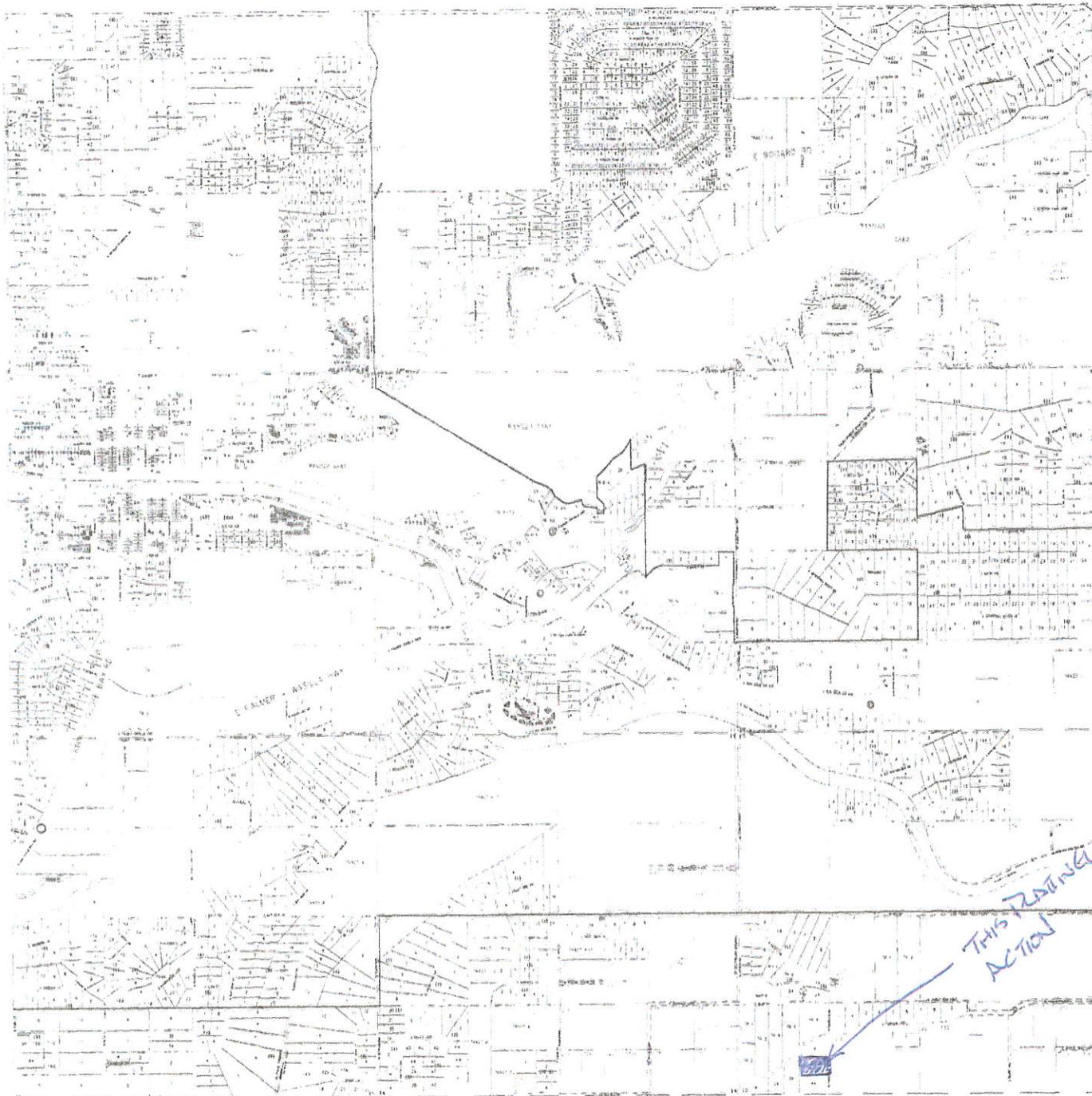


TEST HOLE LOCATION:
Imperial Acres - LOT 5

COMMENTS:

- CLEAR, 65F

The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system, within 25' of the location of the test hole (noted above). Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, 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.



**Matanuska - Susitna
Borough**

- ROW Easement
- Government Lot Line
- Lake
- Stream
- Designated ROW
- City Boundary
- Range Line
- Railroad
- Section Line
- Subdivision Boundary
- Section Line Easement
- Property Line
- Subdivision Lot Number
- Subdivision Block Number
- Subdivision Name
- Subdivision Number
- Government Lot Number
- Tax Parcel Number
- Section Number
- Milepost
- Non-Conforming Parcel



Notes: This map was compiled using a variety of sources including, but not limited to, Recorded Subdivisions Plans, U.S. Survey, Alaska State Land Survey, Bureau of Land Management Survey Plans, Alaska DNR Field of Work Plans, Public Use Examinations, Deeds, and other recorded documents. This map is hereby an index of property records and is not intended to be used in lieu of the recorded documents or a survey prepared by a Registered Land Surveyor. All information on this map is subject to field verification.

Projection: Data is modeled in State Plane Coordinate Feet, Alaska Zone 4, using North American Datum of 1983.

Matanuska-Susitna Borough
Information Technology Dept.
Geographic Information Systems
300 E. Dallas Avenue
Palmer, Alaska 99573
Phone: (907) 851-1881
E-Mail: info@msb.gov

*THIS IS TRAINING
ACTION*

This map was created by the Information Systems Branch (ISB) with the assistance of the staff of the Geographic Information Systems (GIS) Unit. The map is based on the most current data available and is subject to change without notice. The map is not intended to be used in lieu of the recorded documents or a survey prepared by a Registered Land Surveyor. All information on this map is subject to field verification.

© Matanuska-Susitna Borough 2014

WASILLA

17 N. R. 10. SW
SEC. 12, T. 11 N., R. 10 W.

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Monday, September 19, 2016 3:40 PM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: Renate Hvn Est 16-116 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: Tuesday, August 30, 2016 4:13 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; George McKee; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); cc1@wwdb.org; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); 'dmelliott@mtaonline.net' (dmelliott@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: Renate Hvn Est 16-116 AOB

Attached is the Request for Comments (RFC) for Renate Haven Estates, MSB Case #2016-116, Tech AOB. Also attached is the Vicinity Map, Owner's Statement, Soils Report and preliminary plat. Comments are due by SEPTEMBER 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)

EXHIBIT C

Amy Otto-Buchanan

From: Susan Lee
Sent: Wednesday, August 31, 2016 8:36 AM
To: Platting
Subject: RE: Renate Hvn Est 16-116 AOB

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: Tuesday, August 30, 2016 4:13 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; George McKee; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); cc1@wwdb.org; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); 'dmelliott@mtaonline.net' (dmelliott@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)
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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

RECEIVED

SEP 06 2016

PLATTING

MEMORANDUM

DATE: September 2, 2016
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *NSC*
SUBJECT: Preliminary Plat Comments / Case #2016-116

Platting Tech: Amy Otto-Buchanan
Public Hearing: September 28, 2016
Applicant / Petitioner: Robert Yundt Homes LLC
TRS: 17N01W13
Tax ID: 51031000L005
Subd: Renate Haven Estates
Tax Map: WA 11

Comments:

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

EXHIBIT E

Amy Otto-Buchanan

From: Richard Boothby
Sent: Thursday, September 01, 2016 10:14 AM
To: Platting
Cc: James Steele; Ken Barkley; Bill Gamble
Subject: RE: Renate Hvn Est 16-116 AOB

The Central Mat-Su FSA and DES has no objections as long as access meets the requirements of the International Fire Code for fire department access.

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

From: Amy Otto-Buchanan On Behalf Of Platting
Sent: Tuesday, August 30, 2016 4:13 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; George McKee; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); cc1@wwdb.org; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); 'dmelliott@mtaonline.net' (dmelliott@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: Renate Hvn Est 16-116 AOB

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

EXHIBIT F

Amy Otto-Buchanan

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Wednesday, August 31, 2016 8:28 AM
To: Platting
Cc: Jessica Thompson
Subject: RE: Renate Hvn Est 16-116 AOB

Amy,

MTA has reviewed the plat of Renate Haven Est.

MTA has no comments.

Thank you
Becky Glenn
MTA

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

From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] On Behalf Of Platting
Sent: Tuesday, August 30, 2016 4:13 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net) <kelleyg@mtaonline.net>; cc1@wwdb.org; 'ken.slauson@gmail.com' (ken.slauson@gmail.com) <ken.slauson@gmail.com>; 'dmelliott@mtaonline.net' (dmelliott@mtaonline.net) <dmelliott@mtaonline.net>; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Michael Weller <Michael.Weller@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA <mearow@matanuska.com>; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com) <Robin.Leighty@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; 'dblehm@gci.com' (dblehm@gci.com) <dblehm@gci.com>
Subject: Renate Hvn Est 16-116 AOB

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

Attached is the Request for Comments (RFC) for Renate Haven Estates, MSB Case #2016-116, Tech AOB. Also attached is the Vicinity Map, Owner's Statement, Soils Report and preliminary plat. Comments are due by SEPTEMBER 20, 2016. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan

CERTIFICATE OF OWNERSHIP

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

NAME _____
ADDRESS _____

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

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 PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____ AND THAT THE PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE _____ PLANNING & LAND USE DIRECTOR
MATANUSKA-SUSTINA BOROUGH

ATTEST: _____ PLATTING CLERK

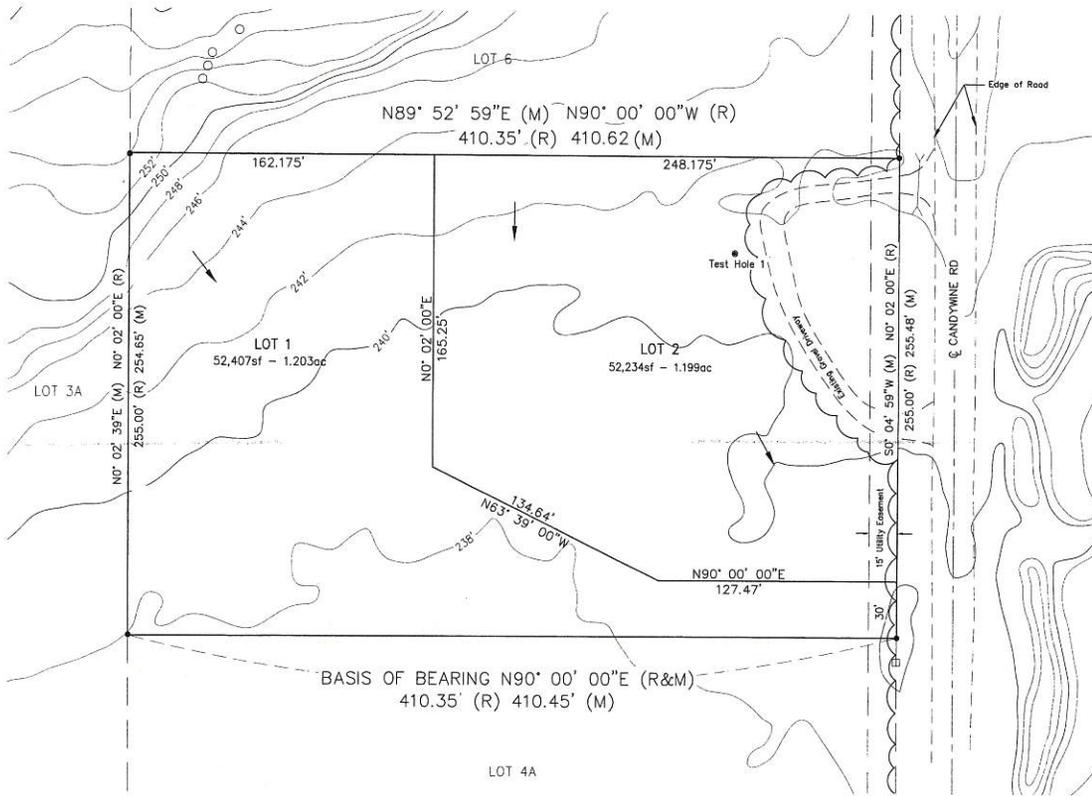
CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____ TAX COLLECTION OFFICIAL
MATANUSKA-SUSTINA BOROUGH

NOTES

1. THERE MAY BE FEDERAL, STATE, OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
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 GOVERNS THOSE SYSTEMS.

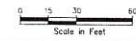


VICINITY MAP
SCALE 1" = 0.5 MI



RECEIVED
JUL 13 2016
PLATTING

RECEIVED
JUN 29 2016
PLATTING



- LEGEND**
- FOUND 1/2" REBAR IN GOOD CONDITION
 - SET 2 1/2" ALUM CAP MARKED "FRONTIER S9812 201X"
 - (R) RECORD DATA PER PLAT 78-130
 - (M) MEASURED AS RECOVERED IN THE FIELD, JUNE 9, 2016
 - TELEPHONE PEDESTAL
 - SEPTIC MONITORING TUBES
 - DRAINAGE FLOW
 - TREE LINE

APPROVED AS: SHOWN **CORRECTED**
SIGN Josh Swanson DATE 8/20/16
ENGINEERING & DESIGN



SURVEYOR'S CERTIFICATE

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

DATE _____ REGISTRATION NUMBER _____
REGISTERED LAND SURVEYOR _____

A PLAT OF
RENATE HAVEN ESTATES
A SUBDIVISION OF LOT 5
IMPERIAL ACRES
SECTION 13, 117N, 80W, S.4M, ALASKA
PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 2.40 ACRES MORE OR LESS

PREPARED BY:
FRONTIER SURVEYS, LLC
1535 WOODS CIRCLE
ANCHORAGE, AK 99507

DRAWN BY: JS DATE: 2016-6-15 DRAWING ID: 16-048P
CHECKED BY: PS & BS SCALE: 1" = 80ft SHEET 1 of 1



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

September 7, 2016

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

Subject: Abbreviated Plat Request for Comments – **Renate Haven**
Estates (Case No. 2016-116)

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, I can be reached by phone at 907-334-7953 or by email at robin.leighty@enstarnaturalgas.com.

Sincerely,

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

Robin Leighty
Right-of-Way and Permitting Agent

Sent via e-mail to platting@matsugov.us

one test pit located on the proposed site. The test pit log and test pit location map are attached. A sieve analysis was performed and the resulting report is attached. Mr. Hansen states each lot has more than 10,000sf suitable for septic in addition to more than 10,000 sf suitable for building.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no comment. 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.

Utilities: (**Exhibit G**) Enstar has no comments, recommendations or objections. MTA notes there is a 15' wide MTA easement recorded at Book/Page 1008/560, dated April 19, 1999 and this easement should be shown (see **Recommendation #5**). Staff notes this easement was not included in the Certificate to Plat; however, staff has a copy of the recorded document. MEA notes there is a blanket easement, recorded at Book 29/Page 26, February 17, 1960, that needs to be included in the plat notes (see **Recommendation #5**). Staff notes this easement was also not included in the Certificate to Plat. A copy of both easements is at **Exhibit G**. GCI did not respond.

City of Wasilla: (**Exhibit H**) City of Wasilla has no comments/concerns.

Agencies: (**Exhibit I**) ADOT&PF notes no direct access will be granted to S. Knik-Goose Bay Road. All access must go to S. Old Knik Road (see **Recommendation #4**). Petitioner should be aware there is an ADOT&PF project for Fairview Loop coming through in the future. If they have any questions or concerns about the right-of-way in the area, they should contact the project manager, Eric Miyashiro at 907-269-0610 or eric.miyashiro@alaska.gov.

At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; Knik-Fairview Community Council; #14 Fairview Road Service Area; MSB Assessments, Permit Center or Pre-Design Division; or GCI.

CONCLUSION: The plat of Church Addition #1 RSB Block 2 Tract 6 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

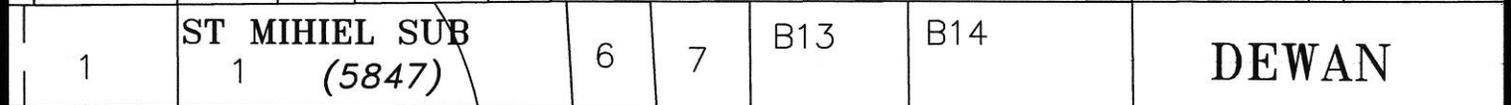
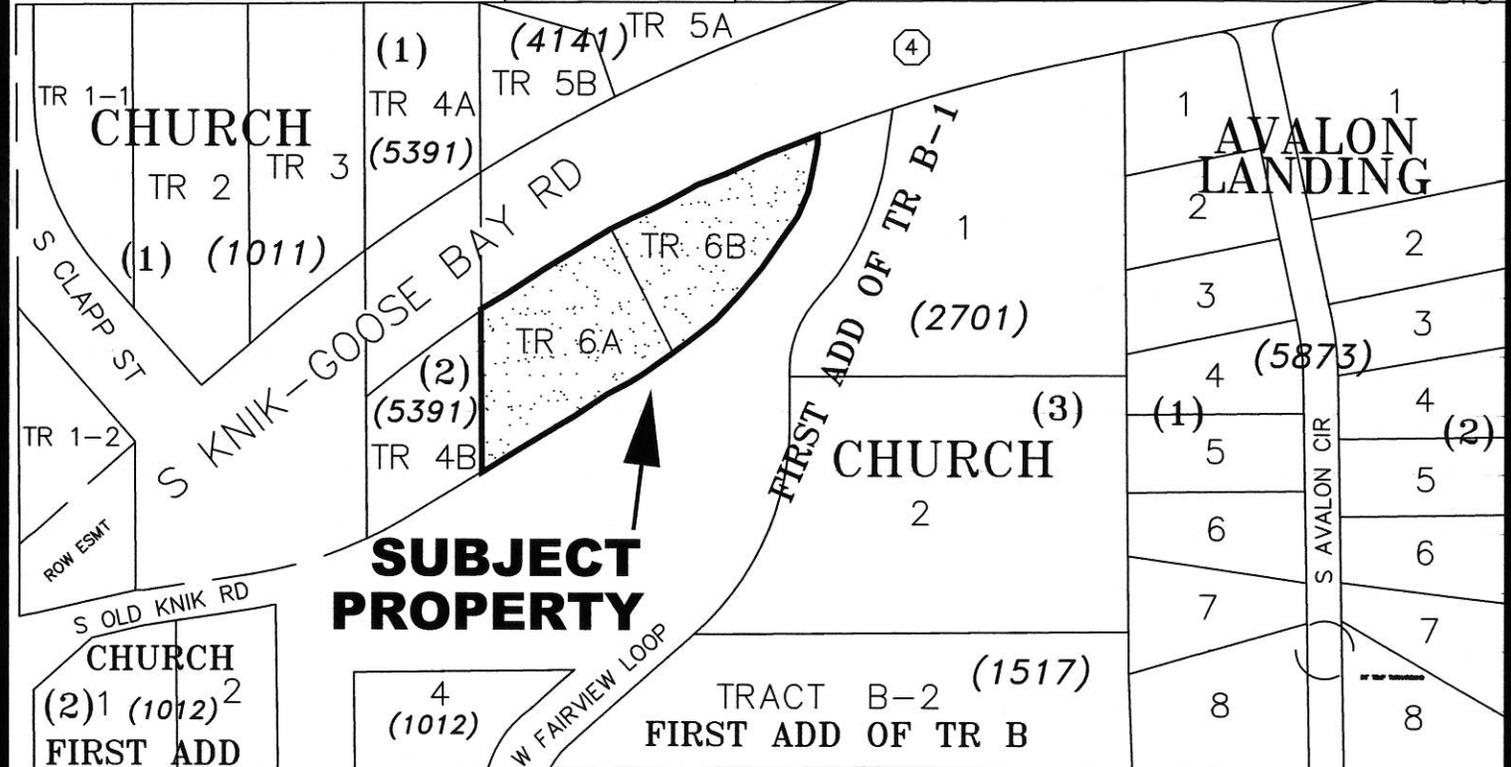
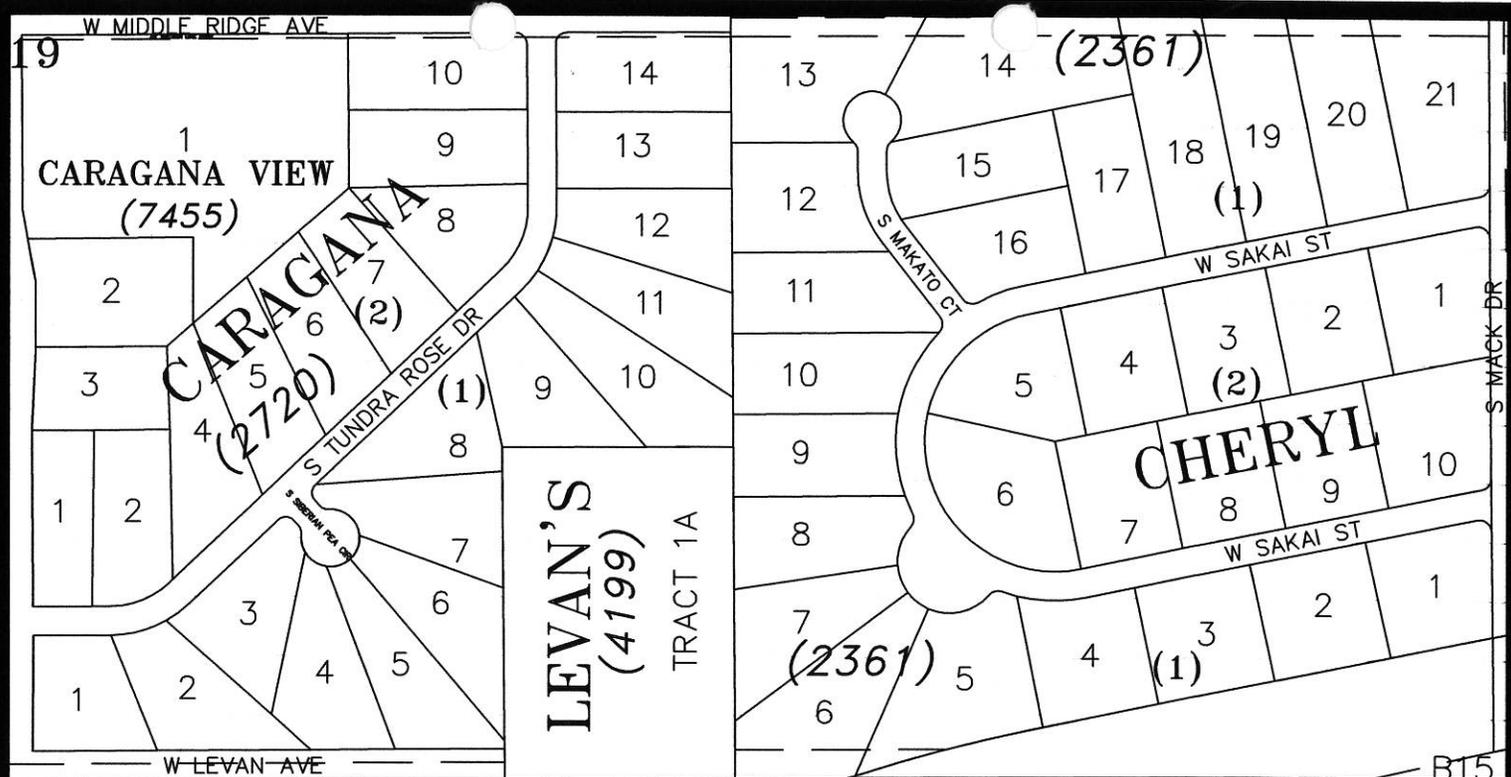
Staff recommends approval with the following conditions and findings:

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 \$47.28.
4. Add plat note to read: "No direct access to W. Fairview Loop or S. Knik-Goose Bay Road is allowed from either lot."
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 Church Addition #1 RSB Block 2 Tract 6 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; Knik-Fairview Community Council; #14 Fairview Road Service Area; MSB Assessments, Permit Center or Pre-Design Division; or GCI.
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. City of Wasilla had no comments/concerns.
9. There is a proposed ADOT&PF project within this area; petitioner is encouraged to contact ADOT&PF for further information.



VICINITY MAP
 FOR CHURCH ADD 1 RSB B/2 T/6
 LOCATED WITHIN
 SECTION 19, T17N, R1W, SEWARD MERIDIAN,
 ALASKA

1
ACRES
 (7380)



TUNDRA ROSE

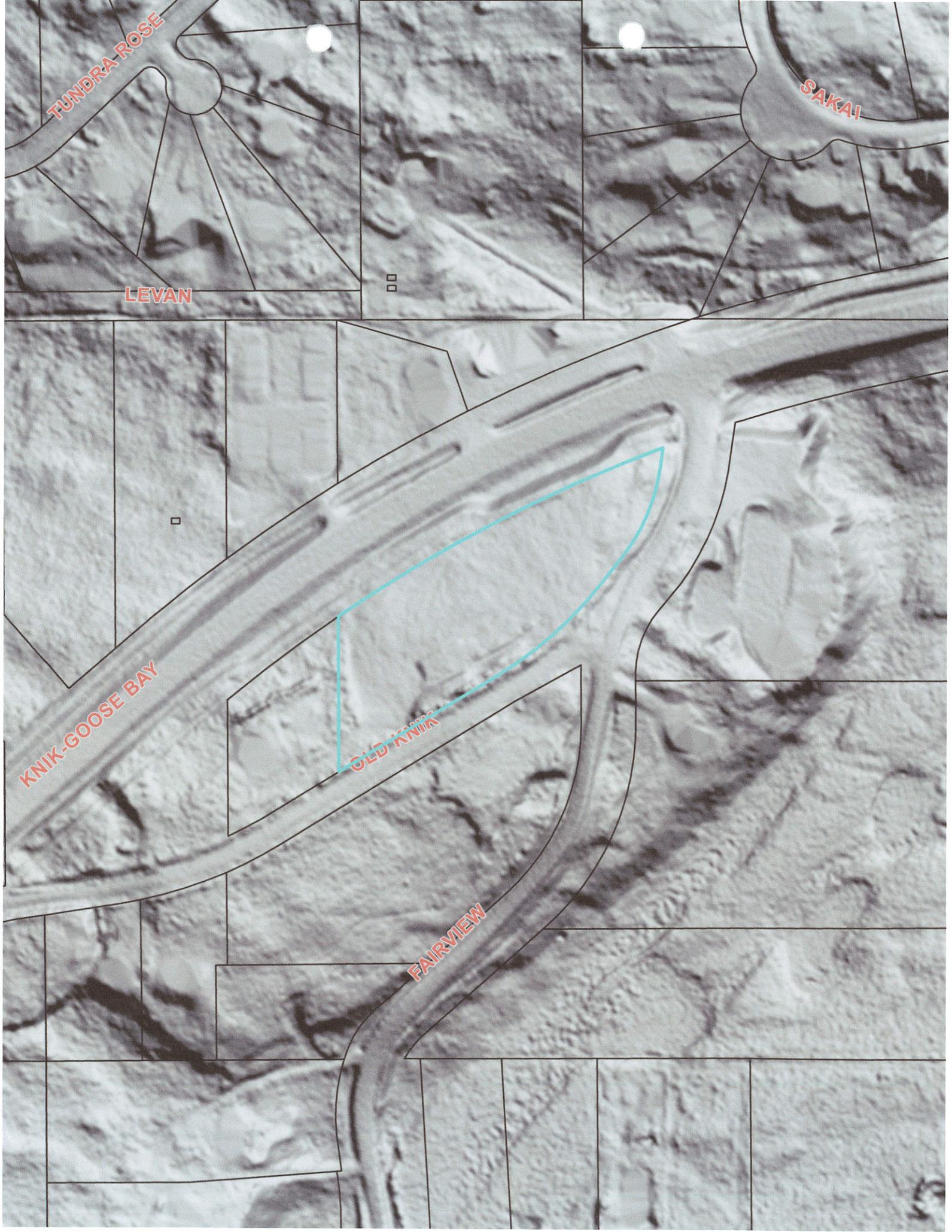
LEVAN

SAKAI

KNIK-GOOSE BAY

OLD KNIK

FAIRVIEW



TUNDRA ROSE

SAKAI

LEVAN

KNIK-GOOSE BAY

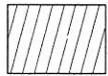
OLD KNIA

FAIRVIEW

NOTES

1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83(CORS96 EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD88(GEIOD09)

LEGEND



USEABLE AREA



TEST HOLE

CHURCH SUBDIVISION (PLAT 18W)

CHURCH SUBDIVISION ADD1 (PLAT 2003-94)

CHURCH SUBDIVISION ADD1 (PLAT 93-40)

TRACT 6A
1.61 ACRES ±

TRACT 6B
1.61 ACRES ±

CHURCH SUBDIVISION ADD1 (84-56)

CHURCH ADD1 SUBDIVISION (PLAT 2007-130)

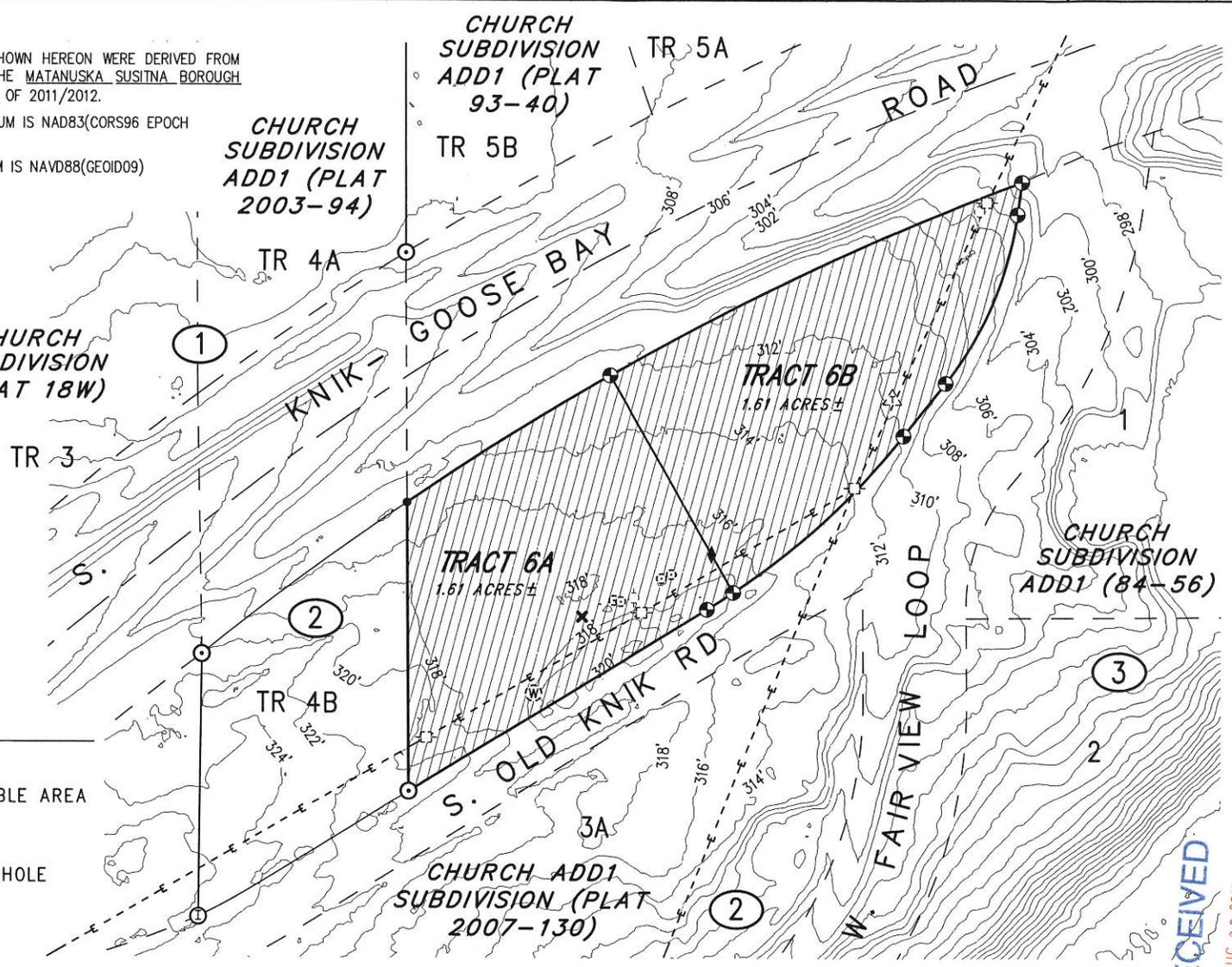
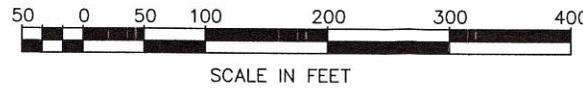


EXHIBIT B



HANSON SURVEYING & MAPPING LLC
305 E. FREEMAN AVE.
PALMER, ALASKA 99645
(907)746-7738



WASILLA, ALASKA
CHURCH SUB. ADD. 1
TRACTS 6A & 6B
USEABLE AREA

RECEIVED
AUG 29 2016
P.L.A.T.I.N.G.

FILE: 16-145
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
DWG.#: 16-145CS
DATE: 08-03-16
SCALE: 1:100
LOCATION: T.17N.R.1W.S.19 SM

SHEET 4 OF 4

NOTES

1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.

2. THE HORIZONTAL DATUM IS NAD83(CORS96 EPOCH 2003.0)

3. THE VERTICAL DATUM IS NAVD88(GEIOD09)

CHURCH SUBDIVISION (PLAT 18W)

CHURCH SUBDIVISION ADD1 (PLAT 2003-94)

CHURCH SUBDIVISION ADD1 (PLAT 93-40)

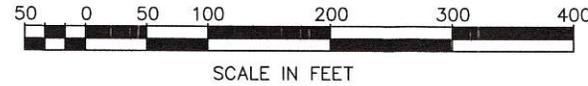
GOOSE BAY

TRACT 6B
1.61 ACRES ±

TRACT 6A
1.61 ACRES ±

CHURCH SUBDIVISION ADD1 (84-56)

CHURCH ADD1 SUBDIVISION (PLAT 2007-130)



HANSON SURVEYING & MAPPING LLC
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907)746-7738



WASILLA, ALASKA
CHURCH SUB. ADD. 1
TRACTS 6A & 6B
CONTOURS

RECEIVED
AUG 29 2016
PLATTING

FILE: 16-145
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
DWG.#: 16-145CS
DATE: 08-03-16
SCALE: 1:100
LOCATION: T.17N.R.1W.S.19 SM

SHEET 3 OF 4

CHURCH
SUBDIVISION
(PLAT 18W)

CHURCH
SUBDIVISION
ADD1 (PLAT
2003-94)

CHURCH
SUBDIVISION
ADD1 (PLAT
93-40)

TR 5A

TR 5B

TR 4A

TR 3

1

KNIK - GOOSE BAY
ROAD

SEE
DETAIL

TRACT 6B
1.61 ACRES ±

LOOP

CHURCH
SUBDIVISION
ADD1 (84-56)

LEGEND

- ① RECOVERED IRON ROD
- RECOVERED 3/8" REBAR
- ⊙ RECOVERED PLASTIC CAP ON #5 REBAR
- ⊕ SET MONUMENT
- ⊕ WATER WELL
- ⊕ VENT PIPE
- ⊕ PEDESTAL, TELEPHONE
- ⊕ PEDESTAL, ELECTRIC
- ⊕ UTILITY POLE
- ⊕ ELECTRIC CABINET
- ⊕ METER SOCKET
- ◆ TEST HOLE
- ✕ WATER/ELECTRIC STUB
- - - OVERHEAD ELECTRIC

2

TR 4B

TRACT 6A
1.61 ACRES ±

CHURCH ADD1
SUBDIVISION (PLAT
2007-130)

3A

S. OLD KNIK RD

FAIR VIEW
LOOP

3

DETAIL
(N.T.S.)

KNIK-GOOSE BAY RD.

TR 6B

FAIRVIEW LP.



SCALE IN FEET



HANSON SURVEYING
& MAPPING LLC
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907)746-7738



WASILLA, ALASKA
CHURCH SUB. ADD. 1
TRACTS 6A & 6B
AS-BUILT

FILE: 16-145
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
DWG.#: 16-145CS
DATE: 08-03-16
SCALE: 1:100
LOCATION:
T.17N.R.1W.S.19 SM

RECEIVED

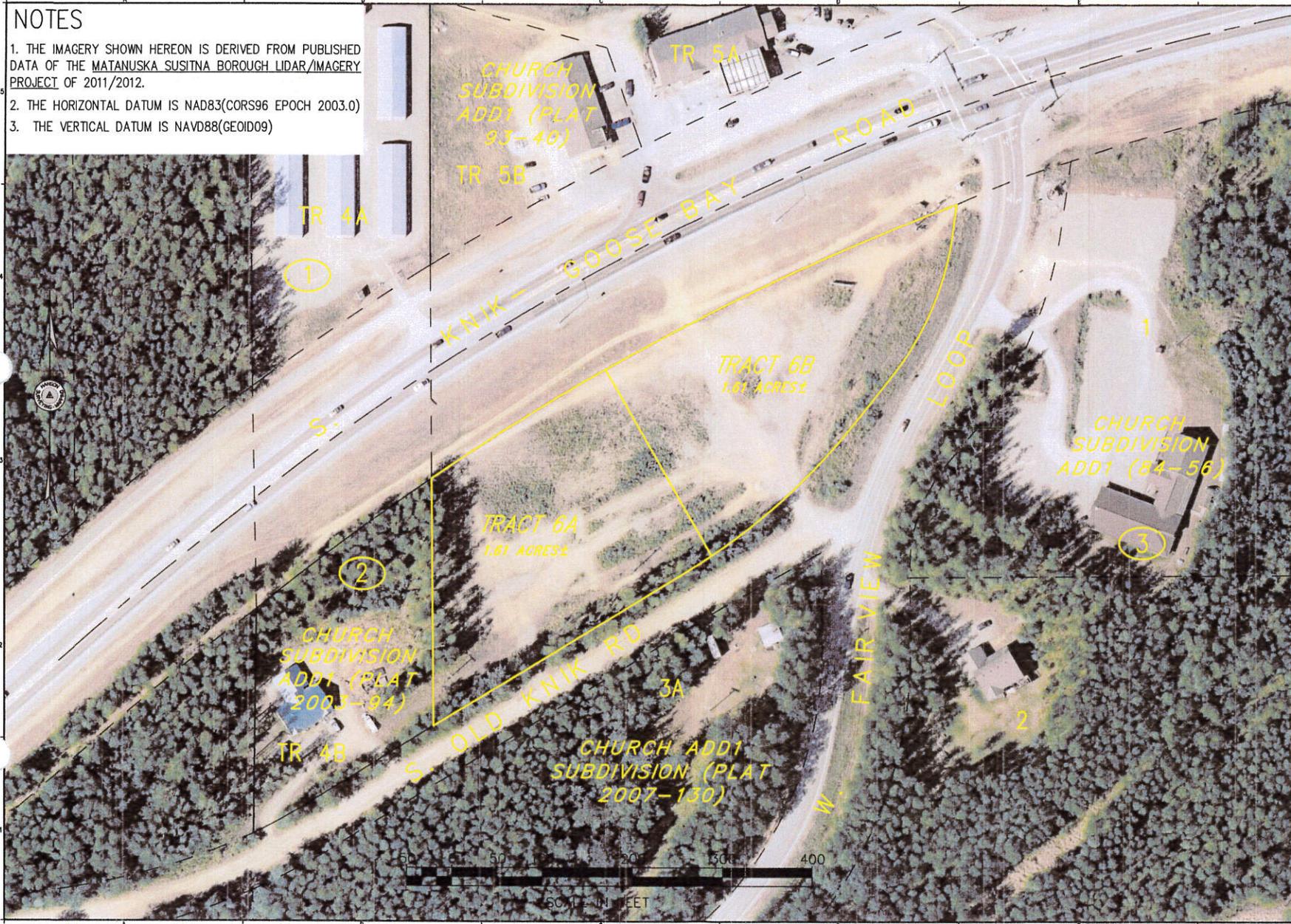
AUG 29 2016

PLATTING

SHEET 2 OF 4

NOTES

1. THE IMAGERY SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83(CORS96 EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD88(GEIOD09)



HANSON SURVEYING & MAPPING LLC
 305 E. FIREWED AVE.
 PALMER, ALASKA 99645
 (907)746-7738



WASILLA, ALASKA
 CHURCH SUB. ADD. 1
 TRACTS 6A & 6B
 PROJECT OVERVIEW

FILE: 16-145
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 DWG.#: 16-145CS
 DATE: 08-03-16
 SCALE: 1:100
 LOCATION: T.17N.R.1W.S.19 SM



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

2605 N Old Glenn Hwy, Palmer, AK 99645

Phone: (907) 745-4721

e-mail: mhpe@mtaonline.net

Church Subdivision Addition 1 Tracks 6A & 6B

Wasilla, Alaska
Geotechnical Investigation

RECEIVED

AUG 29 2016

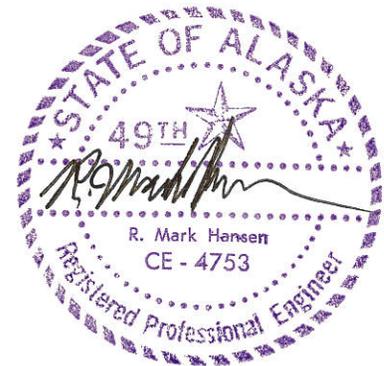
PLATTING

July 2016

Prepared for: Hanson Surveying & Mapping
305 E Fireweed Ave
Palmer, AK 99645

Prepared by: Tyler Hansen, EIT

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



7-28-2016



MARK HANSEN P.L.L.C.

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e-mail: mhpe@mtaonline.net

Church Subdivision Addition 1 Tracts 6A & 6B Wasilla, Alaska

Contents

Report Narrative 2 pages

Location Information

Vicinity Map 1 page
Test Pit Location Map 1 page

Test Pits

Test Pit Log Plates 1
Log Graphics Key 1 page

Soil Testing

Sieve Test Report 1 page
Soil Sample Summary 1 page

Supplemental Information

ASTM Soil Classification Chart
Frost Design Soil Classification
Plasticity Chart



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Church Subdivision Addition #1, Tracts 6A & 6B Wasilla, Alaska

Geotechnical Investigation

July 2016

Location

The subject property is located at the corner of S Knik Goose Bay Rd and W Fairview Loop. The address is 2750 S Old Knik Rd, Wasilla, Alaska. It is located within the NW ¼ of Sec. 19, T17N, R1W, Seward Meridian, Alaska.

Scope of Investigation

This investigation is to verify useable areas for platting purposes.

The proposed subdivision divides one 3.22 acre parcel into two parcels of 1.61 acres each.

Findings

1. The soil observed at typical septic depth consists of poorly graded gravel with sand, and includes cobbles and boulders. This soil typically has high permeability. This soil is adequate for on-site wastewater disposal.
2. Ground water was not observed in the test pit.
3. No bedrock was encountered in the test pit.

General Topography

The lot is relatively flat with a gentle slope down to the northeast. The property had been previously cleared and most of the vegetation is second growth trees. Previous use of the site is unknown.

Useable Area

Each lot in the proposed subdivision has more than 10000 square feet suitable for septic in addition to more than 10000 square feet suitable for building.

Field Exploration

The investigation included 1 test pit located on the proposed split. Exploration was conducted on July 21, 2016 using a Hitachi EX120 excavator operated by George Alder. Exploration was supervised and the test hole logged by Tyler Hansen. No soil conditions were encountered in the test pit that would prohibit a conventional septic system. The test hole was located by handheld GPS. GPS coordinates are recorded on the test pit log.

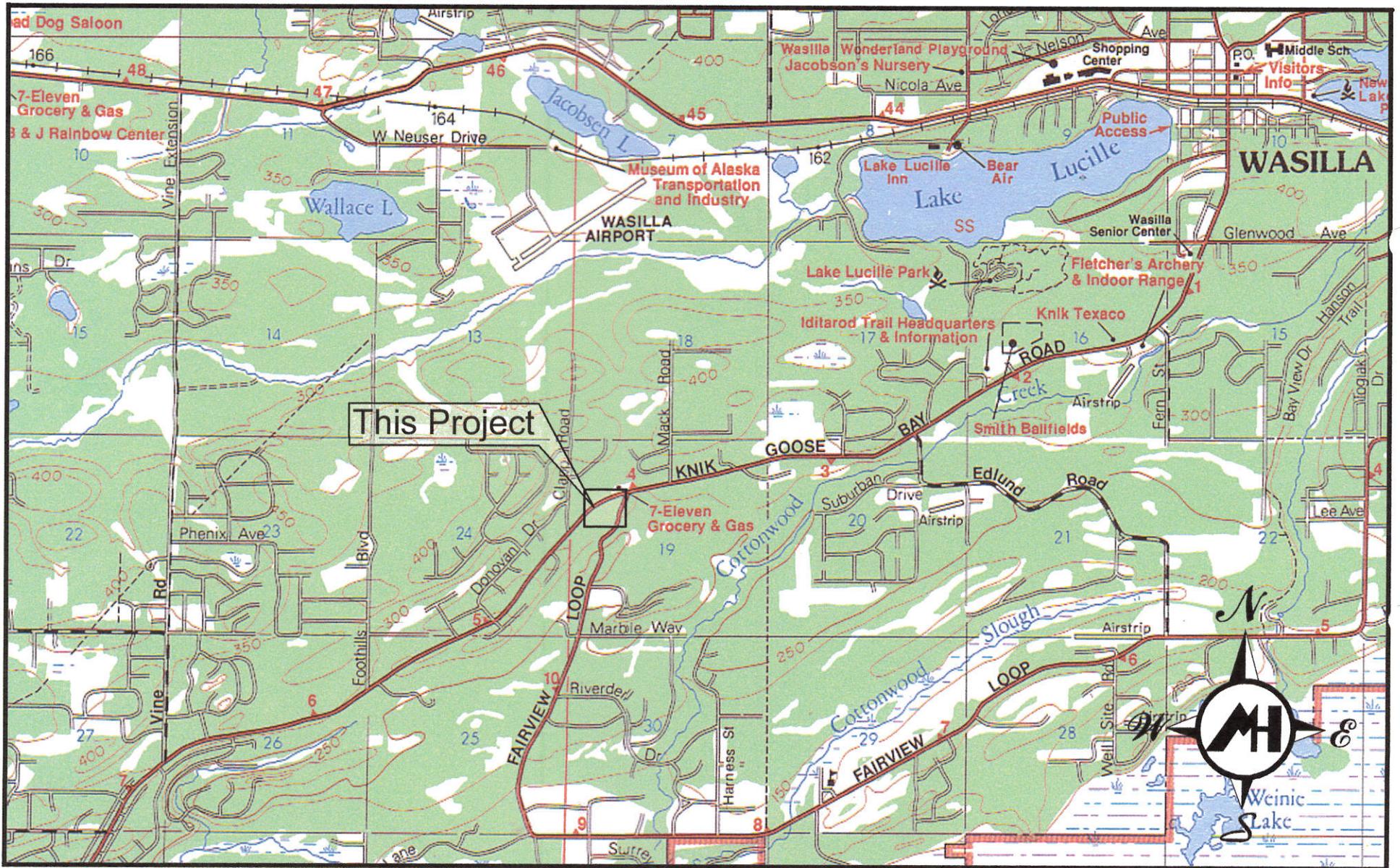
The approximate test pit location is shown on the attached test pit location map.

Test pit Logs

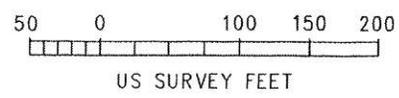
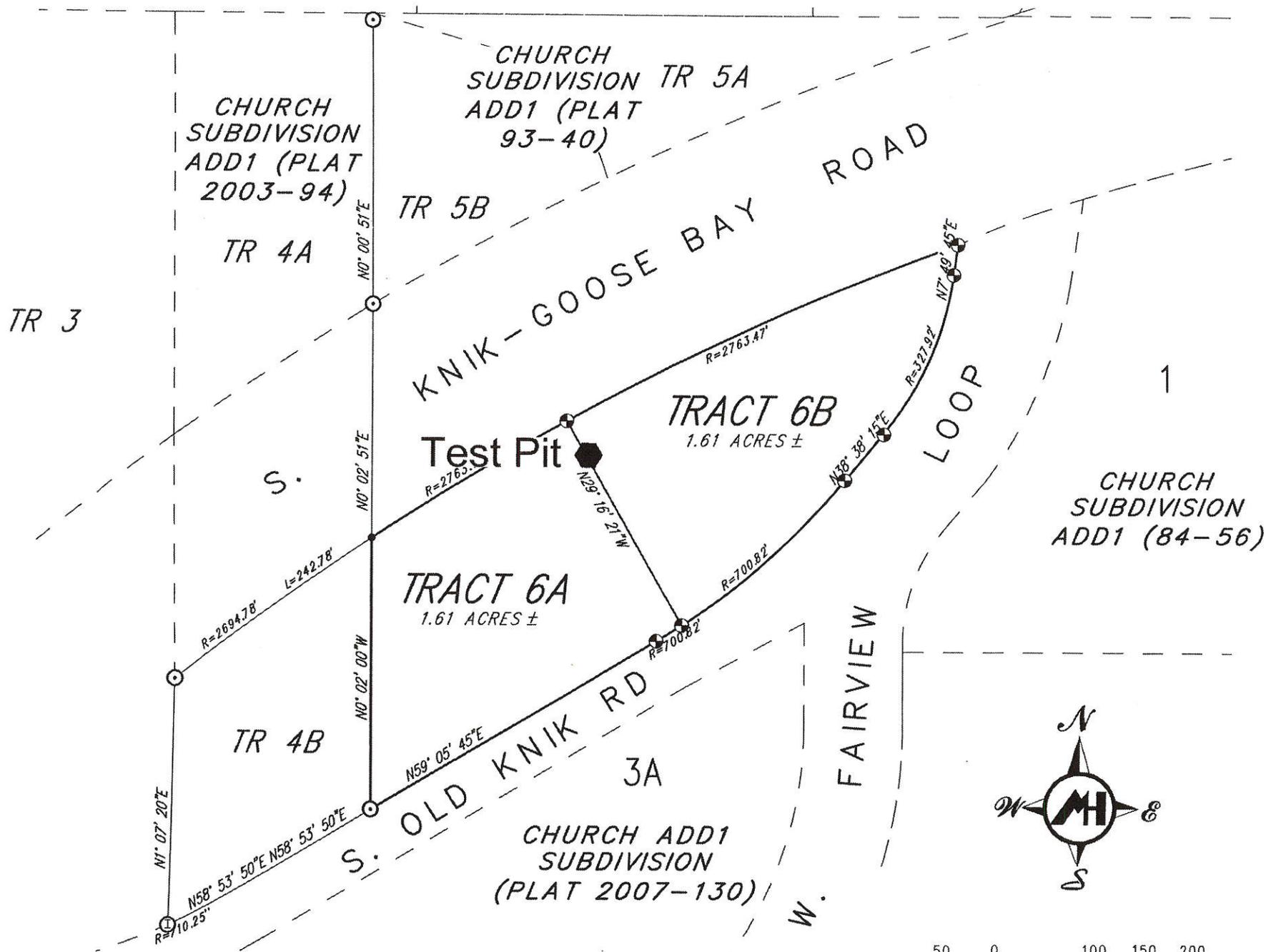
Descriptions of the soils encountered are recorded on the right side of the field log. Also shown are properties such as cobble and boulder presence, which was observed in the field, but not reflected in the sample. When taking the field sample we attempted to obtain representative samples of the 3" minus portion of the soils but did not intentionally include particles larger than 3" in the samples. The moisture content type and location of samples, and the general soil type are shown graphically on the left side. Since the soil contained particles much larger than 3", It is important that the description on the log be considered, and not just the gradation analysis.

Laboratory

In the laboratory, a sieve analysis was performed on a sample from typical septic depth. The result is shown on the sieve test report attached. Note that the analysis does not show the cobbles that were present in the soil, but not included in the sample.



Vicinity Map



Test Pit Location Map

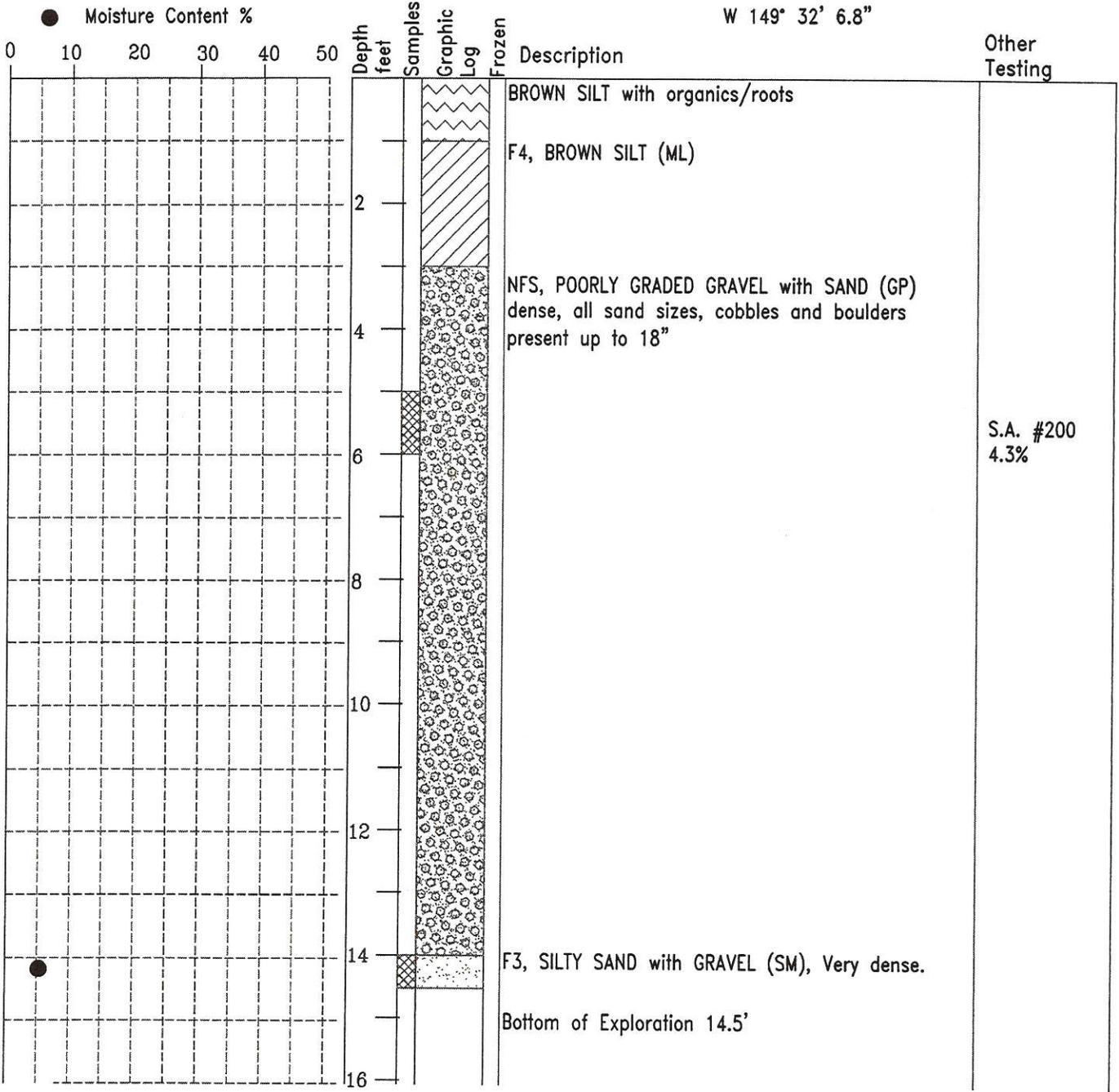
Log of Test Pit 1

Exploration: July 21, 2016

Equipment: EX200

Location: N 61° 33' 4.5"

W 149° 32' 6.8"



● Moisture Content %

▨ Grab Sample

▨ Bulk Sample



Mark Hansen P.E.

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

Job No.: 16073 Date: July 2016

Log of Test Pit 1

Church Sub. ADD 1 Tracts 6A & 6B
Hanson Surveying & Mapping
305 E Fireweed Ave
Palmer, AK 99645

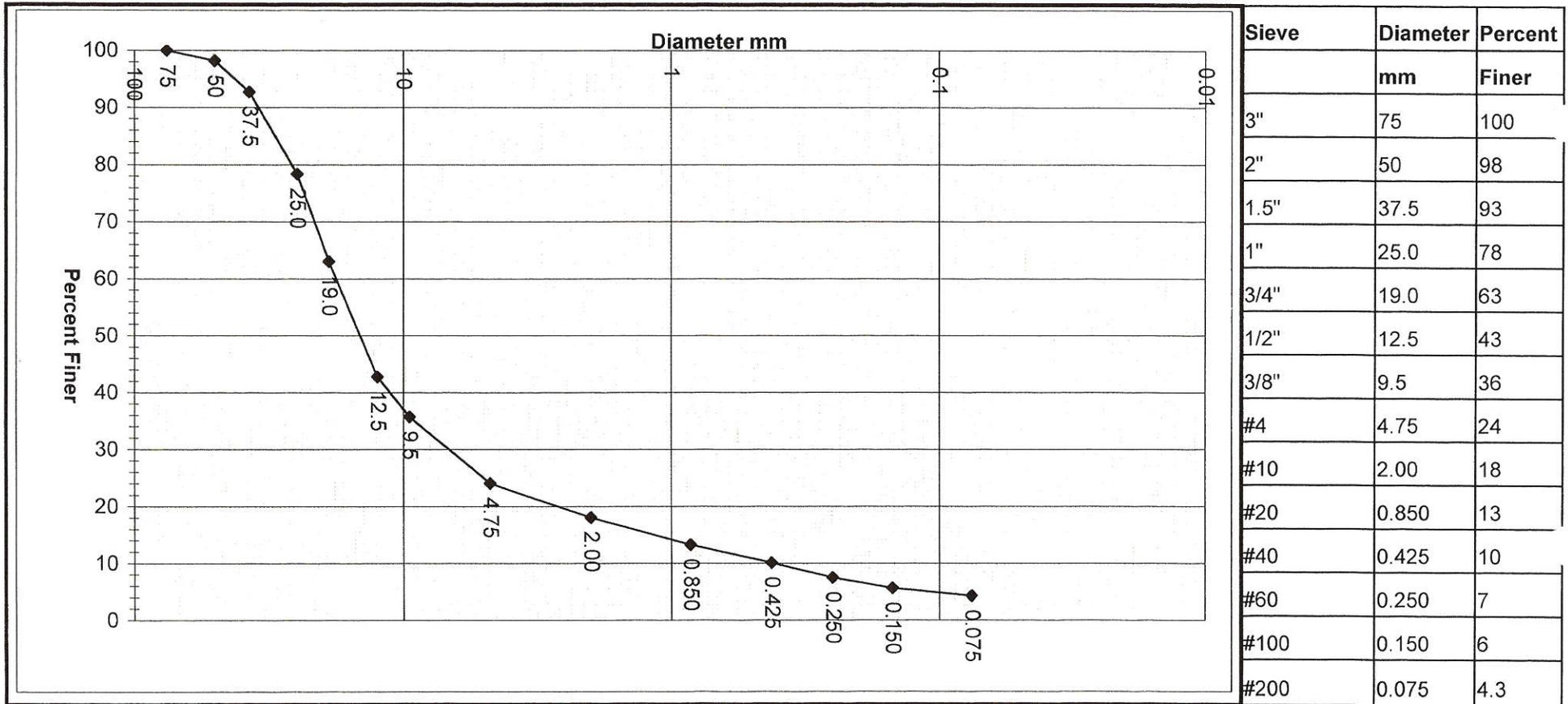
Plate
1

GRAPHICS LOG KEY

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



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



Client: **Hanson Surveying and Mapping** Soil Description: Poorly Graded Gravel with Sand

Project: Church Subdivision ADD#1 Unified Classification: GP

Sample Location: TP# 1 @ 5'-6'

Date: 7/26/2016

$C_u = 42$ Sample Date: 7/21/2016

$C_c = 6.7$ Proj. no: 16073



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

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

LABORATORY TESTING SUMMARY

Church Subdivision Addition 1 Tracts 6A & 6B

Exploration: July 21, 2016

Test Hole	Depth Feet	Moisture	Visual Classifications		Pass #200 Other	Sample Type
			Frost Class	Unified Class		
1	5-6	-	NFS	GP	4.3	Bulk
1	14-14.5	5.5%	F3	SM		Grab

ASTM Soil Classification Chart

Criteria for assigning Group Symbols and Group Names Using Laboratory Tests ^A				Soil Classification		
				Group Symbol	Group name ^B	
Coarse-Grained Soils More than 50% retained on No. 200 sieve	Gravels More than 50% of coarse fraction retained on No. 4 sieve.	Clean Gravels	$Cu \geq 4$ and $1 < Cc < 3^E$	GW	Well graded gravel ^F	
		Less than 5% fines ^C	$Cu < 4$ and /or $1 > Cc \geq 3^E$	GP	Poorly graded gravel ^F	
		Gravel with Fines More than 12% fines ^C	Fines classify as ML or MH Fines classify as CL or CH	GM	Silty gravel ^{F,G,H}	
	Sands 50% or more of coarse fraction passed No. 4 sieve	Clean Sands	$Cu \geq 6$ and $1 < Cc < 3^E$	SW	Well graded sand	
		Less than 5% fines ^D	$Cu < 6$ and /or $1 > Cc \geq 3^E$	SP	Poorly graded sand ^I	
		Sands with fines more than 12% fines ^D	Fines classify as ML or MH Fines classify as CL or CH	SM	Silty sand ^{G,H,I}	
Fine-Grained Soils 50% or more passes the No. 200 Sieve	Silts and Clays Liquid limits less than 50	Inorganic	$PI > 7$ and plots on or above "A" line ^J	CL	Lean Clay ^{K,L,M}	
		Organic	Liquid limit - oven dried < 0.75 Liquid limit - not dried	ML	Silt ^{K,L,M}	
	Silts and Clays Liquid limits 50 or more	Inorganic	PI plots on or above "A" line PI plots below "A" line	CH	Fat Clay	
		Organic	Liquid limit - oven dried < 0.75 Liquid limit - not dried	MH	Elastic silt ^{K,L,M}	
					OH	Organic silt ^{K,L,M,Q}
	Highly organic soils		Primarily organic matter, dark in color, and organic odor		PT	Peat

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

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

^C Gravels with 5 to 12% fines require dual symbols
 GW-GM well-graded gravel with silt
 GW-GC well-graded gravel with clay
 GP-GM poorly graded gravel with silt
 GP-GC poorly graded gravel with clay

^D Sands with 5 to 12% fines require dual symbols
 SW-SM well-graded sand with silt
 SW-SC well-graded sand with clay
 SP-SM poorly graded sand with silt
 SP-SC poorly graded sand with clay

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

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

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

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

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

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

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

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

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

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

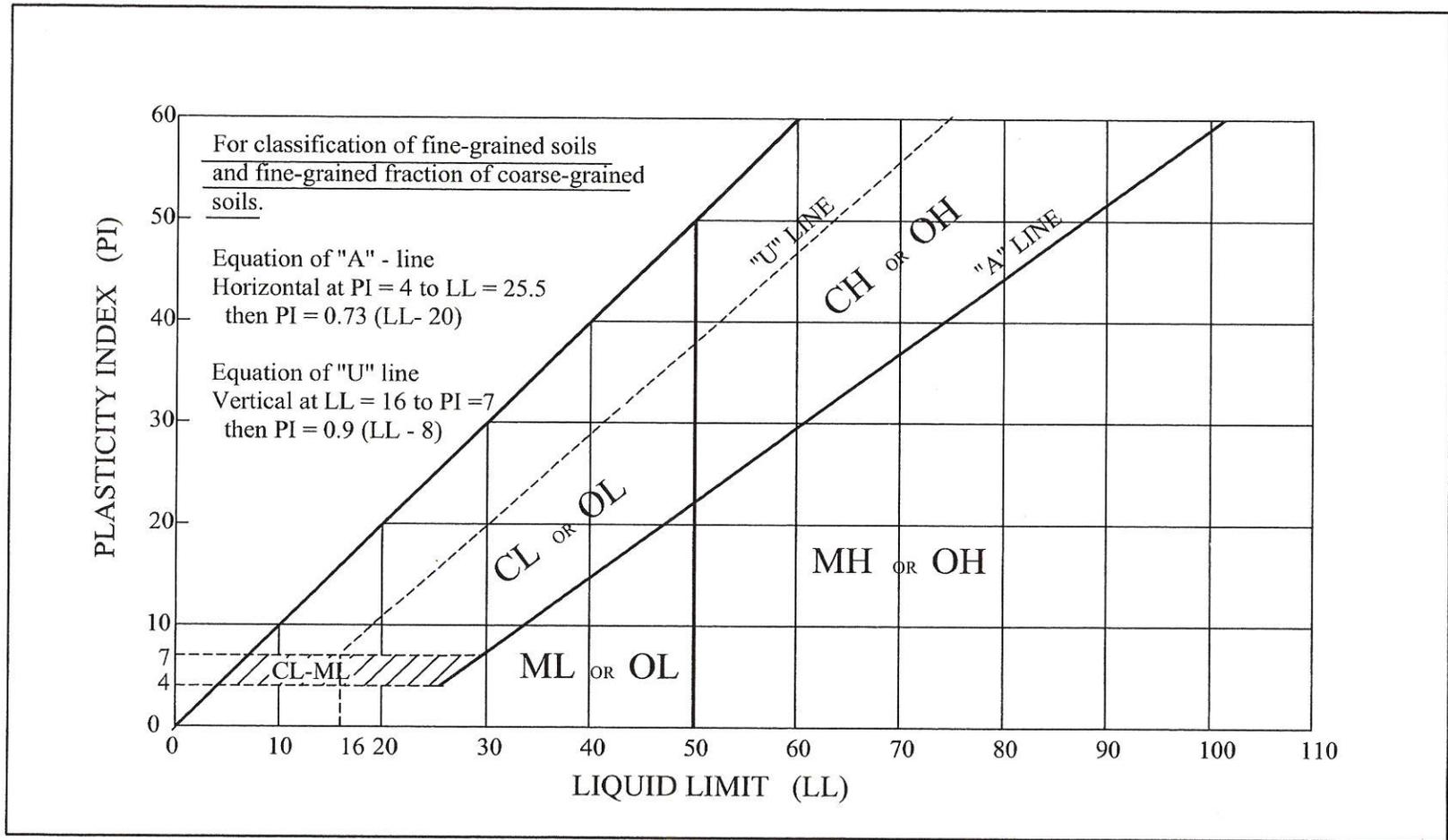
^O $PI < 4$ or plots below "A" line.

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

^Q PI plots below "A" line.

U.S. Corps of Engineers
Frost Design Soil Classification

Frost group	Soil Type	Percentage finer than 0.02mm, by weight	Typical soil types under Unified Soil Classification System
NFS	Sands and Gravelly soils	< 3	SP, SW, GP, GW
F1	Gravelly soils	3 to 10	GW, GP, GW-GM, GP-GM
F2	(a) Gravelly soils (b) Sands	10 to 20 3 to 15	GM, GW-GM, GP-GM SW, SP, SM, SW-SM, SP-SM
F3	(a) Gravelly soils (b) Sands, except very fine silty sands (c) Clays, PI >12	>20 >15 ---	GM, GC SM, SC CL, CH
F4	(a) All silts (b) Very fine silty sands (c) Clays, P1<12 (d) Varved clays and fine-grained, banded sediments	--- >15 --- ---	ML, MH SM CL, CL-ML CL and ML CL, ML, and SM; CL, CH, and ML; CL, CH, ML, and SM



Plasticity Chart

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Monday, September 19, 2016 4:06 PM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: Church Add 1 RSB B2 T6 16-117 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: Wednesday, August 31, 2016 3:02 PM
To: melanie.nichols@alaska.gov; Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@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; brian.young@usps.gov; Dan Mayfield; Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); 'ken.slauson@gmail.com' (ken.slauson@gmail.com); 'dmelliott@mtaonline.net' (dmelliott@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: Church Add 1 RSB B2 T6 16-117 AOB

Attached is the Request for Comments (RFC) for Church Addition #1 RSB Block 2 Tract 6, MSB Case #2016-117 Tech AOB. Also attached is the Vicinity Map, Soils Report, Owner's Statement and preliminary plat. Comments are due by SEPTEMBER 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: Susan Lee
Sent: Thursday, September 01, 2016 7:53 AM
To: Platting
Subject: RE: Church Add 1 RSB B2 T6 16-117 AOB

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: Wednesday, August 31, 2016 3:02 PM

To: melanie.nichols@alaska.gov; Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@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; brian.young@usps.gov; Dan Mayfield; Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); 'ken.slauson@gmail.com' (ken.slauson@gmail.com); 'dmelliott@mtaonline.net' (dmelliott@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: Church Add 1 RSB B2 T6 16-117 AOB

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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: September 2, 2016
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *MSC*
SUBJECT: Preliminary Plat Comments / Case #2016-117

RECEIVED

SEP 06 2016

PLATTING

Platting Tech: Amy Otto-Buchanan
Public Hearing: September 28, 2016
Applicant / Petitioner: Renner
TRS: 17N01W19
Tax ID: 51012T060000
Subd: Church Addition #1 RSB B/2 T/6
Tax Map: WA 13

Comments:

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

EXHIBIT E

Amy Otto-Buchanan

From: Richard Boothby
Sent: Thursday, September 01, 2016 9:39 AM
To: Platting
Cc: James Steele; Ken Barkley; Bill Gamble
Subject: RE: Church Add 1 RSB B2 T6 16-117 AOB

The Central Mat-Su FSA and DES has no objections.

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

From: Amy Otto-Buchanan On Behalf Of Platting
Sent: Wednesday, August 31, 2016 3:02 PM
To: melanie.nichols@alaska.gov; Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@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; brian.young@usps.gov; Dan Mayfield; Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); 'ken.slauson@gmail.com' (ken.slauson@gmail.com); 'dmelliott@mtaonline.net' (dmelliott@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: Church Add 1 RSB B2 T6 16-117 AOB

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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

September 12, 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 – **Church Addition No. 1 RSB**
(Case No. 2016-117)

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

Sent via e-mail to MSB platting division

EXHIBIT G

Matanuska Telephone Association, Inc.

GRANT OF EASEMENT

BOOK 1008 PAGE 560

KNOW ALL BY THESE PRESENTS:

That the undersigned JOE D. BLACKARD (hereinafter called GRANTOR, whether one or more) for benefit received, does hereby grant unto MATANUSKA TELEPHONE ASSOCIATION, INC., a cooperative corporation (hereinafter called GRANTEE) duly organized and existing under and by virtue of the laws of the State of Alaska, whose address is Palmer, Alaska, its successors and assigns, rights of ingress and egress, and easement to enter upon the lands of the GRANTOR(S) and to construct, reconstruct, lay, maintain, operate, after repair, remove, and replace aerial or buried telecommunications cables/lines, poles, or systems and appurtenances thereto, and make changes and additions thereto, to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said cables/lines or systems to license, permit or otherwise agree to the joint use or occupancy of the easement, cables/lines, or systems by any other firm or corporation for telecommunications or electrification purposes, utilizing such facilities, under, upon, over, and through lands which the undersigned owns or in which the undersigned has an interest and/or in upon, or under all private or underlying interest streets, roads or highways abutting said lands. The said GRANTOR(S) is/are to fully use and enjoy said premises and said GRANTOR(S) shall not construct or permit to be constructed any structures or obstructions on, under, or over that will interfere with the construction, maintenance or operation of any telecommunications cables/lines or systems, or appurtenances constructed hereunder. Said easement is situated in the Palmer Recording District, Third Judicial District, State of Alaska, Section 19 Township(s) 17 North Range(s) 1 West Seward Meridian, Alaska. Said easement is more particularly described as:

A Fifteen-foot wide telecommunication easement located between the Matanuska Electric Association, Inc., powerline existing on Tract 6, Church Subdivision, First Addition and Fairview Loop Road, in Section 19, Township 17 North, Range 1 West, Seward Meridian, State of Alaska.

Note: This easement is contained within the existing MEA easement located on the above-mentioned Tract 5.

Any disturbance to the property will be restored to its original or better condition prior to construction.

The Grantee, its successors and assigns, is hereby expressly given and granted the right to assign said rights of ingress and egress, and easement herein granted and conveyed, or any part thereof, or interest herein.

TO HAVE AND TO HOLD unto the GRANTEE, its successors and assigns, with ingress to and egress from the premises for the purpose herein granted.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

IN WITNESS WHEREOF, the Grantor(s) have executed this conveyance this 12 day of April 1999.

Corporate Seal (when required)

Joe D. Blackard
Joe D. Blackard Grantor

Grantor

Grantor

Grantor

Addendum to Document Area
To Be Used For Additions, Changes, Corrections, and
Extend Property Descriptions

Grantor's Address
Joe D. Blackard
1705 Shio Avenue
Anchorage, AK 99501-1806

Grantee's Address
Matanuska Telephone Association, Inc.
P.O. Box 3550
Palmer, Alaska 99645

STATE OF ALASKA) SS

THIS IS TO CERTIFY that on this Twelfth day of
April, 1999, before me,
the undersigned, a Notary Public in and for the State
of Alaska, duly commissioned and sworn as such,
personally appeared
JOE D. BLACKARD

known to me and to me known to be the individual(s)
named in and who executed the foregoing instrument
and acknowledged to me that he/she/they signed and
sealed the same as a voluntary act and deed for the uses
and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my
hand and official seal the day and year first above
written.
[Signature]
Notary Public in and for Alaska
My commission expires: Apr 11, 2002

RETURN TO: M.C. Real Estate & Properties
P.O. Box 3350
Palmer, AK 99645-3350



SEAL

W.O. 994376013
SUBD. _____
PLAT _____
EASEMENT _____

FOR DISTRICT RECORDERS USE

007163 18 SE
PALMER
RECORDING DISTRICT
1999 APR 19 PM 2:24
REQUESTED BY
MRE

Amy Otto-Buchanan

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Monday, September 19, 2016 4:53 PM
To: Platting
Subject: RE: Church Add 1 RSB B2 T6 16-117 AOB
Attachments: SKMBT_C36016091916520.pdf

Please include this easement in the plat notes.

Thank you,

Tammy Simmons, RWP
Right of Way Technician
Matanuska Electric Association, Inc.
(907) 761-9276

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

From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] On Behalf Of Platting
Sent: Wednesday, August 31, 2016 3:02 PM
To: melanie.nichols@alaska.gov; Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@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; brian.young@usps.gov; Dan Mayfield; Planning (Planning@ci.wasilla.ak.us); publicworks@ci.wasilla.ak.us; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); 'ken.slauson@gmail.com' (ken.slauson@gmail.com); 'dmelliott@mtaonline.net' (dmelliott@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_ROW; 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: Church Add 1 RSB B2 T6 16-117 AOB

Attached is the Request for Comments (RFC) for Church Addition #1 RSB Block 2 Tract 6, MSB Case #2016-117 Tech AOB. Also attached is the Vicinity Map, Soils Report, Owner's Statement and preliminary plat. Comments are due by SEPTEMBER 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)

6883

RIGHT-OF-WAY EASEMENT.

Bk. 29
Pg. 26

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, (whether one or more)

Edward L. Church
(Unmarried) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto the MATANUSKA ELECTRIC ASSOCIATION, Inc. a cooperative corporation (hereinafter called the "Cooperative"), whose post office address is Palmer, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the Third Judicial Division, Territory of Alaska, and more particularly described as follows:

A tract of land approximately 5.27 acres in area, located SE 1/4 of NW 1/4 approx 5 miles in a S 90 direction NE 1/4 of SW 1/4 from the Town of Wasilla, and further described as lots 2 & 3 being in Section 19 Township 17N Range 1W of the Seward Meridian,

and to construct, operate and maintain on the above-described lands and/or in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system, and to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system,

The undersigned agree that all poles, wires and other facilities, including any main service entrance equipment, installed on the above-described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative, upon termination of service to or on said lands.

The undersigned covenant that they are the owners of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

Honested Zone Serial # 011728

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 12 day of March 1949

Edward L. Church (L.S.)

Wasilla Precinct - Wasilla, Alaska (L.S.)

Signed, Sealed and delivered in the presence of:

Isabel M. Seners
Ruth C. Pearson

Filed for Record: 5 pm 2/17/60

By Frank Smith
May C. Carter, Sta. Sec. Min.

UNITED STATES OF AMERICA)
TERRITORY OF ALASKA) SS..

Mail to: M.E.A. Palmer

THIS IS TO CERTIFY that on this 12 day of March 1949 before me, the undersigned, a Notary Public in and for the Territory of Alaska, personally appeared

Edward L. Church

each to me personally known and to me known to be the individual(s) described in and who executed the foregoing instrument of writing and each acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal on the day and year in this certificate first above written.

(SEAL) Ruth C. Pearson
Notary Public for Alaska
My commission expires April 15-1950

SW NW
NW SW
SE NW

Office Use Only	W. O.	MISC.
	P/S	MAP
	SUBD. <u>1951/17</u>	QUAD. <u>M.E.A.</u>
	PLAT	PAGE

#DS 19-1

Amy Otto-Buchanan

From: Tina Crawford <tcrawford@ci.wasilla.ak.us>
Sent: Wednesday, September 14, 2016 3:25 PM
To: Amy Otto-Buchanan
Subject: RE: Church Add 1 RSB B2 T6 16-117 AOB

The City Planning and Public Works departments do not have any comments/concerns.

Thanks!

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: Thursday, September 01, 2016 8:12 AM
To: Tina Crawford
Subject: FW: Church Add 1 RSB B2 T6 16-117 AOB

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

From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] On Behalf Of Platting
Sent: Wednesday, August 31, 2016 3:02 PM
To: melanie.nichols@alaska.gov; Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@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; brian.young@usps.gov; Dan Mayfield; Planning; publicworks; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); 'ken.slauson@gmail.com' (ken.slauson@gmail.com); 'dmelliott@mtaonline.net' (dmelliott@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: Church Add 1 RSB B2 T6 16-117 AOB

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

EXHIBIT H



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

September 15, 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 (DOT&PF) has reviewed the following plats and has no comments:

- **ASLS 2015-11**

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

- **Church Addition #1 RSB Block 2 Tract 6**

- No direct access will be granted to Knik Goose Road. All access must go to Old Knik Road.
- The petitioner should be aware that there is a DOT&PF project for Fairview Loop coming through in the future. If they have any questions or concerns about the right of way in the area, they should contact the project manager, Eric Miyashiro, at (907) 269-0610 or eric.miyashiro@alaska.gov

- **Sandy Hills**

- No direct access will be granted from the lots to Knik Goose Road. All access must be via internal circulation.
- We request that the petitioner consider extending the cul-de-sac to the western boundary of the property, to provide access to possible future developments.

- **Smith-Hagen Subdivision**

- DOT&PF has no objection to the subdivision, but all future development must leave access to the southwest, southeast, and northeast corners of the property. This would allow for connection to Snowbird Lane and Althea Street, and possible future connection to Creekside Drive.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT I

- **Paradise Dreams Master Plan / 10' Wide Utility Easement Elimination**
 - No direct access will be granted to Wasilla Fishhook.
 - DOT&PF approves this plat, but again, we suggest that the petitioner consider adding a connection to Olga Circle, to provide the subdivision two points of access.
- **Prairie Home**
 - DOT&PF approves this plat, and we have no official comment, other than to say thank you to the petitioner for working with us.
- **Tax Map HO 01 & HO 08, T18N, R02W, Sec 14 & 23**
 - The petitioner should verify whether or not there is a section line easement running along section 14 & 23 through their property. If there is one, it needs to be reflected on the plat.

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

Sincerely,



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

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
September 28, 2016**

PRELIMINARY PLAT: **CEDAR HILLS #2 PH 1 RSB T/A-1**
LEGAL DESCRIPTION: **SEC 29, T18N, R02E, S.M., AK**
PETITIONER: **CEDAR PARK PROPERTIES, LLC**
SURVEYOR/ENGINEER: **BESSE ENGINEERING**
ACRES: **89.26** **PARCELS: 3**
REVIEWED BY: **CHERYL SCOTT** **CASE: 2016-118**

REQUEST:

The request is to divide Tract A-1, Cedar Hills #2 Phase 1 into three tracts, containing 89.26 acres more or less. The proposed tract lines follow the Master Plan phase lines so that a future development could use the approved Master Plan design. The Cedar Hills #2 Master Plan was approved June 17, 1999 and the current expiration date is April 1, 2019. Any future lots within Cedar Hills will be served by City of Palmer water and wastewater systems.

EXHIBITS:

Vicinity Map	EXHIBIT A 1 pg
Aerial Map	EXHIBIT B 1 pg
Topographic Map	EXHIBIT C 1 pg

COMMENTS:

MSB Planning	EXHIBIT D 1 pg
MSB Land & Resource Management	EXHIBIT E 1 pg
MSB Department of Public Works	EXHIBIT F 1 pg
Enstar	EXHIBIT G 1 pg
City of Palmer	EXHIBIT H 1 pg

DISCUSSION:

Access: The three proposed tracts will have access from City of Palmer maintained public right-of-ways. Tract 1 will have access from W. Williwaw Drive and N. Cedar Hills Drive. Tract 2 will have access from S. Williwaw Drive and Tract 3 has access from W. Montana Drive, W. Pioneer Parkway and W. Pinnacle Drive. The three tracts have more than the minimum required frontage onto a public road and complies with MSB 43.20.320, *Frontage*.

Soils: All three tracts will be served by the City of Palmer water and wastewater systems and do not require a useable area report. MSB 43.20.281 (**Exhibit C**)

COMMENTS:

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

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

MSB Department of Public Works has no comment. (**Exhibit F**)

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

City of Palmer comments included: continue with master plan for road access and development, proposed lots have access from multiple streets and no changes were necessary. (**Exhibit H**)

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

CONCLUSION

The plat of Cedar Hills #2 Phase 1 RSB T/A-1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. This plat creates three tracts and has required frontage on public roads. All tracts will be served by City of Palmer water and wastewater systems and do not require a useable area report.

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

RECOMMENDATIONS

Staff recommends approval of the abbreviated plat of Cedar Hills #2 Phase 1 RSB T/A-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. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
7. Submit final plat in full compliance with Title 43.

FINDINGS

1. The abbreviated plat of Cedar Hills #2 Phase 1 RSB T/A-1 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 three proposed tracts will have access from S. Williwaw Drive, N. Cedar Hills Drive, W. Montana Drive, W. Williwaw Drive, W. Pioneer Parkway and W. Pinnacle Drive; all are maintained by the City of Palmer.
4. The proposed tracts have the minimum frontage onto public roads required by MSB 43.20.320, *Frontage*.
5. The proposed tracts will be served by the City of Palmer water and wastewater systems.

N PALMER FIS JK RD

B2

B3

A2

A5

20

21

A5

29

2

B5

B

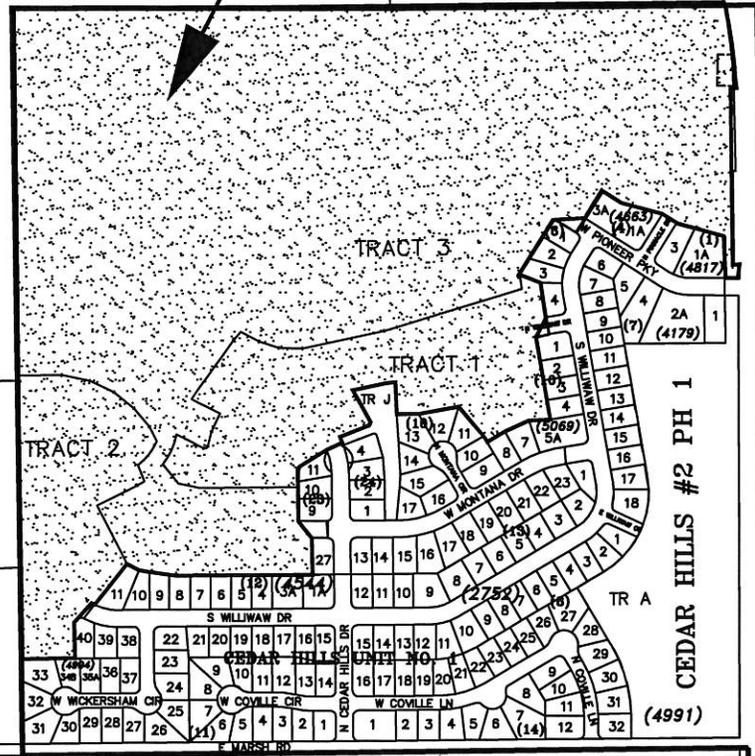
A13

AB

B4

SUBJECT PROPERTY

N GLENN HWY



B2

C7

C1

C10

C6

C4

1
YANNIKOS SUB
(6850)
2

10-1
(2)
9-1
(3003)

15A-1
LOT 18A
(7134)

15A-2
(1)

E MARSH RD

C9

C7

D7

CITY OF PALMER BOUNDARY

W ALBERTY AVE

(3001)
H. ADAMS
TR D-1

A4

A2

A10

PIPPEL SUBDIVISION

TR A
(7197)

2
(7197)

3
(7197)

4
(7197)

E SCOTT RD

FRANCE
HAYES
2
(5532)

2
(7197)

3
(7197)

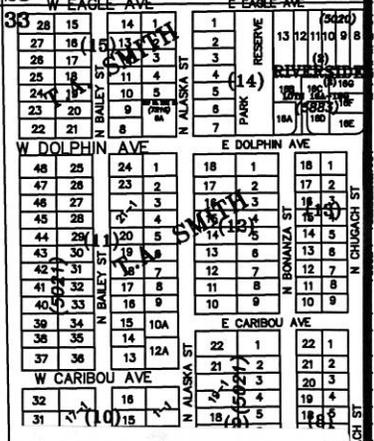
4
(7197)

VICINITY MAP

FOR CEDAR HILLS #2 PH 1 RESUB T/A-1
LOCATED WITHIN
SECTION 29, T18N, R2E
SEWARD MERIDIAN, ALASKA

PALMER 5 MAP

EXHIBIT A



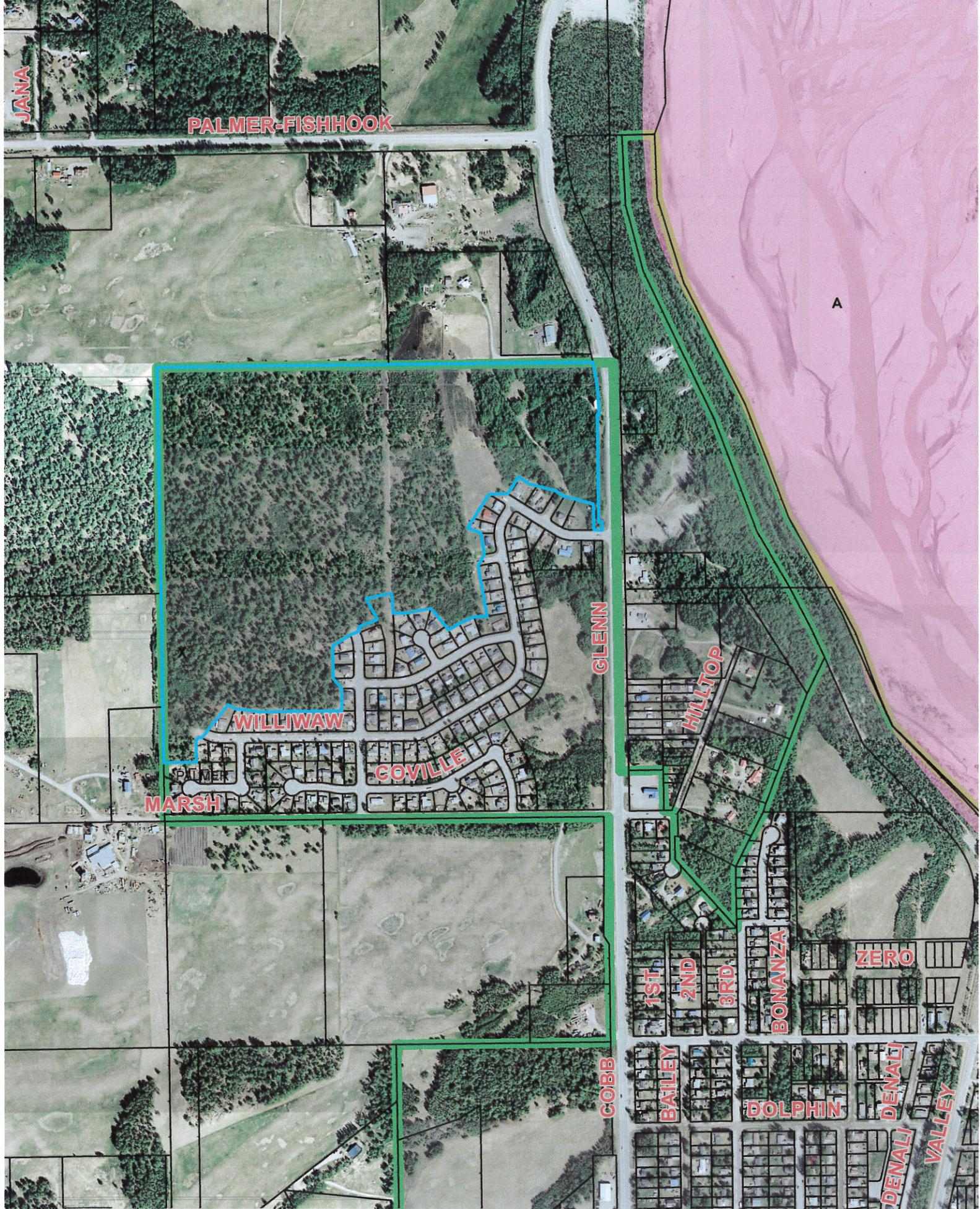
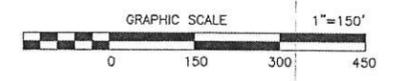
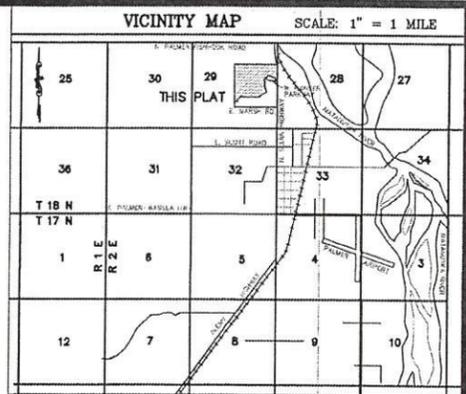


EXHIBIT B

1" = 150'



RECEIVED
AUG 29 2016
PLATTING



TOPOGRAPHIC MAP OF
**CEDAR HILLS SUBDIVISION
UNIT No. 2**
TRACT A-1, CEDAR HILLS SUBDIVISION
UNIT No. 2, PHASE 1 (PLAT No. 2000-66)
LOCATED WITHIN: S1/2 NE1/4, N1/2 SE1/4, SEC. 29, T18N, R2E,
S.M., PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA.
Containing 89.26 acres more or less

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

Field Book: 899-07
815-10 Scale: 1" = 150' Date: 29AUG16 Dw'g: CEDARPLAT2015
Drawn: MLK Tax I.D.: 499100T00A-1 W. O. No. 815-10 Sheet 1 of 1

Cheryl Scott

From: Susan Lee
Sent: Thursday, September 01, 2016 12:13 PM
To: Platting
Subject: RE: RFC Cedar Hills Unit 2 Ph 1 RSB T/A-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: Thursday, September 01, 2016 10:10 AM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers; brian.young@usps.gov; Kimberly McClure (kmccclure@palmerak.org); Sandra Garley; 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; John Aschenbrenner; Matthew Beck; mearow@matanuska.com; rglenn@mta-telco.com; jthompson@mta-telco.com; jennifer.diederich@enstarnaturalgas.com; robin.leighty@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; dblehm@gci.com
Subject: RFC Cedar Hills Unit 2 Ph 1 RSB T/A-1

All ~

Attached is a Request for Comments for Cedar Hills Unit 2 Phase 1 RSB T/A-1, MSB Case 2016-118, Tech CS. Also, attached is the vicinity map, owner's statement, topo and preliminary plat. The surveyor stated the proposed tracts are not developed except for an overhead power line constructed in a north - south direction approximately midway through the property.

Comments are due by September 19, 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



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

RECEIVED

SEP 06 2016

PLATTING

MEMORANDUM

DATE: September 2, 2016
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *NSC*
SUBJECT: Preliminary Plat Comments / Case #2016-118

Platting Tech: Cheryl Scott
Public Hearing: September 28, 2016
Applicant / Petitioner: Cedar Park Properties, LLC
TRS: 18N02E29
Tax ID: 4991000T00A-1
Subd: Cedar Hills Unit 2, PH 1, RSB T/A-1
Tax Map: PA 05

Comments:

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

Cheryl Scott

From: Jamie Taylor
Sent: Monday, September 19, 2016 3:34 PM
To: Platting
Cc: Cheryl Scott
Subject: RE: RFC Cedar Hills Unit 2 Ph 1 RSB T/A-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: Thursday, September 01, 2016 10:10 AM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers; brian.young@usps.gov; Kimberly McClure (kmccclure@palmerak.org); Sandra Garley; 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; John Aschenbrenner; Matthew Beck; mearow@matanuska.com; rglenn@mta-telco.com; jthompson@mta-telco.com; jennifer.diederich@enstarnaturalgas.com; robin.leighty@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; dblehm@gci.com
Subject: RFC Cedar Hills Unit 2 Ph 1 RSB T/A-1

All ~

Attached is a Request for Comments for Cedar Hills Unit 2 Phase 1 RSB T/A-1, MSB Case 2016-118, Tech CS. Also, attached is the vicinity map, owner's statement, topo and preliminary plat. The surveyor stated the proposed tracts are not developed except for an overhead power line constructed in a north - south direction approximately midway through the property.

Comments are due by September 19, 2016.

Please contact me if you have any questions.

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



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

September 12, 2016

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

Subject: Abbreviated Plat Request for Comments – **Cedar Hills Subdivision Unit No. 2**
(Case No. 2016-118)

Dear Ms. Scott:

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

If you have any questions, I can be reached by phone at 907-334-7953 or by email at robin.leighty@enstarnaturalgas.com.

Sincerely,

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

Robin Leighty
Right-of-Way and Permitting Agent

Sent via e-mail to platting@matsugov.us

EXHIBIT G



MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Kimberly McClure, Planning Technician
DATE: September 16, 2016
SUBJECT: Tract A-1 Cedar Hills Unit 2 Phase I

Inside City Limits

Outside City Limits

We have distributed the abbreviated plat for the subject project and have received the following comments from the following departments:

1. City Manager: No changes necessary.
2. Building Inspector: Continue with Master Plan for road access and development.
3. Community Development: The parcels are zoned R-1, Single-family Residential. In the event the lots are developed at some point in the future according to the Master Plan, the proposed tracts appear to have access from: Tract 1 will have access from W. Williwaw Drive and N. Cedar Hills Drive; Tract 2 will have access from S. Williwaw Drive and W. Montana Drive; and Tract 3 will have access from W. Montana Drive, W. Pioneer Parkway and N. Cedar Hills Drive.
4. Fire Chief: No changes necessary.
5. Public Works: No changes necessary.
6. Planning and Zoning Commission: This plat was reviewed at the September 15, 2016 Planning & Zoning meeting; the Planning and Zoning Commissioners had no comments.