

AGENDA

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD
AGENDA**

REGULAR MEETING

1:00 P.M.

OCTOBER 6, 2016

The *borough staff recommendations* related to petitions being considered by the platting board will be available at least five days prior to the scheduled consideration. It is the responsibility of the petitioner to review the recommendations prior to consideration.

The Platting Division shall process the official actions of the board. Conversation, discussion and testimony will be recorded and saved on record.

Access and ability to have needed information from the recordings (ex. appeals) will be made available to the petitioner by the Platting Division upon request.

All decisions as to approval or disapproval of a subdivision, vacation, elimination, public use easement, variance, right-of-way, or airport acquisition plat by the platting board shall be final unless a *petition for reconsideration* is submitted to the Platting Division within fifteen days of the date of the written *notification of platting board action*, or an appeal filed with the board of adjustments and appeals in accordance with MSB 15.39.

Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

PUBLIC HEARING PROCEDURES

1. Chair states item to be addressed.
2. **Public Hearing Notices:** Secretary states number of public hearing notices sent out, date sent, and responses thereto.
3. **Staff Report:** The Platting Technician gives an overview of the project for the platting board and the public.
4. **Chair opens the public hearing:** The Chair may ask petitioner to give a short overview prior to public input.
5. **Public Testimony:** Members of the public are invited to sign in and testify before the board. Board members may have questions for the person testifying. Testimony is limited to three (3) minutes. The time limit may be extended at the discretion of the Chairman.
6. **Public hearing is closed by the chair.** No further public input is appropriate.
7. **Petitioner Comments:** Petitioner, or his/her representative, comes before the board to discuss staff recommendations and compliance with Title 43 and other applicable regulations. Testimony is limited to five (5) minutes. The time limit may be extended at the discretion of the Chairman.
8. **Motion, Discussion & Vote:** Motion is made and seconded by board members. No further unsolicited input from petitioner is appropriate.

Platting board discusses motion and votes; four affirmative votes are necessary for approval of the proposed action. Decisions are final, unless reconsidered by the platting board or appealed to board of adjustments and appeals.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD AGENDA**

PLATTING BOARD
Jay Van Diest, Chairman
Stan Gillespie
LaMarr Anderson
Jordan Rausa
Patrick Johnson
Vacant Seat
Vacant Seat
Marty Van Diest, Alt #1
Gregory Pugh, Alt #2



PLATTING DEPARTMENT
Fred Wagner, Platting Officer
VickieLee Fenster, Platting Assistant
Peggy Horton, Platting Technician
Amy Otto-Buchanan, Platting Technician
Cheryl Scott, Platting Technician
Sloan Von Gunten, Platting Div. Specialist

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

**OCTOBER 6, 2016
ASSEMBLY CHAMBERS
REGULAR MEETING
1:00 P.M.**

1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Administrative Specialist)
- B. Pledge of Allegiance
- C. Approval of the Agenda

2. APPROVAL OF MINUTES

- A. September 15, 2016

3. UNFINISHED BUSINESS

4. PUBLIC HEARINGS

- A. **ANCHORAGE SAND & GRAVEL COMPANY, INC.** (owners/petitioners): The request is to create four lots and one tract from tax parcels B4 & B5, to be known as **MINERS ROAD SUBDIVISION LOTS 1-4 & TRACT A**, containing 103.15 acres +/- . Petitioner is proposing to dedicate portions of each parcel for the Glenn Highway right-of-way. Access to all lots will be from a proposed 60' wide right-of-way and cul-de-sac to be dedicated and constructed along the west boundary of Lots 1-4 to the Glenn Highway on the north boundary. This platting action will eliminate the "non-conforming" status of tax parcel B5. Located within S ½ N ½ Sec 18, T17N, R02E, S.M. AK, lying west of the Glenn Highway at mile 39 and south of Crimsonview Drive. Community Council: N/A (In City of Palmer), Assembly District: #2: Matthew Beck
- B. **COOK INLET AQUACULTURE ASSOCIATION** (owners/petitioners): The request is to divide SE ¼ SW 1/4, S ½ SE 1/4, NE ¼ SE ¼, Section 18, T16N, R02E, into three Tracts to be known as **ALASKA STATE LAND SURVEY 2015-11**, containing 160.55 acres +/- . The portion of the Old Glenn Highway lying within this parcel is being

dedicated as a right-of-way. Located within the S ½ Sec 18, T16N, R02E, S.M. AK, lying north and south of the Old Glenn Highway and west of the Eklutna Power Plant.
Community Council: South Kink River, Assembly District: #1: Jim Sykes

- C. **BUDDY TWO INVESTMENTS, LLC** (owners/petitioners): The request is to create eight lots from Lots 1-4, Carmelcrest, Plat No. 87-267, to be known as **CARMELCREST ADDITION #1**, containing 14.13 acres +/- . Access is via W. Petrel Street, S. Hassen Place and W. Shearwater Street, all MSB owned and maintained streets. Located within Sec 04, T16N, R02W, S.M. AK, lying south of W. Carmel Road, north of S. Knik-Goose Bay Road, south of W. Petrel Street, north of W. Shearwater street and S. Hassen Place.
Community Council: Knik-Fairview, Assembly District: #5: Dan Mayfield
- D. **MICHAEL AND AMANDA STITT & DENNIS BYLER** (owners/petitioners): The request is to create 10 lots from Parcels #1 and #2, MSB Waiver 96-26-PWm (Tax Parcels A2 and D1) and Tax Parcel C2, to be known as **SANDY HILLS**, containing 50.03 acres +/- . Access will be from newly constructed streets. Located within N ¼ SW ¼ Sec 34, T16N, R03W, S.M. AK, lying north of W. Point MacKenzie Road and S. Knik-Goose Bay intersection, south of Fish-Creek, west of Knik Arm, and northwest of W. Porcupine Road.
Community Council: Knik-Fairview, Assembly District: #5: Dan Mayfield
- E. **JUSTIN HATLEY & JASON SLOTEN** (owners/petitioners): The request is to divide Tract 1 Dewys Garden Add 4 (Plat #2014-26) into 9 lots and 1 tract to be known as **DEWYS GARDEN ADD 5**, containing 48.18 acres +/- . The owner of Tract A6-1, Dewys Garden Add 3 (Plat #99-88) is also granting a public use easement to allow for a continuous 60' wide right-of-way for N. Hatley Drive and access to the proposed lots 1-6. A variance to physical access was approved March 3, 2016 for substandard right-of-way to proposed lots 7-9 & Tract A. Located within E ½ SW ¼ Sec 06, T17N, R03E, S.M. AK, lying northeast of E. Maud Road. Community Council: Butte, Assembly District: #1: Jim Sykes
- F. **JOEL HOLLADAY AND KEVIN & ANDREA REIDER** (owners/petitioners): The request is to redesign Lots A, B & C, Gothberg Addition 1 into two lots to be known as **GOTHBERG ADDITION 1 LOTS A-1 AND B-1**, containing 2.8 acres +/- . The petitioner is requesting a vacation of a 1' x 45' portion of S. Lake View Loop to alleviate a setback violation and will dedicate a 10' x 65' utility and access easement. The petitioner is also requesting a variance from MSB 43.20.120 Legal Access, and 43.20.140, Physical Access, to allow for access that is less than 50' wide and not located entirely within dedicated or legal rights-of-way. This case was continued from the September 15, 2016 public hearing. Located within Sec 28, T17N, R03W, S.M. AK, lying north of S. Big Lake Road at the apex of S. Lake View Loop. Community Council: Big Lake, Assembly District: #5: Dan Mayfield
- G. **STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES** (owners/petitioners): The request is to vacate the 50' wide Section Line Easement within Lots 12, 14 & 15, **US Survey 4584**. Alternate public access and utility easements are being reserved on the vacation plat along property lines to unencumber the potential

building sites and allow for better, more efficient use of the property. Located within Sec 02 & 03, T17N, R08W, C.M. AK, lying East of Susitna Lake. Community Council: (N/A), Assembly District: #1: Jim Sykes

AUDIENCE PARTICIPATION (*Three minutes per person, for items not scheduled for public hearing*)

5. MISCELLANEOUS

- A. Election of Officer for Vice Chairman.

6. RECONSIDERATIONS/APPEALS

7. PLATTING STAFF & OFFICER COMMENTS

- A. Introduction for the October 20, 2016 Platting Board Hearing (*Informational Only – Subject to change*)
- USS 3494 SLEV, Case 2016-119
 - Paradise Dreams MSP/10' UE, Case 2016-120/121
 - Poustinia N. MSP/PUE Vac, Case 2016-123/124
 - Prairie Homes/ASLS 2016-15, Case 2016-125
 - CP Estates, Case 2016-128
 - Old Knik Road & Vac, Case 2016-091, 093,094

8. BOARD COMMENTS

9. ADJOURNMENT

In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an *interested party* pursuant to MSB 15.39.010. The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the borough Internet home page located at (www.matsugov.us), or at various libraries within the borough.

MINUTES

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on September 15, 2016, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 1:00 P.M. by the Chairman, Mr. Jay Van Diest.

1. CALL TO ORDER**A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)**

Platting Board members present and establishing a quorum:

Mr. Jay Van Diest, District #1 (Chairman)
Mr. LaMarr Anderson, District #2
Mr. Stan Gillespie, District #3
Mr. Jordan Rausa, District #4 (**Excused Absence**)
Vacant, District #5
Mr. Patrick Johnson, District #6
Vacant, District #7
Mr. Marty Van Diest, Alternate 1
Mr. Gregory Pugh, Alternate 2

Staff in attendance:

Ms. Sloan Von Gunten, Administrative Specialist
Mr. Fred Wagner, Platting Officer
Ms. Peggy Horton, Platting Technician
Ms. Amy Otto-Buchanan, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

- The pledge of allegiance was led by Mr. Johnson.

C. APPROVAL OF THE AGENDA

The Chairman, Jay Van Diest inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objections.

2. APPROVAL OF MINUTES

The Chairman, Jay Van Diest inquired if there were any changes to the minutes.

Mr. Johnson moved to approve the minutes for September 1, 2016, seconded by Mr. Gillespie.

GENERAL CONSENT: The minutes for September 1, 2016 were approved without objection.

3. UNFINISHED BUSINESS**4. PUBLIC HEARINGS**

A. NORTHGATE & 15' WIDE SCREENING EASEMENT VACATION

Sloan Von Gunten (Administrative Specialist)

- Stated that 82 public hearing notices were mailed out on August 25, 2016, to this date there have been 2 returns, no objections, no non-objections, and no concerns.

Amy Otto-Buchanan (Platting Technician)

- The Petitioner would like to continue the case for one year to redesign and resolve specific issues.

Jay Van Diest (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward. Seeing no members of the public wishing to speak, kept the public hearing open.

Dale Hammond (Petitioner's Representative)

- Requesting a continuance for a year for redesign and resolve specific issues.

MOTION:

- Mr. Johnson moved to continue Northgate & the 15' wide screening easement vacation for one year or sooner (September 15, 2017), seconded by Mr. Gillespie.

VOTE:

- The motion passed with all in favor.

TIME: 1:11 P.M.

CD: 0:11:37

Mr. Marty Van Diest recused himself from Blue Grouse Hills.

B. BLUE GROUSE HILLS

Sloan Von Gunten (Administrative Specialist)

- Stated that 69 public hearing notices were mailed out on August 25, 2016, to this date there have been 2 returns, 1 objection, 1 non-objection, and 53 concerns.

Amy Otto-Buchanan (Platting Technician)

- Gave an overview on the case.

Jay Van Diest (Chairman)

- Opened the public hearing and asked any members of the public wishing to speak to come forward.

Maija Fritts

- Concerned about traffic and access to the new subdivision.
- Does not like the road design on the plat.

- Concerned about the well quality in the area.

Diane Huffman

- Concerned about the increase traffic with a new subdivision being made.
- Concerned about the well logs.

Lavelle Perin

- Concerned about the increase in traffic and safety, as children play in the roadway.

Cynthia Farmens

- Concerned about the increase of traffic and the access for E. Spruce Hen Drive.

Jim Walker

- Has the same concern as his neighbors.
- Concerned about the well water in the subdivision area.
- Concerned about the size of the lots to hold a single family dwelling.

Audrey Jacques

- Concerned about safety and health in their subdivision.
- Concerned about increase traffic and snow storage if more lots are being made.

William Kent Jacques

- Concerned about the road maintenance and increase traffic on N. Grouse Loop.
- Concerned about the well water.

Joyce Glover

- Would like to see access to the new subdivision by E. Tex-Al Drive.

Robin Dunham

- He has the same concerns that have already been spoken.

David Thomas

- Would like to see a different design with access by E. Tex-Al Drive.
- Like to keep traffic and safety down in the subdivision

Staffod Glashan

- The Geographic land in the area has a lot of blind spots.
- There are problems with the drainage in their area.
- Part of the roadway will need to be fixed and upgraded.

Erica Mucha

- Concerned about the roadways and the blind spots with increase traffic.
- Concerned about safety for children playing in the area.
- Concerned about future development.

Brenda Probasco

- Lives on the lot next to E. Spruce Hen Drive, and would like to see a different Access to the new subdivision.

John Royce

- Is very much against the access to the subdivision.
- Does not agree with the design of the subdivision.
- Concerned about vehicle traffic as it will affect the subdivision.
- Agrees with his neighbors comments.

Jay Van Diest (Chairman)

- Closed the public hearing.

Gary LoRusso (Petitioner's Representative) and Arlene Brunnhoelzl (Petitioner)

- Explained the design that is brought before the board.
- Answered platting board questions.

MOTION:

- Mr. Johnson moved to approve the preliminary plat for Blue Grouse Hills, seconded by Mr. Gillespie.

TIME: 2:13 P.M.

CD: 01:13:45

BREAK

TIME: 2:23 P.M.

CD: 01:23:13

DISCUSSION:

- Discussion on well logs and water access.
- Discussion on plat design and access to the subdivision lots.

VOTE:

- The motion failed with 3 against (Mr. Anderson, Mr. Pugh, and Mr. Gillespie) and 2 in favor (Mr. Johnson and Mr. Jay Van Diest). There are 4 findings for denial.

TIME: 2:56 P.M.

CD: 01:39:04

FINDINGS FOR DENIAL

1. There are other viable accesses points contained within property owned by the petitioner available for the proposed subdivision that does not negatively impact adjacent neighborhoods.
2. Concerns about the impact of the new subdivision on the water availability in the area.
3. Members of the adjacent community expressed objections about access, water availability and traffic safety hazards.

4. MSB 43.05.015(A) was the baseline of the denial.

TIME: 2:56 P.M.

CD: 01:57:15

Mr. Marty Van Diest returned to his seat.

C. GOTHBERT RSB L/A-C

Sloan Von Gunten (Administrative Specialist)

- Stated that 106 public hearing notices were mailed out on August 11, 2016, to this date there have been 1 return, no objections, no non-objections, and no concerns.

Fred Wagner (Platting Officer)

- Requests to continue the case to October 6, 2016 meeting as to correct advertising and proper noticing.

MOTION:

- Mr. Pugh moved to continue Gothberg Addition Add 1 L/A-1 & B-1 with ROW Vacation and 2 Variances to October 6, 2016, seconded by Mr. Gillespie.

VOTE:

- The motion passed with all in favor.

TIME: 2:58 P.M.

CD: 01:58:45

AUDIENCE PARTICIPATION (*Three minutes per person, for items not scheduled for public hearing*)

5. MISCELLANEOUS

- The Election for the Vice Chairman will be put on the October 6, 2016 platting board hearing agenda.

6. RECONSIDERATIONS/APPEALS

7. PLATTING STAFF & OFFICER COMMENTS

- There will be 7 cases to be heard at the next platting board meeting.

8. BOARD COMMENTS

- Mr. Anderson and Mr. Gillespie would like a recording from the presentation from the September 1, 2016 platting board meeting.
- Mr. Gillespie will not be at the meetings for the month of November.

9. ADJOURNMENT

Adjourned: 03:04 P.M.
CD: 02:03:16

Jay Van Diest, Chairman

Sloan Von Gunten
Administrative Specialist

DRAFT

4A

constructed to provide legal and physical access. Lots 1-4 are approximately 2 acres and Tract A is 88.0 acres more or less. There is a conveyor belt that runs along the south boundary of proposed Lot 4 & Tract A that services the gravel pit across the highway. A small structure is also located on Lot 4 and does not create a setback violation. The conveyor belt is rail dependent and is not required to comply with structural setbacks per MSB 17.55.010(G).

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*. Access requirements will be met with the dedication and construction of a residential road and cul-de-sac, Miners Road. There is a 15' utility easement shown on the plat alongside the proposed right-of-way consistent with the SCM standards for utilities. ADOT&PF requested Miners Road be located directly across from Outer Springer Loop on the Glenn Highway where a proposed traffic signal will be installed in the future. **(Exhibit L-2)** Frontage for the subdivision lots will exist pursuant to MSB 43.20.320 *Frontage*.

There is a private easement that exists on parcel B4 and can be seen on the vicinity map but not shown on the plat. It is located in the South 150' of tax parcel B4. The easement is an exception in Warranty Deed recorded in Book 119, Page 552 on July 15, 1976 that provides pedestrian and vehicular access to parcel B5. All easements of record shall be shown on the final plat per MSB 43.15.051(P). (Recommendation 5)

The name of the subdivision and road need to be changed to comply with the enhanced 911 program. Duplicating of road names and the naming of subdivisions after road names shall be avoided. (Recommendation 3)

Soils:

The useable area report provided by Northrim Engineering states that 4 test holes were dug and Tract A is over 88 acres and does not require a useable area report. The soil tests reveal sandy soil with varying amount of gravel and silts. Test holes were completed along the centerline of the subdivision which has a slight elevated ridge. The site is well drained and no wetlands vegetation is present. The area is generally level with grass and small shrubs/trees. The western portion of Lots 3 & 4 contain a borrow pit for sand and gravel and no water was observed. Commercial excavation of gravel and sand is still occurring in the surrounding area and Lot 4 contains an active driveway for extractions of sand and gravel. Lots 1-4 are almost 2 acres each and are ample size for on-site wells and septic systems. The test holes were completely dry, clean sand which is preferred material for septic systems and no groundwater was encountered in any test hole. The engineer stated soils in the subdivision were observed to be uniformly superior. Each lot will be able to provide a minimum of 10,000 sq. ft. of useable septic area and 10,000 sq. ft. of useable building area. **(Exhibit C)**

Topo/Drainage/As-Built: The Topographic Map includes drainage and as-built information. The map shows the general drainage patterns and the proposed road and lots. The location of the conveyor belt and building are shown on Lot 4 and Tract A. Staff notes the drainage plan may change during road construction. **(Exhibit D)**

Site Visit Photos: (Exhibit E)

COMMENTS:

MSB Planning stated the conveyor belt may extend up to railroad right-of-ways and does not violate any structural setback requirements due to it being rail dependent per MSB Code 17.55.010(G). **(Exhibit F)**

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

MSB Department of Public Works stated all cut/fill should fit in right-of-way and a drainage easement and a cross pipe may be needed. Staff notes the drainage plan didn't reflect any cross pipe or drainage easement but this may be subject to change as the road is constructed. **(Exhibit H)**

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

GCI stated they have fiber and cable running alongside the Glenn Highway but it appears to be safe in the right-of-way. **(Exhibit J)**

MTA has no objections. **(Exhibit K)**

ADOT&PF recommended extending the cul-de-sac to the edge of the property for future frontage connection to the south. **(Exhibit L-1)** Staff notes if cul-de-sac is extended the conveyor belt would be in the right-of-way and if a frontage road is constructed in the future the land can be acquired through the right-of-way acquisition process. Pursuant to MSB 43.20.060(C), roads shall be dedicated for access to parcels of land adjacent to the subdivision except that access to adjoining lands does not have to be provided where legal and constructible alternative access is available. Staff notes the property to the south has legal and constructible access from the Glenn Highway. ADOT&PF also stated no direct access will be granted to the Glenn Highway from the lots. **(Exhibit L-1)** There is a current driveway accessing the Glenn Highway located on the southern property boundary next to the conveyor belt. Staff notes, ADOT&PF stated the driveway will be removed after construction of the new road is complete and all lots will have access from the new internal road.

No further comments were received from any borough departments, outside agencies or members of the public.

CONCLUSION:

The proposed preliminary plat for Miners Road L/1-4 & T/A, located within Section 18, Township 17 North, Range 2 East, Seward Meridian, Alaska is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plats*. Physical and Legal Access will be provided to the proposed lots, consistent with MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access*. The proposed lots contain 10,000 sq. ft. of useable septic area and building area pursuant to MSB 43.20.281 *Area*.

There were no objections to the proposed plat from borough departments, outside agencies, or the general public.

RECOMMENDATIONS:

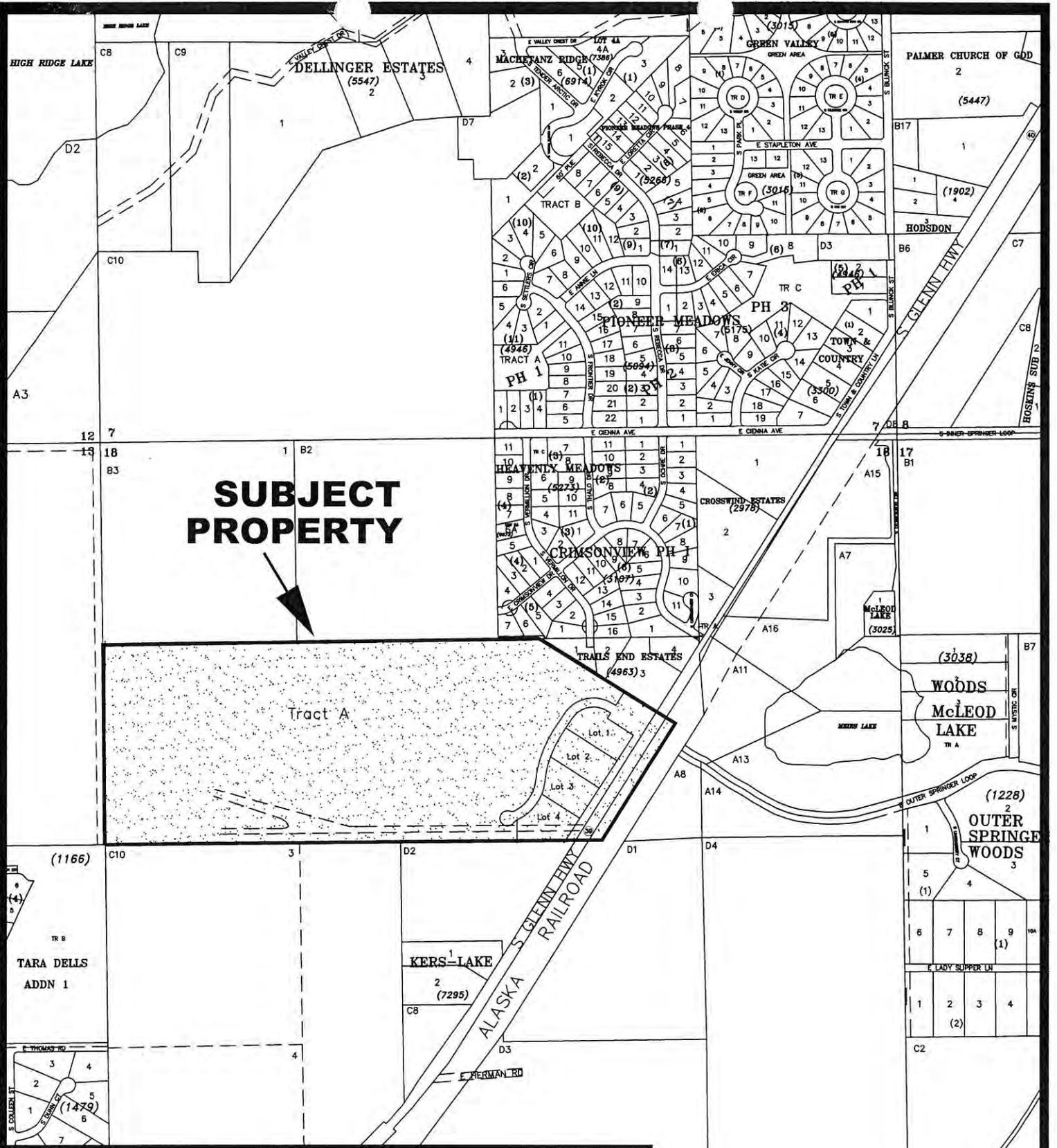
Suggested motion: “I move to approve the preliminary plat of Miners Road Lots 1-4 & Tract A, Section 18, Township 17 North, Range 2 East, Seward Meridian, Alaska, contingent on staff recommendations.”

1. Submit the postage and advertising fees.
2. Provide updated Certificate to Plat executed within 90 days, prior to recording the plat per MSB 43.15.053(E).
3. Rename Subdivision and Road Name to be in compliance with the enhanced 911 program.
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 construction cost estimate, schedule pre-construction meeting with Department of Public Works Engineer, pay 1% inspection fee, and obtain Notice to Proceed in compliance with SCM, Section E.
7. Construct the interior roads to minimum residential standards. Provide engineer’s final inspection report along with verification from an RLS that the constructed roadways are located within the proposed right-of-way per MSB 43.20.140, *Physical Access*, and obtain Department of Public Works Engineer signoff.
8. Provide final drainage plan and if necessary, install cross pipe and show drainage easement.
9. 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.
10. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
11. Submit final plat in full compliance with Title 43.

FINDINGS:

1. The preliminary plat for Miners Road L/1-4 & T/A is consistent with AS 29.40.070 and MSB 43.15.016.

2. 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. Tract A is over 400,000 sq. ft. and no useable area report is required.
3. ADOT&PF recommended extending the cul-de-sac to the edge of the property for future frontage connection to the south. Staff notes if cul-de-sac is extended the conveyor belt would be in the right-of-way and if a frontage road is constructed in the future the land can be acquired through the right-of-way acquisition process. Pursuant to MSB 43.20.060(C), roads shall be dedicated for access to parcels of land adjacent to the subdivision except that access to adjoining lands does not have to be provided where legal and constructible alternative access is available. Staff notes the property to the south has legal and constructible access from the Glenn Highway. ADOT&PF also stated no direct access will be granted to the Glenn Highway from the lots. There is a current driveway accessing the Glenn Highway located on the southern property boundary next to the conveyor belt. Staff notes, ADOT&PF stated the driveway will be removed after construction of the new road is complete and all lots will have access from the new internal road.
4. The proposed road is located directly across from Outer Springer Road on the Glenn Highway where ADOT&PF requested due to a proposed traffic signal being installed in the future.
5. There were no objections from any MSB departments, outside agencies, or the public.
6. Frontage for the subdivision lots will exist pursuant to MSB 43.20.320 Frontage.
7. Legal and Physical Access requirements for this subdivision are met pursuant to MSB 43.20.120 & MSB 43.20.140.
8. A conveyor belt exists on the southern boundary of the proposed subdivision but does not create any setback violations because it is rail dependent pursuant to MSB 17.55.010(G).
9. GCI stated their fiber and cable appear to be safe in the Glenn Highway right-of-way.
10. Petitioner is dedicating right-of-way for the Glenn Highway as identified on the Glenn Highway Right-of-Way Acquisition Plat.
11. There is a 15' utility easement shown on the plat alongside the proposed right-of-way consistent with the SCM standards for utilities.
12. Subdivision and Road Name will be renamed to be in compliant with the enhanced 911 program.
13. Department of Public Works stated installation of a cross pipe and a drainage easement may be necessary.



**SUBJECT
PROPERTY**



Tract A

VICINITY MAP

FOR PROPOSED MINERS ROAD SUBDIVISION
 LOTS 1-4 & TRACT A
 LOCATED WITHIN
 SECTION 18, T17N, R2E, SEWARD MERIDIAN,
 ALASKA

PALMER 12 MAP

EXHIBIT A

SKY RANCH AT
 PIONEER PEAK
 (4847)



VALLEY CREST

KYROK

SETTLERS

ANNIE

REBECCA

PARK

BLUNCKS

CIENNA

THAL

OCHRE

DIDRICKSON

OUTER SPRINGER

GLEAN

THOMAS

DUNN

LOW

TYLER

COLLEEN

EXHIBIT B



RECEIVED

AUG 03 2016

PLATTING

GEOTECHNICAL SOILS REPORT

FOR

AS&G COMMERCIAL LOTS 1-4 & TRACT A

FOR S4 GROUP

PALMER, ALASKA



Submitted by:

NorthRim Engineering
P.O. Box 770724
Eagle River, AK 99577-0724
(907) 694-7028

Steve Eng, PE, PH

June, 2016

CIVIL

ENVIRONMENTAL

HYDROLOGY

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1. INTRODUCTION

A preliminary plat has been completed by S4 Group of AS&G Commercial Lots 1-4 & Tract A. NorthRim Engineering has completed a soils investigation for this proposed subdivision. A test hole was completed for each of the 4 lots; Tract A is over 88 acres and does not require a soils investigation at this time. Lots 1-4 are almost 2 acres each-ample size for on-site well and septic systems. The soil logs are included in this report. The site for this subdivision has been used as a borrow site in the past for sand and gravel. This past use is indicative of soils with favorable potential for residential/commercial development. Soils within the subdivision were observed to be uniformly superior. The Test Boring Location Map depicts the soil site location. Each lot will be able to provide a minimum of 10,000 FT² of useable septic system area, in addition to 10,000 FT² of useable building area.

2. SITE CHARACTERISTICS

Geomorphology in this vicinity is indicative of this glaciated region. Various deposits of glacial till are present in the area. The recent soil tests reveal sandy soil, with varying amount of gravel and silts. Test holes were completed along the centerline of the subdivision. This centerline has a slight elevated ridge containing original soils, with the upper wind-blown silt loess present. No water bodies are present on the site, the site is well drained. No wetlands vegetation is present. The area is generally level, with grass and small shrubs/trees. The western portion of Lots 3&4 contains a borrow pit, which confirms the sand/gravel nature of the soils. The borrow pit is dry, no water table is observable. The soil test sites have revealed generally good soil for construction and septic systems. Commercial excavation of gravel/sand is still occurring in the surrounding area.

Many excavation cuts exist south and west of the subdivision which demonstrate the predominant sandy and well-drained nature of the soil.

3. SOIL LOG DISCUSSION

The recent soil logs continue to reveal a large quantity of generally clean sand, as can be observed by past excavation and cuts in the area. The test pits were completely dry, clean, sand; this is the preferred material for septic systems.

- Test Hole 1 was centered on Lot 1, excavated on the edge of the center ridge. This center ridge contains the upper wind-blown silt loess, that was removed from the majority of the lot. Clean sand with gravel is present below this layer. This sand layer had a favorable percolation rate of 3 minutes/inch; which is ideal for on-site septic systems. No groundwater was present.
- Test Hole 2 was centered on the lot. This test hole is very similar to TH1, exhibiting the uniformity of the soils. No groundwater was present. The sand layer had a favorable percolation rate of 2 minutes/inch.

- Test Hole 3 was also centered on the lot. The test hole was excavated below center ridgeline. This lower elevation results in less silt cover than TH1 & TH2. The western portion of the lot has no vegetative cover. An existing borrow pit is also present on this edge of the lot. No groundwater was present, with a percolation rate of 2 minutes/inch.
- Test Hole 4 was not centered on the lot, due to this area being near an active gravel extraction route. The Location Map depicts the site, which is a little northeast of center. A percolation rate of 2 minutes/inch was observed. Once again, no groundwater was present. This lot borders an active route for sand/gravel extraction. A borrow pit is present on the edge of the western portion of the lot.

All of the soil logs demonstrate the ability to provide soil suitable for on-site septic systems.

4. APPENDIX

1. Test Hole 1 Soils Log
2. Test Hole 2 Soils Log
3. Test Hole 3 Soils Log
4. Test Hole 4 Soils Log
5. Test Hole Location Map



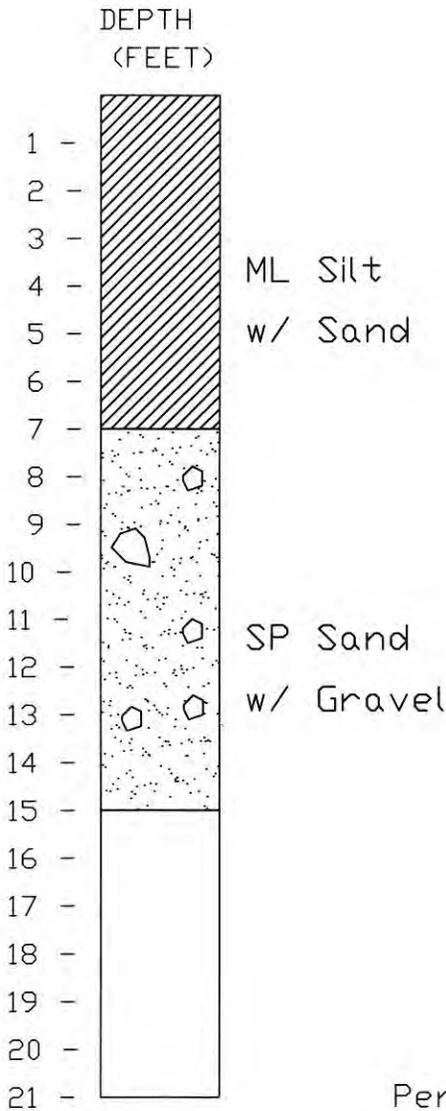
SOILS LOG - PERCOLATION TEST

Date Performed: 6/16/16

Performed For: S4 Group

Legal Description: AS&G Commercial Lot 1

T.H. Location: See Attached Test Boring Location Map



Groundwater? No
Depth --

Water Depth

After Monitoring, None Date: 6/21/16

#	Date	Gross Time	Net Time	Depth	Net Drop
1	6/16	0	--	7"	--
2	6/16	10	10 min.	10.5"	3.5"
3	6/16	12	--	7"	--
4	6/16	22	10 min.	10.5"	3.5"
5	6/16	25	--	7"	--
6	6/16	35	10 min.	10.5"	3.5"
7	6/16	37	--	7"	--
8	6/16	47	10 min.	10.5"	3.5"
9	6/16	50	--	7"	--
10	6/16	60	10 min.	10.5"	3.5"

Percolation Rate 3 min/in Perc Hole Diameter 6"
Test Run Between 7' & 8'

Comments: _____
Performed By NorthRim Eng. I SE CERTIFY THAT THIS TEST WAS Performed in Accordance with All State/Municipal Guidelines in Effect ON THIS DATE. DATE: 6/21/16

NORTH RIM ENGINEERING
PO Box 770724
Eagle River, Alaska 99577
907.694.7028



AS&G COMMERCIAL
LOTS 1-4

TESTHOLE LOG
GEOTECHN EXHIBIT C-5

TH 1
FOR
S4 GROUP

Date: 6/21/16 SHEET: 1 of 5

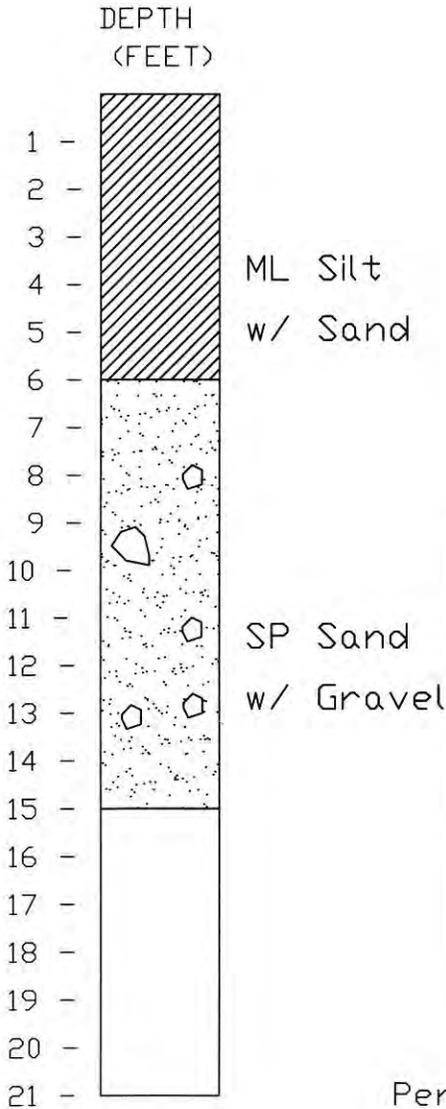


SOILS LOG - PERCOLATION TEST

Date Performed: 6/16/16

Performed For: S4 Group

Legal Description: AS&G Commercial Lot 2



T.H. Location: See Attached Test Boring Location Map

Groundwater? No

Depth --

Water Depth

After Monitoring, None Date: 6/21/16

#	Date	Gross Time	Net Time	Depth	Net Drop
1	6/16	0	--	7"	--
2	6/16	10	10 min.	12"	5"
3	6/16	12	--	7"	--
4	6/16	22	10 min.	12"	5"
5	6/16	25	--	7"	--
6	6/16	35	10 min.	12"	5"
7	6/16	37	--	7"	--
8	6/16	47	10 min.	12"	5"
9	6/16	50	--	7"	--
10	6/16	60	10 min.	12"	5"

Percolation Rate 2 min/in Perc Hole Diameter 6"
 Test Run Between 6' & 7'

Comments: _____
 Performed By NorthRim Eng. I SE CERTIFY THAT THIS TEST WAS
 Performed in Accordance with All State/Municipal Guidelines in Effect
 ON THIS DATE. DATE: 6/21/16

NORTHRIM ENGINEERING
 PO Box 770724
 Eagle River, Alaska 99577
 907.694.7028



AS&G COMMERCIAL
 LOTS 1-4

TESTHOLE LOG
 GEOTECHN: **EXHIBIT C-6**

TH 2
 FOR
 S4 GROUP

date: 6/21/16 SHEET: 2 of 5



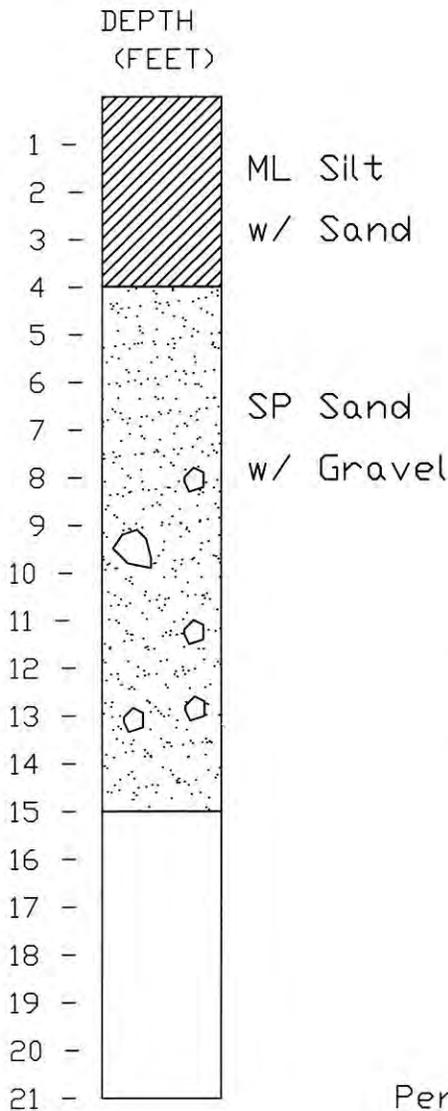
SOILS LOG - PERCOLATION TEST

Date Performed: 6/16/16

Performed For: S4 Group

Legal Description: AS&G Commercial Lot 3

T.H. Location: See Attached Test Boring Location Map



Groundwater? No
Depth --

Water Depth

After Monitoring, None Date: 6/21/16

#	Date	Gross Time	Net Time	Depth	Net Drop
1	6/16	0	--	7"	--
2	6/16	10	10 min.	12"	5"
3	6/16	12	--	7"	--
4	6/16	22	10 min.	12"	5"
5	6/16	25	--	7"	--
6	6/16	35	10 min.	12"	5"
7	6/16	37	--	7"	--
8	6/16	47	10 min.	12"	5"
9	6/16	50	--	7"	--
10	6/16	60	10 min.	12"	5"

Percolation Rate 2 min/in Perc Hole Diameter 6"
Test Run Between 4' & 5'

Comments: _____
Performed By NorthRim Eng. I SE CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: 6/21/16

**NORTH RIM
ENGINEERING**
PO Box 770724
Eagle River, Alaska 99577
907.694.7028



AS&G COMMERCIAL
LOTS 1-4

TESTHOLE LOG
GEOTECHN EXHIBIT C-7

TH 3
FOR
S4 GROUP

Date: 6/21/16 SHEET: 3 of 5

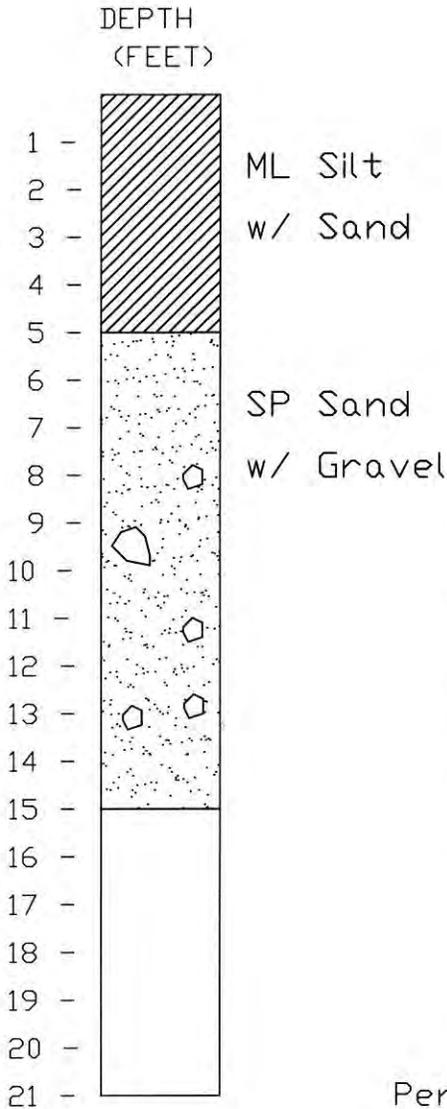
SOILS LOG - PERCOLATION TEST

Date Performed: 6/16/16

Performed For: S4 Group

Legal Description: AS&G Commercial Lot 4

T.H. Location: See Attached Test
Boring Location Map



Groundwater? No
Depth --

Water Depth

After Monitoring, None Date: 6/21/16

#	Date	Gross Time	Net Time	Depth	Net Drop
1	6/16	0	--	7"	--
2	6/16	10	10 min.	12"	5"
3	6/16	12	--	7"	--
4	6/16	22	10 min.	12"	5"
5	6/16	25	--	7"	--
6	6/16	35	10 min.	12"	5"
7	6/16	37	--	7"	--
8	6/16	47	10 min.	12"	5"
9	6/16	50	--	7"	--
10	6/16	60	10 min.	12"	5"

Percolation Rate 2 min/in Perc Hole Diameter 6"
Test Run Between 5' & 6'

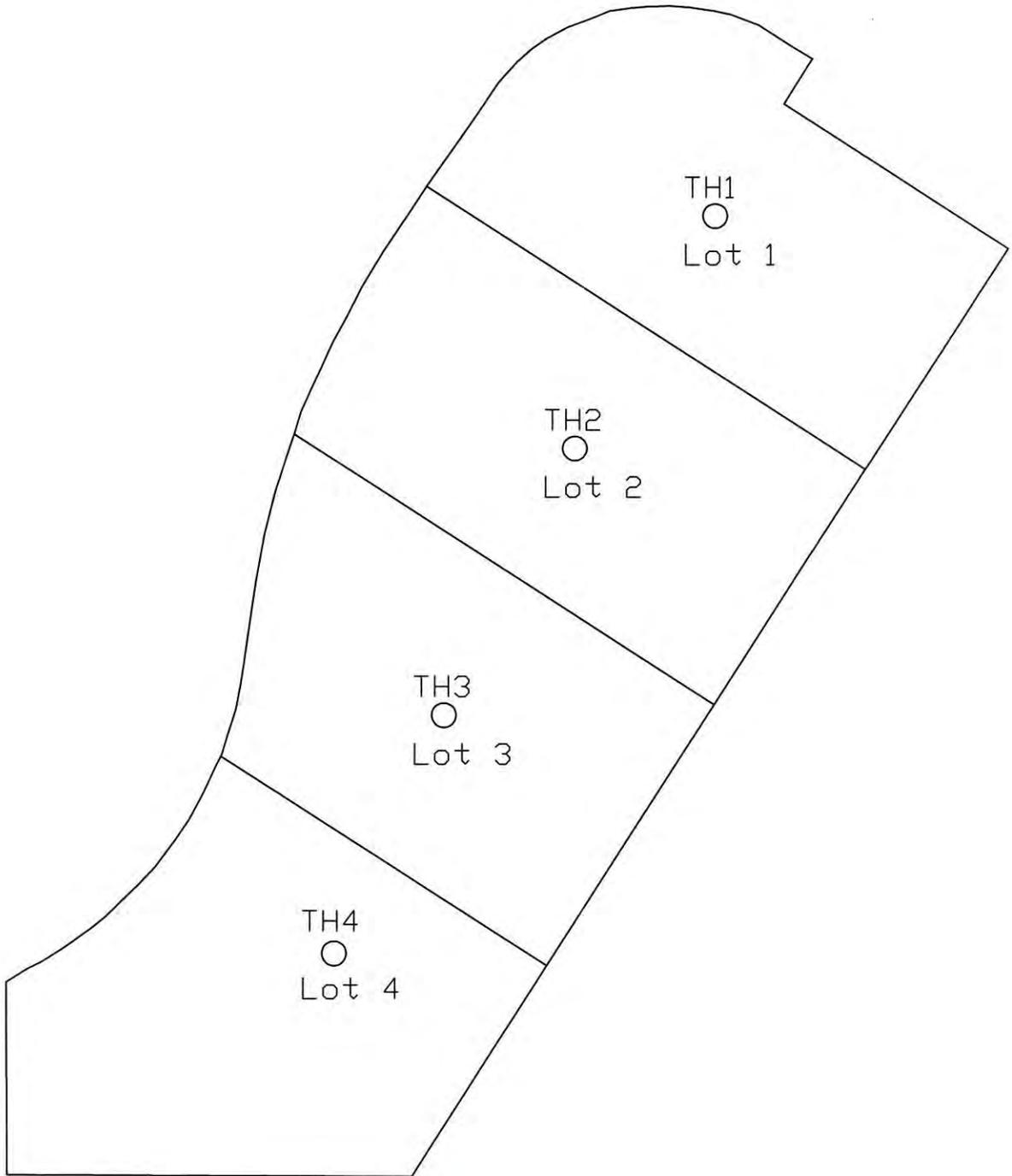
Comments: _____
Performed By NorthRim Eng. I SE CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: 6/21/16





SOILS LOG - LOCATION MAP

Date Performed: 6/16/16



NORTH RIM ENGINEERING
PO Box 770724
Eagle River, Alaska 99577
907.694.7028

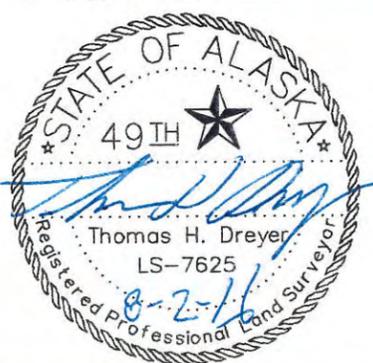
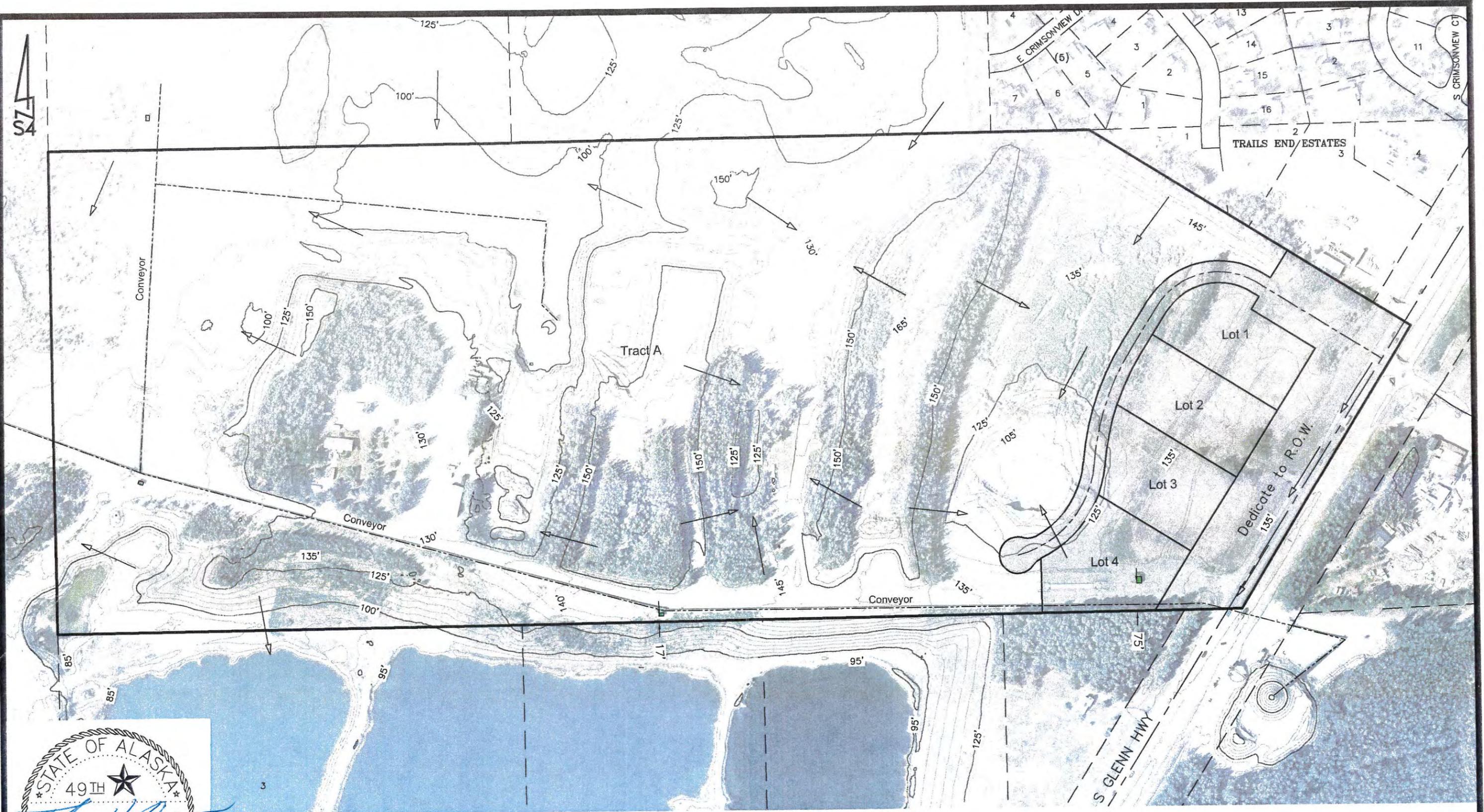


AS&G COMMERCIAL
LOTS 1-4

TESTHOLE LOG
EXHIBIT C-9

LOCATION MAP
FOR
S4 GROUP

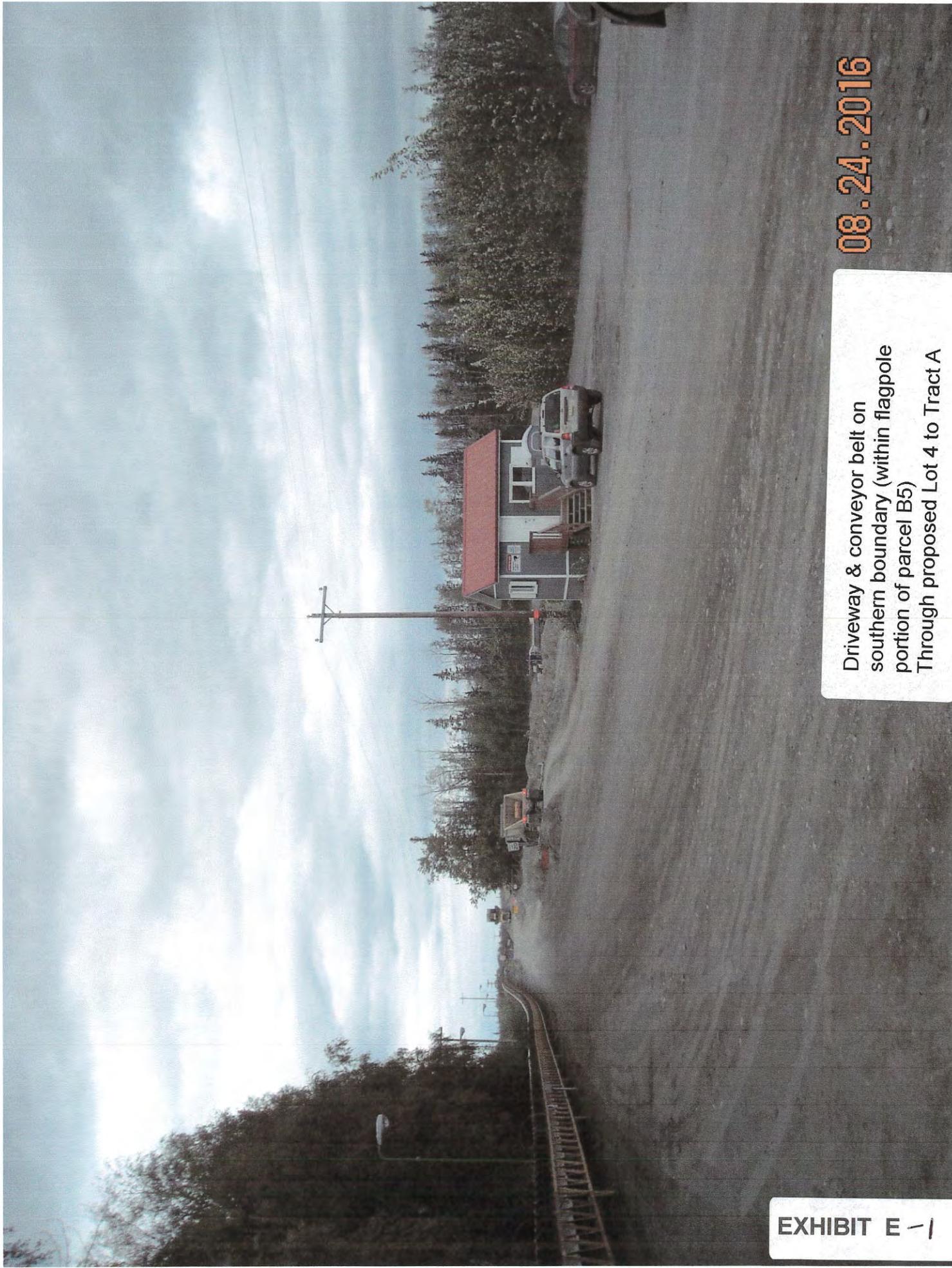
Date: 6/21/16 SHEET: 5 of 5



Topographic Map with Drainage
AS&G Commercial Lots 1-4 & Tract A

Notes:
 Dimensions shown are approximate. No field survey has been performed at this time. Ground features and topo provided by GINA from 2011 MatSu LiDAR & Imagery Project (<http://matsu.gina.alaska.edu/>)

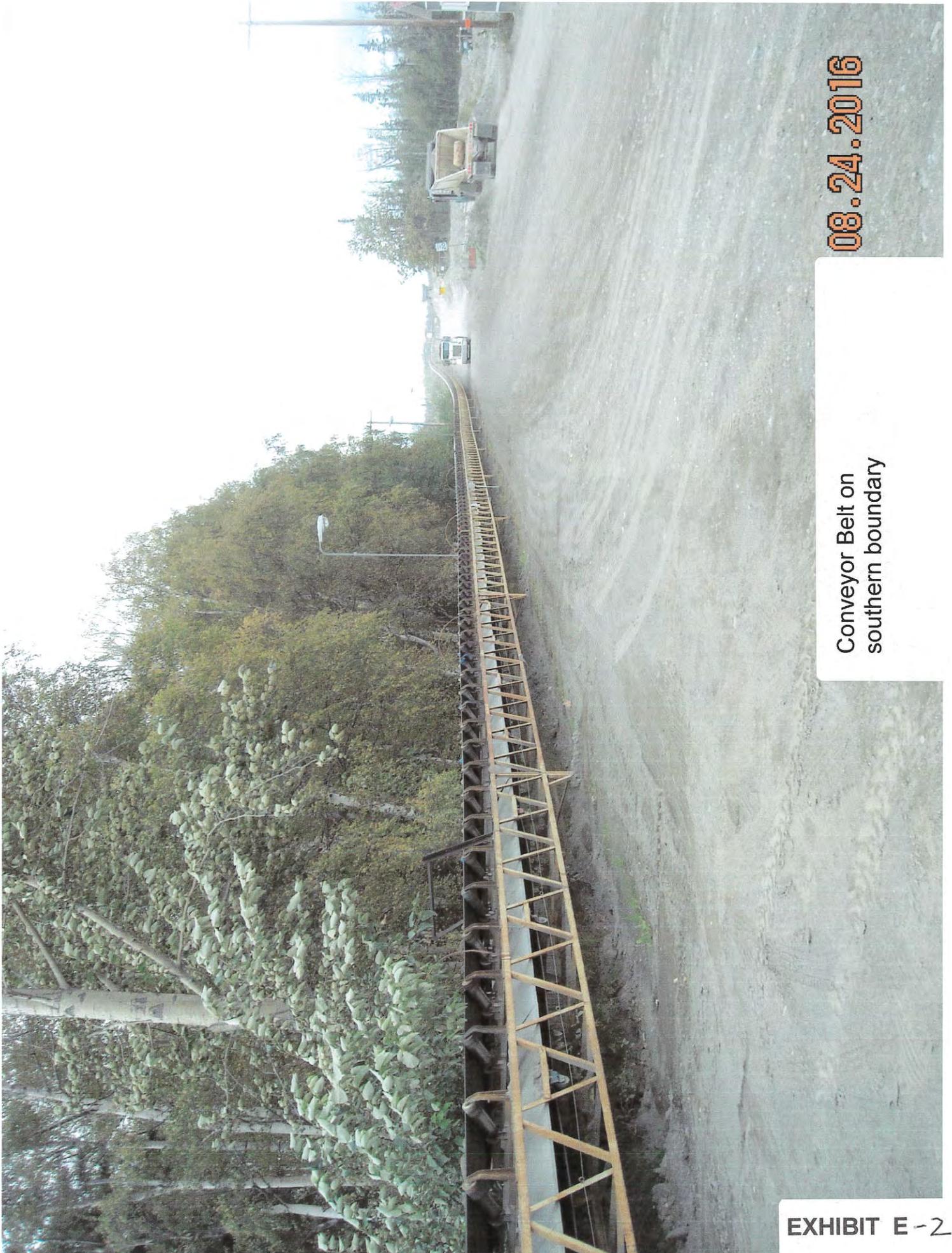
Drainage Arrow Scale 1" = 250' Date: 8/2/2016



08.24.2016

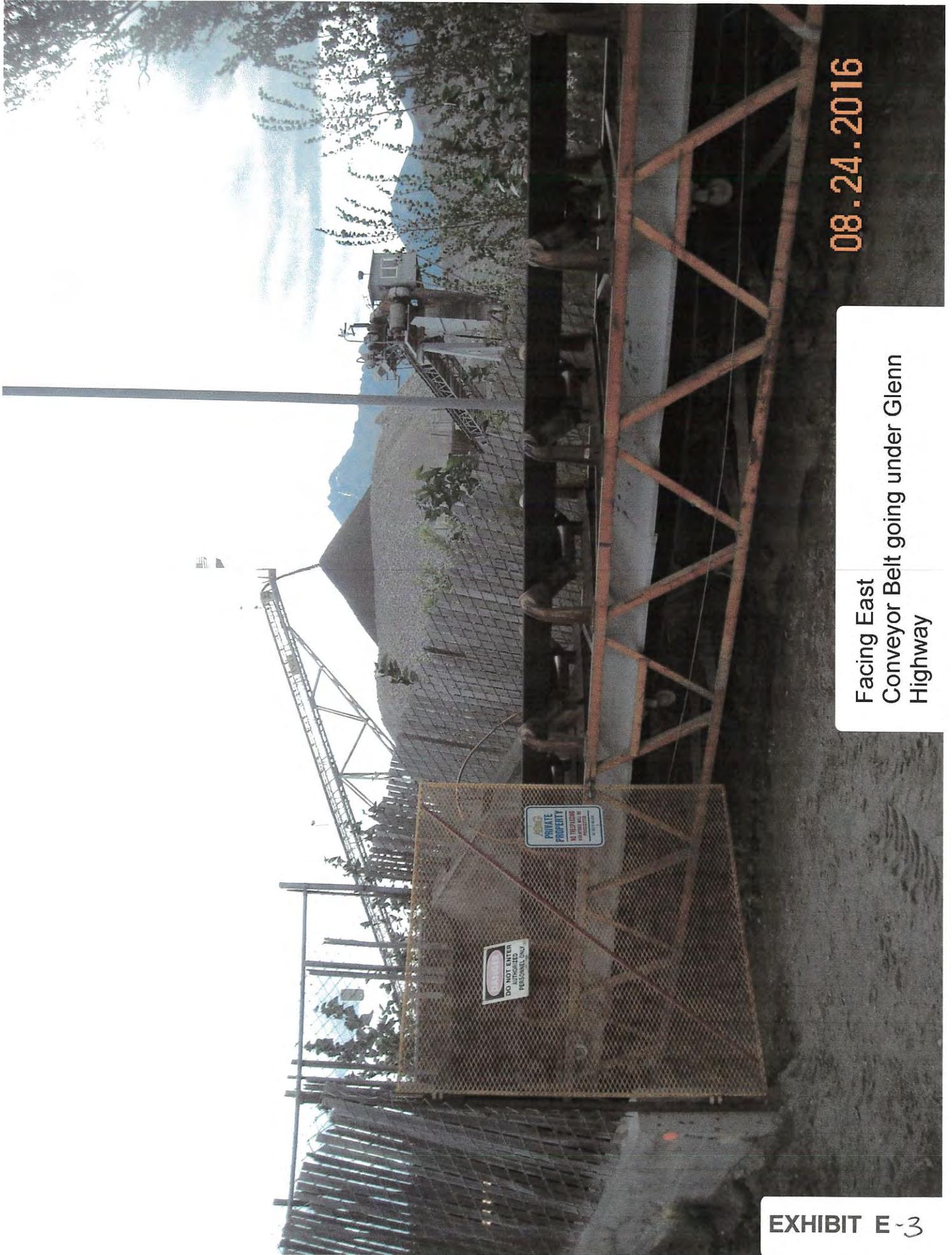
Driveway & conveyor belt on southern boundary (within flagpole portion of parcel B5)
Through proposed Lot 4 to Tract A

EXHIBIT E - 1



Conveyor Belt on southern boundary

08.24.2016



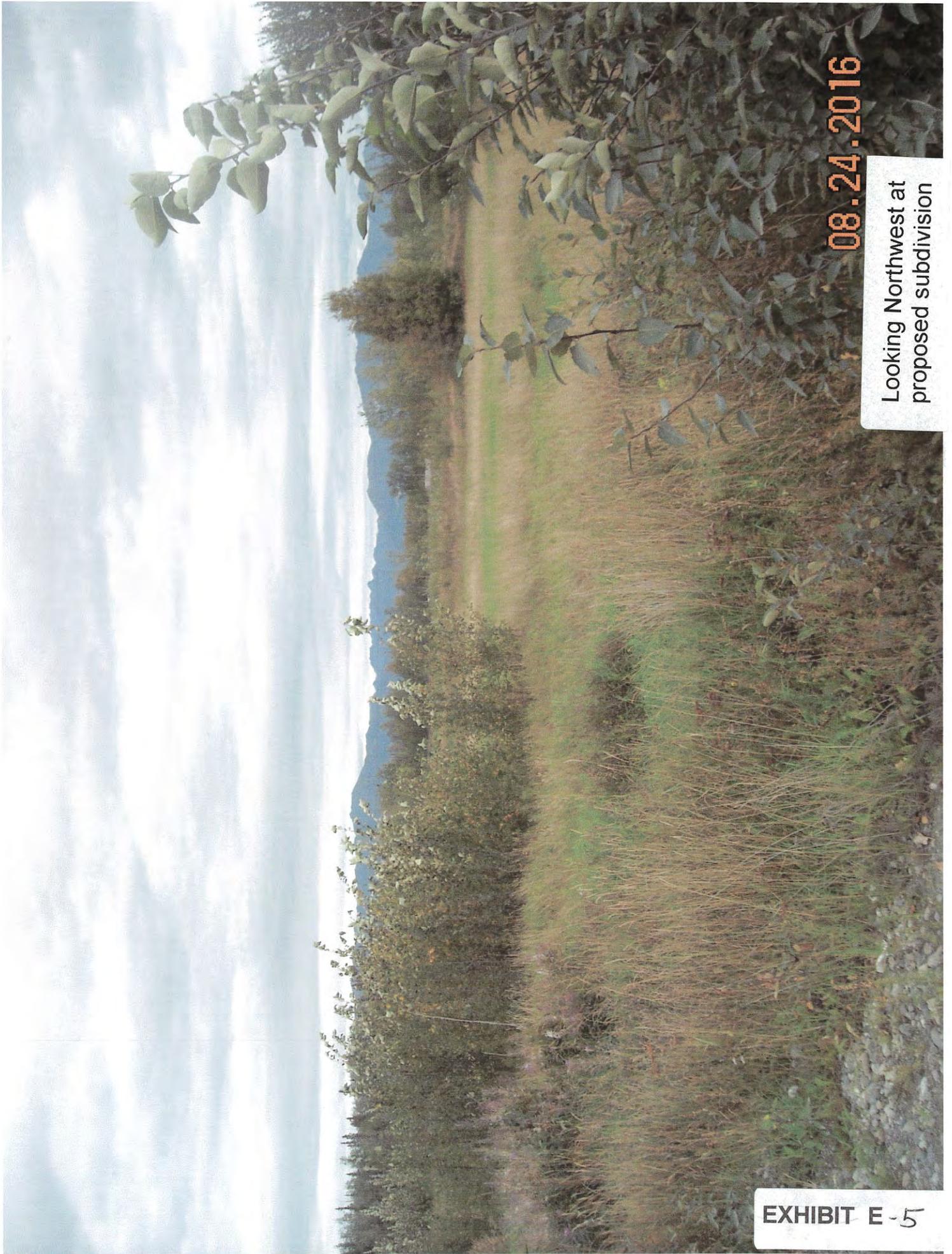
08.24.2016

Facing East
Conveyor Belt going under Glenn
Highway



08.24.2016

Looking North along frontage of
Glenn Highway



08.24.2016

Looking Northwest at
proposed subdivision

EXHIBIT E-5

Cheryl Scott

From: Susan Lee
Sent: Thursday, August 11, 2016 8:00 AM
To: Cheryl Scott
Subject: RE: RFC for Miners Rd Subdivison

Cheryl:

MSB code 17.55.010(G) states "No furthestmost protruding portion of any structure or building line shall be located nearer than ten feet form railroad rights-of-way, except that utilities and rail dependent structures may extend up to railroad rights-of-way".

Susan

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

Conveyor is rail dependent
per Susan LEE/Planning
8/11/16

From: Cheryl Scott
Sent: Wednesday, August 10, 2016 11:09 AM
To: Susan Lee
Subject: RFC for Miners Rd Subdivison

Hi Susan –

I just sent out an RFC for Miners Road Subdivision. Question for you, on the topo/drainage/as-built map in the package sent there is a conveyor belt on the southern boundary of that property. Is that considered a structure and will it have to be in compliance with the setback requirements?

Thanks!

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 12, 2016
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *FW*
SUBJECT: Preliminary Plat Comments / Case #2016-100

RECEIVED

AUG 12 2016

PLATTING

Platting Tech: Cheryl Scott
Public Hearing: October 6, 2016
Applicant / Petitioner: Anchorage Sand & Gravel Co., Inc.
TRS: 17N02E18
Tax ID: 17N02E18B004 & B005
Subd: Miners Road Subdivision
Tax Map: PA 12

Comments:

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

Cheryl Scott

From: Jamie Taylor
Sent: Tuesday, August 23, 2016 10:23 AM
To: Platting
Cc: Cheryl Scott
Subject: RE: RFC Miners Road Subdivision Lots 1-4 & Tract A

- All cut/fill should fit in ROW and/or easement
- May need cross pipe and drainage easement

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

From: Cheryl Scott
Sent: Wednesday, August 10, 2016 10:27 AM
To: allen.kemplen@alaska.gov; kevin.vakalis@alaska.gov; tucker.hurn@alaska.gov; melanie.nichols@alaska.gov; steven.banse@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers; brian.young@usps.gov; retirees@mtaonline.net; edstrabelak@gmail.com; John Aschenbrenner; Richard Boothby; jmcutt@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; 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; Matthew Beck; dblehm@gci.com
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; patrickjhnsn@hotmail.com; amyhansenhomes@gmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: RFC Miners Road Subdivision Lots 1-4 & Tract A

All~

Attached is a Request for Comments for Miners Road Subdivision Lots 1-4 & Tract A, MSB Case # 2016-100, Tech CS. Also, attached is the vicinity map, soils report, topo/drainage/as-built map, road plan/profile, approach road permit, owner's statement and preliminary plat.

Comments are due by September 23, 2016.

Please contact me if you have any questions.

Cheryl Scott
Platting Technician
Matanuska-Susitna Borough



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

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

Subject: Preliminary Plat Request for Comments – **Miners Road Subdivision**
(Case No. 2016-100)

Dear Ms. Scott:

ENSTAR Natural Gas Company has reviewed the subject Preliminary 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

Cheryl Scott

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, August 15, 2016 4:29 PM
To: Cheryl Scott
Subject: RE: RFC Miners Road Subdivision Lots 1-4 & Tract A
Attachments: Miners Rd L1-4 & TA.PDF

Hi Cheryl, we have some fiber and cable running alongside the Glenn but it looks like it should be safe in the ROW. I marked up the PDF just in case.

Thanks,
GCI - OSP Design
Joshua Swanson | GIS Technician

From: Cheryl Scott [<mailto:Cheryl.Scott@matsugov.us>]
Sent: Wednesday, August 10, 2016 10:27 AM
To: allen.kemplen@alaska.gov; kevin.vakalis@alaska.gov; tucker.hurn@alaska.gov; melanie.nichols@alaska.gov; steven.banse@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers <regpagemaster@usace.army.mil>; brian.young@usps.gov; retirees@mtaonline.net; edstrabelak@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; jmcnutt@palmerak.org; 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>; mearow@matanuska.com; rglenn@mta-telco.com; jthompson@mta-telco.com; jennifer.diederich@enstarnaturalgas.com; robin.leighty@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; Matthew Beck <Matthew.Beck@matsugov.us>; David Blehm <dblehm@gci.com>
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; patrickjhnsn@hotmail.com; amyhansenhomes@gmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: RFC Miners Road Subdivision Lots 1-4 & Tract A

[External Email]

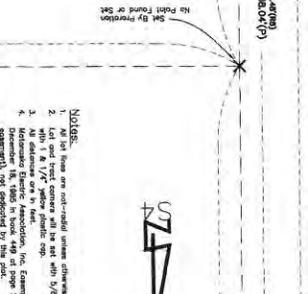
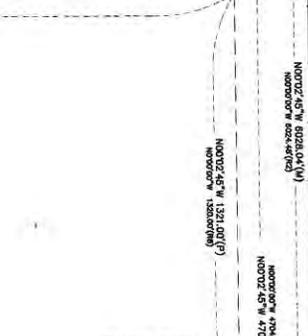
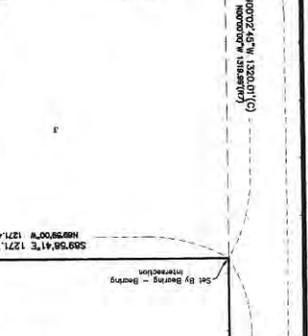
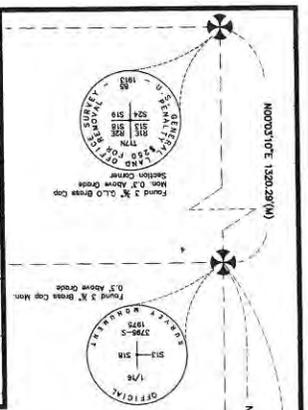
All~

Attached is a Request for Comments for Miners Road Subdivision Lots 1-4 & Tract A, MSB Case # 2016-100, Tech CS. Also, attached is the vicinity map, soils report, topo/drainage/as-built map, road plan/profile, approach road permit, owner's statement and preliminary plat.

Comments are due by September 23, 2016.

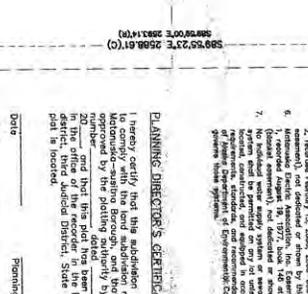
Please contact me if you have any questions.

Cheryl Scott
Platting Technician



Lot #	Area (sq. ft.)	Area (sq. m.)	Area (acres)
1	10,000	929.03	0.228
2	10,000	929.03	0.228
3	10,000	929.03	0.228
4	10,000	929.03	0.228
5	10,000	929.03	0.228
6	10,000	929.03	0.228
7	10,000	929.03	0.228
8	10,000	929.03	0.228
9	10,000	929.03	0.228
10	10,000	929.03	0.228
11	10,000	929.03	0.228
12	10,000	929.03	0.228
13	10,000	929.03	0.228
14	10,000	929.03	0.228
15	10,000	929.03	0.228
16	10,000	929.03	0.228
17	10,000	929.03	0.228
18	10,000	929.03	0.228
19	10,000	929.03	0.228
20	10,000	929.03	0.228

Point #	Bearing	Distance	Point #	Bearing	Distance
1	N 32° 57' 10" E	100.00	11	S 89° 58' 41" E	1318.71
2	S 89° 58' 41" E	100.00	12	N 32° 57' 10" E	100.00
3	N 32° 57' 10" E	100.00	13	S 89° 58' 41" E	1318.71
4	S 89° 58' 41" E	100.00	14	N 32° 57' 10" E	100.00
5	N 32° 57' 10" E	100.00	15	S 89° 58' 41" E	1318.71
6	S 89° 58' 41" E	100.00	16	N 32° 57' 10" E	100.00
7	N 32° 57' 10" E	100.00	17	S 89° 58' 41" E	1318.71
8	S 89° 58' 41" E	100.00	18	N 32° 57' 10" E	100.00
9	N 32° 57' 10" E	100.00	19	S 89° 58' 41" E	1318.71
10	S 89° 58' 41" E	100.00	20	N 32° 57' 10" E	100.00



Cheryl Scott

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Friday, August 19, 2016 3:33 PM
To: Cheryl Scott
Subject: RE: RFC Miners Road Subdivision Lots 1-4 & Tract A

Cheryl,

MTA has reviewed the preliminary plat for Miners Road Subdivision.

MTA has no objections.

Thank you for the opportunity to review and comment.

Becky Glenn
MTA

From: Cheryl Scott [<mailto:Cheryl.Scott@matsugov.us>]
Sent: Wednesday, August 10, 2016 10:27 AM
To: allen.kemplen@alaska.gov; kevin.vakalis@alaska.gov; tucker.hurn@alaska.gov; melanie.nichols@alaska.gov; steven.banse@alaska.gov; holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers <regpagemaster@usace.army.mil>; brian.young@usps.gov; retirees@mtaonline.net; edstrabelak@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; jmcnutt@palmerak.org; 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>; mearow@atanuska.com; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; jennifer.diederich@enstarnaturalgas.com; robin.leighty@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Matthew Beck <Matthew.Beck@matsugov.us>; dblehm@gci.com
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; patrickjhnsn@hotmail.com; amyhansenhomes@gmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: RFC Miners Road Subdivision Lots 1-4 & Tract A

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.

All~

Attached is a Request for Comments for Miners Road Subdivision Lots 1-4 & Tract A, MSB Case # 2016-100, Tech CS. Also, attached is the vicinity map, soils report, topo/drainage/as-built map, road plan/profile, approach road permit, owner's statement and preliminary plat.



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.



THE STATE
of ALASKA

GOVERNOR BILL WALKER

Department of Transportation
And Public Facilities

CENTRAL REGION
Planning & Administrative Services

4111 Aviation Avenue
Anchorage, Alaska 99502
Main: 907.269.0520
Fax: 907.269.0521

September 10, 2015

Paul Hulbert, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED
SEP 10 2015
PLATTING

Re: Plat Review

Dear Mr. Hulbert:

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

- **Hospital Substation Addition 1**

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

- **Tax Map PA 12 Sec 18, T17N, R02E**

Miners Rd

- The access street and cul-de-sac should be aligned so that it accesses the Glenn Highway across from Outer Springer Loop, where a traffic signal will be placed in the near future. No direct access will be granted to Glenn Highway from any of the lots.
- We request that the right of way for that road be 60' to accommodate future traffic needs at this signalized intersection.
- We request that the building setback reflect the Glenn Highway widening project that is planned.

- **Blissard Addition No. 1**

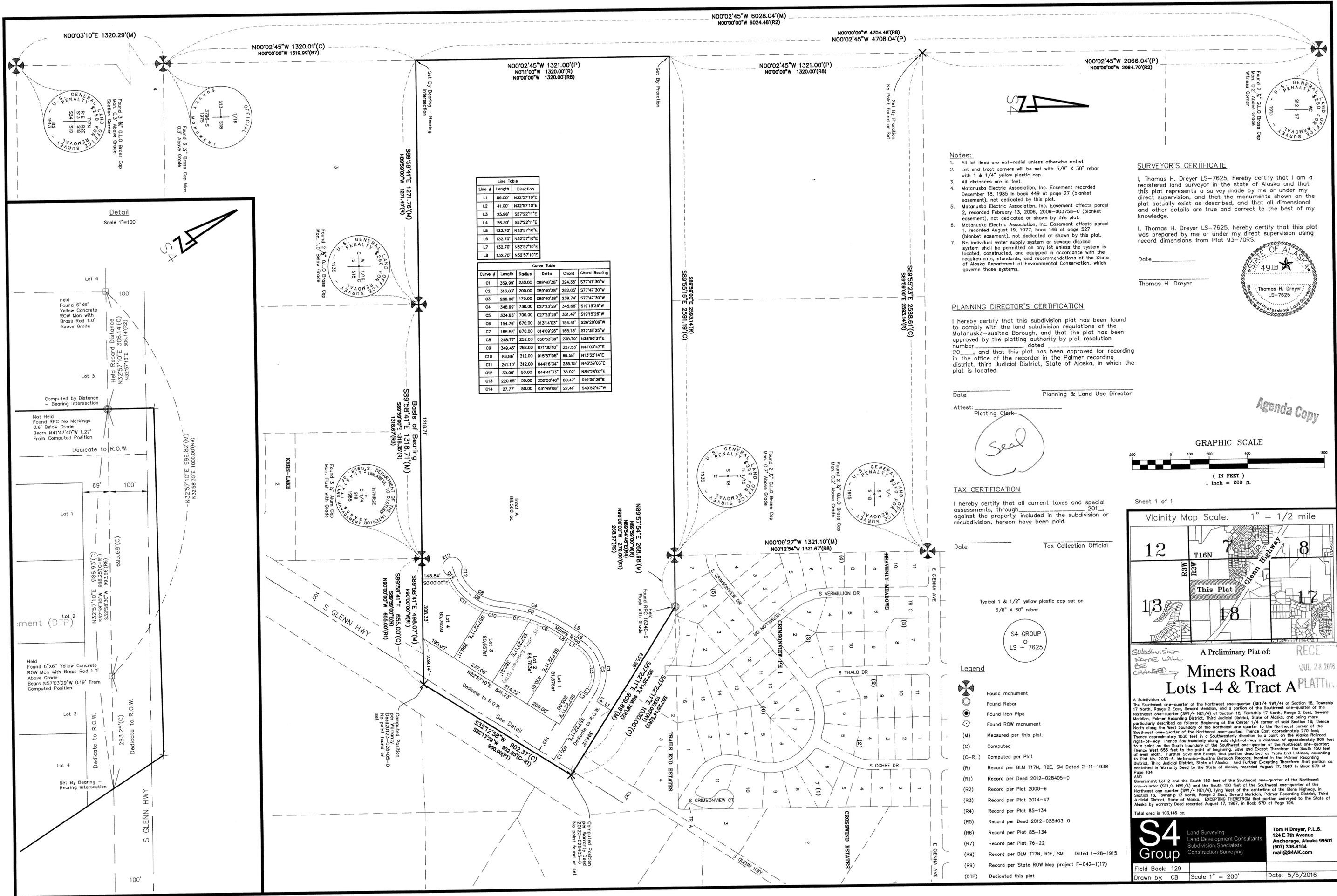
- We recommend that access for the new lot line up with Endeavor.
- Apply for driveway permit.

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

"Keep Alaska Moving through service and infrastructure."



Line Table

Line #	Length	Direction
L1	89.00'	N32°57'10"E
L2	41.00'	N32°57'10"E
L3	25.96'	S57°22'11"E
L4	26.30'	S57°22'11"E
L5	132.70'	N32°57'10"E
L6	132.70'	N32°57'10"E
L7	132.70'	N32°57'10"E
L8	132.70'	N32°57'10"E

Curve Table

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	359.99'	230.00'	089°40'38"	324.35'	S77°47'30"W
C2	313.03'	200.00'	089°40'38"	282.05'	S77°47'30"W
C3	266.08'	170.00'	089°40'38"	239.74'	S77°47'30"W
C4	348.99'	730.00'	027°23'29"	345.68'	S19°15'28"W
C5	354.65'	700.00'	027°23'29"	331.47'	S19°15'28"W
C6	154.76'	670.00'	013°14'03"	154.41'	S26°20'09"W
C7	165.55'	670.00'	014°09'26"	165.13'	S12°38'25"W
C8	248.77'	252.00'	056°33'39"	238.79'	N33°50'31"E
C9	349.46'	282.00'	071°00'10"	327.53'	N41°03'47"E
C10	86.86'	312.00'	015°57'05"	86.58'	N13°32'14"E
C11	241.10'	312.00'	044°16'34"	235.15'	N43°39'03"E
C12	39.00'	50.00'	044°16'33"	38.02'	N84°28'07"E
C13	220.65'	50.00'	252°50'40"	80.47'	S19°36'26"E
C14	27.77'	50.00'	031°49'06"	27.41'	S49°52'47"W

Notes:

- All lot lines are not-radial unless otherwise noted.
- Lot and tract corners will be set with 5/8" x 30" rebar with 1" x 1/4" yellow plastic cap.
- All distances are in feet.
- Matanuska Electric Association, Inc. Easement recorded December 18, 1985 in book 449 at page 27 (blanket easement), not dedicated by this plat.
- Matanuska Electric Association, Inc. Easement affects parcel 2, recorded February 13, 2006, 2006-003758-0 (blanket easement), not dedicated or shown by this plat.
- Matanuska Electric Association, Inc. Easement affects parcel 1, recorded August 19, 1977, book 146 at page 527 (blanket easement), not dedicated or shown by this plat.
- 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.

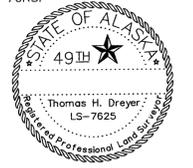
SURVEYOR'S CERTIFICATE

I, Thomas H. Dreyer LS-7625, 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 actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

I, Thomas H. Dreyer LS-7625, hereby certify that this plat was prepared by me or under my direct supervision using record dimensions from Plat 93-70RS.

Date: _____

Thomas H. Dreyer



PLANNING DIRECTOR'S CERTIFICATION

I hereby certify that this subdivision plat has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the platting authority by plat resolution number _____ dated _____ and that this plat has been approved for recording in the office of the recorder in the Palmer recording district, third Judicial District, State of Alaska, in which the plat is located.

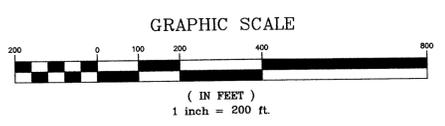
Date: _____ Planning & Land Use Director

Attest: _____
Plotting Clerk

TAX CERTIFICATION

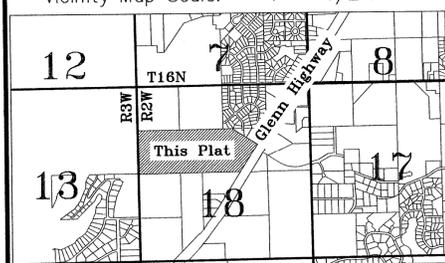
I hereby certify that all current taxes and special assessments, through _____ 201_____, against the property, included in the subdivision or re-subdivision, hereon have been paid.

Date: _____ Tax Collection Official



Sheet 1 of 1

Vicinity Map Scale: 1" = 1/2 mile



A Preliminary Plat of:

Miners Road

Lots 1-4 & Tract A

A Subdivision of:
The Southwest one-quarter of the Northwest one-quarter (SE1/4 NW1/4) of Section 18, Township 17 North, Range 2 East, Seward Meridian, and a portion of the Southwest one-quarter of the Northeast one-quarter (SW1/4 NE1/4) of Section 18, Township 17 North, Range 2 East, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska, and being more particularly described as follows: Beginning at the Center 1/4 corner of said Section 18, thence North along the West boundary of the Northeast one-quarter to the Northeast corner of the Southwest one-quarter of the Northeast one-quarter; Thence East approximately 270 feet; Thence approximately 100 feet in a Southeasterly direction to a point on the Alaska Railroad right-of-way. Thence Southeasterly along said right-of-way a distance of approximately 900 feet to a point on the South boundary of the Southwest one-quarter of the Northeast one-quarter; of even width. Further Save and Except that portion described as Tract End Estates, according to Plat No. 2000-6, Matanuska-Susitna Borough Records, located in the Palmer Recording District, Third Judicial District, State of Alaska. And Further Excepting therefrom that portion as contained in Warranty Deed to the State of Alaska, recorded August 17, 1967 in Book 67D at Page 104.

AND
Government Lot 2 and the South 150 feet of the Southwest one-quarter of the Northwest one-quarter (SE1/4 NW1/4) and the South 150 feet of the Southwest one-quarter of the Northeast one-quarter (SW1/4 NE1/4), lying West of the centerline of the Glenn Highway, in Section 18, Township 17 North, Range 2 East, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska. EXCEPTING THEREFROM that portion conveyed to the State of Alaska by warranty Deed recorded August 17, 1967, in Book 67D at Page 104.

Total area is 103,146 ac.

- Legend**
- Found monument
 - Found Rebar
 - Found Iron Pipe
 - Found ROW monument
 - (M) Measured per Plat
 - (C) Computed
 - (C-R) Computed per Plat
 - (R) Record per BLM T17N, R2E, SM Dated 2-11-1938
 - (R1) Record per Deed 2012-028405-0
 - (R2) Record per Plat 2000-6
 - (R3) Record per Plat 2014-47
 - (R4) Record per Plat 85-134
 - (R5) Record per Deed 2012-028403-0
 - (R6) Record per Plat 85-134
 - (R7) Record per Plat 76-22
 - (R8) Record per BLM T17N, R1E, SM Dated 1-28-1915
 - (R9) Record per State ROW Map project F-042-1(17)
 - (DTP) Dedicated this plat

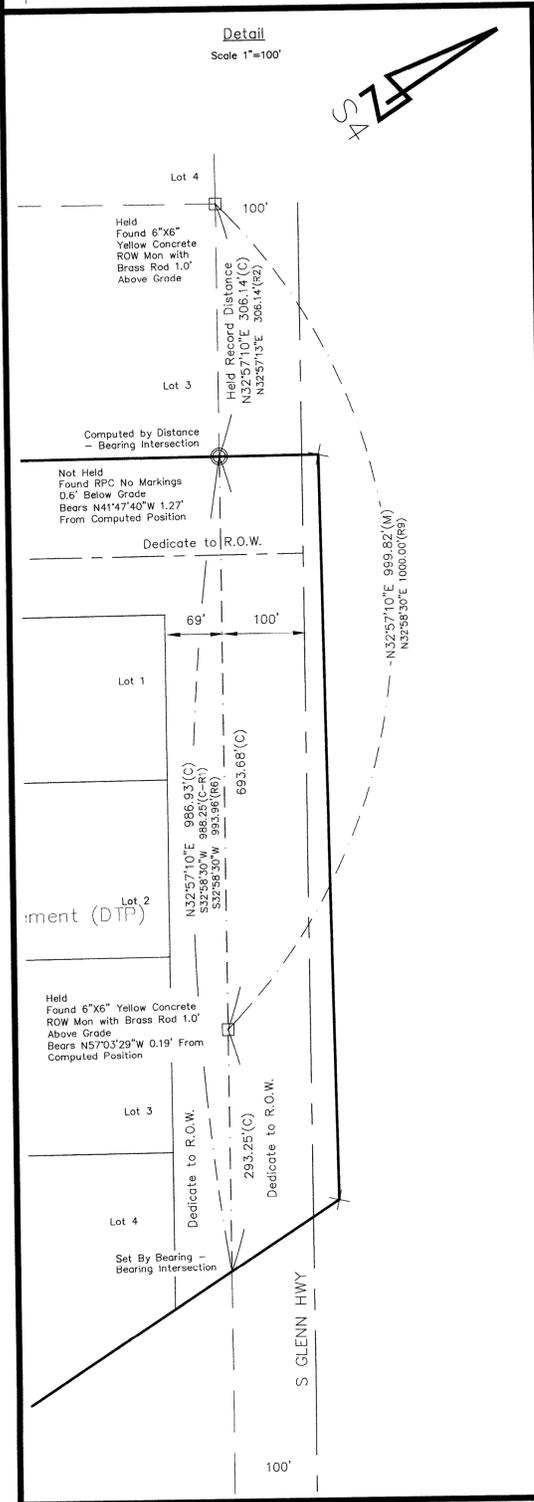
S4 Group

Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

Tom H Dreyer, P.L.S.
124 E 7th Avenue
Anchorage, Alaska 99501
(907) 306-8104
mail@s4AK.com

Field Book: 129
Scale 1" = 200'
Date: 5/5/2016

Detail
Scale 1"=100'



4B



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

MEMORANDUM

Date: September 29, 2016

To: Platting Board

From: Cheryl Scott, Platting Technician *CS*

RE: ASLS 2015-11 Case #: 2016-110

The petitioner and staff have agreed to continue this case for 3 months until January 5, 2017 with the option to proceed earlier if all parties are prepared. The request for the continuance is to allow the petitioner time to resolve issues concerning required useable area.

Suggested motion: "I move to continue the public hearing for ASLS 2015-11, located within Section 18, Township 16 North, Range 2 East, Seward Meridian, Alaska, until January 5, 2017 with the option to proceed earlier if all parties are prepared."

4C

available soils and water table information, topography, MSB code, and observations at the site, each lot will have at least 10,000 sf of contiguous useable septic area and at least 10,000 sf of useable building area as required by MSB 43.20.281 Area.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements are met as W. Petrel Street, S. Hassen Place and W. Shearwater Street are owned and maintained by MSB. Pursuant to MSB 43.20.320 Frontage, each lot will have 60' frontage.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) Road Superintendent and Civil Engineer have no issues. Planning Development Services Division (**Exhibit D**) notes all structures shall be in compliance with setback requirements. Land and Resource Management Division (**Exhibit E**) notes no MSB owned lands are affected and has no objection to the subdivision. Site visits report with photos, dated August 24, 2016 at **Exhibit G**.

Utilities: (**Exhibit F**) MTA and MEA request 15' wide utility easements (see **Recommendation #5**). Staff notes there is an existing 15' utility easement on the eastern boundary; a 15' wide MEA easement on the southern boundary from the southwest corner to approximately three-quarters west in proposed Lot 3-A, and also a 15' wide utility easement on the northern boundary from the northwest corner to approximately one half west in proposed Lot 2-A. MTA would like the easement to encircle the subdivision. MEA's request is for a 15' wide utility easement on the southern boundary and eastern boundary, and on the northern boundary for proposed Lots 1-A and 1-B. Enstar has no comments, recommendations or objections. GCI approved as shown.

At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; ADF&G; Knik-Fairview Community Council; Road Service Area #17 Knik; Fire Service Area #130 Central Mat-Su; MSB Emergency Services, Assessments, Permit Center and Pre-Design Division.

CONCLUSION: The preliminary plat of Carmelcrest Addition #1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections to the plat from any federal or state agency, Borough department or utilities. No objections were received from the general public in response to the Notice of Public Hearing. Legal and physical access exists, consistent with MSB 43.20.100 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. The engineer has provided a geotechnical report pursuant to MSB 43.20.281(A).

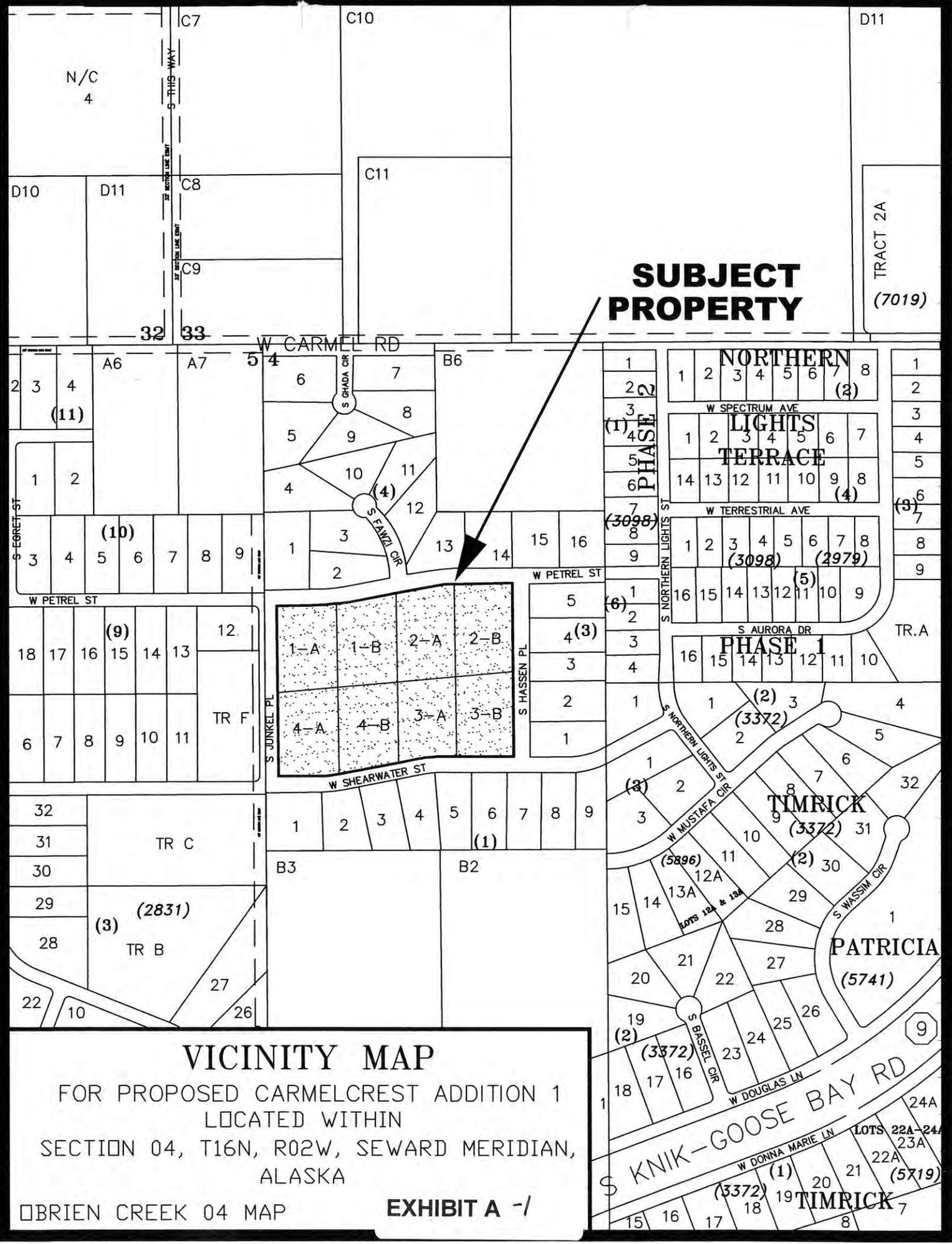
RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Suggested motion: "I move to approve the preliminary plat of Carmelcrest Addition #1, Section 04, Township 16 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:"

1. Taxes and special assessments must be current prior to the 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. Pay mailing and advertising fees of \$75.94.
3. Provide updated Certificate to Plat executed within 90 days of recording and submit Beneficiary Acknowledgement for any holder of a beneficial interest.
4. Show or list all easements of record.
5. Grant the 15' wide utility easement as requested by MTA and MEA on the perimeter of the subdivision.
6. Provide signatory authority documentation for Buddy Two Investments, LLC.
7. Submit recording fee payable to State of Alaska, Department of Natural Resources (SOA/DNR).
8. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

- 1) The plat of Carmelcrest Addition #1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
- 2) There were no objections to the plat 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 (RFC) from US Army Corps of Engineers; ADF&G; Knik-Fairview Community Council; Road Service Area #17 Knik; Fire Service Area #130 Central Mat-Su; MSB Emergency Services, Assessments, Permit Center and Pre-Design Division.
- 5) Lot sizes and useable area are consistent with MSB 43.20.281 Area.
- 6) Petitioners' engineer of record submitted an engineering statement pursuant to MSB 43.20.281(A) Area, verifying all proposed lots have 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area.
- 7) Frontage for the subdivision exists, pursuant to MSB 43.20.320.
- 8) Legal and physical access exists, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access.
- 9) Both MEA and MTA have requested a 15' wide utility easement on the perimeter of the parcel.



**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED CARMELCREST ADDITION 1
 LOCATED WITHIN
 SECTION 04, T16N, R02W, SEWARD MERIDIAN,
 ALASKA

OBRIEN CREEK 04 MAP

EXHIBIT A -/



FAWZI

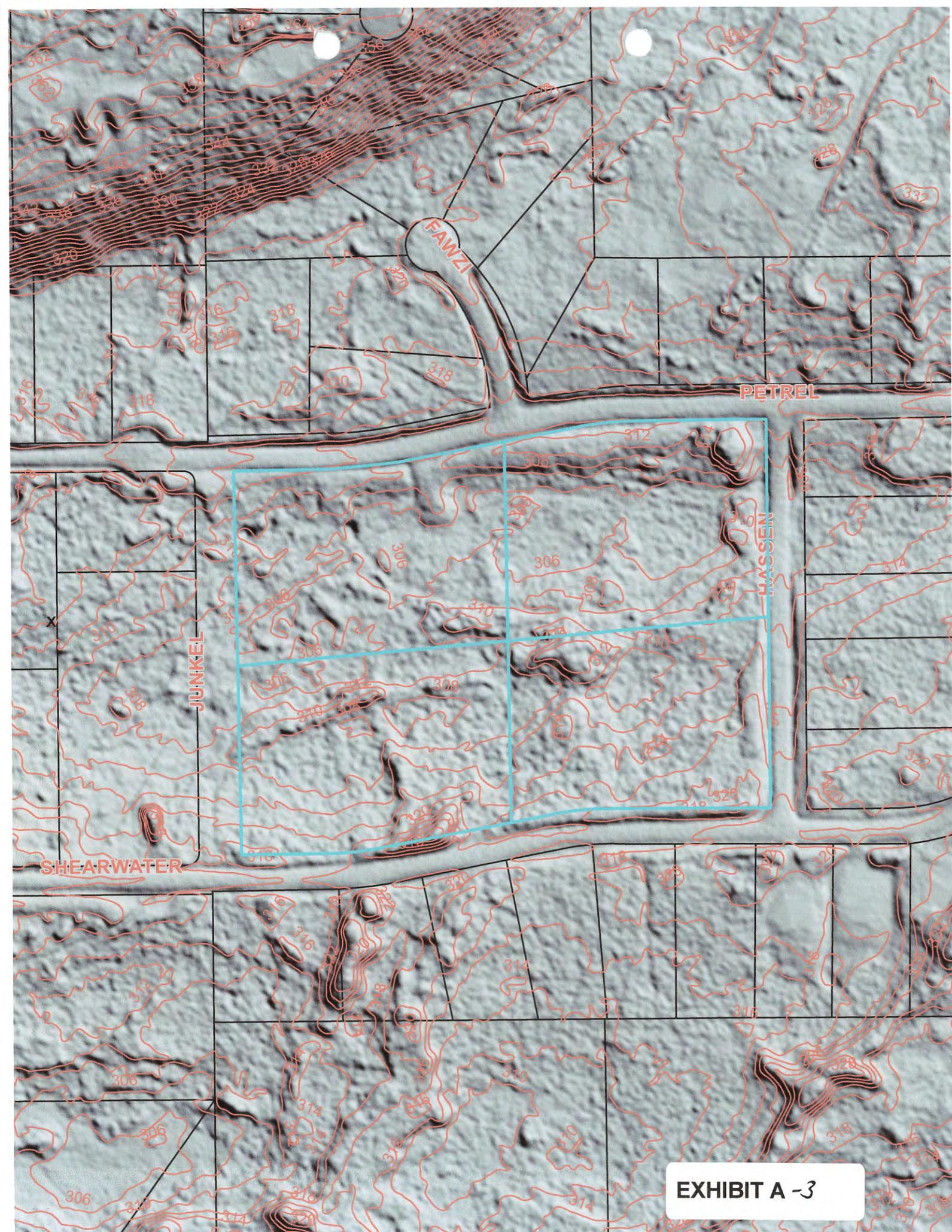
PETREL

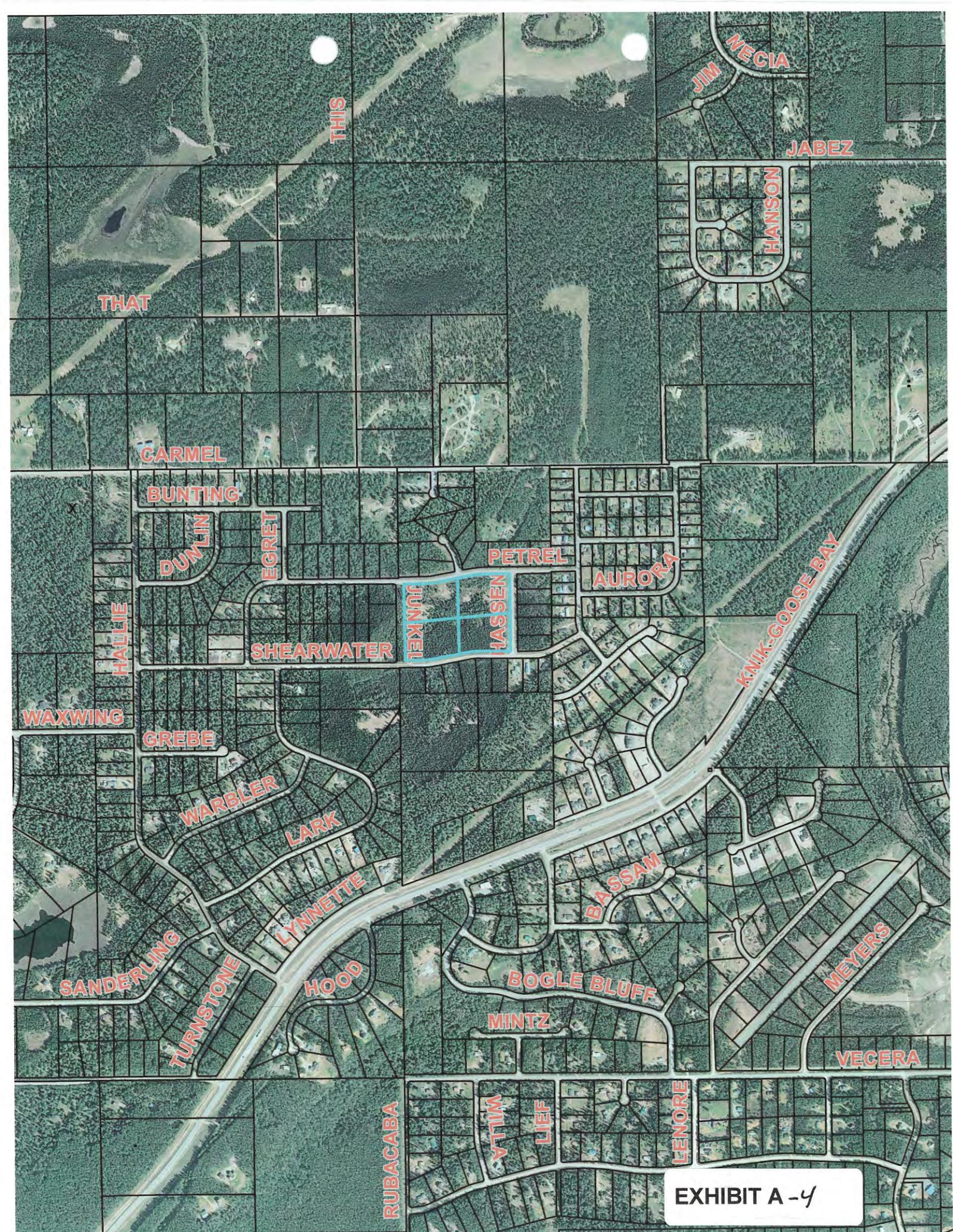
JUNKEL

HASSEN

SHEARWATER

EXHIBIT A-2





THIS

JIM
NECIA

JABEZ

HANSON

THAT

CARMEL

BUNTING

DUNLIN

EGRET

PETREL

AURORA

JUN KEI

HASSEN

SHEARWATER

KNIK-GOOSE BAY

HALLIE

WAXWING

GREBE

WARBLER

LARK

LYNNETTE

HOOD

BASSAM

BOGLE BLUFF

MINTZ

MEYERS

VECERA

SANDERLING

TURNSTONE

RUBACABA

WILLA

LIEF

LENORE

EXHIBIT A -4



July 11, 2016

**RE: Carmelcrest Subdivision – Addition #1
Usable Area Report
T16N R2W Sec 4**

RECEIVED
AUG 02 2016
PLATTING

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

Dear Hr. 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 8 lots (ranging in size from 1.62 to 1.86 acres) from the parent parcel containing 4 lots and approximately 14.13 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.

Access: Three of the lots would be accessed via W Petrel Street. Two of the lots would be accessed via S Hassen Place. Three of the lots would be accessed via 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 +14 acres was approximately 5 feet.

Vegetation & Soils: There are no existing structures on the parent parcel. Nearly 80% of the parent parcel is still covered with trees. The remaining 20% may have been cleared at some time in the past, and is covered with grass now.

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 between Lots 1 & 4 and 2 & 3 to provide the best representation of the proposed lots. Both test holes were excavated to 12 feet deep and show similar composition, transitioning from topsoil on the surface to a sandy/silty mixture with numerous cobbles. 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.



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.

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-003

Project Location: Carmelcrest, Lots 1-4 Block 2

Logged By: Bill Klebesadel

Date: 5-2-15

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Dark brown topsoil, roots
2	
3	Silty Sands
4	
5	Brownish gravels
6	
7	Sandy silts, brownish gray, occasional cobbles
8	
9	
10	
11	
12	
13	Bottom of test hole, no groundwater
14	
15	
16	
17	
18	
19	
20	



TEST HOLE LOCATION:

61° 30' 32.72" N

149° 39' 33.19" 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-003

Project Location: Carmelcrest, Lots 1-4 Block 2

Logged By: Bill Klebesadel

Date: 5-2-15

TEST HOLE NO. 2

Depth (feet)	Description
0	
1	Dark brown topsoil, roots
2	
3	Silty sands, numerous rounded cobbles
4	
5	
6	
7	Sandy silts, large fractured rocks, fewer cobbles
8	
9	
10	
11	
12	Bottom of test hole, no groundwater
13	
14	
15	
16	
17	
18	
19	
20	

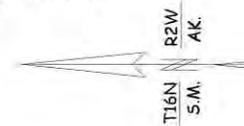


TEST HOLE LOCATION:
 61° 30' 33.26" N
 149° 39' 20.56" W
COMMENTS:

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.

CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	8°55'54"	305.00	36.99	18.52	36.97	N 88°56'27" E
2	4°03'07"	305.00	21.57	10.79	21.57	N 81°49'26" E
3	8°55'54"	305.00	36.99	18.52	36.97	N 88°56'27" E
4	81°10'10"	20.00	31.82	23.81	23.81	S 85°17'38" E
5	89°58'38"	20.00	31.41	23.28	23.28	S 84°45'47" W
6	11°00'21"	305.00	58.59	29.28	58.59	S 84°35'59" W
7	89°58'38"	20.00	31.41	23.28	23.28	S 84°45'47" W
8	80°16'32"	20.00	31.50	23.31	23.31	S 84°14'58" W
9	80°11'54"	20.00	31.49	23.07	23.33	N 44°42'32" E



SCALE 1" = 100'

LEGEND

- FOUND REBAR
- T SET 3/8"x30" REBAR W/2" ALLUM. CAP



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 _____

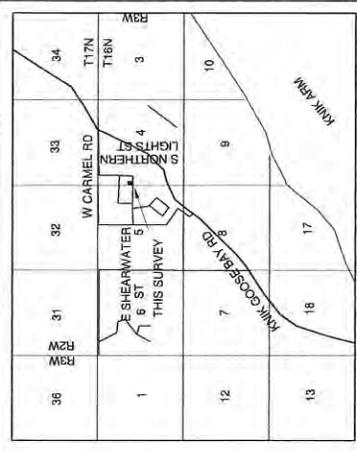
NOTES

- THERE MAY BE FEDERAL STATE AND LOCAL REQUIREMENTS REGARDING THE USE OF THE PROPERTY WHICH ARE THE RESPONSIBILITY OF THE INDIVIDUAL PARCELSHOLDERS. THE REQUIREMENTS OF EITHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND REGULATIONS 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 _____



VICINITY MAP
1" = 1 MILE

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 _____
PO BOX 85
BRUSH PRAIRIE, WASHINGTON 98606

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 200__ FOR _____

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 STATE OF ALASKA. THE PLAT HAS BEEN APPROVED BY PLATING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____ 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 _____ PLATING CLERK

**CARMELCREST SUBDIVISION
ADDITION No. 1**

RESUBDIVISION OF
LOTS 1-4 BLOCK 2
CARMELCREST SUBDIVISION PLAT No. 87-267
LOCATED WITHIN A PORTION OF
NW 1/4, SEC. 4, T16N, R2W, S.M. ALASKA
PALMER RECORDING DISTRICT
CONTAINING 14.73 ACRES MORE OR LESS

PILCH LAND SURVEYING

P.O. BOX 841 WILLOW, ALASKA 99688
907-485-6811

DATE	DRAWN	FILE NO.	SCALE	SHEET	OF
MAY 2016	PP	CARMEL4	1" = 100'	1	1



1" = 1 MILE

RECEIVED
AUG 02 2016
PLATTING

A PLAT OF
CARMELCREST SUBDIVISION
ADDITION No. 1
RESUBDIVISION OF
LOTS 1-4 BLOCK 2
CARMELCREST SUBDIVISION PLAT No. 87-257
LOCATED WITHIN A PORTION OF
NW 1/4, SEC. 4, T16N, R2W, S1M, ALASKA
PALMER RECORDING DISTRICT
CONTAINING 14.13 ACRES MORE OR LESS

Drainage Plan

DATE	DRAWN	FILE NO.	SCALE	SHEET	OF
MAY 2016	PP	CARMEL4	1" = 100'	1	1



NOTES

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



Amy Otto-Buchanan

From: Jamie Taylor
Sent: Tuesday, August 23, 2016 8:02 AM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: RFC Carmelcrest add 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: Amy Otto-Buchanan On Behalf Of Platting
Sent: Monday, August 15, 2016 1:45 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Dan Mayfield; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); cc1@wwdb.org; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); mikeasaun@yahoo.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)
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; patrickjhnsn@hotmail.com; amyhansenhomes@gmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: RFC Carmelcrest add 1

Attached is the Request for Comments (RFC) for Carmelcrest Add 1, MSB Case #2016-109, Tech AOB. Also attached is the Vicinity Map, Soils Report, Owner's Statement, and preliminary plat. Comments are due by SEPTEMBER 22, 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 8:27 AM
To: Amy Otto-Buchanan
Cc: Jim Jenson; Terry Dolan
Subject: FW: RFC Carmelcrest add 1
Attachments: Carmelcrest Add 1 16-109 AOB.pdf; Carmelcrest 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 7:59 AM
To: Scott Sanderson
Cc: Terry Dolan
Subject: FW: RFC Carmelcrest add 1

RSA 17

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

From: Amy Otto-Buchanan On Behalf Of Platting
Sent: Monday, August 15, 2016 1:45 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Dan Mayfield; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); cc1@wwdb.org; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); mikeasaun@yahoo.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)
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; patrickjhnsn@hotmail.com; amyhansenhomes@gmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: RFC Carmelcrest add 1

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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 7:53 AM
To: Platting
Subject: RE: RFC Carmelcrest add 1

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 1:45 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Dan Mayfield; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); cc1@wwdb.org; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); mikeasaun@yahoo.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)
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; patrickjhnsn@hotmail.com; amyhansenhomes@gmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: RFC Carmelcrest add 1

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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: August 17, 2016
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *WFB*
SUBJECT: Preliminary Plat Comments / Case #2016-109

Platting Tech: Amy Otto-Buchanan
Public Hearing: October 6, 2016
Applicant / Petitioner: Buddy Two Investments LLC / Habersetzer
TRS: 16N02W04
Tax ID: 53374B02L001-L004
Subd: Carmel Crest Add #1
Tax Map: OC 04

Comments:

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

Amy Otto-Buchanan

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Monday, August 22, 2016 8:38 AM
To: Platting
Cc: Jessica Thompson
Subject: RE: RFC Carmelcrest add 1
Attachments: carmelcrest.pdf

Amy,

MTA has reviewed the preliminary plat for Carmelcrest Subdivision. MTA requests 15 foot utility easements as shown on the attached.

Thank you for the opportunity to review and comment.
Becky Glenn
MTA

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

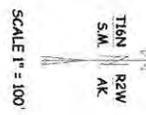
From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] On Behalf Of Platting
Sent: Monday, August 15, 2016 1:45 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dan Mayfield <Dan.Mayfield@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>; mikeasaun@yahoo.com; 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>
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteam.com; patrickjhnsn@hotmail.com; amyhansenhomes@gmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: RFC Carmelcrest add 1

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 Carmelcrest Add 1, MSB Case #2016-109, Tech AOB. Also attached is the Vicinity Map, Soils Report, Owner's Statement, and preliminary plat. Comments are due by SEPTEMBER 22, 2016. Please let me know if you have any questions. Thanks. A.

CURVE DATA

Curve	Data	Notes	Area	Perimeter	Chord	Chord Bearing
1	6.0000'	306.00'	21.27'	10.75'	21.27'	N 89°07'52" E
2	0.7273'	22.620'	0.4713'	20.89'	0.4713'	N 89°07'52" E
3	0.7273'	22.620'	0.4713'	20.89'	0.4713'	N 89°07'52" E
4	0.7273'	22.620'	0.4713'	20.89'	0.4713'	N 89°07'52" E
5	0.7273'	22.620'	0.4713'	20.89'	0.4713'	N 89°07'52" E
6	0.7273'	22.620'	0.4713'	20.89'	0.4713'	N 89°07'52" E
7	0.7273'	22.620'	0.4713'	20.89'	0.4713'	N 89°07'52" E
8	0.7273'	22.620'	0.4713'	20.89'	0.4713'	N 89°07'52" E
9	0.7273'	22.620'	0.4713'	20.89'	0.4713'	N 89°07'52" E
10	0.7273'	22.620'	0.4713'	20.89'	0.4713'	N 89°07'52" E



SURVEYOR'S CERTIFICATE

I, PAUL P. DUCH, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF ALASKA, THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION, EDUCATIONAL RECORD INFORMATION AND CORRECT RECORDING INFORMATION.

DATE: 8/1/15

PLAT # P104 RLS 7578

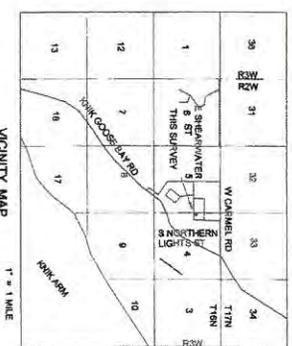
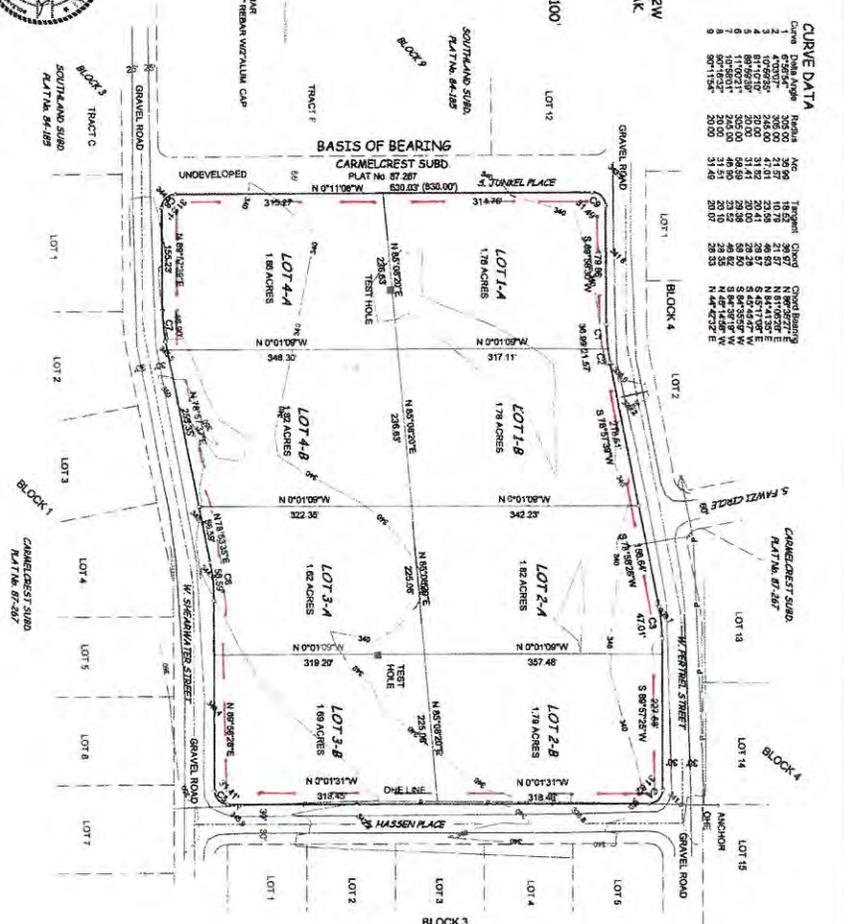
NOTES

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 PARCELS SHOW HEREON.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE TREATMENT SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.

CERTIFICATE OF PAYMENT OF TAXES

HEREBY CERTIFY THAT ALL CURRENT TAXES AND ASSESSMENTS AGAINST THE PROPERTY INCLUDED IN THIS SUBDIVISION OR REBID DIVISION SHOWN HEREON HAVE BEEN PAID.

BOROUGH-TAX OFFICIAL: _____ DATE: _____



CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAT AND THAT I ADMIT THIS PLAT OF SUBDIVISION BY MY FREE CONSENT.

NOTARY PUBLIC: _____ DATE: _____

NOTARY STATE: _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I, _____, DIRECTOR OF THE STATE OF ALASKA, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT IS IN ACCORDANCE WITH THE MANTANASKA SUBSISTIA BOROUGH, AND THAT THE PLAT DATED _____ AND THAT THE PLAT PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

PLANNING AND LAND USE DIRECTOR: _____ DATE: _____

ATTEST: PLANNING CLERK: _____

APART OF
CARMELCREST SUBDIVISION
ADDITION No. 1

RESUBDIVISION OF
LOTS 1-4 BLOCK 2
CARMELCREST SUBDIVISION PLAT No. 87-287
N1/4, SEC. 4, T16N, R2W, S.M. ALASKA
PALMER RECORDING DISTRICT
CONTAINING 14.13 ACRES MORE OR LESS

P104 LAND SURVEYING

P.O. BOX 541 WILLOW, ALASKA 99608
507-656-9811

DATE: MAY 2016 DRAWN BY: CMR FILED: CMR SCALE: 1" = 100' SHEET: OF 1

*M.T.A. 8-23-16
15 Foot
Utility easements
as shown.
B. Glow*

CURVE DATA

Curve	Delta Angle	Radius	Area	Chord	Chord Bearing
1	4.03017°	3002.00'	21.57'	10.79'	N 81.03207° E
2	57.70175°	250.00'	4.15'	20.44'	N 84.11287° E
3	88.99787°	200.00'	2.00'	20.00'	S 84.43497° W
4	107.55611°	243.00'	2.93'	22.92'	S 84.43497° W
5	88.99787°	200.00'	2.00'	20.00'	N 84.43497° W
6	57.70175°	250.00'	4.15'	20.44'	N 81.03207° E
7	4.03017°	3002.00'	21.57'	10.79'	N 81.03207° E



SCALE 1" = 100'



SURVEYOR'S CERTIFICATE

I, PAUL P. PICH, LICENSE NO. 4918, HEREBY CERTIFY THAT I AM PROPERLY LICENSED AS A SURVEYOR IN THE STATE OF ALASKA. THAT THIS PLAT WAS CREATED UNDER MY DIRECT SUPERVISION, THAT ALL DATA SHOWN HEREON IS TRUE AND CORRECT, AS DETERMINED FROM EXISTING RECORDS AND INFORMATION.

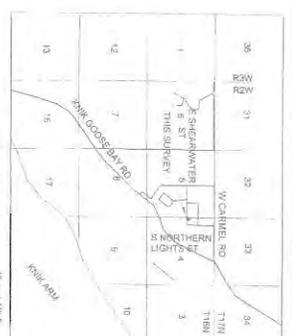
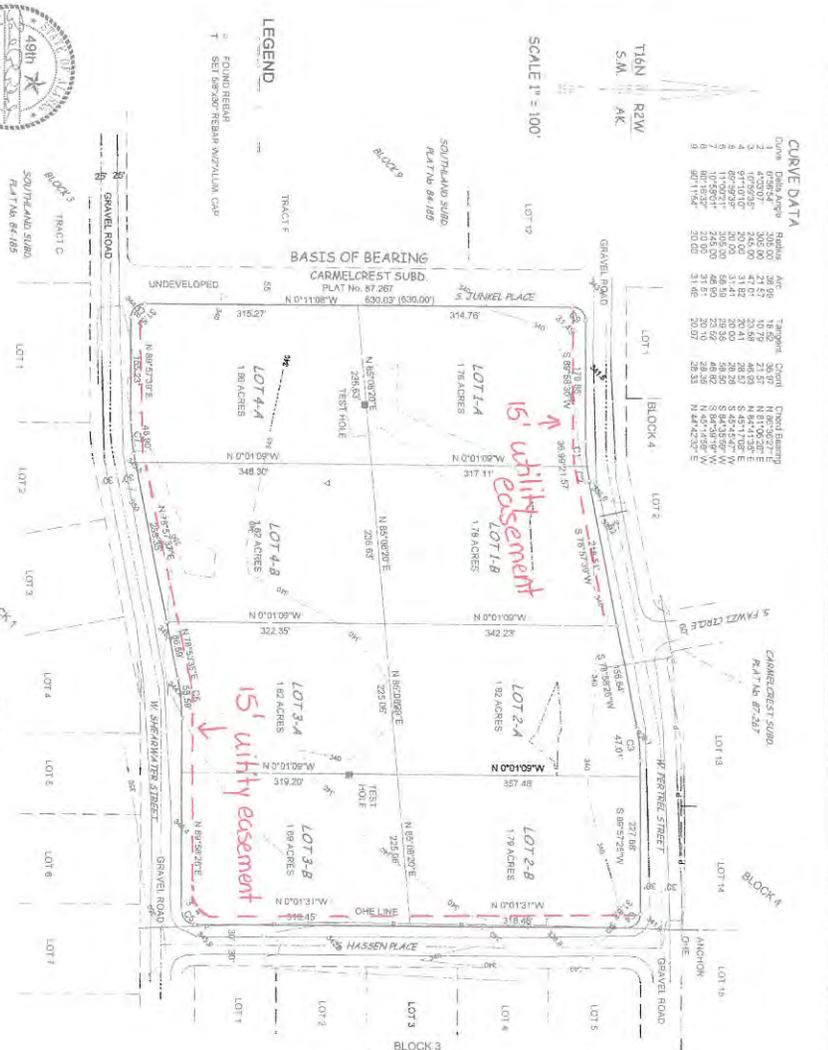
NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS THAT APPLY TO THE DEVELOPMENT OF THIS SUBDIVISION. THE APPLICANT SHOULD CONSULT WITH THE APPROPRIATE AGENCIES TO DETERMINE SUCH REQUIREMENTS.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWER DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THE STATE OF ALASKA.

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGHOUT THE SUBDIVISION OR PARCELS SHOWN HEREON HAVE BEEN PAID.

Borough Tax Official _____ DATE _____



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.

DATE _____

BY: THE INVESTMENTS, LLC

FOR: BROWN HARBOR DEVELOPMENT, LLC

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME ON _____ DAY OF _____ 200__

NOTARY FOR THE STATE OF ALASKA _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE MATKUSKASITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY PLANNING AUTHORITY BY DATE _____ 200__ AND THAT THIS PLAT IS IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE MATKUSKASITNA BOROUGH, MATKUSKASITNA DISTRICT, THIRD LEGAL DISTRICT, STATE OF ALASKA.

PLANNING AND LAND USE DIRECTOR DATE _____

ATTEST PLANNING CLERK _____

A PLAT OF
CARMELCREST SUBDIVISION
 ADDITION No. 1

RESUBDIVISION OF
 LOTS 1-4 BLOCK 2
 CARMELCREST SUBDIVISION PLAT NO. 87-267
 LOCATED WITHIN A PORTION OF
 NW1/4, SEC. 4, T18N, R2W, S1M, ALASKA

PALMER RECORDING DISTRICT
 CONTAINING 14.13 ACRES MORE OR LESS

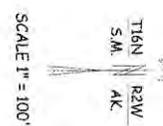
PILCH LAND SURVEYING
 P.O. BOX 181
 WILLOW, ALASKA 99808

DATE DRAWN FILE NO. SCALE SHEET OF
 MAY 2016 807-89-2611 1" = 100' 1 1

DR. CARFIELD

CURVE DATA

Curve	Station	Radius	Area	Tangent	Chord	Chord Bearing
1	6795.61'	3005.00'	35.99	18.32'	56.97'	N 89° 29' 27" E
2	4703.07'	2955.00'	35.99	18.32'	56.97'	N 89° 29' 27" E
3	4703.07'	2955.00'	35.99	18.32'	56.97'	N 89° 29' 27" E
4	8111.15'	20.00'	31.82	20.41'	28.87'	S 42° 17' 39" E
5	8492.933'	30.00'	51.41	20.00'	48.28'	S 44° 48' 17" W
6	8492.933'	30.00'	51.41	20.00'	48.28'	S 44° 48' 17" W
7	10790.1'	246.00'	46.80	23.82'	5.84° 39' 18" W	S 84° 39' 18" W
8	8071.54'	20.00'	31.85	20.10'	28.35'	N 43° 12' 52" W



- LEGEND**
- SOUND BEAR
 - SET 90° CORNER REBAR WITH ALUM. CAP



SURVEYOR'S CERTIFICATE

I, PAUL P. PILCH, LICENSED SURVEYOR, HEREBY CERTIFY THAT I HAVE PROPERLY RECORDED AND LICENSED THIS PLAN AND THAT I HAVE BEEN DULY AND DIRECTLY SUPERVISED BY ANOTHER LICENSED SURVEYOR WHOSE NAME AND DIRECT SUPERVISION THAT ALL DATA SHOWN HEREON IS TRUE AND CORRECT AS COMPARED FROM EXISTING RECORD INFORMATION.

PAUL P. PILCH, RLS 7578 DATE

NOTES

1. THESE ARE GENERAL, 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 SERVICE DISPOSED SUCH SYSTEM IS LOCATED, CONSTRUCTED AND STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.

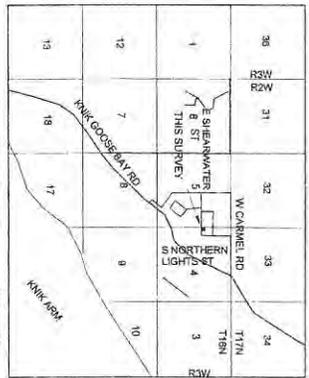
CERTIFICATE OF PAYMENT OF TAXES

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.

BROUROUGH TAX OFFICIAL DATE



APPROVED AS SHOWN
CORRECTED
SIGNI LOCH, SURVEYOR, DATE 5/13/2018
ENGINEERING & DESIGN



CERTIFICATE OF OWNERSHIP

I CERTIFY THAT 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 HABERSTETZER
RICHARD W. WASHINGTON 99806
NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 200.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH LAND SUBDIVISION REGULATIONS OF THE NATIVASQA SUBSISTIA BOROJON AND THAT THE PLAN DATED BY PLANNING AUTHORITY BY PLANNING RESOLUTION NO. 200 AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PLANNING AND LAND USE DISTRICT, THIRD ALBION, DISTRICT, STATE OF ALASKA.

PLANNING AND LAND USE DIRECTOR DATE
ATTEST PLANNING CLERK DATE 5/13/2018

A PLAT OF
CARMELCREST SUBDIVISION
ADDITON No. 1
RESUBDIVISION OF
LOTS 1-4 BLOCK 2
CARMELCREST SUBDIVISION PLAT No. 87-267
LOCATED WITHIN A PORTION OF
NW1/4, SEC. 4, T16N, R2W, S14E, ALASKA
CONTAINING 14.13 ACRES MORE OR LESS

PILCH LAND SURVEYING
P O BOX 641 WILLOW, ALASKA 99888
907-495-6911

DATE MAY 2018 DESIGNER FILED SCALE SHEET OF
PP CARMELCREST 1" = 100' 1 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

August 17, 2016

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

Subject: Preliminary Plat Request for Comments – **Carmelcrest Addition No. 1**
(Case No. 2016-109)

Dear Ms. Otto-Buchanan:

ENSTAR Natural Gas Company has reviewed the subject Preliminary 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", written in a cursive style.

Cassie Wohlgemuth
Right-of-Way and Compliance Technician

SITE VISIT REPORT

Case Name: Carmelcrest Add 1	Date: 08/24/16	Time: 12:00 PM
Owner: Buddy Two Investments LLC	Case Number: 2016-109	
Surveyor/Engineer: Pilch/Pioneer	Tax ID #:53374B02L001-L004	
Subdivision: Carmelcrest	Regarding: eight lot subdivision	

SITE CONDITIONS

Weather: Overcast	Temperature: 55°F
Wind: None	
General Site Condition: Unconstructed	

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

Equipment in use: Camera

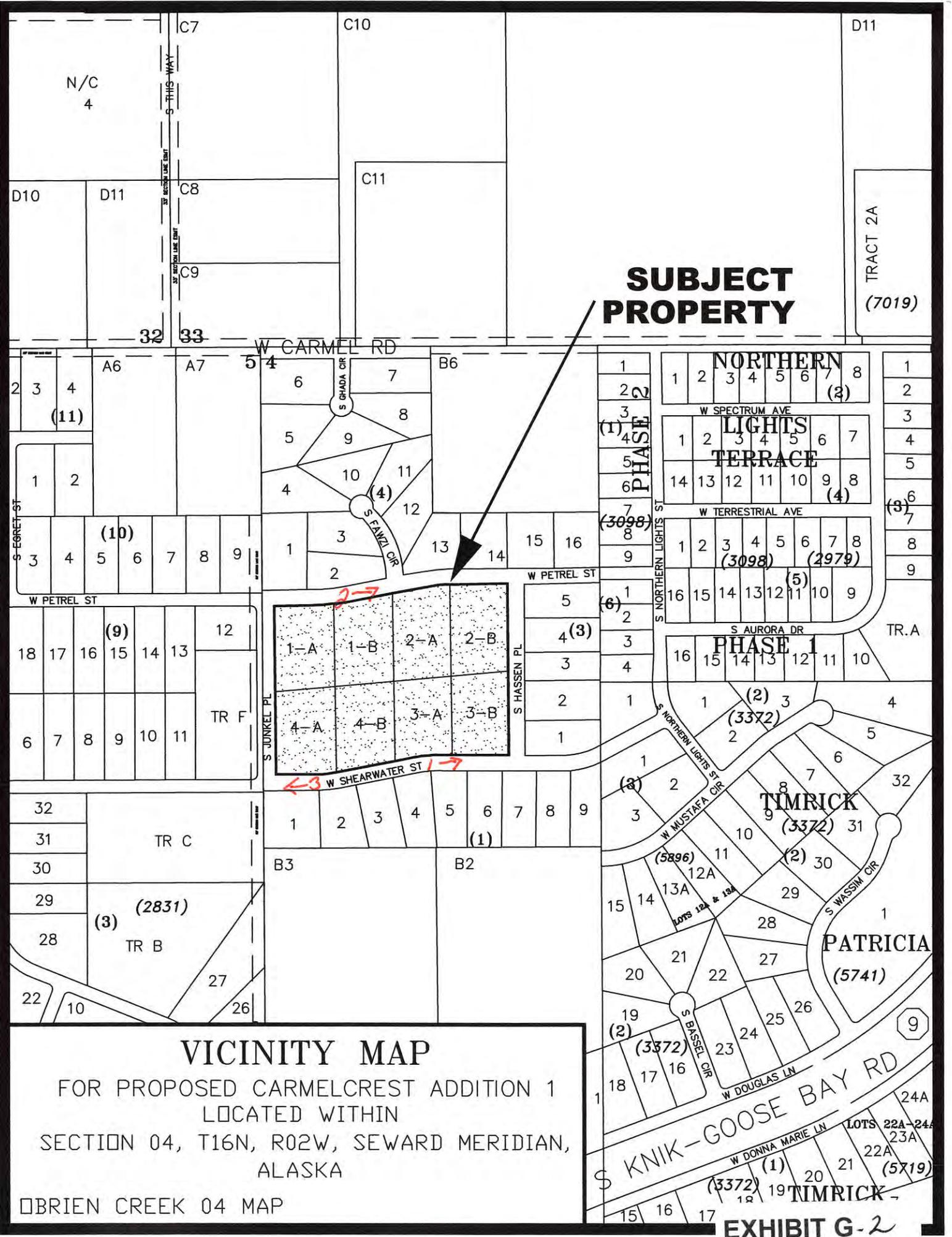
Current phase of work: To be heard by the Platting Board October 6, 2016.

Reason for Visit/Remarks: General familiarization with parcels. No constructions, no clearings.

(See attached photos)

Signed By: Amy Otto-Buchanan 

Date: August 24, 2016



**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED CARMELCREST ADDITION 1
 LOCATED WITHIN
 SECTION 04, T16N, R02W, SEWARD MERIDIAN,
 ALASKA

OBRIEN CREEK 04 MAP

EXHIBIT G-2





Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	6°56'54"	305.00	36.99	18.52	36.97	N 86°38'27" W
2	4°03'07"	305.00	21.57	10.79	21.57	N 81°08'26" W
3	10°59'35"	245.00	47.01	23.58	46.93	N 84°41'35" W
4	91°10'10"	20.00	31.82	20.41	28.57	S 45°17'08" W
5	89°59'39"	20.00	31.41	20.00	28.28	S 45°45'47" W
6	11°00'21"	305.00	58.59	29.38	58.50	S 84°38'59" W
7	10°58'01"	245.00	46.90	23.52	46.82	S 84°39'19" W
8	90°16'32"	20.00	31.51	20.10	28.35	N 45°14'58" W
9	90°11'54"	20.00	31.49	20.07	28.33	N 44°42'32" E

T16N
S.M.
R2W
AK.

SCALE 1" = 100'

LEGEND

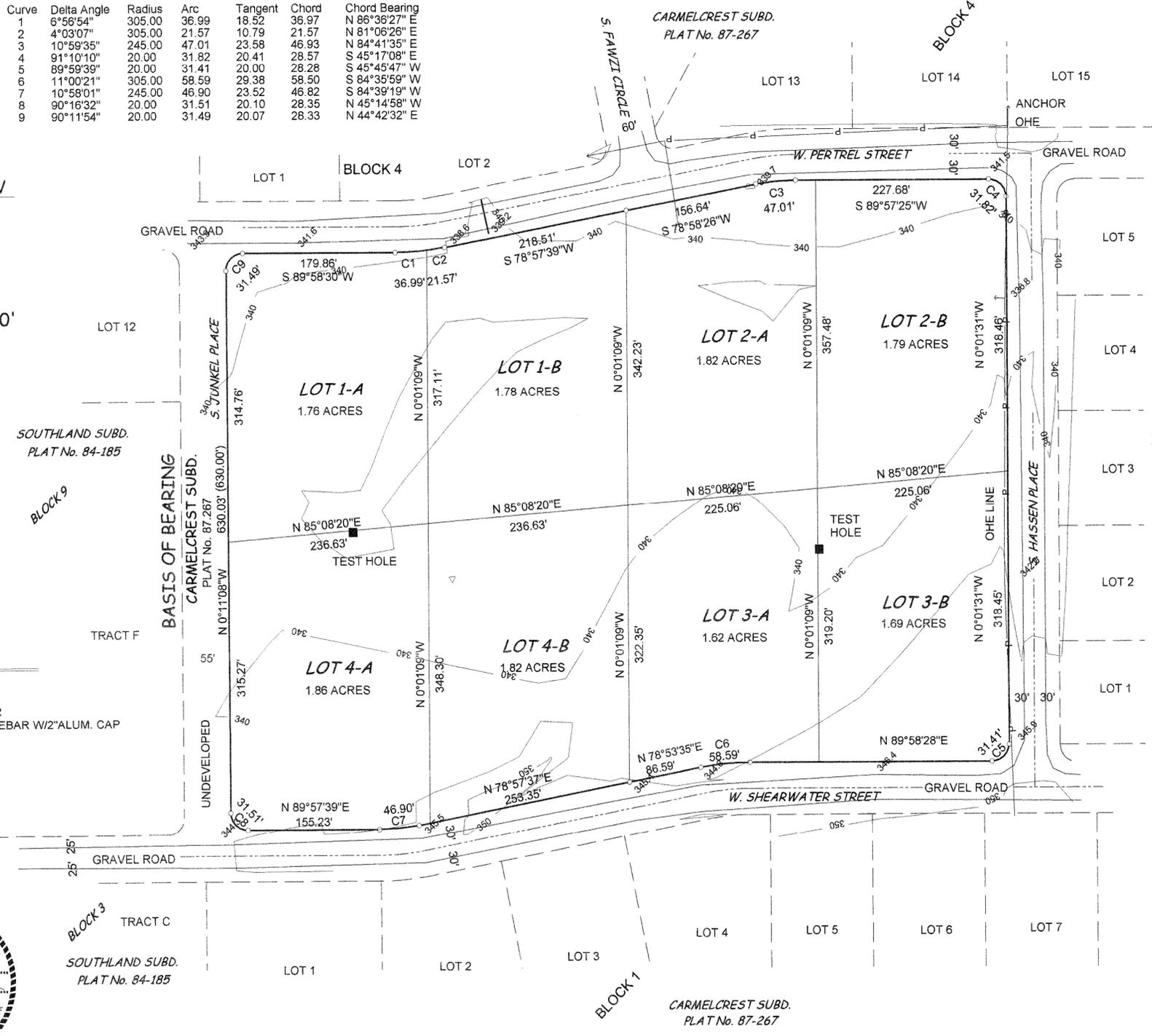
- FOUND REBAR
- ⊕ SET 5/8"x30" REBAR W/2"ALUM. CAP



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 PLAT WAS DRAFTED UNDER MY DIRECT SUPERVISION, THAT ALL DATA SHOWN HEREON IS TRUE AND CORRECT AS COMPILED FROM EXISTING RECORD INFORMATION.

Paul P. Pilch 8/1/16
PAUL P. PILCH RLS 7576S DATE



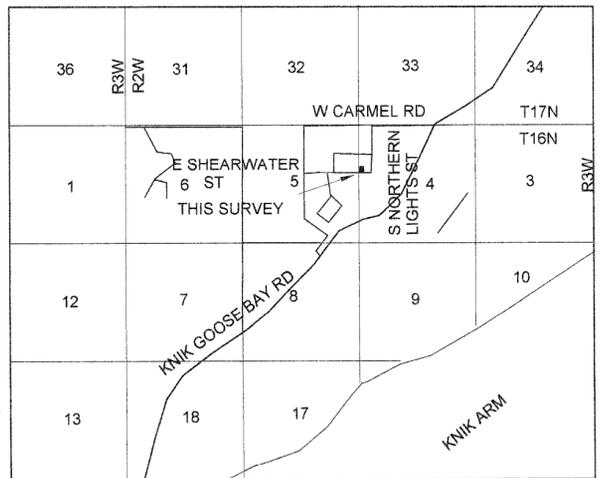
NOTES

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 EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS 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 _____



VICINITY MAP 1" = 1 MILE

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
PO BOX 85
BRUSH PRAIRIE, WASHINGTON 98606

NOTARY'S ACKNOWLEDGEMENT

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

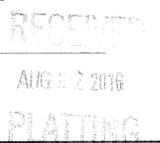
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR DATE _____

ATTEST _____
PLATTING CLERK



A PLAT OF
CARMELCREST SUBDIVISION
ADDITION No. 1
RESUBDIVISION OF
LOTS 1-4 BLOCK 2
CARMELCREST SUBDIVISION PLAT No. 87-267
LOCATED WITHIN A PORTION OF
NW1/4, SEC. 4, T16N, R2W, S.M. ALASKA
PALMER RECORDING DISTRICT
CONTAINING 14.13 ACRES MORE OR LESS

PILCH LAND SURVEYING

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

DATE MAY 2016 DRAWN PP FILE NO. CARMEL4 SCALE 1" = 100' SHEET 1 OF 1

4D

Soils: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering notes the soils evaluation included logging six new testholes with sieve tests, review of the provided topography information and other observations on site. Attached is a testhole location, drainage and topography map for details, along with soils logs and sieve test results. The northernmost portion of the project is low and swampy, lying adjacent to Fish Creek. The north half of the remaining area consists of hilly, minimally disturbed land. The proposed road will occupy a shallow valley feature which slopes very gently to the east; most of the parcels' high ground slopes to the valley area from higher ground to the northwest and south. There are substantial grades exceeding 25% on the northern half of the parcel and minor areas to the southeast. Areas with grade over 25% are delineated on the attached map. Total elevation variance is 58'. Two previously developed home sites exist on proposed Lots 3 and 10. Both have driveways and clearings, with a well and septic on Lot 3. The Lot 10 structure is slated for removal. Receiving soils logged in the six testholes were typically fine sands with varying silt content, overlain with .5' to 2.5' of loess silt and organic material. Some areas had a modest amount of small gravels mixed with silty sands and other areas had nearly clean medium sands. USCS soils classifications were SP, SM or GM. Groundwater was encountered in two of the six holes with seeps encountered at 7' and 19.5'. Most of the testholes were excavated to 16'. Based on the information, groundwater will be a limiting factor only on proposed Lot 1. Based on the available soils and water table information, topography, MSB code, and observations at the site, proposed Lots 2-9 will contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area. Proposed Lot 1 can reasonably be filled to create useable area. Verifying the useable area on Lot 1 after filling/re-grading should be made a condition of approval (see **Recommendation #6**).

Preliminary Drainage Plan: Drainage arrows are provided on the attached map to show drainage along the proposed road and general drainage patterns in the area. Proposed culverts and multiple interior rock-filled infiltration points are also shown; the plan may be subject to some field modification and improvement during construction. Road construction should not negatively impact drainage for adjacent properties and no substantial concentrated runoff is expected to leave the site. Overall drainage will be minimally affected by construction.

Road Construction: The plat will require construction of approximately 1230' of residential street, including one cul-de-sac. Due to the length of the street, it may need to meet residential sub-collector standards. Based on the sieve testing, on-site materials may be suitable to serve as NSF road base. The roads can be designed and constructed with a maximum grade 3% to 4%. Construction details in all areas will meet shape requirements in the SCM/NELB for residential subcollector or residential streets and cul-de-sacs. Each proposed lot will have a reasonable access point and private drives can be constructed with minimal grades.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met once internal streets are constructed. Pursuant to MSB 43.20.320 Frontage, each lot will have 60' frontage. *Staff notes an Approach Road*

*Permit must be obtained from ADOT&PF for access of W. Sandy Hills Circle onto S. Knik-Goose Bay Road (see **Recommendation #3c**).*

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) Civil Engineer requests drainage easements at Lot 2, between Lots 5 and 6 and between Lots 3 and 4. One or two cross pipes will be needed for south to north flow. There is also a question as to the point of the stub road. Road Superintendent also states there should be at least two cross pipes, a minimum of 18" diameter midway down W. Sandy Hills Circle to take drainage from low lying areas. The stub road to proposed Lot 3 should have a t-turnaround or a cul-de-sac. *Staff notes since the stub road is being created for the possible future subdivision of proposed Lot 3, a cul-de-sac or turnaround is not provided, nor will the street be constructed until it is needed for physical access.* Planning Development Services Division (**Exhibit D**) notes all structures shall be in compliance with setback requirements. 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 as long as the access roads meet the minimum required from the adopted code, International Fire Code (IFC), for fire department access. A copy of the code site for review is attached. Site visit report with photos August 24, 2016 at **Exhibit I**.

Utilities: (**Exhibit G**) GCI approved as shown. MTA approved as shown. Enstar has no comments, recommendations or objections. MEA is requesting a 20' wide utility easement west from the end of the cul-de-sac of W. Sandy Hills Circle, on the northern boundary of proposed Lot 7. *Staff is not recommending the granting of the easement as a condition of approval, since the request for this easement does not serve the subject parcel, but would provide an easement to the adjoining parcel. If MEA needs the easement in the future, they can purchase the easement from the land owner.*

Agencies: (**Exhibit H**) ADOT&PF notes no direct access will be granted from the lots to S. Knik-Goose Bay Road. All access must be via internal circulation. They request the petitioner consider extending the cul-de-sac to the western boundary of the property, to provide access to possible future subdivisions. *Staff notes Tax Parcel B2 to the west and north has access from S. Lewis Loop, should that parcel ever be subdivided in the future. MSB 43.20.060(C) states "roads shall be dedicated for access to all lots within the subdivision and parcels of land adjacent to the subdivision except that access to adjoining lands does not have to be provided where legal and constructible alternative access is available."* *Staff notes S. Lewis Loop is a MSB owned and maintained road.* ADOT&PF revised their comments on September 21, 2016, noting that access will be granted to S. KGB Road from proposed Lot 3 on a temporary basis. If and when the lot is developed in the future, direct access will be revoked. They repeated their request for the extension of the cul-de-sac to the western boundary of the property to provide access to possible future development.

General Public: (**Exhibit J**) Frank and Pam Wheeler, owners of Lots 58 and 59, Old Knik Harbor, to the south of the proposed subdivision, object: "disallow Lot 1 and 2, as high density housing has not been accepted in the past and would seriously affect property values of neighbors. KGB Road relocation mandated existing subdivision be 1 ½ acre lots now in

area. We don't want problems (transient renters, crime, etc.) associated with prior income-generating cramming of small houses on small lots. After talking with D. Byler, I no longer trust him, as he stated '6 to 7 single family houses and a church', and then crushed and burned existing house at 2:30 am to keep toxic smoke column from being seen. My property and vehicles coated in ash."

At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; ADF&G; Knik-Fairview Community Council; Road Service Area #17 Knik; MSB Assessments, Permit Center and Pre-Design Division.

CONCLUSION: The preliminary plat of Sandy Hills is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections to the plat from any federal or state agency, Borough department or utilities. One objection was received from the general public in response to the Notice of Public Hearing, which did not address any violation of code. Legal and physical access will be provided to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage. The engineer has provided a geotechnical report pursuant to MSB 43.20.281(A).

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

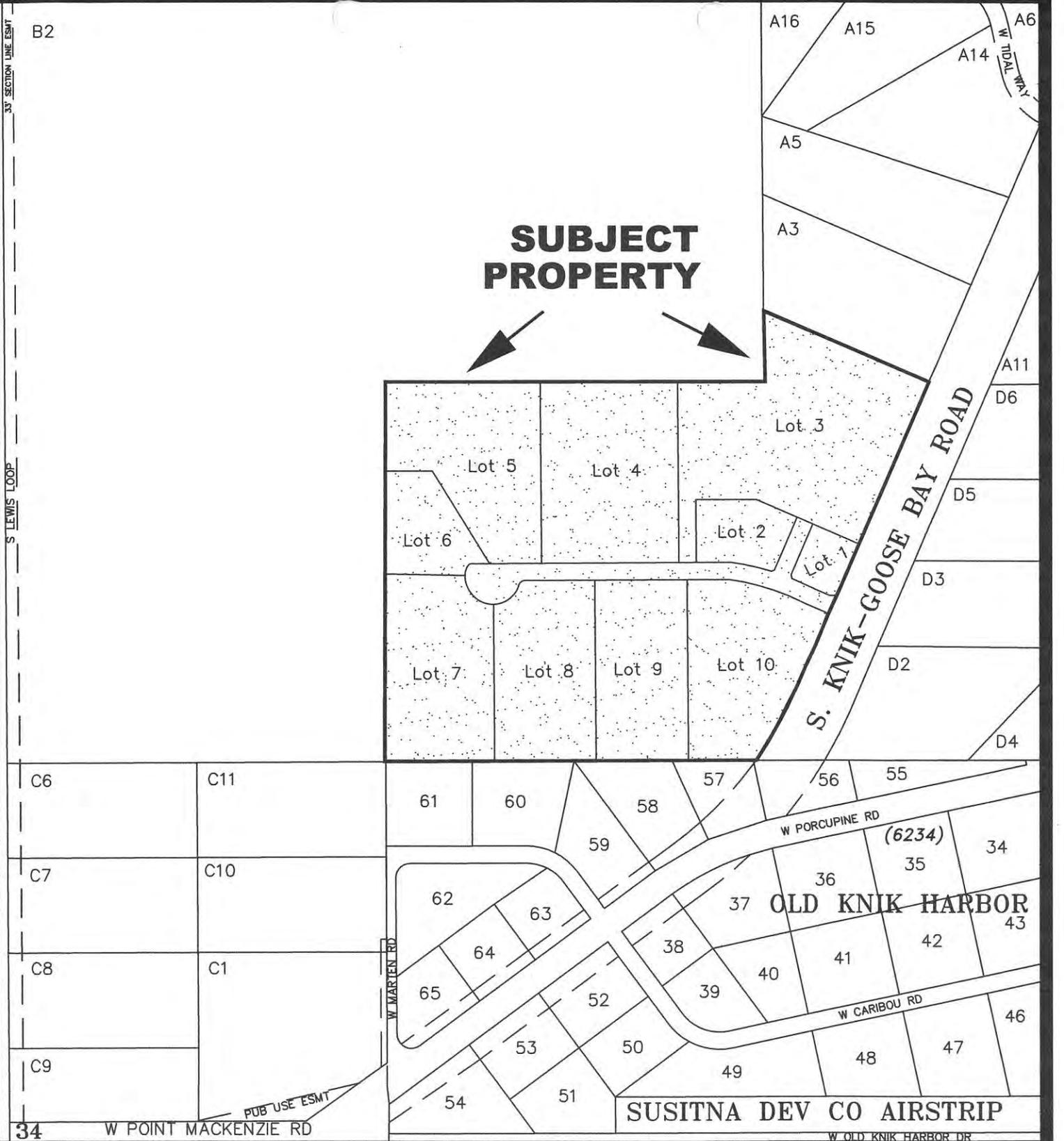
Suggested motion: "I move to approve the preliminary plat of Sandy Hills, Section 34, Township 16 North, Range 03 West, Seward Meridian, Alaska, contingent on staff recommendations:"

1. Taxes and special assessments must be current prior to the 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. Pay mailing and advertising fees of \$50.56.
3. Construct the street and cul-de-sac to residential subcollector street standards:
 - a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit the *No Engineer Left Behind* for final road inspection.
 - b. Provide DPW acceptance of the roads to Platting staff.
 - c. Provide a copy of the Approach Road Permit from ADOT&PF.
4. Provide updated Certificate to Plat executed within 90 days of recording and submit Beneficiary Acknowledgement for any holder of a beneficial interest.
5. Show or list all easements of record.
6. Provide updated geotechnical report for Lot 1, once fill and re-grading has been done.
7. Submit recording fee payable to State of Alaska, Department of Natural Resources (SOA/DNR).
8. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

- 1) The plat of Sandy Hills is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.

- 2) There were no objections to the plat from any federal or state agencies, Borough departments, or utilities.
- 3) There was one objection from the general public in response to the Notice of Public Hearing, which did not address any violation of code.
- 4) At the time of staff report write-up, there were no responses to the Request for Comments (RFC) from US Army Corps of Engineers; ADF&G; Knik-Fairview Community Council; Road Service Area #17 Knik; MSB Assessments, Permit Center and Pre-Design Division.
- 5) Lot sizes and useable area are consistent with MSB 43.20.281 Area.
- 6) Petitioners' engineer of record submitted an engineering statement pursuant to MSB 43.20.281(A) Area, verifying proposed Lots 2-10 have 10,000 sf of contiguous useable septic area and 10,000 sf of buildable area. Lot 1 will need to be filled/re-graded and an updated geotechnical report submitted.
- 7) Frontage for the subdivision will exist pursuant to MSB 43.20.320 Frontage.
- 8) Legal and physical access will be provided to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access.
- 9) The stub road will not be constructed, as it is not providing physical access to proposed Lot 3. The stub road will be named.
- 10) The stub road right-of-way and the 60' wide flag pole have been added at the request of ADOT&PF, providing access for Lot 3 if it should be further subdivided in the future.
- 11) ADOT&PF requested the extension of the cul-de-sac to provide access to the adjacent property, for possible future development. MSB 43.20.060(C) does not require this extension.



**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED SANDY HILLS
LOCATED WITHIN

SECTION 34, T16N, R03W, SEWARD MERIDIAN,
ALASKA

GOOSE BAY 08 MAP

EXHIBIT A - /



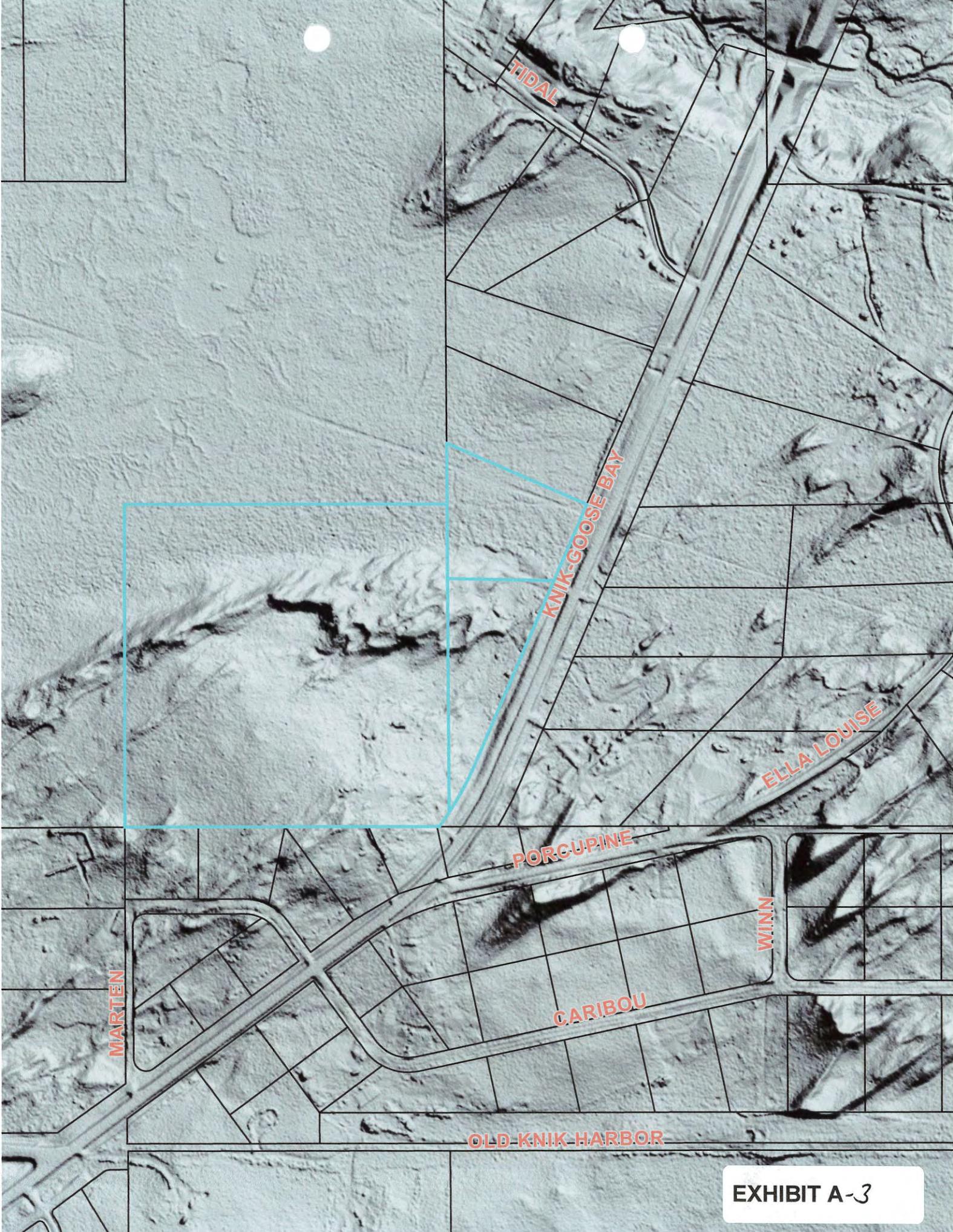




EXHIBIT A -4



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

August 22, 2016

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

RECEIVED

AUG 22 2016

PLATTING

Re: **Sandy Hill Subdivision**; Useable Areas, Roads and Drainage. HE# 16071

Dear Mr. Wagner,

At the request of Michael Stitt Jr., we have performed a soils investigation and related preliminary design work for the referenced proposed subdivision. The project will create 10 new lots from 3 existing parcels with a total area of 50 acres. Our soils evaluation included logging 6 new testholes with sieve tests, review of the provided topography information and our other observations at the site. See the attached testhole location, drainage and topography map for details.

Topography. The northernmost portion of the project is low and swampy, lying adjacent to Fish Creek. The north half of the remaining area consists of hilly, minimally disturbed land. The proposed road will occupy a shallow valley feature which slopes very gently to the east; much of the parcel's high ground slopes to the valley area from higher ground to the northwest and south. There are substantial areas with grade exceeding 25% on the northern half of the parcel, and minor areas to the southeast. Areas with grade over 25% are delineated on the attached map. The total elevation variance is around 58'.

Soils & Vegetation. Two previously developed home sites exist on proposed lots 3 and 10. Both have driveways and clearings, with a well and septic serving the lot 3 home. The lot 10 structure is apparently in disrepair and slated for removal. The undeveloped high ground portions of the project are forested with moderately dense mature birch and spruce, with a few alder/poplar/cottonwood trees. Native grasses, lesser brush and a mossy base cover much of the property. Receiving soils logged in the 6 testholes were typically fine sands with varying silt content, overlain with 0.5'-2.5' of loess silt and organic materials. Some areas had a modest amount of small gravels mixed with silty sands, and other areas had nearly clean medium sands. USCS soil classifications were SP or SM. Copies of our testhole logs, sieve test results and a location/topography/useable area map are attached.

OR GM. (ch)

Groundwater. Groundwater was encountered in 2 of the 6 logged holes with seeps encountered at 7' and 19.5'. Most test holes were excavated to a minimum of 16', with

one to 9'. Based on the available information and provided topography, groundwater will be a limiting factor only on proposed lot 1.

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, steep areas and related setbacks, and setbacks to a water well. For building areas, lotlines, utility easements and ROW setbacks will be limiting factors. In each case the proposed lots contain adequate unencumbered area to 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, ***proposed lots 2-9 will contain over 10,000 square feet of contiguous useable septic area. Proposed lot 1 can reasonably be filled to create useable area. Each proposed lot will contain an additional 10,000 square feet of useable building area.*** Verifying the useable area on lot 1 after filling/re-grading should be made a condition of approval.

Preliminary Drainage Plan. Drainage arrows were provided on the attached map to show drainage along the proposed road and general drainage patterns in the area. Proposed culverts and multiple interior rock-filled infiltration points are also shown. As always, the plan is subject to minor field modification and improvement during construction. Road construction should not negatively impact drainage for adjacent properties. Several interior low points exist, and no substantial concentrated runoff is expected to leave the site. Overall area drainage will be minimally affected by the construction.

Road Construction. The proposed plat will require construction of approximately 1,230' of streets, including (1) cul-de-sac and (1) 60' stub road. Due to the length of the CDS, the main street may need to meet *residential sub-collector* standards. Based on the sieve testing on-site materials may be suitable to serve as the NFS road base, or as a portion of the base, if mixed with imported clean gravels to improve structural performance. Mixing with gravel may be more of a practical issue than to meet SCM standards. Road topping materials will need to be screened onsite or imported during road construction. Based on our initial calculations, the road can be designed and constructed with a maximum grade of 3% - 4%. Construction details in all areas will meet shape requirements in the SCM/NELB for *residential subcollector* or *residential* streets and cul-de-sacs. Each proposed lot will have a reasonable access point and private drives can be constructed with minimal grades.

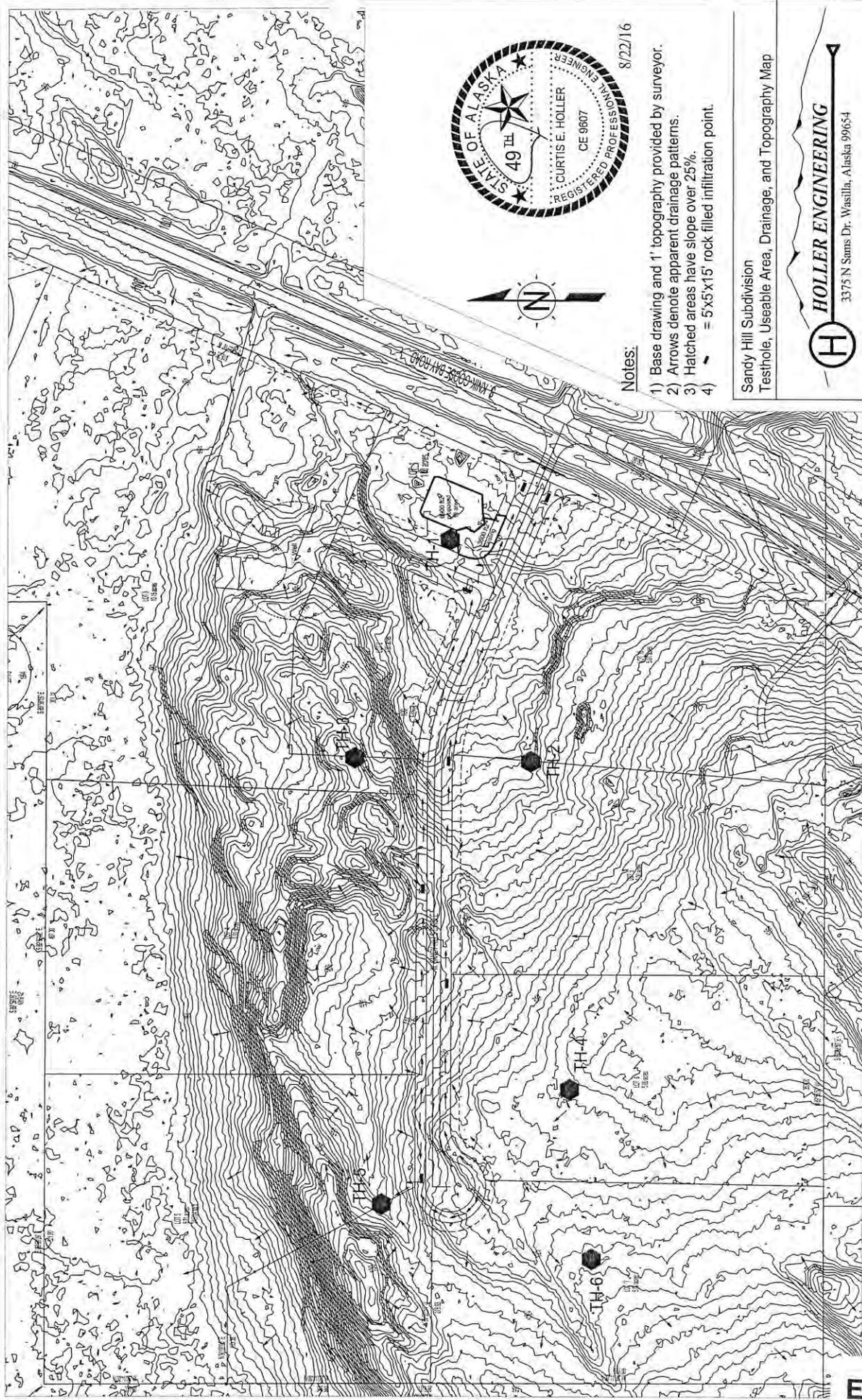
Thank you for your assistance, and please feel free to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: M. Stitt, Jr., w/attachments





Notes:

- 1) Base drawing and 1' topography provided by surveyor.
- 2) Arrows denote apparent drainage patterns.
- 3) Hatched areas have slope over 25%.
- 4)  = 5'x5'x15' rock filled infiltration point.

8/22/16



Sandy Hill Subdivision
 Testhole, Useable Area, Drainage, and Topography Map

HOLLER ENGINEERING
 3375 N Sams Dr. Wasilla, Alaska 99654

Job # 16071 Scale: 1"=150' 8/22/16



HOLLER ENGINEERING

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

Seal



SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 6

Performed For: Michael Stitt

Legal Description: Sandy Hill Subdivision

Depth, feet	Soil Type	Slope	Site Plan
1	OL		See attached testhole & topo map
2	ML Sandy brown		
3	SP w/silt, Olive,		
4	Varies to SP-SW		
5	medium fine to fine		
6	Sands w/silt		
7	<i>Seeps</i>		
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			

WAS GROUNDWATER ENCOUNTERED? Yes
 IF YES, AT WHAT DEPTH? Seeps @ 7'
 DEPTH AFTER MONITORING? _____

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN 7 FT AND _____ FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
Sample @ 5', 1.25" MONITOR PIPE INSTALLED

- PERFORMED BY: C. Holler, J. Wilkins
 DATE: 8/16/16

EXHIBIT B-4



HOLLER ENGINEERING

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

Seal



SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 6

Performed For: Michael Stitt

Legal Description: Sandy Hill Subdivision

Depth, feet	Soil Type
1	OL ML Sandy brown
2	
3	SP w/silt, some gravel, Olive, smears
4	
5	
6	
7	
8	
9	SP w/silt, some gravel, olive, loose.
10	
11	
12	
13	
14	
15	
16	
17	
18	No GWT
19	
20	
21	
22	

Slope

Site Plan
See attached testhole & topo map.



SAMPLE

WAS GROUNDWATER ENCOUNTERED? No
 IF YES, AT WHAT DEPTH? N/A
 DEPTH AFTER MONITORING? N/A

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
Sample @ 9'

- PERFORMED BY: C. Holler, J. Wilkins

DATE: 08/16/16

EXHIBIT B-5



HOLLER ENGINEERING

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

Seal

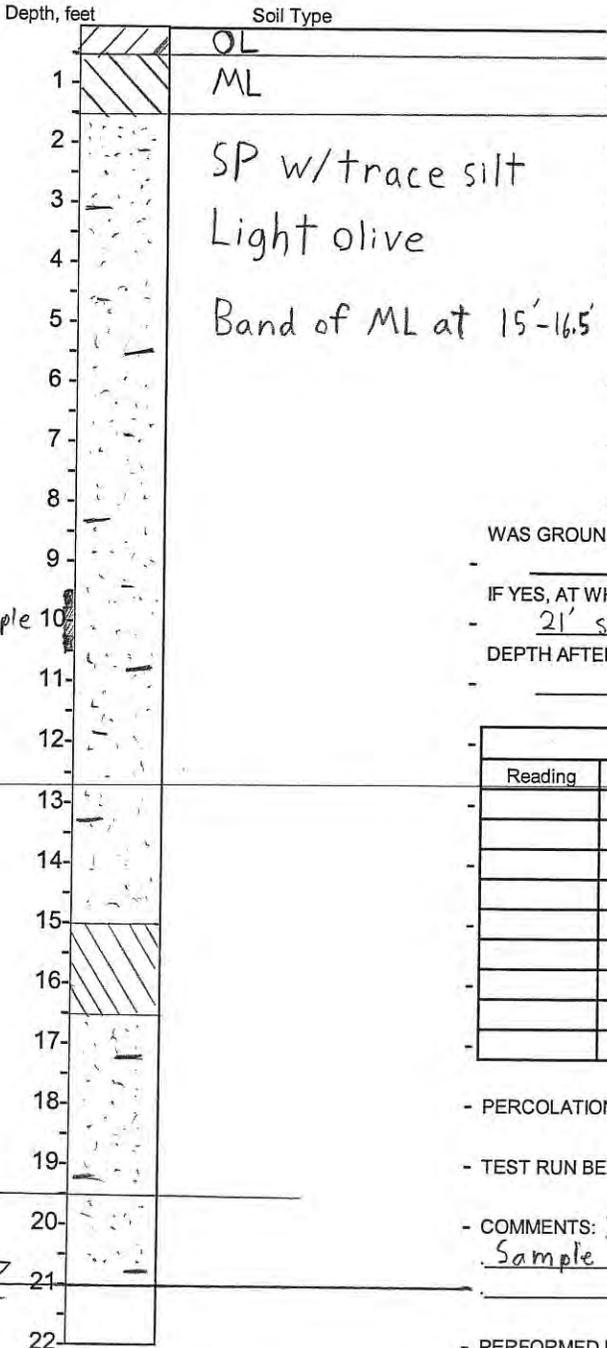


SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 6

Performed For: Michael Stitt

Legal Description: Sandy Hill Subdivision



Slope

Site Plan

See attached testhole & topo map

↑ N ↓

WAS GROUNDWATER ENCOUNTERED?
- Yes

IF YES, AT WHAT DEPTH?
- 21' seeps at 19.5'

DEPTH AFTER MONITORING?
-

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
Sample taken at 10'

- PERFORMED BY: C. Holler, J. Wilkins

DATE: 8/16/16

EXHIBIT B - 6



HOLLER ENGINEERING

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

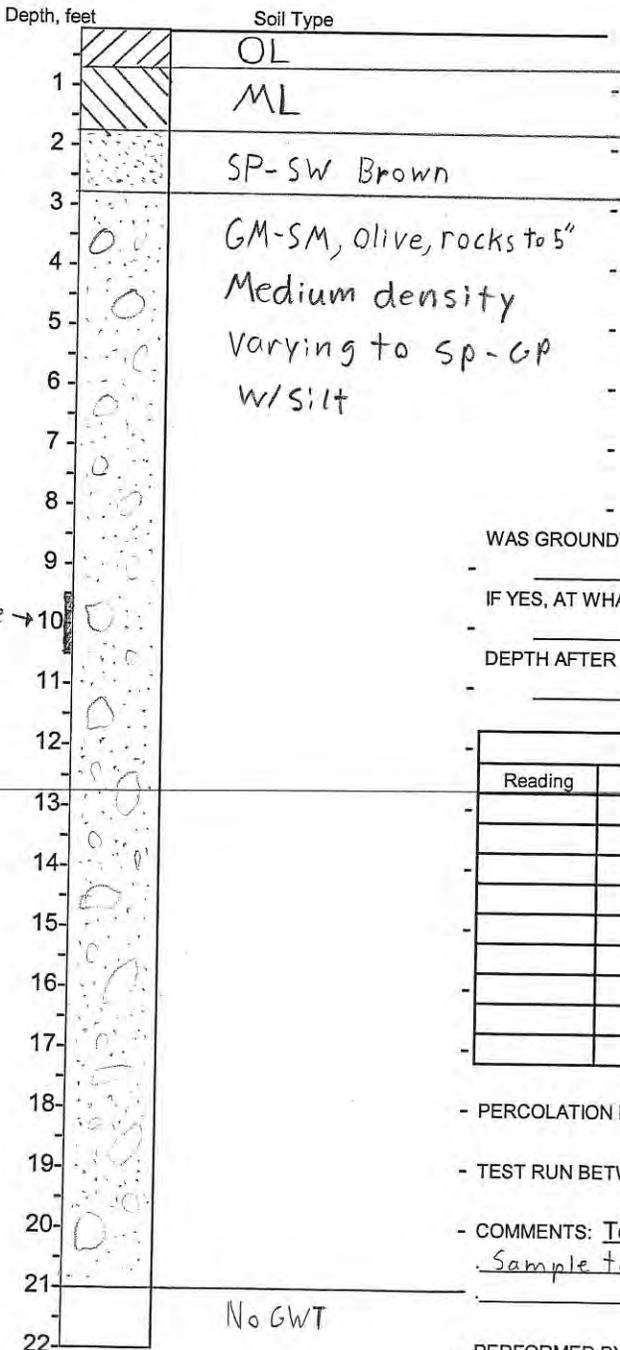


SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 6

Performed For: Michael Stitt

Legal Description: Sandy Hill Subdivision



Slope

Site Plan
See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?

- No

IF YES, AT WHAT DEPTH?

- N/A

DEPTH AFTER MONITORING?

- N/A

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
Sample taken at 10'

No GW

- PERFORMED BY: C. Holler, J. Wilkins

DATE: 08/16/16

EXHIBIT B-7



HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST



TEST HOLE # 5 of 6

Performed For: Michael Stitt

Legal Description: Sandy Hill Subdivision

Depth, feet	Soil Type
1	OL
1	ML
2	SP Brown sand
3	SP w/ silt, Dark olive
4	Smears
5	
6	
7	
8	SM-GM Low silt,
9	Varies to sp-GP
10	W/silt, few
11	discontinuous
12	bands SM-GM
13	light olive.
14	
15	
16	
17	No GWT
18	
19	
20	
21	
22	

Slope

Site Plan
See attached testhole & topo map.

SAMPLE

WAS GROUNDWATER ENCOUNTERED? No
 IF YES, AT WHAT DEPTH? N/A
 DEPTH AFTER MONITORING? N/A

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN FT AND FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
Sample taken at 10'
 - _____
 - PERFORMED BY: C. Holler, J. Wilkins DATE: 08/16/16

EXHIBIT B-8



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 6 of 6

Performed For: Michael Stitt

Legal Description: Sandy Hill Subdivision

Depth, feet	Soil Type
0 - 1	OL ML
1 - 2	SM-GM moderate silt content rocks to 4" few 8" grey
2 - 3	
3 - 4	
4 - 5	
5 - 6	
6 - 7	
7 - 8	
8 - 9	
9 - 10	
10 - 11	
11 - 12	
12 - 13	No GWT
13 - 14	
14 - 15	
15 - 16	
16 - 17	
17 - 18	
18 - 19	
19 - 20	
20 - 21	
21 - 22	

Slope

Site Plan
See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?
 - No
 IF YES, AT WHAT DEPTH?
 - N/A
 DEPTH AFTER MONITORING?
 - N/A

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN 12 FT AND _____ FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
Sample @ 12'
 - PERFORMED BY: C. Holler, J. Wilkins
 DATE: 08/16/16

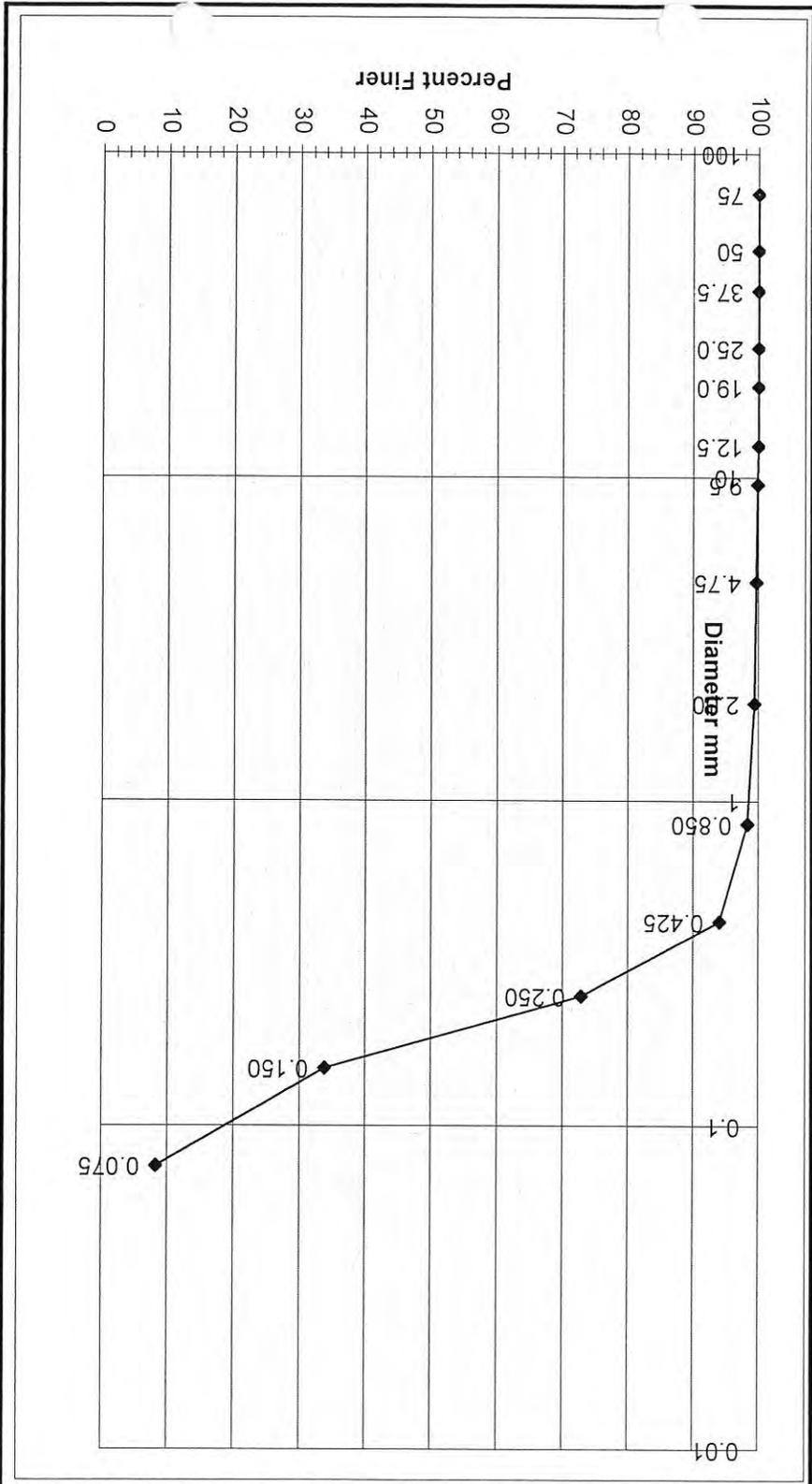
EXHIBIT B-9



MARK HANSEN P.E.

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

EXHIBIT B-10



Sieve	Diameter mm	Percent Finer
75	75	100
50	50	100
37.5	37.5	100
25.0	25.0	100
19.0	19.0	100
12.5	12.5	100
9.5	9.5	100
4.75	4.75	100
2.00	2.00	99
0.850	0.850	98
0.425	0.425	94
0.250	0.250	73
0.150	0.150	34
0.075	0.075	8.3

Client: **Holler Eng** Soil Description: **Poorly Graded Sand with Silt**

Project: **Sand Hill Subdivision** Unified Classification: **SP-SM**

Sample Location: **TH #1 @5'**

Date: **8/22/2016**

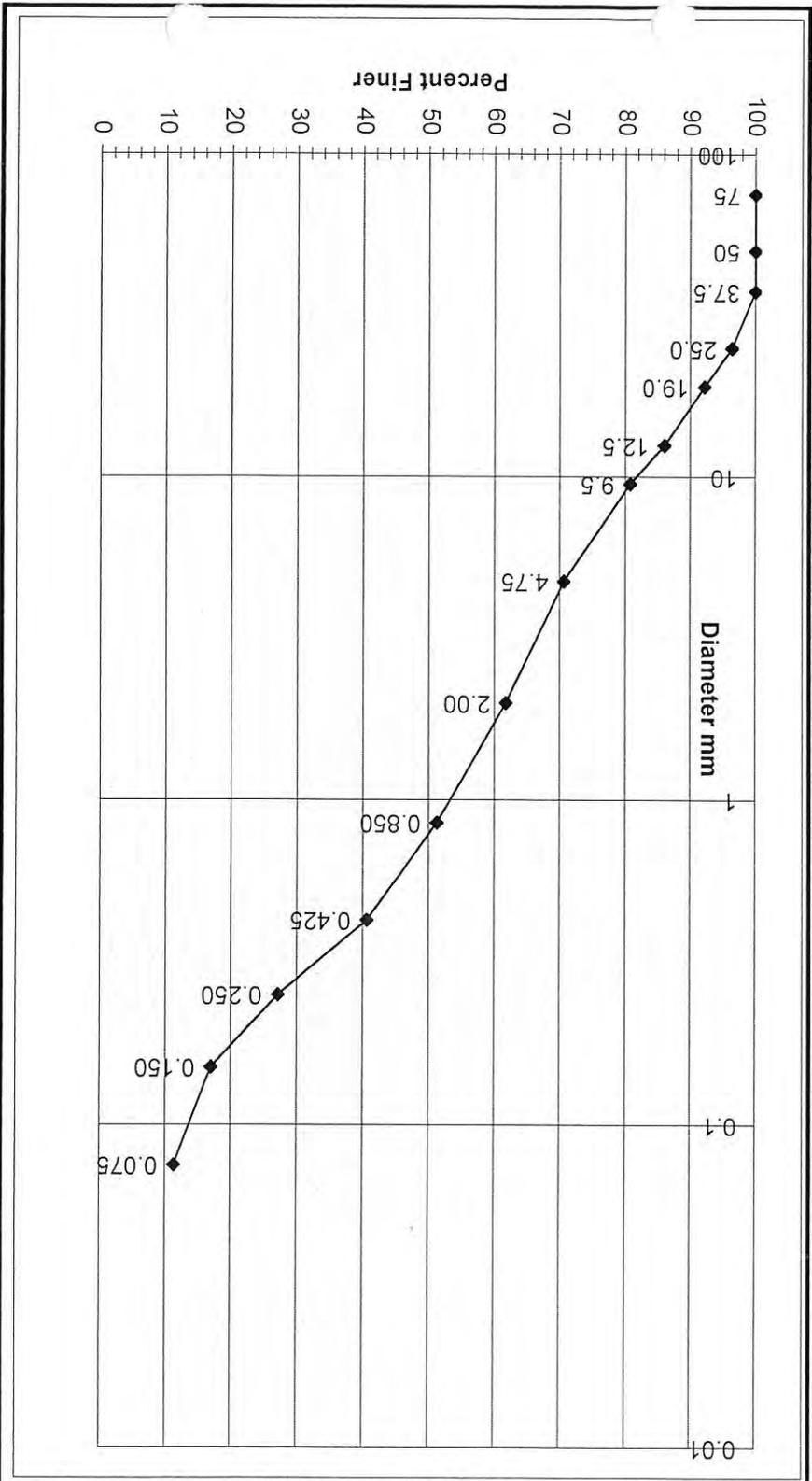
$C_u = 3$ Sample Date: **8/17/2016**

$C_c = 1.1$ Proj. no.: **16091**



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

EXHIBIT B-//



Sieve	Diameter mm	Percent Finer
75	75	100
50	50	100
37.5	37.5	100
25.0	25.0	100
19.0	19.0	100
12.5	12.5	100
9.5	9.5	100
4.75	4.75	100
2.00	2.00	100
0.850	0.850	100
0.425	0.425	100
0.250	0.250	100
0.150	0.150	100
0.075	0.075	100

Client: **Holler Eng** Soil Description: Poorly Graded Sand with Silt and Gravel

Project: Sand Hill Subdivision Unified Classification: SP-SM

Sample Location: TH #2 @9'

Date: 8/22/2016

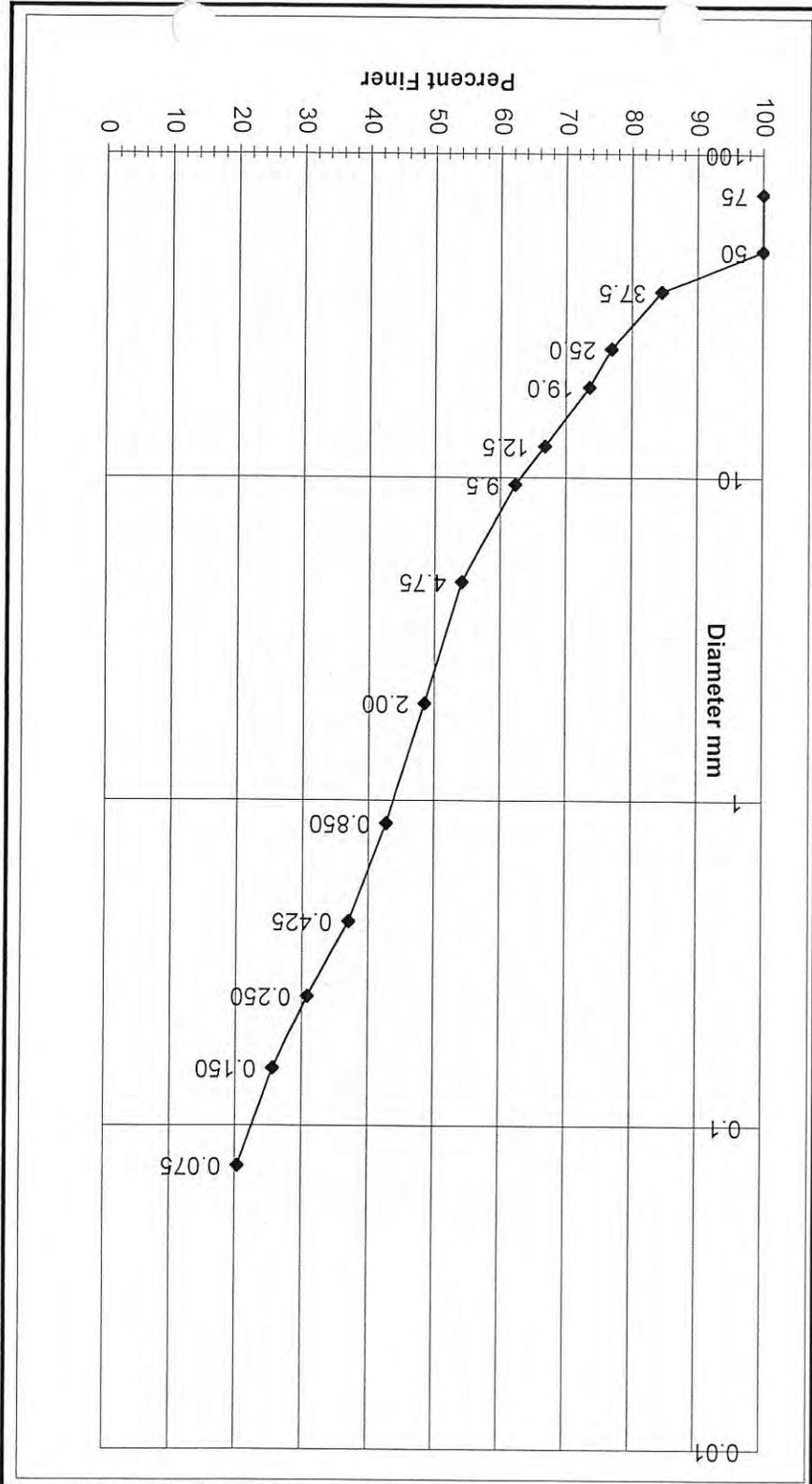
$C_u = 36$ Sample Date: 8/17/2016

$C_g = 0.9$ Proj. no: 16091



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

EXHIBIT B -13



Sieve	Diameter mm	Percent Finer
200	0.075	20.3
100	0.150	26
60	0.250	31
40	0.425	37
20	0.850	43
10	2.00	48
4	4.75	54
3/8"	9.5	62
1/2"	12.5	67
3/4"	19.0	74
1"	25.0	77
1.5"	37.5	85
2"	50	100
3"	75	100

Client: **Holler Eng**
 Project: Sand Hill Subdivision
 Sample Location: TH #4 @10.4'

Soil Description: Silty Gravel with Sand
 Unified Classification: GM

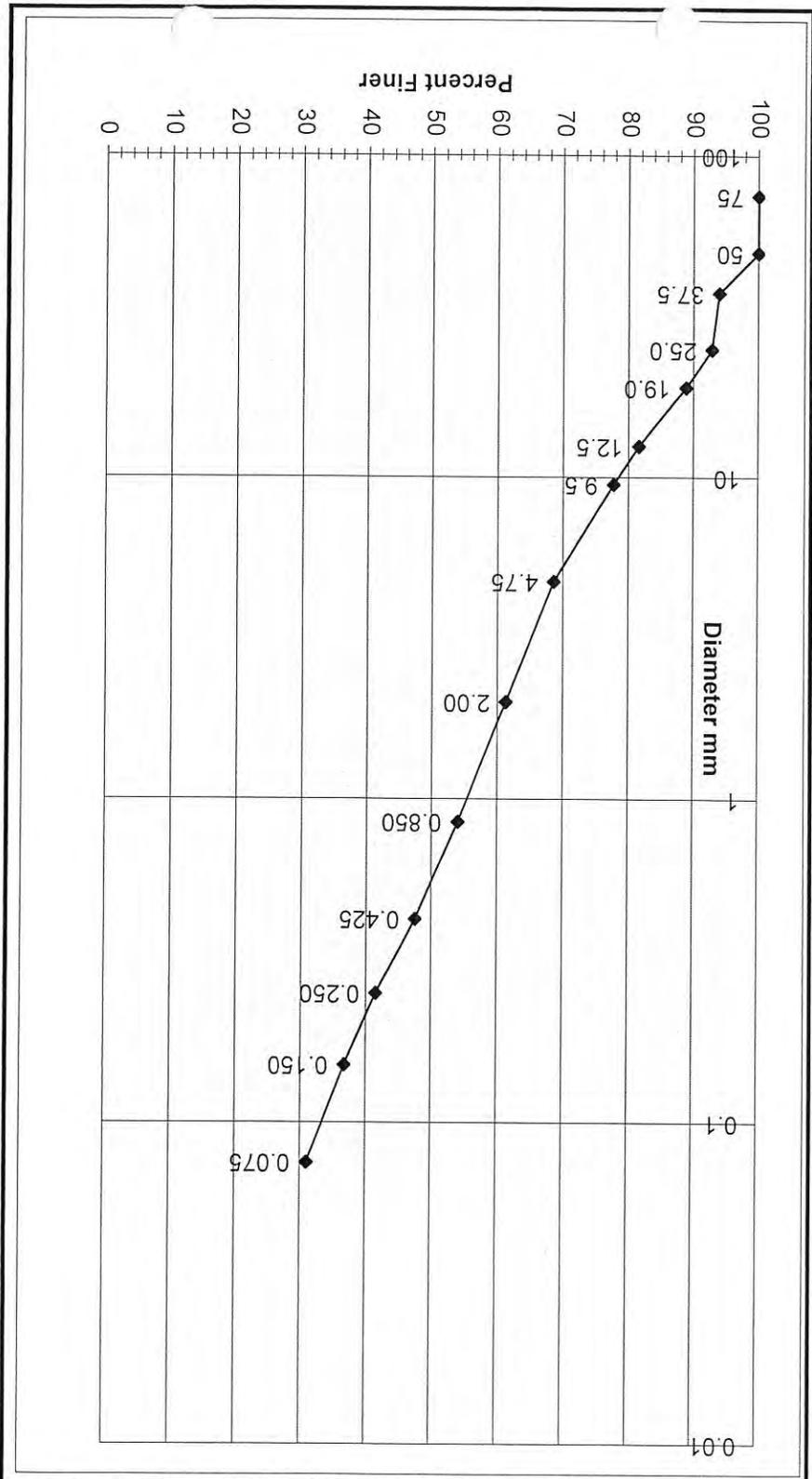
Date: 8/22/2016
 Sample Date: 8/17/2016
 Proj. no.: 16091



MARK HANSEN P.E.

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

EXHIBIT B-14



Sieve	Diameter mm	Percent Finer
#200	0.075	30.9
#100	0.150	37
#60	0.250	41
#40	0.425	47
#20	0.850	54
#10	2.00	61
#4	4.75	69
3/8"	9.5	78
1/2"	12.5	82
3/4"	19.0	89
1"	25.0	93
1.5"	37.5	94
2"	50	100
3"	75	100
4"	100	100

Client: **Holler Eng**
 Project: Sand Hill Subdivision
 Sample Location: TH #5 @10'

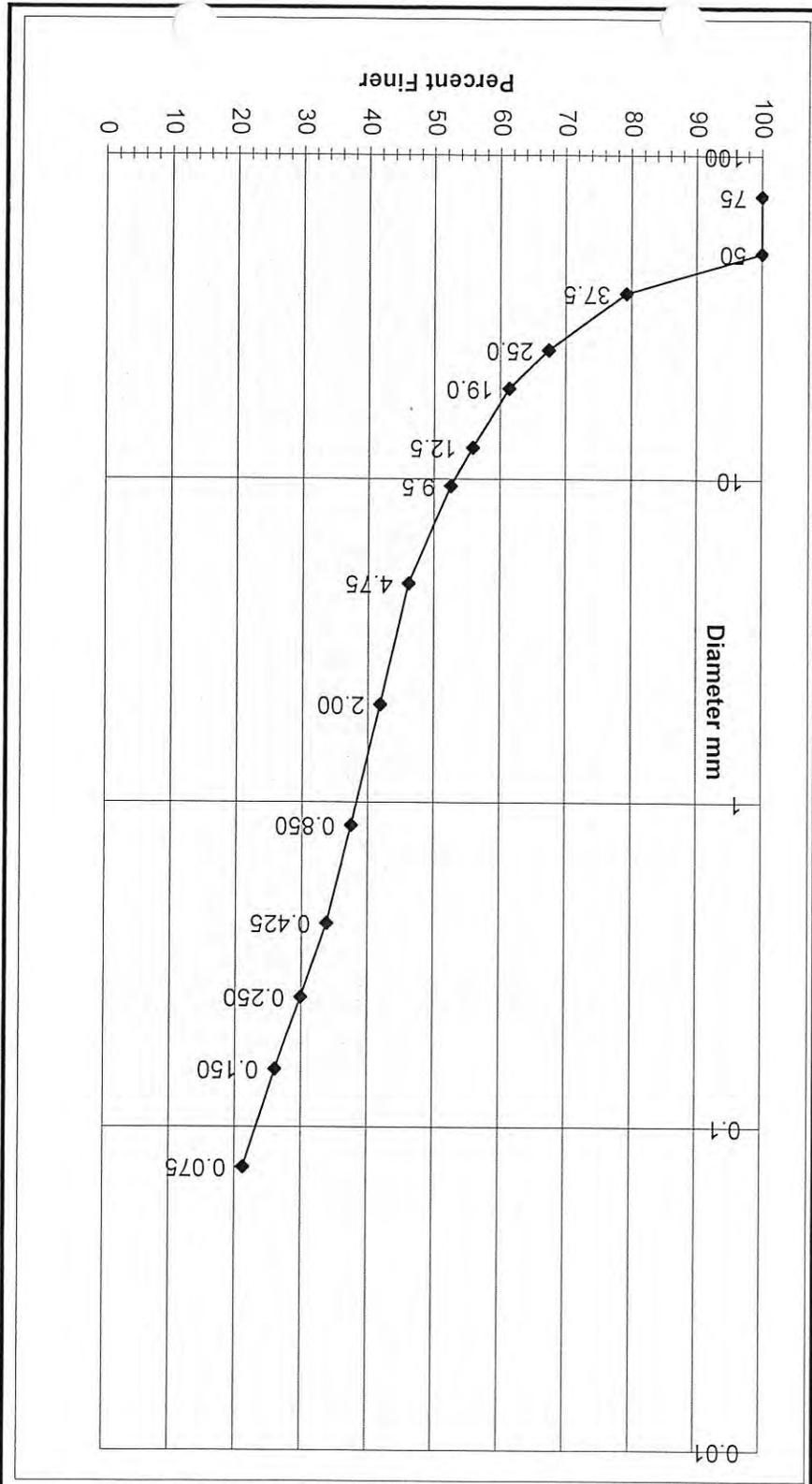
Soil Description: Silty Sand with Gravel
 Unified Classification: SM

Date: 8/22/2016
 Sample Date: 8/17/2016
 Proj. no.: 16091



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

EXHIBIT B -15



Sieve	Diameter mm	Percent Finer
#200	0.075	21.2
#100	0.150	26
#60	0.250	30
#40	0.425	34
#20	0.850	37
#10	2.00	42
#4	4.75	46
3/8"	9.5	52
1/2"	12.5	56
3/4"	19.0	61
1"	25.0	67
1.5"	37.5	79
2"	50	100
3"	75	100

Client: **Holler Eng**
 Project: Sand Hill Subdivision
 Sample Location: TH #6 @12'

Soil Description: Silty Gravel with Sand
 Unified Classification: GM

Date: 8/22/2016
 Sample Date: 8/17/2016
 Proj. no: 16091

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Wednesday, August 24, 2016 10:47 AM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: Sandy Hills 16-115 AOB

- Drainage easements at Lot 2, between lots 5 & 6, and Lots 3 & 4
- What is the point of the stub road?
- One or two cross pipes for south to north flow

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

From: Amy Otto-Buchanan
Sent: Wednesday, August 24, 2016 8:20 AM
To: melanie.nichols@alaska.gov; kevin.vakalis@alaska.gov; Kemplen, Allen (DOT) (allen.kemplen@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; John Aschenbrenner; Dan Mayfield; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); cc1@wwdb.org; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); mikeasaun@yahoo.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)
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; patrickjhnsn@hotmail.com; amyhansenhomes@gmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: Sandy Hills 16-115 AOB

Attached is the Request for Comments (RFC) for Sandy Hills, MSB Case #2016-115, Tech AOB. Also attached is the Vicinity Map, Soils Report, Owners' Statements and the preliminary plat. Comments are due by **SEPTEMBER 22, 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: Thursday, August 25, 2016 7:44 AM
To: Amy Otto-Buchanan
Cc: Jim Jenson; Terry Dolan
Subject: FW: Sandy Hills 16-115 AOB
Attachments: Sandy Hills.PDF; Sandy Hls 16-115 AOB.pdf

There should at least 2 cross pipes minimum 18" diameter midway down Sandy Hills to take drainage from low lying areas, the stub road to lot 3 should have Tee turn around or cul-de-sac.

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

From: Jim Jenson
Sent: Wednesday, August 24, 2016 8:28 AM
To: Scott Sanderson
Cc: Terry Dolan
Subject: FW: Sandy Hills 16-115 AOB

RSA 17

From: Amy Otto-Buchanan
Sent: Wednesday, August 24, 2016 8:20 AM
To: melanie.nichols@alaska.gov; kevin.vakalis@alaska.gov; Kemplen, Allen (DOT) (allen.kemplen@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; John Aschenbrenner; Dan Mayfield; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); cc1@wwdb.org; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); mikeasaun@yahoo.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)
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; patrickjhnsn@hotmail.com; amyhansenhomes@gmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: Sandy Hills 16-115 AOB

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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: Thursday, August 25, 2016 8:42 AM
To: Amy Otto-Buchanan
Subject: RE: Sandy Hills 16-115 AOB

Structures should be in compliance with setback requirements.

Susan

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

From: Amy Otto-Buchanan
Sent: Wednesday, August 24, 2016 8:20 AM
To: melanie.nichols@alaska.gov; kevin.vakalis@alaska.gov; Kemplen, Allen (DOT) (allen.kemplen@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; John Aschenbrenner; Dan Mayfield; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); cc1@wwdb.org; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); mikeasaun@yahoo.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)
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; patrickjhnsn@hotmail.com; amyhansenhomes@gmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: Sandy Hills 16-115 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

RECEIVED

AUG 24 2016

PLATTING

MEMORANDUM

DATE: August 24, 2016
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *MSC*
SUBJECT: Preliminary Plat Comments / Case #2016-115

Platting Tech: Amy Otto-Buchanan
Public Hearing: October 6, 2016
Applicant / Petitioner: Stitt / Byler
TRS: 16N03W34
Tax ID: 16N03W34A002, C002, D001
Subd: Sandy Hills
Tax Map: GB 08

Comments:

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

EXHIBIT E

Amy Otto-Buchanan

From: Richard Boothby
Sent: Wednesday, August 24, 2016 9:28 AM
To: Amy Otto-Buchanan
Cc: James Steele; Ken Barkley; Bill Gamble
Subject: RE: Sandy Hills 16-115 AOB
Attachments: Fire Department Access.docx

The Central Mat-Su FSA and DES has no objections as long as the roads meets the requirements for a fire apparatus access road. I have provided the code site for your review.

From: Amy Otto-Buchanan
Sent: Wednesday, August 24, 2016 8:20 AM
To: melanie.nichols@alaska.gov; kevin.vakalis@alaska.gov; Kemplen, Allen (DOT) (allen.kemplen@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; John Aschenbrenner; Dan Mayfield; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); cc1@wwdb.org; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); mikeasaun@yahoo.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)
Cc: jay@valleymarket.com; lamarra05@gmail.com; stan.gillespie@gmail.com; jordan@alaskaplans.com; tait@zimmermanteamak.com; patrickjhnsn@hotmail.com; amyhansenhomes@gmail.com; marty@valleymarket.com; winforhim@aol.com
Subject: Sandy Hills 16-115 AOB

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



INTERNATIONAL FIRE CODE®

CHAPTER 5 FIRE SERVICE FEATURES

SECTION 502 DEFINITIONS

502.1 Definitions. The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

FIRE APPARATUS ACCESS ROAD. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as *fire lane*, public street, private street, parking lot lane and access roadway.

SECTION 503 FIRE APPARATUS ACCESS ROADS

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

503.1.1 Buildings and facilities. *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction.

The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

Exception: The *fire code official* is authorized to increase the dimension of 150 feet (45 720 mm) where:

1. The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.

503.1.2 Additional access. The *fire code official* is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

503.1.3 High-piled storage. Fire department vehicle access to buildings used for *high-piled combustible storage* shall comply with the applicable provisions of Chapter 23.

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.2 Authority. The *fire code official* shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the *fire code official*.

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an *approved* area for turning around fire apparatus.

503.2.6 Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the *fire code official*. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, *approved* barriers, *approved* signs or both shall be installed and maintained when required by the *fire code official*.

503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the *fire code official* based on the fire department's apparatus.

503.2.8 Angles of approach and departure. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the *fire code official* based on the fire department's apparatus.

503.3 Marking. Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which *fire lanes* are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.

503.5 Required gates or barricades. The *fire code official* is authorized to require the installation and maintenance of gates or other *approved* barricades across fire apparatus access roads, trails or other access ways, not including public streets, alleys or highways. Electric gate operators, where provided, shall be *listed* in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

503.5.1 Secured gates and barricades. When required, gates and barricades shall be secured in an *approved* manner. Roads, trails and other access ways that have been closed and obstructed in the manner prescribed by Section 503.5 shall not be trespassed on or used unless authorized by the *owner* and the *fire code official*.

Exception: The restriction on use shall not apply to public officers acting within the scope of duty.

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be *approved* by the fire chief. Where security gates are installed, they shall have an *approved* means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be *listed* in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

APPENDIX D

FIRE APPARATUS ACCESS ROADS

SECTION D101

GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102

REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103

MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire chief.

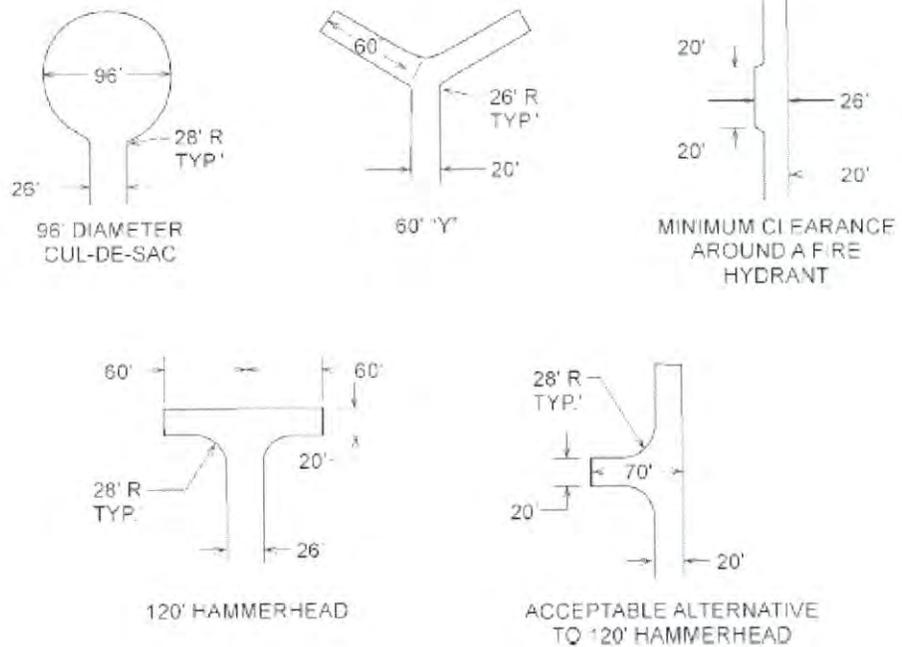
D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE
APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750		Spectal approval required

For SI: 1 foot = 304.8 mm.



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

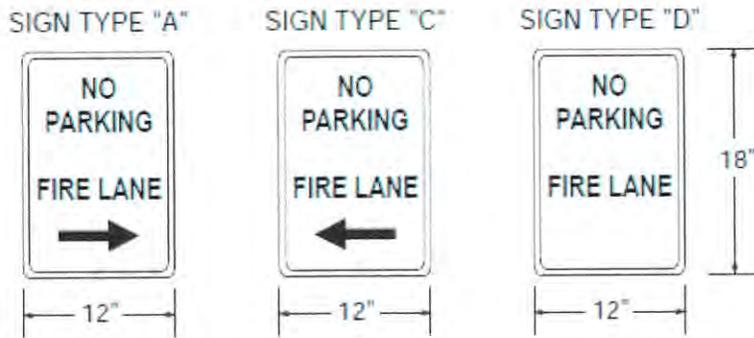


FIGURE D103.6
FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width. Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a *fire lane*.

D103.6.2 Roads more than 26 feet in width. Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a *fire lane*.

SECTION D104

COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross *building area* of more than 62,000 square feet (5760 m²) shall be provided with two separate and *approved* fire apparatus access roads.

Exception: Projects having a gross *building area* of up to 124,000 square feet (11 520m²) that have a single *approved* fire apparatus access road when all buildings are equipped throughout with *approved automatic sprinkler systems*.

D104.3 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D105

AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with *approved* fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

SECTION D106

MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

Exception: Projects having up to 200 *dwelling units* may have a single *approved* fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with *approved automatic sprinkler*

systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 *dwelling units* shall be provided with two separate and *approved* fire apparatus access roads regardless of whether they are equipped with an *approved automatic sprinkler system*.

SECTION D107

ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 30 shall be provided with separate and *approved* fire apparatus access roads and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the *International Fire Code*, access from two directions shall not be required.

2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

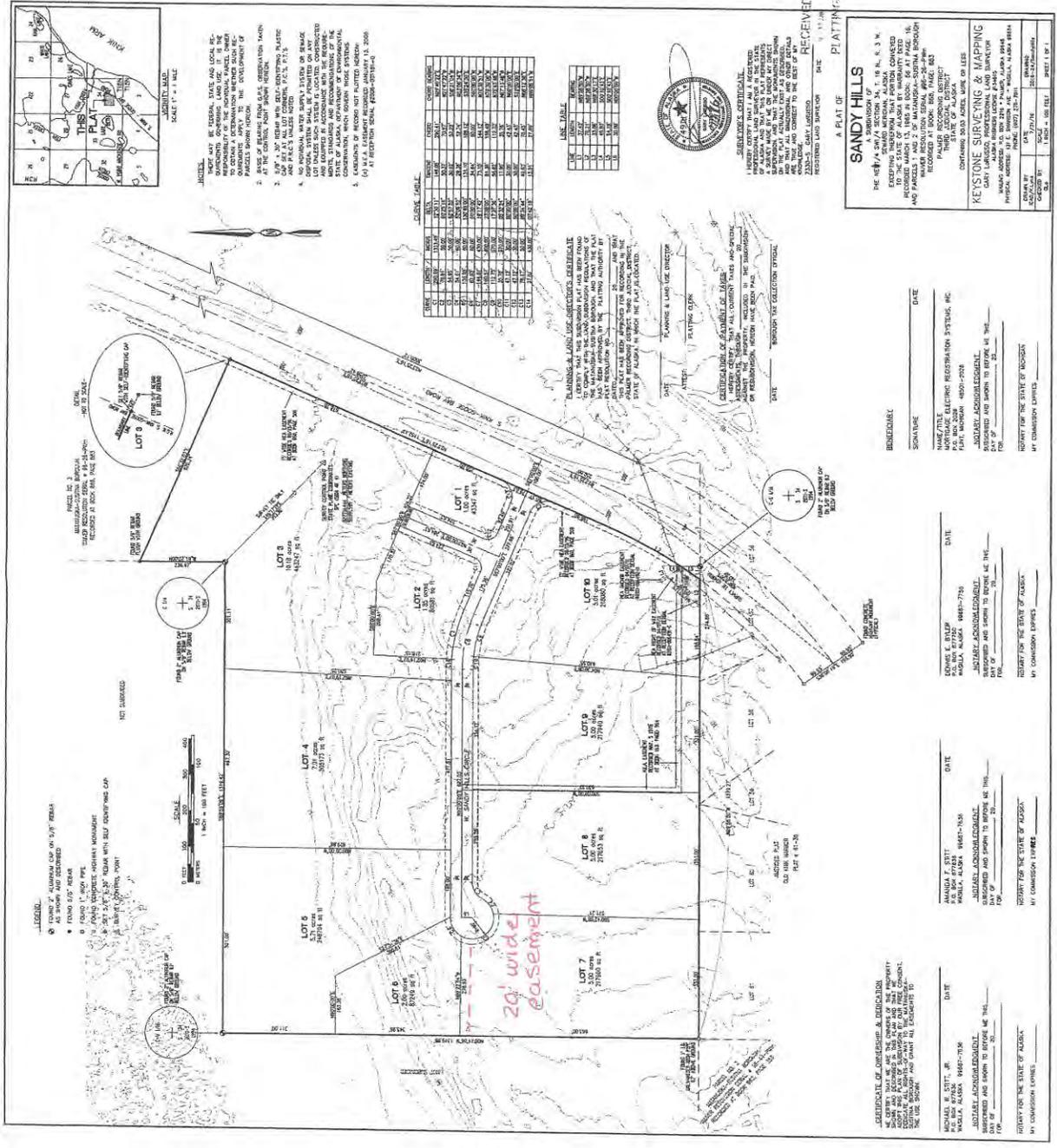
D108

REFERENCED STANDARDS

ASTM F 2200-05 Standard Specification for Automated Vehicular Gate Construction D103.5

ICC IFC-09 International Fire Code D101.5,D107.1

UL 325-02 Door, Drapery, Gate, Louver, and Window Operators and Systems, with revisions through February 2006 D103.5



NOTES:

1. THIS PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED SURVEYOR IN THE STATE OF ALABAMA.
2. I HAVE PERSONALLY RECONSIDERED THE DATA AND FOUND IT TO BE CORRECT AND ACCURATE.
3. I HAVE PERSONALLY RECONSIDERED THE DATA AND FOUND IT TO BE CORRECT AND ACCURATE.
4. I HAVE PERSONALLY RECONSIDERED THE DATA AND FOUND IT TO BE CORRECT AND ACCURATE.
5. I HAVE PERSONALLY RECONSIDERED THE DATA AND FOUND IT TO BE CORRECT AND ACCURATE.
6. I HAVE PERSONALLY RECONSIDERED THE DATA AND FOUND IT TO BE CORRECT AND ACCURATE.
7. I HAVE PERSONALLY RECONSIDERED THE DATA AND FOUND IT TO BE CORRECT AND ACCURATE.
8. I HAVE PERSONALLY RECONSIDERED THE DATA AND FOUND IT TO BE CORRECT AND ACCURATE.
9. I HAVE PERSONALLY RECONSIDERED THE DATA AND FOUND IT TO BE CORRECT AND ACCURATE.
10. I HAVE PERSONALLY RECONSIDERED THE DATA AND FOUND IT TO BE CORRECT AND ACCURATE.

DEED TABLE

LOT NO.	ACREAGE	OWNER
1	1.00	...
2	1.00	...
3	1.00	...
4	1.00	...
5	1.00	...
6	1.00	...
7	1.00	...
8	1.00	...
9	1.00	...
10	1.00	...

PLANNING & LAND USE DIRECTOR

STATE OF ALABAMA

DATE: _____

SIGNATURE: _____

RECORDING

NAME/TITLE: _____

ADDRESS: _____

CITY: _____

STATE: _____

DATE: _____

SANDY HILLS

A SUBDIVISION OF

KEYSTONE SURVEYING & MAPPING

10000 W. UNIVERSITY BLVD., SUITE 100

MOBILE, ALABAMA 36688-7930

PHONE: (904) 671-7930

FAX: (904) 671-7931

EMAIL: info@ksurvey.com

ME A comments



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: Preliminary Plat Request for Comments – **Sandy Hills (Case No. 2016-115)**

Dear Ms. Otto-Buchanan:

ENSTAR Natural Gas Company has reviewed the subject preliminary 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, appearing to read "Robin Leighty", with a long, sweeping flourish extending to the right.

Robin Leighty
Right-of-Way and Permitting Agent

Sent via e-mail to platting@matsugov.us

EXHIBIT G-4



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 21, 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 the following revised comments:

- **Sandy Hills**
 - Access will be granted to Knik Goose Bay Road from Lot 3 on a temporary basis. When the lot is developed in the future, direct access will be revoked.
 - As we stated in the previous comment letter, 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.

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

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

"Keep Alaska Moving through service and infrastructure."

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.

- **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

SITE VISIT REPORT

Case Name: Sandy Hills	Date: 08/24/16 Time: 12:15 PM
Owner: Stitt/Byler	Case Number: 2016-115
Surveyor/Engineer: Keystone/Holler	Tax ID #:216N03E34A002/C002/D001
Subdivision: Sandy Hills	Regarding: ten lot subdivision

SITE CONDITIONS

Weather: Overcast	Temperature: 55°F
Wind: None	
General Site Condition: Construction has started on the road	

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

Equipment in use: Camera

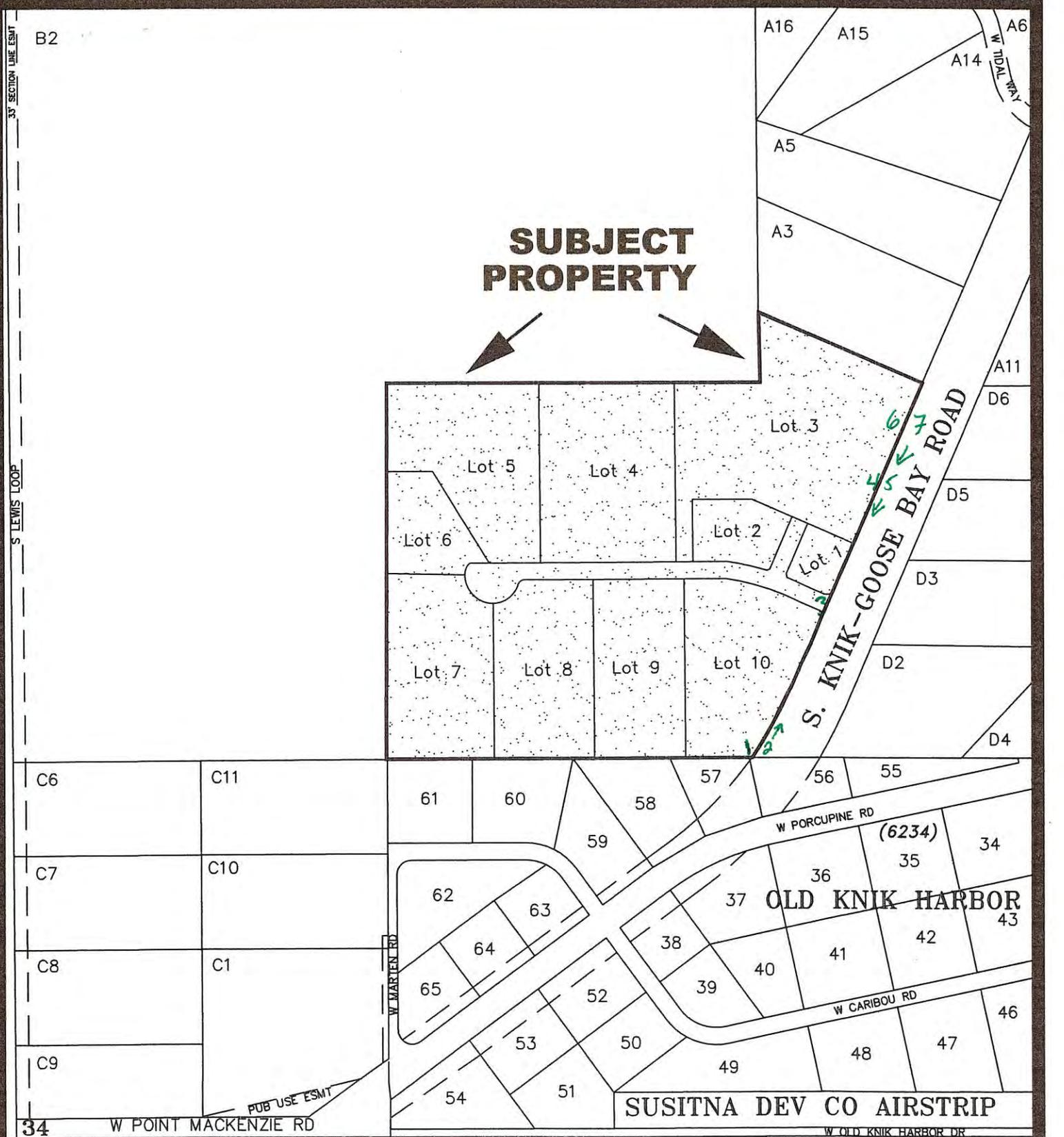
Current phase of work: To be heard by the Platting Board October 6, 2016.

Reason for Visit/Remarks: Check the start of construction on the proposed road. Check site
distance for S. KGB Road.
(See attached photos)

Signed By: Amy Otto-Buchanan *AOB*

Date: August 24, 2016

EXHIBIT I - 1



VICINITY MAP

FOR PROPOSED SANDY HILLS
LOCATED WITHIN

SECTION 34, T16N, R03W, SEWARD MERIDIAN,
ALASKA

GOOSE BAY 08 MAP

B10

A2

EXHIBIT I-2

1. Facing northwest from S. KGB Road at the southeast corner of the parcels. Neighbor's truck blocks the existing driveway, which will not be used.



2. Facing northeast along S. KGB Road at the southeast corner of the parcels, at the existing driveway. Road construction equipment shown at the proposed road site.



3. Facing west from S. KGB Road, showing the construction equipment & the new road.



4. Facing northwest from S. KGB Road, showing the existing driveway on the northern part of proposed Lot 3. This driveway will remain until such time as Lot 3 is resubdivided.



5. Facing southwest along S. KGB Road, at the existing driveway on the northern part of proposed Lot 3.



6. Facing northwest along S. KGB Road, showing the northern swampy part of proposed Lot 3.





7. Facing southwest along S. KGB Road, showing the existing driveway on proposed Lot 3 and the construction equipment at the new road site.



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



06j
 U.S. POSTAGE PITNEY BOWES
 ZIP 99645 \$ 000.46⁵
 02 1W
 0001399405 SEP 14 2016

FIRST CLASS

RECEIVED

SEP 22 2016

PLATTING

56234000L059 48
 WHEELER FRANK B & PAMELA A
 PO BOX 877290
 WASILLA, AK 99687-7290

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Board** will consider the following:

PETITIONER: MICHAEL AND AMANDA STITT & DENNIS BYLER (owners/petitioners)

REQUEST: The request is to create 10 lots from Parcels #1 and #2, MSB Waiver 96-26-PWm (Tax Parcels A2 and D1) and Tax Parcel C2, to be known as **SANDY HILLS**. Access will be from newly constructed streets.

LOCATION: Located within N ¼ SW ¼ Sec 34, T16N, R03W, S.M. AK, lying north of W. Point MacKenzie Road and S. Knik-Goose Bay intersection, south of Fish-Creek, west of Knik Arm, and northwest of W. Porcupine Road.

Community Council: Knik-Fairview **Assembly District:** #5: Dan Mayfield **Area:** 50.03 Acres +/-

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision** on **October 6, 2016**. The meeting begins at **1:00 p.m.** We are sending you this notice as required by State Law and Borough Ordinances because your property is within 100' of the petition area. This will be heard before the **PLATTING BOARD** and you are invited to attend.

would like to send comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or fax to (907) 861-8573 or e-mail: platting@matsugov.us. Comments received by 3:00 PM one week prior to the meeting, **September 28, 2016** will be included in the Platting Board packet. Comments received from the public up to 4:00 PM one day prior to the meeting will be given to the Platting Board in a "Hand-Out" packet the day of the meeting. To request additional information please contact the Platting Technician, Amy Otto-Buchanan at (907) 861-7872 or the Platting Secretary at (907) 861-8573.

In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an *interested party* MSB 15.39.010 for definition of "Interested Party". The procedures governing appeals to the Board of Adjustment & Appeal contained in MSB 15.39.010-250, which is available on the Borough internet home page, (www.matsugov.us), in the Borough Clerk's office, or at various libraries within the borough.

Please do not send comments or questions directly to the Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. cell # 350-3507

Name: Frank Wheeler Pam Wheeler Address: 12910 S. KGB road. (lot 58) I also own lot 59.

Comments: I disallow "lot 1 and 2", as high density housing has not been accepted in the past and would seriously affect property values of neighbors. KGB road relocation mandated existing sub 1/2 acre lots now in area. We don't want problems (transient renters, crime, etc.) associated with prior income-generating cramming of small

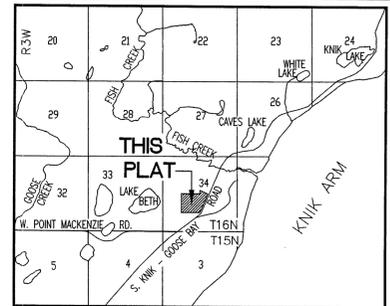
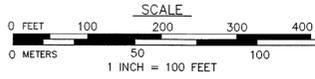
Case #16-115 AOB Note: Vicinity Map Located on Reverse Side

houses on small lots. After talking w/ D. Byler, I no longer trust him, as he stated "6 to 7 single family houses and a church", and then crushed and burned existing house 2:30 AM 9-10 to keep toxic smoke column from being seen. My car with my vehicles coated in ash.

EXHIBIT J

LEGEND

- FOUND 2" ALUMINUM CAP ON 5/8" REBAR AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR
- FOUND 1" IRON PIPE
- FOUND CONCRETE HIGHWAY MONUMENT
- SET 5/8" x 30" REBAR WITH SELF IDENTIFYING CAP
- △ SURVEY CONTROL POINT



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. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE CONTROL POINT SHOWN HEREON.
3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH 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.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - (a) M.E.A. EASEMENT RECORDED JANUARY 13, 2006 AT RECEPTION SERIAL #2006-001181-0

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	290.99'	1333.49'	1230°11'	146.08'	290.41'	N29°40'22"E
C2	78.91'	50.00'	90°25'16"	50.37'	70.87'	N21°47'22"W
C3	54.95'	50.00'	62°57'52"	30.82'	55.83'±0.04'	S58°31'04"W
C4	54.61'	60.00'	52°08'52"	29.36'	52.74'	N53°08'34"E
C5	136.99'	60.00'	130°49'00"	131.10'	109.12'	S35°24'30"E
C6	62.83'	60.00'	60°00'00"	34.64'	60.00'	S60°00'00"W
C7	144.81'	430.00'	19°17'42"	73.10'	144.12'	N76°38'51"W
C8	160.57'	400.00'	23°00'00"	81.38'	159.49'	N78°30'00"W
C9	112.75'	370.00'	17°27'36"	56.82'	112.32'	N75°43'48"W
C10	35.78'	370.00'	05°32'24"	17.90'	35.76'	N87°13'48"W
C11	47.12'	30.00'	90°00'00"	30.00'	42.43'	N88°00'00"E
C12	47.12'	30.00'	90°00'00"	30.00'	42.43'	S22°00'00"E
C13	78.17'	50.00'	89°34'44"	49.63'	70.45'	N68°12'38"E
C14	27.81'	430.00'	03°42'16"	13.91'	27.80'	N88°08'51"W

LINE TABLE

LINE	LENGTH	BEARING
L1	37.42'	N89°58'50"W
L2	76.21'	N89°58'50"W
L3	33.06'	N68°30'17"E
L4	49.90'	S00°10'43"E
L5	54.18'	S00°10'43"E
L6	30.00'	N00°00'00"W

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-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____ 20____ AND THAT THIS 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
 ATTEST: _____ PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 20____ AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE _____ BOROUGH TAX COLLECTION OFFICIAL



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL 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 ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

7.330-S GARY LaRUSSO
 REGISTERED LAND SURVEYOR DATE _____

A PLAT OF

SANDY HILLS

A SUBDIVISION OF THE NE 1/4 SW 1/4 SECTION 34, T. 16 N., R. 3 W. SEWARD MERIDIAN, ALASKA. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF ALASKA BY WARRANTY DEED RECORDED MARCH 13, 1965 IN BOOK: 56 AT PAGE: 16, AND PARCELS 1 AND 2 OF MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION SERIAL #96-26-PWm RECORDED AT BOOK: 868, PAGE: 883 PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA CONTAINING 50.03 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING

GARY LaRUSSO, PROFESSIONAL LAND SURVEYOR ALASKA BUSINESS LICENSE #134615 MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645 PHYSICAL ADDRESS: 131 E. SWANSON AVE. • WASILLA, ALASKA 99654 PHONE: (907) 376-7811

DRAWN BY ICAD/K.Lyne	DATE 7/31/16	DRAWING 2016-24/SandyHills
CHECKED BY GLO	SCALE 1 INCH = 100 FEET	SHEET 1 OF 1

CERTIFICATE OF OWNERSHIP & DEDICATION

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MICHAEL W. STITT, JR. DATE _____
 P.O. BOX 877636
 WASILLA, ALASKA 99687-7636

AMANDA F. STITT DATE _____
 P.O. BOX 877636
 WASILLA, ALASKA 99687-7636

DENNIS E. BYLER DATE _____
 P.O. BOX 877750
 WASILLA, ALASKA 99687-7750

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____ FOR _____

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____ FOR _____

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____ FOR _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

BENEFICIARY

SIGNATURE _____ DATE _____

NAME/TITLE
 MORTGAGE ELECTRIC REGISTRATION SYSTEMS, INC.
 P.O. BOX 2026
 FLINT, MICHIGAN 48501-2026

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____ FOR _____

NOTARY FOR THE STATE OF MICHIGAN
 MY COMMISSION EXPIRES _____

NOTED: PARCEL NO. 3 MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION SERIAL # 96-26-PWm RECORDED AT BOOK 868, PAGE 883

NOTED: AMENDED PLAT OLD KNIK HARBOR PLAT # 61-38

NOTED: PARCEL NO. 2 MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION SERIAL # 96-26-PWm RECORDED AT BOOK 868, PAGE 883

NOTED: FOUND 1" I.D. GALVANIZED IRON PIPE 0.7' ABOVE GROUND

NOTED: FOUND 2" ALUMINUM CAP ON 5/8" REBAR 0.3' BELOW GROUND

NOTED: FOUND 5/8" REBAR

NOTED: FOUND 1" IRON PIPE

NOTED: FOUND CONCRETE HIGHWAY MONUMENT

NOTED: SET 5/8" x 30" REBAR WITH SELF IDENTIFYING CAP

NOTED: SURVEY CONTROL POINT

NOTED: NOT SUBMITTED

NOTED: FOUND 5/8" REBAR FLUSH WITH GROUND

NOTED: FOUND 2" ALUMINUM CAP ON 5/8" REBAR 0.3' BELOW GROUND

NOTED: FOUND 5/8" REBAR WITH SELF-IDENTIFYING CAP

NOTED: FOUND 5/8" REBAR 0.1' BELOW GROUND

NOTED: SURVEY CONTROL POINT STATE PLANE COORDINATES (SPC 5004 AK 4) 82776.444 METERS NORTHING 51991.599 METERS EASTING

NOTED: 15' WIDE MEA EASEMENT RECORDED 08/13/96 AT BOOK 860, PAGE 508

NOTED: MEA ANCHOR EASEMENT RECORDED 04/07/11 AT RECEPTION SERIAL #2011-006492-0

NOTED: MEA RIGHT OF WAY EASEMENT RECORDED 04/07/11 AT RECEPTION SERIAL #2011-006491-0

NOTED: MEA EASEMENT RECORDED MAY, S 1978 AT BOOK 163, PAGE 964

NOTED: FOUND CONCRETE HIGHWAY MONUMENT (TYPICAL)

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NOTED: FOUND 5/8" REBAR

NOTED: FOUND 1" IRON PIPE

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NOTED: SET 5/8" x 30" REBAR WITH SELF IDENTIFYING CAP

NOTED: SURVEY CONTROL POINT

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4E

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
October 6, 2016**

PRELIMINARY PLAT: **DEWY’S GARDEN ADDITION 5**
LEGAL DESCRIPTION: **SEC 6, T17N, R3E, SEWARD MERIDIAN, AK**
PETITIONER: **JUSTIN HATLEY AND JASON SLOTEN**
SURVEYOR/ENGINEER: **EDGE SURVEY AND DESIGN, LLC/MARK HANSON P.E.**
ACRES: 48.178 **PARCELS: 10**
REVIEWED BY: **PEGGY HORTON** **CASE: 2016-010, 102, & 103**

REQUEST

The request is to divide Tract 1 Dewy’s Garden Add 4 (Plat #2014-26) into 9 lots and 1 tract to be known as Dewy’s Garden Add 5, containing 48.18 acres more or less. The owner of Tract A6-1, Dewy’s Garden Add 3 (Plat #99-88) is also granting a public use easement to allow for a continuous 60’ wide right-of-way for N. Hatley Drive and access to the proposed lots 1-6. A variance to physical access was approved March 3, 2016 for substandard right-of-way to proposed lots 7-9 & Tract A.

EXHIBITS

Vicinity Maps	EXHIBIT A
Soils	EXHIBIT B
As-Built & Drainage Plan Plat 2014-26	In Sleeve
PUE Application	EXHIBIT C
Site Visit Photos	EXHIBIT D
MSB PUE Document	EXHIBIT E
	EXHIBIT F

COMMENTS

Capital Projects	EXHIBIT G
Response	EXHIBIT H
Development Service	EXHIBIT I
Land Management	EXHIBIT J
SOA, DOT&PF	EXHIBIT K
SOA, DNR	EXHIBIT L
SOA, DF&G	EXHIBIT M
MTA	EXHIBIT N
MEA	EXHIBIT O
Enstar	EXHIBIT P
GCI	EXHIBIT Q
Public	EXHIBIT R

DISCUSSION

Location: The property being subdivided is located north of Maud Road, within the E½ SW¼ Section 6, Township 17 North, Range 3 East, Seward Meridian, Alaska.

Soils: Mark Hansen, P.E. provided a geotechnical investigation report along with 6 test hole logs (**Exhibit B**). He stated that each lot in the proposed subdivision has more than 10000 sq ft suitable for septic in addition to more than 10000 sq ft suitable for building. Staff notes there are definitions and requirements for useable septic area and for useable building area and there is no indication that Mr. Hanson used those definitions and requirements in his useable area report as he does not reference the code or use the language of Title 43 when certifying the useable areas.

MSB 43.20.281(A)(1)(b) states “Borings and test holes must have the following minimum depths below the ground surface: (ii) the least depth associated with the following conditions, where they apply: (aa) two feet below the depth where the water table is encountered; (bb) twelve feet deep for shallow trench or bed systems. No water was encountered in any of the test holes. The test hole dug in 1999, was dug to the required 12 feet. The remaining test holes were dug to 11 feet. Staff recommends the remaining test holes be dug to 12 feet to comply with code and those test hole logs be presented to platting staff with certification that the proposed lots have 10,000 sq ft of contiguous useable septic area and 10,000 sq ft of useable building area as defined and required in MSB 43.20.281(A)(1) (**See Recommendation #1**).

Drainage: The drainage plan is located on the asbuilt survey (**see in sleeve**). The internal road to lots 1 through 6 is essentially constructed as a driveway, but not proven to be of any standard and is not fully within the right-of-way. The drainage plan does not indicate any culverts or drainage easements necessary, but may be updated or revised due to road construction activities.

Access: From E. Maud Road, a 60’ wide public driveway easement, was platted within Lot 1, Dewys Garden Add 4, Plat 2014-26, but never constructed (**Exhibit C**). Mr. Jason Sloten, owner of Tract A6-1, Dewys Garden Add 3, Plat 99-88, has requested a public use easement over his property to provide for a contiguous 60’ wide right-of-way for N. Hatley Circle and access to the proposed lots 1-6 (**Exhibit D**). This will be recorded with the final plat (**See Recommendation #2**). These two right-of-ways will be improved to provide access to the subdivision. The remaining right-of-way up to the last lot served, will be dedicated on the subdivision plat. MSB 43.20.055(E) states for a rural or remote subdivision in a road service area where the physical access to a proposed subdivision will be improved, connectivity will be improved, and the primary purpose of the proposed subdivision is for seasonal or recreational use (1) The platting board may approve a reduction in road standards to a pioneer standard road within and leading to a subdivision; provided that: (a) a note be placed on the plat that no borough funds will be expended to upgrade the roads; (b) before borough maintenance will be provided, the roads will have to be upgraded and accepted for maintenance by the public works department. Title 43 does not define rural and remote subdivisions, and the borough has no way of limiting the use of properties for seasonal or recreational use, therefore, platting staff has interpreted this subsection without those two restrictions. Staff recommends the accesses into and within the subdivision be constructed to minimum pioneer standards with the required plat notes placed on the final plat (**See Recommendations 3, 4, 5, & 6**).

Three lots and the large remainder tract will be accessed from a portion of the extension of E. Maud Road, known as ADL 206989 that does not receive routine public maintenance, but has been worked on by both the State of Alaska and the Borough several times throughout the years (**Site Visit Photos at Exhibit E**). This ADL road continues on to Jim Lake and to a shooting range developed by the State of Alaska a few years ago. MSB 43.20.055(A)(2) states, "The petitioner will not be required to upgrade any road prior to the subject parcel that is or has been maintained by the state or an incorporated municipality." The Borough Land Management Division recorded a public use easement in 2016, shown as N. Yeti Street on the plat, connecting ADL 206989 to the petitioner's land across borough land (**Exhibit F**). Staff recommends construction of N. Yeti Street meet minimum pioneer standards as allowed in MSB 43.20.055(E), the same requirements for N. Hatley Circle.

Comments: Capital Projects Engineer requests that Lots 1 & 2 share a driveway and in the current configuration, Lot 4 does not have anywhere for a legal driveway access. She suggests moving the flag pole of Lot 3 to the south so that Lot 4 can have access to the end of the T and Lots 3 & 4 share a driveway (**Exhibit G**). Mr. Hatley expected Lots 1 & 2 to share a driveway and staff recommends a plat note to that effect. Mr. Hatley did not agree with the solution offered by the DPW Engineer. Lot 4 has two constructed driveways currently, both off of the pole portions of Lots 1 & 2. His intention is to place a private access easement across the two pole portions that Lots 1, 2, & 4 will all share (**Exhibit H**) (**See Recommendation #7**).

The Current Planner commented that a Shoreline Setback Exception was approved for a structure set back less than 75 feet from McRoberts Creek (**Exhibit I**). Staff notes this is for the abandoned cabin shown on the as-built drawing. Land & Resource Management stated no MSB lands are affected and they have no objection to the subdivision (**Exhibit J**).

ADOT&PF suggested that instead of using flag lots, 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 (**Exhibit K**). Staff had requested Mr. Hatley to connect the two rights-of-way, but there is no code requirement to do so. SOA DNR Southcentral Regional Office (SCRO) had no comments (**Exhibit L**).

Two comments came in from ADF&G. Sarah Wilber, Habitat Biologist II, stated that crossings of McRoberts Creek with any motorized vehicle/equipment will likely require a fish habitat permit. Later she stated that permits would only be required for establishing new crossings or placement of culverts, not for existing crossings, such as the one at the end of Maud Road (**Exhibit M-1**). Holly Zafain, Habitat Biologist, with the Access Defense Program at ADF&G stated McRoberts Creek is cataloged by ADF&G as important habitat for the spawning and rearing of coho and sockeye salmon (**Exhibit M-3**). Legal public access to the public waters of McRoberts Creek is available below the ordinary high water mark of the creek. Landowners should not block the public from legally accessing the public waters of McRoberts Creek. They have no objections to the plat.

MTA has no objections (**Exhibit N**). MEA requests a 15' wide utility easement within the pole portion of Lot 1 (**Exhibit O**) Staff notes this would provide utility access to properties to the north and staff has placed a recommendation for condition for this request (**See Recommendation #8**). Enstar has no comments (**Exhibit P**). GCI approves the plat as shown (**Exhibit Q**).

Public: Robbie Wuitschick, one of the homeowners within this subdivision, wrote: “We are one of two families that live on N. Dewy Street, and we approve this plan 100%” (**Exhibit R-1**). Ute Kragle & Mark Boutwell responded to the public noticing (**Exhibit R-2**): They stated six households reside on N. Marley Drive and N. Dewys Street beyond E. Dew Avenue, where borough maintenance ends. They provided suggestions for conditions of approval to include: (1) require connection of N. Hatley Drive with N. Dewys Street (Staff notes this mimics ADOT&PF’s suggestion); (2) improve N. Marley Drive and N. Dewys Street to make both serviceable and reliable for daily use by residents, emergency and utility services; and (3) the regular maintenance and sustainment of N. Marley Drive and N. Dewys Street to include winter road services. Staff notes the code does not require connection to N. Dewys Street as adjoining parcels have access through a platted public right-of-way of E. Maud Road, N. Marley Drive, and N. Dewys Street.

CONCLUSION

The public use easement across Tract A6-1, Dewys Garden Add 4 is consistent with AS 29.40.070, *Platting Regulations*, and MSB 43.15.021, *Public Use Easement Acceptance Procedure*, and is necessary for the approval of this plat to provide for continuous 60’ of right-of-way from E. Maud Road to the subdivision. The preliminary plat of Dewys Garden Add 5 is consistent with AS 29.40.070, *Platting Regulations*, and MSB 43.15.015, *Preliminary Plat Submittal and Approval*, with the prior approval of variance request to MSB 43.15.140, *Physical Access*. This project is proposing to create 9 lots and a large remainder tract. Access to three lots will be from a portion ADL 206989, an extension of E. Maud Road, that does not receive routine public maintenance, but has received periodic maintenance by both the State of Alaska and the borough; therefore the petitioner is not required to upgrade that road. Accesses into the subdivision will be improved within N. Yeti Street and N. Hatley Circle; therefore the platting board is allowed to reduce the road construction standards to pioneer.

A professional engineer provided test hole logs dug to 11 feet, which is less than the required depth and his report did not indicate he used MSB 43.20.281 to certify useable area. Staff recommends the test holes be dug to 12 feet as required in MSB 43.20.281(A)(1)(b)(ii)(bb) and an updated useable area report be provided certifying the required useable areas on each lot per Title 43 requirements and definitions.

The petitioner is suggesting a private common driveway easement over the pole portions of Lots 1 & 2 to serve Lots 1, 2, & 4; this would be recorded and then shown on the final plat.

RECOMMENDATIONS:

Recommended motion: “I move to approve a public use easement across Tract A6-1, Dewys Garden Addition 4, and the preliminary plat of Dewys Garden Addition 5 located within Section 6, Township 17 North, Range 3 East, Seward Meridian, Alaska, contingent upon staff recommendations and findings.”

1. Provide to platting staff updated logs of test holes dug to 12’ and an updated certification that the proposed lots meet the requirements of MSB 43.20.281(A)(1) of 10,000 sq ft of contiguous useable septic area and 10,000 sq ft of useable building area.

2. Obtain the Planning and Land Use Director's signature on a final Public Use Easement document with attached drawing from a land surveyor formatted to State Recorder's Office standards and signed by those having legal and equitable interest, in full compliance with Title 43, to be recorded with the plat.
3. Construct N. Yeti Street & N. Hatley Circle to pioneer standards minimum. Obtain a road construction permit from the ROW Coordinator. During construction, a licensed civil engineer must inspect the construction activities, and provide inspection reports following the "No Engineer Left Behind" guidelines.
4. Provide evidence from a land surveyor that the roads are constructed within the rights-of-way as required by MSB 43.20.140.
5. Obtain the borough's final acceptance of all the road improvements required.
6. Place plat notes on final plat per MSB 43.20.055(E).
7. Record a document granting a private access easement over the pole portions of Lots 1 & 2, for the benefit of Lots 1, 2, & 4 and graphically show on the final plat, indicating the common access onto N. Hatley Circle.
8. Place a 15' wide utility easement along the western property line from the t-turnaround to the north boundary as requested by MEA to provide utility access to Lot 1 and properties to the north or provide MEA signoff on the final plat.
9. Submit final plat in full compliance with Title 43.
10. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat per 43.15.053(A).
11. Provide updated Certificate to Plat executed within 90 days, prior to recording plat per MSB 43.15.053(E).
12. Taxes and special assessments must be current prior to recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
13. Submit recording fee, payable to the State of Alaska, DNR.

FINDINGS:

1. The preliminary plat of Dewys Garden Add 5 is consistent with MSB 43.15.016, *Preliminary Plat Submittal and Approval*, with the prior approval of a variance from MSB 43.20.140, *Physical Access*.
2. The variance from MSB 43.20.140, *Physical Access*, was approved by the Platting Board on March 3, 2016 (written decision March 10, 2016) to allow for a substandard intersection

including a tangent and curve radius less than required in the MSB Subdivision Construction Manual for the access from ADL 206989 to the petitioner's property.

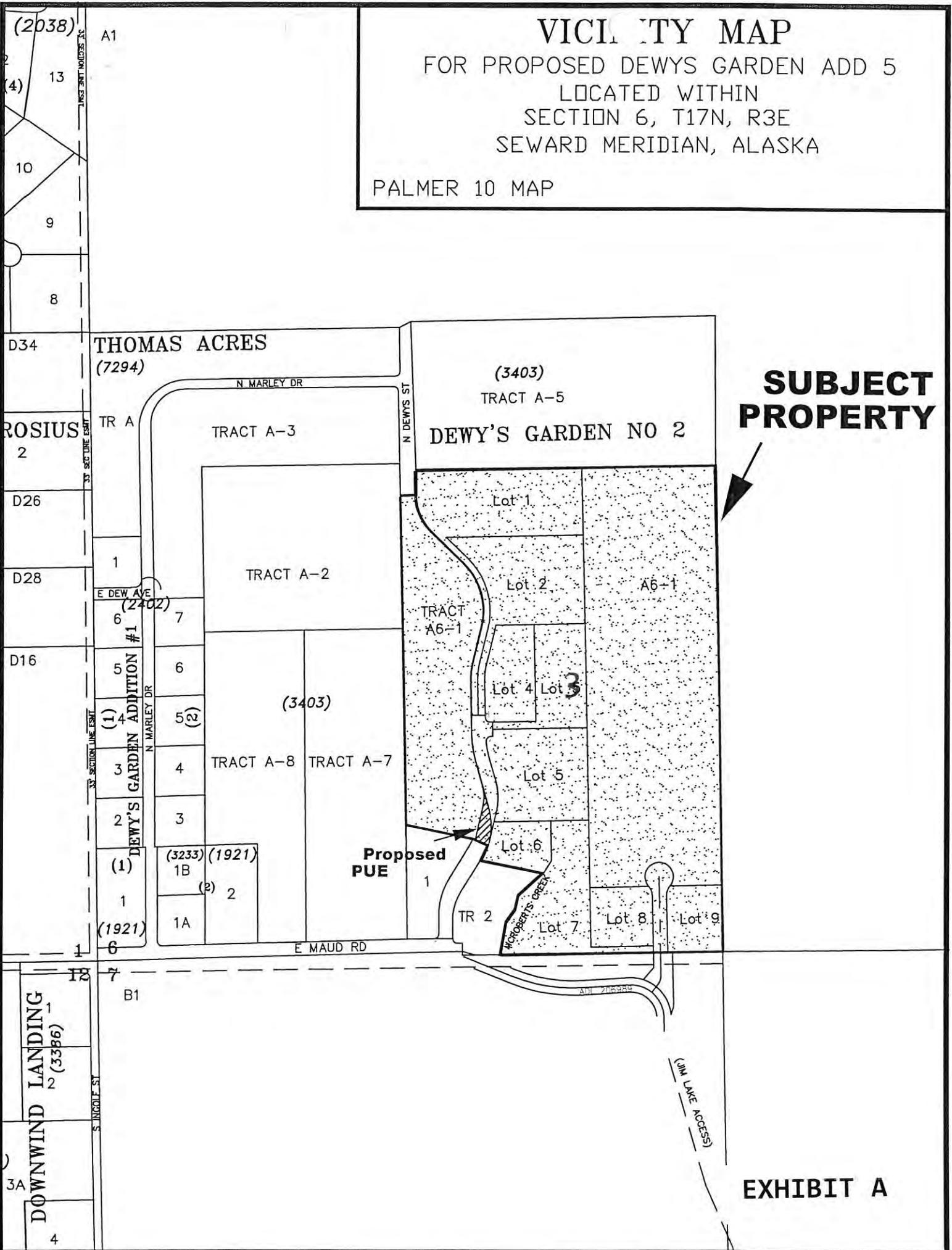
3. The public use easement over a portion of Tract A6-1, Dewys Garden Add 3 is consistent with AS 29.40.070, *Platting Regulations* and MSB 43.15.021, *Public Use Easement Acceptance Procedure*.
4. The majority of the test holes were dug to 11 feet and there is no indication in the useable area report that Mr. Hanson used MSB 43.20.281 to make his conclusions. MSB 43.20.281(A)(1)(b)(ii)(bb) requires test holes be dug to 12 feet. An updated useable area report is recommended certifying the useable septic and useable building areas comply with the definitions and requirements of MSB 43.20.281.
5. The internal road to lots 1 through 6 is essentially constructed as a driveway, but not proven to be of any standard. The drainage plan does not indicate any culverts or drainage easements necessary, but may be updated or revised due to road construction activities.
6. Mr. Jason Sloten has provided a final Public Use Easement document with attached drawing from a land surveyor formatted to State Recorder's Office standards and signed by those having legal and equitable interest, in full compliance with Title 43. This will provide legal access to Lots 1-6 and will be recorded with the plat.
7. MSB Land Management provided a Public Use Easement, recorded at Serial # 2016-008577-0, providing access to the petitioner's property from ADL 206989 over borough land.
8. ADL 206989 that provides access to N. Yeti Street does not receive routine public maintenance, but has received maintenance by both the State of Alaska and the Borough several times throughout the years. MSB 43.20.055(A)(2) states, "The petitioner will not be required to upgrade any road prior to the subject parcel that is or has been maintained by the state or an incorporated municipality."
9. MSB 43.20.055(E) allows the platting board to reduce the road standards to minimum pioneer standard within and leading to a subdivision if physical access to the subdivision is being improved, connectivity is improved, and the primary purpose of the proposed subdivision is for seasonal or recreational use provided that: (a) a note be placed on the plat that no borough funds will be expended to upgrade the roads; (b) before borough maintenance will be provided, the roads will have to be upgraded and accepted for maintenance by the public works department. N. Hatley Circle and N. Yeti Street will provide access to the subdivision and will be improved.
10. Title 43 does not define rural and remote subdivisions, and the borough has no way of limiting the use of properties for seasonal or recreational use, therefore, platting staff has interpreted MSB 43.20.055(E) without those two restrictions.
11. Mr. Hatley stated he intends to provide a private access easement over the pole portions of Lots 1 & 2 for the benefit of Lots 1, 2, & 4. This is to protect the existing driveways in to Lot 4.

12. The Current Planner commented that a Shoreline Setback Exception was approved for a structure set back less than 75 feet from McRoberts Creek. Staff notes this is for the abandoned cabin shown on the as-built drawing.
13. ADOT&PF, Platting Staff, and a response from the public suggested connecting N. Hatley Circle with N. Dewys Street. There is no code requirement to connect the two streets as each adjoining lot has legal access from E. Maud Road, N. Marley Drive, N. Dewys Street, or N. Hatley Circle.
14. The Lot and Block Design standards, per MSB 43.20.300 are met.
15. The lots have frontage per MSB 43.20.320, *Frontage*. The lots adjacent to a waterbody have frontage as required per MSB 43.20.340, *Lot Dimensions*.

VICINITY MAP

FOR PROPOSED DEWYS GARDEN ADD 5
LOCATED WITHIN
SECTION 6, T17N, R3E
SEWARD MERIDIAN, ALASKA

PALMER 10 MAP



**SUBJECT
PROPERTY**

EXHIBIT A



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

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

RECEIVED

JUL - 5 2016

PLATTING

Dewy's Garden Addition 4

Geotechnical Investigation

June 2016

Prepared for: Justin Hatley
18401 E. Maud Rd
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



EXHIBIT B-1



MARK HANSEN P.L.L.C.

CONSULTING ENGINEERS TESTING LABORATORY

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Phone: (907) 745-4721

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Dewy's Garden Subdivision Addition #4, Tract 1 Palmer, Alaska

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Test Pits

Boring Logs Plates 5
Log Graphics Key 1 page

Soil Testing

Sieve Test Reports of Samples 1 page
Soil Sample Summary 1 page

Supplemental Information

ASTM Soil Classification Chart
Frost Design Soil Classification
Plasticity Chart
1999-Subdivision Geotechnical Report

EXHIBIT B-2



MARK HANSEN P.L.L.C.

CONSULTING ENGINEERS TESTING LABORATORY

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

Dewy's Garden Subdivision Addition #4, Tract 1 Palmer, Alaska

Geotechnical Investigation

June 2016

Location

The subject property is located at 18401 E Maud Road, East of Palmer, Alaska. It is located within the SW $\frac{1}{4}$ of Sec. 6, T17N, R3E, Seward Meridian, Alaska.

Scope of Investigation

This investigation is to verify useable areas for platting purposes.

The proposed subdivision divides one 48.22 acre parcel into ten parcels, nine ranging from 1.19 acres to 5 acres, and one 22.41 acres.

Findings

1. The soils observed at percolation depth consist primarily of poorly graded gravel with sand, and includes cobbles. This soil typically has high permeability. This soil is adequate for on-site wastewater. Well graded sand with silt and gravel was encountered in the south east portion of the lot. This material is also suitable for wastewater disposal.
2. Ground water was not observed in the test pits.
3. No bedrock was encountered in the test pits.

General Topography

The subdivision is located on terrain generally sloping from northeast to southwest. Slopes are less than 25%. McRoberts Creek runs through the site, entering on the north and exiting on the south. There are presently homes with

EXHIBIT B-3

septic systems on proposed lots 1, 4, and 6. There is an abandoned old log cabin on proposed lot 5.

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 5 test pits. Exploration was conducted on June 25, 2016 using a CASE extendable backhoe owned and operated by JD Hatley. Exploration was supervised and test holes logged by Tyler Hansen. No ground water was observed during exploration. The test holes were located by handheld GPS. GPS locations are recorded on the test pit logs.

The approximate test pit locations are shown on the attached test pit location map.

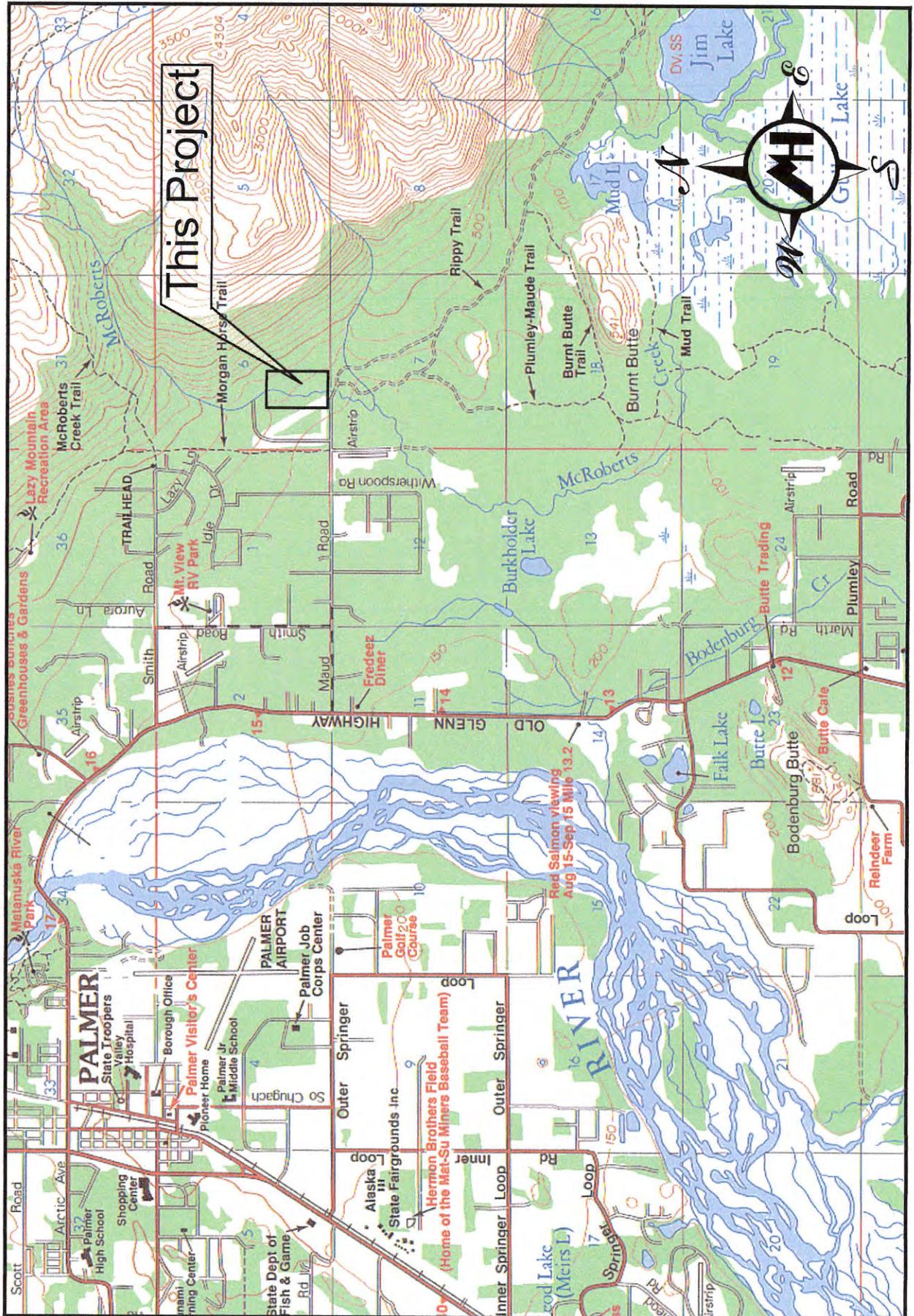
In June 1999, Mark Hansen conducted a Geotechnical investigation for the adjacent subdivision to the west. One test hole was dug. Similar soils were encountered and no ground water was observed in the top 12 ft. The report from this prior investigation is included as an appendix.

Test pit Logs

Descriptions of the soils encountered are recorded on the right side of the field logs. Also shown are properties such as cobble and boulder presence, which was observed in the field, but not reflected in the sample. 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 of the well graded sand with silt and gravel from test pit 5 in the southeast area of the site. 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

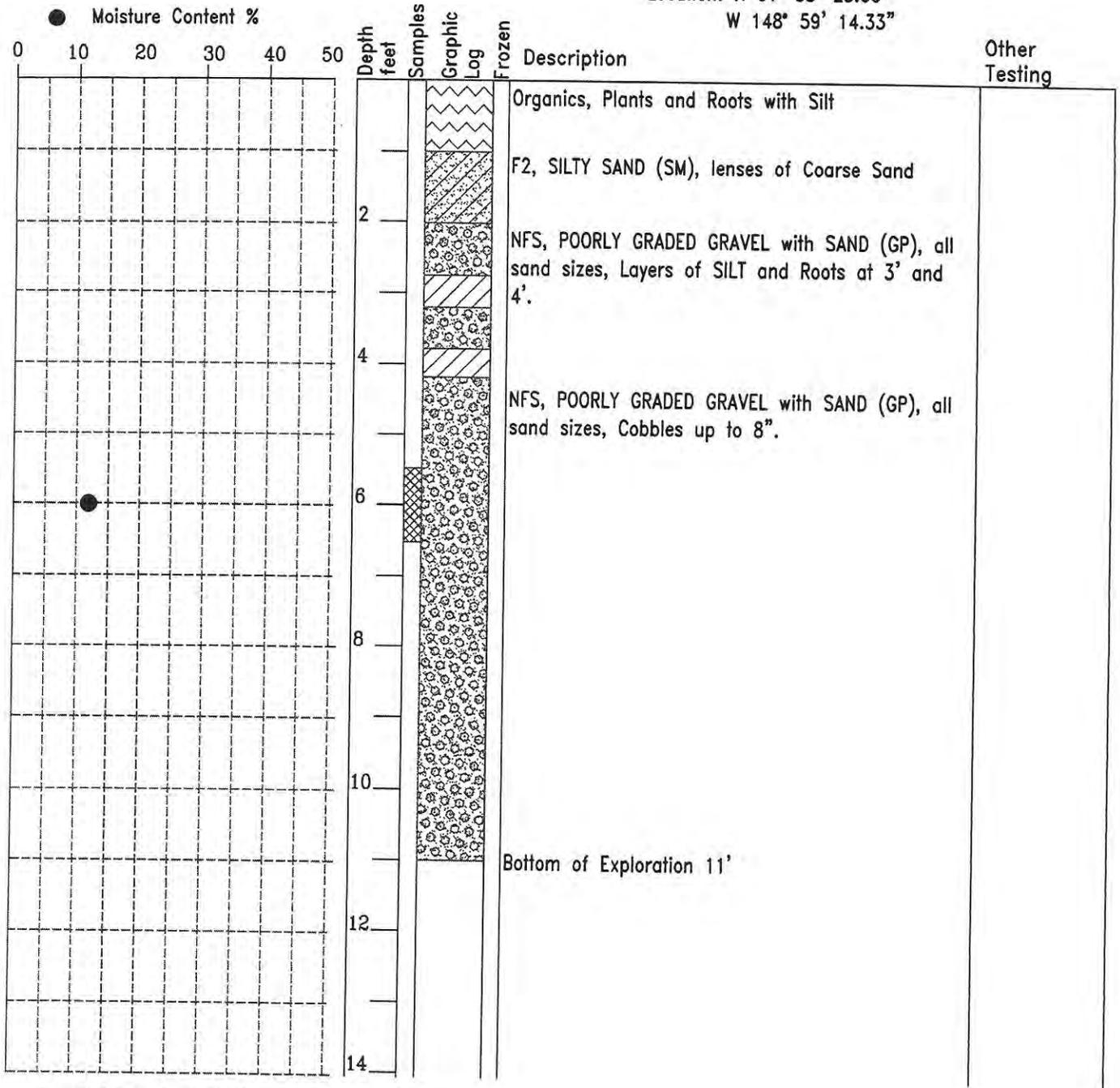
Log of Test Pit 1

Exploration: June 25, 2016

Equipment: CASE Backhoe

Location: N 61° 35' 23.66"

W 148° 59' 14.33"



● 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.: 16065 Date: June 2016

Log of Test Pit 1

Dewy's Garden Subdivision ADD 4
 JD Hatley
 18401 E Maud Rd
 Palmer, AK 99645

Plate
 1

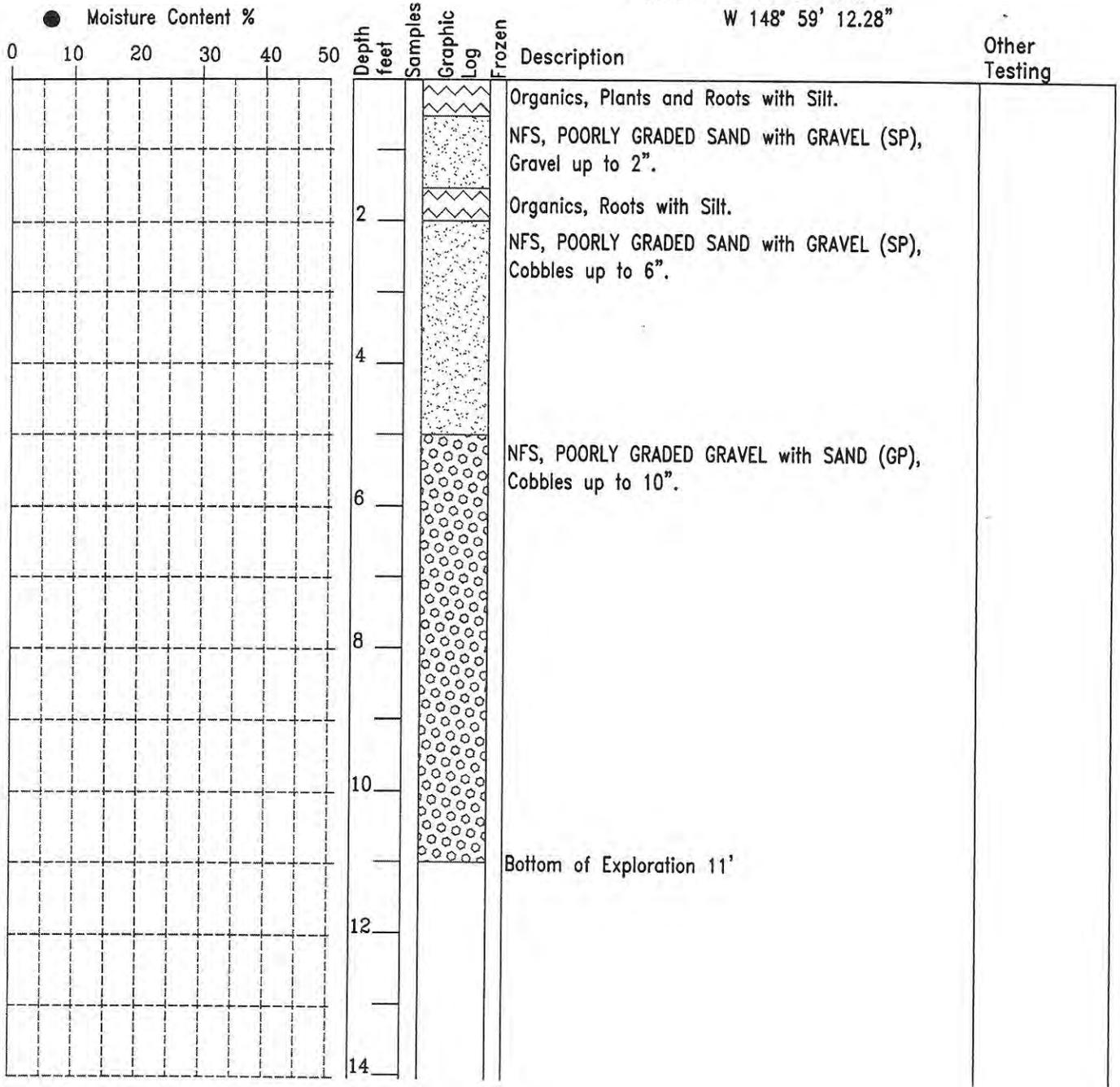
EXHIBIT B-7

Log of Test Pit 2

Exploration: June 25, 2016

Equipment: CASE Backhoe

Location: N 61° 35' 15.04"
W 148° 59' 12.28"



● 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.: 16065 Date: June 2016

Log of Test Pit 2

Dewy's Garden Subdivision ADD 4
JD Hatley
18401 E Maud Rd
Palmer, AK 99645

Plate
2

EXHIBIT B-8

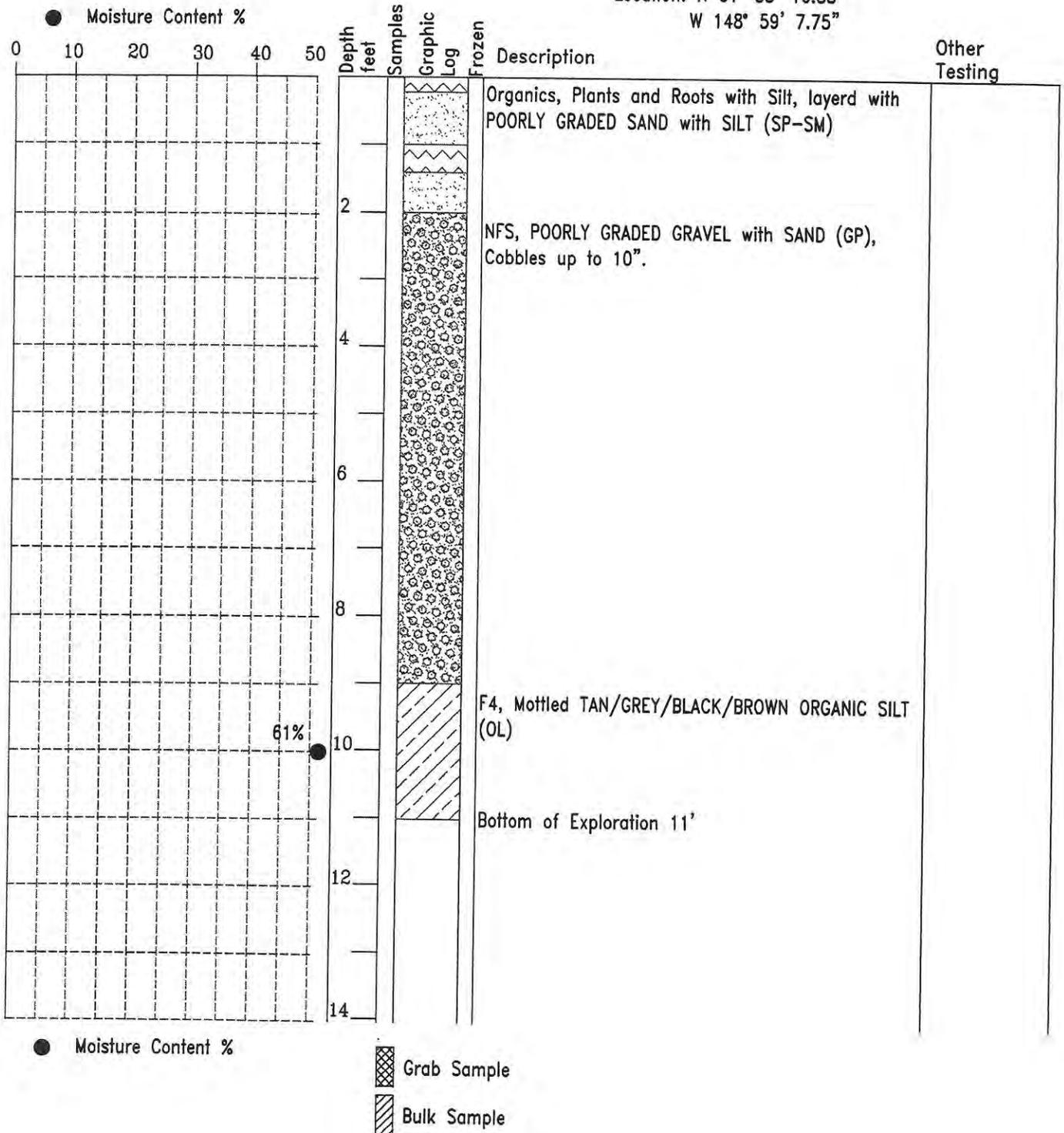
Log of Test Pit 3

Exploration: June 25, 2016

Equipment: CASE Backhoe

Location: N 61° 35' 16.88"

W 148° 59' 7.75"



Mark Hansen P.E.
 Consulting Engineers Testing Laboratories
 2605 N. Old Glenn Hwy., Palmer, AK 99645
 (907) 745-4721
 Job No.: 16065 Date: June 2016

Log of Test Pit 3

Dewy's Garden Subdivision ADD 4
 JD Hatley
 18401 E Maud Rd
 Palmer, AK 99645

Plate
3

EXHIBIT B-9

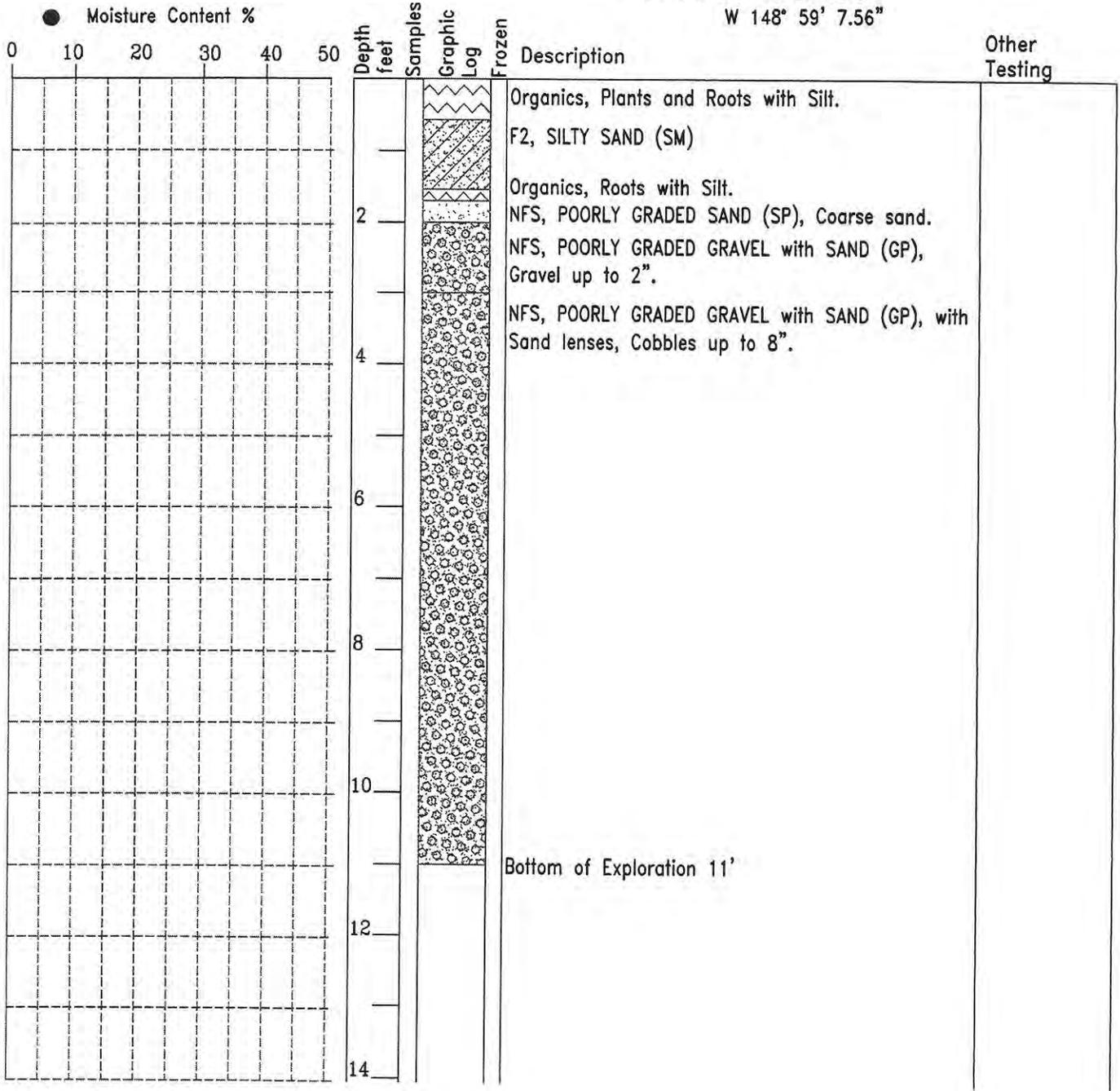
Log of Test Pit 4

Exploration: June 25, 2016

Equipment: CASE Backhoe

Location: N 61° 35' 8.25"

W 148° 59' 7.56"



● 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.: 16065 Date: June 2016

Log of Test Pit 4

Dewy's Garden Subdivision ADD 4
JD Hatley
18401 E Maud Rd
Palmer, AK 99645

Plate
4

EXHIBIT B-10

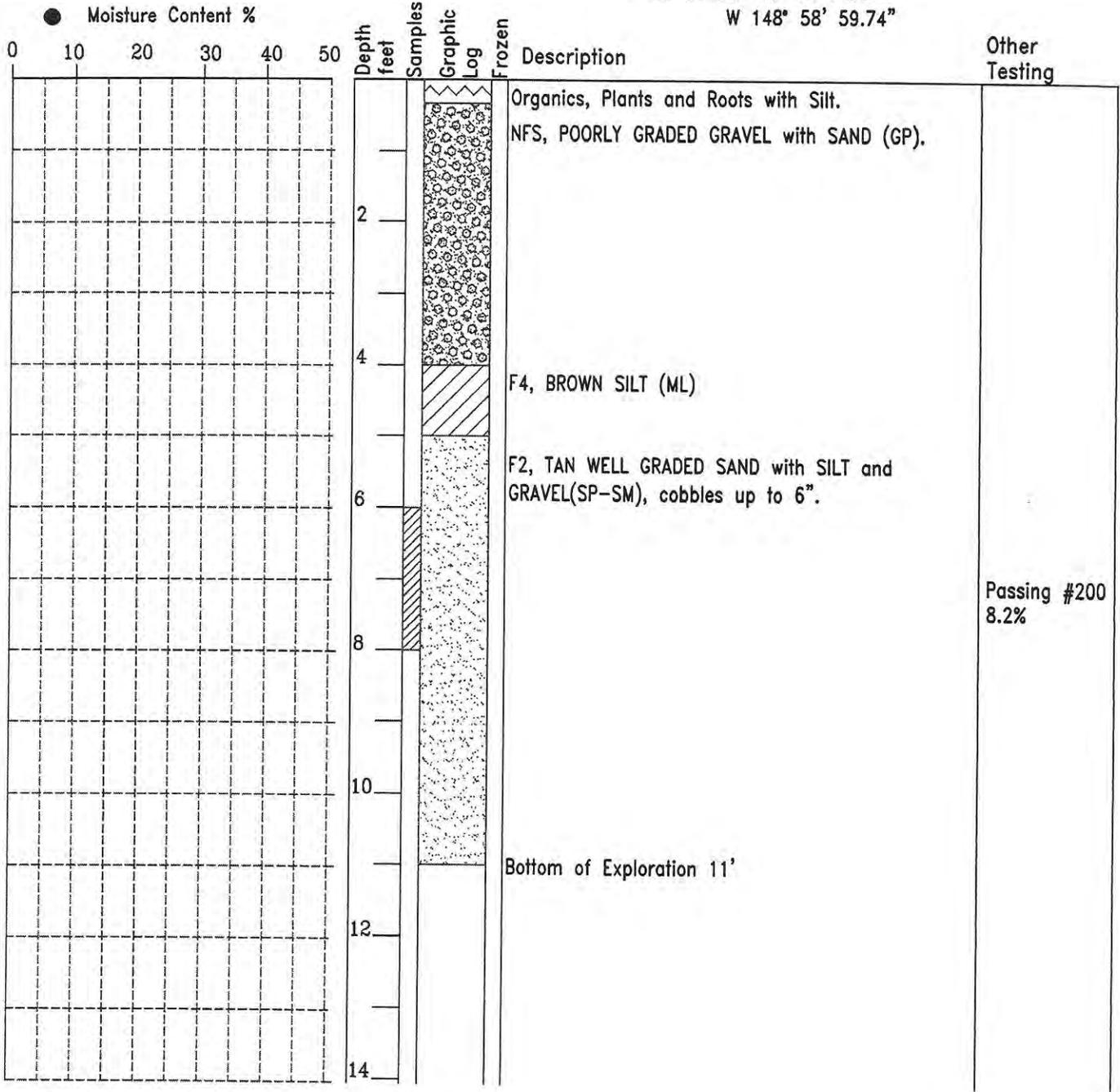
Log of Test Pit 5

Exploration: June 25, 2016

Equipment: CASE Backhoe

Location: N 61° 35' 7.01"

W 148° 58' 59.74"



Mark Hansen P.E.
 Consulting Engineers Testing Laboratories
 2605 N. Old Glenn Hwy., Palmer, AK 99645
 (907) 745-4721
 Job No.: 16065 Date: June 2016

Log of Test Pit 5

Dewy's Garden Subdivision ADD 4
 JD Hatley
 18401 E Maud Rd
 Palmer, AK 99645

Plate
5

EXHIBIT B-11

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

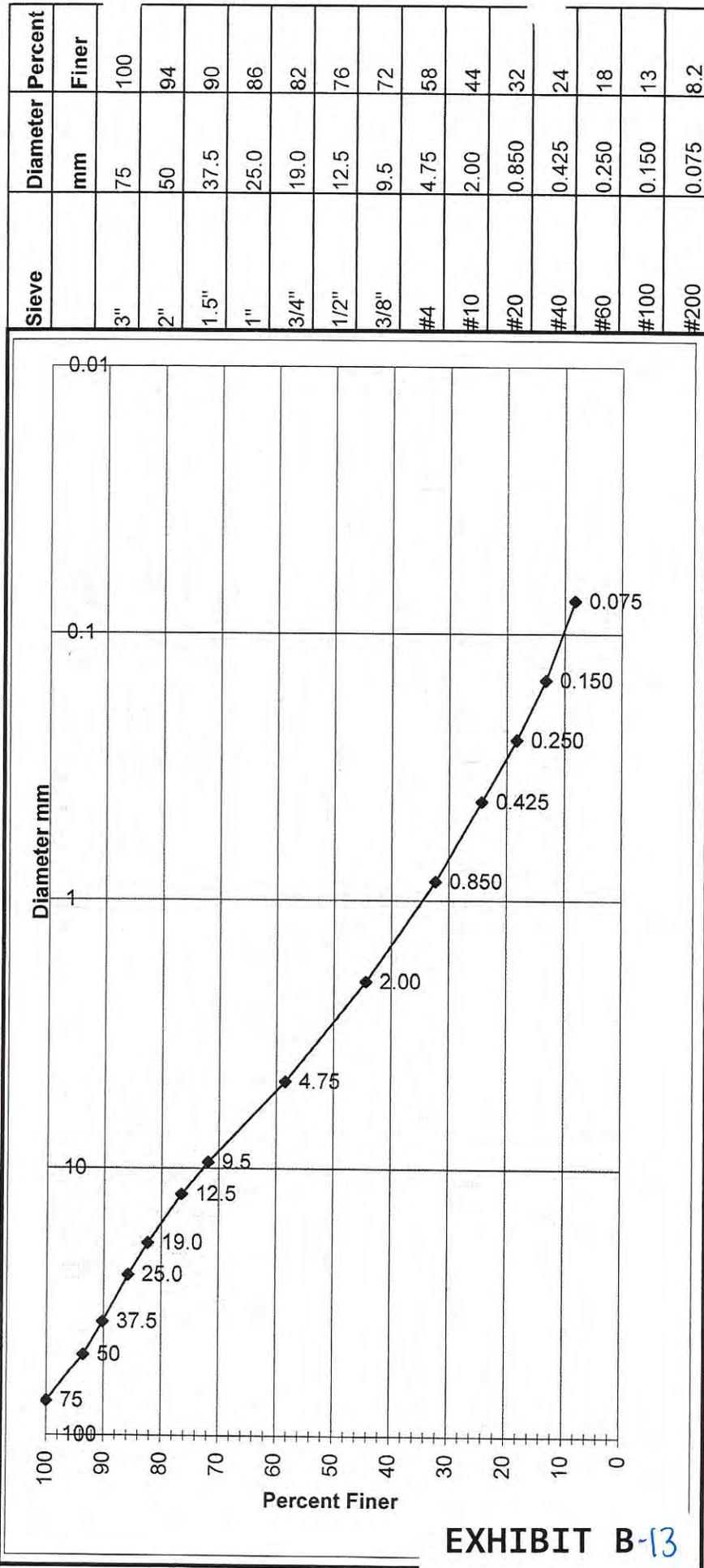


EXHIBIT B-13

Client: **JD Hatley** Soil Description: Well Graded Sand with Silt and Gravel
 Project: Dewy's Garden Subd; Add 4 Unified Classification: SP-SM

Sample Location: TH#5 @ 6'-8" Date: 7/1/2016
 Sample Date: 6/25/2016
 C_u= 52 Proj. no: 16065
 C_c= 1.0



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

Dewy's Subdivision Addition #4, Tract 1

Exploration: June 25, 2016

Test Hole	Depth Feet	Moisture	Visual Classifications		Pass #200 Other
			Frost Class	Unified Class	
1	6	5%	NFS	GP	
3	10	61%	F4	OL	
5	6-8		F2	SP-SM	8.2

EXHIBIT B-14

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	GW	Well graded gravel ^F	
	More than 50% of coarse fraction retained on No. 4 sieve.	GP	Poorly graded gravel ^F	
	Sands 50% or more of coarse fraction passed No. 4 sieve	Fines classify as ML or MH	GM	Silty gravel ^{F,G,H}
		Fines classify as CL or CH	GC	Clayey gravel ^{F,G,H}
	Fine-Grained Soils 50% or more passes the No. 200 Sieve	Clean Sands	SW	Well graded sand
		Less than 5% fines ^D	SP	Poorly graded sand ^I
		Sands with fines more than 12% fines ^D	SM	Silty sand ^{G,H,I}
		Inorganic	SC	Clayey sand ^{G,H,I}
	Highly organic soils	Silts and Clays	CL	Lean Clay ^{K,L,M}
		Liquid limits less than 50	ML	Silt ^{K,L,M}
Organic		Liquid limit - oven dried < 0.75	OL	Organic Clay ^{K,L,M,N}
		Liquid limit - not dried	OH	Organic silt ^{K,L,M,O}
Inorganic		PI plots on or above "A" line	CH	Fat Clay
		PI plots below "A" line	MH	Elastic silt ^{K,L,M}
Organic		Liquid limit - oven dried < 0.75	OH	Organic Clay ^{K,L,M,P}
		Liquid limit - not dried	PT	Organic silt ^{K,L,M,Q}
Primarily organic matter, dark in color, and organic odor			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 lines" to group name.

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

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

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

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

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

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

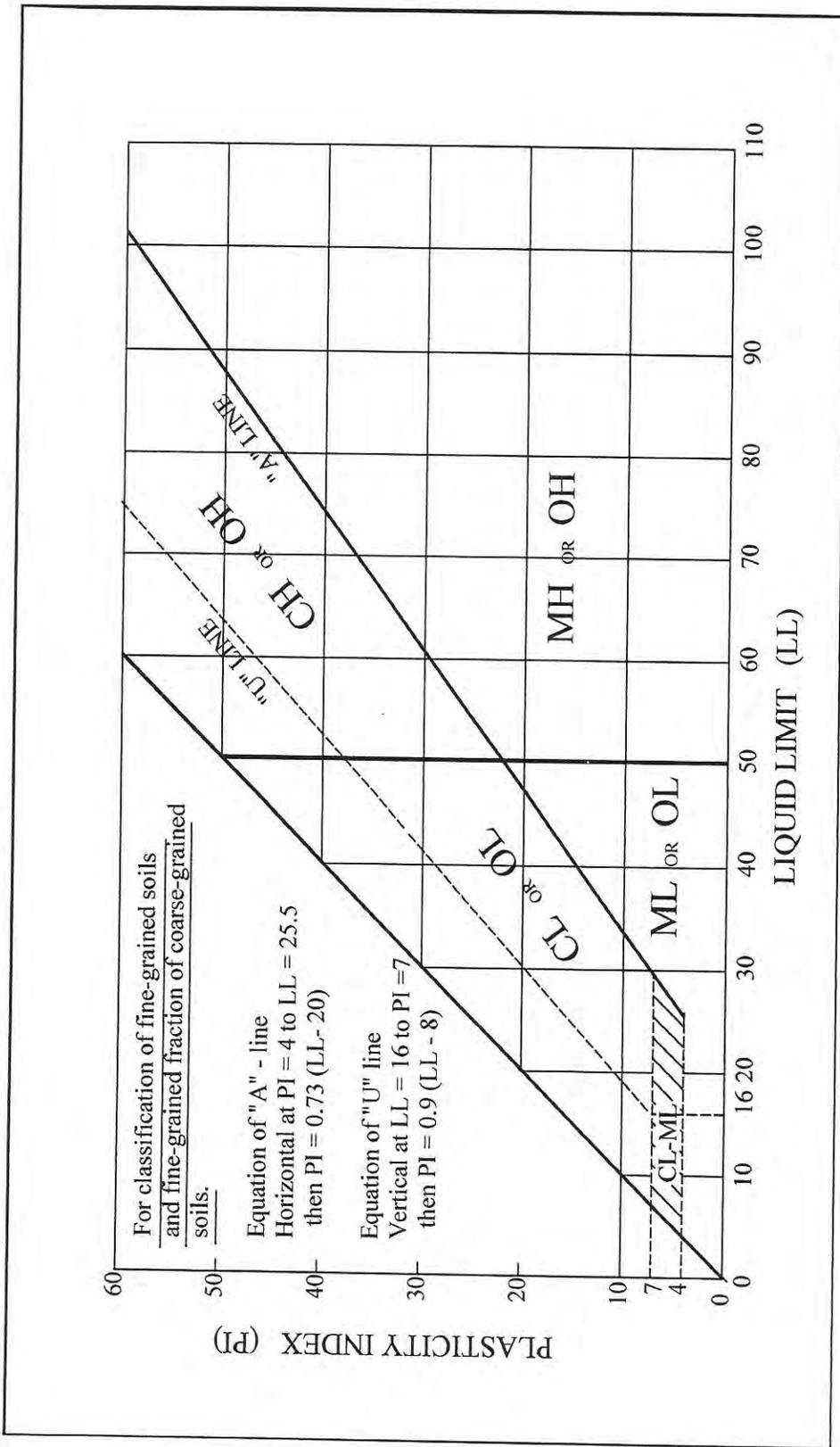
^O $PI < 4$ or plots below "A" line.

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

^Q PI plots below "A" line.

U.S. Corps of Engineers
Frost Design Soil Classification

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



Plasticity Chart



MARK HANSEN P.E.

Consulting Engineers Testing Laboratory

P.O. Box 4323 Palmer, AK 99645-4323 Phone: (907) 745-4721 Fax: (907) 746-4721
e-mail: mhpe@ptialaska.net

Dewy's Garden Subdivision

Geotechnical Investigation

Prepared for

Warren Fiscus Land Surveying
P.O. Box 290
Palmer, AK 99645-0290

June 1999

EXHIBIT B-18

Contents

Narrative	2 pages
Test Pit Locations	
Log of Test Pits	Plates 1
Key to Soils Logs	
Particle Size Analyses	1 page
Unified Classification System	
Plasticity Chart	
MOA Frost Classification System	



MARK HANSEN P.E.

Consulting Engineers Testing Laboratory

P.O. Box 4323 Palmer, AK 99645-4323 Phone: (907) 745-4721 Fax: (907) 746-4721
e-mail: mhpe@ptialaska.net

6/24/99

Warren Fiscus Land Surveying
P.O. Box 290
Palmer, AK 99645

Subject: Subsurface Investigation for Dewy's Garden, Add. #3
Proposed Subdivision Located Within Sec. 6, T 17N, R 3E, SM. Alaska

Gentlemen:

Attached are the results of the subsurface investigation on the subject property. The proposed subdivision is located southeast of Palmer, Alaska adjacent to Maud Road. The scope of this investigation is to determine the suitability of the site soils for on-site wastewater disposal.

Conclusions

1. The test pit showed conditions suitable for on-site wastewater disposal.
2. Lots 1 and 2 in the proposed layout shown on the attached map each has a minimum of 20,000 square feet of area suitable for on-site wastewater disposal.

Exploration Program

The exploration consisted of one test pit. These were excavated using a JD 350 backhoe owned and operated by Warren Fiscus of Palmer Alaska. Mark Hansen logged the test pits. The soils were described in terms of frost and unified classifications, and samples of soils were taken.

In the laboratory the samples were visually classified and the moisture content of non-granular soil determined. Sieve analysis was run on a selected sample to confirm the field and laboratory visual classifications. The attached log, Plate 1, reflects the field observations and the laboratory testing of the soils.

Site Conditions and Geology

The predominant soil feature on the site is a deep layer of wind deposited silt (loess). Unified classification is ML. The *USDA Soil Survey, Matanuska Valley Area Alaska* (1968), shows the surficial soil in the area as Homestead silt-loam, very shallow, undulating. The soil appears to be alternating deposits of stream outwash and wind-deposited loess, and includes organic material from various soil horizons that have developed in the loess layers. The outwash layers maintain drainage of the soil. No ground water was observed in the test pits.

EXHIBIT B-20

Wastewater Disposal

Wastewater disposal may consist of bed or trench systems. More than one type of system may be feasible. Sand filters may or may not be necessary, depending on the depth of the system and the soil profile at the specific disposal system location.

It is trusted the above meets your present requirements.

Sincerely,



Mark Hansen



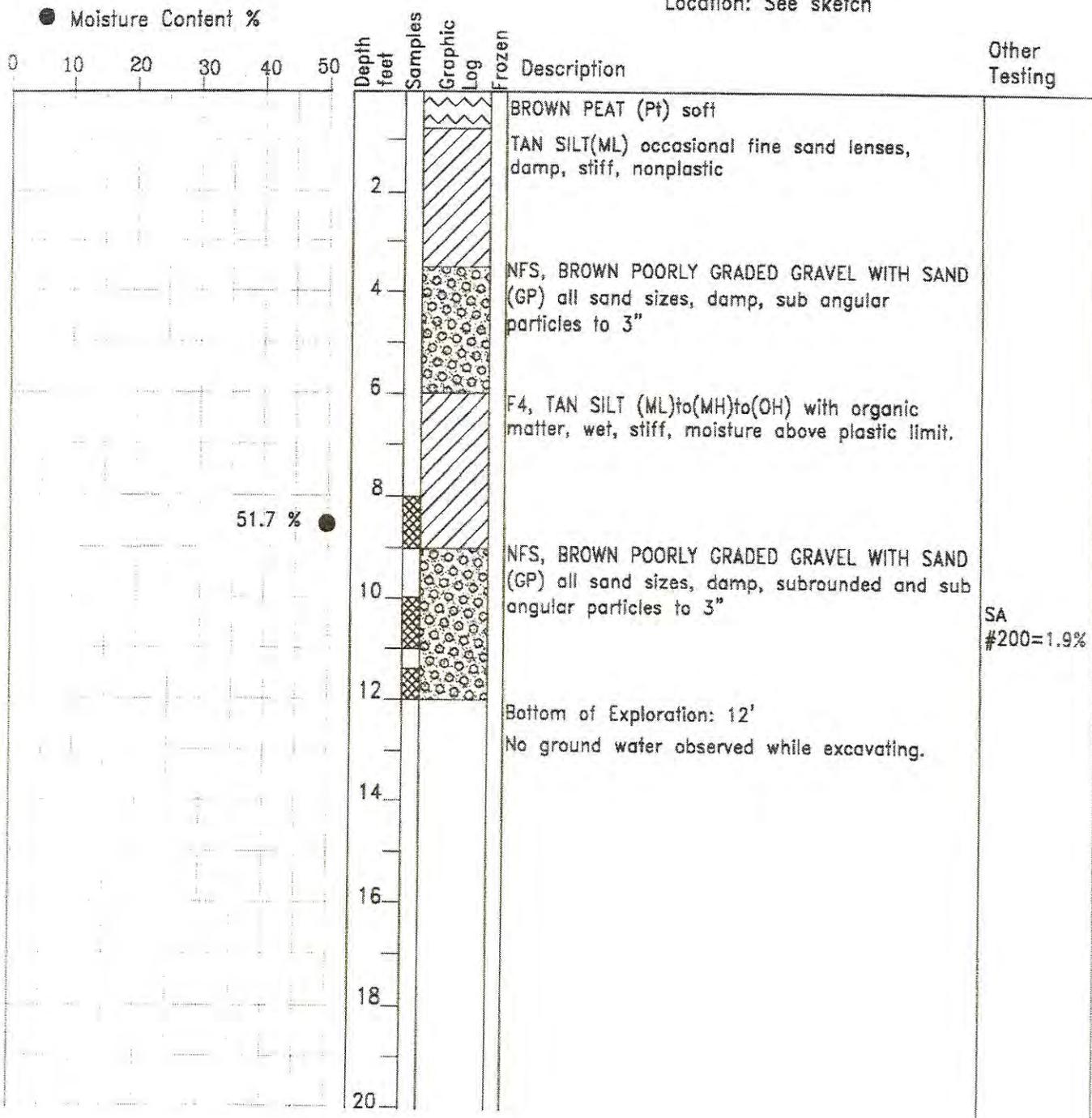
EXHIBIT B-21

Log of Test Pit 1

Excavated: May 20, 1999

Equipment: JD 350

Location: See sketch



● Moisture Content %

▨ Grab Sample
▩ Bulk Sample



Mark Hansen P.E.
 Consulting Engineers Testing Laboratories
 P.O. Box 4323, Palmer, AK 99645
 (907) 745-4721 Fax (907) 746-4721
 Job No.: 9930 Date: June 1999

Log of Test Pit 1

Dewy's Garden

Warren Fiscus Land Surveying
 P.O. Box 290, Palmer, AK 99645

Plate 1

EXHIBIT B-23



MARK HANSEN P.E.

Consulting Engineer Testing Laboratory

P.O. Box 4323 Palmer, AK 99645-4323 Phone: (907) 745-4721 Fax: (907) 746-4721

e-mail: mhpe@ptialaska.net

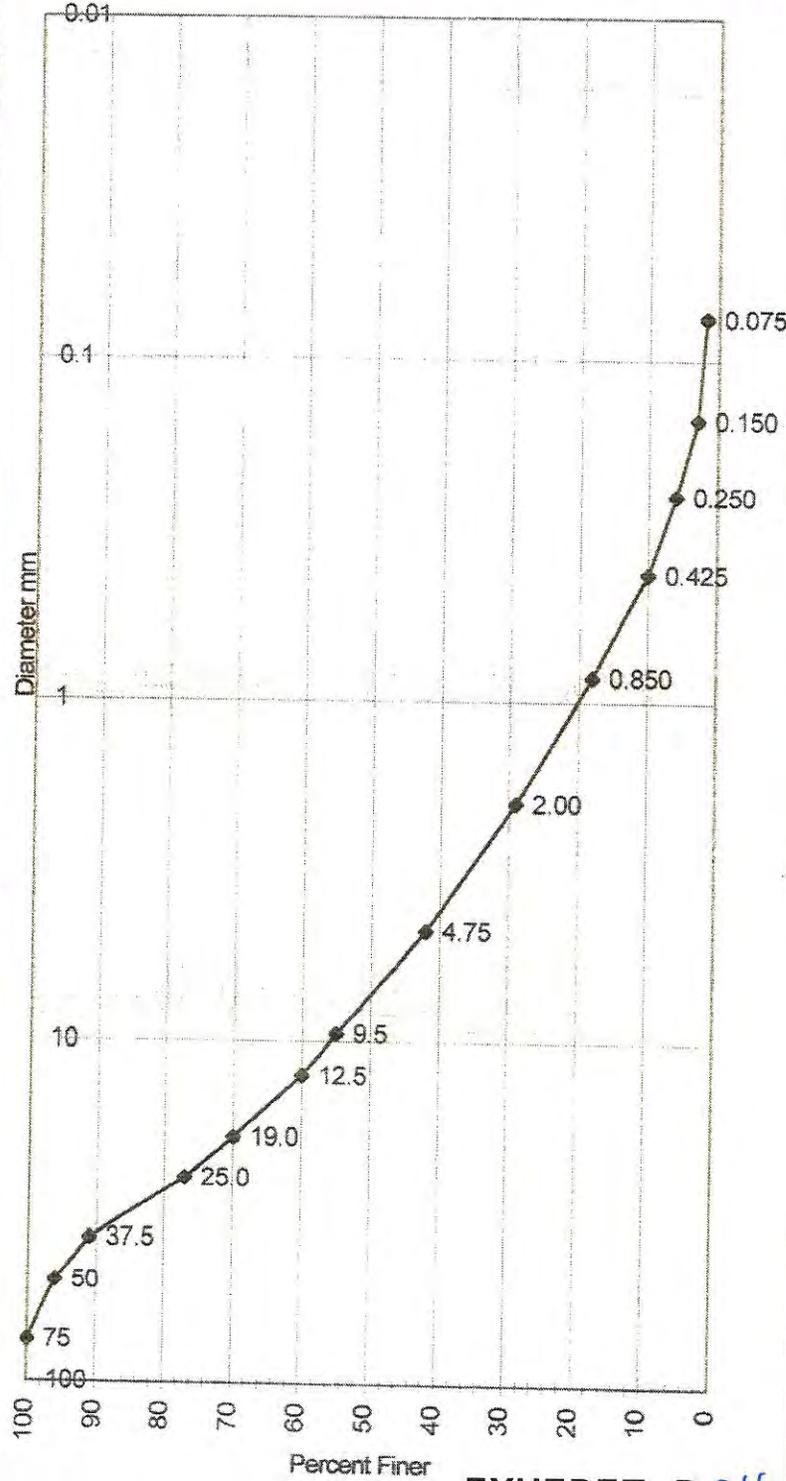


EXHIBIT B-24

Sieve	Diameter	Percent Finer
mm	mm	Finer
3"	75	100
2"	50	96
1.5"	37.5	91
1"	25.0	77
3/4"	19.0	70
1/2"	12.5	60
3/8"	9.5	55
#4	4.75	42
#10	2.00	29
#20	0.850	18
#40	0.425	10
#60	0.250	6
#100	0.150	3
#200	0.075	1.8

Client: Warren Fiscus Land Surveying
 Project: Dewy's Garden Add #3
 Sample Location: Test Pit #1
 Depth: 10' - 11'

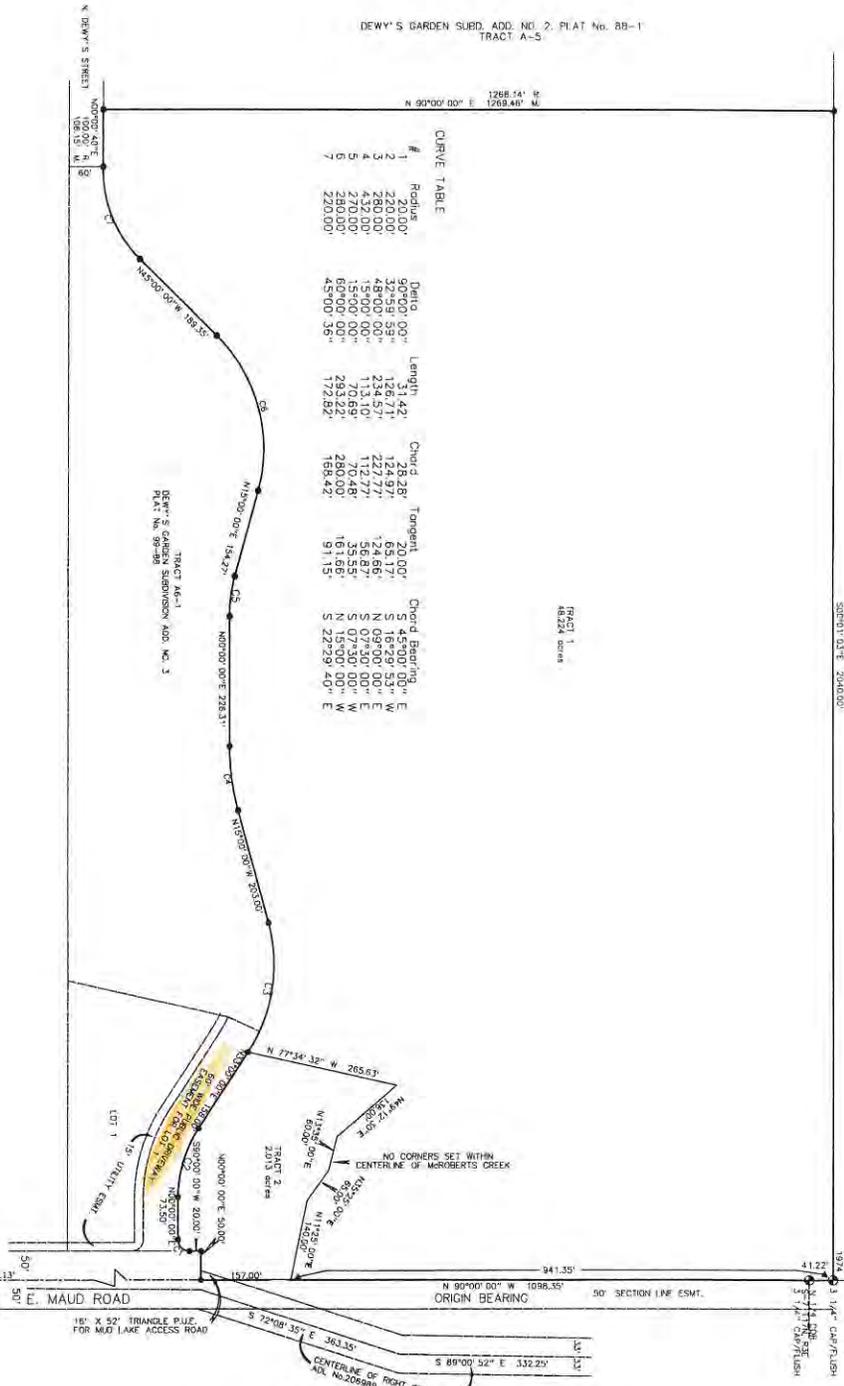
Soil Description: Poorly graded Gravel with Sand
 Unified Classification: GP

Date: 6/24/99
 Sample Date: 4/29/99
 Proj. no.: 9923

$C_u = 29$
 $C_c = 0.8$

CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	220.00'	32°59'55"	134.71'	128.25'	28.00'	S 16°30'53" E
2	280.00'	49°00'00"	234.57'	227.77'	124.66'	N 09°00'00" E
3	430.00'	75°00'00"	398.50'	368.87'	193.55'	S 07°30'00" E
4	220.00'	32°59'55"	134.71'	128.25'	28.00'	S 07°30'00" W
5	220.00'	32°59'55"	134.71'	128.25'	28.00'	S 22°29'40" E
6	220.00'	32°59'55"	134.71'	128.25'	28.00'	E
7	220.00'	32°59'55"	134.71'	128.25'	28.00'	E



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 this plat.
2. No individual water supply system or sewage disposal system shall be permitted on any of these parcels 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, or other appropriate regulatory agency.
3. Block assessment granted to M.E.K. Inc. Recorded BK 250776, 124.
Block assessment granted to M.E.K. Inc. Recorded BK 912176, 111.
Block assessment granted to M.E.K. Inc. Recorded BK 250776, 124.
Block assessment granted to M.E.K. Inc. Recorded BK 912176, 111.
Block assessment granted to M.E.K. Inc. Recorded BK 250776, 124.
Block assessment granted to M.E.K. Inc. Recorded BK 912176, 111.

LEGEND
● Brass cap monument located this survey
● 5/8" rebar w/cap located this survey
R RECORDED PLAT # 88-1

CERTIFICATE OF SURVEYOR
I, Warren Pecos 1684-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 and that the dimensions and other details are true and correct to the best of my knowledge.
Date: 20 Jan 2014



2014-26
Plat # 2014-26
Warren Pecos 1684-S
MAR 11 2014
THE 3:08 PM

DEWY'S GARDEN SUBDIVISION ADD. NO. 4
PLAT OF
A REPLAT OF TRACT A-2 OF DEWY'S GARDEN
SUBDIVISION ADD. NO. 2, PLAT NO. 88-1
WHEREAS: The State of Alaska, Department of Environmental Conservation, has approved this plat.
WARREN PECOS 1684-S
PALMER RECORDING DISTRICT, STATE OF AK
DATE: 02/12/14
SHEET 1 OF 1

CERTIFICATE OF PAYMENT OF TAXES
I, hereby certify that all current taxes and special assessments, including but not limited to, taxes against the property included in this subdivision or re-subdivision, having been paid.
2014
Warren Pecos 1684-S
Palmer Recording District, State of Alaska
Typical of other Matanuska-Susitna Borough



PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I certify this subdivision plat has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat is in compliance with the provisions of the Alaska Statutes, 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.
2014
Warren Pecos 1684-S
Palmer Recording District, State of Alaska
Typical of other Matanuska-Susitna Borough

CERTIFICATE OF OWNERSHIP
I, hereby certify that we are the owners of the property shown and described in this plan and accept this plan of subdivision by our free consent.
Date: _____
Notary Acknowledgement
This is to certify that on the _____ day of _____, 2014, before me, the Notary Public in and for the State of Alaska, the following persons appeared personally and being duly commissioned and sworn, personally appeared to be the persons described in and who executed the same known as the _____ and that they signed the same freely and voluntarily for the purposes therein mentioned, witnesses my hand and seal of office this _____ day and year in this certificate first above written.
Notary for the State of Alaska
My commission expires: _____
SIGNATURE OF NOTARY PUBLIC
WARREN PECOS 1684-S
Palmer Recording District, State of Alaska

RECEIVED
AUG 04 2016
PLATTING

APPLICATION FOR PUBLIC USE EASEMENT ACCEPTANCE

LOCATED IN THE (aliquot part) Southwest 1/4 of
6 Section(s) 17 N. Township(s) 3 E. Range(s) Seward Meridian, Alaska.

SUPPORTIVE DATA

REQUIRED AT TIME OF SUBMITTAL:

- LEGAL DESCRIPTION OF PROPOSED EASEMENT
(by Registered Land Surveyor if description is by metes and bounds)
- SCALED DRAWING OF EASEMENT DEPICTING LOCATION
- PROOF OF CONSTRUCTIBILITY
- FEE \$500.00
- CERTIFICATE TO PLAT (provided by a local title company)

APPLICANT Name: Jason Sloten Email: findil@hotmail.com

OR Mailing Address: P.O. Box 141901, Anchorage, AK Zip: 99514

OWNER Contact Person: Jason Sloten Phone: 907-351-9592

SURVEYOR Name (FIRM): Edge Survey & Design Email: mark@edgesurvey.net

Mailing Address: 12501 Old Seward Hwy., Ste. D, Anchorage, AK Zip: 99515

Contact Person: Mark Aimonetti Phone: 907-344-5990

ENGINEER Name (FIRM): _____ Email: _____

Mailing Address: _____ Zip: _____

Contact Person: _____ Phone: _____

Jason Sloten
APPLICANTS SIGNATURE

DATE 08/03/2016



THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

Aug 9, 2016
DATE

Robert Howard
PLATTING DIVISION REPRESENTATIVE

P.D. DATE Oct 6, 2016 Page 1 of 1

EXHIBIT D-1

RECEIVED

JUL - 6 2016

LATTING

EXHIBIT 'A'
LEGAL DESCRIPTION
FOR A
PUBLIC USE EASEMENT

Being a portion of Tract A6-1 as shown on the Plat entitled "Dewey's Garden Add. No. 3", recorded as Plat 99-88, Palmer records, located in the southwest 1/4 of protracted Section 6, Township 17 North, Range 3 East, Seward Meridian, more particularly described as follows:

COMMENCING at the southwest corner of said Tract A6-1;

THENCE along the southerly boundary line of said Tract A6-1, South 77° 18' 50" East, a distance of 285.98 feet to the TRUE POINT OF BEGINNING;

THENCE leaving said southerly boundary line and entering into said Tract A6-1 along a non-tangent curve concave to the northwest having a radius of 220.00 feet, northeasterly 39.16 feet along said curve through a central angle of 10°11'57", chord bearing North 19°24'11" East, chord distance 39.11 feet;

THENCE North 14°18'12" East, a distance of 127.71 feet;

THENCE along a tangent curve concave to the west having a radius of 200.00 feet, northeasterly and northwesterly 102.39 feet, along said curve through a central angle of 29°19'56" to a point of intersection with the easterly boundary line of said Tract A6-1, also a point of cusp;

THENCE along said easterly boundary line southeasterly South 15°01'44" East, a distance of 101.54 feet;

THENCE continuing along said easterly boundary line along a tangent curve concave to the northwest having a radius 280.00 feet; southeasterly and southwesterly 193.19 feet, along said curve, through a central angle of 39°31'53";

THENCE N 65°29'51" W, a distance of 60.00 feet, to the TRUE POINT OF BEGINNING.

Containing 10,049.79 square feet or 0.231 acres, more or less;

BASIS OF BEARINGS for this description is the southerly boundary line of said Tract A6-1. Said line is taken to bear South 77°18'50" East.

June 24, 2016

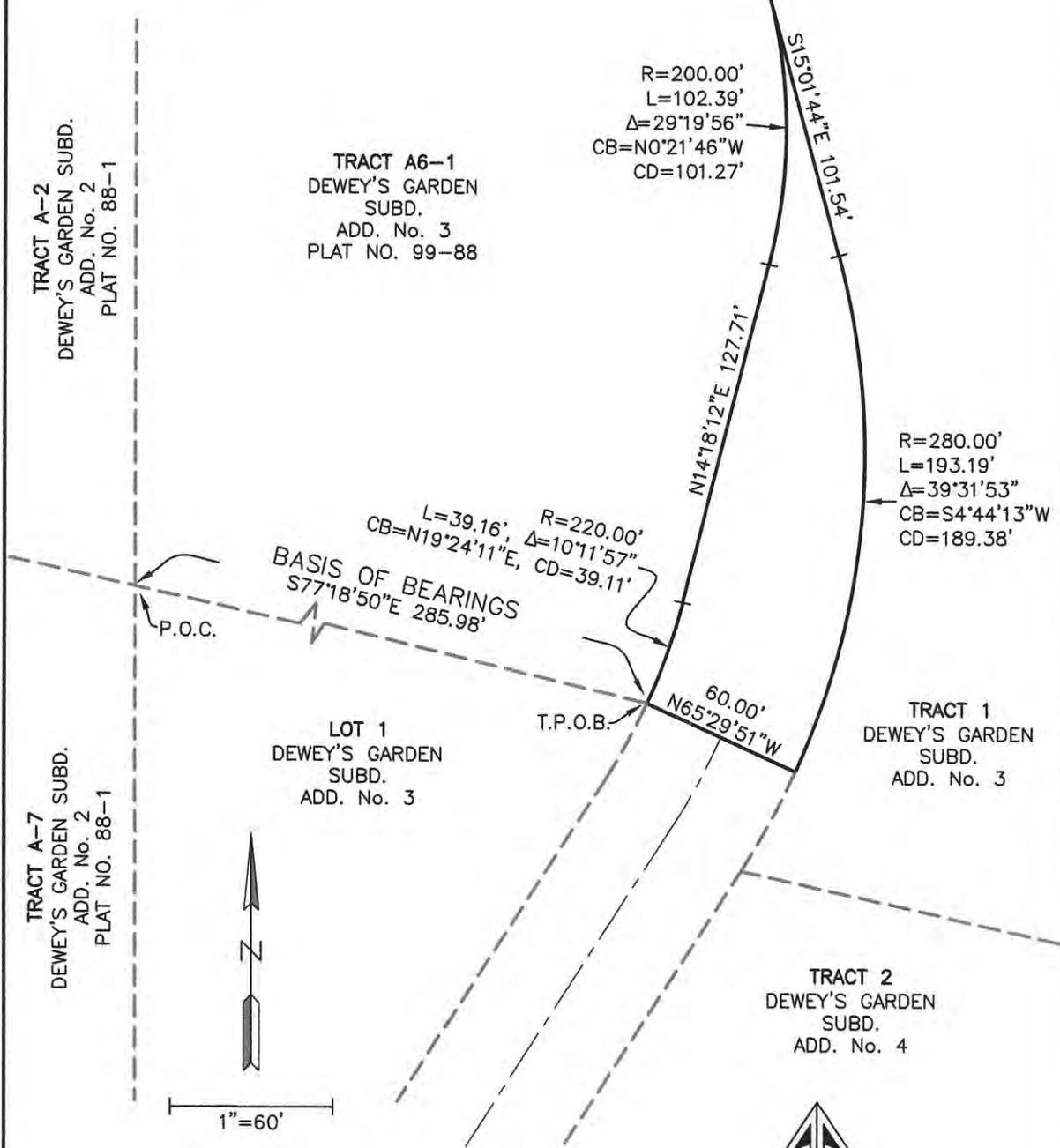
END OF DESCRIPTION

EXHIBIT D-2

EXHIBIT A-1

PLAT TO ACCOMPANY
DESCRIPTION

PUBLIC USE EASEMENT
PORTION OF S.W. 1/4 SECTION 6
T.17N., R.3E., S.M., ALASKA



LEGEND

T.P.O.B. TRUE POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
SEE DESCRIPTION FOR
COURSE INFORMATION



12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-5990 Fax (907) 344-7794
7/5/2016 No.15-154 SHEET 1 OF 1



On ADL 206989, looking south at 90° corner



On ADL 206989, looking north at 90° corner



On ADL 206989, looking northwest at 90° corner



On ADL 206989, looking west, between 90° corner and McRoberts Creek



On ADL 206989, looking west at intersection with Plumley-Maud Trail



McRoberts Creek at the intersection with ADL 206989

20

RECORDED Esmt. FOR
PROPOSED YETI DR.

A
L
A
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K
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2016 - 008577 - 0

Recording District 311 PALMER
04/29/2016 02:43 PM Page 1 of 4

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JUL - 6 2016
PLATTING



MSB 007031
TRS 18N01E31

**MATANUSKA-SUSITNA BOROUGH
NOTICE OF PUBLIC DEDICATION**

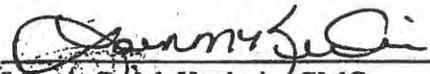
Notice is hereby given that the MATANUSKA-SUSITNA BOROUGH, a municipal corporation organized and existing under the laws of the State of Alaska, whose address is 350 E. Dahlia Avenue, Palmer, Alaska 99645, HEREBY DEDICATES TO THE PUBLIC a public use easement for ingress, egress, roadways, rights-of-way, utilities, snow storage and maintenance, drainage and slopes for cut and fills, subject to the Borough regulatory authority under Alaska Statute 29.35.010(10), being more particularly described as:

A public use easement being a portion of the Northeast quarter of the Northwest quarter (NE1/4 NW1/4) of Section 7, Township 17 North, Range 3 East, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska, and more particularly described and depicted in Exhibit 'A' and Exhibit A-1 attached hereto.

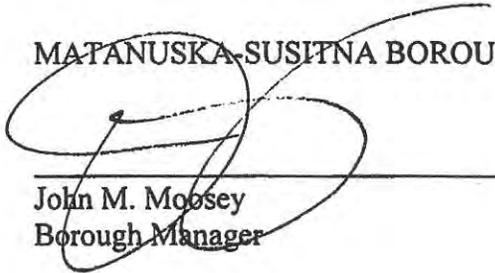
Whereas, the Matanuska-Susitna Borough is not required to construct or maintain the easement area, but reserves the right to expand and re-align the right-of-way across borough land in the future.

Pursuant to Matanuska-Susitna Borough Code 23.10.110 the Borough Manager of the Matanuska-Susitna Borough approved the dedication of the easement by Manager's Decision dated 6/10/15.

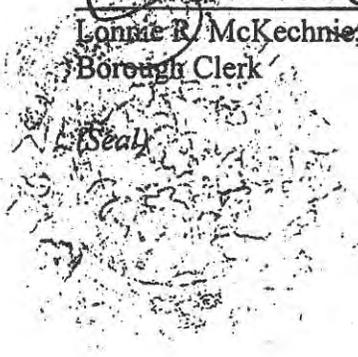
ATTEST:



Lonnie R. McKechnie, CMC
Borough Clerk

MATANUSKA-SUSITNA BOROUGH


John M. Mosey
Borough Manager



ACKNOWLEDGEMENT

STATE OF ALASKA)
) ss.
Third Judicial District)

The foregoing instrument was acknowledged before me this 18th day of April, 2016, by John M. Moosey, manager of the Matanuska-Susitna Borough, a municipal corporation organized and existing under the laws of the State of Alaska, on behalf of the corporation.



Mary Miller
Notary Public for the State of Alaska
My commission expires: 10/26/2016

Return to: Matanuska-Susitna Borough
 Land Management Division
 350 E. Dahlia Avenue
 Palmer, Alaska 99645



EXHIBIT 'A'
LEGAL DESCRIPTION
FOR A
RIGHT-OF-WAY EASEMENT

Being a portion of the northeast quarter of the northwest quarter of Section 7, Township 17 North, Range 3 East, Seward Meridian, more particularly described as follows:

COMMENCING at the southeast corner of Tract 1 as shown on the Amended Plat entitled "Dewey's Garden Add. No. 4", recorded as Plat 2014-26, Palmer records.

THENCE along the southerly boundary line of said Tract 1, North 90° 00' 00" West, a distance of 216.60 feet to the TRUE POINT OF BEGINNING;

THENCE leaving said southerly boundary line and entering into said Section 7 along the following courses:

South 00° 00' 00" East, a distance of 224.70 feet;

South 18° 09' 50" West, a distance of 34.82 feet to a point of intersection with the easterly margin of a 60 foot right-of-way easement centered on Maud Road and reserved in Patent 15645 (ADL No. 206989), also being a point of cusp;

THENCE along said easement, along a non-tangent curve concave to the southwest having a radius of 170.00 feet, northwesterly 197.80 feet along said curve through a central angle of 66° 39' 56", chord bearing North 37° 40' 36" West, chord distance 186.83 feet;

THENCE leaving said easement and continuing within said Section 7 along the following courses:

North 42° 08' 50" East, a distance of 67.13 feet;

North 00° 00' 00" East, a distance of 60.14 feet to a point of intersection with said southerly boundary line;

THENCE along said southerly boundary line, North 90° 00' 00" East, a distance of 80.00 feet to the TRUE POINT OF BEGINNING.

Containing 16,237 square feet or 0.373 acres, more or less.

The BASIS OF BEARINGS for this description is the said southerly boundary line of said Tract 1. Said line is taken to bear North 90° 00' 00" East.

April 14, 2016

END OF DESCRIPTION

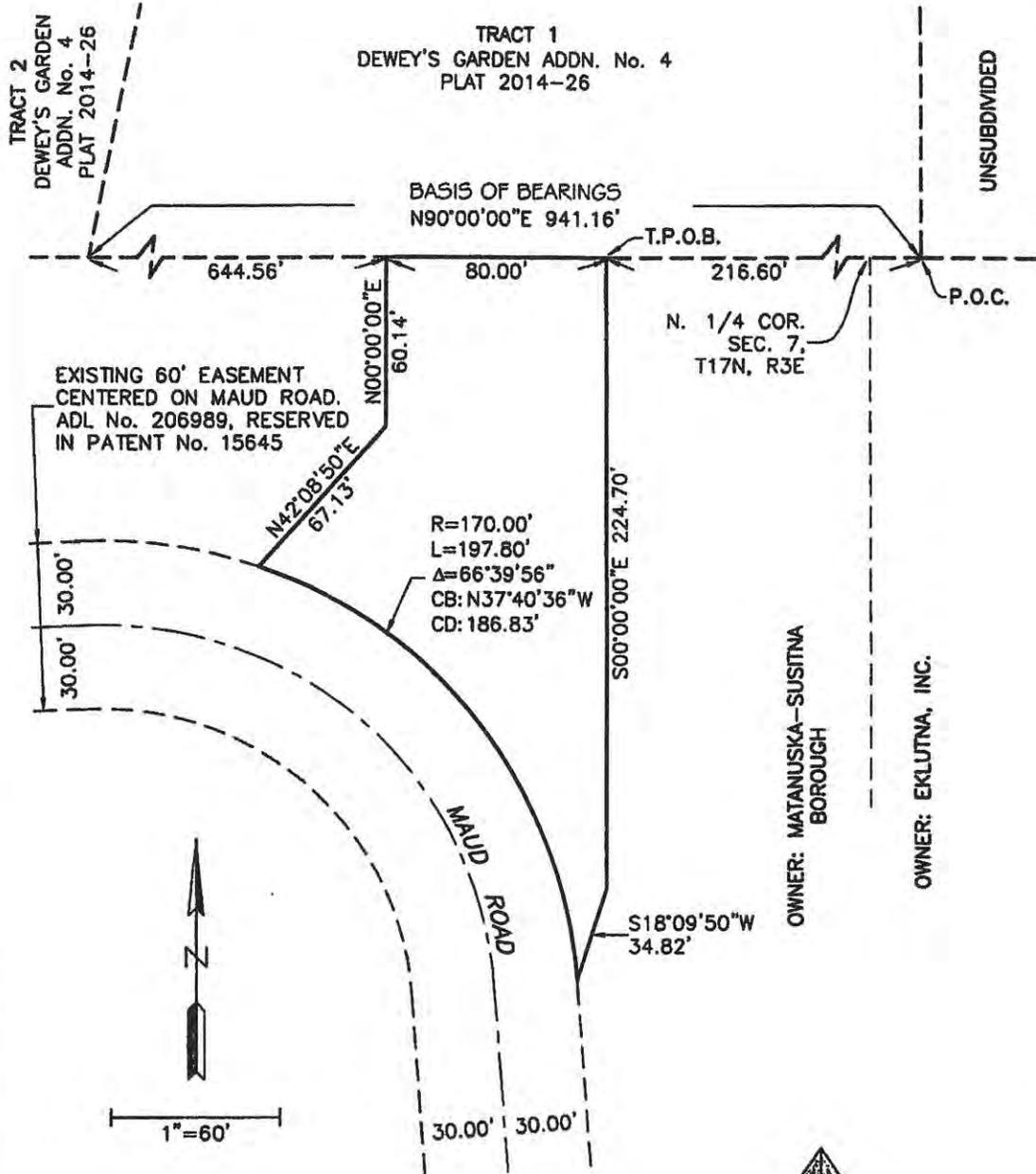
EXHIBIT F-3



EXHIBIT A-1

PLAT TO ACCOMPANY
DESCRIPTION

RIGHT-OF-WAY EASEMENT
PORTION OF N.E. 1/4 OF N.W. 1/4
SECTION 7 T17N, R3E, S.M., ALASKA



LEGEND

T.P.O.B. TRUE POINT OF BEGINNING

P.O.C. POINT OF COMMENCEMENT

SEE DESCRIPTION FOR
COURSE INFORMATION



12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-5990 Fax (907) 344-7794

4/14/2016 No.15-154 SHEET 1 OF 1

EXHIBIT F-4



Peggy Horton

From: Jamie Taylor
Sent: Tuesday, September 20, 2016 12:17 PM
To: Platting
Cc: Peggy Horton
Subject: RE: Request for Comments for Dewy's Garden Add 5 Case #2016-102 & 103 Tech: PH

- Request that lots 1 & 2 share a driveway.
- In the current configuration, lot 4 does not have anywhere for legal driveway access. I suggest moving the flag pole of lot 3 to the south so that lot 4 can have access to the end of the T and lots 3 & 4 share a driveway.

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

From: Peggy Horton **On Behalf Of** Platting
Sent: Wednesday, August 10, 2016 8:51 AM
To: Kemplen, Allen (DOT); Kevin Vakalis (kevin.vakalis@alaska.gov); Tucker Hurn (tucker.hurn@alaska.gov); Melanie Nichols (melanie.nichols@alaska.gov); Steven Banse - ADOT&PF (steven.banse@alaska.gov); Eric A Moore (DNR) (eric.moore@alaska.gov); George C Horton (DNR) (george.horton@alaska.gov); james.walker2@alaska.gov; mike.bethe@alaska.gov; sarah.wilber@alaska.gov; 'jholycross@ci.wasilla.ak.us'; Mark Fink (mark.fink@alaska.gov); mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); dblehm@gci.com; Richard Boothby; Elizabeth Weiant; Eric Phillips; regpagemaster@usace.army.mil; 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; Jim Sykes (jimsykesdistrict1@gmail.com); brian.young@usps.gov; butteakcc@gmail.com; meshie@mtaonline.net
Cc: Jay Van Diest (jay@valleymarket.com); LaMarr Anderson (lamarra05@gmail.com); Stan Gillespie (stan.gillespie@gmail.com); Jordan Rausa (jordan@alaskaplans.com); Tait Zimmerman (tait@zimmermanteamak.com); Patrick Johnson (patrickjhnsn@hotmail.com); Amy Hansen (amyhansenhomes@gmail.com); Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); Gregory Pugh (winforhim@aol.com)
Subject: Request for Comments for Dewy's Garden Add 5 Case #2016-102 & 103 Tech: PH

Good Morning,

Attached is a request for comments for a preliminary plat of 10 lots at the end of Maud Road. Some of the lots will be accessed by ADL 206989, across McRoberts Creek. Please review and provide your comments by September 23, 2016.

Respectfully,

Peggy Horton
Platting Technician
Matanuska-Susitna Borough

EXHIBIT G

Peggy Horton

From: Justin Hatley <jdhatley@yahoo.com>
Sent: Wednesday, September 21, 2016 10:25 AM
To: Peggy Horton
Subject: Re: Request for Comments for Dewy's Garden Add 5 Case #2016-102 & 103 Tech: PH

Thanks Peggy,

I was also thinking about designating the two flag poles of lots 1 & 2 as an access easment for lots 1, 2, and 4. I think that would solve the driveway issue for all three lots, there would be a shared driveway for lot 1 & 2, and 4 as well. I would place that easment at the same time as placing the easment on the East side of McRoberts creek.

Let me know if that solves the issue, it seems like it would. I'm still not 100% on that solution, but right now it seems like it would be fine with no negative impacts.

I understand there are legal requirement for driveways, but I still do not see something that says in the subdivision construction manual that states I am required to make driveways or allow for sufficient room for them. Lot 4 will not have a driveway unless there is a legal requirement that there is one.

It's just hard for me to accept recommendations from the borough when I am going by the code book. The last time I took a recommendation from a borough engineer it cost me almost a year and I had to get a variance in place because thier recommendation ended up being illegal (moving my perfectly legal Yeti Dr to the corner). So when you say recommendation, I am then wondering if they are going to approve or deny my subdivision based on the law only, or how the borough feels about my subdivision? I do not know the answer but what I understand to be true is they will need to approve it based on the code. That is why when I read recommendation, I think it as optional and not a requirement, but let me know if I am wrong?

JD Hatley
907-351-7766

Sent from Yahoo Mail for iPhone

On Wednesday, September 21, 2016, 9:59 AM, Peggy Horton <Peggy.Horton@matsugov.us> wrote:

Hi JD, Mark,

The issue is that Lot 4 does not have the ability to have a driveway permit issued as it is currently designed. Jamie explained this to me yesterday during our meeting. I've attached a drawing and the driveway standards so I hope you can understand it. I'm not proposing you change the physical access to the lot, only the lot design so that the lot can obtain a driveway permit legally. The lot line between Lots 3 & 4 does not have to be perpendicular to the road, you could place it on a diagonal, so that Lot 5 doesn't lose much square footage. But that's something you two will need to discuss.

Peggy

EXHIBIT H-1

From: Justin Hatley [<mailto:jdhatley@yahoo.com>]
Sent: Tuesday, September 20, 2016 6:06 PM
To: Peggy Horton; Mark Aimonetti - Edge Survey & Design, LLC (mark@edgesurvey.net)
Subject: Re: Request for Comments for Dewy's Garden Add 5 Case #2016-102 & 103 Tech: PH

Peggy,

Lots 1 & 2 currently share a driveway but we still need both poles of the flag lots in order to gain legal and physical access to both lots, but yea those two lots will share a driveway and that is the plan.

I see what he is saying about Lot 4. Lot 4 does not need a driveway, the whole area around the proposed turn around is already a large parking area next to my parents house and no new driveways are planned to be built. If there is a legal requirement that I need to meet for driveways I did not see it in the construction manual and I believe there is a sufficient amount of the lot in contact with the rd to allow for legal and physical access. Unless I am wrong and there is another regulation I am unaware of, I do not plan to change any of the design at this time.

I am not opposed to it being a condition of approval but in this instance with houses and driveways already existing, I do not see the benefit or legal requirement to justify making the change.

Remember that we tried to place a 30' easment on the East side of McRoberts creek for driveway access to Lot 3, but we were told that was a separate function and not apart of the subdividing process, but we still plan to do so.

Let me know if I am wrong on any of my assumptions, it will not be the first time.

Thanks a lot Peggy!

JD Hatley
[907-351-7766](tel:907-351-7766)

Sent from Yahoo Mail for iPhone

On Tuesday, September 20, 2016, 3:11 PM, Peggy Horton <Peggy.Horton@matsugov.us> wrote:

JD, Mark,

Comments from our DPW Engineer,

These will be recommendations for conditions of approval. Let me know if you have questions.

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

EXHIBIT H-2

Peggy Horton

From: Susan Lee
Sent: Thursday, August 11, 2016 9:00 AM
To: Platting
Subject: RE: Request for Comments for Dewy's Garden Add 5 Case #2016-102 & 103 Tech: PH

Shoreline Setback Exception previously approved for structure set back less than 75 feet from McRoberts Creek.

Susan

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

From: Peggy Horton **On Behalf Of** Platting
Sent: Wednesday, August 10, 2016 8:51 AM
To: Kemplen, Allen (DOT); Kevin Vakalis (kevin.vakalis@alaska.gov); Tucker Hurn (tucker.hurn@alaska.gov); Melanie Nichols (melanie.nichols@alaska.gov); Steven Banse - ADOT&PF (steven.banse@alaska.gov); Eric A Moore (DNR) (eric.moore@alaska.gov); George C Horton (DNR) (george.horton@alaska.gov); james.walker2@alaska.gov; mike.bethe@alaska.gov; sarah.wilber@alaska.gov; 'jholycross@ci.wasilla.ak.us'; Mark Fink (mark.fink@alaska.gov); mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); dblehm@gci.com; Richard Boothby; Elizabeth Weiant; Eric Phillips; regpagemaster@usace.army.mil; 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; Jim Sykes (jimsykesdistrict1@gmail.com); brian.young@usps.gov; butteakcc@gmail.com; meshie@mtaonline.net
Cc: Jay Van Diest (jay@valleymarket.com); LaMarr Anderson (lamarra05@gmail.com); Stan Gillespie (stan.gillespie@gmail.com); Jordan Rausa (jordan@alaskaplans.com); Tait Zimmerman (tait@zimmermanteamak.com); Patrick Johnson (patrickjhnsn@hotmail.com); Amy Hansen (amyhansenhomes@gmail.com); Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); Gregory Pugh (winforhim@aol.com)
Subject: Request for Comments for Dewy's Garden Add 5 Case #2016-102 & 103 Tech: PH

Good Morning,

Attached is a request for comments for a preliminary plat of 10 lots at the end of Maud Road. Some of the lots will be accessed by ADL 206989, across McRoberts Creek. Please review and provide your comments by September 23, 2016.

Respectfully,

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



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 12, 2016

AUG 12 2016

TO: Fred Wagner, Platting Officer

PLATTING

FROM: Land & Resource Management *MSB*

SUBJECT: Preliminary Plat Comments / Case #2016-102 & 103

Platting Tech: Peggy Horton

Public Hearing: October 6, 2016

Applicant / Petitioner: Hatley

TRS: 17N03E06

Tax ID: 7263000T001 & 4901000T00A6-1)

Subd: Deweys garden Add 1

Tax Map: PA 10

Comments:

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

EXHIBIT J



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 K-1

Sincerely,



Melanie Nichols
Mat-Su Area Planner

cc: Tucker Hum, 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

Peggy Horton

From: Greenfield, Stuart J (DNR) <stuart.greenfield@alaska.gov>
Sent: Thursday, September 01, 2016 11:01 AM
To: Peggy Horton
Cc: Wiita, Amy L (DNR)
Subject: Dewy's Garden

Peggy Horton
Platting Technician
Matanuska-Susitna Borough

Dear Ms. Horton,

The Department of Natural Resources, Division of Mining Land and Water, Southcentral Region Office (DNR DMLW SCRO) has reviewed the information contained within the request for comments for Dewy's Garden Addition 3, a request "to divide Tract 1 Dewy's Garden Add. 4 (Plat #2014-26) into 9 lots and 1 tract to be known as Dewy's Garden Add 5, containing 48.18 acres more or less...[and] a public use easement to allow for a continuous 60' wide right of way for N. Hatley Drive and access to the proposed lots 1-6"; within Section 6, Township 17 North, Range 3 East, Seward Meridian. SCRO has no comments concerning this notice.

Thank you for your notice. Please let me know if you have any other questions or concerns regarding this or other easements.

Stuart Greenfield

Natural Resource Specialist II
Department of Natural Resources
Division of Mining, Land & Water
Southcentral Region, Easement Management Unit
550 W 7th Ave, Suite 900c
Anchorage, AK 99501
(907) 269 5035

EXHIBIT L

Peggy Horton

From: Wilber, Sarah E E (DFG) <sarah.wilber@alaska.gov>
Sent: Tuesday, August 23, 2016 8:44 AM
To: Platting
Subject: RE: Request for Comments for Dewy's Garden Add 5 Case #2016-102 & 103 Tech: PH

Dear Ma'am,

No, permits would be required for establishing new crossings or placement of new culverts and such. I just got off the phone with someone from Edge Survey to clear up any concerns about permits. The guy I talked to made it sound like no permits would be required for the plans at hand. Please feel free to email me if you have any more questions.

Sincerely,

Sarah E. E. Wilber

Habitat Biologist II
ADF&G Habitat Division, Palmer Office
Office: 907-861-3206
Fax: 907-861-3232

[*ADF&G Habitat Division Permits Link*](#)

From: Peggy Horton [<mailto:Peggy.Horton@matsugov.us>] **On Behalf Of** Platting
Sent: Tuesday, August 23, 2016 8:34 AM
To: Wilber, Sarah E E (DFG)
Subject: RE: Request for Comments for Dewy's Garden Add 5 Case #2016-102 & 103 Tech: PH

Sarah,

Would road construction equipment traversing over the existing culvert that contains McRoberts Creek require a fish and game permit? How would the subdivider find out if a permit is necessary for what he wants to do?

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

From: Wilber, Sarah E E (DFG) [<mailto:sarah.wilber@alaska.gov>]
Sent: Tuesday, August 16, 2016 11:45 AM
To: Platting
Subject: RE: Request for Comments for Dewy's Garden Add 5 Case #2016-102 & 103 Tech: PH

EXHIBIT M - 1

Dear Ma'am

The only comment we have is that crossings of McRoberts Creek with any motorized vehicle / equipment will likely require a fish habitat permit.

Sincerely,

Sarah E. E. Wilber

Habitat Biologist II
ADF&G Habitat Division, Palmer Office
Office: 907-861-3206
Fax: 907-861-3232

[*ADF&G Habitat Division Permits Link*](#)

From: Peggy Horton [<mailto:Peggy.Horton@matsugov.us>] **On Behalf Of** Platting
Sent: Wednesday, August 10, 2016 8:51 AM
To: Kemplen, Allen (DOT); Vakalis, Kevin A (DOT); Hurn, John T (DOT); Nichols, Melanie A (DOT); Banse, Steven J (DOT); Moore, Eric A (DNR); Horton, George C (DNR); Walker, James H (DNR); mike.bethe@alaska.gov; Wilber, Sarah E E (DFG); 'jholycross@ci.wasilla.ak.us'; Fink, Mark J (DFG); mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); dblehm@gci.com; Richard Boothby; Elizabeth Weiant; Eric Phillips; regpagemaster@usace.army.mil; Michael Weller; O'Donnell-Armstrong, Sheila (DNR sponsored); McDaniel, Tracy (DNR sponsored); Terry Dolan; Jim Jenson; Jamie Taylor; Wilkins, Nicole (DNR sponsored); Theresa Taranto; susan.lee@matsugov.us; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; John Aschenbrenner; Jim Sykes (jimsykesdistrict1@gmail.com); brian.young@usps.gov; butteakcc@gmail.com; meshie@mtaonline.net
Cc: Jay Van Diest (jay@valleymarket.com); LaMarr Anderson (lamarra05@gmail.com); Stan Gillespie (stan.gillespie@gmail.com); Jordan Rausa (jordan@alaskaplans.com); Tait Zimmerman (tait@zimmermanteamak.com); Patrick Johnson (patrickjhnsn@hotmail.com); Amy Hansen (amyhansenhomes@gmail.com); Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); Gregory Pugh (winforhim@aol.com)
Subject: Request for Comments for Dewy's Garden Add 5 Case #2016-102 & 103 Tech: PH

Good Morning,

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Respectfully,

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

EXHIBIT M-2

Peggy Horton

From: Zafian, Holly K (DFG) <holly.zafian@alaska.gov>
Sent: Friday, September 23, 2016 2:38 PM
To: Peggy Horton
Cc: Benkert, Ronald C (DFG); Ivey, Samuel S (DFG); Price, Richard A (DFG); Burch, Mark E (DFG); Carter, Marla M (DFG)
Subject: FW: Request for Comments for Dewy's Garden Add 5 Case #2016-102 & 103 Tech: PH

Good afternoon,

The Alaska Department of Fish and Game (ADF&G) has reviewed the preliminary plat which requests to subdivide Tract 1, Dewy's Garden Subdivision Add. No. 4 located in Section 6, T. 17 N., R. 3 E., S.M., Alaska in order to create 9 new lots and 1 new tract to be known as Dewy's Garden Subdivision Add. No. 5. Proposed lots 1-7 appear to be crossed by McRoberts Creek.

McRoberts Creek is cataloged by ADF&G as important habitat for the spawning and rearing of coho and sockeye salmon (AWC 247-50-10200-2081-3025). Any activities below the ordinary high water mark of McRoberts Creek that could affect the spawning, rearing, or migration of anadromous fishes, or potentially provide blockages to the efficient passage of resident fish species, are regulated by state law and may require a Fish Habitat Permit from ADF&G- Division of Habitat. Legal public access to the public waters of McRoberts Creek is available below the ordinary high water mark of the creek. Landowners should not block the public from legally accessing the public waters of McRoberts Creek.

ADF&G has no objections to the preliminary plat as proposed. Thank you for the opportunity to review and comment on this platting action. Please feel free to contact me if you have any questions or if you'd like to discuss our comments.

Holly Zafian
Habitat Biologist
Access Defense Program
Alaska Department of Fish and Game
333 Raspberry Road
Anchorage, Alaska 99518
Phone 907-267-2292
Fax 907-267-2859
Email holly.zafian@alaska.gov

From: Peggy Horton [mailto:Peggy.Horton@matsugov.us]
Sent: Wednesday, August 10, 2016 8:53 AM
To: Zafian, Holly K (DFG)
Subject: FW: Request for Comments for Dewy's Garden Add 5 Case #2016-102 & 103 Tech: PH

Sorry, Holly
This didn't get sent to you the first time.

Peggy

From: Peggy Horton **On Behalf Of** Platting
Sent: Wednesday, August 10, 2016 8:51 AM
To: Kemplen, Allen (DOT); Kevin Vakalis (kevin.vakalis@alaska.gov); Tucker Hurn (tucker.hurn@alaska.gov); Melanie Nichols (melanie.nichols@alaska.gov); Steven Banse - ADOT&PF (steven.banse@alaska.gov); Eric A Moore (DNR) (eric.moore@alaska.gov); George C Horton (DNR) (george.horton@alaska.gov); james.mallory@alaska.gov

Peggy Horton

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Friday, August 19, 2016 3:36 PM
To: Platting
Subject: RE: Request for Comments for Dewy's Garden Add 5 Case #2016-102 & 103 Tech: PH

Peggy,

MTA has reviewed the preliminary plat for Dewy's Garden Add 5. MTA has no objections.

Thank you for opportunity to review and comment.

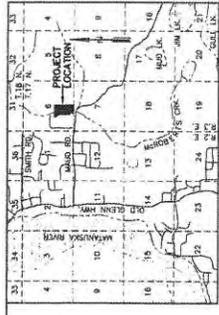
Becky Glenn
MTA

From: Peggy Horton [<mailto:Peggy.Horton@matsugov.us>] **On Behalf Of** Platting
Sent: Wednesday, August 10, 2016 8:51 AM
To: Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Kevin Vakalis (kevin.vakalis@alaska.gov) <kevin.vakalis@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (melanie.nichols@alaska.gov) <melanie.nichols@alaska.gov>; Steven Banse - ADOT&PF (steven.banse@alaska.gov) <steven.banse@alaska.gov>; Eric A Moore (DNR) (eric.moore@alaska.gov) <eric.moore@alaska.gov>; George C Horton (DNR) (george.horton@alaska.gov) <george.horton@alaska.gov>; james.walker2@alaska.gov; mike.bethe@alaska.gov; sarah.wilber@alaska.gov; 'jholycross@ci.wasilla.ak.us' <jholycross@ci.wasilla.ak.us>; Mark Fink (mark.fink@alaska.gov) <mark.fink@alaska.gov>; mearow@matanuska.com; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; dbleh@gci.com; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; regpagemaster@usace.army.mil; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jim Sykes (jimsykesdistrict1@gmail.com) <jimsykesdistrict1@gmail.com>; brian.young@usps.gov; butteakcc@gmail.com; meshie@mtaonline.net
Cc: Jay Van Diest (jay@valleymarket.com) <jay@valleymarket.com>; LaMarr Anderson (lamarra05@gmail.com) <lamarra05@gmail.com>; Stan Gillespie (stan.gillespie@gmail.com) <stan.gillespie@gmail.com>; Jordan Rausa (jordan@alaskaplans.com) <jordan@alaskaplans.com>; Tait Zimmerman (tait@zimmermanteamak.com) <tait@zimmermanteamak.com>; Patrick Johnson (patrickjhnsn@hotmail.com) <patrickjhnsn@hotmail.com>; Amy Hansen (amyhansenhomes@gmail.com) <amyhansenhomes@gmail.com>; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com) <marty@valleymarket.com>; Gregory Pugh (winforhim@aol.com) <winforhim@aol.com>
Subject: Request for Comments for Dewy's Garden Add 5 Case #2016-102 & 103 Tech: PH

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.

Good Morning,

EXHIBIT N



CERTIFICATE OF OWNERSHIP
 I, DEWY'S GARDEN SUBDIVISION ADD. NO. 5, hereby certify that I am the owner of the property herein and described in the plat hereunto attached and that I have no interest therein other than that herein stated.

NOTARY ACKNOWLEDGEMENT
 I, the undersigned, a Notary Public for the State of Alaska, do hereby certify that the foregoing plat was duly recorded in the public records of the State of Alaska, and that the same is a true and correct copy of the original as filed with me on this day and that the same is a true and correct copy of the original as filed with me on this day and that the same is a true and correct copy of the original as filed with me on this day.

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
 I, the undersigned, Planning and Land Use Director for the State of Alaska, do hereby certify that the foregoing plat was duly recorded in the public records of the State of Alaska, and that the same is a true and correct copy of the original as filed with me on this day and that the same is a true and correct copy of the original as filed with me on this day and that the same is a true and correct copy of the original as filed with me on this day.

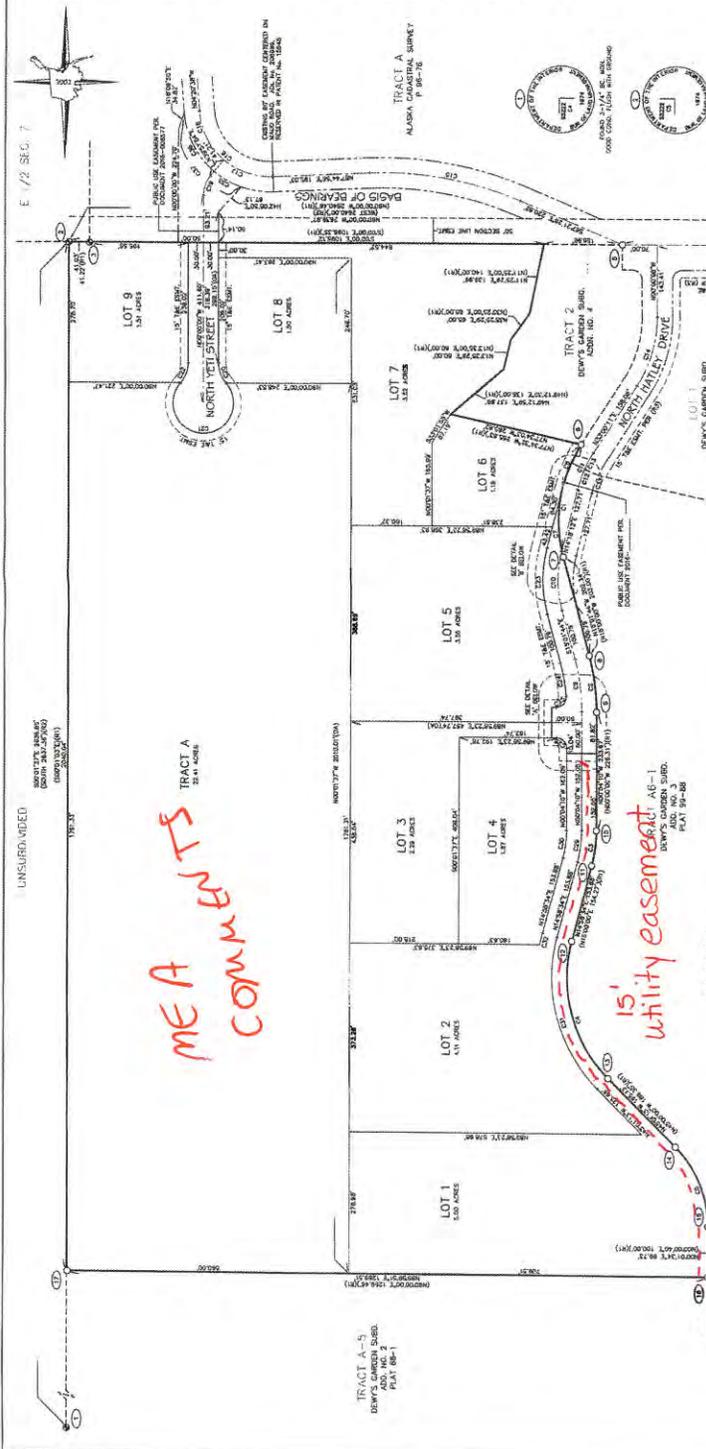
CERTIFICATE OF PAYMENT OF TAXES
 I, the undersigned, Clerk of the Board of Assessors for the State of Alaska, do hereby certify that the taxes due on the property herein and described in the plat hereunto attached have been paid in full.

REFERENCES
 (1) U.S. DEWY'S GARDEN SUBDIVISION ADD. NO. 4 (PLAT 201-18)
 (2) U.S. DEWY'S GARDEN SUBDIVISION ADD. NO. 5 (PLAT 201-19)
 (3) PLAT OF DEWY'S GARDEN SUBDIVISION ADD. NO. 1 (PLAT 194-18)

NOTES
 1. THIS PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED WITH ME ON THIS DAY AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED WITH ME ON THIS DAY AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED WITH ME ON THIS DAY.

DEWY'S GARDEN SUBDIVISION ADD. NO. 5
 PLAT 201-19
 LOCATED WITHIN U.S. SURVEY 16-3222
 PROJECTED TO BE 6 1/2 ACRES, S.E. 1/4, ALASKA
 PLANNING RECORDING NO. 194-18
 CONTAINING 48,578 SQUARE FEET OF LAND

RECEIVED
 JAN - 8 2018
 PLANNING
 1500 W. 10TH AVENUE
 ANCHORAGE, ALASKA 99515



MEASUREMENTS COMMENTS

15' utility easement AG-1

CURVE TABLE

CURVE	ARC LENGTH	DELTA	AREA	CHORD	CHORD BEARING
C1 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C2 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C3 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C4 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C5 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C6 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C7 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C8 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C9 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C10 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C11 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C12 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C13 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C14 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C15 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C16 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C17 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C18 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C19 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C20 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C21 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C22 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C23 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C24 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C25 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C26 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C27 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C28 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C29 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C30 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C31 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C32 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C33 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C34 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C35 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C36 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C37 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C38 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C39 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C40 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C41 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C42 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C43 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C44 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C45 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C46 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C47 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C48 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C49 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°
C50 (R)	10.0000	18.0143	10.0000	10.0000	180.0000°

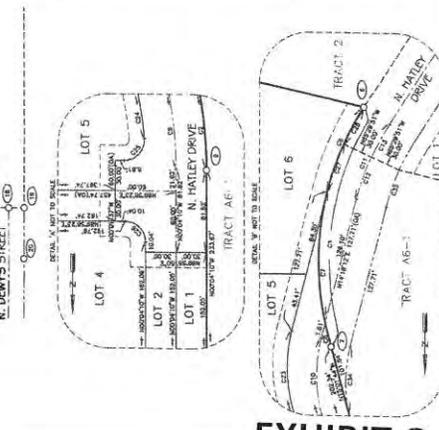


EXHIBIT O



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

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

Subject: Preliminary Plat Request for Comments – **Dewys Garden Addition 1**
(Case No. 2016-102 & 103)

Dear Ms. Horton:

ENSTAR Natural Gas Company has reviewed the subject Preliminary 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 black ink, appearing to read "Cassie Wohlgemuth", with a long horizontal flourish extending to the right.

Cassie Wohlgemuth
Right-of-Way and Compliance Technician

EXHIBIT P

Peggy Horton

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, August 11, 2016 11:24 AM
To: Platting
Subject: RE: Request for Comments for Dewy's Garden Add 5 Case #2016-102 & 103 Tech: PH
Attachments: Dewys Gdn Add 5 plat.PDF

Hello, no objections from us at this time.

Thanks,
GCI - OSP Design
Joshua Swanson | GIS Technician

From: Peggy Horton [<mailto:Peggy.Horton@matsugov.us>] **On Behalf Of** Platting
Sent: Wednesday, August 10, 2016 8:51 AM
To: Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Kevin Vakalis (kevin.vakalis@alaska.gov) <kevin.vakalis@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (melanie.nichols@alaska.gov) <melanie.nichols@alaska.gov>; Steven Banse - ADOT&PF (steven.banse@alaska.gov) <steven.banse@alaska.gov>; Eric A Moore (DNR) (eric.moore@alaska.gov) <eric.moore@alaska.gov>; George C Horton (DNR) (george.horton@alaska.gov) <george.horton@alaska.gov>; james.walker2@alaska.gov; mike.bethe@alaska.gov; sarah.wilber@alaska.gov; 'jholycross@ci.wasilla.ak.us' <jholycross@ci.wasilla.ak.us>; Mark Fink (mark.fink@alaska.gov) <mark.fink@alaska.gov>; mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com) <rglenn@mta-telco.com>; J Thompson (jthompson@mta-telco.com) <jthompson@mta-telco.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; David Blehm <dblehm@gci.com>; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Weiant <Elizabeth.Weiant@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; regpagemaster@usace.army.mil; 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>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jim Sykes (jimsykesdistrict1@gmail.com) <jimsykesdistrict1@gmail.com>; brian.young@usps.gov; butteakcc@gmail.com; meshie@mtaonline.net
Cc: Jay Van Diest (jay@valleymarket.com) <jay@valleymarket.com>; LaMarr Anderson (lamarra05@gmail.com) <lamarra05@gmail.com>; Stan Gillespie (stan.gillespie@gmail.com) <stan.gillespie@gmail.com>; Jordan Rausa (jordan@alaskaplans.com) <jordan@alaskaplans.com>; Tait Zimmerman (tait@zimmermanteamak.com) <tait@zimmermanteamak.com>; Patrick Johnson (patrickjhnsn@hotmail.com) <patrickjhnsn@hotmail.com>; Amy Hansen (amyhansenhomes@gmail.com) <amyhansenhomes@gmail.com>; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com) <marty@valleymarket.com>; Gregory Pugh (winforhim@aol.com) <winforhim@aol.com>
Subject: Request for Comments for Dewy's Garden Add 5 Case #2016-102 & 103 Tech: PH

[External Email]

Good Morning,

Attached is a request for comments for a preliminary plat of 10 lots at the end of Maud Road. Some of the lots will be accessed by ADL 206989, across McRoberts Creek. Please review and provide your comments by September 23, 2016.

Respectfully,

EXHIBIT Q



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



I did not receive a notice
 so Justin gave me his.
 Robbie Wuitschick

Mark & Robbie Wuitschick

FIRST CLASS

non-dejection

~~57263000T001 10
 HATLEY JUSTIN DEWAYNE
 18401 E MAUD RD
 PALMER AK 99645-8648~~

SEP 26 2016

PLATTING

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Board** will consider the following:

PETITIONER: JUSTIN HATLEY & JASON SLOTEN (owners/petitioners)

REQUEST: The request is to divide Tract 1 Dewys Garden Add 4 (Plat #2014-26) into 9 lots and 1 tract to be known as **DEWYS GARDEN ADD 5**. The owner of Tract A6-1, Dewys Garden Add 3 (Plat #99-88) is also granting a public use easement to allow for a continuous 60' wide right-of-way for N. Hatley Drive and access to the proposed lots 1-6. A variance to physical access was approved March 3, 2016 for substandard right-of-way to proposed lots 7-9 & Tract A.

LOCATION: Located within E 1/2 SW 1/4 Sec 06, T17N, R03E, S.M. AK, lying northeast of E. Maud Road.

Community Council: Butte **Assembly District:** #1: Jim Sykes **Area:** 48.18 Acres +/-

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision** on **October 6, 2016**. The meeting begins at **1:00 p.m.** We are sending you this notice as required by State Law and Borough Ordinances because your property is within 200' of the petition area. This will be heard before the **PLATTING BOARD** and you are invited to attend.

If you would like to send comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or fax to (907) 861-7874 or e-mail: platting@matsugov.us. Comments received by 3:00 PM one week prior to the meeting, **September 28, 2016**, will be included in the Platting Board packet. Comments received from the public up to 4:00 PM one day prior to the meeting will be given to the Platting Board in a "Hand-Out" packet the day of the meeting. To request additional information please contact the Platting Technician, **Peggy Horton** at (907) 861-7881 or the Platting Secretary at (907) 861-8573.

In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an *interested party*. See MSB 15.39.010 for definition of "Interested Party". The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the Borough internet home page, (www.matsugov.us), in the Borough Clerk's office, or at various libraries within the borough.

Please do not send comments or questions directly to the Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

Name: Robbie Wuitschick **Address:** 18457 E Maud Road, Palmer, Alaska 99645

Comments: We are one of two families that live on N. Dewy Street & we approve this plan 100%.

EXHIBIT R-1

Robbie Wuitschick Sept 21, 2016

Peggy Horton

Subject: FW: Platting Division Case #16-102 & 103

From: Mark Boutwell [<mailto:markboutwell@gmail.com>]

Sent: Saturday, September 17, 2016 9:26 PM

Subject: Platting Division Case #16-102 & 103

Platting Division Team,

The following comments are provided in response to the Notification of Public Hearing, on behalf of petitioners Justin Hatley & Jason Sloten (Case #16-102 & 103).

There are six households residing on N. Marley Drive and N. Dewys Street beyond (North of) E. Dew Avenue. Currently, maintenance of N. Marley Drive and N. Dewys Street is not provided by the Matanuska-Susitna Borough. In prior years, road conditions have prevented "friends and family" and utility vehicle access to residences on N. Dewys Street. Fortunately, emergency services have not been dispatched to the residences on N. Dewys Street under existing road/street surface conditions to include snow and ice removal in winter months.

In the spirit and substance of Case #16-102 & 103, request three additions to the petition that supports holistic improvements to access in and around the Dewy's Garden area. The additions would support the new lots as well as current residences.

1. The connection of N. Hatley Drive to N. Dewys Street to strengthen the traffic pattern for access by emergency services (police, fire and rescue, etc) and utility services.
2. The improvement of N. Marley Drive and N. Dewys Street to make both serviceable and reliable for daily use by residents, emergency and utility services.
3. The regular maintenance and sustainment of N. Marley Drive and N. Dewys Street to include winter road services.

If the above additions are not accepted for action as part of Case #16-102 & 103, request direction/instructions on how to best pursue. Your assistance in redirecting this request to the appropriate authority is greatly appreciated.

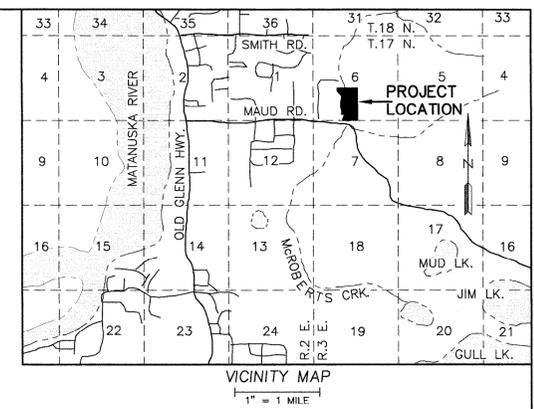
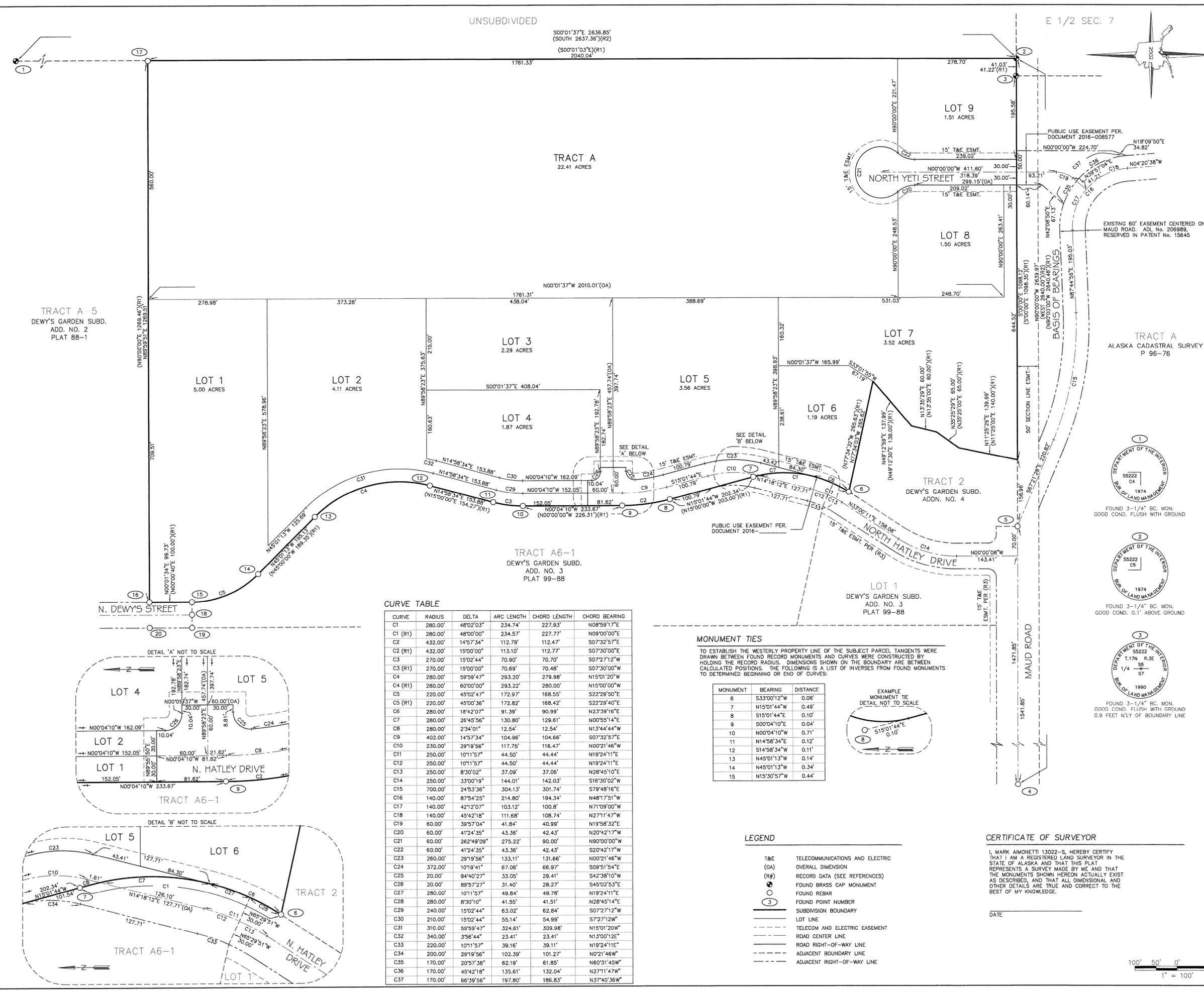
Thank you in advance for your assistance.

Ute Kragl & Mark Boutwell

1143 N. Dewys Street

907.746.4905

EXHIBIT R - 2



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

JUSTIN DEWAYNE HATLEY _____ DATE _____
 18401 E. MAUD ROAD
 PALMER, ALASKA 99645

NOTARY ACKNOWLEDGEMENT
 THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT; AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY FOR THE STATE OF _____
 MY COMMISSION EXPIRES _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
 I CERTIFY THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION No. _____ DATED _____, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

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

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

TAX COLLECTION OFFICIAL
 MATANUSKA-SUSTINA BOROUGH

REFERENCES
 (R1) AMENDED PLAT, DEWY'S GARDEN SUBDIVISION ADD. NO. 4 (PLAT 2014-26)
 (R2) U.S. SURVEY 5222
 (R3) PLAT OF DEWY'S GARDEN SUBDIVISION ADD. NO. 3 (PLAT 99-88)

NOTES
 1. THERE MAY BE FEDERAL, STATE, OR LOCAL REGULATIONS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.
 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 THESE SYSTEMS.
 3. A 5/8 REBAR WITH 2" ALUM. CAP WAS SET AT ALL PROPERTY CORNERS.
 4. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING BLANKET EASEMENTS GRANTED TO THE MATANUSKA ELECTRIC ASSOCIATION, INC.
 • BOOK 247, PAGE 356 - RECORDED OCTOBER 27, 1981
 • BOOK 250, PAGE 124 - RECORDED NOVEMBER 30, 1981
 • BOOK 710, PAGE 808 - RECORDED APRIL 2, 1993
 • BOOK 872, PAGE 711 - RECORDED SEPTEMBER 15, 1998
 • INSTRUMENT No. 2004-027048-0 - RECORDED SEPTEMBER 24, 2004
 • INSTRUMENT No. 2009-020918-0 - RECORDED SEPTEMBER 17, 2009
 5. THIS SUBDIVISION IS SUBJECT TO A BLANKET EASEMENT RECORDED AS INSTRUMENT No. 2014001456-0, GRANTED TO ENSTAR NATURAL GAS COMPANY.

PLAT OF
DEWY'S GARDEN SUBDIVISION ADD. NO. 5
 A REPLAY OF TRACT 1 AS SHOWN ON THE AMENDED PLAT OF DEWY'S GARDEN SUBDIVISION ADD. NO. 4, PLAT NO. 2014-26
 LOCATED WITHIN U.S. SURVEY No. 5222,
 PROTRACTED SECTION 6, T.17N., R.3E., S.M., ALASKA
 PALMER RECORDING DISTRICT, STATE OF ALASKA
 CONTAINING 48.178 ACRES MORE OR LESS

Agenda Copy RECEIVED JUL - 6 2016 PLATTING

EDGE SURVEY AND DESIGN, LLC
 12501 OLD SEWARD, D ANCHORAGE, AK 99515
 Phone (907) 344-5990 Fax (907) 344-7794

DRAWN BY: MA DATE: 7/5/16 SCALE: 1"=100' SHEET: 1 OF 1

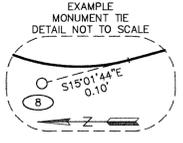
CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	280.00'	48°02'03"	234.74'	227.93'	N08°59'17"E
C1 (R1)	280.00'	48°00'00"	234.57'	227.77'	N09°00'00"E
C2	432.00'	14°57'34"	112.79'	112.47'	S07°32'57"E
C2 (R1)	432.00'	15°00'00"	113.10'	112.77'	S07°30'00"E
C3	270.00'	15°02'44"	70.90'	70.70'	S07°27'12"W
C3 (R1)	270.00'	15°00'00"	70.69'	70.48'	S07°30'00"W
C4	280.00'	59°59'47"	293.20'	279.98'	N15°01'20"W
C4 (R1)	280.00'	60°00'00"	293.22'	280.00'	N15°00'00"W
C5	220.00'	45°02'47"	172.97'	168.55'	S22°29'50"E
C5 (R1)	220.00'	45°00'36"	172.82'	168.42'	S22°29'40"E
C6	280.00'	18°42'07"	91.39'	90.99'	N23°39'16"E
C7	280.00'	26°45'56"	130.80'	128.61'	N00°55'14"E
C8	280.00'	2°34'01"	12.54'	12.54'	N13°44'44"W
C9	402.00'	14°57'34"	104.96'	104.66'	S07°32'57"E
C10	230.00'	29°19'56"	117.75'	116.47'	N00°21'46"W
C11	250.00'	10°11'57"	44.50'	44.44'	N19°24'11"E
C12	250.00'	10°11'57"	44.50'	44.44'	N19°24'11"E
C13	250.00'	8°30'02"	37.09'	37.06'	N28°45'10"E
C14	250.00'	33°00'19"	144.01'	142.03'	S16°30'02"W
C15	700.00'	24°53'36"	304.13'	301.74'	S79°48'16"E
C16	140.00'	87°54'25"	214.80'	194.34'	N48°17'51"W
C17	140.00'	42°12'07"	103.12'	100.8'	N71°09'00"W
C18	140.00'	45°42'18"	111.68'	108.74'	N27°11'47"W
C19	60.00'	39°57'04"	41.84'	40.99'	N19°58'32"E
C20	60.00'	41°24'35"	43.36'	42.43'	N20°42'17"W
C21	60.00'	26°49'09"	275.22'	90.00'	N90°00'00"W
C22	60.00'	41°24'35"	43.36'	42.43'	S20°42'17"W
C23	260.00'	29°19'56"	133.11'	131.66'	N00°21'46"W
C24	372.00'	10°19'41"	67.06'	66.97'	S09°51'54"E
C25	20.00'	94°40'27"	33.05'	29.41'	S42°38'10"W
C26	20.00'	89°57'27"	31.40'	28.27'	S45°02'53"E
C27	280.00'	10°11'57"	49.84'	49.78'	N19°24'11"E
C28	280.00'	8°30'10"	41.55'	41.51'	N28°45'14"E
C29	240.00'	15°02'44"	63.02'	62.84'	S07°27'12"W
C30	210.00'	15°02'44"	55.14'	54.99'	S7°27'12"W
C31	310.00'	59°59'47"	324.61'	309.98'	N15°01'20"W
C32	340.00'	3°56'44"	23.41'	23.41'	N13°00'12"E
C33	220.00'	10°11'57"	39.16'	39.11'	N19°24'11"E
C34	200.00'	29°19'56"	102.39'	101.27'	N00°21'46"W
C35	170.00'	20°57'38"	82.19'	81.85'	N60°31'45"W
C36	170.00'	45°42'18"	135.61'	132.04'	N27°11'47"W
C37	170.00'	66°39'56"	197.80'	186.83'	N37°40'36"W

MONUMENT TIES

TO ESTABLISH THE WESTERLY PROPERTY LINE OF THE SUBJECT PARCEL TANGENTS WERE DRAWN BETWEEN FOUND RECORD MONUMENTS AND CURVES WERE CONSTRUCTED BY HOLDING THE RECORD RADIUS, DIMENSIONS SHOWN ON THE BOUNDARY ARE BETWEEN CALCULATED POSITIONS. THE FOLLOWING IS A LIST OF INVERSES FROM FOUND MONUMENTS TO DETERMINED BEGINNING OR END OF CURVES.

MONUMENT	BEARING	DISTANCE
6	S33°00'12"W	0.06'
7	N15°01'44"W	0.49'
8	S15°01'44"E	0.10'
9	S00°04'10"E	0.04'
10	N00°04'10"W	0.71'
11	N14°58'34"E	0.12'
12	S14°58'34"W	0.11'
13	N45°01'13"W	0.14'
14	N45°01'13"W	0.34'
15	N15°30'57"W	0.44'



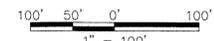
LEGEND

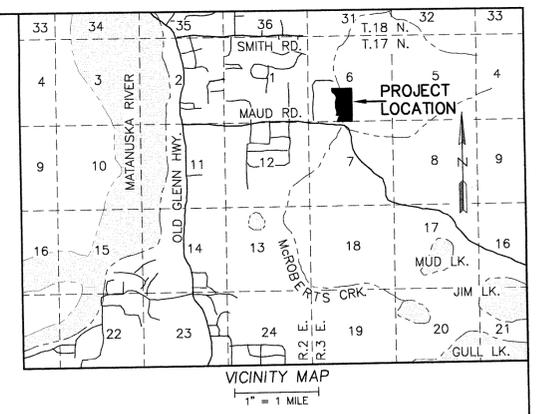
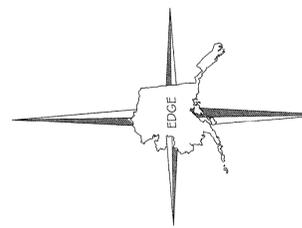
- T&E TELECOMMUNICATIONS AND ELECTRIC
- (OA) OVERALL DIMENSION
- (R#) RECORD DATA (SEE REFERENCES)
- FOUND BRASS CAP MONUMENT
- FOUND REBAR
- FOUND POINT NUMBER
- SUBDIVISION BOUNDARY
- LOT LINE
- TELECOM AND ELECTRIC EASEMENT
- ROAD CENTER LINE
- ROAD RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- ADJACENT RIGHT-OF-WAY LINE

CERTIFICATE OF SURVEYOR

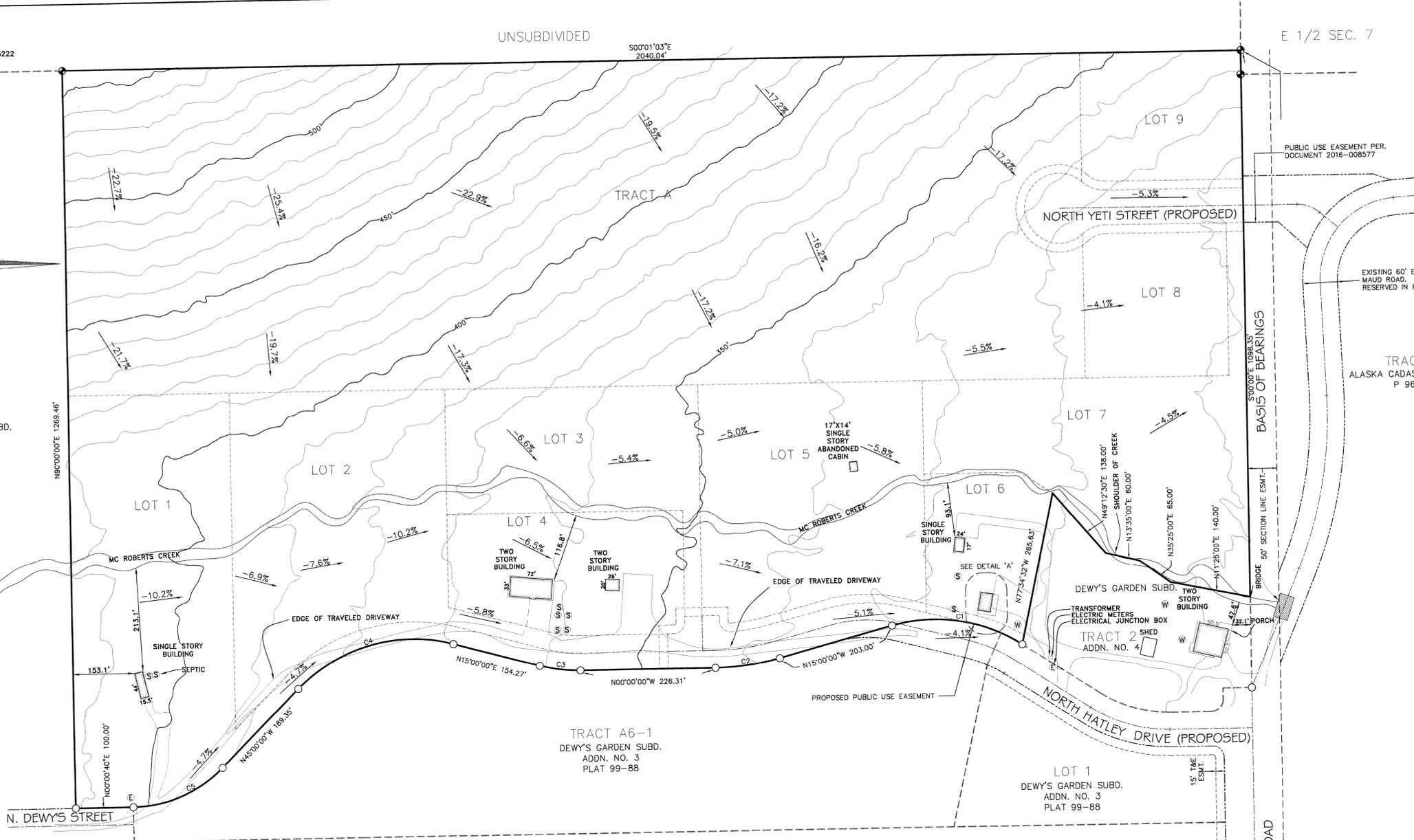
I, MARK ANONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____





TRACT A-5
DEWY'S GARDEN SUBD.
ADDN. NO. 2
PLAT 88-1



EXISTING 60' EASEMENT CENTERED ON MAUD ROAD. ADL No. 206989. RESERVED IN PATENT No. 15645

TRACT A
ALASKA CADASTRAL SURVEY
P 96-76

NOTES

- LOTS 1-9 AND TRACT 'A' ARE PROPOSED.
- CONTOURS SHOWN HEREON ARE BASED ON 2011 AEROMETRIC LIDAR DATA. VERTICAL DATUM IS BASED ON THE NAVD 88.
- ALL RECORD BEARINGS AND DISTANCES ARE PER AMENDED PLAT, DEWY'S GARDEN SUBDIVISION ADD. NO. 4 (PLAT 2014-26).
- THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING BLANKET EASEMENTS GRANTED TO THE MATANUSKA ELECTRIC ASSOCIATION, INC.
 - BOOK 247, PAGE 356 - RECORDED OCTOBER 27, 1981
 - BOOK 250, PAGE 124 - RECORDED NOVEMBER 30, 1981
 - BOOK 710, PAGE 806 - RECORDED APRIL 2, 1993
 - BOOK 972, PAGE 711 - RECORDED SEPTEMBER 15, 1998
 - INSTRUMENT No. 2004-027048-0 - RECORDED SEPTEMBER 24, 2004
 - INSTRUMENT No. 2009-020918-0 - RECORDED SEPTEMBER 17, 2009
- THIS SUBDIVISION IS SUBJECT TO A BLANKET EASEMENT RECORDED AS INSTRUMENT No. 2014001456-0, GRANTED TO ENSTAR NATURAL GAS COMPANY.
- ALL EASEMENTS SHOWN HEREON ARE PER TITLE REPORT EFFECTIVE JUNE 24TH, 2016.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	280.00'	48°02'03"	234.74'	227.93'	N08°59'17"E
C2	432.00'	14°57'34"	112.79'	112.47'	S07°32'57"E
C3	270.00'	15°02'44"	70.90'	70.70'	S07°27'12"W
C4	280.00'	59°59'47"	293.20'	279.98'	N15°01'20"W
C5	220.00'	45°02'47"	172.97'	168.55'	S22°29'50"E

LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND REBAR
- ⊕ WELL
- ⊙ SEPTIC CLEANOUT
- ⊕ ELECTRICAL BOX
- SUBDIVISION BOUNDARY
- LOT LINE
- TELECOM AND ELECTRIC EASEMENT
- ROAD CENTER LINE
- ROAD RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- ADJACENT RIGHT-OF-WAY LINE
- PROPOSED LOT LINES

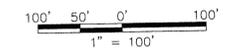
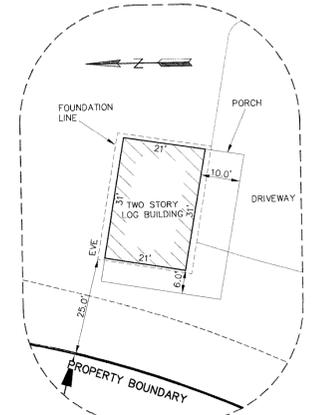
CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS AS-BUILT WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THE STRUCTURES EXIST AS OF THE DATE OF THE SURVEY. DATE OF SURVEY 7/1/2016.

Mark A. Aimonetti 7/5/2016
MARK AIMONETTI
PLS 13022



DETAIL 'A' NOT TO SCALE



RECEIVED
JUL - 6 2016
Agenda Copy
EDGE
SURVEY AND DESIGN, LLC
12501 OLD SEWARD, D ANCHORAGE, AK 99515
Phone (907) 344-5990 Fax (907) 344-7794

ASBUILT SURVEY OF
TRACT 1 OF AMENDED PLAT OF DEWY'S GARDEN
SUBDIVISION ADD. NO. 4, 2014-26
PROTRACTED SECTION 6, T.17N., R.3E., S.M., ALASKA
PALMER RECORDING DISTRICT, STATE OF ALASKA

DRAWN BY: JW	DATE: 7-5-2016	FIELD BOOK: 201404
CHECKED BY: MA	SCALE: 1"=100'	SHEET: 1 OF 1

4F

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 6, 2016**

PRELIMINARY PLAT: **GOHBERG ADD 1 RSB L/A-C & ROW VACATION**
LEGAL DESCRIPTION: **SEC 28, T17N, R3W, SEWARD MERIDIAN, AK**
PETITIONER: **JOEL HOLLADAY AND KEVIN & ANDREA REIDER**
SURVEYOR: **PAUL HULBERT RLS**
ACRES: **2.8 AC** **PARCELS: 2**
REVIEWED BY: **PEGGY HORTON** **CASE: 2016-099 & 101**

REQUEST

The request is to redesign Lots A, B & C, Gothberg Addition 1 into two lots to be known as Gothberg Addition 1 Lots A-1 and B-1, containing 2.8 acres more or less. The petitioner is requesting a vacation of a 1' x 45' portion of S. Lake View Loop to alleviate a setback violation and will dedicate a 10' x 67' utility and access easement. The petitioner is requesting variances from MSB 43.20.120, *Legal Access*, and 43.20.140, *Physical Access*, to allow for access that is less than 50' wide and not located entirely within dedicated or legal rights-of-way. This case was continued from the September 15, 2016 public hearing.

EXHIBITS:

Vicinity Maps	EXHIBIT A
Plats	EXHIBIT B
Useable Area Report	EXHIBIT C
Variances	EXHIBIT D & E
Vacation Petition	EXHIBIT F
Site Visit Photos	EXHIBIT G

COMMENTS:

Public Works	EXHIBIT H
Planning	EXHIBIT I
Land Management	EXHIBIT J
MEA	EXHIBIT K
MTA	EXHIBIT L
GCI	EXHIBIT M
Public	EXHIBIT N

DISCUSSION

History: In 1954 Gothberg Subdivision recorded with no utility or road easement dedications to the parcels along the point. Physical road access from the Big Lake Road to and within the original

Gothberg Subdivision appears to exist as it is shown on the Anderson Point Subdivision, recorded in 1957. Lake Park Subdivision recorded in 1962. In 1978, an 18' wide public use easement was recorded, providing public access from Big Lake Road to Lake Park Subdivision, it falls within Falcon Cove Condos, recorded in 2012. The plat of Gothberg Addition 1 was recorded in 1979, which created Lots A, B & C and granted right-of-way easement for the connection of S. Lake View Loop (**Exhibit B**), providing public access to the parcels and those surrounding it.

Soils: This plat will create two new lots from Lots A, B & C, Gothberg Add 1, so will reduce the lot density in the area. The lots are being reconfigured into two new sized lots and a useable area report from Pioneer Engineering was provided (**Exhibit C**). The engineer used 1978 test hole data from the Gothberg Addition 1 soils report. Mr. Bill Klebesadel, P.E., certified that each of the two new lots will have 10,000 sq ft of contiguous useable septic area and 10,000 sq ft of useable building area.

Variances: The petitioner representative has requested variances from MSB 43.20.120, *Legal Access* and MSB 43.20.140, *Physical Access* (**Exhibits D & E**).

1. Requested variance from MSB 43.20.120, *Legal Access* in order to allow: Public access (S. Lake View Loop) from S. Big Lake Road to and within the subdivision to be less than 50' wide. Easements and rights-of-way are as follows:
 - (1) 18' wide by 344' long public use easement recorded March 20, 1978 in Book 160 Page 703,
 - (2) 40' wide rights-of-way on the eastern and portions of the western segments of S. Lake View Loop within Lake Park Sub. recorded Sept. 11, 1962 as Plat 62-24,
 - (3) 30' access and utility easement within Gothberg Add. No 1 recorded March 6, 2979 as Plat 79-306

A. The granting of the variance shall not be detrimental to the public health, safety or welfare or injurious to adjacent property;

The property lies within Big Lake Road Service Area 21 and West Lakes Fire Service Area 130. Even though the easements and rights-of-way of S. Lake View Loop are less than 50' wide the borough maintains the road allowing year round general public access to and from adjoining lots and ensures EMS fire apparatus and emergency vehicle access. Additionally, this re-plat will be granting a 10' wide by 67' long portion of the 30' access and utility easement missing from the Gothberg Add. 1 plat which contains a portion of the borough maintained road.

B. The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought;

This re-plat is located on a peninsula with S. Lake View Loop as its sole source of public access from the S. Big Lake Road. The public access easements and rights-of-way are not current subdivision quality access as Lake Park Sub. that dedicated the 40' wide rights-of-way was platted in 1962 prior to the formation of the Borough and the establishment of subdivision ordinances. The 18' wide easement (March 20, 1978 in Bk. 160 Pg. 703 in 1978) was recorded prior to the borough formulating a public use easement accepting procedure. The easement was over a road that used by the general public since the mid-1950s' that connected Anderson Point Sub. (Plat W-42), Lake

Park Sub. (Plat 62-42) and Gothberg Sub. (Plat W-21) to the S. Big Lake Rd. In 1979 during the platting of Gothberg Add. No. 1 the platting board approved a variance from legal and physical access as the 30' wide utility and access easement providing access to the three lots was sandwiched between a power line and the platted lots within Gothberg Sub. Plat W-21 legalizing the used road to those 20 lots.

C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought or because the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property;

Again the road within the 30' access and utility easement of Gothberg Add. No. 1 is sandwiched between the 20 platted lots of Gothberg Sub. Plat W-21 and an existing power line. The power line is located within the 30' easement 27' to 28' from the platted lots. Increasing the easement width to the nominal 50' or 60' would require either purchasing an easement from the 20 lots or moving the power line. Existing utilities and septic within the Gothberg Sub would have to be relocated not to mention that the structural setbacks already at a minimum would be reduced even further, compounding the situation. Relocating the power line to be outside the 50' or 60' easement is impractical, cost prohibitive and unjustifiable for this two (2) lot re-plat when the sole purpose of this subdivision is to divide a common interest in one of the three original lots.

2. Requested variance from MSB 43.20.140, *Physical Access*, to allow: S. Lake View Loop from S. Big Lake Road to and within the subdivision not to be located entirely within dedicated or legal rights-of-way. The easements and rights-of-way are as follows:

- (1) 18' wide by 344' long public use easement recorded March 20, 1978 in Book 160 Page 703,
- (2) 40' wide rights-of-way on the eastern and portions of the western segments of S. Lake View Loop within Lake Park Sub. Recorded Sept. 11, 1962 as Plat 62-24,
- (3) 30' access and utility easement within Gothberg Add. No 1 recorded March 6, 2979 as Plat 79-306

A. The granting of the variance shall not be detrimental to the public health, safety or welfare or injurious to adjacent property;

The property lies within Big Lake Road Service Area 21 and West Lakes Fire Service Area 130. Even though the easements and rights-of-way of S. Lake View Loop are less than 50' wide the borough maintains the road allowing year round general public access to and from adjoining lots and ensures EMS fire apparatus and emergency vehicle access. This re-plat will be granting a 10' wide by 67' long portion of the 30' access and utility easement missing from the Gothberg Add. 1 plat which contains a portion of the borough maintained road. The topography of the property outside of this subdivision has made it difficult if not impractical to contain a borough standard road with the appropriate ditches, cut slopes and fill slopes within the sub-standard platted rights-of-way and easement without exceeding the row limits and still maintain acceptable road grades, drainage and lot access.

B. The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought;

The roads to and within the subdivision predates subdivision road construction requirement and are sub-standard in right-of-way widths and alignments. The Big Lake RSA has continually upgraded S. Lake View Loop and has acquired additional rights-of-way were necessary thru negotiations by the borough's right-of-way division which are both outside of the scope and capabilities of this replat. The property owners have very little control of road powers (public road maintenance and road upgrades) outside of their property.

C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought or because the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property;

It would be a substantial hardship to the owners of the property to bring the access rights-of-way up current subdivision quality standards or even assuring the roads are within the rows as acquiring additional rights-of-way from 37 lots and or moving power lines is beyond the scope of this replat. The sole purpose of this subdivision is to divide a common interest in one of the three (3) original lots by creating two (2) new lots thereby reducing density.

Vacation: The petitioner is requesting a vacation of a 1' wide by 45' long portion of the platted access easement to alleviate a setback encroachment of the constructed garage (**Exhibit F**). According to Assessment records, the garage was constructed in 1996. Site Visit Photos are at **Exhibit G**.

The vacation is supported by staff if a replacement Road Maintenance, Utility, and Snow Storage Easement is provided in its place (**See Recommendation #1**). MSB 43.15.035(B)(1)(a) states "The platting board shall ordinarily approve vacations of public rights-of-way if a vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation." Although not equal or better as the replacement road maintenance, snow storage, and utility easement would not be public, the vacation and replacement easement will not constrain, encumber, or otherwise reduce the Dept of Public Works ability to carry out its responsibilities within the affected areas of S. Lake View Loop. A 10' X 67' segment of Lake View Loop, not provided on the recorded plat of Gothberg Add 1, is being dedicated on the plat; it covers part of the physical road surface and back slope. This is consistent with MSB 43.15.035(B)(1)(a).

MSB 43.15.035(B)(3) allows for the Platting Board to review requested vacations on a case by case basis to determine whether the property is necessary or desirable for present or future public use.

Staff notes that currently, there are no alternate avenues available in borough code for this property other than moving the structures outside of the setback. The structure does not qualify for a legal nonconforming status determination due to the date of construction. Physical access to adjacent property is not being affected or diminished by the vacation.

The vacation, if approved by the Platting Board, will be heard before the Assembly for approval per MSB 43.10.065(F) (**See recommendation #2**).

Comments: MSB DPW Engineer stated she normally does not support ROW or easement vacations, but in this case the existing easements are so narrow and the proposed dedication appears to be more beneficial to the Borough than the vacation...So, no objection (**Exhibit H**). She also stated the Road Service Area Supervisor, Mike Lachelt, has tried to purchase the proposed 10' X 67' dedication from the property owner before for snow storage so O&M will be very happy with the trade (**Exhibit H-2**).

The Current Planner stated structures should be in compliance with the setback requirements (**Exhibit I**). Staff notes the as-built information indicates a shed on Tract A is only 10' from the right-of-way and will need to be moved (**See Recommendation #3**). Land and Resource Management stated no borough-owned land is being affected and they have no objection (**Exhibit J**).

MEA requested a recorded easement affecting this lot be shown on the final plat (**Exhibit K**). Staff recommends all easements of record be shown on the final plat per MSB 43.15.051(P) (**See recommendation #5**). MTA has no objections (**Exhibit L**). GCI approved the plat as shown (**Exhibit M**).

Public: As a result of the public noticing, response was received from Jason McDonald and Tawnia McDonald, property owners nearby (**Exhibit N**). They have no problem with the request.

CONCLUSION

The preliminary plat for Gothberg Add 1 Lots A-1 and B-1 is consistent with AS 29.40.070, *Platting Regulations* and MSB 43.15.016, *Preliminary Plat Submittal and Approval* with the request for variances from MSB 43.20.120 *Legal Access*, and MSB 43.20.140, *Physical Access*. A vacation is requested pursuant to AS 29.40.120 through AS 29.40.140 and MSB 43.15.035, *Vacations* to alleviate a structural setback violation.

The variances are required for this plat to be approved because the right-of-way width providing access is, in some areas, less than the required 50' and some of the physical roads have not been verified to be in the public use easements. Starting at intersection with S. Big Lake Road, the roads providing access to these lots are maintained by the borough.

Staff supports the vacation as it is consistent with MSB 43.15.035(B)(1)(a); the area would be replaced by a Road Maintenance, Snow Storage, and Utility Easement and dedication of a 10' X 67' public access and utility easement will be provided on this plat for Lake View Loop that was missing on the plat of Gothberg Add 1; an area which contains portions of the physical road bed and back slopes.

RECOMMENDATIONS

Recommended motion: “I move to approve the preliminary plat of Gothberg Add 1 Lots A-1 and B-1, Variances from MSB 43.20.120, Legal Access and MSB 43.20.140, Physical Access, and Vacation of a 1’ by 45’ portion of the platted 30’ utility and access easement of S. Lake View Loop to alleviate a structural setback encroachment, contingent upon staff recommendations and findings:”

1. Replace the vacated area with a Road Maintenance, Snow Storage, and Utility Easement on the plat.
2. Obtain the Borough Assembly approval of the vacation within 30 days of Platting Board’s written Notification of Action.
3. Remove the shed on Tract A from the setback area and provide a letter from a surveyor that there are no other setback violations remaining on the property.
4. Provide updated Certificate to Plat executed within 90 days, prior to recording per MSB 43.15.053(E). Obtain beneficiary affidavits from holders of legal and beneficial interest to be recorded with the final plat, if any.
5. Show or list all easements of record on the final plat per MSB 43.15.051(P).
6. Submit the final plat in full compliance with Title 43.
7. Submit recording fee, payable to State of Alaska, DNR.
8. Taxes and special assessments must be current prior to recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.

FINDINGS

1. The preliminary plat for Gothberg Add 1 Lots A-1 and B-1 is consistent with AS 29.40.070, *Platting Regulations*, MSB 43.15.016, *Preliminary Plat Submittal and Approval* with variances to MSB 43.20.120, *Legal Access*, and MSB 43.20.140, *Physical Access*. The vacation is pursuant to AS 29.40.120 through AS 29.40.140 and MSB 43.15.035, *Vacations*.
2. The petitioner requested variances from MSB 43.20.120, *Legal Access*, and 43.20.140, *Physical Access*, to allow for access that is less than 50’ wide and not located entirely within dedicated or legal rights-of-way. These variances were presented to the platting board.
3. Requested variance from MSB 43.20.120, *Legal Access* in order to allow: Public access (S. Lake View Loop) from S. Big Lake Road to and within the subdivision to be less than 50’ wide. Easements and rights-of-way are as follows:
 - (1) 18’ wide by 344’ long public use easement recorded March 20, 1978 in Book 160 Page 703,

- (2) 40' wide rights-of-way on the eastern and portions of the western segments of S. Lake View Loop within Lake Park Sub. recorded Sept. 11, 1962 as Plat 62-24,
(3) 30' access and utility easement within Gothberg Add. No 1 recorded March 6, 2979 as Plat 79-306

A. The granting of the variance shall not be detrimental to the public health, safety or welfare or injurious to adjacent property;

The property lies within Big Lake Road Service Area 21 and West Lakes Fire Service Area 130. Even though the easements and rights-of-way of S. Lake View Loop are less than 50' wide the borough maintains the road allowing year round general public access to and from adjoining lots and ensures EMS fire apparatus and emergency vehicle access. Additionally, this re-plat will be granting a 10' wide by 67' long portion of the 30' access and utility easement missing from the Gothberg Add. 1 plat which contains a portion of the borough maintained road.

B. The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought;

This re-plat is located on a peninsula with S. Lake View Loop as its sole source of public access from the S. Big Lake Road. The public access easements and rights-of-way are not current subdivision quality access as Lake Park Sub. that dedicated the 40' wide rights-of-way was platted in 1962 prior to the formation of the Borough and the establishment of subdivision ordinances. The 18' wide easement (March 20, 1978 in Bk. 160 Pg. 703 in 1978) was recorded prior to the borough formulating a public use easement accepting procedure. The easement was over a road that used by the general public since the mid-1950s' that connected Anderson Point Sub. (Plat W-42), Lake Park Sub. (Plat 62-42) and Gothberg Sub. (Plat W-21) to the S. Big Lake Rd. In 1979 during the platting of Gothberg Add. No. 1 the platting board approved a variance from legal and physical access as the 30' wide utility and access easement providing access to the three lots was sandwiched between a power line and the platted lots within Gothberg Sub. Plat W-21 legalizing the used road to those 20 lots.

C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought or because the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property;

Again the road within the 30' access and utility easement of Gothberg Add. No. 1 is sandwiched between the 20 platted lots of Gothberg Sub. Plat W-21 and an existing power line. The power line is located within the 30' easement 27' to 28' from the platted lots. Increasing the easement width to the nominal 50' or 60' would require either purchasing an easement from the 20 lots or moving the power line. Existing utilities and septic within the Gothberg Sub would have to be relocated not to mention that the structural setbacks already at a minimum would be reduced even

further, compounding the situation. Relocating the power line to be outside the 50' or 60' easement is impractical, cost prohibitive and unjustifiable for this two (2) lot re-plat when the sole purpose of this subdivision is to divide a common interest in one of the three original lots.

4. Requested variance from MSB 43.20.140, *Physical Access*, to allow: S. Lake View Loop from S. Big Lake Road to and within the subdivision not to be located entirely within dedicated or legal rights-of-way. The easements and rights-of-way are as follows:

(1) 18' wide by 344' long public use easement recorded March 20, 1978 in Book 160 Page 703,

(2) 40' wide rights-of-way on the eastern and portions of the western segments of S. Lake View Loop within Lake Park Sub. Recorded Sept. 11, 1962 as Plat 62-24,

(3) 30' access and utility easement within Gothberg Add. No 1 recorded March 6, 2979 as Plat 79-306

A. The granting of the variance shall not be detrimental to the public health, safety or welfare or injurious to adjacent property;

The property lies within Big Lake Road Service Area 21 and West Lakes Fire Service Area 130. Even though the easements and rights-of-way of S. Lake View Loop are less than 50' wide the borough maintains the road allowing year round general public access to and from adjoining lots and ensures EMS fire apparatus and emergency vehicle access. This re-plat will be granting a 10' wide by 67' long portion of the 30' access and utility easement missing from the Gothberg Add. 1 plat which contains a portion of the borough maintained road. The topography of the property outside of this subdivision has made it difficult if not impractical to contain a borough standard road with the appropriate ditches, cut slopes and fill slopes within the sub-standard platted rights-of-way and easement without exceeding the row limits and still maintain acceptable road grades, drainage and lot access.

B. The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought;

The roads to and within the subdivision predates subdivision road construction requirement and are sub-standard in right-of-way widths and alignments. The Big Lake RSA has continually upgraded S. Lake View Loop and has acquired additional rights-of-way were necessary thru negotiations by the borough's right-of-way division which are both outside of the scope and capabilities of this re-plat. The property owners have very little control of road powers (public road maintenance and road upgrades) outside of their property.

C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought or because the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property;

It would be a substantial hardship to the owners of the property to bring the access rights-of-way up current subdivision quality standards or even assuring the roads are within the rows as acquiring additional rights-of-way from 37 lots and or moving power lines is beyond the scope of this replat. The sole purpose of this subdivision is to divide a common interest in one of the three (3) original lots by creating two (2) new lots thereby reducing density.

5. The petitioner petitioned to vacate a 1' by 45' portion of S. Lake View Loop in accordance with MSB 43.15.035, *Vacations* and it was presented to the Platting Board. The vacation would eliminate a structural setback violation taking into account the radial setback requirement.
6. MSB 43.15.035(B)(1)(a) states "The platting board shall ordinarily approve vacations of public rights-of-way if a vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation." Although not equal or better as the replacement road maintenance, snow storage, and utility easement would not be public, the vacation does not constrain, encumber, or otherwise reduce the Dept of Public Works ability to carry out its responsibilities within the affected areas of S. Lake View Loop.
7. The plat is dedicating a 10' X 67' public access and utility easement for S. Lake View Loop which contains portions of the physical road bed and back slopes and this was one of the reasons for staff's non-objection to the vacation, consistent with MSB 43.15.035(B)(1)(a).
8. MSB 43.15.035(B)(3) allows for the Platting Board to review requested vacations on a case by case basis to determine whether the property is necessary or desirable for present or future public use.
9. S. Lake View Loop right-of-way in the location of the vacation is 30' wide and is currently maintained by the borough.
10. Physical access to adjacent property is not being affected or diminished by the vacation.
11. Frontage for the lots exist pursuant to MSB 43.20.320, *Frontage*.
12. Site visit photos indicate there are utilities within that area being dedicated as right-of-way. MSB Dept of Public Works agrees with the vacation and is satisfied with the replacement right-of-way.
13. The division of land, as proposed, will reduce the density of lots in the area and the lots would be over 60,000 sq ft each.
14. The civil engineer stated the proposed lots each have 10,000 sq ft of useable septic area and 10,000 sq ft of useable building area.
15. There were no objections from Borough departments, outside agencies, or the public.

1
8

BIG LAKE

SUBJECT PROPERTY

BIG LK. MARINE

BLANK SUB (1454)

BUTLER

ROW VACATION

ANDERSON POINT

LAKE PARK

TR B (6173)

TR A

FALCON COVE PARCEL 1

PARCEL 2 (9146)

CONDOS

C14 BIG LAKE CAMPGROUND NO 2

FIRST ADD. FISH CRE

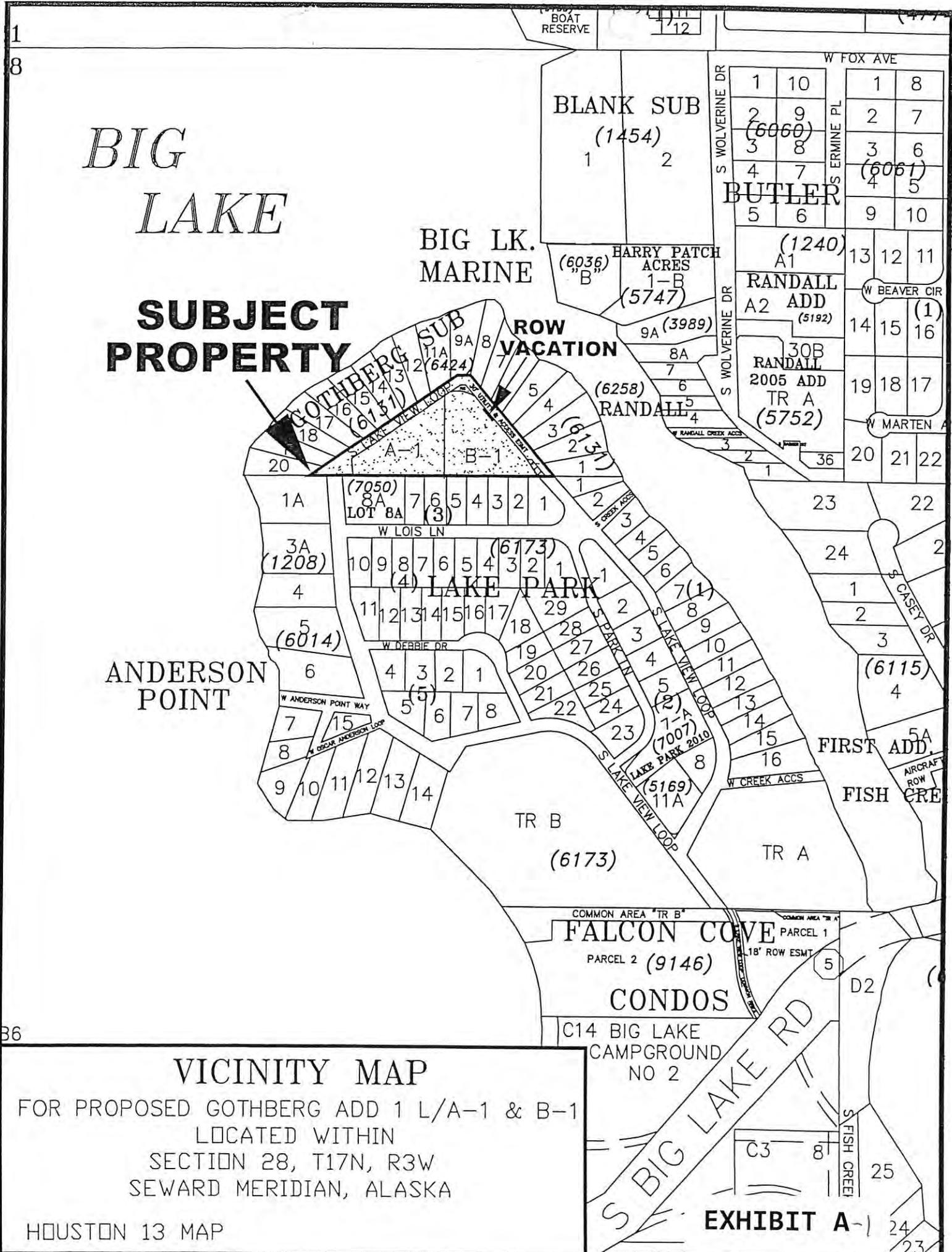
VICINITY MAP

FOR PROPOSED GOTHBERG ADD 1 L/A-1 & B-1
LOCATED WITHIN
SECTION 28, T17N, R3W
SEWARD MERIDIAN, ALASKA

HOUSTON 13 MAP

EXHIBIT A-1

36





Matanuska Susitna Borough
 Platting Division
 Date: 6/16/2016

This map is solely for informational purposes only. It does not constitute any implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7801.



20 21
29 28

BUA I
RESERVE

1^7'12

BLANK SUB
(1454)
1 2

1	10
2	9
3	8
4	7
5	6

BUTLER

BIG LK.
MARINE

HARRY PATCH
ACRES
1-B
(5747)

(1240)
A1

RANDALL
A2 ADD
(5192)

30B
RANDALL
2005 ADD
TR A
(5752)

BIG
LAKE



ANDERSON
POINT

LAKE PARK

TR B
(6173)

TR A

COMMON AREA "TR B"
FALCON COVE

PARCEL 2 (9146)

CONDOS

C14

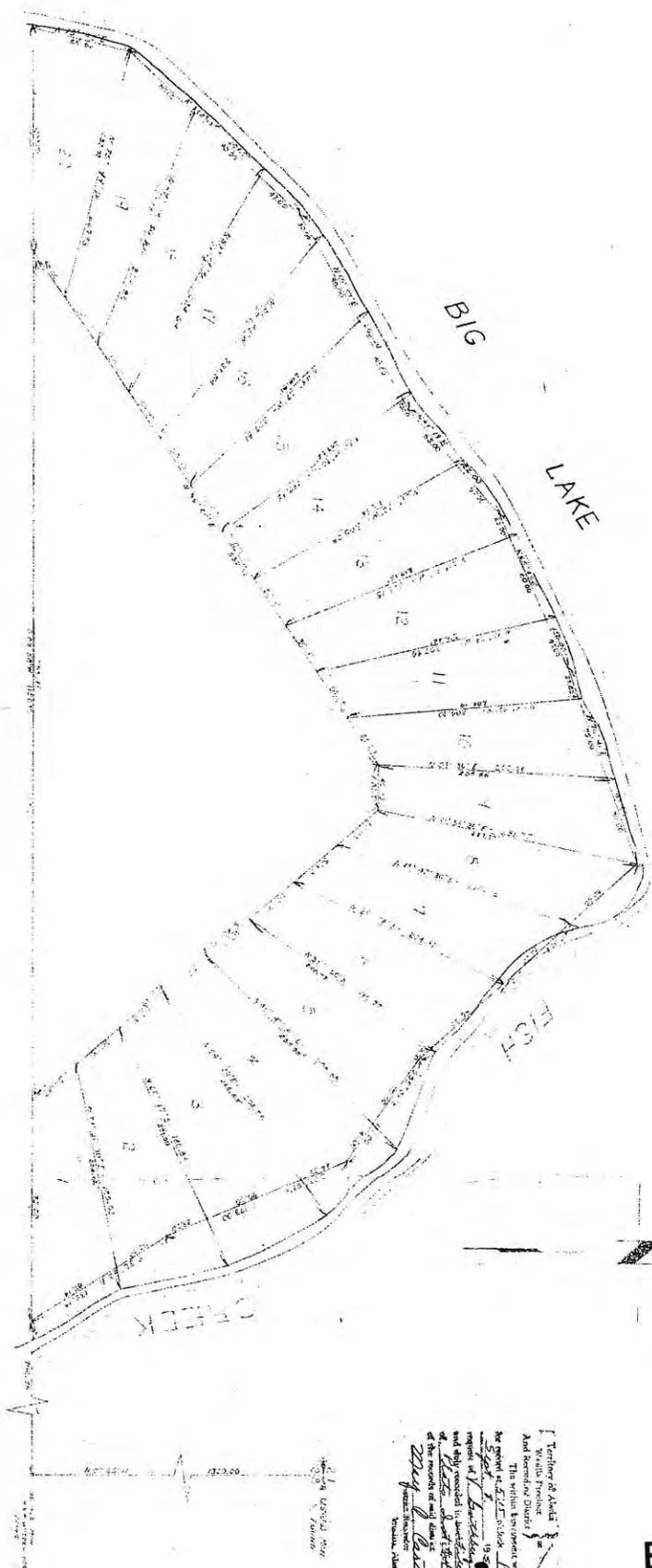
BIG LAKE
MPGROUND
NO 2

EXHIBIT A-3

S BIG LAKE RD

B6

04



BIG LAKE

FISH CREEK



Territory of Alaska
 State of Alaska
 Aerial Photograph
 and other data
 by Robert H. ...
 and this record is made to ...
 of the month of ...
 1954
 Surveyor



Plot No. 21

GOTBERG SUBDIVISION
 LOCATED IN
 LOT 1 SEC. 28 TWP. 17N. R. 5W. S. 14
 BIG LAKE, ALASKA.

Surveyed by
HEWITT V. LOUGHRAN
 DRAWN BY N. DE BARR
 DATE JULY 1954 SCALE 1" = 50'

EXHIBIT B-1

RECEIVED

AUG 01 2016

Pioneer Engineering LLC
Professional, Reliable, Local

PLATTING



July 30, 2016

**RE: Gothberg Subdivision Addition #1
Usable Area Report
T17N R3W Sec 28**

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

Dear Mr. Wagner,

Usable Area: Working with the owner, Joel Holladay, and in coordination with Paul Hulbert Surveying, I performed a soils investigation for the above-referenced proposed subdivision. The project will create 2 lots each 1.40 acres in size from the parent parcel containing 3 lots and approximately 2.8 acres. This soils evaluation includes an analysis of existing soils information, the proposed plat, and topography information.

Access: Both of the lots would be accessed via S Lake View Loop. Only one lot will require a new driveway.

Topography: All lots are fairly flat. No grades over 25% were noted. The total elevation differential across the entire 2.4 acres was approximately 10 feet.

Vegetation & Soils: There is an existing residence on Lot C, which will become Lot B-1. Other than the residence and the immediate area surrounding it, the remainder of the parent parcel is still covered with trees.

Historic soils information/Test Holes: Three test holes were excavated and inspected on May 22, 1978 within the proposed subdivision area as shown on the attached map. The test holes were strategically sited individually on Tracts A, B & C to provide the best representation of the proposed lots. All test holes were excavated to a minimum of 13 feet deep and show similar composition, transitioning from light brown peat on the surface to a silty sandy gravel mixture with 4-inch to 10-inch cobbles. 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 02170C8015E.

EXHIBIT C-(



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.

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.

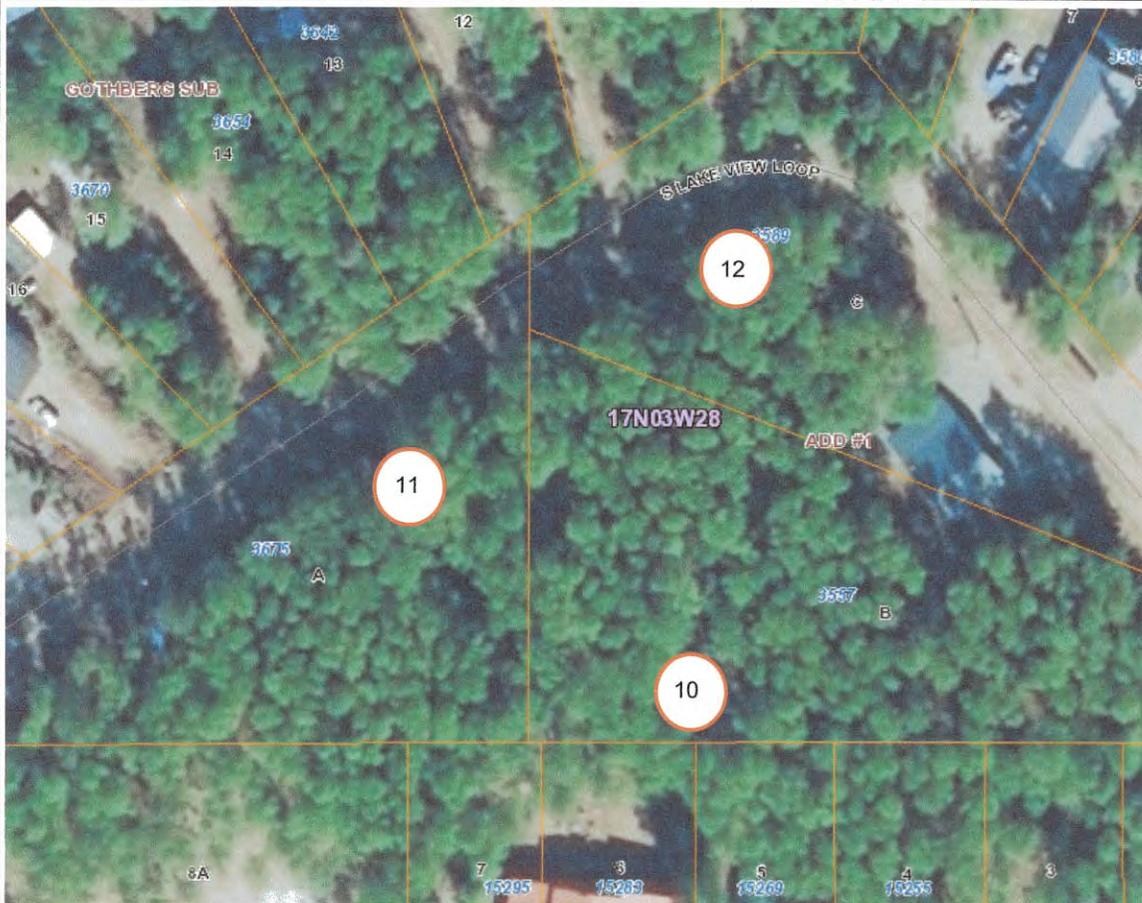
Sincerely,

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





Test Hole Location



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

1: 732

0.0 0 0.01 0.02 Miles
 NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet
 © Matanuska-Susitna Borough
 Reported on 07/30/2016 06:59 PM

THIS MAP IS NOT TO BE USED FOR NAVIGATION
 This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

Notes
 This map was automatically generated using Geocortex Essentials.

= Begun MAY 22, 1978

= Completed MAY 22, 1978

No. HI 3800

ject No. 77-097

ject Name GOETZBERG SUBDIVISION ADD. No. 1

ation TR. A, B, C, T17N, R3W, SEC. 28

had Used BACKHOE

id Party DOUG SANDLER Geologist W.J.T.

ther OVERCAST (45°)

Hole No. 11

Sheet 16 of 21

Total Depth 14 FEET

with V. Lounsbury & Associates
Engineers - Surveyors
Anchorage, Alaska

Ground Water Table			
Depth in Ft.			
Time			
Date			

Sampling			Depth in Feet	% Ice Content	Frozen	Soil Graph	Moisture	Group Symbol	Temperature	DESCRIPTION Soil type, color, texture, estimated particle size, sampler driving notes, depths circulation lost, notes on drilling logs, bits used, etc.	Location Notes & Diagrams
Blow Count	Location Sampled	Recovery									
											TRACT A
										Vegetation: BIRCH	

			0								
			1							LT. BROWN PEAT	
			2								
			3							LT. GREY MOIST SILTY SANDY GRAVEL	
			4							DENSE 4"-10" DIAM ROUNDED BOULDERS	
			5							NONSTRATIFIED	
			6							(NOT AS SILTY AS HOLE #12)	
			7								
			8								
			9								
			10								
			11								
			12								
			13								
			14							BOH	NO WATER ENCOUNTERED
			15								
			16								
			17								
			18								
			19								
			20								

EXHIBIT C-5

GRAS SAMPLES

: Begun MAY 22, 1978
 : Completed MAY 22, 1978
 No. HI 3800
 Test No 77-097
 Test Name GOETZBERG SUBDIVISION ADD N01
 Station TR. A, B, C. T17N, R3W, SEC. 28
 Method Used BACKHOE
 Field Party DOUG SANDLER Geologist W.J.T.
 Dip OVERCAST (45°)

with V. Lounsbury & Associates
 Engineers -- Surveyors
 Anchorage, Alaska

Sheet 14 of 21
 Total Depth 14 FOOT

Ground Water Table			
Depth in Ft.			
Time			
Date			

Sampling			Depth in Feet	% Ice Content	Frozen	Soil Graph	Moisture	Group Symbol	Temperature	DESCRIPTION Soil type, color, texture, estimated particle size, sampler driving notes, depths circulation lost, notes on drilling ease, bits used, etc. Vegetation:	Location Notes & Diagram
Blow Count	Location Sampled	Recovery									
			0							BIRCH	TRACT B
			1							BROWN PEAT	
			2								
			3							M GREY MOIST MEDIUM DENSE SANDY GRAVEL 6"-10" ROUNDED COBBLES NONSTRATIFIED	
			4								
			5								
			6								
			7								
			8								
			9								
			10							GM SAMPLE #1	
			11								
			12								
			13								
			14							BOH NO WATER ENCOUNTERED	
			15								
			16								
			17								
			18								
			19								
			20								

EXHIBIT C-6

GRAV SAMPLES

Moisture determinations noted, all samples are...

VARIANCE APPLICATION

PLATTING

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43. The application must include all of the information listed below. Incomplete applications will not be processed.

Legal description of property: Gothberg Add. No 1 Lots A-1 & B-1

An application for a variance from a requirement of Title 43 shall contain:

1. The preliminary plat to which the variance pertains or, if presented separately, a graphic representation of what the future platting project would entail;
2. A description of the variance requested including the code section reference;
3. Explain the special circumstances for the variance *on separate pages*, addressing criteria A, B, & C as required in MSB 43.15.075.
 - A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and*
 - B. *The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought; and*
 - C. *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.*

I, Paul Hulbert the owner (or owner's representative) of the above described property apply for a variance from Section 43.20. 120 of the Borough Code in order to allow:

See Attached

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

APPLICANT OR OWNER
 Name: Joel Holladay Email: _____
 Mailing Address: _____ Zip: _____
 Signature: _____ Phone: _____

SURVEYOR
 Name (FIRM): Hulbert Surveying Email: pehulbert@mlaonline.net
 Mailing Address: 6177 S. Big Lake Rd Wasilla AK Zip: 99623
 Contact Person: Paul Phone: 892-6288

EXHIBIT D-1

I Paul Hulbert the owner's representative of the above described property apply for a variance from section 43.20.120(2) LEGAL ACCESS of the Borough Code in order to allow:

Public access (S. Lake View Loop) from S. Big Lake Road to and within the subdivision to be less than 50' wide. Easements and rights-of-way are as follows:

- (1) 18' wide by 344' long public use easement recorded March 20, 1978 in Bk 160 Pg. 703,
- (2) 40' wide rights-of-way on the eastern and portions of the western segments of S. Lake View Loop within Lake Park Sub. recorded Sept. 11, 1962 as Plat 62-24
- (3) 30' access and utility easement within Gothberg Add. No 1 recorded March 6, 1979 as Plat 79-306

- A. The granting of the variance shall not be detrimental to the public health, safety or welfare or injurious to adjacent property;

The property lies within Big Lake Road Service Area 21 and West Lakes Fire Service Area 130. Even though the easements and rights-of-way of S. Lake View Loop are less than 50' wide the borough maintains the road allowing year round general public access to and from adjoining lots and ensures EMS fire apparatus and emergency vehicle access. Additionally, this re-plat will be granting a 10' wide by 67' long portion of the 30' access and utility easement missing from the Gothberg Add. 1 plat which contains a portion of the borough maintained road.

- B. The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought;

This re-plat is located on a peninsula with S. Lake View Loop as its sole source of public access from the S. Big Lake Rd. The public access easements and rights-of-way are not current subdivision quality access as Lake Park Sub. that dedicated the 40' wide rights-of-way was platted in 1962 prior to the formation of the Borough and the establishment of subdivision ordinances. The 18' wide easement (March 20, 1978 in Bk. 160 Pg. 703 in 1978) was recorded prior to the borough formulating a public use easement accepting procedure. The easement was over a road that used by the general public since the mid-1950s' that connected Anderson Point Sub. (Plat W-42), Lake Park Sub. (Plat 62-42) and Gothberg Sub. (Plat W-21) to the S. Big Lake Rd. In 1979 during the platting of Gothberg Add. No. 1 the platting board approved a variance from legal and physical access as the 30' wide utility and access easement providing access to the three lots was sandwiched between a power line and the platted lots within Gothberg Sub. Plat W-21 legalizing the used road to those 20 lots.

- C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought or because the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property;

Again the road within the 30' access and utility easement of Gothberg Add. No. 1 is sandwiched between the 20 platted lots of Gothberg Sub. Plat W-21 and an existing power line. The power line is located within the 30' easement 27' to 28' from the platted lots. Increasing the easement width to the nominal 50' or 60' would require either purchasing an easement from the 20 lots or moving the power line. Existing utilities and septic systems within the Gothberg Sub would have to be relocated not to mention that the structural setbacks already at a minimum would be reduced even further, compounding the situation. Relocating the power line to be outside the 50' or 60' easement is impractical, cost prohibitive and unjustifiable for this two (2) lot re-plat when the sole purpose of this subdivision is to divide a common interest in one of the three original lots.

RECEIVED
350 East Dahlia Avenue
Palmer, Alaska 99645-6488
AUG 01 2016
PLATTING

VARIANCE APPLICATION

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43. The application must include all of the information listed below. Incomplete applications will not be processed.

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I, Joel Hulbert the owner (or owner's representative) of the above described property apply for a variance from Section 43.20. 140 of the Borough Code in order to allow:

See Attached

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

APPLICANT OR OWNER
 Name: Joel Holladay Email: _____
 Mailing Address: _____ Zip: _____
 Signature: _____ Phone: _____

SURVEYOR
 Name (FIRM): Hulbert Surveying Email: pehulbert@mla.on.limo.net
 Mailing Address: 6177 S. Big Lake Rd Wasilla AK Zip: 99623
 Contact Person: Paul Phone: 892-6288

EXHIBIT E-1

I Paul Hulbert the owner's representative of the above described property apply for a variance from section 43.20.140(1) PHYSICAL ACCESS of the Borough Code in order to allow:

S. Lake View Loop from S. Big Lake Road to and within the subdivision not to be located entirely within dedicated or legal rights-of-way. The easements and rights-of-way are as follows:

- (1) 18' wide by 344' long public use easement recorded March 20, 1978 in Bk 160 Pg. 703,
- (2) 40' wide rights-of-way on the eastern and portions of the western segments of S. Lake View Loop within Lake Park Sub. recorded Sept. 11, 1962 as Plat 62-24
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- A. The granting of the variance shall not be detrimental to the public health, safety or welfare or injurious to adjacent property;

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- B. The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought;

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acquiring additional rights-of-way from 37 lots and or moving power lines is beyond the scope of this replat. The sole purpose of this subdivision is to divide a common interest in one of the three (3) original lots by creating two (2) new lots thereby reducing density.

RECEIVED

JUL 29 2016

PLATTING

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, Joel Holladay, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:

Lot B Gothberg Addn. No. 1 Plat 79-306 Palmer
Recording District

Said right-of-way being more fully described as: 1'x45' portion of access
easement. see plat for location

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

Submitted herewith are the following:

1. A copy of the plat showing the right-of-way to be vacated; or
2. A recorded public easement creating the public right-of-way; and
3. **\$250.00** Right-of-Way Vacation Fee with Regular Plat; or
4. **\$500.00** for Stand Alone Vacation.

The action sought by this petition is for the following reason(s): (ATTACH PAGES, IF NEEDED)

To alleviate a setback encroachment of the
garage

APPLICANT Name: Joel Holladay Email: _____

OR Mailing Address: PO BOX 520199 Big Lake AK Zip: 99652

OWNER Contact Person: Joel Phone: 907 240-1227

SURVEYOR Name (FIRM): Hulbert Surveying Email: _____

Mailing Address: 6177 S. Big Lk Rd Willow AK Zip: 99673

Contact Person: Paul Phone: pehulbe-@emtaconline.net

EXHIBIT F-1

SIGNATURES OF PETITIONER(S):

Joe D. Halladay

NOTE: In accordance with MSB 43.15.035(D), vacations of public rights-of-way are subject to consent of the City Council or Borough Assembly. The City Council or Borough Assembly has 30 days from the date of Platting Board written decision in which to veto the action.



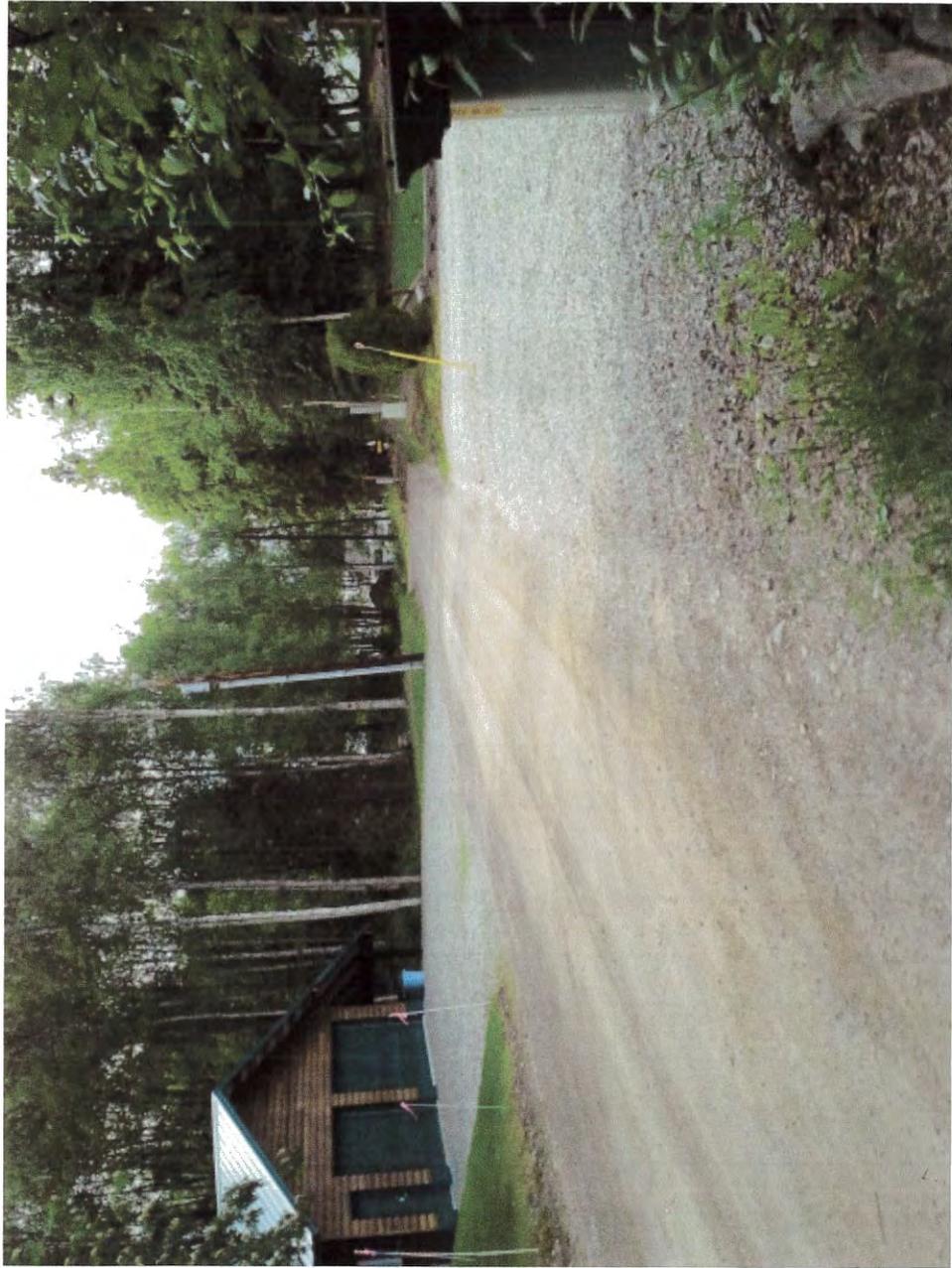
THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

8/5/16
DATE

Robert Brown
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 9/15/16



Looking north west at garage on Lot C
Gothberg Addn No 1



looking south east



Looking Northwest along Lake View Loop at W. Lois Lane



Looking Northwest along Lake View Loop at W. Lois Lane



Looking Northwest along the ROW line at southeast corner of Lot B



Looking Northwest along Lake View Loop at Garage on Lot C



Looking Northwest along Lake View Loop at the garage on Lot C



Looking Southwest along Lake View Loop at the apex of Lot C



Looking South at structures apparently on Lot C or Lot A

Peggy Horton

From: Peggy Horton
Sent: Wednesday, June 29, 2016 9:57 AM
To: Jamie Taylor
Subject: RE: Pre-app for Joel Holladay 6/30/2016 @ 11 AM

Okay, that's what we'll tell them then. Pre-app is tomorrow.

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

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

From: Jamie Taylor
Sent: Wednesday, June 29, 2016 9:56 AM
To: Platting
Cc: Peggy Horton
Subject: Re: Pre-app for Joel Holladay 6/30/2016 @ 11 AM

I just looked at this with Mike Lachelt. He has tried to purchase the proposed dedication from the property owner before for snow storage area. O&M would be very happy with the trade.

Jamie

Sent from my iPhone

> On Jun 27, 2016, at 3:51 PM, Jamie Taylor <Jamie.Taylor@matsugov.us> wrote:

>

> I normally don't support ROW or easement vacations, but in this case the existing easements are so narrow and the proposed dedication appears to be more beneficial to the Borough than the vacation... so, no objection.

>

>

> 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/>

>

>

>

EXHIBIT H-1

Peggy Horton

From: Jamie Taylor
Sent: Friday, September 02, 2016 2:36 PM
To: Platting
Cc: Peggy Horton
Subject: RE: Request for Comments for Gothberg Add 1 Lots A-1 & B-1, Case #2016-099 & 101, Tech: PH

Will a snow storage easement replace the vacated portion of access easement?

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

From: Peggy Horton **On Behalf Of** Platting
Sent: Tuesday, August 09, 2016 3:23 PM
To: Holly Zafian - ADF&G (holly.zafian@alaska.gov); Mark Fink (mark.fink@alaska.gov); regpagemaster@usace.army.mil; brian.young@usps.gov; [hrcane@gmail.com](mailto:hkane@gmail.com); browne@mtaonline.net; 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
Cc: Jay Van Diest (jay@valleymarket.com); LaMarr Anderson (lamarra05@gmail.com); Stan Gillespie (stan.gillespie@gmail.com); Jordan Rausa (jordan@alaskaplans.com); Tait Zimmerman (tait@zimmermanteamak.com); Patrick Johnson (patrickjhnsn@hotmail.com); Amy Hansen (amyhansenhomes@gmail.com); Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); Gregory Pugh (winforhim@aol.com)
Subject: Request for Comments for Gothberg Add 1 Lots A-1 & B-1, Case #2016-099 & 101, Tech: PH

Good Afternoon,

Attached is a preliminary plat to redesign 3 lots within Gothberg Addition #1, on the south side of Big Lake. The subdivision, two Variances, a ROW Vacation and a ROW Dedication are part of this platting action. Please review and provide your comments by September 2, 2016.

Let me know if you have any questions.

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

Peggy Horton

From: Susan Lee
Sent: Wednesday, August 10, 2016 1:06 PM
To: Platting
Subject: RE: Request for Comments for Gothberg Add 1 Lots A-1 & B-1, Case #2016-099 & 101, Tech: PH

Structures should be in compliance with setback requirements.

Susan

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

From: Peggy Horton **On Behalf Of** Platting
Sent: Tuesday, August 09, 2016 3:23 PM
To: Holly Zafian - ADF&G (holly.zafian@alaska.gov); Mark Fink (mark.fink@alaska.gov); regpagemaster@usace.army.mil; brian.young@usps.gov; hrcane@gmail.com; browne@mtaonline.net; 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
Cc: Jay Van Diest (jay@valleymarket.com); LaMarr Anderson (lamarra05@gmail.com); Stan Gillespie (stan.gillespie@gmail.com); Jordan Rausa (jordan@alaskaplans.com); Tait Zimmerman (tait@zimmermanteamak.com); Patrick Johnson (patrickjhnsn@hotmail.com); Amy Hansen (amyhansenhomes@gmail.com); Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); Gregory Pugh (winforhim@aol.com)
Subject: Request for Comments for Gothberg Add 1 Lots A-1 & B-1, Case #2016-099 & 101, Tech: PH

Good Afternoon,

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Let me know if you have any questions.

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

EXHIBIT I



MATANUSKA-SUSITNA BOROUGH

Community Development

Land & Resource Management

350 East Dahlia Avenue • Palmer, AK 99645

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

RECEIVED
AUG 10 2016
PLATTING

MEMORANDUM

DATE: August 10, 2016
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *MSB*
SUBJECT: Preliminary Plat Comments / Case #2016-099

Platting Tech: Peggy Horton
Public Hearing: September 15, 2016
Applicant / Petitioner: Holladay / Reider
TRS: 17N03W28
Tax ID: 1636000L00A-L00C
Subd: Gothberg Add 1, Lots A-1 & B-1
Tax Map: HO 13

Comments:

- No MSB land affected.
- No objection to proposed subdivision, vacation or variance.

EXHIBIT J

Peggy Horton

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Thursday, September 22, 2016 10:20 AM
To: Peggy Horton
Subject: RE: Request for Comments for Gothberg Add 1 Lots A-1 & B-1, Case #2016-099 & 101, Tech: PH
Attachments: SKMBT_C36016092210190.pdf

Please include the attached easement on the plat.

Thank you,

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

From: Peggy Horton [<mailto:Peggy.Horton@matsugov.us>]
Sent: Tuesday, September 13, 2016 10:59 AM
To: MEA_ROW; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); dblehm@gci.com
Subject: FW: Request for Comments for Gothberg Add 1 Lots A-1 & B-1, Case #2016-099 & 101, Tech: PH

Good Morning, I just realized I missed sending this preliminary plat to you folks. The case will now be heard on October 6th, so if you could review the attached and provide your comments by September 23, 2016, please.

Thank you,

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

From: Peggy Horton **On Behalf Of** Platting
Sent: Tuesday, August 09, 2016 3:23 PM
To: Holly Zafian - ADF&G (holly.zafian@alaska.gov); Mark Fink (mark.fink@alaska.gov); regpagemaster@usace.army.mil; brian.young@usps.gov; hrkane@gmail.com; browne@mtaonline.net; John Aschenbrenner (John.Aschenbrenner@matsugov.us); Richard Boothby (Richard.Boothby@matsugov.us); Elizabeth Weiant (Elizabeth.Weiant@matsugov.us); Eric Phillips (Eric.Phillips@matsugov.us); Michael Weller; Sheila Armstrong (Sheila.Armstrong@matsugov.us); Tracy McDaniel; Terry Dolan (Terry.Dolan@matsugov.us); Jim Jenson (James.Jenson@matsugov.us); Jamie Taylor (Jamie.Taylor@matsugov.us); Nicole Wilkins; Theresa Taranto (Theresa.Taranto@matsugov.us); Susan Lee (Susan.Lee@matsugov.us); Eileen Probasco (Eileen.Probasco@matsugov.us); Jessica Smith; Frankie Barker (Frankie.Barker@matsugov.us):.Permit_Center; Andy Dean

Big Lake Lodge

PALMER 61-2609

KNOW ALL MEN BY THESE PRESENTS, that (I) (WE) the undersigned,

Victor F. Gottberg

(unmarried) (husband and wife), for good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto the MARINUSKA ELECTRIC ASSOCIATION, Inc. a cooperative corporation (hereinafter called the "Cooperative"), whose post office address is Palmer, Alaska, and to the 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 80 acres in area, described as LOT ONE IN SECTION 28 TOWNSHIP 17 RANGE 3 WEST SEWARD MERIDIAN TERRITORY OF ALASKA

being in Section 28 Township 17 Range 3

~~(East)~~ (West) 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 or 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:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 23 day of Nov 1953.

Victor F. Gottberg (I.S.)

Signed, Sealed and delivered in the presence of:

Ruth L. Pearson

UNITED STATES OF AMERICA }
Territory of Alaska } SS.

THIS IS TO CERTIFY that on this 23 day of Nov 1953 before me, the undersigned, a Notary Public in and for the Territory of Alaska, personally appeared

Victor F. Gottberg

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.

RECORDED - FILED
Palmer REC. DIST.
DATE <u>9-29</u> 19 <u>61</u>
TIME <u>2:55 P.</u> M
Requested by <u>MEA</u>
Address <u>Palmer</u>

#DS 28-7

Office Use Only	W. O.	MISC.
	P/S <u>31 P</u>	MAP <u>1746</u>
	SUBD. <u>15</u>	QUAD. <u>B</u>
	PLAT	EASE. <u>86-11115</u>

Ruth L. Pearson
Notary Public for Alaska
My commission expires April 15-1954

Peggy Horton

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Tuesday, September 13, 2016 1:22 PM
To: Peggy Horton
Cc: Jessica Thompson
Subject: RE: Request for Comments for Gothberg Add 1 Lots A-1 & B-1, Case #2016-099 & 101, Tech: PH

Peggy,

MTA has reviewed the preliminary plat for Gothberg Add 1, Lots A-1 & B-1. MTA has no objections.

Thank you for the opportunity to review and comment.

Becky Glenn
MTA

From: Peggy Horton [mailto:Peggy.Horton@matsugov.us]
Sent: Tuesday, September 13, 2016 10:59 AM
To: mearow@matanuska.com; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; row@enstarnaturalgas.com; 'ospdesign@gci.com' (<ospdesign@gci.com> <ospdesign@gci.com>); dblehm@gci.com
Subject: FW: Request for Comments for Gothberg Add 1 Lots A-1 & B-1, Case #2016-099 & 101, Tech: PH

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.

Good Morning, I just realized I missed sending this preliminary plat to you folks. The case will now be heard on October 6th, so if you could review the attached and provide your comments by September 23, 2016, please.

Thank you,

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

From: Peggy Horton **On Behalf Of** Platting
Sent: Tuesday, August 09, 2016 3:23 PM
To: Holly Zafian - ADF&G (holly.zafian@alaska.gov); Mark Fink (mark.fink@alaska.gov); regpagemaster@usace.army.mil; brian.young@usps.gov; hrkane@gmail.com; browne@mtaonline.net; John Aschenbrenner (John.Aschenbrenner@matsugov.us); Richard Boothby (Richard.Boothby@matsugov.us); Elizabeth Weiant (Elizabeth.Weiant@matsugov.us); Eric Phillips (Eric.Phillips@matsugov.us); Michael Weller; Sheila Armstrong (Sheila.Armstrong@matsugov.us); Tracy McDaniel; Terry Dolan (Terry.Dolan@matsugov.us); Jim Tenson



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



NON-OBJECTION
FIRST CLASS

*Mat-su Borough
 350 E. Dahlia Ave
 Palmer, AK 99645*

56014000L012 60
 MCDONALD JASON
 1706 SHIP AVE
 ANCHORAGE AK 99501-1807

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Board** will consider the following:

PETITIONER: JOEL HOLLADAY AND KEVIN

REQUEST: The request is to redesign Lots A, B & C **ADDITION 1 LOTS A-1 AND B-1.** The petitioner is requesting a vacation of a 1' x 45' portion of S. Lake View Loop to alleviate a setback violation and will dedicate a 10' x 65' utility and access easement. The petitioner is also requesting a variance from MSB 43.20.140 to allow for the resubdivision with access that is not located entirely within dedicated or legal rights-of-way.

LOCATION: Located within Sec 28, T17N, R03W, S.M. AK, lying north of S. Big Lake Road and the apex of S. Lake View Loop.

Community Council: Big Lake **Assembly District:** #5: Dan Mayfield **Area:** 208 Acres +/-

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision** on **September 15, 2016**. The meeting begins at **1:00 p.m.** We are sending you this notice as required by State Law and Borough Ordinances because your property is within 1200' of the petition area. This will be heard before the **PLATTING BOARD** and you are invited to attend.

If you would like to send comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or fax to (907) 861-8407 or e-mail: plattling@matsugov.us. Comments received by 3:00 PM one week prior to the meeting, **September 7, 2016**, will be included in the Platting Board packet. Comments received from the public up to 4:00 PM one day prior to the meeting will be given to the Platting Board in a "Hand-Out" packet the day of the meeting. To request additional information please contact the Platting Technician, **Peggy Horton** at (907) 861-7881 or the Platting Secretary at (907) 861-8573.

In order to be eligible to file an appeal from a decision of the Platting Board, a person must be designated an *interested party*. See MSB 15.39.010 for definition of "Interested Party". The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the Borough internet home page, (www.matsugov.us), in the Borough Clerk's office, or at various libraries within the borough.

Please do not send comments or questions directly to the Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

Name: Jason McDonald **Address:** 15348 W. Oscar Anderson Lp. Big Lake 99662
Comments: It doesnot appear that the request will cause any of the neighbour issues. So no problem with granting request



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



NON OBJECTION
FIRST CLASS

RECEIVED

SEP 02 2016

PLATTING

*Mat su Borough
 350 E. Dahlia Ave
 Palmer, AK 99645*

56014000L013 61
 MCDONALD TAWNIA M
 2111 VIKING DR
 ANCHORAGE AK 99501

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Board** will consider the following:

PETITIONER: JOEL HOLLADAY AND KEVIN & ANDREA REIDER (owners/petitioners)

REQUEST: The request is to redesign Lots A, B & C, Gothberg Addition 1 into two lots to be known as **GOTHBERG ADDITION 1 LOTS A-1 AND B-1**. The petitioner is requesting a vacation of a 1' x 45' portion of S. Lake View Loop to alleviate a setback violation and will dedicate a 10' x 65' utility and access easement. The petitioner is also requesting a variance from MSB 43.20.140 to allow for the resubdivision with access that is not located entirely within dedicated or legal rights-of-way.

LOCATION: Located within Sec 28, T17N, R03W, S.M. AK, lying north of S. Big Lake Road and the apex of S. Lake View Loop.

Community Council: Big Lake **Assembly District:** #5: Dan Mayfield **Area:** 208 Acres +/-

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Please do not send comments or questions directly to the Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

Name: Tawnia McDonald Address: 3926 S. Lake View Lp. Big Lake AK 99662

Comments: No problem with Request

EXHIBIT N-2

CERTIFICATE OF OWNERSHIP & DEDICATION
 WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JOEL HOLLADAY _____ DATE _____
 P.O. BOX 520199
 BIG LAKE, ALASKA 99652

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____
 DAY OF _____ 20____
 FOR _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

KEVIN REIDER _____ DATE _____
 #10 3686 LAKE VIEW LOOP
 WASILLA ALASKA 99654

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____
 DAY OF _____ 20____
 FOR _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

ANDREA REIDER _____ DATE _____
 #10 3686 LAKE VIEW LOOP
 WASILLA ALASKA 99654

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____
 DAY OF _____ 20____
 FOR _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

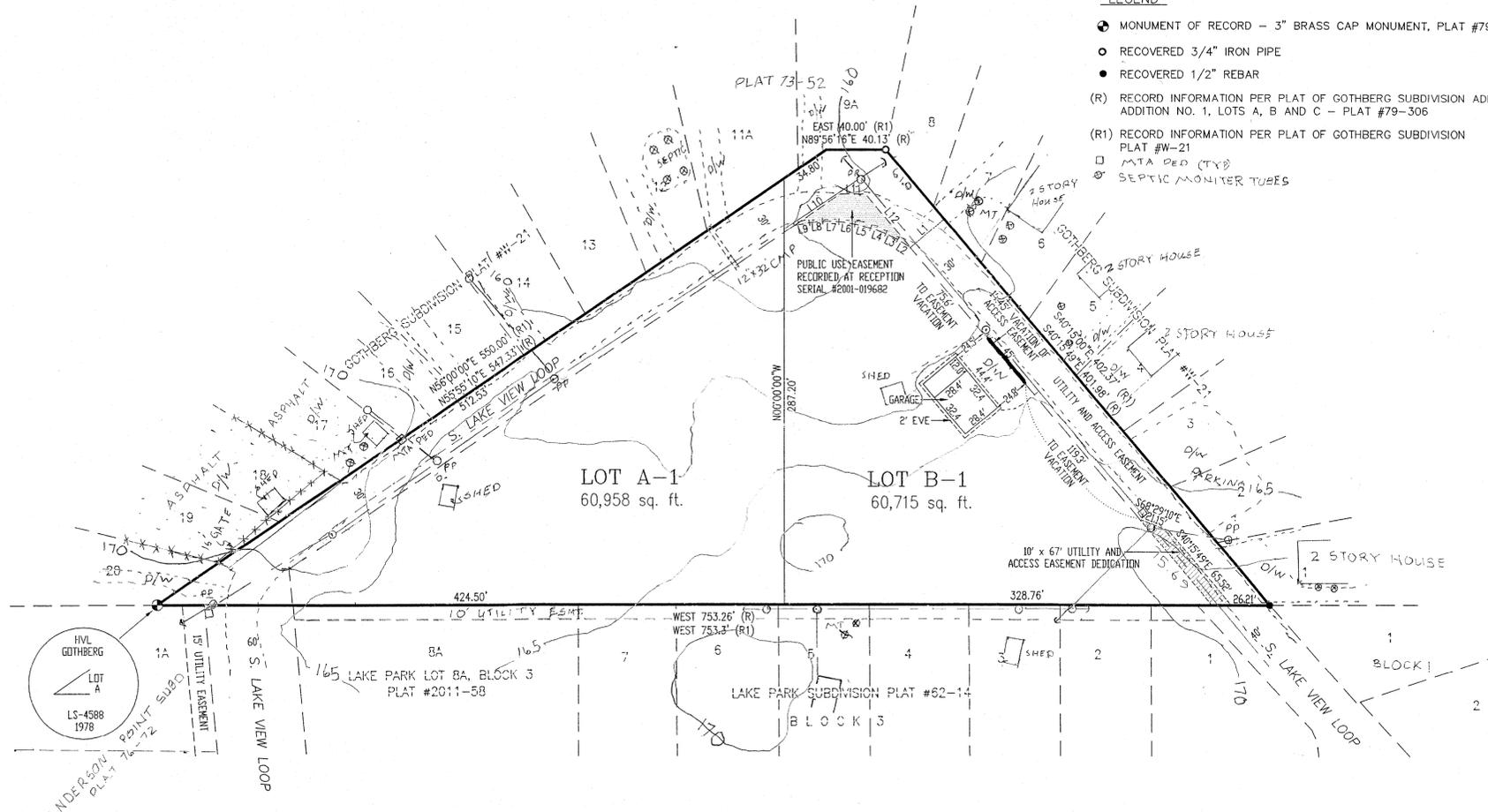
I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____ 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE _____ PLANNING & LAND USE DIRECTOR
 ATTEST: _____ PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

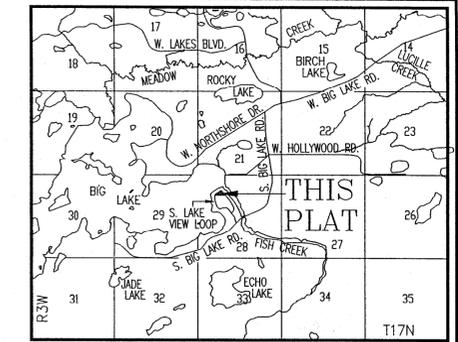
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 20____ AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE _____ BOROUGH TAX COLLECTION OFFICIAL



LEGEND

- MONUMENT OF RECORD - 3" BRASS CAP MONUMENT, PLAT #79-306
- RECOVERED 3/4" IRON PIPE
- RECOVERED 1/2" REBAR
- (R) RECORD INFORMATION PER PLAT OF GOTHBERG SUBDIVISION ADDITION NO. 1, LOTS A, B AND C - PLAT #79-306
- (R1) RECORD INFORMATION PER PLAT OF GOTHBERG SUBDIVISION PLAT #W-21
- MTA PEG (TYP)
- ⊗ SEPTIC MONITOR TUBES



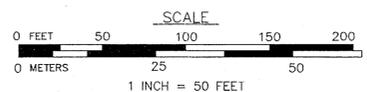
VICINITY MAP
 SCALE 1" = 1 MILE

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 EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.

LINE TABLE

LINE	LENGTH	BEARING
L1	30.00'	N49°44'11"E
L2	10.00'	N57°02'00"W
L3	9.00'	N63°40'00"W
L4	11.00'	N69°30'00"W
L5	11.00'	N75°40'00"W
L6	11.00'	N81°10'00"W
L7	11.00'	N89°10'00"W
L8	9.00'	S83°50'00"W
L9	10.32'	S79°40'00"W
L10	37.54'	N55°55'10"E
L11	17.03'	N89°56'16"E
L12	47.22'	S40°15'49"E



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL 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 ACTUALLY EXIST AS DESCRIBED, AND THAT ALL OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
 LS-5702 PAUL HULBERT
 REGISTERED LAND SURVEYOR DATE _____

A PLAT OF
GOTHBERG SUBDIVISION
 ADDITION NO. 1
 LOTS A-1 AND B-1
 A REPLAT OF LOTS A, B AND C
 GOTHBERG SUBDIVISION, ADD. NO. 1, PLAT #79-306
 LOCATED WITHIN
 GOVERNMENT LOT 1, SECTION 28, T. 17 N., R. 3 W.
 SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 2.8 ACRES, MORE OR LESS

PAUL HULBERT
 ALASKA BUSINESS LICENSE #1034272
 MAILING & PHYSICAL ADDRESS:
 6177 S. BIG LAKE ROAD, WASILLA, ALASKA 99623
 PHONE: (907) 892-6288

DRAWN BY ICAD/K.Lyne	DATE 7/21/16	DRAWING: 2016-23/GothbergReplot
CHECKED BY Phulbert	SCALE 1 INCH = 50 FEET	SHEET 1 OF 1

Agenda Copy

RECEIVED
 JUL 22 2016
 PLATTING

4G

43.15.040(B) and a Petition to Amend or Alter a Plat as required by AS 29.40.120 (**Exhibit C & D**).

Public Noticing: Dan Beutel from DNR provided an affidavit stating the vacation was posted and provided information on further noticing performed by DNR (**Exhibit E & F**). The posting notice informed the public of the date, time, and place of the public hearing. Since there are no developed trails on the property and the state requested public noticing in a different fashion for fiscal reasons, the Platting Officer allowed posting of the vacation in community centers and notification of local snowmachine clubs. Notices were sent to the Glennallen Post Office, Copper Valley Community Library, Lake Louise Lodge and Eureka Lodge for posting on the community bulletin boards. Notices were also mailed to the Lake Louise Snowmachine Club (also known as The Wolf Pack), President of the Lake Louise Snowmachine Club, and Anchorage Snowmobile Club. The state also has a posting requirement which included posting to the State Online Notices site, Newspaper ads, and copying the decision to various state and local agencies. Public noticing was also done to properties within 1200' of the parent parcels.

Vacations: MSB 43.15.035(B)(1)(a), *Vacations* allows for vacations of public rights-of-way if the vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation, which this plat is doing. Within the preliminary decision, under the title "Public Use Patterns" it states, "The current state of the subject SLEs are not constructed. DMLW, Survey Section has no known information that vehicles, pedestrians or other public interests have been or are using those portions of the SLE proposed to be vacated. A field inspection was not conducted."

MSB 43.15.035(2)(b) states "the platting board shall not ordinarily approve vacations of public interests in land if the vacation is of a public right-of-way providing access to a lake, river, or other area with public interest or value, unless alternate or better access is provided or exists." Staff notes the plat shown alternate access is being dedicated with this plat to provide access both to Susitna Lake and to the surrounding properties with a public access easement along the lake front and upland to adjoining state land.

Alternate Routes: The proposed alternate routes consist of Public Access and Utility Easements to be dedicated within Lots 3, 4, 5, 7, 9, 10, 12, 14 & 15, US Survey 4584 and those existing 50' Public Access and Utility Easements on Lots 2, 6, 8, and 11, which were granted on the patents for those properties. In addition, a 50-foot wide public access easement upland of and contiguous with the ordinary high water line of Susitna Lake will be reserved on the plat.

The vacation complies with AS 19.30.410 and 11AAC 51.065, which state in part "Before any vacation, modification, or relocation of a public easement, the applicant must demonstrate to the satisfaction of the department that equal or better access is available". Per MSB 43.15.040(B)(8), *Section Line and State Recognized RS-2477 Easement Vacations* and AS 19.30.410, *Vacations of Rights-of-Way*, the petitioner has demonstrated that a reasonably comparable, established alternate right-of-way or means of access exists that is sufficient to satisfy all present and reasonable foreseeable uses. A quote from The Preliminary Decision from the State of Alaska Department of Natural Resources, "Based on our findings, the applicant met DNR's requirements to vacate the subject section line easement."

COMMENTS

MSB Dept of Public Works Engineer had no comments (**Exhibit G**). MSB Current Planner had no comment (**Exhibit H**). MSB Land and Resource Management stated there is no MSB land affected and they have no objection (**Exhibit I**).

MTA had no objections (**Exhibit J**). GCI had no objections (**Exhibit K**). Enstar had no objections (**Exhibit L**).

A public noticing response was received from Walt and Betty Arthur, owners of Lot 8, USS 4584 (**Exhibit M**). His comments have to do with the land sale and the easements on his property, which are not being vacated and the purpose of the state's vacation petition. A patent for this land reserved a 50' wide roadway and public utility purpose along the west side and he states he has an outhouse within this easement. He also asks if his lot has a section line easement and requests vacation of the easement on the west side of his lot. Staff notes we are unable to determine if there is a section line easement on his property and we forwarded a copy of the patent and a pre-application form to him to use if he wishes to go through the platting vacation process.

CONCLUSION

The vacation is pursuant to AS 29.40.120 through AS 29.40.140 and MSB 43.15.035, *Vacations*. The vacation meets the requirements of MSB 43.15.040, *Section Line and State Recognized Rs-2477 Easement Vacations*.

The proposed alternate routes consist of public access and utility easements which will be dedicated on the section line easement vacation plat and those easements that were already granted within adjoining properties within USS 4584 by patent reservations. In addition, a 50-foot wide public access easement upland of and contiguous with the ordinary high water line of Susitna Lake, will be reserved on the plat.

There were no objections received from Borough offices, outside agencies, or the public.

RECOMMENDATIONS:

"I move to approve the vacation the 50' wide Section Line Easement within Lots 12, 14, & 15, US Survey 4584 and replace them with Public Access and Utility Easements along property lines. Located within Sections 2 & 3, T7N, R8W, Copper River Meridian, Alaska contingent upon the staff recommendations and findings:"

1. Pay Postage and Advertising fee.
2. Obtain the Borough Assembly approval of the vacation within 30 days of Platting Board's written Notification of Action. MSB Assembly has 30 days from the date of the Platting Board decision to deny the request.

3. Submit final section line easement vacation plat, signed by the State and those with a legal and beneficial interest in full compliance with Title 43.
4. Show the replacement public access and utility easements on the section line easement vacation plat as shown on the preliminary plat.
5. Obtain DNR Final Decision of Approval for the Section Line Easement Vacation.
6. Provide updated Certificate to Plat executed within 90 days prior to recording and provide beneficiary affidavits from holders of legal and equitable interest, if any.

FINDINGS:

1. The vacation is pursuant to AS 29.40.120 through AS 29.40.140 and MSB 43.15.035 *Vacations*. The vacation meets the requirements of MSB 43.15.040 *Section Line and State-Recognized RS-2477 Easement Vacations*.
2. The vacation is consistent with MSB 43.15.035(B)(1)(a) & 43.15.035(B)(2)(b) as the vacation is conditioned upon the final approval of a plat affecting the same land which provides equal or better access to all areas affected by the vacation and alternate or better access to the lake is being provided on the plat.
3. SOA DNR has issued a preliminary decision approving the vacation of the section line easements (EV-3-239). Final decision of approval will be required prior to plat recordation.
4. The vacations are requested to unencumber the potential building sites and allow for better, more efficient use of the property.
5. Public notice was posted for the section line easement vacation notifying the public of the date, time and place of the public hearing.
6. The properties are undeveloped at this time. DMLW, Survey Section has no known information that vehicles, pedestrians or other public interests have been or are using those portions of the SLE proposed to be vacated. A field inspection was not conducted.
7. Petitioners' surveyor of record has provided documentation of the existence of the section line easements within the area to be vacated and adjoining section lines as required by MSB 43.15.040(B)(2).
8. The petitioner is dedicating public access and utility easement along property lines to replace the vacated easements consistent with MSB 43.15.040(B)(8) and MSB 43.15.035(B)(2)(b). Public Access and Utility Easements were also reserved in patents on adjacent properties.
9. A 50 foot wide public access easement upland of and contiguous with the ordinary high water line of Susitna Lake, will be reserved on the plat.

10. The existing section line easements are not constructed. No construction of the replacement public access easement is required.
11. Public notices were sent to the Glennallen Postmaster, Copper Valley Community Library, Lake Louise Lodge and Eureka Lodge for posting on the community bulletin boards. Notices were also mailed to the Lake Louise Snowmachine Club (also known as The Wolf Pack), the President of the Lake Louise Snowmachine Club, and Anchorage Snowmobile Club. The state also has a posting requirement which included posting to the State Online Notices site, Newspaper ads, and copying the decision to various state and local agencies.
12. Response from Walt and Betty Arthur concerning their property adjacent to this state land and the state land sale and the purpose for this vacation.
13. There are no objections from borough developments, outside agencies, or the public.

SUSITNA LAKE

**SUBJECT
PROPERTY**

USS 4584

16

Section Line Esmt
to be vacated

Replacement access

USS 4584

Alternate existing access

VICINITY MAP

FOR PROPOSED US SURVEY 4584
SECTION LINE EASEMENT VACATION
LOCATED WITHIN SEC 2 & 3, T7N, R8W
COPPER RIVER, MERIDIAN, ALASKA

EXHIBIT A-1

LAKE LOUISE 3 MAP

7

34 35

3 2

USS 4586

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2

SUBJECT
AREA

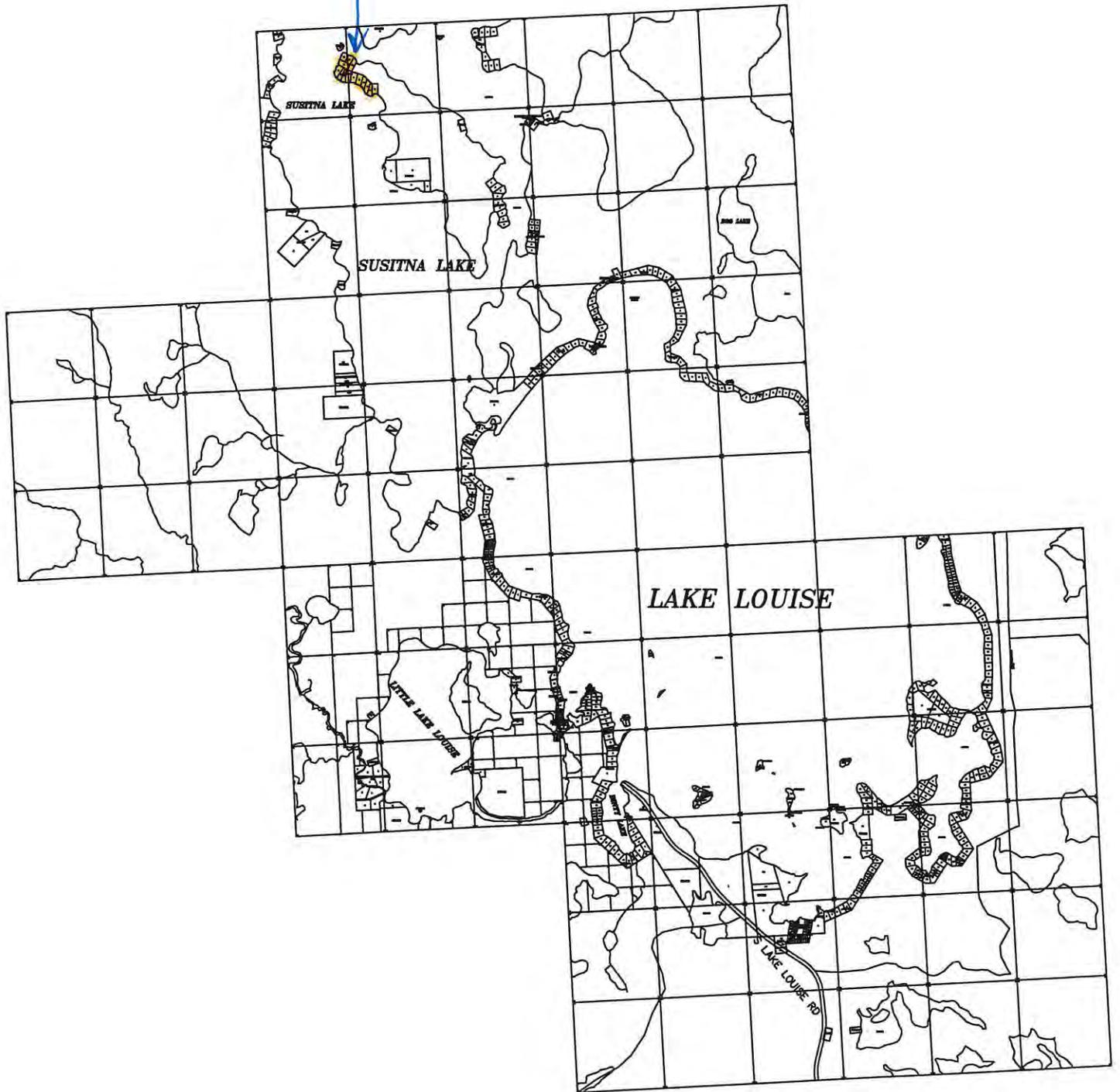


EXHIBIT A-2

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PLATTING

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
SURVEY SECTION

Preliminary Decision

Petitioner: State of Alaska, Department of Natural Resources, Division of Mining,
Land & Water, Land Sales and Contract Administration Services

Section Line Easement Vacation

EV-3-243

Petitioned Action:

The proposed action consists of vacating the 50' section-line easements (SLEs) lying within Lots 12, 14, & 15, US Survey 4584, Sections 2 & 3, T7N, R8W, CRM, as depicted in Attachment A.

The reason cited by the applicant: "The section line easements run through the middle of existing government lots. The vacation will un-encumber the potential building sites and allow for better, more efficient use of the property."

Legal Authority:

AS 19.10.010, AS 19.30.410, AS 38.05.035(e), AS 38.05.945, 11 AAC 51.025, 11 AAC 51.065 and 11 AAC 51.100

The Alaska Department of Transportation and Public Facilities (DOT/PF) and the Department of Natural Resources (DNR) have concurrent authority for approving the vacation of SLEs.

Administrative Record:

The DNR Survey Case File EV-3-243 constitutes the administrative record used for the basis of this decision.

Borough:

The proposed action is located within the Matanuska Susitna Borough (MSB).

State Easement Interest:

50-foot wide section-line easements exist within the subject properties pursuant to AS 19.10.010. (See Discussion 1).

Underlying Interest:

The petitioner owns the estate underlying the SLE proposed for vacation.

EXHIBIT B-1

Alternate Route:

The proposed alternate route consists of the 30 foot wide Pedestrian Access and Utility Easements dedicated within Lots 3, 4, 5, 7, 9, 10, 12, 14 & 15, US Survey 4584 as depicted on Attachment A.

Land Management Policies:

1) Pursuant to 11 AAC 51.065, before any vacation, modification, or relocation of a public easement, the petitioner must demonstrate to the satisfaction of the department that equal or better access is available. Equal or better access must be access that is:

- protected by an easement of record that is adequately wide for the purpose; if the easement of record is new, the petitioner must arrange for a note in the vacation document to be recorded that identifies the new easement as a replacement for the vacated easement; and,
- at least equally usable, considering length, type of terrain, and level of improvement, as the easement to be vacated; if development or improvement is needed to make the replacement easement at least equally usable, the petitioner must arrange for the development or improvement to be completed before the vacation takes effect.
- the department will determine if the vacation is in the State's best interest

Public Use Patterns:

The current state of the subject SLEs are not constructed. DMLW, Survey Section has no known information that vehicles, pedestrians or other public interests have been or are using those portions of the SLE proposed to be vacated. A field inspection was not conducted.

Practicality of Use:

The SLEs proposed to be vacated cross a narrow peninsula at the very north west end of a large island in Susitna Lake. Its entire length from water, thence across said peninsula to water, including that portion not being vacated, is approximately 1650 feet. This is an isolated segment of section-line easement. Sufficient public access to adjacent and adjoining parcels exists via the public waters of Susitna Lake. Alternate public access will be reserved and/or dedicated.

Agency Review:

Initial Agency review of the proposed action began on February 24, 2016 and concluded May 26, 2016. Agencies notified included Department of Transportation/Public Facilities (DOT/PF) Northern Region, Alaska Department of Fish and Game (ADFG), DNR Division of Mining, Land and Water – South Central Regional Office (SCRO), Alaska Mental Health Trust Land Office (MHTLO) and DNR Division of Parks and Outdoor Recreation (DPOR).

Agency Comments:

1. All agencies submitted comments of non-objection.
2. No other comments or objections on the proposed action were received.

Discussion:

1. Determination of the existence of Section-Line Easements:

- a. The Protraction Diagram (CR4-8) for Townships 5 to 8 North, Ranges 5 to 8 West, Copper River Meridian, Alaska was approved by the BLM on March 17, 1960. Said protraction diagram depicts the line common to Sections 2 & 3, T7N, R8W, CRM as a protracted section line.
 - The 1969 Opinions of the Attorney General No. 7 states in part "...where protracted surveys have been approved, and the effective date thereof published in the Federal Register, then a section line right-of-way attaches to the protracted section line...". Notices of Filing in the Federal Register of Alaska protraction diagrams has been documented as early as 1959.
- b. The BLM plat of U.S. Survey No. 4584, embracing Lots 1 to 16 inclusive, was accepted by the Chief, Division of Engineering on September 16, 1965. On this date said Lots 1-16 became appropriated for future application pursuant to the Act of June 1, 1938 (52 Stat 609); the Small Tracts Act. Said US Survey overlaps the protracted section line common to said Sections 2 & 3.
 - The Rectangular Survey Plat for Township 7 North, Range 8 West, Copper River Meridian, Alaska was accepted by the BLM on March 6, 1978.
 - Since the subject lands were appropriated prior to rectangular survey plat approval, public highway rights (e.g. section-line easements) pursuant to the Act of July 26, 1866 (RS 2477), now codified under 43 USC 932, did not arise by operation of statute. However;
- c. The lands underlying the SLEs proposed to be vacated were then conveyed to the State of Alaska by Federal Patent 50-83-0200 on June 21, 1983. **For surveyed or unsurveyed land owned by the state on or after July 1, 1960, the width, as identified in AS 19.10.010, is 50 feet (11 AAC 51.025, editor's note #7).**

2. The proposed alternate access meets the requirements for vacation of those portions of the subject section-line easement pursuant to 11 AAC 51.065. The proposed alternate route is equally useable. Additional access will be protected by easements to be dedicated and that are adequately wide to satisfy all present and reasonable foreseeable uses. Continued access to adjacent lands is ensured via to be dedicated easements and via water access from Susitna Lake.

3. Pursuant to 11 AAC 51.065(e)(1), the department will give consideration to the recommendations of the MSB Planning Commission regarding this action when a copy of the Approved Minutes are received at DNR.

Approval of the proposed action is contingent upon the following conditions:

1. Pursuant to AS 38.05.945, a Public Notice must be completed. The Department of Natural Resources may modify the decision after analyzing public comments.

2. Comply with MSB's conditions of approval unless waived by the Director, DMLW.

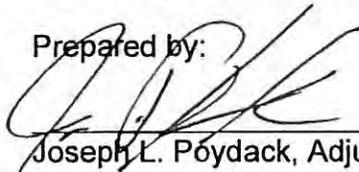
3. A final plat (owner signed / surveyor sealed Mylar) must be submitted to DNR within two years from the date of approval of the Final Decision unless extended by DMLW, Survey Section.

4. Submittal of a Certificate to Plat, current within 90-days, with the final plat.

Recommendation:

Based on our findings, the applicant meets DNR's requirements to vacate the subject section-line easements. The proposed vacation may be in the state's best interest. Therefore, the Division of Mining, Land and Water, Survey Section recommends approval of this action and may proceed with adjudication and public notice in accordance with AS 38.05.945 and 40.15.305(e).

Prepared by:

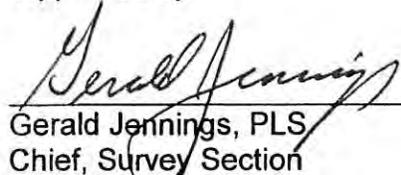


Joseph L. Poydack, Adjudicator

11 July 2016

Date

Approved by:



Gerald Jennings, PLS
Chief, Survey Section

July 11, 2016

Date

PUBLIC NOTICE:

**Notice of Preliminary Decision
Section Line Easement Vacation
EV-3-243**

Per AS 19.30.410, the Department of Natural Resources, Division of Mining, Land and Water has made a Preliminary Decision (PD) giving contingent approval to a petition to vacate portions of the 50-foot section line easements lying within US Survey 4584, Sections 2 & 3, T7N, R8W, CRM.

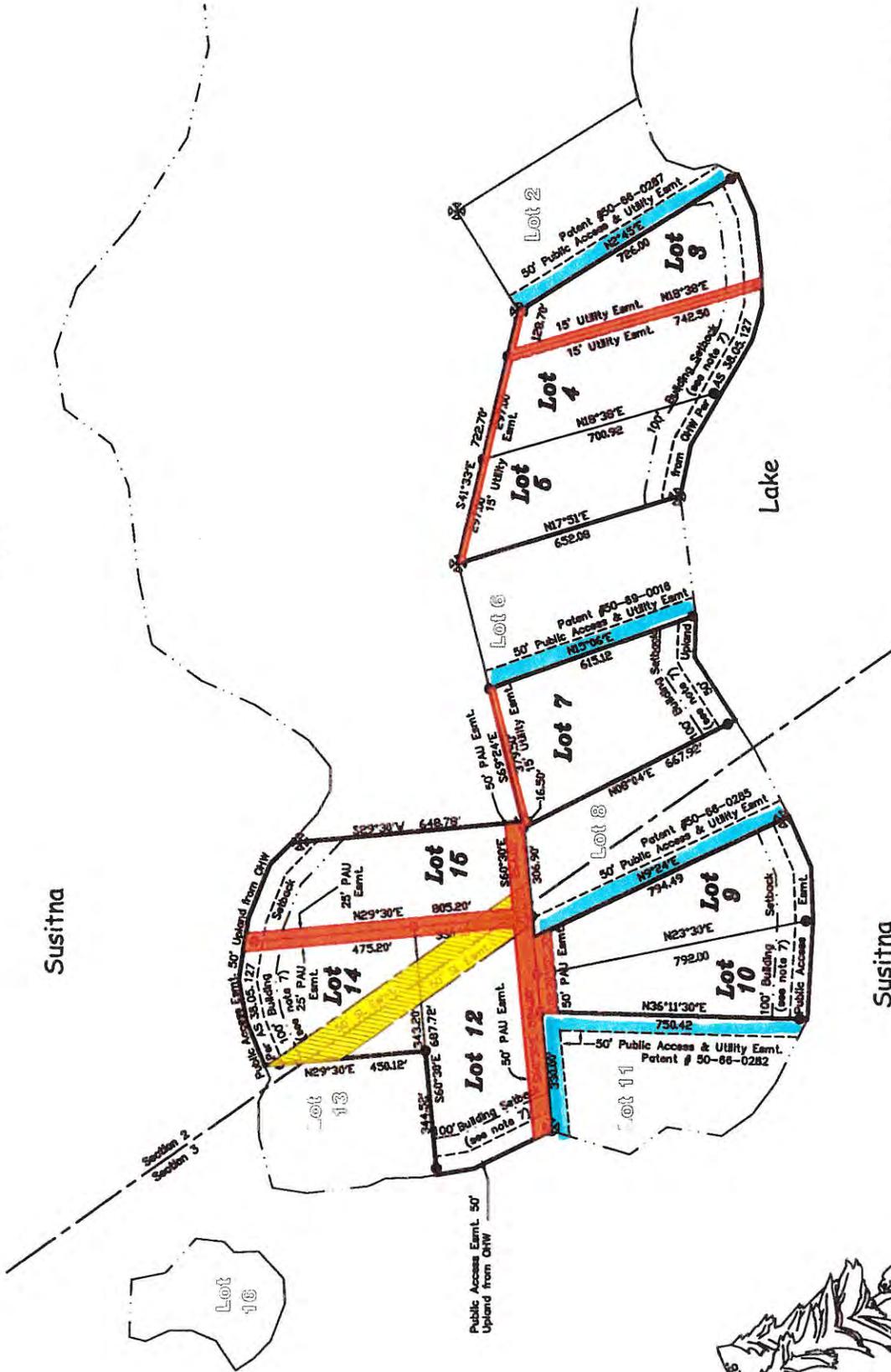
The public is invited to comment on the PD. Copies are available from DMLW, 550 W. 7th Avenue, Suite 650, Anchorage, AK 99501-3576 or <http://notes3.state.ak.us/pn/>. All comments must be received in writing at DMLW by 5:00 p.m. on August 26, 2016. **To be eligible to appeal, one must respond in writing during the comment period.** If public comment analysis indicates the need for significant changes to the PD, additional public notice will be given. If no significant change is required, the PD, including any minor changes, will be issued as a Final Decision (FD). To obtain PD/FD copy, reference case number EV-3-243; include date, your email and mailing address and telephone number. If you have any questions, contact DNR, Joseph L. Poydack, 375-7733 or joseph.poydack@alaska.gov.

DMLW reserves the right to waive technical defects in this publication.

Those with audio impairments may call Anchorage DNR Public Information Center, 10-5, M-F, TDD#269-8411.

Lake

Susitna



EV 3-243 Attachment A
Sections 2 & 3, T7N, R8W, CRM

 SLEs Proposed to be Vacated

 Easements to be Dedicated

 EXISTING EASEMENTS



PETITION FOR VACATION OF SECTION LINE EASEMENT OR RS 2477

WITHIN A SUBDIVISION USS 4584
OUTSIDE A SUBDIVISION _____

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Comes now the undersigned, State of Alaska, and petitions the Matanuska-Susitna Borough to vacate the section line easement lying within the following described property, to-wit:

Lots 12 & 14-15 US Survey 4584

Said easement being more fully described as (legal description): Easements associated with Sections 2 & 3 T7N, R8W, CRM as they pass through U.S. Survey 4584.

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

Submitted herewith are the following:

1. Preliminary finding of approval from SOA/DNR.
2. Section line easement documentation including adjacent easements
A. Patents B. Dates of entry C. Government survey plat D. Affidavit
3. The action sought by this petition is for the following reason(s): *(ATTACH PAGES, IF NEEDED)*
See Petition to amend or alter plat (Attached) and the attached petition to vacate submitted to DNR (attached).
4. Copies of the plat showing the section line easement to be vacated.
5. **\$500.00** Section Line Easement Vacation or RS 2477 Vacation Fee or **\$250.00** with Regular Plat.

**APPLICANT
OR
OWNER**

Name: State of Alaska Email: Kathryn.young@alaska.gov
Mailing Address: 550 W 7th Ave., Ste. 640, Anchorage Zip: 99501
Contact Person: Kathryn Young Phone: 269-8672

SURVEYOR

Name (FIRM): State of Alaska Email: Clifford.baker@alaska.gov
Mailing Address: 550 W 7th Ave., STE 650, Anchorage, AK Zip: 99501
Contact Person: Cliff Baker Phone: 269-8522

EXHIBIT C-1

SIGNATURES OF PETITIONER(S):

Kathryn Young

NOTE: In accordance with MSB 43.15.035(D), vacations of public rights-of-way are subject to consent of the City Council or Borough Assembly. The City Council or Borough Assembly has 30 days from the date of Platting Board written decision in which to veto the action.



THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

8/15/16

DATE

Reet H. ...

PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 10/6/16

EXHIBIT C-2

RECEIVED

AUG 11 2016

PLATTING

PETITION TO AMEND OR ALTER A PLAT USS 4584

VACATION OF A SUBDIVISION _____

Comes now the undersigned, State of Alaska and petitions the Matanuska-Susitna Borough to amend a plat lying within the following described property, to-wit:
Lots 3-5, 7, 9-10, 12 7 14-15 USS 4584

Proposed change requested: (OR see attached sheets)
Add Building Setback, Public Access & Utility Easements

The action sought by this petition is for the following reasons: (OR see attached sheets)
By State statute section line easements exist along all section lines, surveyed and protracted on State lands. Therefore, though not shown on original US surveys, the section line easements do exist and create development hardships on the small parcels created by USS 4584. Therefore we propose to vacate the section line easements and replace them with the proposed changes that will be shown on the revised plat.

APPLICANT Name: State of Alaska Email: Kathryn.young@alaska.gov

OR Mailing Address: 550 W. 7th Ave., Ste. 640, Anchorage, AK Zip: 99501

OWNER Contact Person: Kathryn Young Phone: 269-8672

SURVEYOR Name (FIRM): State of Alaska Email: Clifford.baker@alaska.gov

Mailing Address: 550 W. 7th Ave., Ste. 650, Anchorage, AK Zip: 99501

Contact Person: Cliff Baker Phone: 269-8522

SIGNATURES OF PETITIONER(S):

Kathryn Young



THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

8-15-16
DATE

Proctor
PLATTING DIVISION REPRESENTATIVE

PH DATE: 10/6/16

EXHIBIT D

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PLATTING

SECTION LINE OR RS 2477 EASEMENT VACATION POSTING AFFIDAVIT

In accordance with MSB 43.15.040(B)(7), I hereby certify that I posted the prescribed vacation notice as agreed to with Matanuska Susitna Borough Platting Division.

Date Posted: 8/16/2016

Platting Case #: 2016-105

DAN BEUTEL
Printed Name

[Signature]
Signature

550 W 7TH AVE, STE 640
Mailing Address

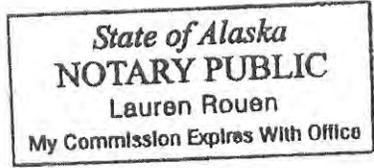
269-8599
Phone Number

ANCHORAGE AK Zip: 99501

NOTARY CERTIFICATION

State of Alaska)
)ss
Third Judicial District)

SUBSCRIBED and SWORN to (or affirmed) before me this 19th day of September
2016, by Dan Beutel
(name of signers(s))



[Signature]
(signature and seal of notary)
My commission expires: with office

EXHIBIT E

Please complete and return this Statement of Posting to the Department of Natural Resources in the enclosed self-addressed, stamped envelope.

STATEMENT OF POSTING

I posted a copy of the enclosed public notice regarding an easement vacation for USS 4584.

The notice was posted in the following location accessible to the general public,

Lake Louise Lodge (e.g., community bulletin board), in:

U.S. Post Office _____, Alaska _____ Branch

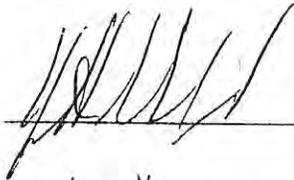
Public Library at _____

Other location Lake Louise, Alaska

I intend to leave this notice posted in the above location for at least 30 days and until 1 pm, Thursday, October 6, 2016.

Date of posting: 8/19/16

Signature:



Yvette M. Delaguerre
Printed Name

EXHIBIT F-1

Please complete and return this Statement of Posting to the Department of Natural Resources in the enclosed self-addressed, stamped envelope.

STATEMENT OF POSTING

I posted a copy of the enclosed public notice regarding an easement vacation for USS 4584.

The notice was posted in the following location accessible to the general public,

bulletin Board (e.g., community bulletin board), in:

- U.S. Post Office _____, Alaska _____ Branch
- Public Library at Glennallen, AK CVCLA as per inter library
- Other location _____

I intend to leave this notice posted in the above location for at least 30 days and until 1 pm, Thursday, October 6, 2016.

Date of posting: 8/26/2015

Signature: Sharrm Abbes

Sharrm Abbes

Printed Name

EXHIBIT F-2

PN List for The Lakes Easement Vacations

Recipient	Organization	Address	City, State ZIP
Postmaster	Glennallen Post Office	9998 Aurora Dr	Glennallen, AK 99588
Librarian	Copper Valley Community Library	P.O. Box 173	Glennallen, AK 99588
	Lake Louise Snowmachine Club	HC 01 Box 1684	Glennallen, AK 99588
Harry Holt, President	Lake Louise Snowmachine Club	1940 N Finger Cove	Palmer, AK 99645
	Anchorage Snowmobile Club	P.O. Box 232196	Anchorage, AK 99523-2196
	Lake Louise Lodge	HC 01 Box 1716	Glennallen, AK 99588
	Eureka Lodge	HC 01 Box 2240	Glennallen, AK 99586

Peggy Horton

From: Jamie Taylor
Sent: Tuesday, August 23, 2016 2:33 PM
To: Platting
Cc: Peggy Horton
Subject: RE: Request for Comments for USS 4584 Section Line Esmt Vacation Case #2016-0105
Tech: PH

No comment

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

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

From: Peggy Horton
Sent: Monday, August 15, 2016 3:21 PM
To: Kemplen, Allen (DOT); Kevin Vakalis (kevin.vakalis@alaska.gov); Tucker Hurn (tucker.hurn@alaska.gov); Melanie Nichols (melanie.nichols@alaska.gov); Steven Banse - ADOT&PF (steven.banse@alaska.gov); Eric A Moore (DNR) (eric.moore@alaska.gov); George C Horton (DNR) (george.horton@alaska.gov); james.walker2@alaska.gov; mike.bethe@alaska.gov; sarah.wilber@alaska.gov; Holly Zafian - ADF&G (holly.zafian@alaska.gov); Mark Fink (mark.fink@alaska.gov); regpagemaster@usace.army.mil; 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; Jim Sykes (jimsykesdistrict1@gmail.com); mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); dblehm@gci.com
Cc: Jay Van Diest (jay@valleymarket.com); LaMarr Anderson (lamarra05@gmail.com); Stan Gillespie (stan.gillespie@gmail.com); Jordan Rausa (jordan@alaskaplans.com); Tait Zimmerman (tait@zimmermanteam.com); Patrick Johnson (patrickjhnsn@hotmail.com); Amy Hansen (amyhansenhomes@gmail.com); Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); Gregory Pugh (winforhim@aol.com)
Subject: Request for Comments for USS 4584 Section Line Esmt Vacation Case #2016-0105 Tech: PH

Good Afternoon,

Attached is a request for comments for a State of Alaska, DNR Section Line Easement Vacation in the Lake Louise area. Please review and provide any comments by September 23, 2016.

Peggy Horton
Platting Technician

EXHIBIT G

Peggy Horton

From: Susan Lee
Sent: Tuesday, August 16, 2016 7:59 AM
To: Peggy Horton
Subject: RE: Request for Comments for USS 4584 Section Line Esmt Vacation Case #2016-0105
Tech: PH

No comment.

Susan

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

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

From: Peggy Horton
Sent: Monday, August 15, 2016 3:21 PM
To: Kemplen, Allen (DOT); Kevin Vakalis (kevin.vakalis@alaska.gov); Tucker Hurn (tucker.hurn@alaska.gov); Melanie Nichols (melanie.nichols@alaska.gov); Steven Banse - ADOT&PF (steven.banse@alaska.gov); Eric A Moore (DNR) (eric.moore@alaska.gov); George C Horton (DNR) (george.horton@alaska.gov); james.walker2@alaska.gov; mike.bethe@alaska.gov; sarah.wilber@alaska.gov; Holly Zafian - ADF&G (holly.zafian@alaska.gov); Mark Fink (mark.fink@alaska.gov); regpagemaster@usace.army.mil; 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; Jim Sykes (jimsykesdistrict1@gmail.com); mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com); J Thompson (jthompson@mta-telco.com); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); dblehm@gci.com
Cc: Jay Van Diest (jay@valleymarket.com); LaMarr Anderson (lamarra05@gmail.com); Stan Gillespie (stan.gillespie@gmail.com); Jordan Rausa (jordan@alaskaplans.com); Tait Zimmerman (tait@zimmermanteamak.com); Patrick Johnson (patrickjhnsn@hotmail.com); Amy Hansen (amyhansenhomes@gmail.com); Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com); Gregory Pugh (winforhim@aol.com)
Subject: Request for Comments for USS 4584 Section Line Esmt Vacation Case #2016-0105 Tech: PH

Good Afternoon,

Attached is a request for comments for a State of Alaska, DNR Section Line Easement Vacation in the Lake Louise area. Please review and provide any comments by September 23, 2016.

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

EXHIBIT H



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

RECEIVED
AUG 16 2016
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MEMORANDUM

DATE: August 17, 2016
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *NSC*
SUBJECT: Preliminary Plat Comments / Case #2016-105

Platting Tech: Peggy Horton
Public Hearing: October 6, 2016
Applicant / Petitioner: SOA / DNR
TRS: 07N08W02/03, CR
Tax ID: U04584000L03-05, L07, L09-L12, L14-15
Subd: USS 4584 SLEV
Tax Map: LL 03

Comments:

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

EXHIBIT I

Peggy Horton

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Wednesday, August 17, 2016 7:54 AM
To: Peggy Horton
Cc: Jessica Thompson
Subject: RE: Request for Comments for USS 4584 Section Line Esmt Vacation Case #2016-0105
Tech: PH

Peggy,

MTA has reviewed the request to vacate portion of sectionline easement; Case #2016-0105. MTA has no objections.

Thank you for the opportunity to review and comment.

Becky Glenn
MTA

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

From: Peggy Horton [<mailto:Peggy.Horton@matsugov.us>]
Sent: Monday, August 15, 2016 3:21 PM
To: Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Kevin Vakalis (kevin.vakalis@alaska.gov) <kevin.vakalis@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (melanie.nichols@alaska.gov) <melanie.nichols@alaska.gov>; Steven Banse - ADOT&PF (steven.banse@alaska.gov) <steven.banse@alaska.gov>; Eric A Moore (DNR) (eric.moore@alaska.gov) <eric.moore@alaska.gov>; George C Horton (DNR) (george.horton@alaska.gov) <george.horton@alaska.gov>; james.walker2@alaska.gov; mike.bethe@alaska.gov; sarah.wilber@alaska.gov; Holly Zafian - ADF&G (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; Mark Fink (mark.fink@alaska.gov) <mark.fink@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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>; Jim Sykes (jimsykesdistrict1@gmail.com) <jimsykesdistrict1@gmail.com>; mearow@matanuska.com; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; dblehm@gci.com
Cc: Jay Van Diest (jay@valleymarket.com) <jay@valleymarket.com>; LaMarr Anderson (lamarra05@gmail.com) <lamarra05@gmail.com>; Stan Gillespie (stan.gillespie@gmail.com) <stan.gillespie@gmail.com>; Jordan Rausa (jordan@alaskaplans.com) <jordan@alaskaplans.com>; Tait Zimmerman (tait@zimmermanteamak.com) <tait@zimmermanteamak.com>; Patrick Johnson (patrickjhnsn@hotmail.com) <patrickjhnsn@hotmail.com>; Amy Hansen (amyhansenhomes@gmail.com) <amyhansenhomes@gmail.com>; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com) <marty@valleymarket.com>; Gregory Pugh (winforhim@aol.com) <winforhim@aol.com>
Subject: Request for Comments for USS 4584 Section Line Esmt Vacation Case #2016-0105 Tech: PH

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.

EXHIBIT J

Peggy Horton

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, August 18, 2016 1:02 PM
To: Peggy Horton
Subject: RE: Request for Comments for USS 4584 Section Line Esmt Vacation Case #2016-0105
Tech: PH

Hi Peggy, no objections from us.

Thanks,
GCI – OSP Design
Joshua Swanson | GIS Technician

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

From: Peggy Horton [<mailto:Peggy.Horton@matsugov.us>]
Sent: Monday, August 15, 2016 3:21 PM
To: Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Kevin Vakalis (kevin.vakalis@alaska.gov) <kevin.vakalis@alaska.gov>; Tucker Hurn (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; Melanie Nichols (melanie.nichols@alaska.gov) <melanie.nichols@alaska.gov>; Steven Banse - ADOT&PF (steven.banse@alaska.gov) <steven.banse@alaska.gov>; Eric A Moore (DNR) (eric.moore@alaska.gov) <eric.moore@alaska.gov>; George C Horton (DNR) (george.horton@alaska.gov) <george.horton@alaska.gov>; james.walker2@alaska.gov; mike.bethe@alaska.gov; sarah.wilber@alaska.gov; Holly Zafian - ADF&G (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; Mark Fink (mark.fink@alaska.gov) <mark.fink@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; 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>; Jim Sykes (jimsykesdistrict1@gmail.com) <jimsykesdistrict1@gmail.com>; mearow@matanuska.com; Becky Glenn (rglenn@mta-telco.com) <rglenn@mta-telco.com>; J Thompson (jthompson@mta-telco.com) <jthompson@mta-telco.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; David Blehm <dblehm@gci.com>
Cc: Jay Van Diest (jay@valleymarket.com) <jay@valleymarket.com>; LaMarr Anderson (lamarra05@gmail.com) <lamarra05@gmail.com>; Stan Gillespie (stan.gillespie@gmail.com) <stan.gillespie@gmail.com>; Jordan Rausa (jordan@alaskaplans.com) <jordan@alaskaplans.com>; Tait Zimmerman (tait@zimmermanteamak.com) <tait@zimmermanteamak.com>; Patrick Johnson (patrickjhnsn@hotmail.com) <patrickjhnsn@hotmail.com>; Amy Hansen (amyhansenhomes@gmail.com) <amyhansenhomes@gmail.com>; Marty Van Diest - Valley Market Real Estate (marty@valleymarket.com) <marty@valleymarket.com>; Gregory Pugh (winforhim@aol.com) <winforhim@aol.com>
Subject: Request for Comments for USS 4584 Section Line Esmt Vacation Case #2016-0105 Tech: PH

[External Email]

Good Afternoon,

Attached is a request for comments for a State of Alaska, DNR Section Line Easement Vacation in the Lake Louise area. Please review and provide any comments by September 23, 2016.



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

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

**Subject: Preliminary Plat Request for Comments – USS 4584 Section Line Easement
Vacation
(Case No. 2016-105)**

Dear Ms. Horton:

ENSTAR Natural Gas Company has reviewed the subject Preliminary 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 black ink, appearing to read "Cassie Wohlgemuth", with a long horizontal flourish extending to the right.

Cassie Wohlgemuth
Right-of-Way and Compliance Technician

EXHIBIT L

Peggy Horton

From: Betty Walter Arthur <warthur@gci.net>
Sent: Monday, September 26, 2016 9:40 PM
To: Platting
Subject: Vacation of Easements on Lots 12,14, and 15 of US Survey 4584

NO OBJECTION
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SEP 27 2016
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Reference DNR Land Sale: ADL 231196, Par V., page 22, Final Finding and Decision / or Additional Information:

Twenty (20) of the ninety four (94) lots listed in this land sale were withdrawn by DNR, three of which were lots 12,14, and 15 of US Survey 4584. These were done at the recommendation of Alaska Dept of Fish and Game as they represent a Habitat Corridor of the migration of the Nelchina Caribou Herd. Does this mean that DNR is planning to offer these lots up for sale after agreeing to kept them off the block?

Why is DNR trying to vacate section line easements on lots that were taken out of the land sale? Furthermore, 50' easements are located on all developed lots but not on state property. It is my understanding that DNR owns all the land on this island that is not in private ownership. That said, our Lot 8, has water on one side and DNR property on the other three sides. Why do they need an easement at all. This platting maze has me totally confused.

Our Title Insurance references an Utility and Roadway Easement on the west side of our lot. Ms. Horton said that it was US Patent # 50-66-0285 and that it is a 50' easement; however, I have been unable to locate this patent. Our Title Insurance does state there is an easement on the west side of our property, but doesn't spell out the width of the easement or the patent number. Our outhouse sits within this easement so I guess it's properly located in the utility easement awaiting a sewer line. Does Lot # 8 have a section line easement and if so what does it mean as it runs thru our cabin and shop?

Lastly, since DNR is requesting a vacation of their easements, then I now formally request the vacation of the easement on the west side of Lot 8, US Survey 4584. I plan on attending the Public Hearing to gain insight in this matter. Request you have a copies of (1) US Patent #50-66-0285 and the Final Finding and Decision of ADL 231196 available at the meeting. As the MATSU Borough participated in this process, there should be a copy on file or DNR could bring a copy.

Thank you for notifying us of this issue and the opportunity to respond.

Walt and Betty Arthur
Lot # 8, US Survey 4584
1-907-529-5637

EXHIBIT M