STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 9, 2016

PRELIMINARY PLAT:	**TEX-AL ESTATES**
LEGAL DESCRIPTION:	**SEC 17, T18N, R1E, SEWARD MERIDIAN, AK**
PETITIONER:	**LATITUDE NORTH CONSTRUCTION, LLC**
SURVEYOR/ENGINEER:	**JOHN SHADRACH / PIONEER ENGINEERING**
ACRES: **16.77**	PARCELS: **3**
REVIEWED BY: CHERYL SCOTT	CASE: 2016-154

REQUEST:
The request is to divide Parcel 6, Waiver 2013-108-PWm, into 2 lots and 1 tract to be known as Tex-Al Estates containing 16.77 acres more or less. Located within Section 17, Township 18 North, Range 1 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map:	**EXHIBIT A**	**1 pg**
Aerial Photo:	**EXHIBIT B**	**1 pg**
Soils Report:	**EXHIBIT C**	**7 pgs**

COMMENTS:

MSB Planning	**EXHIBIT D**	**1 pg**
MSB Land & Resource Management	**EXHIBIT E**	**1 pg**
MSB Department of Public Works	**EXHIBIT F**	**1 pg**
Corps of Engineers	**EXHIBIT G**	**2 pgs**
MTA	**EXHIBIT H**	**2 pgs**
GCI	**EXHIBIT I**	**1 pg**
ADOT&PF	**EXHIBIT J**	**1 pg**
Public	**EXHIBIT K**	**6 pgs**

DISCUSSION:

Lots 1 & 2 have access from E. Tex-Al Drive; a borough maintained road and Tract A has access from N. Wasilla-Fishhook Road; a state maintained road. ADOT&PF requests Tract A's access onto Wasilla-Fishhook Road needs to be directly across from Big Rock Drive. Common access point for Lots 1 and 2 accessing E. Tex-Al Drive will be required and will need to be shown on the final plat. **(Recommendation 4)**

The proposed lots have the required frontage per MSB 43.20.320 *Frontage* and MSB 43.20.300(D) *Flag lots*.
As-Built shows an old well and septic stand-pipes on the northwest and northern property lines within the section line easement. An encroachment permit will be required or the well and septic will need to be abandoned according to DEC requirements. **(Recommendation 6)**

SOILS: A soils report was submitted by Pioneer Engineering, LLC. The terrain varies considerably across the parcel. Tract A shows the highest elevation at around 610' on the southwest and southeast corners and the southwest corner is the only area where grades over 25% were noted. The north end of Tract A has another high spot of 594', while the rest of the parcel remains at around 575'. The total elevation differential across the entire parent parcel is approximately 40 feet. There are no structures on the parent parcel. The majority of the parcel has not been cleared and contains original vegetation. A cleared power line runs along the western border of the property. A 2-acre marshy region is present in the lower half of the parent parcel. Four test holes were excavated to 10-14.5 feet deep and groundwater was encountered in the bottom of Test Hole 2 and 4 at a depth of 10-10.5 feet. The proposed lots have few limitations and useable septic areas may be slightly limited by lot lines and groundwater. With the size of the lots and tract, setbacks to future water wells should present little influence to siting of septic drain fields. Each lot and tract will have at least 10,000 square feet of useable building area and at least 10,000 square feet of useable septic area as required by MSB 43.20.281. **(Exhibit C)**

COMMENTS:

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

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

MSB Department of Public Works wanted to confirm access to Wasilla-Fishhook was approved through ADOT&PF and if there are plans to re-align Tex-Al and Wasilla-Fishhook and is there an easement for the physical location of Tex-Al. **(Exhibit F)** Staff notes ADOT&PF allows access from Tract A to Wasilla-Fishhook as long as it's aligned with Big Rock Drive. Platting is not aware of any current realignment plans or an easement containing the traveled way of Tex-Al Drive.

Corps of Engineers stated there appears to be wetlands within the subject property. Please advise the requestor a Department of Army permit may be required if a future project would propose to discharge fill into U.S. water. **(Exhibit G)**

MTA had no objections and provided a map showing an existing MTA Easement. **(Exhibit H)** Staff notes this easement is listed in the notes on the plat.

GCI stated their utility is on the pole line and as long as that doesn't change; they have no conflict with this preliminary plat. **(Exhibit I)**

ADOT&PF requires Tract A's access to Wasilla-Fishhook line up with Big Rock Drive. **(Exhibit J)**

George Strother, property owner on Tex-Al Drive does not object to the new lots, so long as they have a safe access, are practical and meet the Borough requirements. Mr. Strother stated there are two 4" ABS black pipes sticking 4' out of the ground. There are guy anchors from that pole that are not shown on the plat. The 4" pipes are about 40' west of the guy anchors. If the well and septic system are on Lot 1 and in the section line easement, should they be removed as a condition of the plat? Tex-Al Drive extension to the west is shown on the Borough Official Streets and Highways Map as being extended westerly along this section line. Two photos are attached showing the pipes. There are trails along the power lines that have been in unrestricted use by the public for over thirty years. What is the Borough's current policy on these trails that are not on the Borough trail maps. Does the public interest need to be vacated, or can the owner just block access, unless someone takes them to court for prescriptive easement? **(See all comments at Exhibit K)** Staff notes Recommendation 6 is addressing the well and septic pipes. If the trail is located on private property the Borough has no authority over this trail or is it maintained by the Borough. If the trail is located in the right-of-way easement of Wasilla-Fishhook Road then it would be addressed by the state. To address the proposed Tex-Al Drive extension on LRTP map, there are no right-of-way dedications on abbreviated plats. Staff is requesting all improvements be shown on As-Built Survey. **(Recommendation 7)**

No other agency, MSB department or public comments have been received.

CONCLUSION for ABBREVIATED PLAT:

The proposed plat for Tex-Al Estates, located within Section 17, Township 18 North, Range 1 East, Seward Meridian, Alaska is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plat*. The proposed lots have 10,000 sq. ft. of contiguous useable septic area and 10,000 sq. ft. of building area pursuant to MSB 43.20.281.

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

RECOMMENDATIONS for ABBREVIATED PLAT:

Staff recommends approval of Tex-Al Estates, located within Section 17, Township 18 North, Range 1 East, Seward Meridian, Alaska contingent on the following recommendations:

1. Pay postage and advertising fees.

2. Provide updated Certificate to Plat executed within 90 days prior to recording.

3. Provide beneficiary affidavits from holders of legal and equitable interest.

4. Show common access point for Lots 1 & 2 on final plat.

5. Show or list all easements on the final plat.

6. An TEMPORARY encroachment permit will be required or a letter from the surveyor stating the well and septic has been abandoned according to DEC requirements prior to final plat.

7. Provide updated As-Built Survey to include all improvements including all power poles and guy anchors.

8. 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.

9. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.

10. Submit final plat in full compliance with Title 43.

FINDINGS for ABBREVIATED PLAT:

1. The abbreviated plat of Tex-Al Estates, is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plat*.

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

3. There was one concern from a member of the public, George Strother. He does not object to the new lots, so long as they have a safe access, are practical and meet the Borough requirements.

4. The proposed lot has the required frontage onto a public road per MSB 43.20.320 and MSB 43.20.300(D).

5. Lots 1 & 2 have access from E. Tex-Al Drive; a Borough maintained road and Tract A has access from N. Wasilla Fishhook Road; a state maintained road.

6. ADOT&PF requires the access for Tract A line up with Big Rock Drive and when the driveway is installed, a driveway permit be applied for through ADOT&PF.

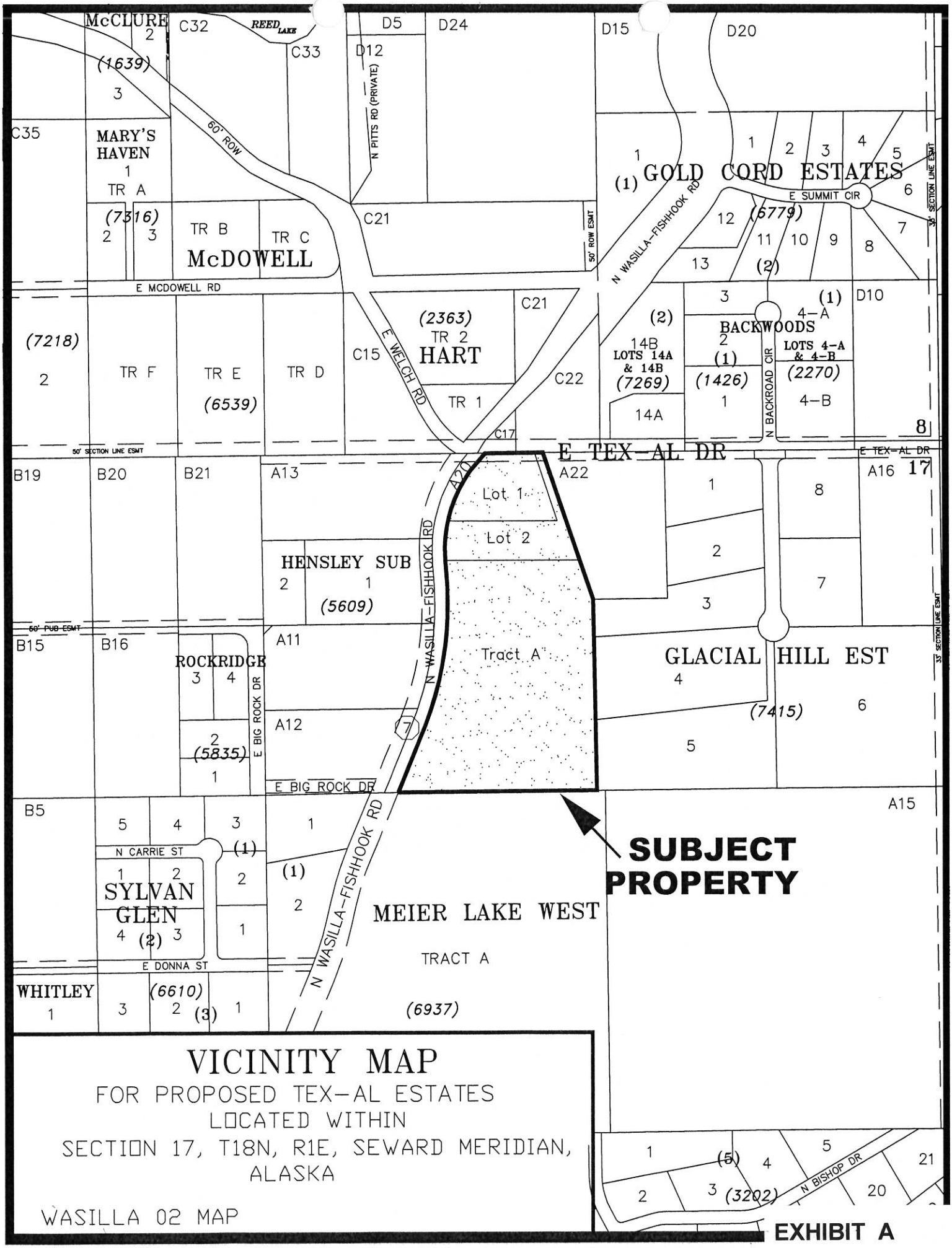
7. There appears to be wetlands on the property. Corps of Engineers may require permits for any project that would propose discharge fill into U.S. water.

8. A well and septic stand pipes are located on the northwest and northern boundary of the property within the section line easement. Staff notes an encroachment permit is needed or they will have to be abandoned through the DEC process.

9. Lots 1 & 2 will have a common access point onto Tex-Al Drive.

10. Three lots are being created from one lot containing 16.77 acres more or less.

11. A civil engineer certified that the proposed lots have 10,000 sq. ft. of useable septic area and 10,000 sq. ft. of useable building area as required by MSB 43.20.281.



VICINITY MAP

FOR PROPOSED TEX-AL ESTATES
LOCATED WITHIN
SECTION 17, T18N, R1E, SEWARD MERIDIAN, ALASKA

WASILLA 02 MAP

EXHIBIT A

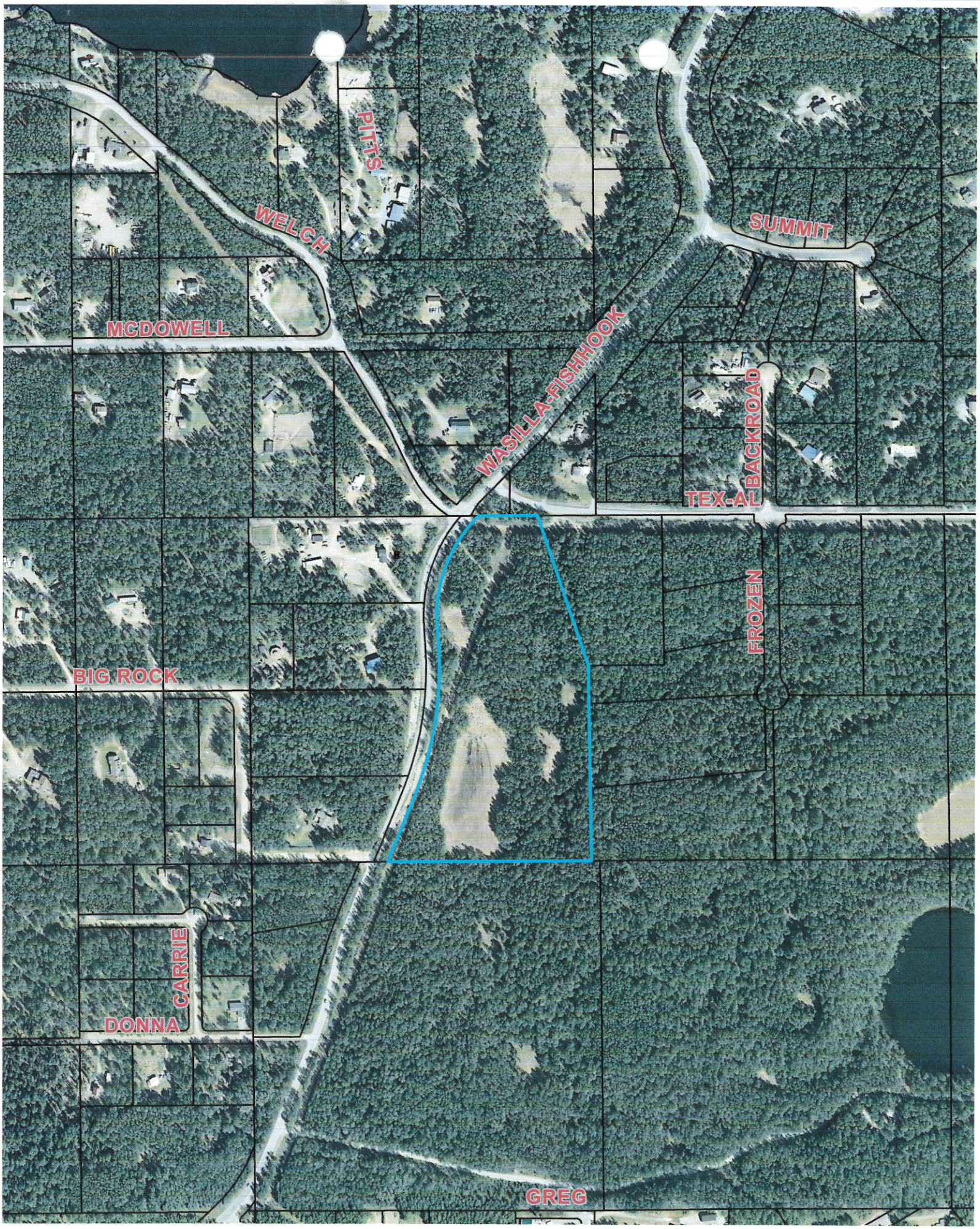

PITTS
WELCH
SUMMIT
MCDOWELL
WASILLA-FISHHOOK
TEX-AL BACKROAD
FROZEN
BIG ROCK
CARRIE
DONNA
GREG

EXHIBIT B

Pioneer Engineering LLC
Professional, Reliable, Local

November 14, 2016

RE: Tex-Al Estates Abbreviated Plat - Usable Area Report - Amended
T18N R1E Sec 17 Lot A23

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

Dear Mr. Wagner,

Usable Area: Working on behalf of the owner and in coordination with Victor Goy and John Shadrach, PLS I performed a soils investigation for the above-referenced proposed subdivision. The project will create 2 lots and one tract from the parent parcel containing approximately 18.8 acres. Both lots will be 2.0 acres in size and the tract will be 14.8 acres. This soils evaluation includes visual descriptions of each of the new parcels, four new test holes, and a review of topography information.

The 2 lots will be served by driveways connected to E Tex-Al Drive. Tract A will be served by a new driveway that will be connected to N Wasilla-Fishhook Road.

Topography: The terrain varies considerably across the parcel. The southwest and southeast corners of Tract A showed the highest elevation at around 610'. The southwest corner is the only area where grades over 25% were noted. There is another high spot near the north end of Tract A at 594', while the rest of the parcel remains at around 575'. The total elevation differential across the entire +/- 17 acres was approximately 40 feet, from the lowest portion of Tract A at 570' to the highest location in the SE corner at 610'.

Vegetation & Soils: There are no structures on the parent parcel. The majority of the parent parcel has not been cleared and contains original vegetation consisting of uninterrupted birch and spruce trees. A cleared powerline runs along the western border of the property. A 2-acre or so marshy region is present in the lower half of the parent parcel. Only grass exists in this localized area.

Test Holes: Two new test holes were excavated, inspected and documented on 6-2-16. Both test holes were excavated to 10 to 12 feet deep. The test holes were located strategically on the parcel in order to provide an accurate representation of the subsurface soils for adjacent parcels.

Both test holes showed a layer of topsoil with fine organic silt overlaying clean, gravelly sand that extended down to the bottom of each test hole. Numerous 1" to 4" cobbles were interspersed throughout this layer.

Pioneer Engineering LLC
Professional, Reliable, Local

Additional test holes: Two additional holes were excavated on 11-9-16 (see attached) adjacent to, and east of the two original test holes. They showed effectively the same composition, but were simply dug deeper. As expected, the material encountered at the bottom of the original test holes extended to the bottom of these new test holes.

Groundwater: Groundwater was encountered only in the bottom of Test Holes #2 and #4, at a depth of 10 feet. This was expected as the test holes were dug on the southern edge of the marshy region in the center of the lot.

Flood Hazard Reduction: The proposed subdivision is not located in any Flood Hazard Area on FIRM Panels 02170C7241E (attached) or 02170C7245E.

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 may be slightly limited by lot lines and groundwater.

With the size of the lots and tract, 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 and tract 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
16547 E Smith Road
Palmer, AK 99645
907-863-2455

EXHIBIT C-2

SOIL LOG

Job Number: 2016-VG-001

Project Location: T18N R1E Section 17 Lot A23

Logged By: Bill Klebesadel Date: 6-2-16

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil
2	Gravelly sand (SW)
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	Bottom of test hole, no groundwater
13	
14	
15	
16	
17	
18	
19	
20	
21	

STATE OF ALASKA
49TH
Bill Klebesadel
WILLIAM S. KLEBESADEL
CE-9135
8/23/16
REGISTERED PROFESSIONAL ENGINEER

TEST HOLE LOCATION:
61° 39' 22" N
149° 18' 35" 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: 2016-VG-001

Project Location: T18N R1E Section 17 Lot A23

Logged By: Bill Klebesadel Date: 6-2-16

TEST HOLE NO. 2

Depth (feet)	Description
0	
1	Roots, organics
2	Brown silt, topsoil
3	
4	Gravelly sand (SW)
5	
6	
7	
8	
9	
10	
11	Bottom of test hole, groundwater at 10'
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	

TEST HOLE LOCATION:
61° 39' 13" N
149° 18' 34" 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: 2016-VG-001

Project Location: T18N R1E Section 17 Lot A23

Logged By: Bill Klebesadel Date: 11-9-16

TEST HOLE NO. 3

Depth (feet)	Description
0	
1	Topsoil
2	Sandy gravel (GP)
3	Gravelly sand (SW)
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	Bottom of test hole, no groundwater
15	
16	
17	
18	
19	
20	
21	

TEST HOLE LOCATION:
61° 39' 22" N
149° 18' 34" 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: 2016-VG-001

Project Location: T18N R1E Section 17 Lot A23

Logged By: Bill Klebesadel Date: 11-9-16

TEST HOLE NO. 4

Depth (feet)	Description
0	
1	Topsoil w/roots & organics
2	Topsoil, transitioning to clean, brown silt,
3	
4	Gravelly sand (SW)
5	
6	
7	
8	
9	
10	
11	groundwater at 10 1/2'
12	
13	
14	
15	Bottom of test hole
16	
17	
18	
19	
20	
21	

TEST HOLE LOCATION:
61° 39' 13" N
149° 18' 33" 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.

OWNERSHIP CERTIFICATE

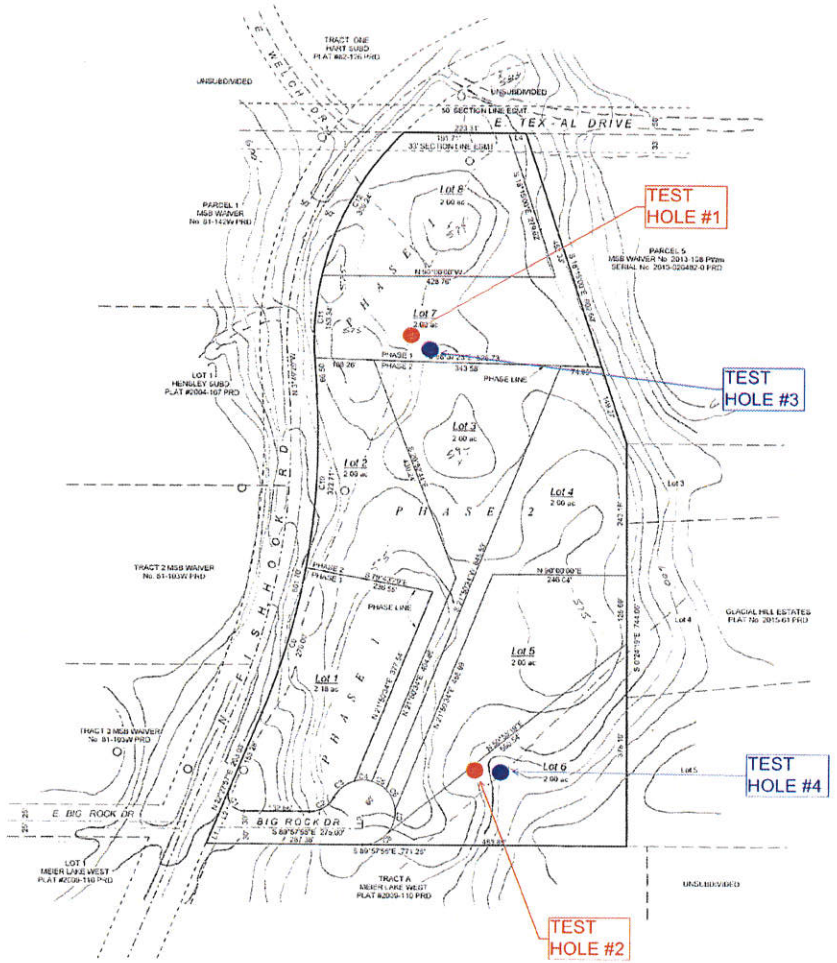
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

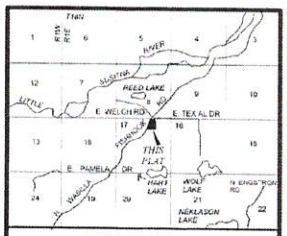
LATITUDE NORTH CONSTRUCTION, LLC
P.O. BOX 872593
WASILLA, ALASKA 99687

NOTARY'S ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____





VICINITY MAP
SCALE 1" = 1 MILE

MASTER PLAN CERTIFICATE OF APPROVAL

I CERTIFY THAT THE MASTER PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE MASTER PLAN HAS BEEN APPROVED BY THE PLATTING BOARD AT ITS MEETING OF _____, 20___, BY RESOLUTION No. _____
THIS APPROVAL SHALL BE IN EFFECT FOR A PERIOD OF THREE YEARS FROM THIS DATE, TO EXPIRE _____, 20___

DATE _____ PLANNING AND LAND USE DIRECTOR

ATTEST _____ PLATTING CLERK

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE 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 GOVERNS THOSE SYSTEMS.
3. BLANKET EASEMENTS AFFECTING THIS PROPERTY WERE GRANTED TO MATANUSKA ELECTRIC ASSOC., INC. ON MAY 8, 2008 AT SERIAL No. 2008-010588-0 PRD; AND MATANUSKA TELEPHONE ASSOC., INC. ON JUNE 29, 1969 AT BOOK 1009 PAGE 753-0 PRD
4. ACCESS TO LOTS 7 AND 8 IS RESTRICTED TO E. TEX-AL DRIVE

LINE DATA

Line	Bearing	Distance
L1	N 22°27'57"E	32.45'
L2	N 22°27'57"E	21.32'
L3	N 0°02'05"E	30.00'
L4	S 89°56'28"E	31.62'

CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
C1	112°25'53"	30.00	58.87	44.84	49.87	S 33°44'59"E
C2	62°57'51"	50.00	54.95	30.62	52.22	N 56°33'10"E
C3	47°19'59"	60.00	49.57	26.39	48.17	N 50°14'12"E
C4	31°14'38"	60.00	32.72	16.78	32.31	S 69°58'29"E
C5	29°16'46"	60.00	30.66	15.67	30.33	S 59°42'47"E
C6	40°03'06"	60.00	41.94	21.87	41.09	S 25°02'51"E
C7	64°53'38"	60.00	47.54	26.79	45.02	S 17°25'30"W
C8	50°09'47"	60.00	52.53	28.08	50.87	S 64°57'12"W
C9	12°11'25"	1311.31	279.00	140.03	278.47	N 16°22'14"E
C10	14°06'01"	1311.31	322.71	162.17	321.89	N 31°21'31"E
C11	16°11'20"	531.75	150.34	77.21	152.61	N 42°21'11"E
C12	33°19'13"	531.75	309.24	159.13	304.90	N 22°21'29"E

SCALE BAR

0 FEET 100' 200' 300'

JOHN SHADRACH, R.L.S.
professional land surveyor
5419 S. Talkeetna Dr.
Wasilla, Alaska 99654
(907) 376-2268

SURVEYOR'S CERTIFICATE

I, JOHN SHADRACH, CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, THAT THIS MASTER PLAN OF SUBDIVISION HAS BEEN DESIGNED BY ME OR UNDER MY DIRECT SUPERVISION. THE DATA SHOWN HEREON IS A MASTER PLAN FOR SUBSEQUENT SUBDIVISION DEVELOPMENT ONLY AND NO FIELD SURVEY HAS BEEN CONDUCTED TO SET OR ESTABLISH ANY INTERNAL SUBDIVISION CORNERS.

STATE OF ALASKA
49th
JOHN SHADRACH
L.S. 5122

JOHN SHADRACH
REGISTERED PROFESSIONAL LAND SURVEYOR LS 5122 — DATE: June 16, 2016

A MASTER PLAN OF

TEX - AL ESTATES

A SUBDIVISION OF

PARCELS 6 MSB WAIVER No. 2013-108-PWm
OF RECORD AT SERIAL No. 2013-026482-0

LOCATED WITHIN NE1/4 SEC. 17, T18N, R1E, SM.
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 16.77 ACRES, MORE OR LESS

DRAWN BY JS	FIELD BOOK	PROJECT 18N01E17GOV SUBSTER
DATE 5/18/2016		
CHECKED	DRAWING SCALE 1" = 100'	SHEET 1 OF 1

EXHIBIT C-7

Cheryl Scott

From: Susan Lee
Sent: Friday, October 14, 2016 1:07 PM
To: Platting
Subject: RE: RFC Tex-Al Estates (CS)

No comment.

Susan

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

-----Original Message-----
From: Cheryl Scott On Behalf Of Platting
Sent: Friday, October 14, 2016 12:38 PM
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; joeri@mtaonline.net; retirees@mtaonline.net; mschoming@crweng.com; John Aschenbrenner; Richard Boothby; Elizabeth Derbonne; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; 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; dblehm@gci.com; Barbara Doty; Theresa Taranto
Subject: RFC Tex-Al Estates (CS)

All ~

Attached is a Request for Comments for Tex-Al Estates, MSB Case # 2016-154, Tech CS. Also, attached is the vicinity map, owner's statement, soils report and preliminary plat.

Comments are due by October 31, 2016.

Please contact me if you have any questions.

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

EXHIBIT D

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

RECEIVED
OCT 14 2016
PLATTING

MEMORANDUM

DATE: October 14, 2016

TO: Fred Wagner, Platting Officer

FROM: Land & Resource Management NFC

SUBJECT: Preliminary Plat Comments / Case #2016-154

Platting Tech:	Cheryl Scott
Public Hearing:	November 9, 2016
Applicant / Petitioner:	Latitude North Construction, LLC
TRS:	18N01E17
Tax ID:	18N01E17A023
Subd:	Tex-Al Estates
Tax Map:	WA 02

Comments:

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

EXHIBIT E

Cheryl Scott

From: Jamie Taylor
Sent: Monday, October 31, 2016 3:51 PM
To: Platting
Cc: Cheryl Scott
Subject: RE: RFC Tex-Al Estates (CS)

Make sure DOT is ok with Tract A getting access from Wasilla Fishhook.
Are there plans to re-align Tex-Al and Wasilla Fishhook?
Is there an easement for the existing location of Tex-Al?

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

-----Original Message-----
From: Cheryl Scott On Behalf Of Platting
Sent: Friday, October 14, 2016 12:38 PM
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; joeri@mtaonline.net; retirees@mtaonline.net; mschoming@crweng.com; John Aschenbrenner; Richard Boothby; Elizabeth Derbonne; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; 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; dblehm@gci.com; Barbara Doty; Theresa Taranto
Subject: RFC Tex-Al Estates (CS)

All ~

Attached is a Request for Comments for Tex-Al Estates, MSB Case # 2016-154, Tech CS. Also, attached is the vicinity map, owner's statement, soils report and preliminary plat.

Comments are due by October 31, 2016.

Please contact me if you have any questions.

Cheryl Scott
Platting Technician

EXHIBIT F

Cheryl Scott

From: Whittier, Amanda L POA <Amanda.L.Whittier@usace.army.mil>
Sent: Tuesday, October 18, 2016 10:00 AM
To: Cheryl Scott
Subject: RFC Tex-Al Estates (CS)
Attachments: Tex-Al.pdf

There appears to be wetlands within the subject property (see attachment). Please advise the requestor a Department of Army permit maybe required if a future project would propose to discharge fill into a water of the U.S. (lakes, streams, wetlands, etc.). Below is a link to our website for further information on the Regulatory Program.

http://www.poa.usace.army.mil/Missions/Regulatory.aspx

You can mail, fax or email your application by the following:
Alaska District Office
P.O. Box 6898
JBER, Alaska 99506-0898

Fax: 907-753-5567

Email: regpagemaster@usace.army.mil

Thank you!
~Amanda

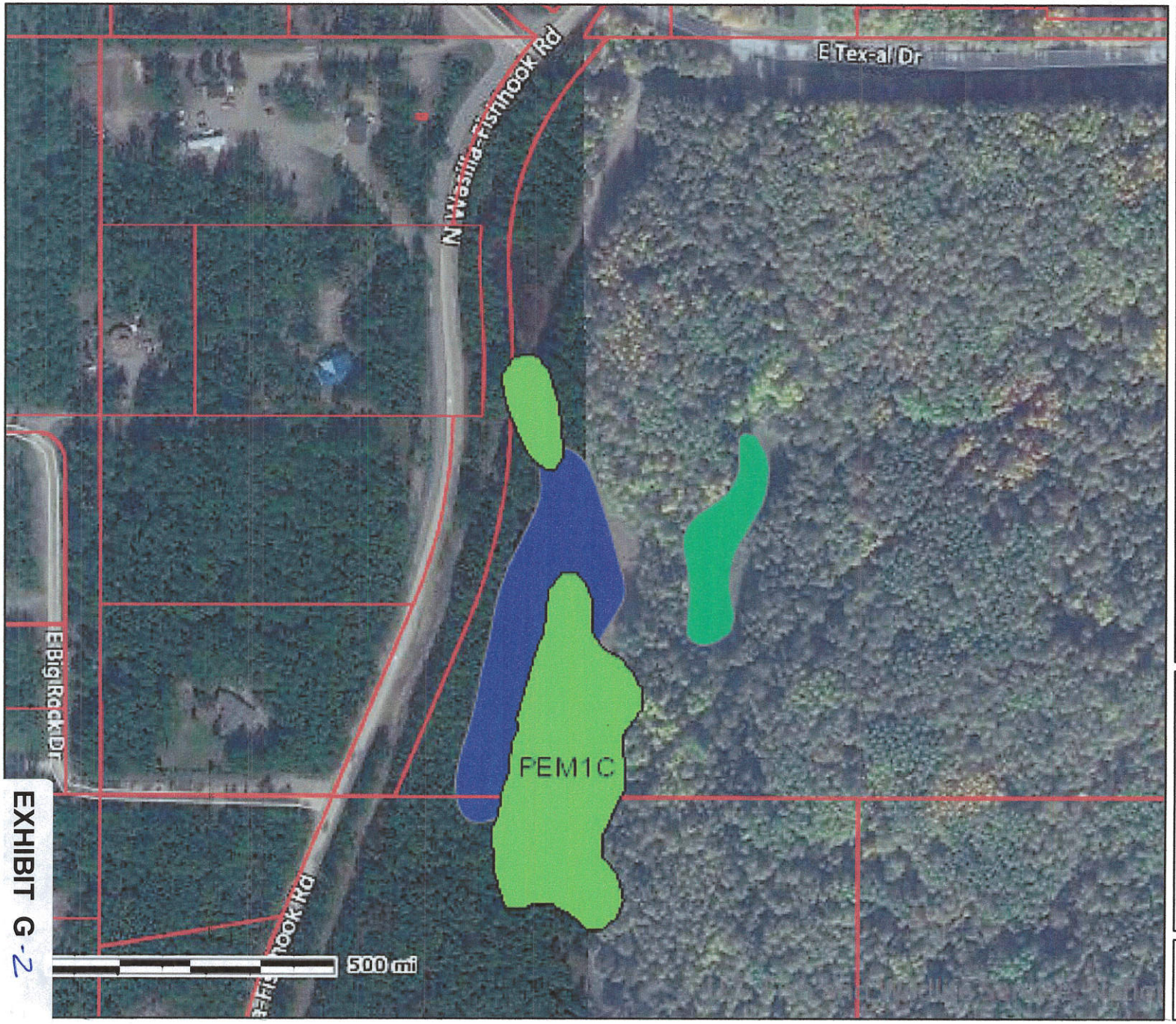
Amanda L. Whittier
Acting Chief, South Section
U.S. Army Corps of Engineers (Alaska District)
(907) 753-5582 (desk)
(907) 753-2712 (main)
Amanda.L.Whittier@usace.army.mil

EXHIBIT G-1

US Army Corps of Engineers

POA-Regulatory

US ARMY CORPS OF ENGINEERS



LEGEND

National Wetland Inventory_FWS

Wetlands

- Estuarine and Marine Deepwate
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wet
- Freshwater Pond
- Lake
- Other
- Riverine

Matanuska Susitna Borough

Cook Inlet Wetlands

- DISTURB
- Depression
- Discharge Slope
- Drainageway
- Drainageway / Tidal
- Floating Island
- Headwater Fen
- Kettle

© Open...

US Army Corps of Engineers
This map was produced using the SimSuite web application on:
18 Oct 2016 @ 0951

EXHIBIT G-2

Cheryl Scott

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Monday, October 17, 2016 8:53 AM
To: Platting
Cc: William Hansen; Jessica Thompson
Subject: RE: RFC Tex-Al Estates (CS)
Attachments: tex-al.pdf

Cheryl,

MTA has reviewed the preliminary plat for Tex-Al Estates. MTA has no objections.

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

-----Original Message-----
From: Cheryl Scott [mailto:Cheryl.Scott@matsugov.us] On Behalf Of Platting
Sent: Friday, October 14, 2016 12:38 PM
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; joeri@mtaonline.net; retirees@mtaonline.net; mschoming@crweng.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Derbonne <elizabeth.derbonne@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>; 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; 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; dblehm@gci.com; Barbara Doty <Barbara.Doty@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>
Subject: RFC Tex-Al Estates (CS)

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 Tex-Al Estates, MSB Case # 2016-154, Tech CS. Also, attached is the vicinity map, owner's statement, soils report and preliminary plat.

Comments are due by October 31, 2016.

EXHIBIT H-1

OWNERSHIP CERTIFICATE

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

_____
LATITUDE NORTH CONSTRUCTION, LLC.
P.O. BOX 872393
WASILLA, ALASKA 99687

NOTARY'S ACKNOWLEDGMENT

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

_____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

COVENANTS, CONDITIONS AND RESTRICTIONS

COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED JULY 1, 2013 AT SERIAL No. 2013-013245-0 IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA; AND, CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SET FORTH IN MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION SERIAL No. 2013-105 PWm, RECORDED DECEMBER 18, 2013, SERIAL NO 2013-026482-0, PRD

NOTES

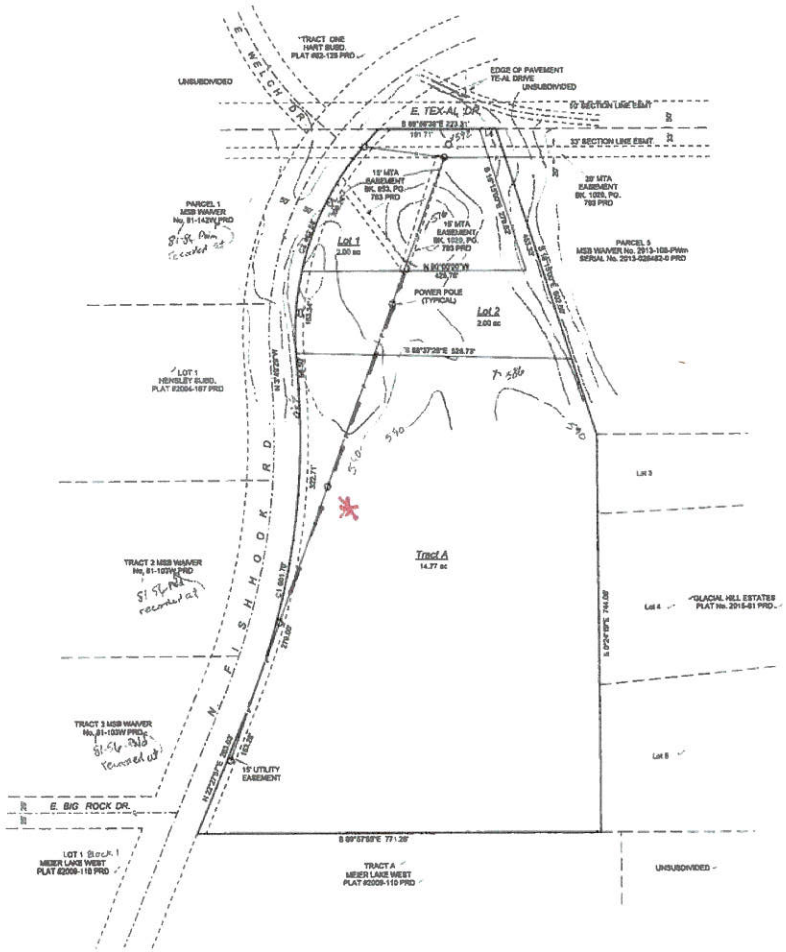
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL 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 GOVERNS THOSE SYSTEMS
3. EASEMENTS AFFECTING THIS PROPERTY NOT GRAPHICALLY SHOWN HEREON WERE GRANTED TO: MATANUSKA ELECTRIC ASSOC., INC. ON NOV 1, 1972 AT BOOK 88, PAGE 708, PRD; MATANUSKA TELEPHONE ASSOC., INC ON MAY 17, 2006 AT SERIAL No. 2006-012218-0 PRD; AND MATANUSKA TELEPHONE ASSOC., INC. ON MARCH 20, 2007 AT SERIAL No. 2007-006537-0 PRD
4. A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOC. ON MAY 8, 2006 AT SERIAL No. 2006-012006-0 PRD.
5. ACCESS TO LOTS 7 AND 8 IS RESTRICTED TO E. TEX-AL DRIVE
6. ACCESS TO LOTS 2, 3, 4 AND 5 IS RESTRICTED TO A SINGLE DRIVEWAY TO LOCATED WITHIN THE PRIVATE ACCESS EASEMENT SHOWN HEREON

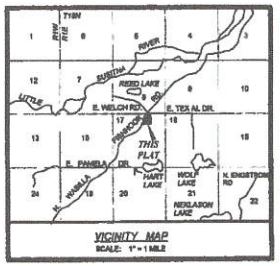
LINE DATA

Line	Bearing	Distance
L1	N 32°27'57"E	32.49'
L2	N 22°27'37"E	77.30'
L3	N 0°02'05"E	30.00'
L4	S 89°39'26"E	31.89'

CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
C1	26°17'28"	1311.31	601.73	306.34	596.64	N 8°18'14"E
C2	48°30'25"	531.75	492.56	247.67	448.13	N 31°05'48"E
C3	18°51'22"	531.75	153.34	77.21	152.81	N 4°28'11"E
C4	33°18'13"	531.75	308.24	158.13	304.00	N 28°21'29"E





VICINITY MAP
SCALE: 1" = 1 MILE

MASTER PLAN CERTIFICATE OF APPROVAL

I CERTIFY THAT THE MASTER PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE MASTER PLAN HAS BEEN APPROVED BY THE PLATTING BOARD AT ITS MEETING OF _____ 20__ BY RESOLUTION No. _____
THIS APPROVAL SHALL BE IN EFFECT FOR A PERIOD OF THREE YEARS FROM THIS DATE, TO EXPIRE _____ 20__

DATE _____ PLANNING AND LAND USE DIRECTOR

ATTEST: _____ PLATTING CLERK

Agenda Copy

RECEIVED
SEP 16 '16
PLATTING

SCALE BAR
0 FEET 100' 200' 300'

JOHN SHADRACH, R.L.S.
professional land surveyor
529 S. Yellowstone St.
Wasilla, Alaska 99654
(907) 376-2290

SURVEYOR'S CERTIFICATE

I, JOHN SHADRACH, CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, THAT THIS MASTER PLAN OF SUBDIVISION HAS BEEN DESIGNED BY ME OR UNDER MY DIRECT SUPERVISION. THE DATA SHOWN HEREON IS A MASTER PLAN FOR SUBSEQUENT SUBDIVISION DEVELOPMENT ONLY AND NO FIELD SURVEY HAS BEEN CONDUCTED TO SET OR ESTABLISH ANY INTERNAL SUBDIVISION CORNERS.

STATE OF ALASKA
49th
JOHN SHADRACH
110848
REGISTERED PROFESSIONAL LAND SURVEYOR

JOHN SHADRACH
REGISTERED PROFESSIONAL LAND SURVEYOR 110848 — DATE 9/23/16

A MASTER PLAN OF

TEX - AL ESTATES

A SUBDIVISION OF

Agenda Copy

PARCELS 6 MSB WAIVER No. 2013-105-PWm, OF RECORD AT SERIAL No. 2013-026482-0

LOCATED WITHIN NE1/4 SEC. 17, T18N, R1E, SM, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 18.77 ACRES, MORE OR LESS

DRAWN BY: JS	FIELD BOOK:	PROJECT: 16R1617GOV MASTER
DATE: 9/15/2016	2016-03	
CHECKED:	DRAWING SCALE: 1" = 100'	SHEET: 1 OF 1

*10' MTA esmt
2007-006537-0

EXHIBIT H-2

Cheryl Scott

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, October 26, 2016 8:49 AM
To: Platting
Subject: RE: RFC Tex-Al Estates (CS)

Hi Cheryl, it looks like we are on the pole line there. So long as that's not being changed we won't have a conflict with this.

Thanks,
Joshua Swanson | Technician I, GIS Mapping | GCI

-----Original Message-----
From: Cheryl Scott [mailto:Cheryl.Scott@matsugov.us] On Behalf Of Platting
Sent: Friday, October 14, 2016 12:38 PM
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; joeri@mtaonline.net; retirees@mtaonline.net; mschoming@crweng.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Derbonne <elizabeth.derbonne@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>; 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>; dblehm@gci.com; Barbara Doty <Barbara.Doty@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>
Subject: RFC Tex-Al Estates (CS)

[External Email]

All ~

Attached is a Request for Comments for Tex-Al Estates, MSB Case # 2016-154, Tech CS. Also, attached is the vicinity map, owner's statement, soils report and preliminary plat.

Comments are due by October 31, 2016.

Please contact me if you have any questions.

Cheryl Scott
Platting Technician
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645

EXHIBIT I

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

October 31, 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 plat and has no comment:

- **WA10 Sec 16, T17N, R01E**

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

- **Tex-Al Estates**
  - Tract A's access to Wasilla Fishhook should line up with Big Rock Drive.
- **Kopperud Kids**
  - Apply for driveway permit to access DOT roads.

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

"Keep Alaska Moving through service and infrastructure."

EXHIBIT J

Cheryl Scott

From: George <george@strother.us>
Sent: Tuesday, November 08, 2016 11:45 AM
To: Cheryl Scott
Subject: Tex-Al Estates comments

Cheryl Scott:

I have lived on Tex Al Drive , one quarter mile east of this proposed subdivision, for 32 years. I do not object to the new lots, so long as they have a safe access, are practical and meet the Borough requirements.

The petitioner as submitted this as an abbreviated plat, which does not allow for dedication of right of way. Tex Al Drive has been on some of the MSB transportation plans as a future arterial, to be extended westerly on the section line. I believe the 33' the section line easement plus another 17' for a total of 50' south of the section line should be dedicated and not included in the lot area. Gold cord Estates and Grouse Ridge plats all dedicated the right of ways, and did not include the dedication in the lot areas. Backwoods subdivision dedicated an additional 17' road easement. Being a waiver which may limit row dedication, at least increase the lot size to the 2 acres deed requirement outside of the 50' from the section line easement.

The topographic contours show a large depression on Lot 1. The contour lines should include tic marks on the down hill side, indicating enclosed depression. This is a wet land with standing water or mud, like two other depressions on this property.

The MEA power lines have been in place for over 25 years. Dedicate an easement to meet MEA requirements centered on the power lines. There are buried utilities (fiber optic cable, telephone copper line, and natural gas) that maybe on this property and are not shown. If the current Borough code require showing all utilities, then they should be located and shown? The buried utilities may adversely affect the construction of driveways off of Tex Al Drive or Wasilla Fishhook Road.

I've heard that DOT&PF may allow an access to Tract A from Wasilla Fishhook road, only directly opposite of Big Rock Road. From looking at the aerial photograph, the wet lands extend to the south boundary of Tract A. If the enclosed wet lands require a Corps of Engineers wet land permit, access to the usable area of Tract A may require a Corps fill permit. The enclosed contours on the soils map cover a large wet land with standing water among the grass most of the summer.

The contours on the preliminary plat are 5' each. I could not read the numbers on the contours on the engineers soils map, but if they are also 5' each, the driveway to Tract A, opposite Big Rock Road is over 25% grade. Would a better access to Tract A usable area be a road along the Lot 2 flag pole? But is the access onto Tex Al Drive at this location safe, with adequate sight distance to the east. Tex Al Drive is currently signed for 30 mph, and may have the speed limit raised as it is upgraded to an arterial. The connection of Tex Al Drive to Palmer Fishhook Road is in the community comprehensive plan recently approved by the Fishhook Community Council.

There is a water well on tax parcel C17, near Fishhook, probably within the Section Line easement. 35 years ago there was a mobile home, that burnt down, on this parcel with the well, septic system and a fuel tank. The fuel tank was removed in the last 10 years. The well location should be surveyed and be shown, as should the septic, if it can be found.

EXHIBIT K-1

Can a driveway be practically built in the 30' flag pole with a 20% cross slope?

The Borough may have acquired additional easements (through C17 and C22) for the existing Tex Al intersection with Wasilla Fishhook. If recorded these should be shown.

George Strother

EXHIBIT K-2

Cheryl Scott

From: George <george@strother.us>
Sent: Sunday, November 13, 2016 9:33 PM
To: Cheryl Scott
Subject: Tex-Al Estates
Attachments: PB134102.JPG; PB134103.JPG

Cheryl,

This afternoon I walked down to the proposed Tex Al Estates along the section line easements. There are two 4" ABS black pipes sticking 4'
out of the ground. On the preliminary plat there is an anchor pole just north of the three way pole on the north side of lot 1. There are guy anchors from that pole that are not shown on the plat.. The 4" pipes are about 40' west of the guy anchors. If the well and septic system are on Lot 1 and in the section line easement, should they be removed as a condition of the plat? Tex Al Drive extension to the west is shown on the Borough Official Streets and Highways Map as being extended westerly along this section line.

Two photos are attached showing the pipes.

There are trails along the power lines that have been in unrestricted use by the public for over thirty years. What is the borough's current policy on these trails that are not on the Borough trails maps. Does the public interest need to be vacated, or can the owner just block access, unless someone takes them to court for prescriptive easement?

George Strother

EXHIBIT K-3

EXHIBIT K-4

EXHIBIT K-5

Cheryl Scott

From: George <george@strother.us>
Sent: Monday, November 28, 2016 1:17 PM
To: Cheryl Scott
Subject: Re: FW: Tex-Al Estates

Cheryl,

Both Nov. 8 and 13 sets of comments and this email can be included in the packet. The well casing is damaged, and there is a pump in the well but no easy way to pull it. The 4" stand pipes indicate the septic is in the right of way. Even if this septic installation documents can be found, and it meets current standards, it and the well should be properly removed and abandoned, as they are in the way of the planned Tex Al extension to the west.

Can you please email me the surveyor's as built of the well and septic.

When is this case now scheduled for public hearing?

George Strother

On 11/28/2016 11:12 AM, Cheryl Scott wrote:

> Hi George - Looking further into our emails, I think your final comment submittal was actually the email dated on November 13, 2016 at 9:33am with the pictures.
>
> Please advise, I just can't remember what set of comments you wanted me to submit.
>
> Thanks again,
>
> Cheryl
>
> ---
>
> **From:** Cheryl Scott
> **Sent:** Monday, November 28, 2016 10:32 AM
> **To:** george@strother.us
> **Subject:** Tex-Al Estates
>
> Hi George –
>
> I'm finalizing the staff report for Tex-Al Estates and wanted to confirm with you the comments you want submitted are those that were sent to me via email on 11/8/2016 @ 11:45am?
>
> I wasn't sure if any of these concerns had already been addressed. John, has supplied an updated As-Built showing the well and septic stand-pipes and we are requiring an encroachment permit or have them abandoned according to DEC requirements. We are also requesting all easements of record be shown. I believe you had spoken to Fred about some of your concerns.

EXHIBIT K-6

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 30, 2016

PRELIMINARY PLAT:	**NORMAN LANGE'S HOLIDAY 1971 ADDITION RSB B/1 L/8**
LEGAL DESCRIPTION:	**SEC 8, T18N, R2E, SEWARD MERIDIAN, AK**
PETITIONER:	**DANIEL COOPER**
SURVEYOR:	**HANSON SURVEYING / HANSEN ENGINEERING**
ACRES: **4.48**	PARCELS: **2**
REVIEWED BY: CHERYL SCOTT	CASE: 2016-160

REQUEST:
The request is to divide Lot 8, Block 1, Norman Lange's Holiday 1971 Addition (Plat 71-77) into two lots to be known as Lots 8A & 8B, Norman Lange's Holiday 1971 Addition containing 4.48 acres more or less.

EXHIBITS:

Vicinity Map:	**EXHIBIT A 1 pg**
Aerial Photo:	**EXHIBIT B 1 pg**
Project Overview, As-built & Topo Maps	**EXHIBIT C 3 pgs**
Soils Report	**EXHIBIT D 13 pgs**

COMMENTS:

MSB Operations & Maintenance	**EXHIBIT E 1 pg**
MSB Department of Public Works	**EXHIBIT F 1 pg**
MSB Capital Projects	**EXHIBIT G 1 pg**
MSB Right of Way	**EXHIBIT H 1 pg**
GCI	**EXHIBIT I 1 pg**
Enstar	**EXHIBIT J 1 pg**
Public	**EXHIBIT K 1 pg**

DISCUSSION:
The lots have access from E. Norman Avenue; a Borough maintained road. Lot 8A has an existing driveway located in the unconstructed N. Rice Street right-of-way accessing onto Norman Avenue. The proposed lots have the required frontage onto a public road per MSB 43.20.320 *Frontage and MSB 43.20.300(D) Flag lots.* There are structures and one driveway on the property. The driveway will require a permit prior to plat

recordation. **(Recommendation 4)** The structures comply with setback requirements pursuant to MSB 17.55.
Stewart Title of Alaska provided a Certificate of Plat, dated September 21, 2016, certifying the record owners are Judith Ann Markley and Clayton Markley. The owner listed on the plat is Daniel Lee Cooper. The title company stated there was a break in the chain of title in the 70's. The petitioner's representative stated the petitioner is aware of this and is working with the title company to resolve the issue with title. **(Recommendation 5)**

SOILS REPORT: A soils report was provided by Mark Hansen, a professional engineer. The report stated the soil is adequate for on-site wastewater disposal. There was no ground water or bedrock encountered in the test hole. There is a single family residence with a working septic system on proposed Lot 8A. Each lot in the proposed subdivision has more than 10,000 sq. ft. contiguous useable septic area and 10,000 sq. ft. useable building area. **(Exhibit D)**

COMMENTS:

MSB Operations & Maintenance Road Superintendent stated the driveway and outbuildings are encroaching in the ROW. **(Exhibit E)** Staff notes the as-built does not show any permanent structures in the right-of-way, however, these temporary structures or trailers will need to be moved or an encroachment permit will be needed prior to final plat. **(Recommendation 6)**

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

MSB Capital Projects requested the petitioner to not create a flag lot and that both proposed lots use Rice Street as their access points. **(Exhibit G)** Staff notes this plat is in compliance with MSB 43.20.300(D) *Flag lots* and MSB 43.20.100 *Access Required.*

MSB Right-of-Way Coordinator stated Rice Street from Soapstone to Norman Ave. was built as approved construction in 1994-95 by Bruce Marden Sr. under permit c940213. Looks like no surveying done, unsure about proper location. We will need just a driveway permit. Permittee will be responsible to know if road is trespass or not because of lack of surveying. Make sure they are more than 40' from the property corners to surface of driveway. **(Exhibit H) (Recommendation 4)**

GCI has no objections. **(Exhibit I)**

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

Beverly Sakis, owner of Lots 1 & 6, Block 1, Norman Lange's Holiday 1974 Addition and Lot 7, Block 1, Norman Lange's Holiday 1971 Addition opposes dividing this lot into 2 smaller lots. Lots 1 and 7 are adjacent to the subject property. She stated her and her husband were attracted to this neighborhood because the size of the lots and the privacy it offered. This subdivision, with its large lots sizes, is unique in the Mat-Su

valley. They purchased the two adjacent lots as investments understanding that the lot sizes would be valued in the future. They oppose this subdivision. **(Exhibit K)**

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

CONCLUSION for ABBREVIATED PLAT:

The proposed plat for Norman Lange's Holiday 1971 Addition RSB B/1 L/8, located within Section 8, Township 18 North, Range 2 East, Seward Meridian, Alaska is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats.* The proposed lots have 10,000 sq. ft. of contiguous useable septic area and 10,000 sq. ft. of building area pursuant to MSB 43.20.281.

There were two objections, one from MSB Capital Projects and one from the public.

RECOMMENDATIONS for ABBREVIATED PLAT:

Staff recommends approval of Norman Lange's Holiday 1971 Addition RSB B/1 L/8, located within Section 8, Township 18 North, Range 2 East, Seward Meridian, Alaska contingent on the following recommendations:

1. Pay postage and advertising fees.

2. Provide updated Certificate to Plat executed within 90 days prior to recording.

3. Provide beneficiary affidavits from holders of legal and equitable interest.

4. Apply for driveway permit for the existing driveway from the MSB Permit Center prior to plat recordation.

5. Certificate of Plat must show the same owner as the owner listed on the final plat.

6. Surveyor to provide letter stating temporary buildings or trailers have been removed from the right-of-way or apply for encroachment permit prior to final plat.

7. 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.

8. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.

9. Submit final plat in full compliance with Title 43.

FINDINGS for ABBREVIATED PLAT:

1. The abbreviated plat of Norman Lange's Holiday 1971 Addition RSB B/1 L/8, is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats.*

2. There were no objections from any outside agencies.

3. There were two objections, one from MSB Capital Projects objecting to the flag lot design and one objection from the public not wanting smaller lots to be created. Staff notes this plat complies with MSB 43.15.025 *Abbreviated Plats* and MSB 43.20.300(D) *Flag lots.*

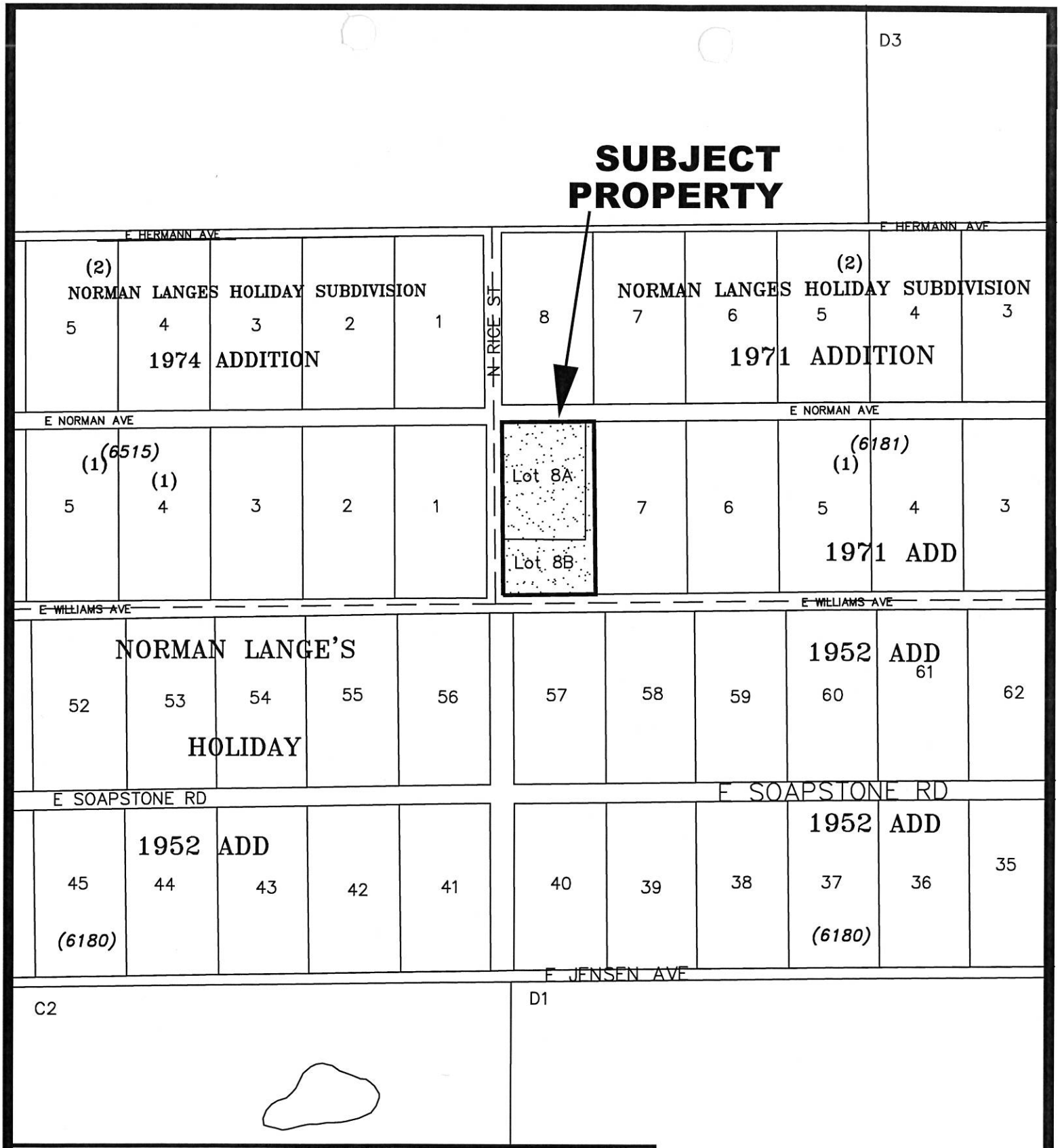
4. The proposed lots have the required frontage onto a public road per MSB 43.20.320 *Frontage* and MSB 43.20.300 *Flag lots*.

5. One lot is being divided to create two lots containing 4.48 acres more or less.

6. There are permanent structures on this property that are in compliance with MSB 17.55 *Setbacks*. There is one driveway on proposed Lot 8A and there is no driveway permit on file. The driveway is located in the unconstructed right-of-way of N. Rice Street onto E. Norman Avenue. E. Norman Avenue is a Borough owned and maintained road.

7. Temporary structures or trailers are encroaching on the right-of-way of N. Rice Street. Staff notes these structures will need to be moved from the right-of-way.

8. The owner on the Certificate to Plat is Judith Ann Markley and Clayton Markley and the owner listed on the preliminary plat is Daniel Lee Cooper.

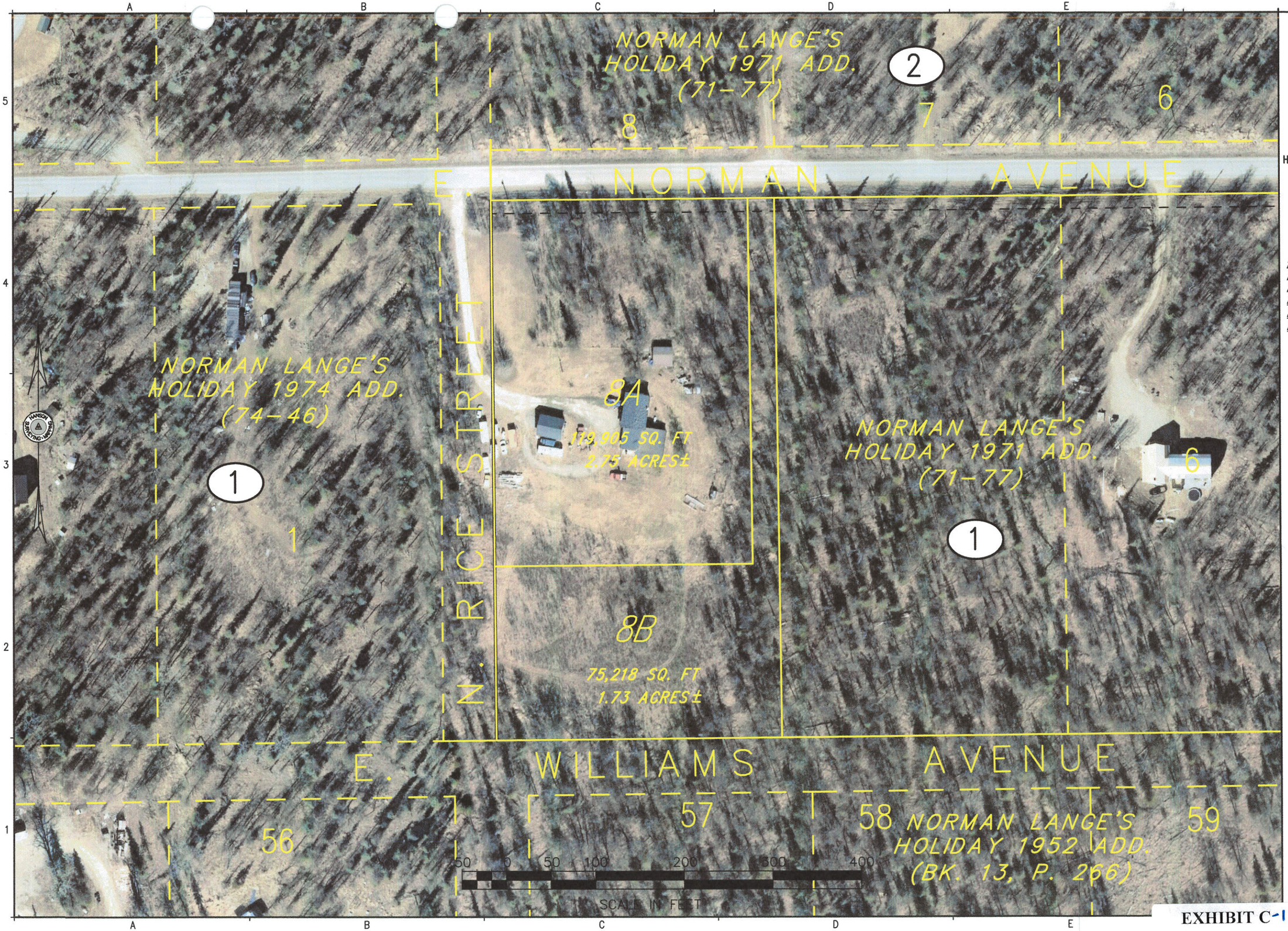


VICINITY MAP

FOR PROPOSED NORMAN LANGE'S HOLIDAY
1971 ADDITION RSB B/1 L/8
LOCATED WITHIN
SECTION 08, T18N, R2E, SEWARD MERIDIAN, ALASKA
PALMER 04 MAP

EXHIBIT A

EXHIBIT B



HANSON SURVEYING & MAPPING LAND PLANNING BOUNDARIES

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

NOTES

1. THE IMAGERY SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.

RECEIVED
OCT 27 2016
PLANNING

PALMER, ALASKA
NORMAN LANGE'S HOLIDAY 1971 ADD. BLOCK 1, LOTS 8A & 8B
PROJECT OVERVIEW

FILE:	16-155
DESIGN:	CEH
DRAWN BY:	SDN
CHECKED:	CEH
DWG.#:	16-155CS
DATE:	10-26-16
SCALE:	1:100
LOCATION:	T.18N.R.2E.S.8 SM

SHEET 1 OF 3

EXHIBIT C-1

NORMAN LANGE'S HOLIDAY 1974 ADD. (74-46) 2

NORMAN LANGE'S HOLIDAY 1971 ADD. (71-77) 2

1 8 7

E. NORMAN AVENUE

60.00' 320.30' 30' 290.30'

15' POWER LINE EASEMENT (PLAT 71-77)

NORMAN LANGE'S HOLIDAY 1974 ADD. (74-46) 1

NORMAN LANGE'S HOLIDAY 1971 ADD. (71-77) 1

607.56' 412.31' 166.77' 411.89' 607.10'

8A
119,905 SQ. FT
2.75 ACRES ±

SHED 20' 16' 85.70'

95.23' SEE DETAIL

21.3'

118.00'

S0° 39' 36"E

N89° 50' 43"W 291.63'

S0° 13' 35"W 195.26'

N0° 02' 27"E

100' WATER WELL RADIUS

8B
75,218 SQ. FT
1.73 ACRES ±

N. RICE STREET

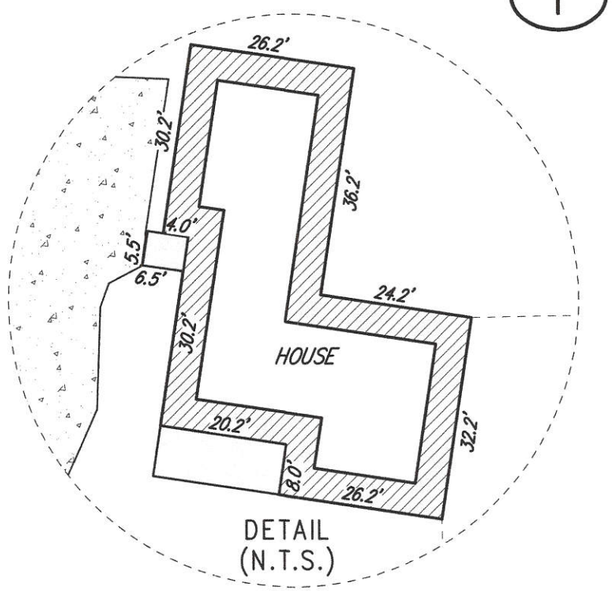
1 7

60.00' 322.26'

E. WILLIAMS AVENUE

57 58

NORMAN LANGE'S HOLIDAY 1952 ADD. (BK. 13, P. 266)



DETAIL (N.T.S.)

50 0 50 100 200 300 400

SCALE IN FEET

LEGEND

- RECOVERED 1" IRON PIPE
- RECOVERED PLASTIC CAP ON REBAR
- PROPOSED SET MONUMENT
- WATER WELL
- SEPTIC VENT/CLEANOUT
- UTILITY POLE
- OVERHEAD ELECTRIC
- DECK/PORCH
- ASPHALT ROAD
- BUILDING
- GRAVEL ROAD/DRIVEWAY
- CONCRETE PAD

RECEIVED
OCT 27 2016
PLATTING

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

STATE OF ALASKA 49TH CRAIG E. HANSON LS 12312 REGISTERED PROFESSIONAL LAND SURVEYOR 10/27/16

PALMER, ALASKA
NORMAN LANGE'S HOLIDAY 1971 ADD. BLOCK 1, LOTS 8A & 8B
AS-BUILT - PROPOSED SUBDIVISION

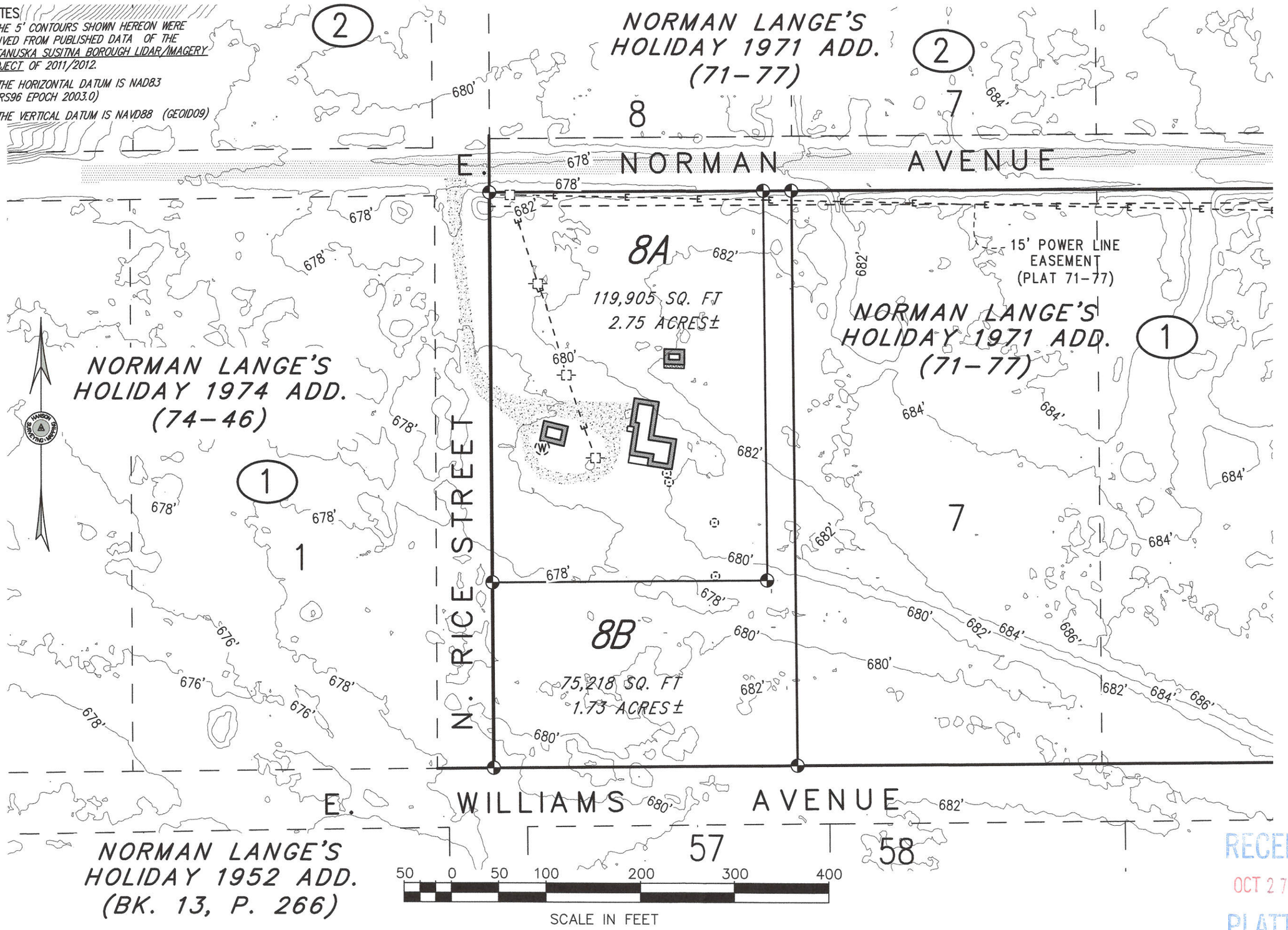
FILE:	16-155
DESIGN:	CEH
DRAWN BY:	SDN
CHECKED:	CEH
DWG.#:	16-155CS
DATE:	10-26-16
SCALE:	1:100
LOCATION:	T.18N.R.2E.S.8 SM

SHEET 2 OF 3

EXHIBIT C-2

NOTES

1. THE 5' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83 (CORS96 EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD88 (GEOID09)



HANSON SURVEYING & MAPPING LAND PLANNING BOUNDARIES

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

STATE OF ALASKA 49TH CRAIG E. HANSON LS 12312 REGISTERED PROFESSIONAL LAND SURVEYOR 10/27/16

PALMER, ALASKA
NORMAN LANGE'S HOLIDAY 1971 ADD. BLOCK 1, LOTS 8A & 8B
CONTOURS

FILE:	16-155
DESIGN:	CEH
DRAWN BY:	SDN
CHECKED:	CEH
DWG.#:	16-155CS
DATE:	10-26-16
SCALE:	1:100
LOCATION:	T.18N.R.2E.S.8 SM

SHEET 3 OF 3

RECEIVED OCT 27 2016 PLATTING

EXHIBIT C-3

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

RECEIVED
OCT 27 2016

Norman Lange's Holiday 1971 ADD. Block 1, Lots 8A & 8B

Palmer, Alaska
Geotechnical Investigation

October 2016

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

Prepared by: Tyler Hansen, EIT

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

EXHIBIT D-1

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

Norman Lange's Holiday 1971 ADD. Block 1, Lots 8A & 8B

Palmer, Alaska

Contents

Report Narrative 2 pages

Location Information

Vicinity Map 1 page
Test Pit Location Map 1 page

Test Pits

Test Pit Log Plates 1
Log Graphics Key 1 page

Soil Testing

Sieve Test Report 1 page
Soil Sample Summary 1 page

Supplemental Information

ASTM Soil Classification Chart
Frost Design Soil Classification
Plasticity Chart

STATE OF ALASKA
49TH
R. Mark Hansen
CE - 4753
Registered Professional Engineer
10-21-2016

EXHIBIT D-2

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

Norman Lange's Holiday 1971 ADD. Block 1, Lots 8A & 8B Palmer, Alaska

Geotechnical Investigation

October 2016

Location

The subject property is located off of Soapstone Rd about 4 miles north of Palmer Alaska. The address is 12600 E Norman Ave, Palmer Alaska. It is located within the NE ¼ of Sec. 8, T18N, R2E, Seward Meridian, Alaska.

Scope of Investigation

This investigation is to verify useable areas for platting purposes.

The proposed subdivision divides one 4.48 acre parcel into two parcels of 2.75 acres and 1.73 acres.

Findings

1. The soil observed at typical septic depth consists of well graded gravel with sand, and includes cobbles and boulders. This soil typically has high permeability. This soil is adequate for on-site wastewater disposal.

2. Ground water was not observed in the test pit.

3. No bedrock was encountered in the test pit. Very dense silty sand with gravel was encountered in the test pit below 9.5 ft. This soil type frequently has low permeability, but no water was perched above this layer during exploration on 10/3/2016, when rechecked.

General Topography

The lot is mostly flat. There is currently one single family residence with a working septic system on proposed lot 8A.

EXHIBIT D-3

Useable Area

Each lot in the proposed subdivision has more than 10,000 square feet contiguous useable septic area and 10,000 square feet useable building area.

Field Exploration

The investigation included 1 test pit located on the proposed split. Exploration was conducted on September 29, 2016 using a Hitachi EX120 excavator operated by George Alder. Exploration was supervised and the test hole logged by Mark Hansen. No soil conditions were encountered in the test pit that would prohibit a conventional septic system. The test hole was located by handheld GPS. GPS coordinates are recorded on the test pit log. A perforated PVC pipe was placed in the test pit to allow future ground water measurements.

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

Test pit Logs

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

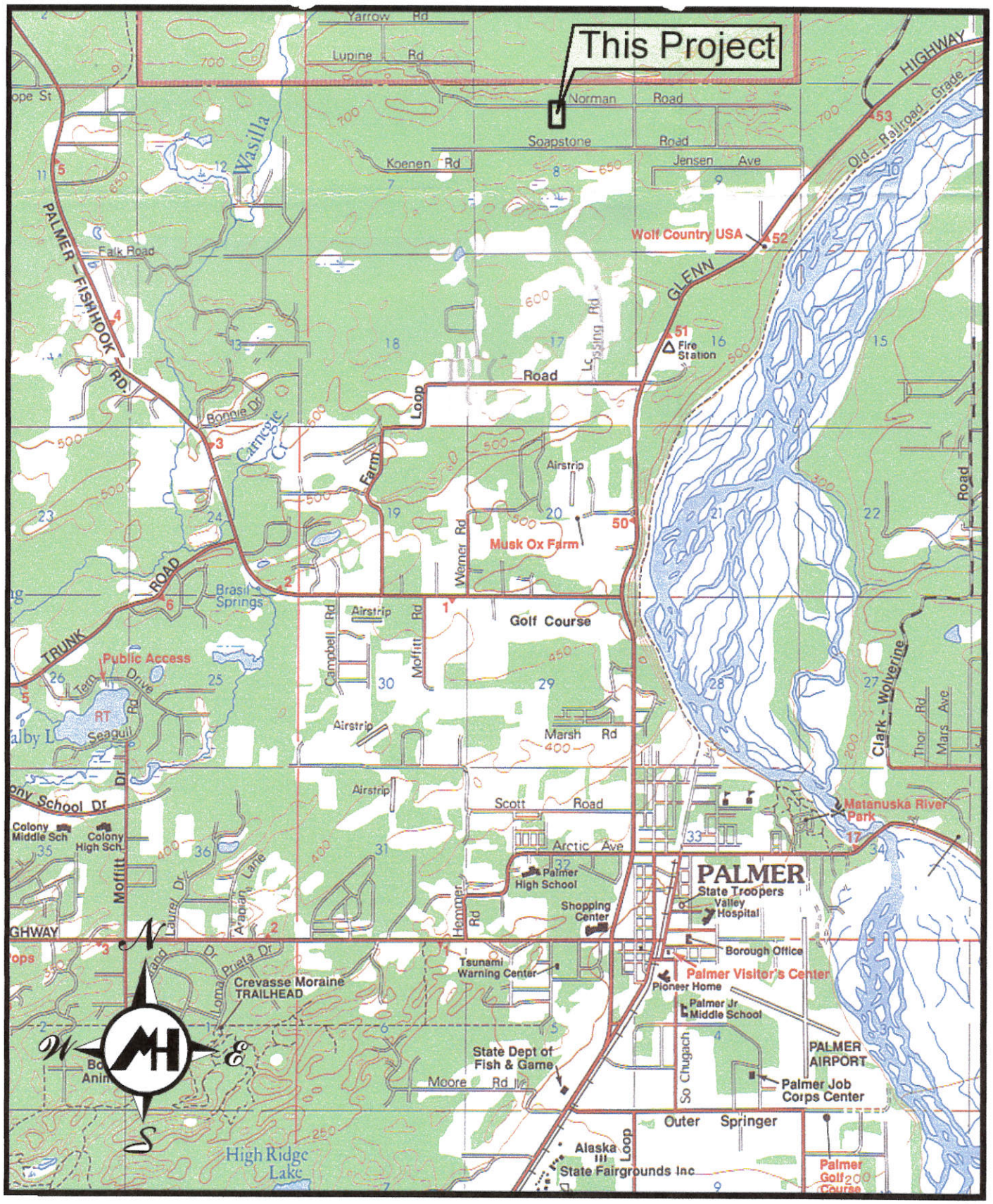
Laboratory

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

STATE OF ALASKA
49TH
R. Mark Hansen
CE - 4753
Registered Professional Engineer

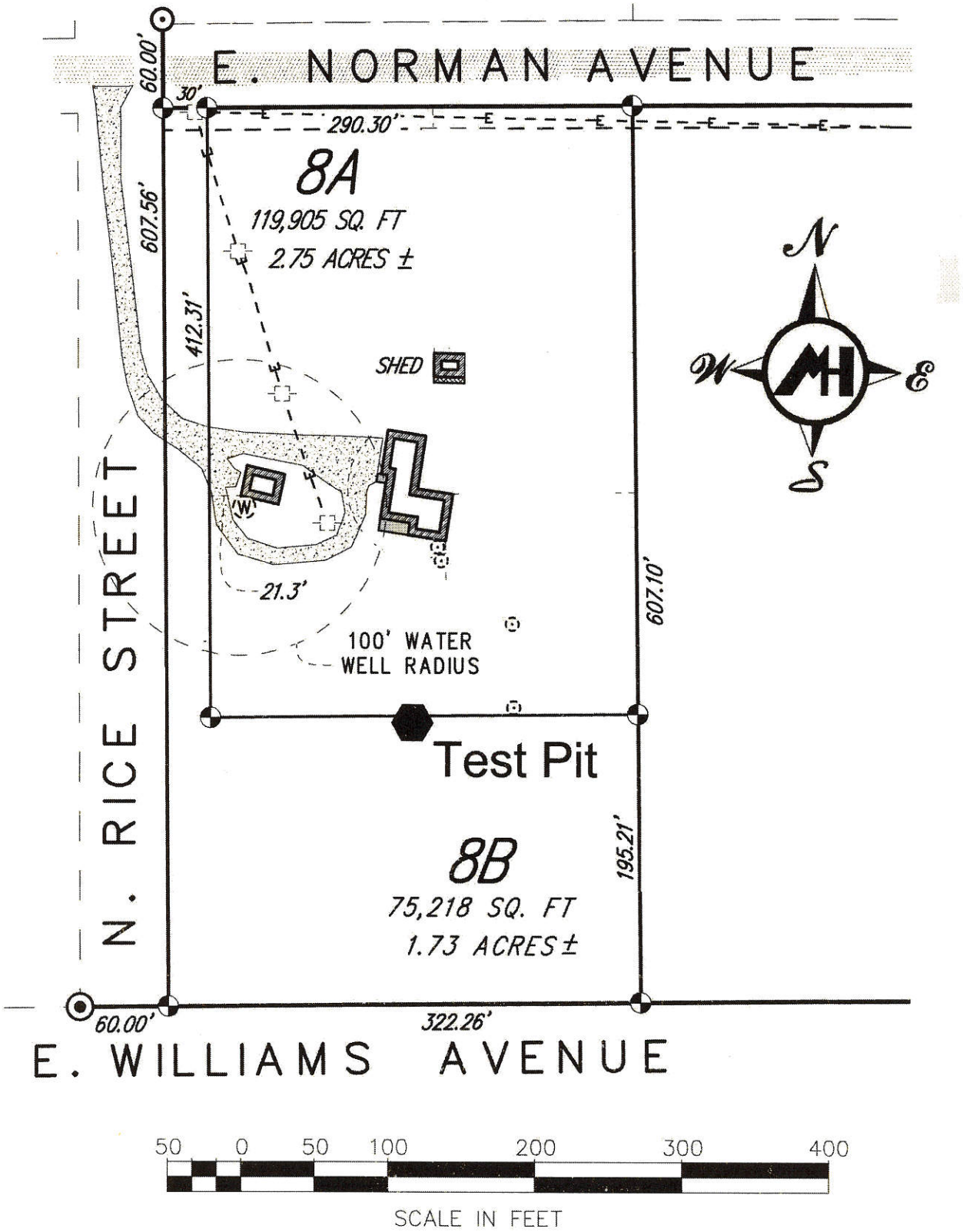
11-03-2016

EXHIBIT D-4



Vicinity Map

EXHIBIT D-5

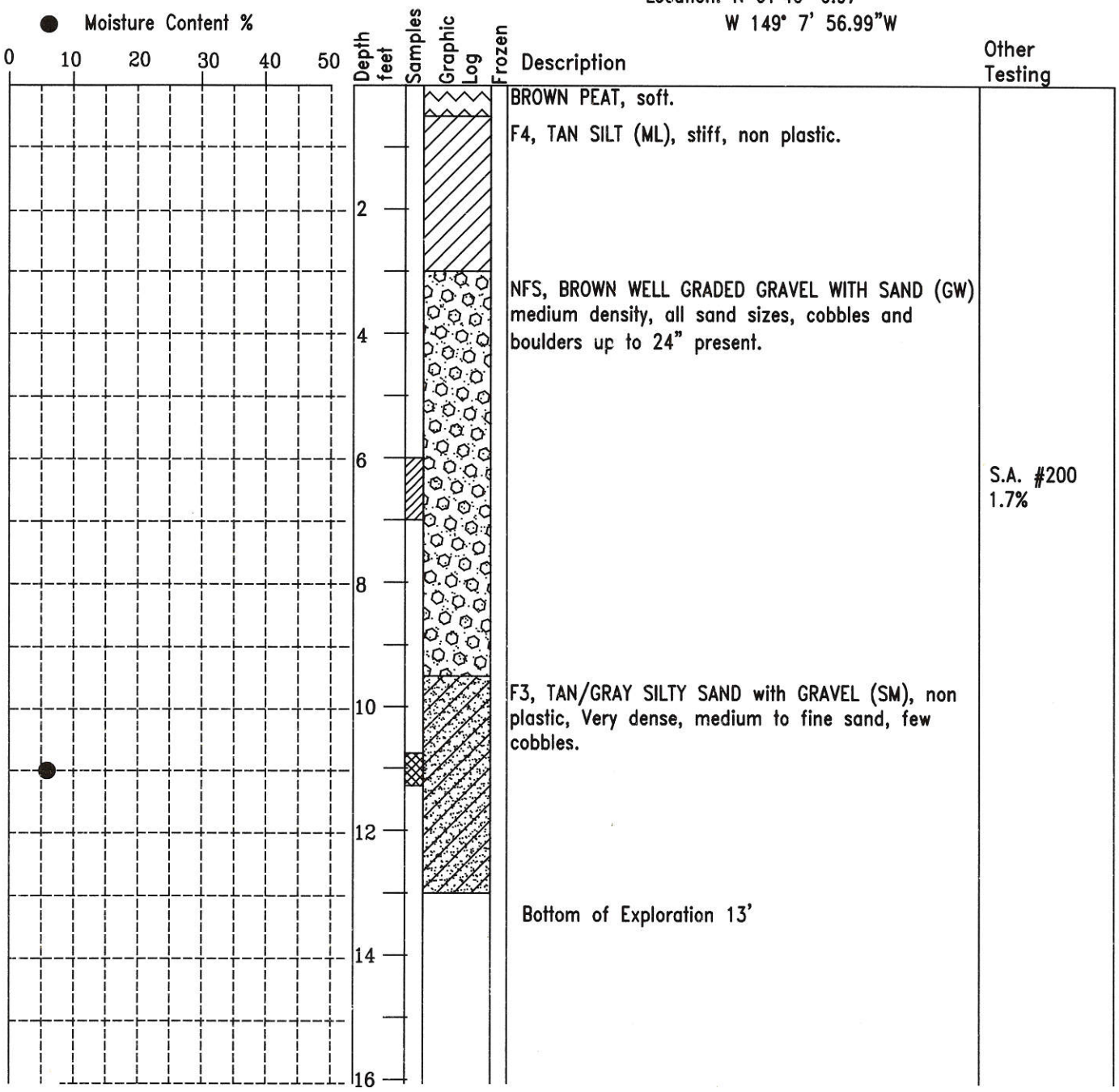


Test Pit Location Map

EXHIBIT D-6

Log of Test Pit 1

Exploration: September 29, 2016
Equipment: EX120
Location: N 61°40' 6.97"
W 149° 7' 56.99"W



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

Job No.: 16108 Date: October 2016

Log of Test Pit 1

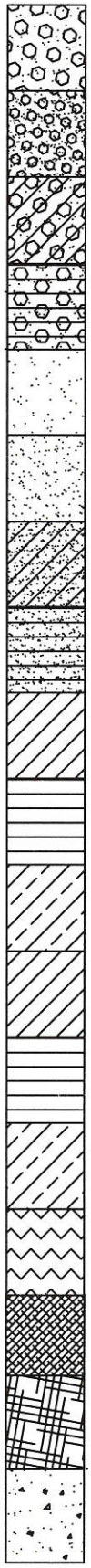
Norman Lange's Holiday 1971 ADD.
Block 1, Lots 8A & 8B

Hanson Surveying & Mapping LLC
305 E Fireweed Ave
Palmer, AK 99645

Plate
1

EXHIBIT D-7

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, GRAVELY 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

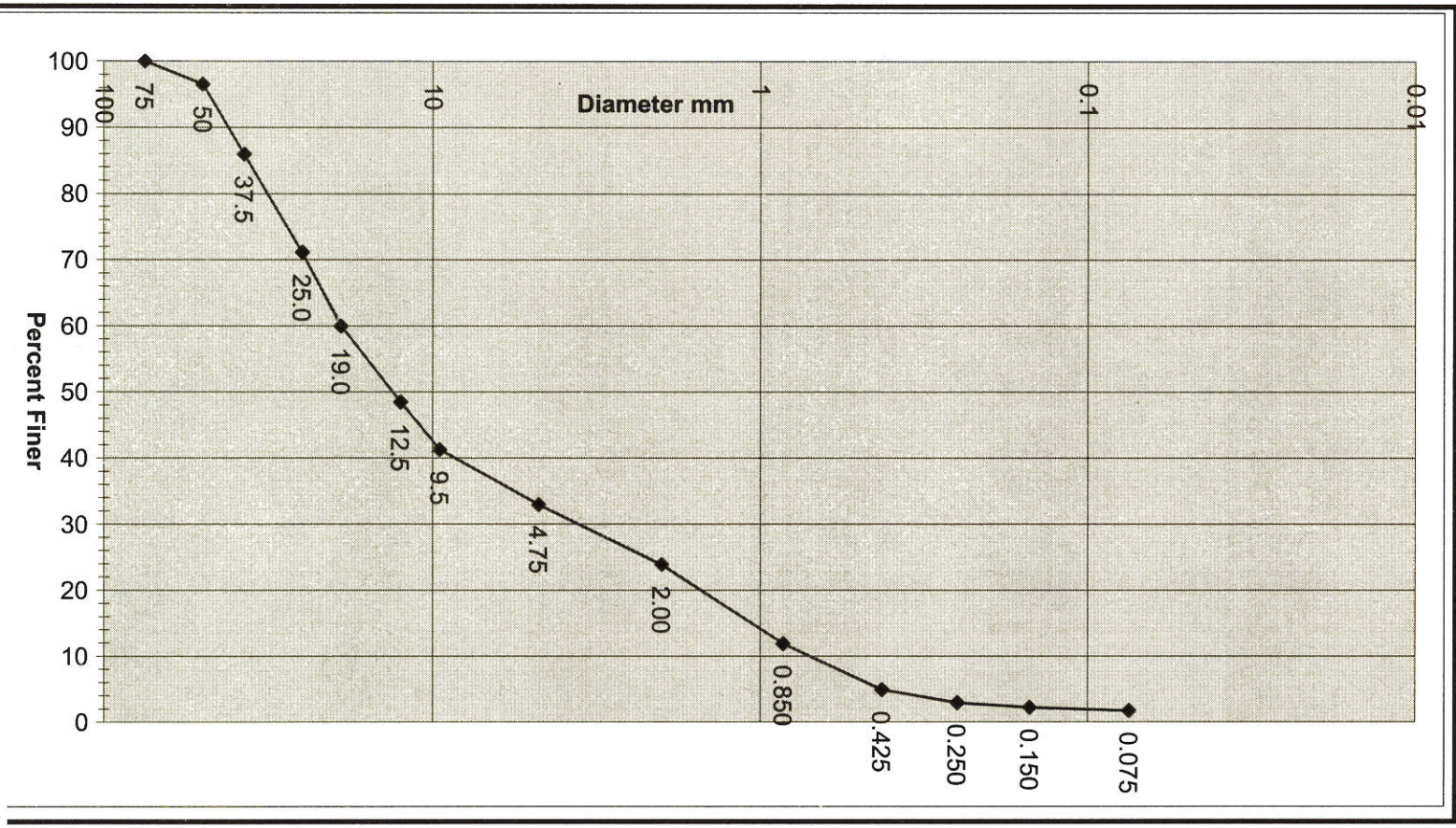
EXHIBIT D-8

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	97
1.5"	37.5	86
1"	25.0	71
3/4"	19.0	60
1/2"	12.5	48
3/8"	9.5	41
#4	4.75	33
#10	2.00	24
#20	0.850	12
#40	0.425	5
#60	0.250	3
#100	0.150	2
#200	0.075	1.7

Client: **Hanson Surveying and Mapping**

Soil Description: Well Graded Gravel with Sand

Project Norman Lange's Holiday

Unified Classification: GW

Date 10/13/2016

Sample Location: TP #1 @ 6'-7'

C_u= 26

Sample Date: 9/29/2016

C_c= 1.1

Proj. no: 16108

EXHIBIT D-9

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

LABORATORY TESTING SUMMARY

Norman Lange's Holiday
Hanson Surveying and Mapping

Exploration: September 29, 2016

Test Hole	Depth Feet	Moisture	Visual Classifications Frost Class	Unified Class	Pass #200 Other	Blows/6 inches (300#, 30" drop) NALPT Spoon	Sample Size Grams
1	6-7		NFS	GP	**1.7%**		
1	11'	6.4%	F3	SM			813.5

EXHIBIT D-10

ASTM Soil Classification Chart

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

[A] Based on the material passing the 3-in. (75-mm) sieve.
[B] If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name
[C] Gravels with 5 to 12% fines require dual symbols
GW-GM well-graded gravel with silt
GW-GC well-graded gravel with clay
GP-GM poorly graded gravel with silt
GP-GC poorly graded gravel with clay
[D] Sands with 5 to 12X 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] $Cu = D_{60}/D_{10}$ $Cc = \frac{(D_{30})2}{D_{10} X D_{60}}$

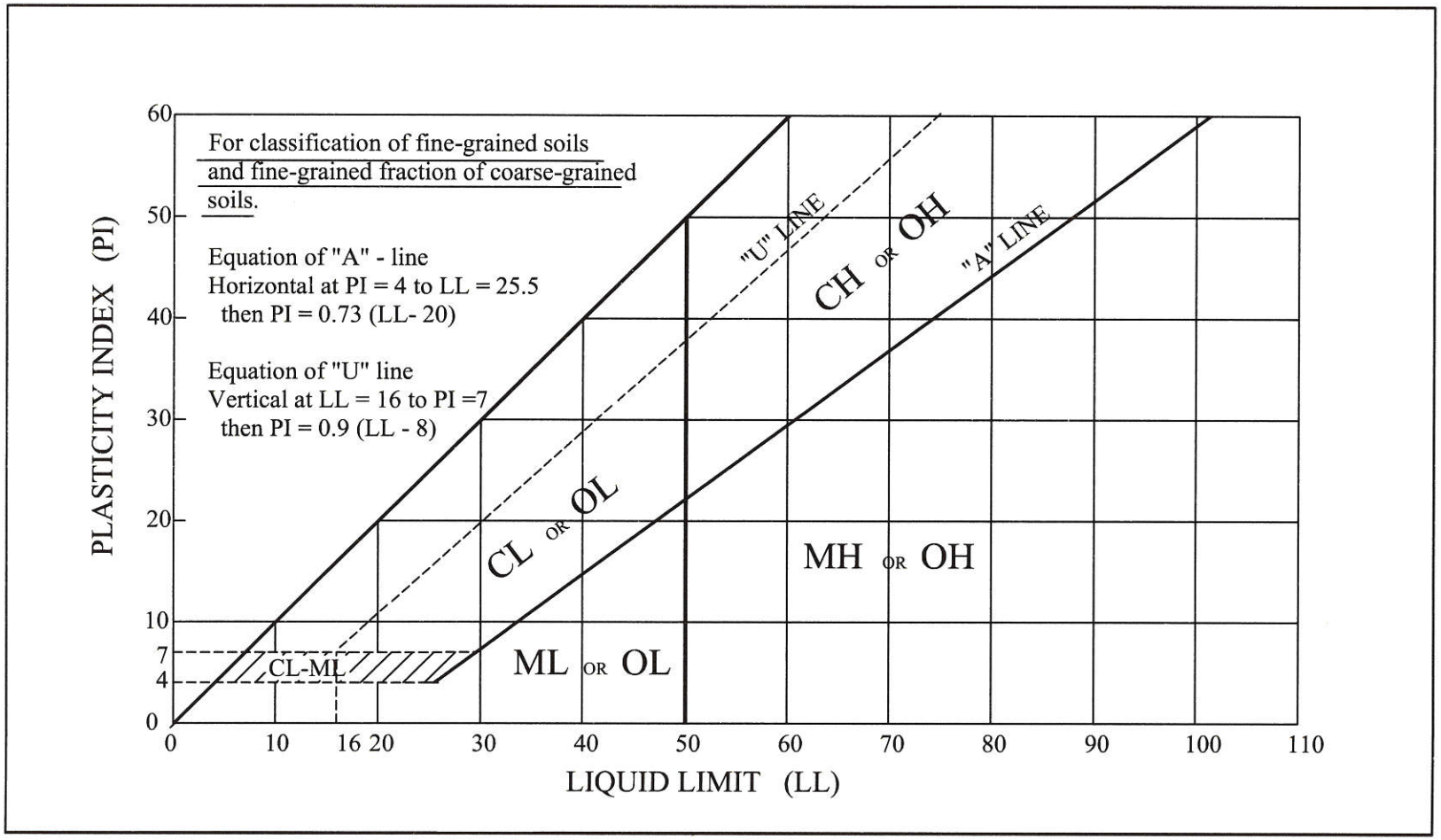
[F] If soil contains ≥ 15 % sand, add "with sand" to group name
[G] If fines classify as CL-ML, use dual symbol GC-GM or SC-SM
[H] If fines are organic, add "with organic lines" to group name.
[I] If soil contains r 15 % gravel, add "with gravel" to group name.
[J] If Atterberg limits plot in hatched 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 L 30% plus No. 200, predominantly sand, add "sandy" to group name.
[M] If soil contains ≥ 30 % plus No. 200, predominantly gravel, add "gravelly" to group name.
[N] PI ≥ 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.

EXHIBIT D-11

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, P1<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

Cheryl Scott

From: Will Barickman
Sent: Thursday, November 03, 2016 10:52 AM
To: Cheryl Scott
Cc: Terry Dolan; Jim Jenson
Subject: RE: RFC Norman Lange's Hldy 1971 Add RSB B/8 L/1

Just a Note, It looks like 8A is encroaching in the R.O.W. on N. Rice St. with Drive way and Out buildings.

Will Barickman
Road Maintenance Superintendent 1
PH: (907) 745-9816
Cell :(907) 355-9816
Fax (907) 746-5769
E- mail: will.barickman@matsugov.us

From: Jim Jenson
Sent: Thursday, November 03, 2016 7:41 AM
To: Will Barickman
Cc: Terry Dolan
Subject: FW: RFC Norman Lange's Hldy 1971 Add RSB B/8 L/1

RSA 23

From: Cheryl Scott **On Behalf Of** Platting
Sent: Wednesday, November 02, 2016 4:58 PM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers; brian.young@usps.gov; retirees@mtaonline.net; bgerard@mtaonline.net; John Aschenbrenner; Richard Boothby; Elizabeth Derbonne; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Mark Whisenhunt; 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; dblehm@gci.com; jimsykesdistrict1@gmail.com
Subject: RFC Norman Lange's Hldy 1971 Add RSB B/8 L/1

All ~

Attached is a Request for Comments for Norman Lange's Holiday 1971 Addition RSB B/1 L/8, MSB Case 2016-160, Tech CS. Also, attached is the vicinity map, aerial map, owner's statement, project overview map, as-built, topo map, soils report and preliminary plat. Comments are due by November 21, 2016.

Please contact me if you have any questions.

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

EXHIBIT E

Cheryl Scott

From: Jamie Taylor
Sent: Tuesday, November 08, 2016 2:50 PM
To: Platting
Cc: Cheryl Scott
Subject: RE: RFC Norman Lange's Hldy 1971 Add RSB B/8 L/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/

From: Cheryl Scott **On Behalf Of** Platting
Sent: Wednesday, November 02, 2016 4:58 PM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers; brian.young@usps.gov; retirees@mtaonline.net; bgerard@mtaonline.net; John Aschenbrenner; Richard Boothby; Elizabeth Derbonne; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Mark Whisenhunt; 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; dblehm@gci.com; jimsykesdistrict1@gmail.com
Subject: RFC Norman Lange's Hldy 1971 Add RSB B/8 L/1

All ~

Attached is a Request for Comments for Norman Lange's Holiday 1971 Addition RSB B/1 L/8, MSB Case 2016-160, Tech CS. Also, attached is the vicinity map, aerial map, owner's statement, project overview map, as-built, topo map, soils report and preliminary plat. Comments are due by November 21, 2016.

Please contact me if you have any questions.

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

EXHIBIT F

Cheryl Scott

From: Jude Bilafer
Sent: Thursday, November 03, 2016 12:09 PM
To: Cheryl Scott
Cc: Michael Weller; Eileen Probasco; Fred Wagner; Brad Sworts
Subject: RE: RFC Norman Lange's Hldy 1971 Add RSB B/8 L/1

Hello Cheryl,

CP recommends this subdivision request NOT create a flag lot and that both these proposed lots use Rice Street as their access points. There is no need for a flag lot.

Jude

From: Cheryl Scott **On Behalf Of** Platting
Sent: Wednesday, November 02, 2016 4:58 PM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers; brian.young@usps.gov; retirees@mtaonline.net; bgerard@mtaonline.net; John Aschenbrenner; Richard Boothby; Elizabeth Derbonne; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Mark Whisenhunt; 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; dblehm@gci.com; jimsykesdistrict1@gmail.com
Subject: RFC Norman Lange's Hldy 1971 Add RSB B/8 L/1

All ~

Attached is a Request for Comments for Norman Lange's Holiday 1971 Addition RSB B/1 L/8, MSB Case 2016-160, Tech CS. Also, attached is the vicinity map, aerial map, owner's statement, project overview map, as-built, topo map, soils report and preliminary plat. Comments are due by November 21, 2016.

Please contact me if you have any questions.

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

EXHIBIT G

Cheryl Scott

From: Michelle Olsen
Sent: Monday, November 28, 2016 1:38 PM
To: Cheryl Scott
Subject: Driveway in Rice St ROW

Hi Cheryl,

This is Andy's response:

Rice Street from Soapstone to Norman was built as approved construction in 1994-95 by Bruce Marden Senior under permit c940213. Looks like no surveying done, unsure about proper location. We will need just a driveway permit. Permitttee wil be responsible to know if road is tresspass or not because of lack of surveying.
Make sure they are more than 40 feet from the property corners to surface of driveway....

So the answer to your question is they need to apply for a driveway permit. All the rest of the issues can be addressed as part of the driveway permit inspection process.

Thanks,
Michelle Olsen, CFM
Permit Technician
Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer, AK 99645
(907) 861-7871

EXHIBIT H

Cheryl Scott

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, November 04, 2016 10:02 AM
To: Platting
Subject: RE: RFC Norman Lange's Hldy 1971 Add RSB B/8 L/1

Hi Cheryl, no objections from GCI on this one.

GCI | NETWORK SERVICES
Joshua Swanson | jswanson1@gci.com
Technician I, GIS Mapping | OSP Design

From: Cheryl Scott [mailto:Cheryl.Scott@matsugov.us] **On Behalf Of** Platting
Sent: Wednesday, November 02, 2016 4:58 PM
To: holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers <regpagemaster@usace.army.mil>; brian.young@usps.gov; retirees@mtaonline.net; bgerard@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Derbonne <elizabeth.derbonne@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>; Mark Whisenhunt <Mark.Whisenhunt@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>; dblehm@gci.com; jimsykesdistrict1@gmail.com
Subject: RFC Norman Lange's Hldy 1971 Add RSB B/8 L/1

[External Email]

All ~

Attached is a Request for Comments for Norman Lange's Holiday 1971 Addition RSB B/1 L/8, MSB Case 2016-160, Tech CS. Also, attached is the vicinity map, aerial map, owner's statement, project overview map, as-built, topo map, soils report and preliminary plat. Comments are due by November 21, 2016.

Please contact me if you have any questions.

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

EXHIBIT I

ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

November 22, 2016

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

Subject: Abbreviated Plat Request for Comments – **Norman Lange's Holiday 1971 Add. (Case No. 2016-160)**

Dear Ms. Scott:

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

If you have any questions, please feel free to contact me at 334-7944 or by email at cassie.wohlgemuth@enstarnaturalgas.com.

Sincerely,

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

EXHIBIT J

Cheryl Scott

From: Beverly Sakis <dobe_sakis@hotmail.com>
Sent: Thursday, November 17, 2016 12:52 PM
To: Platting
Subject: Regarding a request to divide Lot 8, Block 1 Norman Lange's Holiday 197 Addition

This is regarding the proposed request from Daniel Cooper to divide Lot 8, Block 1, Norman Lange's Holiday 1971 Addition, Plat 71-77, into two lots. The location lies south of Norman Avenue and North of Soapstone Road.

We (Don and Beverly Sakis) own three (3) different 4.48 +/- lots on Norman Ave. What first attracted us to this neighborhood was the size of the lots and the woods and privacy this offered both our neighbors and ourselves. We first purchased one lot for our primary residence and have lived in this neighborhood for over 38 years and continue to cherish the space and privacy. Over the years, we purchased two other lots. They just happen to be share boundaries on either side (one to the east, the other to the west) of the "subject property" the owner is requesting to subdivide. This subdivision, with its large lot sizes, is unique in the Mat-Su valley. We purchased the other 2 lots as investments understanding that the lot sizes would be valued in the future. We value this uniqueness and respectfully, but strongly, oppose dividing the original large lot into 2 smaller lots.

Don and Beverly Sakis

12200 E. Norman Ave

Palmer, AK 99645

EXHIBIT K

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 30, 2016

PRELIMINARY PLAT:	**MIGRATION'S END 2017**		
LEGAL DESCRIPTION:	**SEC 12, T17N, R4W S.M., AK**		
PETITIONER:	**MIGRATIONS END, INC.**		
SURVEYOR/ENGINEER:	**DENALI NORTH**		
ACRES: **5.73**	PARCELS: **2**		
REVIEWED BY:	PEGGY HORTON	CASE: 2016-158	

REQUEST:

The request is to divide Lot 2A, Migration's End Phase III, plat #2010-22, into two lots to be known as Migration's End 2017, containing 5.73 acres more or less. Also to eliminate the platted flood hazard area as this property is not within a FEMA designated Special Flood Hazard Area. Located between S. Horseshoe Lake Road and the east shore of Horseshoe Lake, within the SE¼ Section 12, Township 17 North, Range 4 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map	**EXHIBIT A**
Aerial Photo	**EXHIBIT B**
Soils	**EXHIBIT C**

COMMENTS:

DPW Engineer	**EXHIBIT D**
Land Management	**EXHIBIT E**
West Lakes FSA & DES	**EXHIBIT F**
SOA DNR Survey Section	**EXHIBIT G**
GCI	**EXHIBIT H**
Enstar	**EXHIBIT I**

DISCUSSION:

Access: S. Horseshoe Lake Road is maintained by the borough. The proposed lots have more than the minimum required frontage onto a public road and comply with MSB 43.20.140, *Frontage*.

There is an existing driveway onto S. Horseshoe Lake Road and it has a driveway permit.

Soils: Jim Rowland, P.E. provided a useable area report certifying there is 10,000 sq ft of useable septic area and 10,000 sq ft of useable building area on each of the two proposed lots **(Exhibit C)**. One test hole log was provided that was within the subdivision and one test hole lot was provided outside the subdivision. The soils are consistent with MSB 43.20.281, *Area*.

COMMENTS:

MSB DPW Engineer has no comment **(Exhibit D)**. Land Management commented there are no borough owned lands being affected by this proposed subdivision and they have no objections **(Exhibit E)**. The West Lakes Fire Service Area and Dept of Emergency Services has no objections **(Exhibit F)**.

State of Alaska, DNR DML&W Survey Section has no comment on the plat **(Exhibit G)**.

GCI has no objection **(Exhibit H)**. Enstar has no comments **(Exhibit I)**.

CONCLUSION:

The plat of Migration's End 2017 is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats. This plat divides one lot into two. Both lots have the required useable septic and building area and both lots have the required frontage on a public road. There are no objections from any borough department, outside agency, or the public.

RECOMMENDATIONS:

Staff recommends approval of the abbreviated plat of Migration's End 2017 contingent on the following recommendations:

1. Pay postage & advertising fee.

2. Provide updated Certificate to Plat executed within 90 days prior to recording and provide beneficiary affidavits from holders of beneficial interest.

3. 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.

4. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.

5. Submit final plat in full compliance with Title 43.

FINDINGS:

1. The abbreviated plat of Migration's End 2017 is consistent with AS 29.40.070, Platting Regulations.

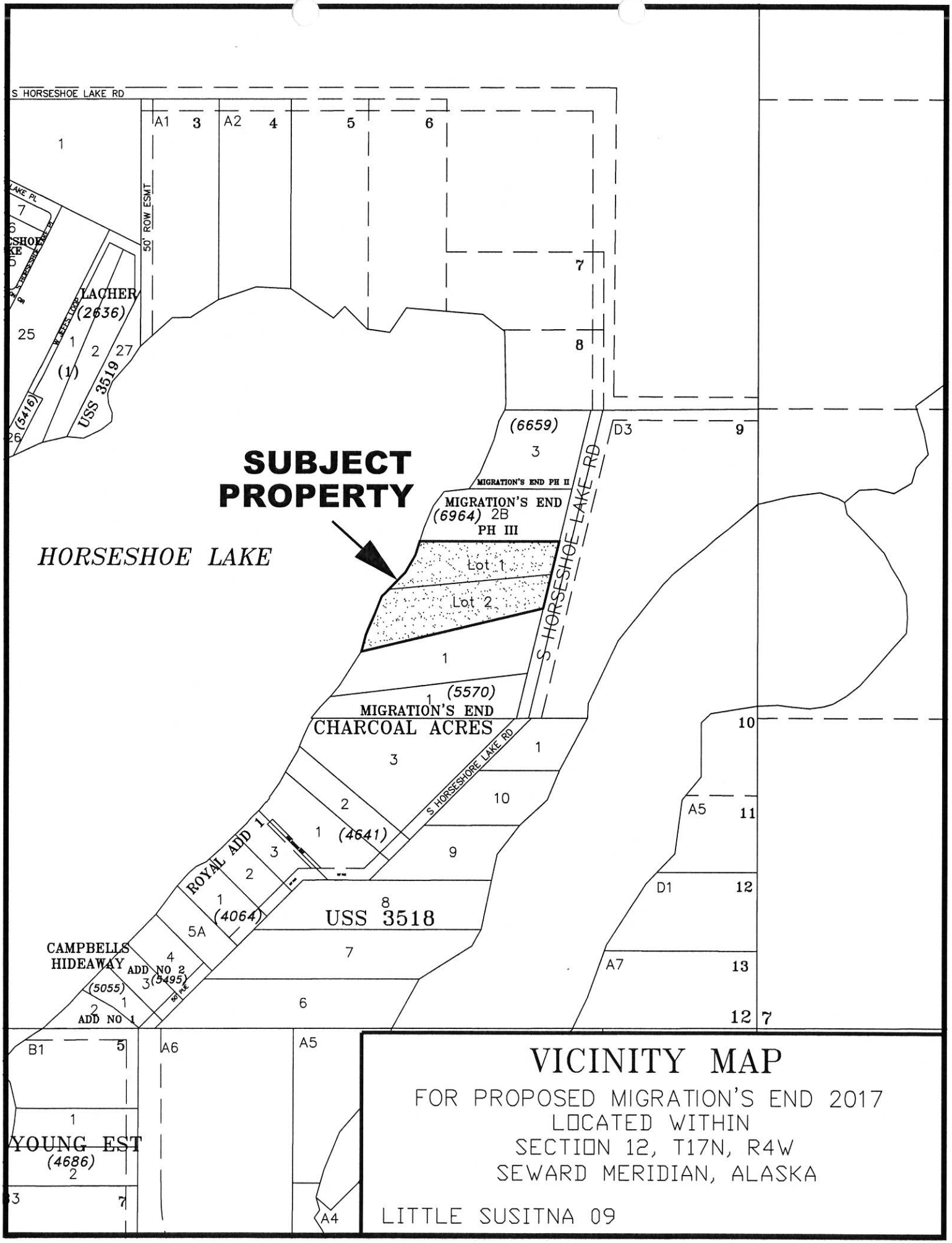
2. The proposed lots have more than the minimum frontage onto a public road required by MSB 43.20.140, *Frontage*.

3. A civil engineer certified that the proposed lots will contain 10,000 sq ft of useable septic area and 10,000 sq ft of useable building area.

4. There is one existing driveway onto S. Horseshoe Lake Road. A driveway permit was applied for this driveway.

5. The lots are over 2 acres and they both meet the lot and block design standards of MSB 43.20.300.

6. There were no objections from any borough department, outside agencies or the general public.



VICINITY MAP

FOR PROPOSED MIGRATION'S END 2017
LOCATED WITHIN
SECTION 12, T17N, R4W
SEWARD MERIDIAN, ALASKA

LITTLE SUSITNA 09

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Tuesday, November 08, 2016 2:39 PM
To: Platting
Cc: Peggy Horton
Subject: RE: Request for Comments for Migration's End 2017 Case #2016-158 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 On Behalf Of Platting
Sent: Monday, October 31, 2016 10:06 AM
To: Eric A Moore (DNR) (eric.moore@alaska.gov); George C Horton (DNR) (george.horton@alaska.gov); james.walker2@alaska.gov; Wilber, Sarah E E (DFG); Holly Zafian - ADF&G (holly.zafian@alaska.gov); Mark Fink (mark.fink@alaska.gov); regpagemaster@usace.army.mil; brian.young@usps.gov; sdukes@houston-ak.gov; Tom Coplin (tcopelin@houston-ak.gov); K Gordon (kgordon@houston-ak.gov); browne@mtaonline.net; caseysteinau@gmail.com; jennifer@tewsinc.com; John Aschenbrenner; Richard Boothby; Elizabeth Derbonne; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Mark Whisenhunt; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; 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
Subject: Request for Comments for Migration's End 2017 Case #2016-158 Tech: PH

Good Halloween Morning!!

Attached is a request for comments for a two-lot subdivision off of Horseshoe Lake Road.

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

NOV 21 2016

MEMORANDUM

DATE: November 21, 2016

TO: Fred Wagner, Platting Officer

FROM: Land & Resource Management

SUBJECT: Preliminary Plat Comments / Case #2016-158

Platting Tech:	Peggy Horton
Public Hearing:	November 30, 2016
Applicant / Petitioner:	Migration End, Inc.
TRS:	17N04W12
Tax ID:	6964000L002A
Subd:	Migrations's End 2017
Tax Map:	LS 09

Comments:

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

Peggy Horton

From: Richard Boothby
Sent: Tuesday, November 01, 2016 1:02 PM
To: Platting
Cc: John Fairchild; James Steele; Ken Barkley; Bill Gamble
Subject: RE: Request for Comments for Migration's End 2017 Case #2016-158 Tech: PH

The West Lakes FSA and DES has no objections to the subdivide.

-----Original Message-----
From: Peggy Horton On Behalf Of Platting
Sent: Monday, October 31, 2016 10:06 AM
To: Eric A Moore (DNR) (eric.moore@alaska.gov); George C Horton (DNR) (george.horton@alaska.gov); james.walker2@alaska.gov; Wilber, Sarah E E (DFG); Holly Zafian - ADF&G (holly.zafian@alaska.gov); Mark Fink (mark.fink@alaska.gov); regpagemaster@usace.army.mil; brian.young@usps.gov; sdukes@houston-ak.gov; Tom Coplin (tcopelin@houston-ak.gov); K Gordon (kgordon@houston-ak.gov); browne@mtaonline.net; caseysteinau@gmail.com; jennifer@tewsinc.com; John Aschenbrenner; Richard Boothby; Elizabeth Derbonne; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Mark Whisenhunt; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; 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
Subject: Request for Comments for Migration's End 2017 Case #2016-158 Tech: PH

Good Halloween Morning!!

Attached is a request for comments for a two-lot subdivision off of Horseshoe Lake Road.

Amy Otto-Buchanan

From: Horton, George C (DNR) <george.horton@alaska.gov>
Sent: Wednesday, November 09, 2016 8:20 AM
To: Platting
Subject: RE: Request for Comments for Migration's End 2017 Case #2016-158 Tech: PH

Hi Peggy,

The DNR, DML&W Survey Section has no comment on the plat of Migration's End 2017 dated October 26, 2016. Thank you for the opportunity to comment.

George Horton, PLS, CFedS
Land Surveyor I
(907) 269-8610
george.horton@alaska.gov
http://dnr.alaska.gov/mlw/survey/index.htm

"Do not go where the path may lead; go instead where there is no path and leave a trail." (Ralph Waldo Emerson)

-----Original Message-----
From: Peggy Horton [mailto:Peggy.Horton@matsugov.us] On Behalf Of Platting
Sent: Monday, October 31, 2016 10:06 AM
To: Moore, Eric A (DNR) <eric.moore@alaska.gov>; Horton, George C (DNR) <george.horton@alaska.gov>; Walker, James H (DNR) <james.walker2@alaska.gov>; Wilber, Sarah E E (DFG) <sarah.wilber@alaska.gov>; Zafian, Holly K (DFG) <holly.zafian@alaska.gov>; Fink, Mark J (DFG) <mark.fink@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; Dukes, Sonya (GOV sponsored) <sdukes@houston-ak.gov>; Tom Coplin (tcopelin@houston-ak.gov) <tcopelin@houston-ak.gov>; K Gordon (kgordon@houston-ak.gov) <kgordon@houston-ak.gov>; browne@mtaonline.net; caseysteinau@gmail.com; jennifer@tewsinc.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Derbonne <elizabeth.derbonne@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Michael Weller <Michael.Weller@matsugov.us>; O'Donnell-Armstrong, Sheila (DNR sponsored) <sheila.armstrong@matsugov.us>; McDaniel, Tracy (DNR sponsored) <tracy.mcdaniel@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wilkins, Nicole (DNR sponsored) <nicole.wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@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; Becky Glenn (rglenn@mta-telco.com) <rglenn@mta-telco.com>; J Thompson (jthompson@mta-telco.com) <jthompson@mta-telco.com>; row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; dblehm@gci.com
Subject: Request for Comments for Migration's End 2017 Case #2016-158 Tech: PH

Good Halloween Morning!!

Attached is a request for comments for a two-lot subdivision off of Horseshoe Lake Road.

Peggy Horton

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, October 31, 2016 3:50 PM
To: Platting
Subject: RE: Request for Comments for Migration's End 2017 Case #2016-158 Tech: PH

No objections from us.

Thanks,
Joshua Swanson | Technician I, GIS Mapping | GCI

-----Original Message-----
From: Peggy Horton [mailto:Peggy.Horton@matsugov.us] On Behalf Of Platting
Sent: Monday, October 31, 2016 10:06 AM
To: 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; Wilber, Sarah E E (DFG) <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; brian.young@usps.gov; sdukes@houston-ak.gov; Tom Coplin (tcopelin@houston-ak.gov) <tcopelin@houston-ak.gov>; K Gordon (kgordon@houston-ak.gov) <kgordon@houston-ak.gov>; browne@mtaonline.net; caseysteinau@gmail.com; jennifer@tewsinc.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Derbonne <elizabeth.derbonne@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>; Mark Whisenhunt <Mark.Whisenhunt@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; 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>; dblehm@gci.com
Subject: Request for Comments for Migration's End 2017 Case #2016-158 Tech: PH

[External Email]

Good Halloween Morning!!

Attached is a request for comments for a two-lot subdivision off of Horseshoe Lake Road.

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

November 22, 2016

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

Subject: Abbreviated Plat Request for Comments – **Migration's End 2017**
(Case No. 2016-158)

Dear Ms. Horton:

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

If you have any questions, please feel free to contact me at 334-7944 or by email at cassie.wohlgemuth@enstarnaturalgas.com.

Sincerely,

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