

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

ABBREVIATED PLAT: **KOPPERUD FAIRHILL**
LEGAL DESCRIPTION: **SEC 08, T17N, R02E, SEWARD MERIDIAN, AK**
PETITIONERS: **LEIF KOPPERUD**
SURVEYOR/ENGINEER: **KEYSTONE SURVEYING/HOLLER ENGINEERING**
ACRES: 7.13 ± PARCELS: 2
REVIEWED BY: **AMY OTTO-BUCHANAN** CASE: 2016-161

REQUEST: The request is to create two lots from Tract 4, Kopperud Subdivision, Plat No. 2001-71, Section 08, Township 17 North, Range 21 East, SM AK, to be known as KOPPERUD FAIRHILL, containing 7.13+ acres. Proposed Lot 1 is .77 acres and will be served by City of Palmer water.

EXHIBITS

Vicinity Map, Aerial Photos, Bare Earth Imagery **Exhibit A – 3 pgs**
Geotechnical Report **Exhibit B – 7 pgs**

AGENCY COMMENTS

Department of Public Works **Exhibit C - 1 pg**
Land & Resource Management Division **Exhibit D - 1 pg**
Utilities **Exhibit E – 3 pgs**
City of Palmer **Exhibit F – 1 pg**

DISCUSSION: The subject parcel is located directly south of the City of Palmer limits, west of S. Glenn Highway, directly south of E. Moore Road and north of E. Drift Lane. Access for Tract B will be from E. Moore Road, a City of Palmer owned and maintained street; access for Lot 1 is from E. Drift Lane, a MSB owned and maintained street. Proposed Tract B is 6.36 acres; proposed Lot 1 is .77 acres and will be served by City of Palmer water. Lots smaller than 40,000 sf are allowed under MSB 43.20.281(A)(2), provided the lot is served by an approved municipal water system. The engineer of record has documented the lot already has an existing water line provision with a valve (or key box) located near the northwest corner.

Soils: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering notes the soils evaluation included logging a single new testhole, review of existing testholes, review of provided topographic information, review of satellite imaging and our other observations at the site. Testhole location, drainage and topographic map are attached, as are the testhole log. The parent parcel forms an irregular shape of E. Drift Lane, with proposed Tract B occupying the flat top area of a 35' high ridge running southwest to northeast. Proposed Lot 1 is relatively level ground with a large hayfield and lies at the base of the steep ridge feature. Drainage is very pronounced with steep slopes along the ridge and the lower ground slopes gently to the southwest. Total elevation differential is approximately 47'.

Proposed Tract B has existing house and garage, with a long side-hill driveway. Proposed Lot 1 is level and cleared land to the west of a farming field. The remaining areas are steeply sloped and have undisturbed native vegetation, mainly birch, spruce, cottonwoods and willows and various brush and wild grasses. Near surface native soils include a thin layer of developed hay turf over a 6' layer of brown loess silt topsoils. Receiving soils under the silt were sandy gravels with a minor amount of silt. Groundwater was not encountered in any of the neighboring testholes or the two testholes located on the property, which were excavated to 12'. Based on the available soils and water table information, topography, MSB code, and observations at the site, proposed Lot 1 and Tract B will each contain over 10,000 sf of contiguous useable septic area. Tract B will contain an additional 10,000 sf of useable building area.

City of Palmer Public Works commented "maintain minimum ADEC sewer and water separation distance requirements if a building or house were to be constructed on this lot" as Lot 1 is a relatively small and bounded on three side by existing water mains. The lot already has an existing water line provision with a valve located near the northwest corner; no well is necessary. Although there are existing water line and utility easements on the north, west and south sides of the lot, a septic is only required to be outside of the easement and a minimum of ten feet from the water line. Installing a home and water service line would create new items to observe setbacks from (five and ten feet, respectively). The undeveloped lot will have approximately 21,000 sf of useable septic area. A typical home and waterline development would reduce the useable septic area to around 18,000 sf, which is ample room for a large onsite system and several replacements.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no comments. Land and Resource Management Division (**Exhibit D**) notes no MSB owned lands are affected and has no objection to the subdivision.

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

City of Palmer: (**Exhibit F**) City of Palmer has confirmed there is existing 18" HDPE water main at this site at the south and west side of the property. There is adequate water pressure for a 1" water service line to the property for a residential dwelling. See details in the letter dated November 21, 2016 from Greg Wickham, Maintenance Superintendent, City of Palmer.

At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Assessments, Development Services, Permit Center or Pre-Design Division; or MEA.

CONCLUSION: The plat of Kopperud Fairhill is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, borough departments or utilities. There were no objections to the plat from the general public in response to the Notice of Public Hearing. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB

43.20.281. Lot 1 is smaller than 40,000 sf and is allowed under MSB 43.20.281(A)(2), as it is served by an approved municipal water system.

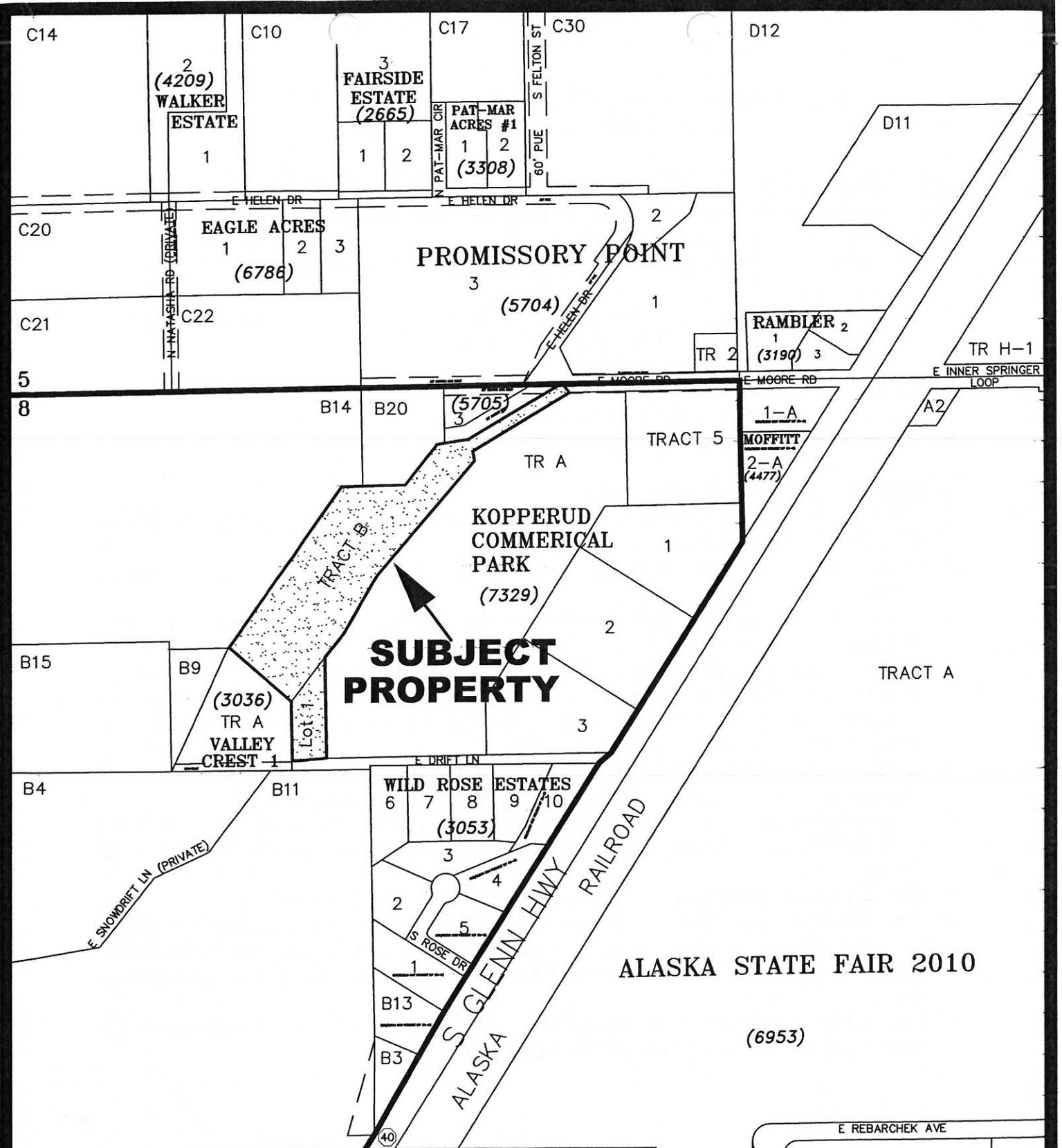
RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Staff recommends approval with the following conditions and findings:

1. Taxes and special assessments must be current prior to recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
2. Provide updated Certificate to Plat executed within 90 days of plat and submit Beneficiary Acknowledgement for any holders of a beneficial interest.
3. Pay postage and advertising fees of \$43.52.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to SOA/DNR.
6. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

1. The plat of Kopperud Fairhill is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any federal or state agencies, Borough departments, or utilities.
3. There were no objections from the general public in response to the Notice of Public Hearing.
4. At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Assessments, Development Services, Permit Center or Pre-Design Division; or MEA.
5. A soils report was submitted, pursuant to MSB 43.20.281. Each lot has 10,000 sf of contiguous useable septic area. Tract B has 10,000 sf of buildable area.
6. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access.
7. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
8. Lot 1 is smaller than 40,000 sf and is allowed under MSB 43.20.281(A)(2), as it is served by an approved municipal water system. The engineer of record has documented the lot already has an existing water line provision with a valve (or key box) located near the northwest corner.
9. City of Palmer Maintenance Superintendent provided a letter confirming the existence of the water main and the water service line for connection.



VICINITY MAP

FOR PROPOSED KOPPERUD FAIRHILL
LOCATED WITHIN

SECTION 08, T17N, R02E, SEWARD MERIDIAN,
ALASKA

PALMER 12 MAP

EXHIBIT A





HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

November 7, 2016

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

RECEIVED
NOV 07 2016
PLATTING

Re: *Kopperud Fairhill Subdivision; Useable Areas & Drainage. HE #16103*

Dear Mr. Wagner:

At the request of Noel Kopperud, we have performed a soils investigation and related preliminary design work for the referenced proposed subdivision. The project will create a small lot and remainder tract from an existing 7.13 acre tract. Our soils evaluation included logging a single new test hole, review of existing testholes, review of the provided topography information, review of satellite imaging and our other observations at the site. See the attached testhole location, drainage and topography map for details.

Topography. The parent parcel forms an irregular shape north of E. Drift Lane, with proposed Tract B occupying the flat top area of a 35' high ridge running southwest to northeast. Proposed Lot 1 is relatively level ground within a large hay field area, and lies at the base of the steep ridge feature. Drainage is very pronounced with steep slopes along the ridge, and the lower ground sloping gently to the southwest. The total elevation differential indicated from the provided map is approximately 47'. See the attached topography map for general drainage patterns.

Soils & Vegetation. A house and garage building have previously been constructed on proposed Tract B, with a long side-hilling driveway. The tract also has a long slender field cleared along the ridge top. Proposed Lot 1 consists of mostly level and cleared land to the west of a neighboring farming field. The remaining areas of the parent tract generally are steeply sloped and have undisturbed native vegetation. Vegetation consists of birch, spruce, cottonwoods and willows, as well as various brush and wild grasses. Near surface native soils included a thin layer of developed hay turf over a 6' layer of brown loess silt topsoils. Receiving soils under the silt topsoils were sandy gravels with a minor amount of silt. Copies of the testholes and location/topography map are attached.

Groundwater. Groundwater was not encountered in any of the neighboring testholes or the 2 testholes located on the property, which were both excavated to 12' deep. Based on the available information, groundwater will not be a limiting factor.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, setbacks to the top of the steep slopes, waterline easements and setbacks to an existing waterline bordering Lot 1 on three sides. For useable building area, limiting factors will be lotlines, utility easements, and ROW/PUE setbacks. Proposed lot 1 and Tract B contain adequate unencumbered area to meet the useable area requirements in their present configuration.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***proposed Lot 1 and Tract B will each contain over 10,000 square feet of contiguous useable septic area. Tract B will contain an additional 10,000 square feet of useable building area.***

The petitioner also asked that I address a comment received from the City of Palmer Public Works reviewer, regarding being able to “maintain minimum ADEC sewer and water separation distance requirements if a building or house were to be constructed on this lot” as Lot 1 is a relatively small and bounded on 3 sides by an existing water main line. The lot already has an existing water line provision with a valve located near the northwest corner, so a water service line could be installed and no well would be necessary. Although there exists a water line and/or utility easements on the north, west and south side of the lot, a septic is only required to be outside of the easement and a minimum of 10’ from the water line. Installing a home and water service line would create new items to observe setbacks from (5’ and 10’, respectively). Despite all of the setbacks, the undeveloped lot will have approximately 21,000 ft² of useable septic area. A typical home and waterline development as shown on our sketch would reduce the useable septic area to around 18,000 ft², which is ample room for a large onsite system and several replacements, and is 180% of the requirement for a given lot.

Road Construction. As Tract B has an existing access and proposed Lot 1 will have a simple driveway accessing E. Drift Lane to the south, no road construction will be required for this project.

Drainage Plan. The attached map shows the approximate existing drainage patterns. Drainage patterns will not change significantly for this project; the attached drainage plan shows the existing expected flow patterns. See the attached map for details.

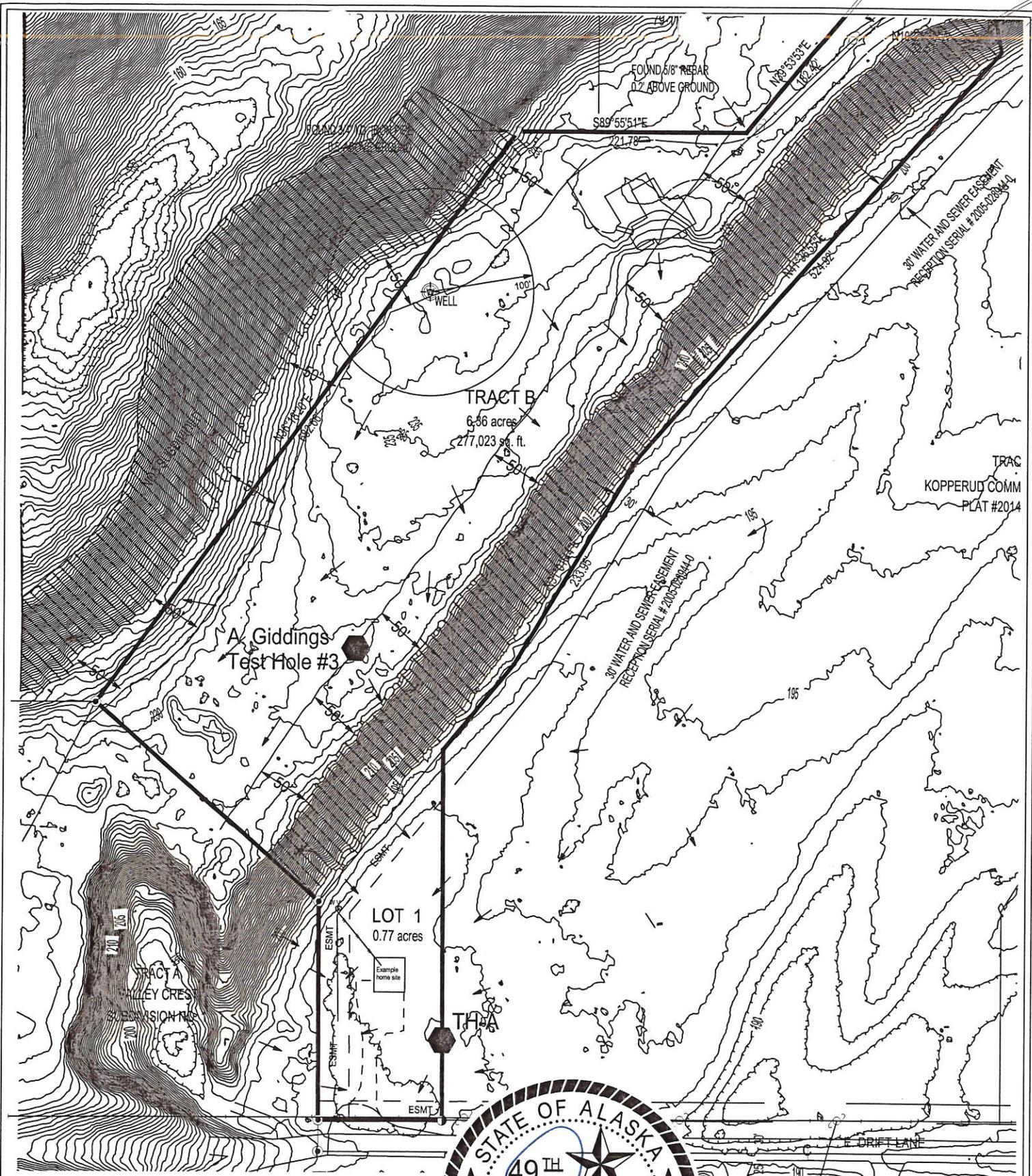
Please do not hesitate to call with any other questions you may have.

Sincerely,

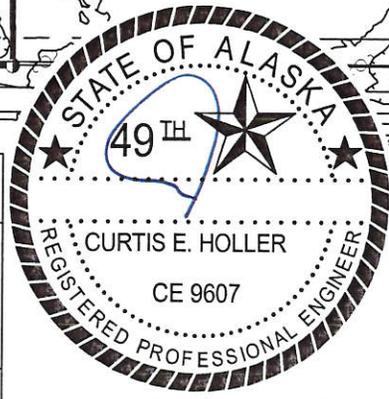
Curtis Holler, PE

c: N. Kopperud, w/attachments





Kopperud Fairhills Subdivision
 Testhole, Useable Area, Drainage & Topography Map



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

HOLLER ENGINEERING
 3375 N Sams Dr. Wasilla, Alaska 99654

3-19-01
AM

ARCHIE GIDDINGS

CIVIL ENGINEERING

P.O. Box 872024
Wasilla, AK 99687
(907) 373-0270

Matanuska-Susitna Borough
Platting Department
350 E. Dahlia Ave
Palmer, Alaska 99645

March 18, 2001

RE: Proposed Kopperud Subdivision; Located within the SE1/4 SW1/4 Section 5, T17N, R2E, Seward Meridian, Alaska

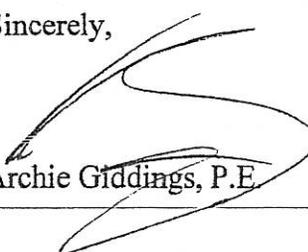
SOILS INVESTIGATION

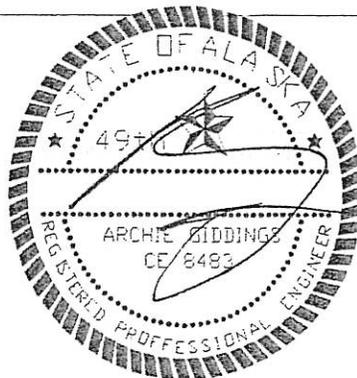
A soils investigation has been completed for the referenced proposed subdivision, to determine if the subsurface soil and groundwater conditions are suitable for conventional on-site wastewater disposal systems meeting the State's regulatory requirements, 18 AAC 72 Wastewater Disposal Regulations. The proposed subdivision consists of 5 Tracts, ranging in size between 22,270 square feet and 28.3 acres. Tract 2 (22,270 square feet) will be served by the City of Palmer Water System. The result of the soils investigation is as follows:

Three (3) test holes were excavated and inspected on March 31, 2001. The subsurface soils consist primarily of topsoil, overlying gravelly sand (GP/SP). The test holes were excavated a minimum of 12 feet deep and no groundwater was encountered. The attached test hole logs show the soil strata found in each test hole excavation. The attached map shows the location of each test hole. The soil and groundwater conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the State's regulatory requirements, 18 AAC 72.

Based on the test hole data and my observation of topography, there is a minimum of 20,000 square feet of contiguous useable area within each of the proposed tracts, in conformance with the Matanuska-Susitna Borough Subdivision Regulations, Title 16. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,


Archie Giddings, P.E.



TEST HOLE LOGS

Location: SE1/4 SW1/4 Section 5, T17N R2E S.M.

Date: March 31, 2001

By: Archie Giddings, P.E.

Equipment: Hitachi 200 Excavator

TEST HOLE 1

Depth Below Ground Surface	Soil Description
0.0-3.0 feet	Topsoil
3.0-12.0 feet	Sandy Gravel w/Trace Silt Some Rock to 12" (GP/SP) No Groundwater Encountered

TEST HOLE 2

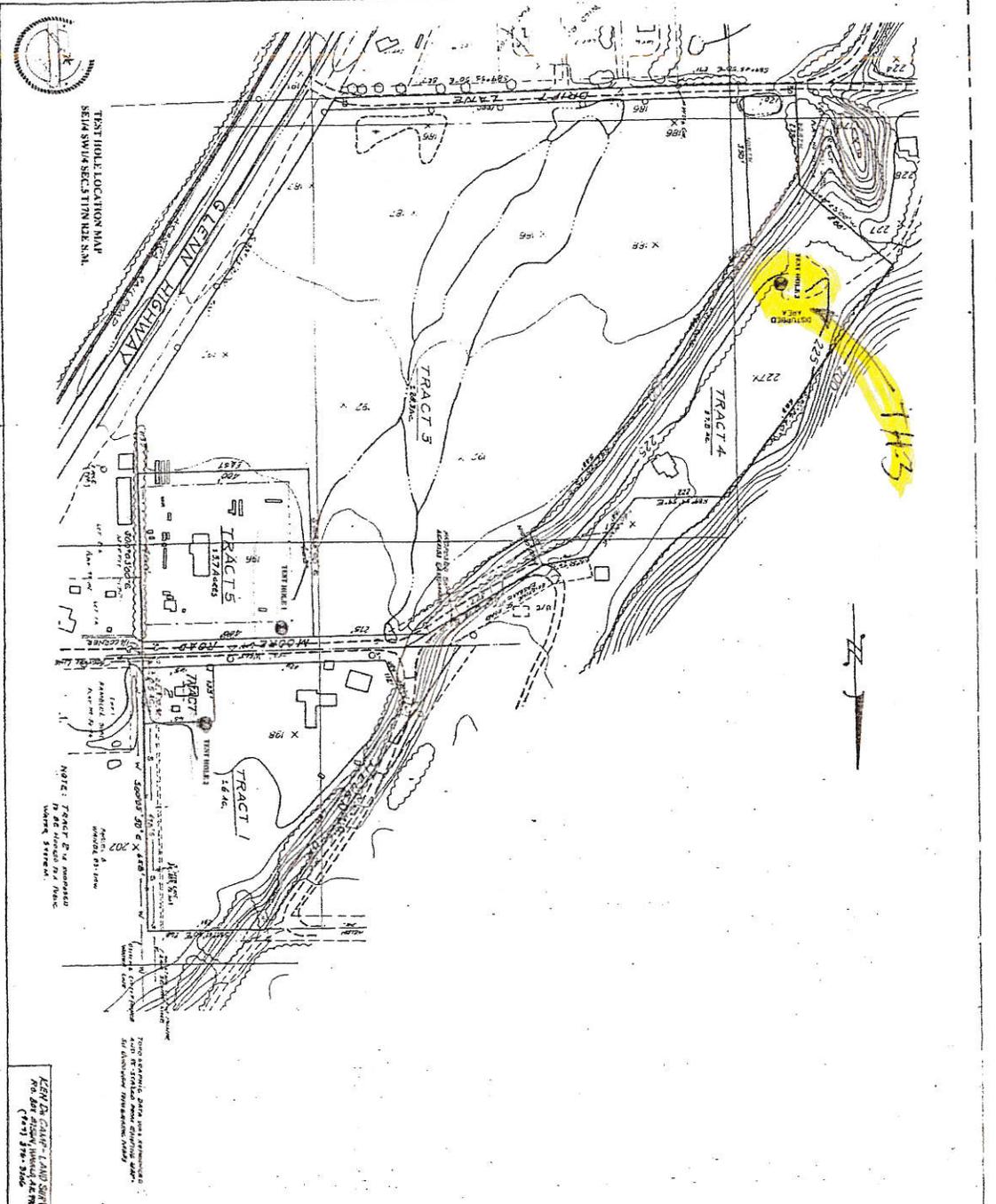
Depth Below Ground Surface	Soil Description
0.0-3.0 feet	Topsoil
3.0-12.0 feet	Sandy Gravel Some Rock to 12" (GP/SP) No Groundwater Encountered

TEST HOLE 3



Depth Below Ground Surface	Soil Description
0.0-2.0 feet	Topsoil
2.0-12.0 feet	Gravelly Sand (SP/GP) No Groundwater Encountered

Soils visually rated using the Unified Soils Classification System

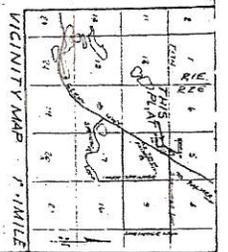


THIS TITLE LOCATION MAP
 SHOWS ONLY SELECTED FEATURES.

NOTE: TRACT 2 & 4 ADJACENT
 TO STATE HIGHWAY 100.

THIS MAP IS A PRELIMINARY
 PLAN AND IS NOT TO BE USED
 FOR ANY OTHER PURPOSE.

KERRY D. CLARK, LAND SURVEYOR
 No. 4414 State Highway 100
 (781) 378-3100



SUBDIVISION'S REPRESENTATIVE
 Kelly D. Clark
 4414 State Highway 100
 (781) 378-3100

TRACT 1, 2, 3, 4, 5
 KOPPERUD
 SUBDIVISION
 PRELIMINARY PLAN

3-17-01

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Wednesday, November 23, 2016 3:17 PM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: Kopperud Fairhill 16-161 AOB

No comment.

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

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

From: Amy Otto-Buchanan On Behalf Of Platting
Sent: Tuesday, November 08, 2016 3:41 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Matthew Beck; retirees@mtaonline.net; edstrabelak@gmail.com; Richard Boothby; John McNutt (jmcnutt@palmerak.org); Elizabeth Derbonne; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Mark Whisenhunt; Eileen Probasco; Jessica Thompson (jthompson@mta-telco.com); Frankie Barker; Permit Center; Andy Dean; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Cc: Kimberly McClure (kmccclure@palmerak.org); Sandra Garley
Subject: Kopperud Fairhill 16-161 AOB

Attached is the Request for Comments (RFC) for Kopperud Fairhill, MSB Case #2016-161, Tech AOB. Also attached is the Vicinity Map, Soils Report, Owner's Statement and Preliminary Plat. Comments are due by NOVEMBER 30, 2016. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
Direct line: 861-7872



MATANUSKA-SUSITNA BOROUGH
Community Development
Land & Resource Management
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 745-9869 • Fax (907) 745-9635

MEMORANDUM

DATE: November 21, 2016
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *HSE*
SUBJECT: Preliminary Plat Comments / Case #2016-161

Platting Tech: Amy Otto-Buchanan
Public Hearing: December 7, 2016
Applicant / Petitioner: Kopperud
TRS: 17N02E08
Tax ID: 55127000T004
Subd: Kopperud Fairhill
Tax Map: PA 12

Comments:

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

Amy Otto-Buchanan

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Thursday, November 17, 2016 8:54 AM
To: Platting
Cc: Brian Fish; Jessica Thompson
Subject: RE: Kopperud Fairhill 16-161 AOB

Amy,

MTA has reviewed the preliminary plat for Kopperud Fairhill Subdivision. MTA has no objections.

Thank you for the opportunity to review and comment.

Becky Glenn
MTA

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

From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] On Behalf Of Platting
Sent: Tuesday, November 08, 2016 3:41 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Matthew Beck <Matthew.Beck@matsugov.us>; retirees@mtaonline.net; edstrabelak@gmail.com; Richard Boothby <Richard.Boothby@matsugov.us>; John McNutt (jmcnutt@palmerak.org) <jmcnutt@palmerak.org>; 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 Thompson <jthompson@mta-telco.com>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA <mearow@matanuska.com>; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com) <Robin.Leighty@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; 'dblehm@gci.com' (dblehm@gci.com) <dblehm@gci.com>
Cc: Kimberly McClure (kmclure@palmerak.org) <kmclure@palmerak.org>; Sandra Garley <sgarley@palmerak.org>
Subject: Kopperud Fairhill 16-161 AOB

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

Attached is the Request for Comments (RFC) for Kopperud Fairhill, MSB Case #2016-161, Tech AOB. Also attached is the Vicinity Map, Soils Report, Owner's Statement and Preliminary Plat. Comments are due by NOVEMBER 30, 2016. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, November 09, 2016 8:55 AM
To: Platting
Subject: RE: Kopperud Fairhill 16-161 AOB

No objections from us.

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

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

From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>] On Behalf Of Platting
Sent: Tuesday, November 08, 2016 3:41 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Matthew Beck <Matthew.Beck@matsugov.us>; retirees@mtaonline.net; edstrabelak@gmail.com; Richard Boothby <Richard.Boothby@matsugov.us>; John McNutt (jmcnutt@palmerak.org) <jmcnutt@palmerak.org>; 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 Thompson (jthompson@mta-telco.com) <jthompson@mta-telco.com>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA <mearow@matanuska.com>; MTA <rglenn@mta-telco.com>; Jessica Thompson (jthompson@mta-telco.com) <jthompson@mta-telco.com>; jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com) <Robin.Leighty@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; 'dblehm@gci.com' (dblehm@gci.com) <dblehm@gci.com>
Cc: Kimberly McClure (kmccclure@palmerak.org) <kmccclure@palmerak.org>; Sandra Garley <sgarley@palmerak.org>
Subject: Kopperud Fairhill 16-161 AOB

[External Email]

Attached is the Request for Comments (RFC) for Kopperud Fairhill, MSB Case #2016-161, Tech AOB. Also attached is the Vicinity Map, Soils Report, Owner's Statement and Preliminary Plat. Comments are due by NOVEMBER 30, 2016. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
Direct line: 861-7872



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 28, 2016

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

**Subject: Abbreviated Plat Request for Comments – Kopperud Fairhill
(Case No. 2016-161)**

Dear Ms. Otto-Buchanan:

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

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

Sincerely,

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

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



DEPARTMENT OF PUBLIC WORKS

Greg Wickham
Superintendent

Phone: (907) 745-3400

Fax: (907) 745-3203

Email: gwickham@palmerak.org

Mail: 231 W. Evergreen Ave.,

Palmer, Alaska 99645-6952

Location: 1316 South Bonanza Street

www.cityofpalmer.org

November 21, 2016

Re: Water service to proposed Fairhill Subdivision Lot 1

To: Amy Otto-Buchanan
Platting Technician
MSB Platting Division
350 East Dahlia Avenue
Palmer, Alaska 99645

Amy

The City of Palmer has confirmed that there is an exist 18" HDPE water main at this site at the south and west side of property. I have also confirmed there is adequate water pressure for 1" water service line to the property if a residential dwelling were to be constructed in the future with developer completing the standard City of Palmer connection forms and fees.

Developer would need to meet ADEC Specifications with conventional onsite septic system per there field guide from a class A water distribution system of 10' per Table 6 Minimum Separation Distances page 17 of Installers Manual dated August 1,2000 see attached.

Sincerely,

Greg Wickham
Maintenance Superintendent
City of Palmer

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

ABBREVIATED PLAT: **RUSTIC WILDERNESS DIV 2 RSB LOTS 61 & 88**
LEGAL DESCRIPTION: **SEC 25, T21N, R05W, SEWARD MERIDIAN, AK**
PETITIONERS: **SHELDON J. & REVA S. NITCHMAN**
SURVEYOR: **SEWARD & ASSOCIATES LAND SURVEYING**
ACRES: .94 ± **PARCELS: 1**
REVIEWED BY: **AMY OTTO-BUCHANAN** **CASE: 2016-162**

REQUEST: The request is to create one lot from Lot 61 and Lot 88, Rustic Wilderness Division 2, Plat No. 75-28, by eliminating the common lot line, to be known as LOT 61A, Section 25, Township 21 North, Range 05 West, SM AK, containing .94+ acres. A geotechnical (soils report) is not required, pursuant to MSB 4315.025(B).

EXHIBITS

Vicinity Map, Aerial Photos, Bare Earth Imagery
General Public

Exhibit A – 1 pg
Exhibit B – 1 pg

DISCUSSION: The subject parcel is located west of the Alaska Railroad and S. Parks Highway at Milepost #80, east of the Susitna River, directly south of E. Wilderness Rim Road and directly south of E. McKinley Drive. This case is being heard under MSB 43.15.025 Abbreviated Plats; MSB 43.15.025(B) and MSB 43.15.054(G), exemptions for elimination of common lot lines. Staff notes Request for Comments were sent to MSB Code Compliance; US Army Corps of Engineers (USACE), ADF&G, and the US Postmaster. USACE, ADF&G, MSB Code Compliance and US Postmaster did not respond. Notice of Public Hearing was sent out pursuant to code.

General Public Comments: (Exhibit D) Dawn Marie Wyrick Sadano, owner of Lot 63, to the west, notes: “That is our power line easement. I am opposed to this unless the easement remains in place.” *Staff notes the 20’ wide utility easement, 10’ on the south side of Lot 88 and 10’ on the north side of Lot 61, will remain in place. Petitioner is only proposing to eliminate the common lot line, not eliminate the utility easement.*

CONCLUSION: The plat of Rustic Wilderness Div 2 Lots 61 & 88 is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats; MSB 43.15.025(B) and MSB 43.15.054(G), exemptions for elimination of common lot lines. There was one objection to the plat from the general public in response to the Notice of Public Hearing. The adjacent owner objected to the elimination of the utility easement, which is not being eliminated. Legal access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required. Frontage for

the subdivision exists pursuant to MSB 43.20.320 Frontage. A soils report is not required, pursuant to MSB 43.15.025(B), exemptions for elimination of common lot lines.

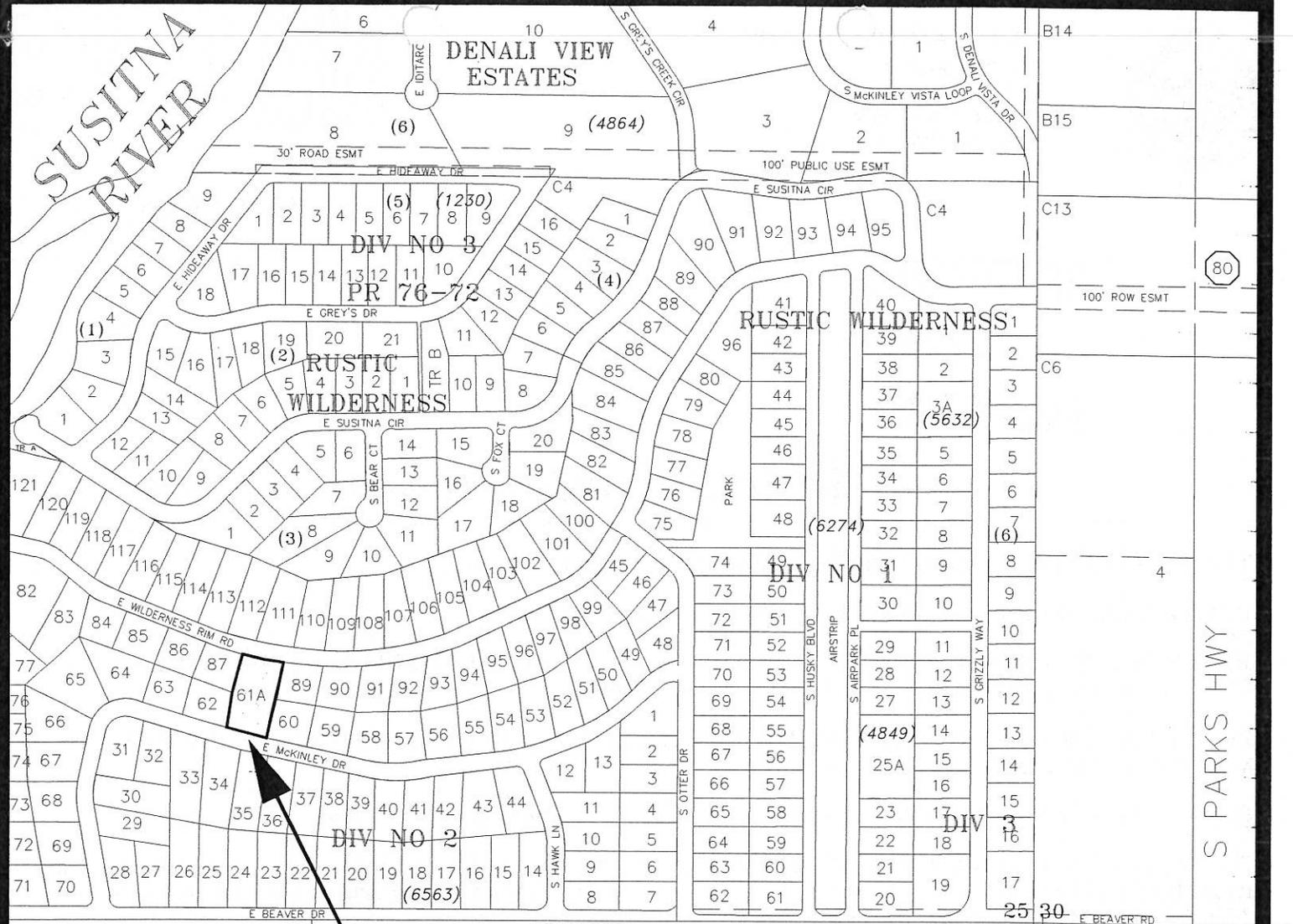
RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Staff recommends approval with the following conditions and findings:

1. Taxes and special assessments must be current prior to recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
2. Provide updated Certificate to Plat executed within 90 days of plat and submit Beneficiary Acknowledgement for any holders of a beneficial interest.
3. Pay mailing and advertising fees of \$56.21.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to SOA/DNR.
6. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

1. The plat of Rustic Wilderness Div 2 RSB Lots 61 & 88 is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025 Abbreviated Plats; MSB 43.15.025(E) and MSB 43.15.054(H), exemptions for elimination of common lot lines
2. There was one objection from the general public in response to the Notice of Public Hearing, which objected to the elimination of the utility easement. This platting action is not eliminating the utility easement.
3. A soils report is not required, pursuant to MSB 43.15.025(B), exemptions for elimination of common lot lines.
4. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage
5. At the time of staff report write-up, there were no responses from USACE, ADF&G, MSB Code Compliance and US Postmaster.

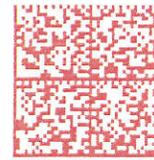


**SUBJECT
PROPERTY**

VICINITY MAP
 RUSTIC WILDERNESS DIV 2 RSB L/61&88
 LOCATED WITHIN
 SECTION 25, T21N, R05W, SEWARD MERIDIAN,
 ALASKA
 CASWELL 14 MAP



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



037
 U.S. POSTAGE >>> PITNEY BOWES
 ZIP 99645 \$ 000.46⁵
 02 1W
 0001399405 NOV 16 2016

FIRST CLASS

RECEIVED

NOV 22 2016

PLATTING

56563000L063 42
 SUDANO DAWN MARIE WYRICK
 606 N VICTOR RD
 WASILLA AK 99654

99623*4656 H038

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER: SHELDON J. REVA S. NITCHMAN (owner/petitioner)

REQUEST: The request is to create one lot from Lot 61 and Lot 88, **RUSTIC WILDERNESS DIVISION 2**, Plat No. 75-28, by eliminating the common lot line, to be known as **LOT 61**.

LOCATION: Located within Sec 25, T21N, R05W, S.M. AK, lying west of the Alaska Railroad and S. Parks Highway at Milepost #80, south of E. Wilderness Rim Road and south of E. McKinley Drive.

Community Council: Willow Area **Assembly District:** #7 Randall Kowalke **Area:** 0.84 Acres +/-

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in **Conference Room 110** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Elimination of Common Lot Line** on **December 7, 2016**. The meeting begins at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances because your property is within 600' of the petition area. This will be heard before the **PLATTING OFFICER** and you are invited to attend.

If you would like to send comments regarding the proposed action, please mail to MSB, Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or fax to (907) 861-8407 or e-mail: plattling@matsugov.us. Comments received by 3:00 PM one week prior to the meeting, **November 30, 2016**, will be included in the Platting packet. Comments received from the public up to 4:00 PM one day prior to the meeting will be given to the Platting Officer in a "Hand-Out" packet the day of the meeting. To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872 or the Platting Secretary at (907) 861-8573.

In order to be eligible to file an appeal from a decision of the Platting Officer, a person must be designated an *interested party*. See MSB 15.39.010 for definition of "Interested Party". The procedures governing appeals to the Platting Board are contained in MSB 43.35.003, which is available on the Matanuska-Susitna Borough internet home page, (www.matsugov.us), in the Borough Clerk's office, or at various libraries within the borough.

Name: Dawn M Wyrick Sudano address: 606 N. Victor Rd. Wasilla, AK 99653

Comments: That is our power line easement. I am opposed to this unless the easement remains in place

Thank You
 Dawn M Wyrick Sudano

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

ABBREVIATED PLAT: **KORMAN WEST**
LEGAL DESCRIPTION: **SEC 11, T17N, R04W, SEWARD MERIDIAN, AK**
PETITIONERS: **GREGORY S. & KARLA D. KORMAN**
SURVEYOR/ENGINEER: **HANSON SURVEYING/HANSEN ENGINEERING**
ACRES: 5.96 ± PARCELS: 3
REVIEWED BY: **AMY OTTO-BUCHANAN** CASE: 2016-163

REQUEST: The request is to create three lots from Lot 13 and Lot 14, US Survey 3519, Section 11, Township 17 North, Range 04 West, SM AK, to be known as KORMAN WEST, containing 5.96+ acres.

EXHIBITS

Vicinity Map, Aerial Photos, Bare Earth Imagery **Exhibit A – 3 pgs**
As – Built and Geotechnical Report **Exhibit B – 18 pgs**

AGENCY COMMENTS

Department of Public Works **Exhibit C - 1 pg**
Land & Resource Management Division **Exhibit D - 1 pg**
Pre-Design Division **Exhibit E – 7 pgs**
Utilities **Exhibit F – 3 pgs**
Agencies **Exhibit G – 3 pgs**
Site Visit Report, with photos, dated November 9, 2016 **Exhibit H – 4 pgs**

DISCUSSION: The subject parcel is located north of Big Lake, west of W. Lakes Boulevard, west of Horseshoe Lake, on the southeast shore of West Lake, directly west of S. Horseshoe Lake Road. Access for all three lots will be from S. Horseshoe Lake Drive, a MSB owned and maintained street. Proposed Lot 1 is 1.45 acres; Lot 2 is 1.13 acres; and Lot 3 is 3.37 acres. Staff notes that all three lots have the required frontage onto S. Horseshow Lake Drive; proposed Lot 3 has exactly 60' of frontage. Staff notes there are no driveway permits on record for any of the driveways. Petitioner will need to apply for driveway permits for existing driveways and provide a copy of the applications to Platting staff (see *Recommendation #7*).

Soils: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Mark Hansen, PE, Hansen Engineering notes the soils observed at typical septic depth consists of poorly graded sand, which is adequate for on-site wastewater disposal. Ground water was observed at 5.9' in testhole #1 and at 10.25 in testhole #2. The shallow ground water does not allow for a conventional septic system in the area of testhole #1. No bedrock was encountered. The lots generally slope down towards West Lake to the northwest. There is currently one single family residence with septic system on proposed Lot 1 as well as one single family residence with septic system on proposed Lot 3. Proposed Lot 2 is undeveloped and forested. Proposed Lot 1 and Lot

2 each have more than 10,000 sf suitable for septic in addition to more than 10,000 sf suitable for building. Proposed Lot 3 has more than 10,000 sf suitable for building; however, only 3,000 sf suitable for septic. An additional 7,000 sf of useable septic area is required for subdividing. This area may be created by placing fill so the new ground level is at least eight feet over the water table. Much of this area could be created by placing two feet or less of fill in the area around testhole #1. Any new useable septic area must be outside of the 100' well radius. The attached testhole location map shows approximate areas that are currently suitable for septic. A sieve analysis was performed on a sample of the soil at typical septic depth. The sieve test report is attached.

Staff notes an updated soils report from the engineer will be required (see **Recommendation #6**), once the fill on Lot 3 has been accomplished. The report will need to state that Lot 3 now has 10,000 sf of contiguous useable septic area. Staff notes the engineer has provided a sieve analysis report as required by MSB 43.20.281(A)(1)(f).

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) notes Horseshoe Lake Road is classified in Cartegraph as a rural collector. Only lots having frontage of 100' or greater may front on collector streets and direct access should be minimized. Lot 3 will have to be redesigned and a shared driveway should be planned for the two lots. *Staff notes Cartegraph classifies S. Horseshoe Lake Road as a "Residential Subcollector". Under the Subdivision Construction Manual (SCM) A05.1 Residential Subcollector Streets Service Restrictions, there is no restriction on lot frontage. Each proposed lot has the 60' frontage as required by MSB 43.20.320. Staff requests Lot 2 and Lot 3 share a common access driveway at the common lot line.* Land and Resource Management Division (**Exhibit D**) notes no MSB owned lands are affected and has no objection to the subdivision. Pre-Design Division (**Exhibit E**) notes two Public Use Easement for S. Horseshoe Lake Road need to be shown on final plat. This will show the contiguous access for the new subdivision (see **Recommendation #4**). Site visit report with photos, dated November 9, 2016 at **Exhibit H**.

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

Agencies: (**Exhibit G**) State of Alaska, Department of Natural Resources, Division of Mining, Land & Water, Natural Resource Manager II, Eric Moore, comments portions of the proposed subdivision were made subject to Section Line Easements (SLEs) during periods of State and/or federal ownership. The petitioner should be required to depict any existing SLEs on the plat, unless they are able to show proof the SLE was vacated (see **Recommendation #4**). Staff notes surveyor to provide documentation of the existence or non-existence of SLEs (see **Recommendation #5**). US Army Corps of Engineers (USACE) notes there appears to be wetlands within the subject property (map attached for reference). A Department of Army permit may be required if a future project would propose to discharge fill into a water of the US (lakes, streams, wetlands, etc.). They provided a link to their website for further information.

At the time of staff report write up, no responses to the Request for Comments from ADF&G; Big Lake Community Council; Fire Service Area #136 West Lake; Road Service Area #21 Big Lake; MSB Assessments, Planning Development Services, or Permit Center; MTA or MEA.

CONCLUSION: The plat of Korman West is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, borough departments or utilities. There were no objections to the plat from the general public in response to the Notice of Public Hearing. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage. The proposed lots have the required water frontage of 125', pursuant to MSB 43.20.340. A soils report was submitted, pursuant to MSB 43.20.281.

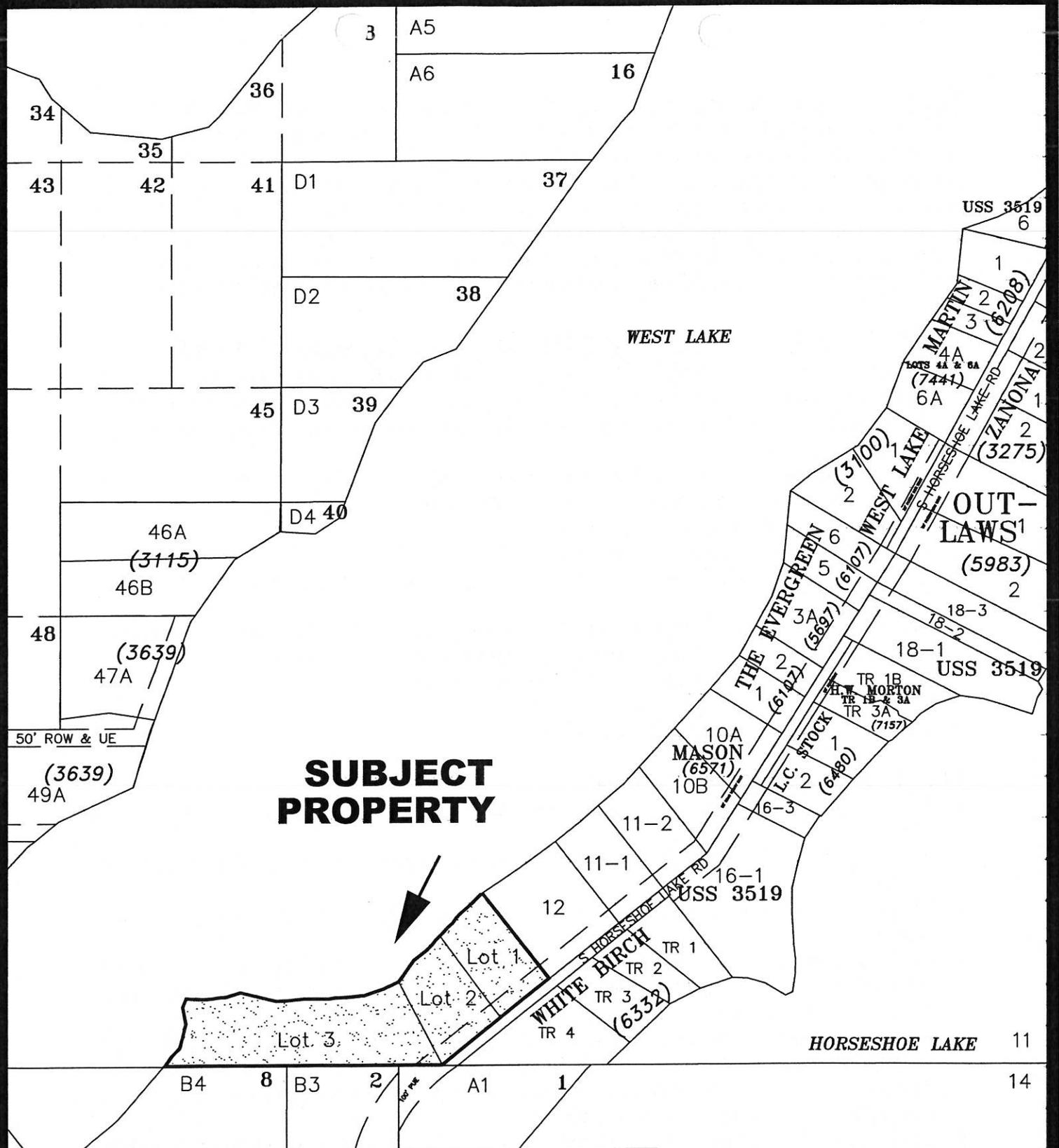
RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Staff recommends approval with the following conditions and findings:

1. Taxes and special assessments must be current prior to recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
2. Provide updated Certificate to Plat executed within 90 days of plat and submit Beneficiary Acknowledgement for any holders of a beneficial interest.
3. Pay postage and advertising fees of \$41.64.
4. Show all easements of record on final plat.
5. Provide research documentation of the existence or non-existence of the Section Line Easements (SLEs).
6. Provide an updated soils report from the engineer, once the fill has been accomplished, stating that proposed Lot 3 has 10,000 sf of contiguous useable septic area.
7. Provide driveway permit applications for existing driveways.
8. Submit recording fees, payable to SOA/DNR.
9. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

1. The plat of Korman West is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any federal or state agencies, Borough departments, or utilities.
3. There were no objections from the general public in response to the Notice of Public Hearing.
4. At the time of staff report write up, there were no responses to the Request for Comments from ADF&G; Big Lake Community Council; FSA #136 West Lake; RSA #21 Big Lake; MSB Assessments, Planning Development Services, or Permit Center; MTA or MEA.
5. A soils report was submitted, pursuant to MSB 43.20.281. Lot 1 and Lot 2 have 10,000 sf of contiguous useable septic area. Lot 3 will require an updated soils report from the engineer, once the fill on Lot 3 has been accomplished. The report will need to state that Lot 3 now has 10,000 sf of contiguous useable septic area.
6. Staff notes the engineer has provided a sieve analysis report as required by MSB 43.20.281(A)(1)(f).
7. Legal and physical access is provided to the proposed lots, consistent with MSB 43.20.100(A) Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access.
8. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
9. The proposed lots have the required water frontage of 125', pursuant to MSB 43.20.340.



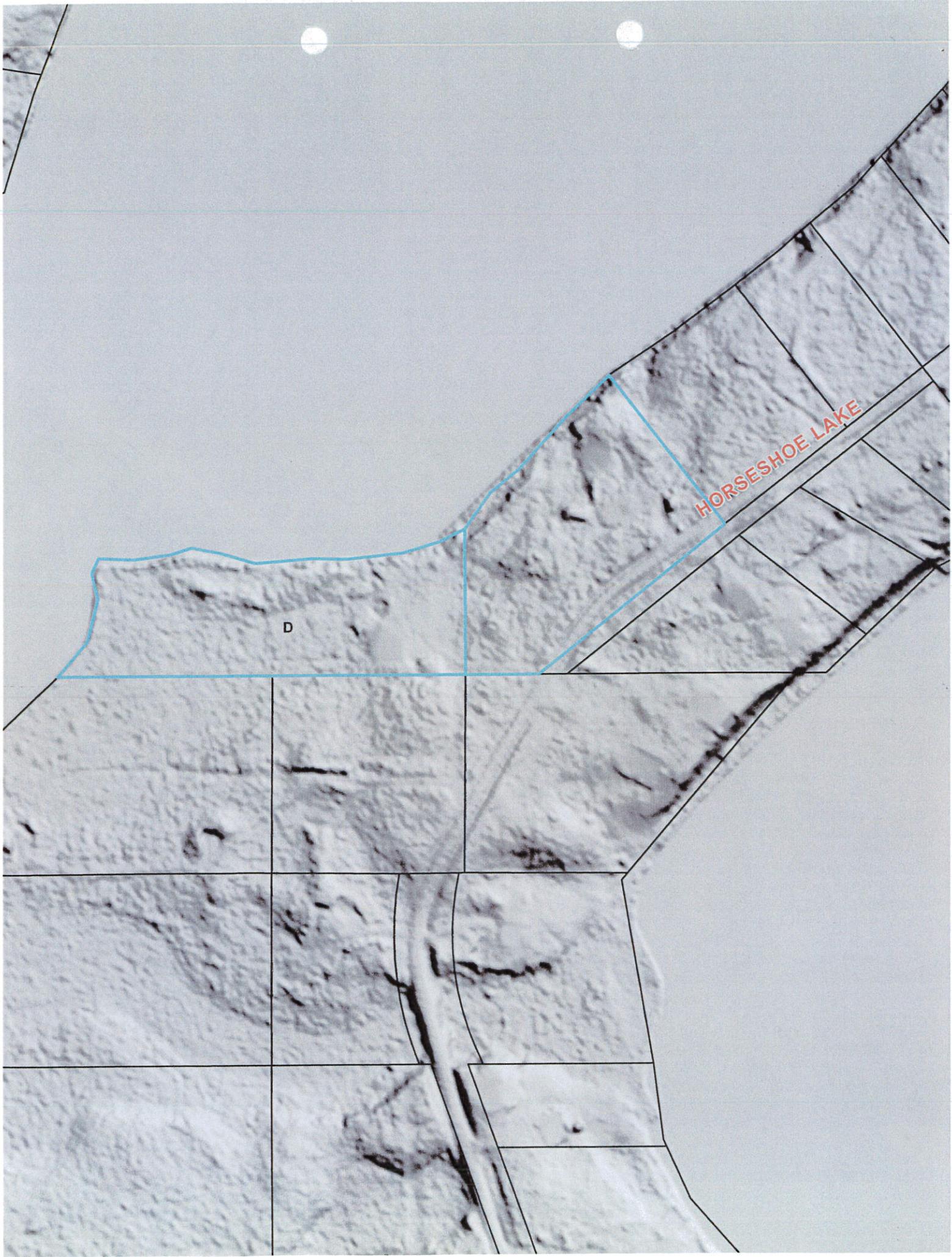
**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED KORMAN WEST
 LOCATED WITHIN
 SECTION 11, T17N, R04W, SEWARD MERIDIAN,
 ALASKA
 LITTLE SUSITNA 09 MAP

EXHIBIT A





HORSESHOE LAKE

D

LEGEND

- ⊕ RECOVERED 2 1/2" GLO BRASS CAP ON IRON PIPE
- RECOVERED 3/4" REBAR
- ⊕ RECOVERED ALUMINUM CAP
- ⊕ RECOVERED IRON PIPE
- ⊕ WATER WELL
- ⊕ VENT
- FENCE
- ▨ DECK/PORCH
- ▨ BUILDING
- ▨ GRAVEL ROAD/DRIVEWAY
- CONCRETE PAD

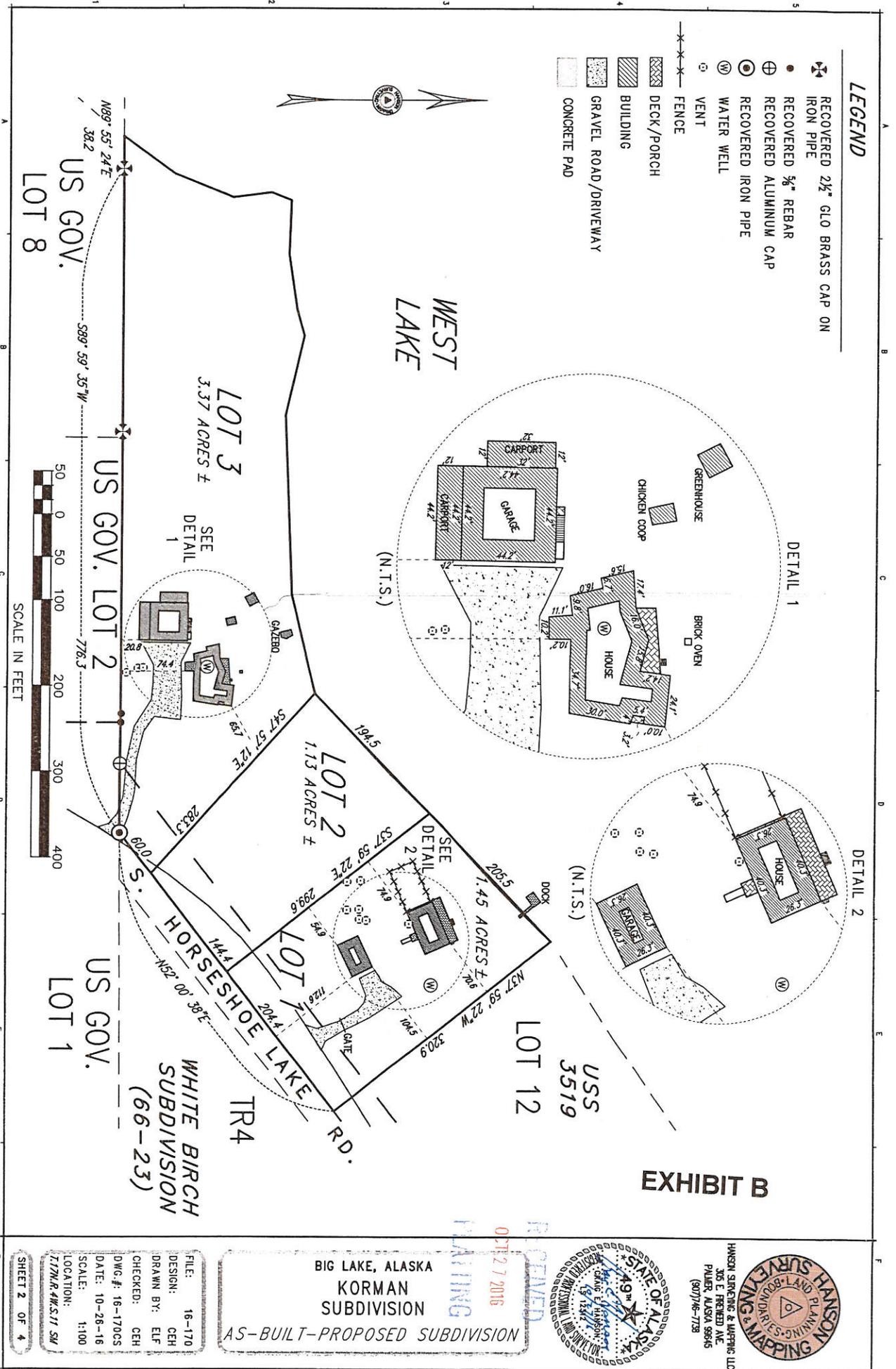


EXHIBIT B

**WHITE BIRCH
SUBDIVISION
(66-23)**

**BIG LAKE, ALASKA
KORMAN
SUBDIVISION
AS-BUILT-PROPOSED SUBDIVISION**

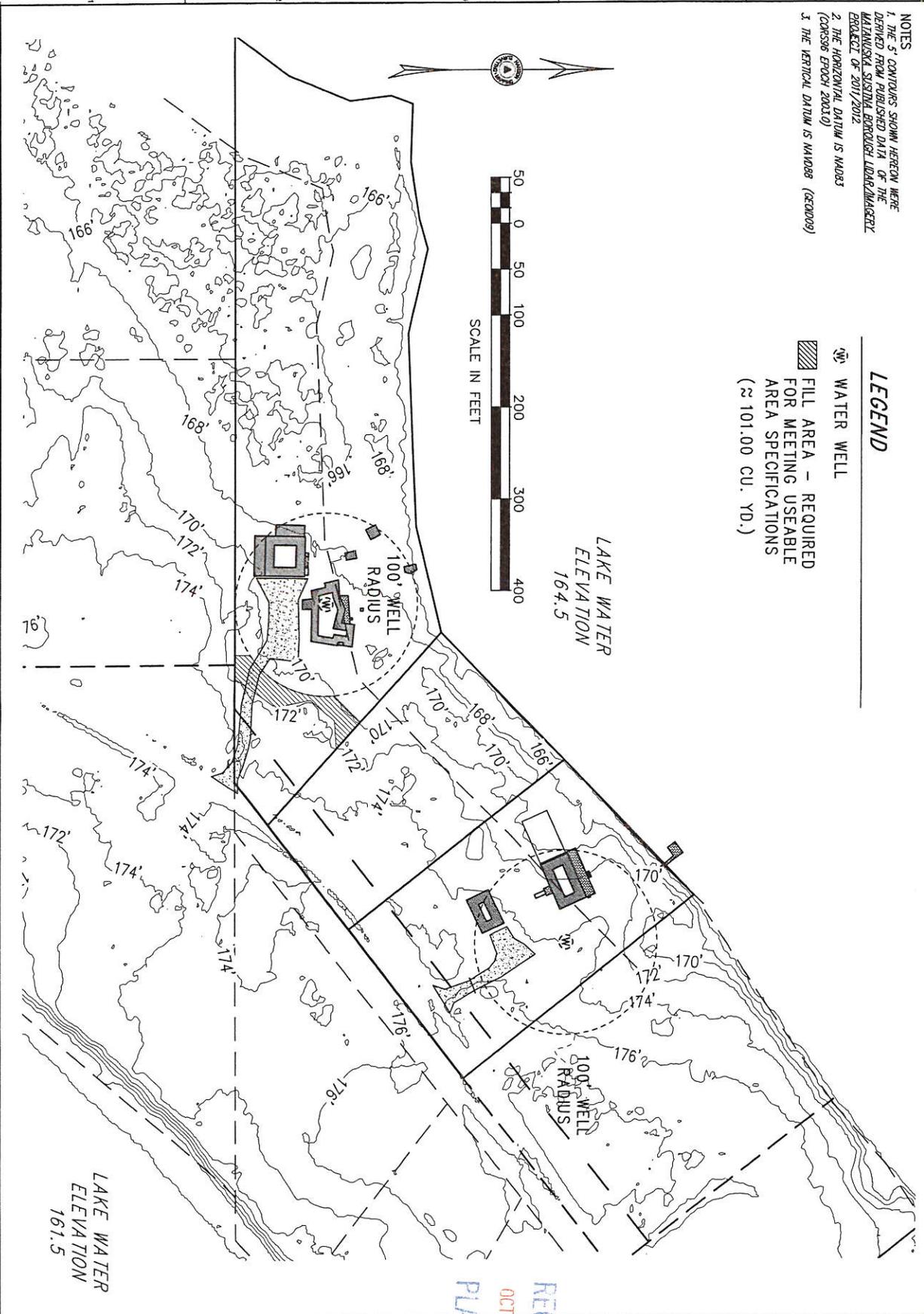
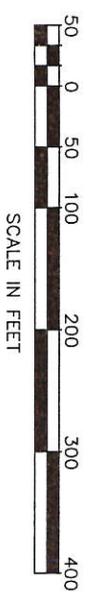
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DRAWN BY: ELF
CHECKED: CEH
DWG.#: 16-170CS
DATE: 10-26-16
SCALE: 1:100
LOCATION: 1717N.R.#K.S.11 SW
SHEET 2 OF 4



- NOTES
1. THE 3' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BOROUGH LAND/MANAGEMENT PROJECT OF 2011/2012.
 2. THE HORIZONTAL DATUM IS NAD83 (GROSS EPOCH 2011.0)
 3. THE VERTICAL DATUM IS MAND88 (ZC00009)

LEGEND

-  WATER WELL
-  FILL AREA - REQUIRED FOR MEETING USEABLE AREA SPECIFICATIONS (≈ 101,000 CU. YD.)



HANSON SURVEYING & MAPPING
 LAND PLANNING
 305 E. BERRIED AVE.
 PALMER, ALASKA 99645
 (907) 746-7738



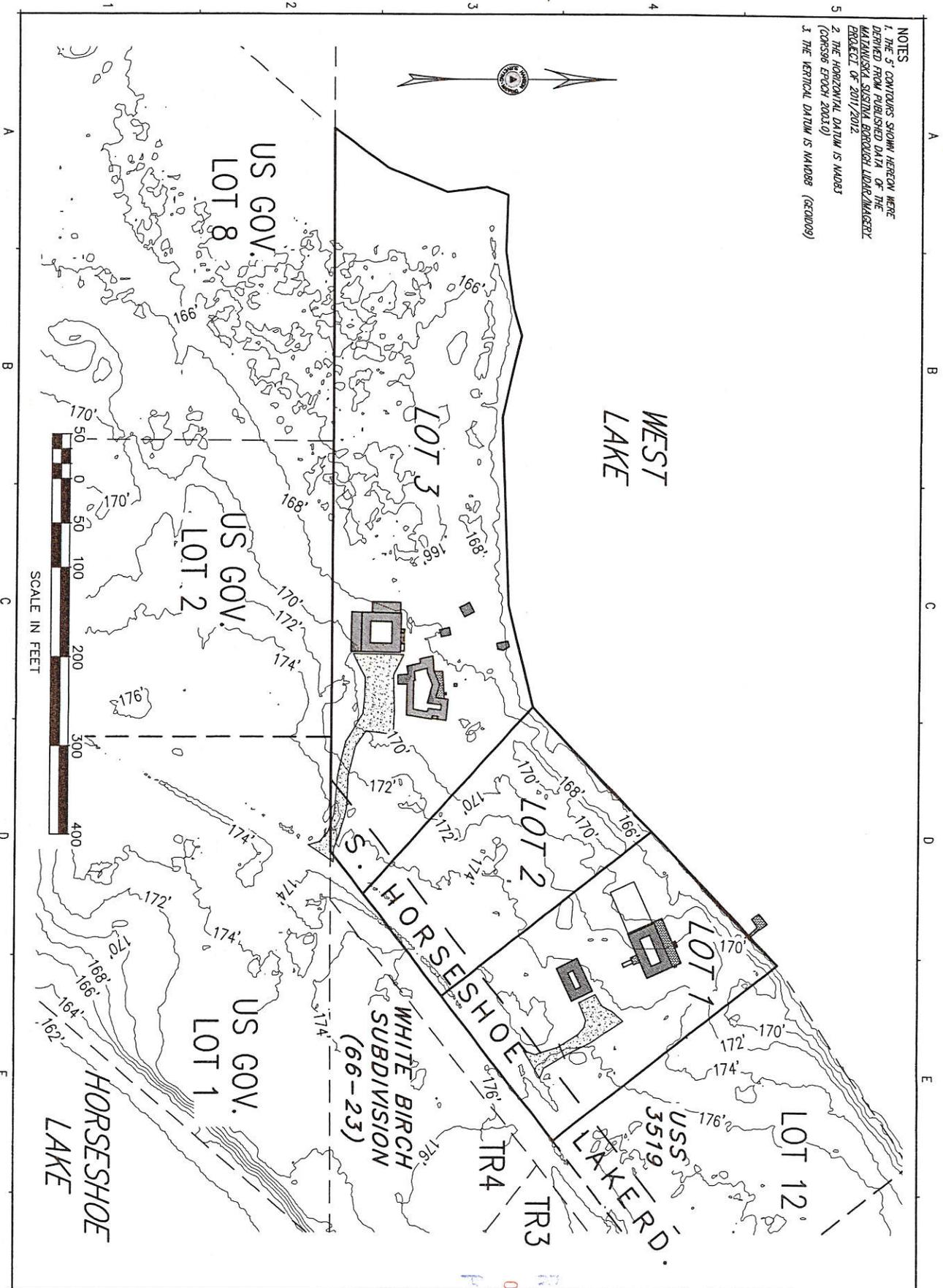
RECEIVED
 OCT 27 2016
 PLANNING

**BIG LAKE, ALASKA
 KORMAN
 SUBDIVISION
 USEABLE AREA**

FILE: 16-170
 DESIGN: CEH
 DRAWN BY: ELF
 CHECKED: CEH
 DWG.#: 16-170CS
 DATE: 10-27-16
 SCALE: 1:100
 LOCATION: 177N/R4W/S71 SW

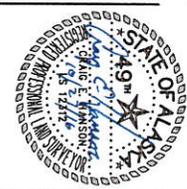
SHEET 4 OF 4

- NOTES**
1. THE 5' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE ALASKAN SURVEYING SYSTEM LIBRARY/AGENCY PROJECT OF 2017/2012.
 2. THE HORIZONTAL DATUM IS NAD83 (CONGRESS EPOCH 2011.0)
 3. THE VERTICAL DATUM IS MAM088 (GEOID08)



FILE: 16-170
 DESIGN: CEH
 DRAWN BY: ELF
 CHECKED: CEH
 DWG.#: 16-170CS
 DATE: 10-19-16
 SCALE: 1:100
 LOCATION:
 1/17N-R-46-S11 SW
 SHEET 3 OF 4

RECEIVED
 OCT 27 2016
 PLANNING
 BIG LAKE, ALASKA
 KORMAN
 SUBDIVISION
 CONTOURS-PROPOSED SUBDIVISION





HANSON SURVEYING & MAPPING, INC.
 301 E. FREEDMAN
 PALMER, ALASKA 99645
 (907) 46-1738

NOTES
 1. THE IMAGERY SHOWN
 HEREON IS DERIVED FROM
 PUBLISHED DATA OF THE
 MATANUSKA SUSTAINABLE
 RESOURCE LAND MANAGER
 PROJECT OF 2011/2012

RECEIVED
 OCT 27 2016
 PLANNING

BIG LAKE, ALASKA
 KORMAN
 SUBDIVISION
 PROJECT OVERVIEW

FILE: 16-170
 DESIGN: CEH
 DRAWN BY: ELF
 CHECKED: CEH
 DWG.#: 16-170CS
 DATE: 10-26-16
 SCALE: 1:100
 LOCATION:
 17N.R.#N.S.11 SW

SHEET 1 OF 4



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

OCT 27 2016

Korman Subdivision

Big Lake, 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



10-19-2016



MARK HANSEN P.L.L.C.

CONSULTING ENGINEERS TESTING LABORATORY

2605 N Old Glenn Hwy, Palmer, AK 99645

Phone: (907) 745-4721

e-mail: mhpe@mtaonline.net

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



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

Korman Subdivision Big Lake, Alaska

Geotechnical Investigation

October 2016

Location

The subject property is located on S Horseshoe Lake Rd in the Big Lake, Alaska area. The property is bordered on the north by West lake. It is Lots 13 and 14 of U.S. Survey 3519. It is located at the southern end of Sec. 11, T17N, R4W, Seward Meridian, Alaska.

Scope of Investigation

This investigation is to verify useable areas for platting purposes.

The proposed subdivision realigns 2 parcels into three parcels of 1.45 acres, 1.13 acres, and 3.37 acres.

Findings

1. The soil observed at typical septic depth consists of poorly graded sand. This soil is adequate for on-site wastewater disposal.
2. Ground water was observed at 5.9 ft in test pit #1 and at 10.25 ft in test pit #2. The shallow ground water does not allow for a conventional septic system in the area of test pit #1.
3. No bedrock was encountered in the test pit.

General Topography

The lot generally slopes down towards West Lake to the northwest. There is currently one single family residence with septic system on proposed lot 1 as well as one single family residence with septic system on proposed lot 3. Proposed lot 2 is currently undeveloped and forested.

Useable Area

Proposed lots 1 and 2 each have more than 10000 square feet suitable for septic in addition to more than 10000 square feet suitable for building.

Proposed lot 3 has more than 10000 square feet suitable for building, however only about 3000 square feet suitable for septic. An additional 7000 square feet of usable septic area is required for subdividing. This area could be created by placing fill so that the new ground level is at least 8 ft over the water table. Much of this area could be created by placing 2 ft or less of fill in the area around test pit #1. Any new usable septic area must be outside of the 100 ft well radius.

The attached test pit location map shows approximate areas that are currently suitable for septic.

Field Exploration

The investigation included 2 test pits located near the proposed lot lines. Exploration was conducted on September 29, 2016 using a Hitachi EX120 excavator operated by George Alder. Exploration was supervised and the test holes logged by Mark Hansen. The test holes were located by handheld GPS. GPS coordinates are recorded on the test pit log. A Slotted PVC pipe was placed in each test pit to allow future ground water measurements.

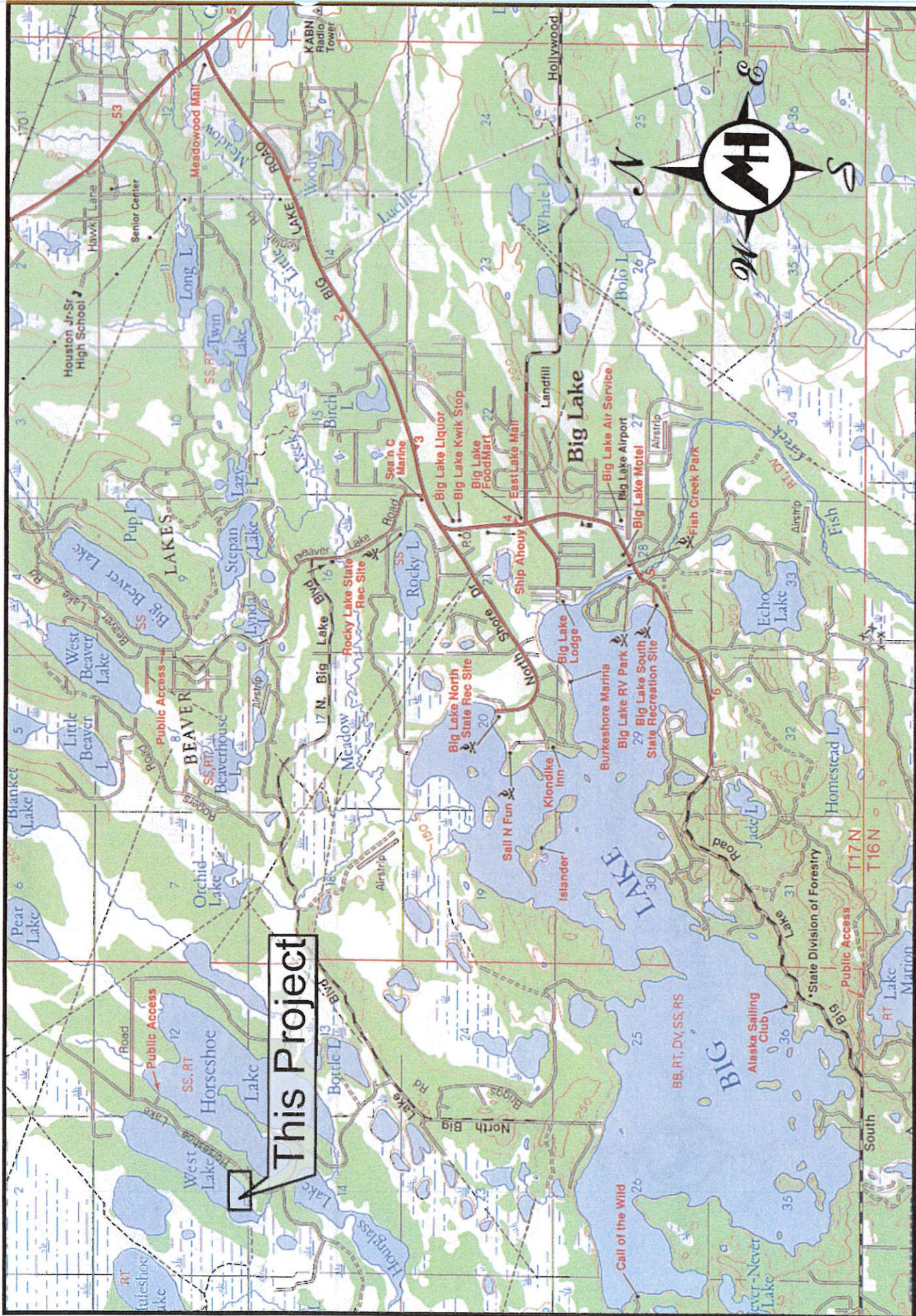
The approximate test pit location is shown on the attached test pit location map.

Test pit Logs

Descriptions of the soils encountered are recorded on the right side of the field log. The moisture content type and location of samples, and the general soil type are shown graphically on the left side.

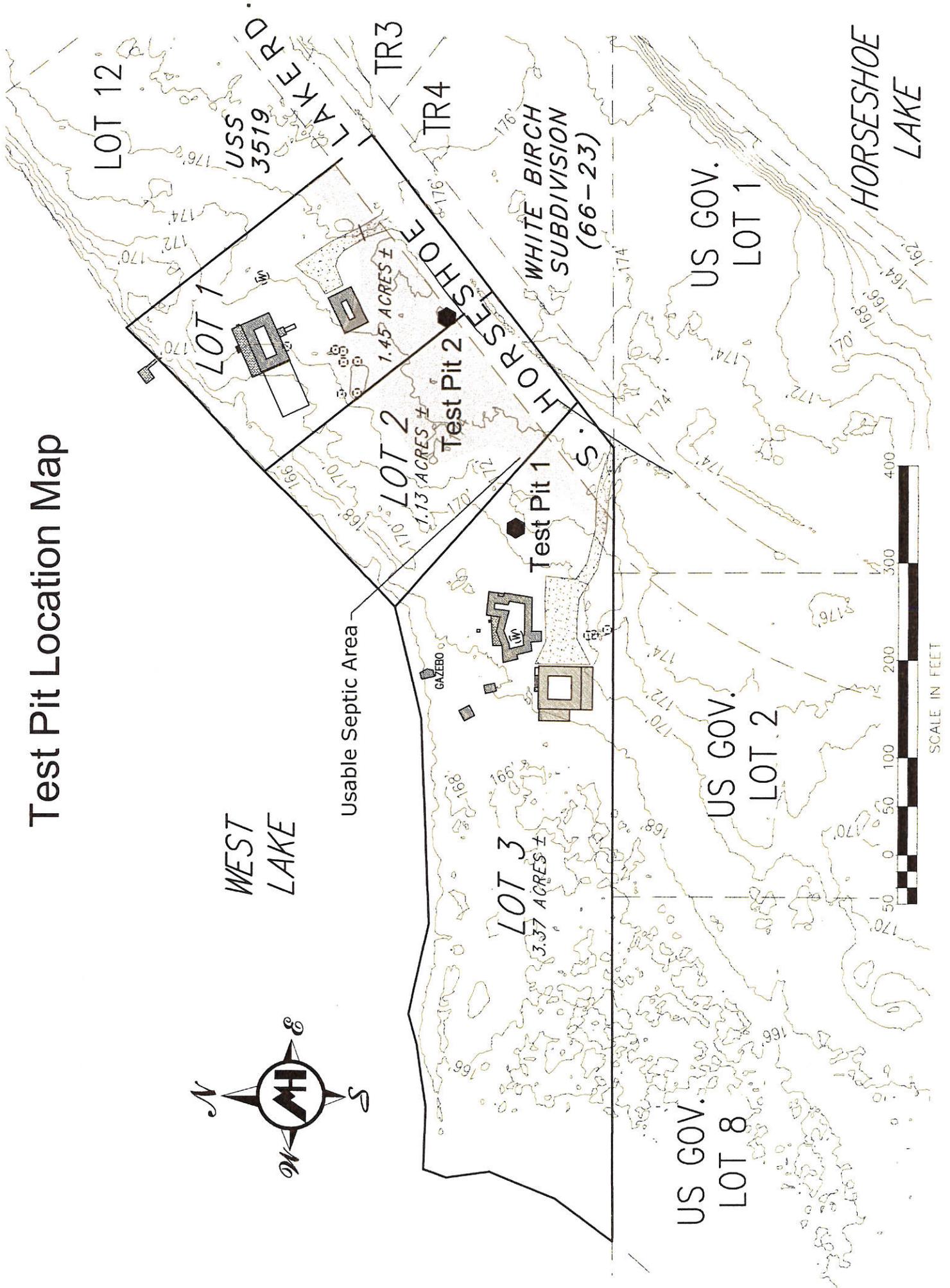
Laboratory

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.



Vicinity Map

Test Pit Location Map



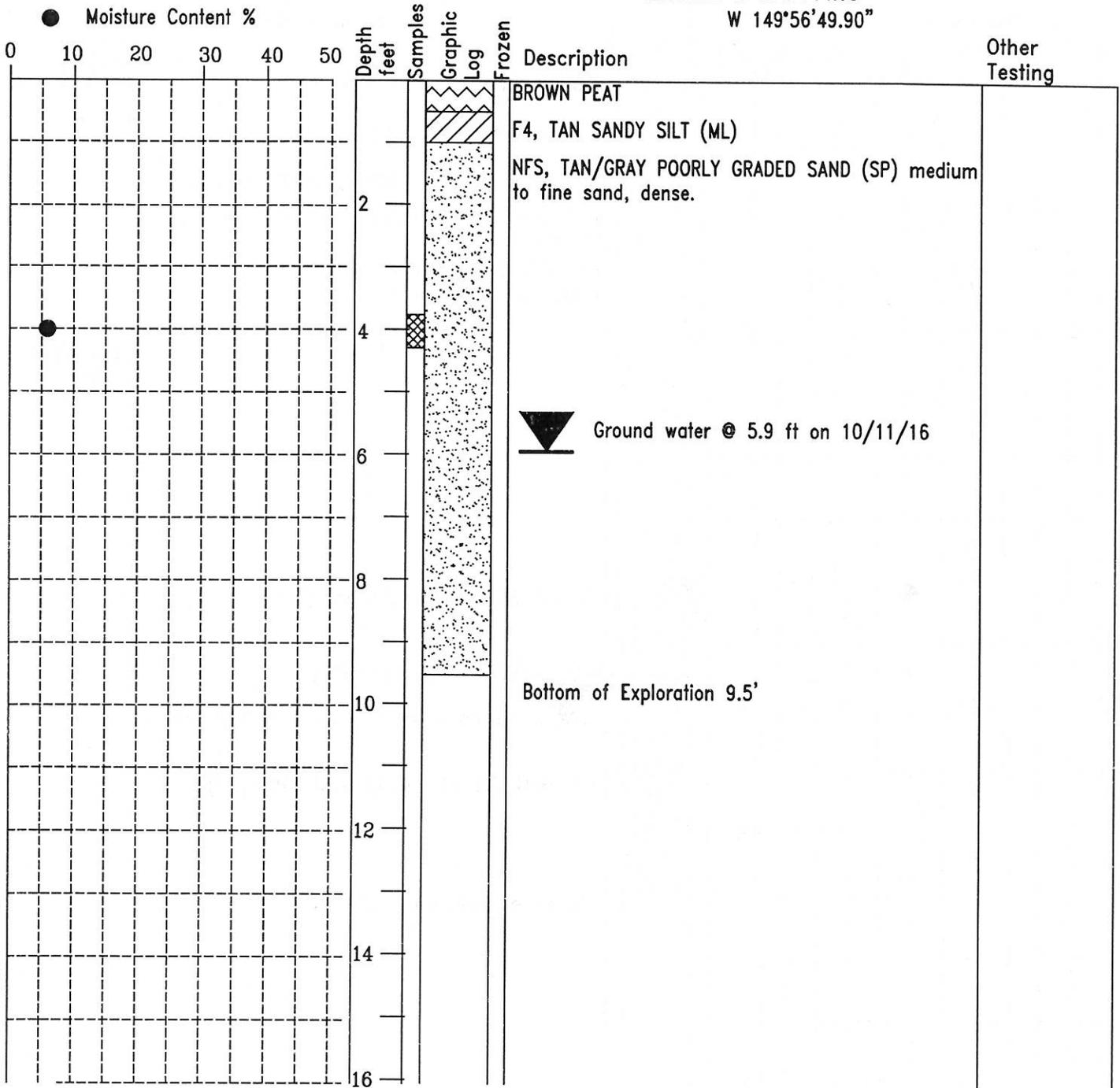
Log of Test Pit 1

Exploration: September 29, 2016

Equipment: EX120

Location: N 61°34'14.95"

W 149°56'49.90"



● Moisture Content %

▣ Grab Sample
▨ Bulk Sample



Mark Hansen P.E.

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

Job No.: 16109 Date: October 2016

Log of Test Pit 1

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

Plate

1

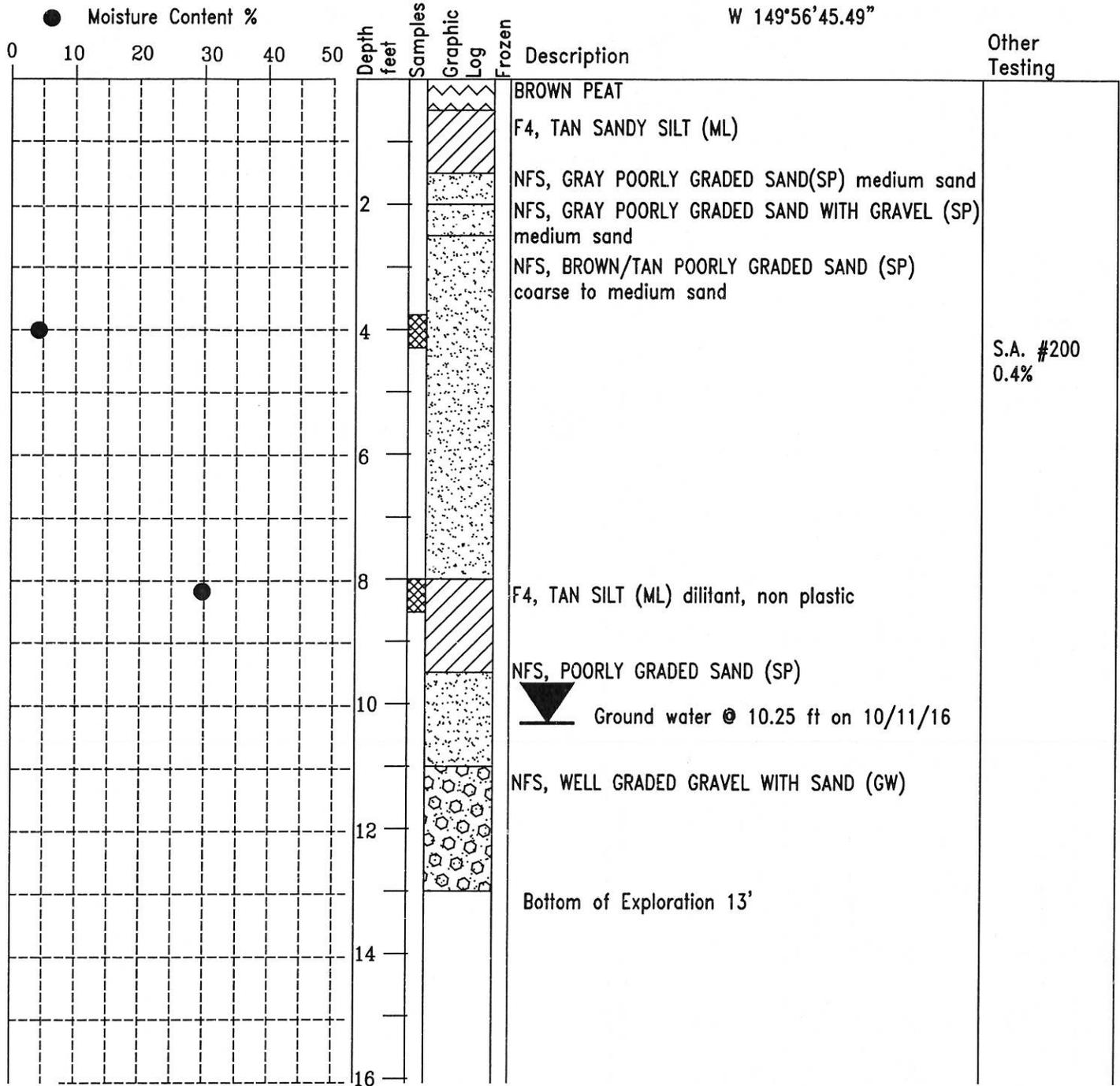
Log of Test Pit 2

Exploration: September 29, 2016

Equipment: EX120

Location: N 61°34'15.66"

W 149°56'45.49"



● Moisture Content %

▣ Grab Sample
▨ Bulk Sample



Mark Hansen P.E.
 Consulting Engineers Testing Laboratories
 2605 N. Old Glenn Hwy., Palmer, AK 99645
 (907) 745-4721
 Job No.: 16109 Date: October 2016

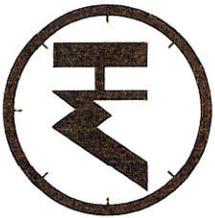
Log of Test Pit 2

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

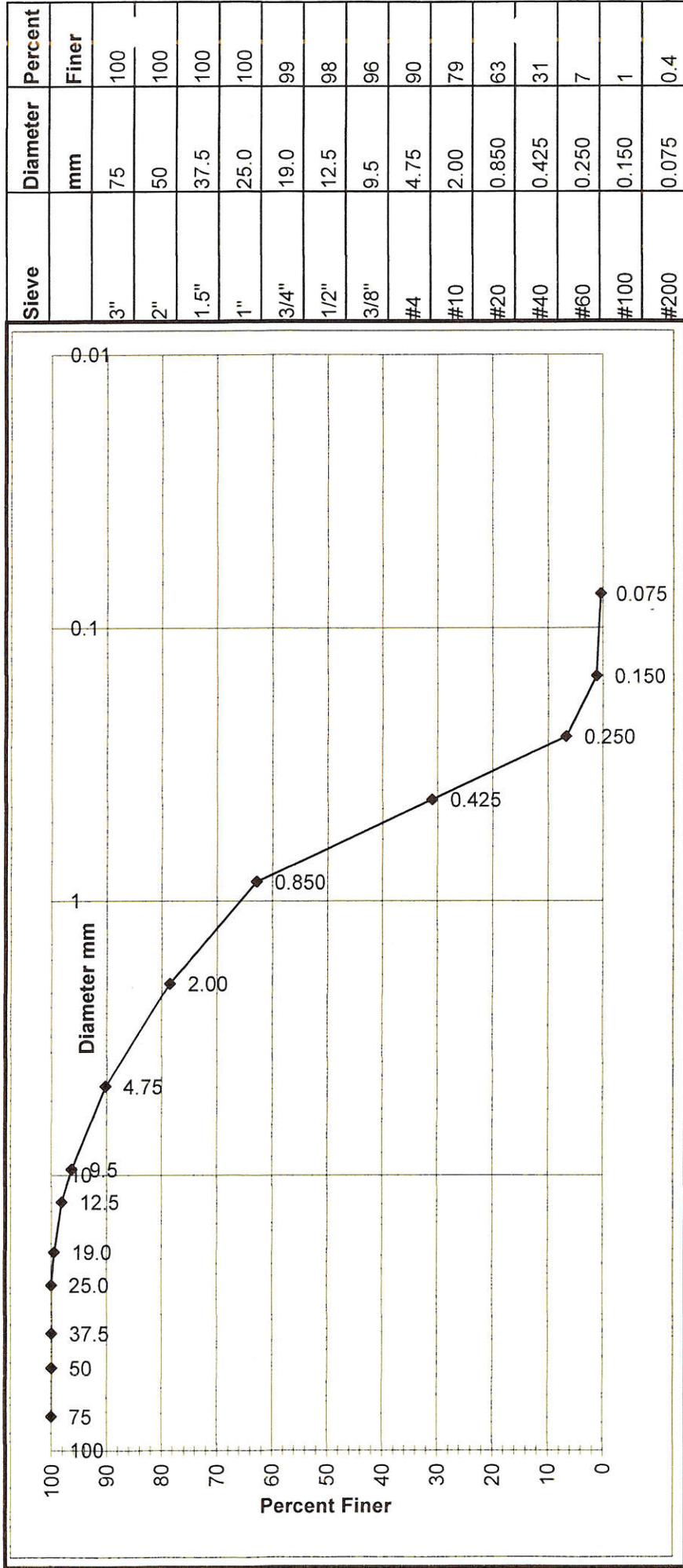
Plate
 2

GRAPHICS LOG KEY

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



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



Client: **Hanson Surveying and Mapping**

Project: Korman Subdivision

Sample Location: TP #2 @ 4'

Soil Description: Poorly Graded Sand

Unified Classification: SP

Date: 10/13/2016

C_u= 3 Sample Date: 9/29/2016

C_c= 0.8 Proj. no: 16109



MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

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

LABORATORY TESTING SUMMARY

Korman Sub
CLIENT NAME

Exploration: September 29, 2016

Test Hole	Depth Feet	Moisture	Visual Classifications		Pass #200 Other	Blows/6 inches (300#, 30" drop) NALPT Spoon	Sample Size Grams
			Frost Class	Unified Class			
1	4'	5.9%	NFS	SP		1083.0	
2	4'	4.1%	NFS	SP		2325.7	
2	8'	29.4%	F4	ML		489.2	

ASTM Soil Classification Chart

Criteria for assigning Group Symbols and Group Names Using Laboratory Tests ^A		Soil Classification	
		Group Symbol	Group name ^B
Coarse-Grained Soils More than 50% retained on No. 200 sieve	Gravels	GW	Well graded gravel ^F
	More than 50% of coarse fraction retained on No. 4 sieve.	GP	Poorly graded gravel ^F
	Sands	GM	Silty gravel ^{F,G,H}
	50% or more of coarse fraction passed No. 4 sieve	GC	Clayey gravel ^{F,G,H}
	Silts and Clays Liquid limits less than 50	SW	Well graded sand
Fine-Grained Soils 50% or more passes the No. 200 Sieve	More than 50% of coarse fraction passed No. 4 sieve	SP	Poorly graded sand ^I
	Sands with fines more than 12% fines ^D	SM	Silty sand ^{G,H,I}
	Inorganic	SC	Clayey sand ^{G,H,I}
	Organic	CL	Lean Clay ^{K,L,M}
	Silts and Clays Liquid limits less than 50	ML	Silt ^{K,L,M}
Highly organic soils	Organic	OL	Organic Clay ^{K,L,M,N}
	Inorganic	CH	Organic silt ^{K,L,M,O}
	Organic	MH	Fat Clay
	Primarily organic matter, dark in color, and organic odor	OH	Elastic silt ^{K,L,M}
		PT	Organic Clay ^{K,L,M,P} Organic silt ^{K,L,M,Q} 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 $Cu = D_{60}/D_{10}$ $Cc = \frac{(D_{30})^2}{D_{10} D_{60}}$

^F $D_{10} \times D_{60}$

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

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

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

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

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

^K If soil contains 15 to 29% plus No. 200, add

"with sand" or "with gravel," whichever is predominant.

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

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

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

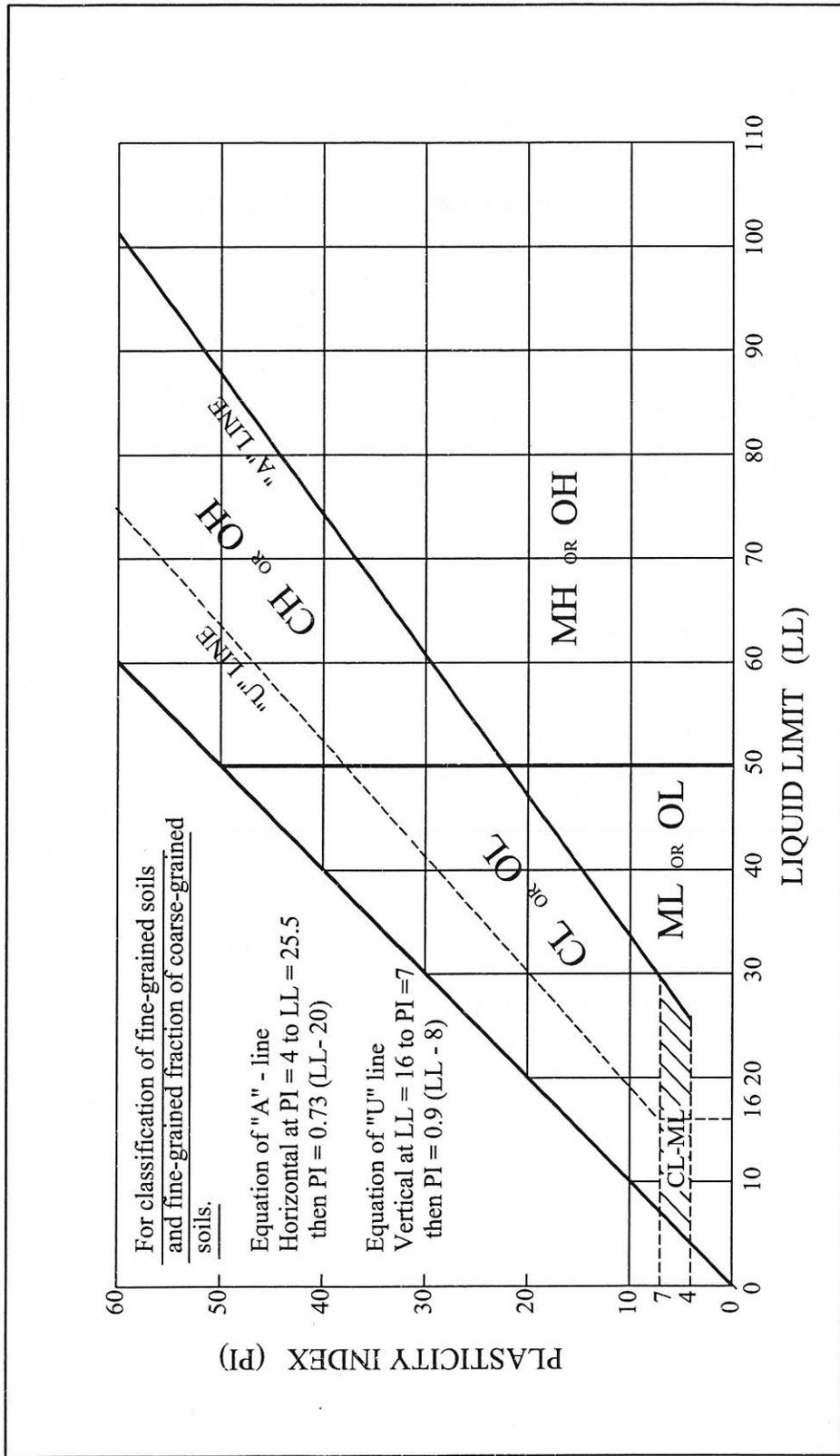
^O $PI < 4$ or plots below "A" line.

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

^Q PI plots below "A" line.

U.S. Corps of Engineers
Frost Design Soil Classification

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



Plasticity Chart

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Wednesday, November 30, 2016 1:38 PM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: Korman West #16-163 AOB

Horseshoe Lake Road is classified in Cartegraph as a rural collector. Only lots having frontages of 100 feet or greater may front on collector streets and direct access should be minimized. Lot 3 will have to be redesigned and a shared driveway should be planned for two of the lots.

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

From: Amy Otto-Buchanan
Sent: Thursday, November 10, 2016 1:42 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner; brian.young@usps.gov; Dan Mayfield; caseysteinau@gmail.com; jennifer@twesinc.com; browne@mtaonline.net; scheben@mtaonline.net; eric.moore@alaska.gov; Horton, George C (DNR) (george.horton@alaska.gov); james.walker2@alaska.gov; 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; MEA; MTA; Jessica Thompson (jthompson@mta-telco.com); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com); row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com); 'dblehm@gci.com' (dblehm@gci.com)
Subject: Korman West #16-163 AOB

Attached is the Request for Comments for Korman West, MSB Case #2016-163, Tech AOB. Also attached is the Vicinity Map, Soils Report, Owner's Statement and preliminary plat. Comments are due by **NOVEMBER 30, 2016**. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
Direct line: 861-7872



MATANUSKA-SUSITNA BOROUGH

Community Development

Land & Resource Management

350 East Dahlia Avenue • Palmer, AK 99645

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

MEMORANDUM

DATE: November 21, 2016
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *USE*
SUBJECT: Preliminary Plat Comments / Case #2016-163

Platting Tech: Amy Otto-Buchanan
Public Hearing: December 7, 2016
Applicant / Petitioner: Korman
TRS: 17N04W11
Tax ID: 4UO3519000L13-14
Subd: Korman West
Tax Map: LS 09

Comments:

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

Amy Otto-Buchanan

From: Tracy McDaniel
Sent: Monday, November 14, 2016 6:03 AM
To: Amy Otto-Buchanan
Cc: Sheila Armstrong; Brad Sworts
Subject: RE: Korman West #16-163 AOB
Attachments: MSB004924 2007-019579-0 PUE KORMAN.pdf; PUE 2007-025072-0.pdf

Please show and identify the attached PUE's for Horseshoe Lake Road on the final plat. As it appears now, there is no contiguous access to the new subdivision. Tracy

Tracy K. McDaniel, SR/WA
Right of Way Acquisition Officer
907.861.7718 (direct)
tmcdaniel@matsugov.us

From: Amy Otto-Buchanan
Sent: Thursday, November 10, 2016 1:42 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; brian.young@usps.gov; Dan Mayfield <Dan.Mayfield@matsugov.us>; caseysteinou@gmail.com; jennifer@twesinc.com; browne@mtaonline.net; scheben@mtaonline.net; eric.moore@alaska.gov; Horton, George C (DNR) (george.horton@alaska.gov) <george.horton@alaska.gov>; james.walker2@alaska.gov; 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>; MEA <mearow@matanuska.com>; MTA <rglenn@mta-telco.com>; Jessica Thompson (jthompson@mta-telco.com) <jthompson@mta-telco.com>; jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com) <Robin.Leighty@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'ospdesign@gci.com' (ospdesign@gci.com) <ospdesign@gci.com>; 'dblehm@gci.com' (dblehm@gci.com) <dblehm@gci.com>
Subject: Korman West #16-163 AOB

Attached is the Request for Comments for Korman West, MSB Case #2016-163, Tech AOB. Also attached is the Vicinity Map, Soils Report, Owner's Statement and preliminary plat. Comments are due by **NOVEMBER 30, 2016**. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
Direct line: 861-7872

EXHIBIT E



Tax ID 17N04W14A001

CC

PUBLIC USE EASEMENT

THIS AGREEMENT, made this 27 day of July 2007, 2007, by and between **DARRELL E. KORMAN AND CAROL KORMAN**, whose address is **P O Box 521411, Big Lake, AK 99652**, hereinafter called the GRANTORS, and the **MATANUSKA-SUSITNA BOROUGH**, whose mailing address is 350 E. Dahlia Avenue, Palmer, Alaska 99645, a Municipal Corporation organized and existing under the laws of the State of Alaska, hereinafter called the GRANTEE,

WITNESSETH:

That for and in consideration of \$10.00 (Ten Dollars), and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTORS do hereby grant, bargain, sell, convey and warrant to the GRANTEE, its successors and assigns forever, a right-of-way and easement, with the right, privilege and authority to the GRANTEE, its successors and assigns, for use as a public right-of-way, including the right to construct, operate and maintain public improvements of all types within said right-of-way, and to grant encroachment permits, grant public utilities and other utilities the right to place their facilities within said right-of-way, situated in the **Palmer Recording District**, State of Alaska, described as follows:

A Public Use Easement containing a total of 16,990 square feet within a portion of Govt. Lot 1, Section 14, Township 17 North, Range 4 West, Seward Meridian, Alaska, said Public Use Easement being more particularly described on the parcel plat drawing attached hereto as EXHIBIT "A".

In witness whereof, the GRANTORS have hereunto set their hands and seals the day and year first above written.

GRANTOR *Darrell E. Korman*
Darrell E. Korman

*Howshoe Lake Rd
KORMAN, Darrell & C.*

GRANTOR *Carol K. Korman*
Carol Korman

*17N04W14A001
already logged
and distributed*

ACKNOWLEDGMENT

STATE OF ALASKA)
)ss
THIRD JUDICIAL DISTRICT)

On the 27 day of July, 2007, Darrell E. Korman and Carol Korman personally appeared before me, a Notary Public in and of Alaska, and they acknowledged that they signed the foregoing instrument as a free and voluntary act and deed for the uses and purposes therein mentioned.

R. G. Ylvisaker
NOTARY PUBLIC
My Commission Expires: 3-24-2010



ACCEPTANCE

THIS PUBLIC USE EASEMENT is accepted by the Matanuska-Susitna Borough for the uses and purposes set out herein; provided, such acceptance does not obligate the Matanuska-Susitna Borough to open said right-of-way nor to construct or maintain any public improvements therein.

[Signature]
Borough Manager

ACKNOWLEDGMENT

STATE OF ALASKA)
)ss
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY, that on this 17 day of August, 2007, before me, the undersigned, a Notary Public in and of Alaska, duly commissioned and sworn, personally appeared John Ruffly, to me known to be the individual described in and who executed the acceptance of the foregoing PUBLIC USE EASEMENT as manager of the Matanuska-Susitna Borough, a municipal corporation, and he acknowledged to me that he signed the same for and on behalf of said corporation, freely and voluntarily and by authority of its Assembly for the uses and purposes therein mentioned.

Diane M. Simkins
NOTARY PUBLIC
My Commission Expires: 10-31-08



Return to: Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645



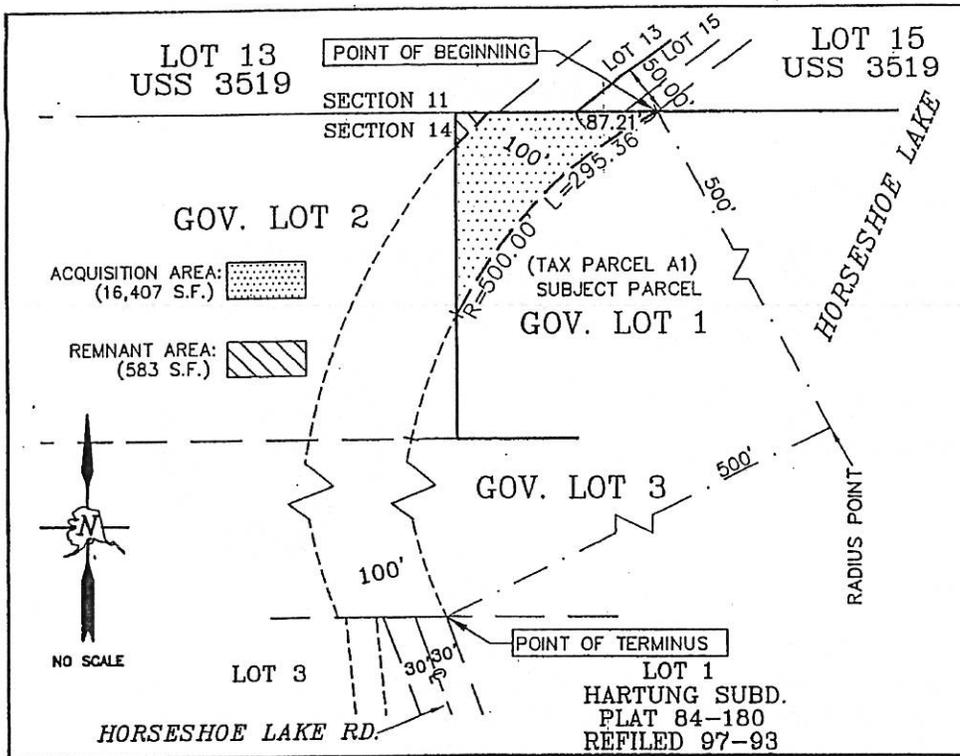


EXHIBIT "A"

Public Use Easement
within
U.S. Government Lot 1

A public use easement lying totally within U.S. Government Lot 1, Section 14, Township 17 North, Range 4 West, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska. The public use easement is one hundred (100) feet wide lying on the right side of an arc/curve described as:

An arc with a radius of 500.00 feet having a point of BEGINNING lying on the common boundary line on the north boundary of U.S. Government Lot 1 and Lot 15 of U.S. Survey No. 3519 and located on said line 50.00 feet distant, by normal measurement, from the west boundary line of Lot 15 of U.S. Survey No. 3519; thence

On the curve, concave to the left, running southwesterly and southeasterly to the northwest corner of Lot 1 of the subdivision entitled "Lots 1, 2 and 3 Hartung Subdivision" filed as Plat No. 84-190 (Refiled 97-93) and TERMINUS of this centerline.

TOGETHER WITH

A remnant area lying northwesterly to the above described easement and the north and west boundary lines of said U.S. Government Lot 1.

That portion of the easement as contained only within U.S. Government Lot 1 contains 16,990 sq. ft.

ALASKA RIM ENGINEERING, INC.
ENGINEERS-PLANNERS-SURVEYORS

P.O. BOX 2749 PALMER, ALASKA 99845
(907) 745-0222 FAX (907) 746-0222

W/O # 07-21-00057

DATE: 6/14/07

EXHIBIT "A"
PUBLIC USE EASEMENT
LOCATED WITHIN
U.S. GOVERNMENT LOT 1
(TAX PARCEL A1)

SEC. 14, T.17N., R.4W., S.M., AK.

PALMER RECORDING DISTRICT, PALMER, AK



3 of 3

2007-019579-0

A
L
A
S
K
A

2007-025072-0

Recording Dist: 311 - Palmer
9/26/2007 3:09 PM Pages: 1 of 3



Tax ID 17N04W14B003

cc

PUBLIC USE EASEMENT

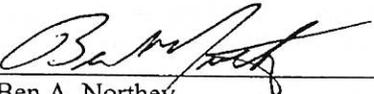
THIS AGREEMENT, made this 26 day of August, 2007, by and between **BEN A. NORTHEY AND LAURIE A. NORTHEY**, whose address is **3221 South Circle, Anchorage, Alaska 99507**, hereinafter called the GRANTORS, and the **MATANUSKA-SUSITNA BOROUGH**, whose mailing address is 350 E. Dahlia Avenue, Palmer, Alaska 99645, a Municipal Corporation organized and existing under the laws of the State of Alaska, hereinafter called the GRANTEE,

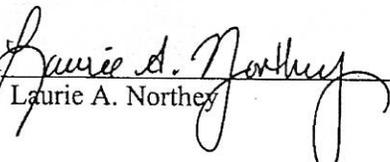
WITNESSETH:

That for and in consideration of \$10.00 (Ten Dollars), and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTORS do hereby grant, bargain, sell, convey and warrant to the GRANTEE, its successors and assigns forever, a right-of-way and easement, with the right, privilege and authority to the GRANTEE, its successors and assigns, for use as a public right-of-way, including the right to construct, operate and maintain public improvements of all types within said right-of-way, and to grant encroachment permits, grant public utilities and other utilities the right to place their facilities within said right-of-way, situated in the **Palmer Recording District**, State of Alaska, described as follows:

A Public Use Easement containing a total of 27,325 square feet within a portion of Govt. Lot 2, Section 14, Township 17 North, Range 4 West, Seward Meridian, Alaska, said Public Use Easement being more particularly described on the parcel plat drawing attached hereto as EXHIBIT "A".

In witness whereof, the GRANTORS have hereunto set their hands and seals the day and year first above written.

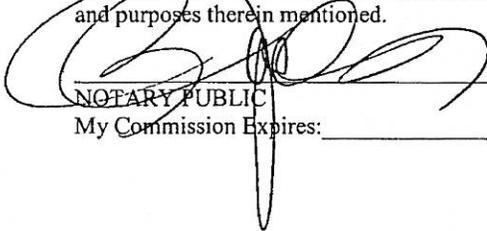
GRANTOR 
Ben A. Northey

GRANTOR 
Laurie A. Northey

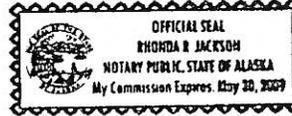
ACKNOWLEDGMENT

STATE OF ALASKA)
)ss
THIRD JUDICIAL DISTRICT)

On the 24 day of Aug, 2007, Ben A. Northey and Laurie A. Northey personally appeared before me, a Notary Public in and of Alaska, and they acknowledged that they signed the foregoing instrument as a free and voluntary act and deed for the uses and purposes therein mentioned.

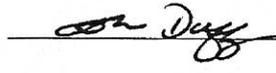


NOTARY PUBLIC
My Commission Expires: _____



ACCEPTANCE

THIS PUBLIC USE EASEMENT is accepted by the Matanuska-Susitna Borough for the uses and purposes set out herein; provided, such acceptance does not obligate the Matanuska-Susitna Borough to open said right-of-way nor to construct or maintain any public improvements therein.

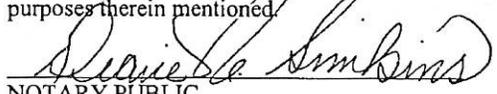


Borough Manager

ACKNOWLEDGMENT

STATE OF ALASKA)
)ss
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY, that on this 24 day of September, 2007, before me, the undersigned, a Notary Public in and of Alaska, duly commissioned and sworn, personally appeared John Duffey, to me known to be the individual described in and who executed the acceptance of the foregoing PUBLIC USE EASEMENT as manager of the Matanuska-Susitna Borough, a municipal corporation, and he acknowledged to me that he signed the same for and on behalf of said corporation, freely and voluntarily and by authority of its Assembly for the uses and purposes therein mentioned.



NOTARY PUBLIC
My Commission Expires: 10-31-08



Return to: Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645



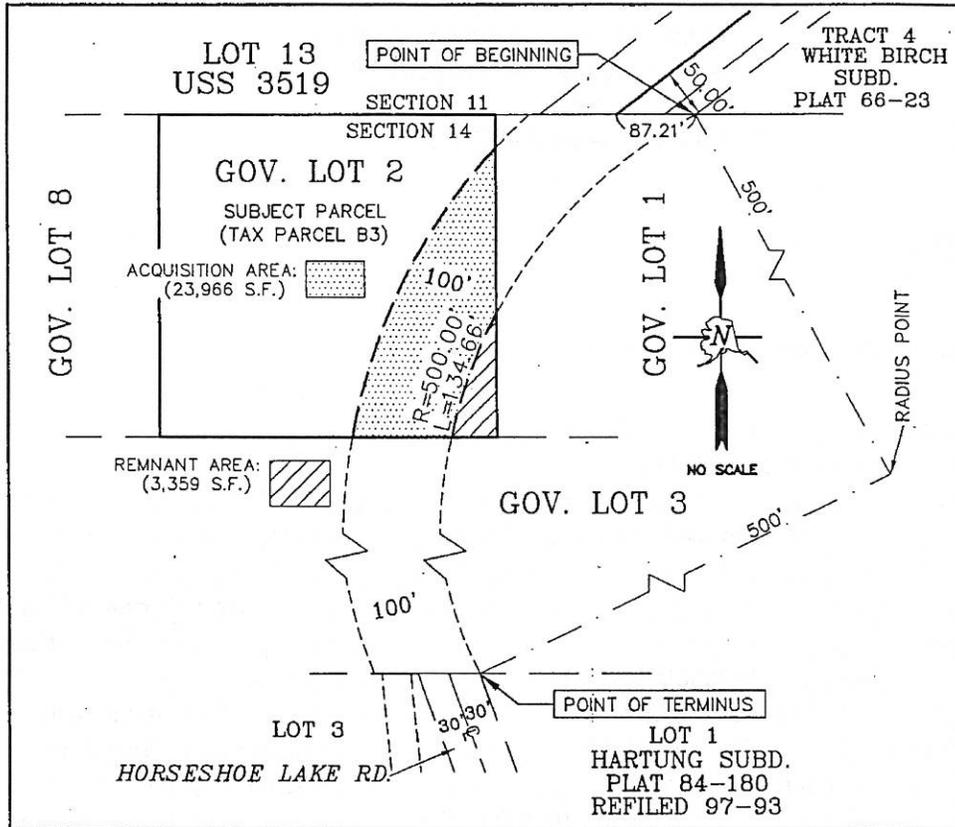


EXHIBIT "A"

Public Use Easement
within
U.S. Government Lot 2

A public use easement lying totally within U.S. Government Lot 2, Section 14, Township 17 North, Range 4 West, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska. The public use easement is one hundred (100) feet wide lying on the right side of an arc/curve described as:

An arc with a radius of 500.00 feet having a point of BEGINNING lying on boundary line common with the north boundary line of U.S. Government Lot 1, Section 14 and the south boundary line of Tract 4 of the White Birch Subdivision (Plat No. 66-23, Palmer Recording District) and located on said line 50.00 feet distant, by normal measurement, from the northwest boundary line of aforesaid Tract 4; thence

On the curve, concave to the left, running southwesterly and southeasterly to the northwest corner of Lot 1 of the subdivision entitled "Lots 1, 2 and 3 Hartung Subdivision" filed as Plat No. 84-190 (Refiled 97-93) and TERMINUS of this arc/curve.

TOGETHER WITH

A remnant area lying southeasterly to the above described easement and the south and east boundary lines of said U.S. Government Lot 2.

That portion of the easement as contained only within U.S. Government Lot 2 contains 27,325 sq. ft.



3 of 3
2007-025072-0

ALASKA RIM ENGINEERING, INC.
ENGINEERS-PLANNERS-SURVEYORS
P.O. BOX 2749 PALMER, ALASKA 99646
(907) 745-0222 FAX (907) 748-0222

W/O # 07-21-00057

DATE: 9/18/07

EXHIBIT "A"
PUBLIC USE EASEMENT
LOCATED WITHIN
U.S. GOVERNMENT LOT 2
(TAX PARCEL B3)
SEC. 14, T.17N., R.4W., S.M., AK.
PALMER RECORDING DISTRICT, PALMER, AK

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, November 15, 2016 1:47 PM
To: Amy Otto-Buchanan
Subject: RE: Korman West #16-163 AOB

Hi Amy, no objection from us here.

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

From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>]
Sent: Thursday, November 10, 2016 1:42 PM
To: Zafian, Holly K (DFG) (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; brian.young@usps.gov; Dan Mayfield <Dan.Mayfield@matsugov.us>; caseysteinau@gmail.com; jennifer@twesinc.com; browne@mtaonline.net; scheben@mtaonline.net; eric.moore@alaska.gov; Horton, George C (DNR) (george.horton@alaska.gov) <george.horton@alaska.gov>; james.walker2@alaska.gov; 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>; MEA <mearow@matanуска.com>; MTA <rglenn@mta-telco.com>; Jessica Thompson (jthompson@mta-telco.com) <jthompson@mta-telco.com>; jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (Robin.Leighty@enstarnaturalgas.com) <Robin.Leighty@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; 'dblehm@gci.com' (dblehm@gci.com) <dblehm@gci.com>
Subject: Korman West #16-163 AOB

[External Email]

Attached is the Request for Comments for Korman West, MSB Case #2016-163, Tech AOB. Also attached is the Vicinity Map, Soils Report, Owner's Statement and preliminary plat. Comments are due by **NOVEMBER 30, 2016**. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan
Platting Technician
Direct line: 861-7872

EXHIBIT F



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 28, 2016

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

**Subject: Abbreviated Plat Request for Comments – Korman West
(Case No. 2016-163)**

Dear Ms. Otto-Buchanan:

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

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

Sincerely,

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

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

Amy Otto-Buchanan

From: Moore, Eric A (DNR) <eric.moore@alaska.gov>
Sent: Monday, November 14, 2016 9:44 AM
To: Amy Otto-Buchanan
Subject: RE: Korman West #16-163 AOB

Amy,

Portions of the proposed subdivision were made subject to Section Line Easements (SLEs) during periods of State and/or federal ownership. The petitioner should be required to depict any existing SLE on the plat, unless they are able to show proof that the SLE was vacated.

Thanks,
Eric Moore

Eric Moore
Natural Resource Manager II
Department of Natural Resources
Division of Mining, Land & Water
550 W 7th Ave, Suite 900C
Anchorage, AK 99501
(907)269-8548
eric.moore@alaska.gov

From: Amy Otto-Buchanan [<mailto:Amy.Otto-Buchanan@matsugov.us>]
Sent: Thursday, November 10, 2016 1:42 PM
To: Zafian, Holly K (DFG) <holly.zafian@alaska.gov>; Fink, Mark J (DFG) <mark.fink@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; brian.young@usps.gov; Dan Mayfield <Dan.Mayfield@matsugov.us>; caseysteinau@gmail.com; jennifer@twesinc.com; browne@mtaonline.net; scheben@mtaonline.net; Moore, Eric A (DNR) <eric.moore@alaska.gov>; Horton, George C (DNR) <george.horton@alaska.gov>; Walker, James H (DNR) <james.walker2@alaska.gov>; 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>; MEA <mearow@matanuska.com>; MTA <rglenn@mta-telco.com>; Jessica Thompson (<jthompson@mta-telco.com>); jennifer.diederich@enstarnaturalgas.com; Robin L. Leighty (<Robin.Leighty@enstarnaturalgas.com>); row@enstarnaturalgas.com; 'ospdesign@gci.com' (<ospdesign@gci.com>); 'dblehm@gci.com' (<dblehm@gci.com>); <dblehm@gci.com>
Subject: Korman West #16-163 AOB

Amy Otto-Buchanan

From: Whittier, Amanda L CIV USARMY CEPOA (US) <Amanda.L.Whittier@usace.army.mil>
Sent: Monday, November 14, 2016 10:13 AM
To: Amy Otto-Buchanan
Subject: Korman West #16-163 AOB
Attachments: Korman West.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!

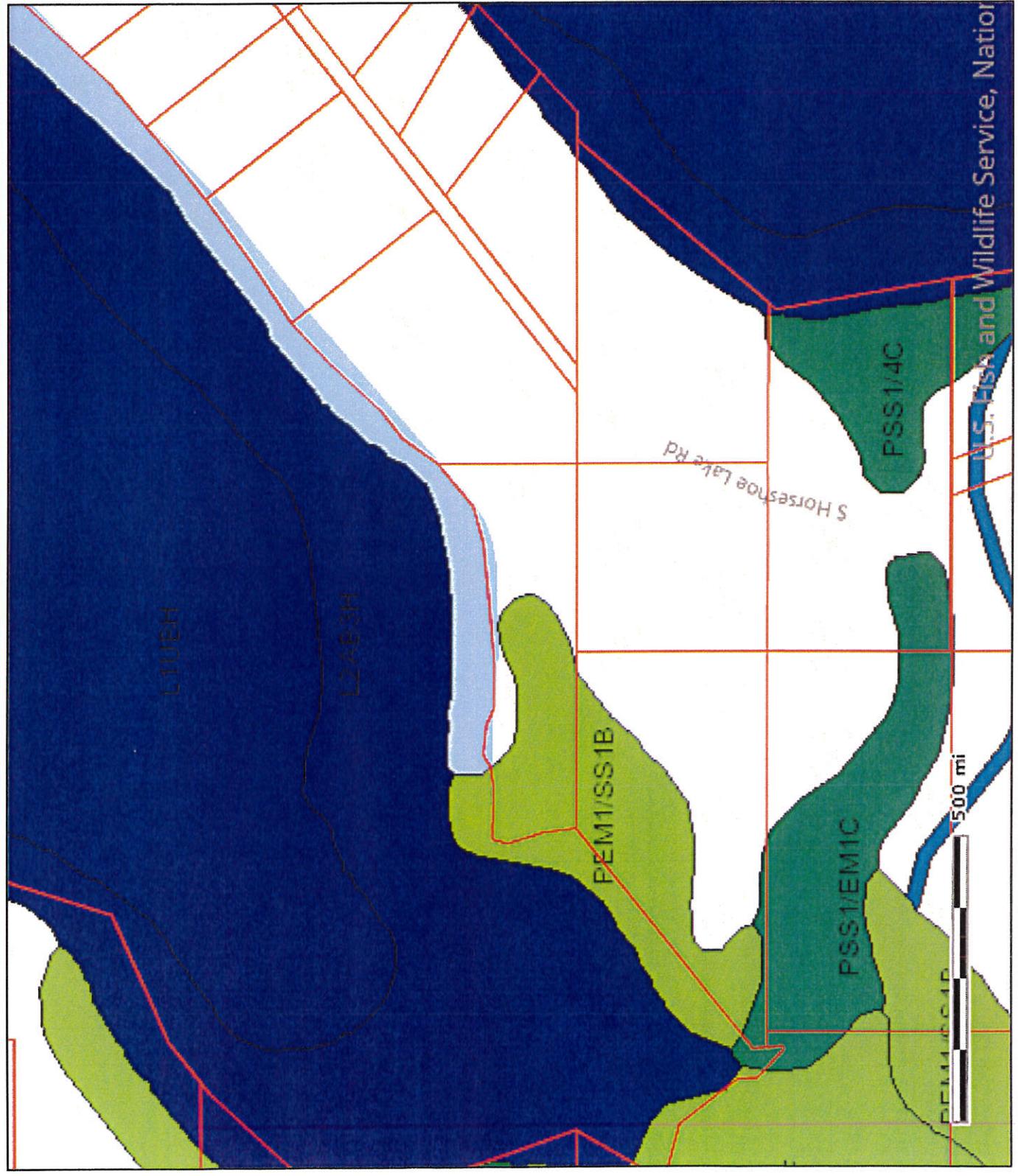
~Amanda

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



POA-Regulatory

US ARMY CORPS OF ENGINEERS



LEGEND	
	Matanuska Susitna Borough
	National Wetland Inventory_FWS Wetlands
	Estuarine and Marine Deepwater
	Estuarine and Marine Wetland
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Lake
	Other
	Riverine



US Army Corps of Engineers
 This map was produced using the
 Sim Suite web application on:
 14 Nov 2016 @ 1003

SITE VISIT REPORT

Case Name: Korman West	Date: 11/09/2016 Time: 11:46 pm
Owner: Gregory & Karla Korman	Case Number: 2016-163
Surveyor/Engineer: Hanson/Hansen	Tax ID #:4U03519000L13 & L14
Subdivision: Hilltop Estates	Regarding: Three lots from two

SITE CONDITIONS

Weather: Overcast	Temperature: 35°F
Wind: None	
General Site Condition: Constructed	

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

Equipment in use: Camera

Current phase of work: To be heard by the Platting Officer, December 7, 2016

Reason for Visit/Remarks: Proposed Lot 3 does not have the required 10,000 sf of contiguous useable septic area and will require fill to create the useable area. Confirmed the structures on Lot 3 are in disrepair. Confirm no structures on proposed Lot 2.

(See attached photos)

Signed By: Amy Otto-Buchanan, Platting Technician

Amb

Date: 11/10/2016

EXHIBIT H

1. Facing northwest on S. Horseshoe Lake Drive, showing the structures on Lot 1.



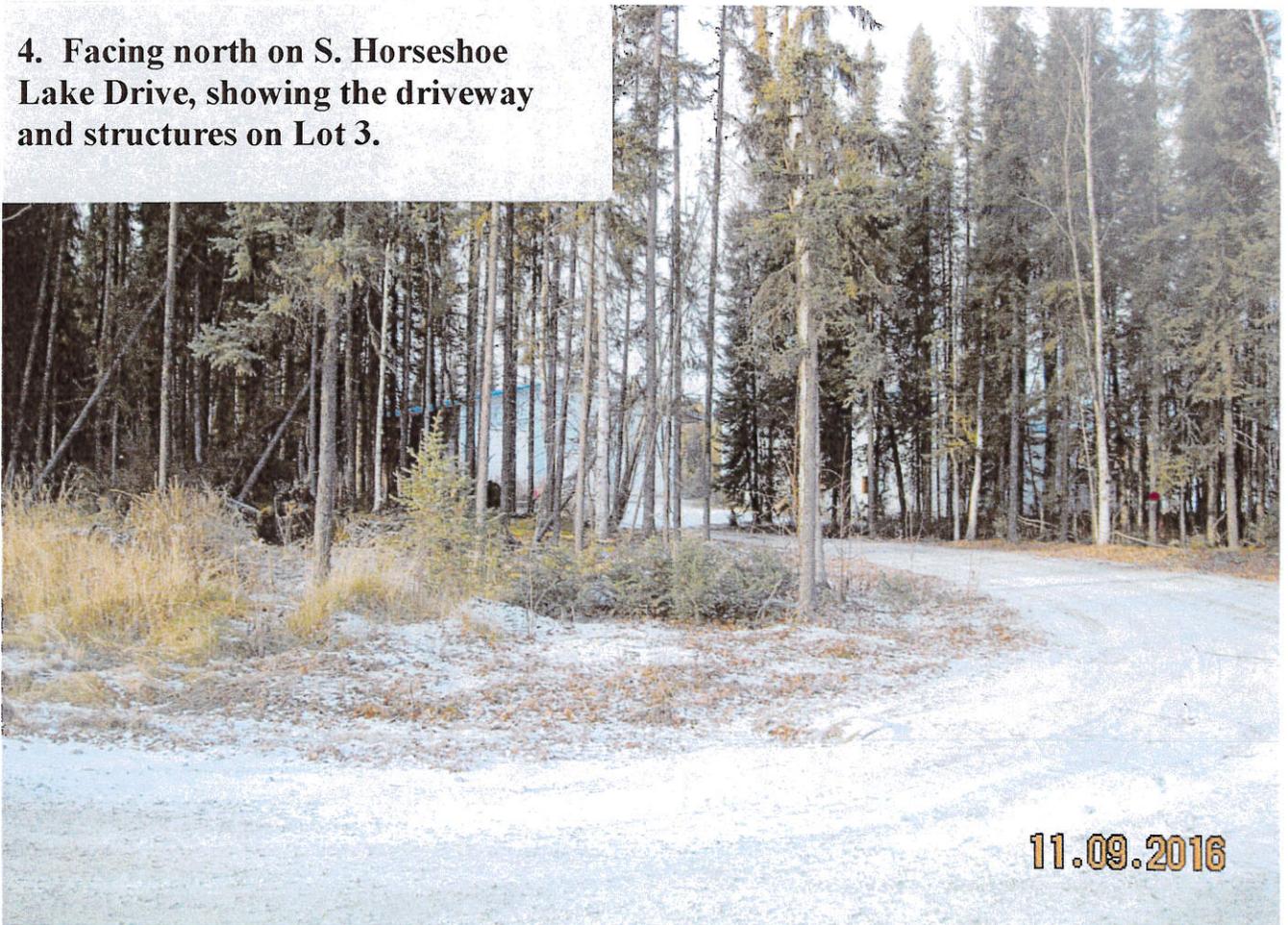
2. Facing northwest on S. Horseshoe Lake Drive, showing the driveway on Lot 1.



3. Facing west on S. Horseshoe Lake Drive, showing Lot 2.



4. Facing north on S. Horseshoe Lake Drive, showing the driveway and structures on Lot 3.



5. Facing north on S. Horseshoe Lake Drive, showing the driveway on Lot 3.



6. Facing west on S. Horseshoe Lake Drive, showing Lot 2, and West Lake.

