

topography, geology, water table and know regulatory constraints, each lot has at 10,000 sf of useable soil absorption system area and 10,000 sf of building area.

Comments: Department of Public Works Operations & Maintenance Road Superintendent (**Exhibit C**) has no issues with the common access and Lot 3's access from W. Coyne Circle. Civil Engineer notes Lot 3 shall take access from W. Coyne Circle. 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 advises there is a natural gas service line that crosses proposed Lot 1 that provides service to the structure on proposed Lot 2. Enstar is requesting a 10' wide natural gas easement centered on the service line where it crosses proposed Lot 1. *Staff notes abbreviated plats cannot grant easements; if petitioner wishes to grant this easement, they may do so by document, record the easement and show the location and recording information on final plat.* GCI approved as shown. MEA did not respond.

Agencies: (**Exhibit F**) ADOT&PF notes Lot 3 will not be granted direct access to Fairview Loop. All access must be through Coyne Drive. Lots 1 & 2 can use the existing access as a shared access to Fairview Loop.

At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; Knik-Fairview Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Knik; MSB Emergency Services, Community Development, Assessments, Planning, Permit Center or Pre-Design Division; MEA or GCI.

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

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Staff recommends approval with the following conditions and findings:

1. Taxes and special assessments must be current prior to recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
2. Provide updated Certificate to Plat executed within 90 days of plat and submit Beneficiary Acknowledgement for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Add a plat note to read: "Lot 1 and Lot 2 will share a common driveway. No access onto W. Fairview Loop is allowed, except for the existing driveway."
6. Submit recording fees, payable to SOA/DNR.
7. Submit final plat in full compliance with Title 43.

FINDINGS for PRELIMINARY PLAT

1. The plat of Wyatt Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. There were no objections from any federal or state agencies, Borough departments, or utilities.
3. There were no objections from the general public in response to the Notice of Public Hearing.
4. At the time of staff report write up, there were no responses to the Request for Comments from USACE; ADF&G; Knik-Fairview Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Knik; MSB Emergency Services, Community Development, Assessments, Planning, Permit Center or Pre-Design Division; MEA or GCI.
5. A soils report was submitted, pursuant to MSB 43.20.281. Each lot has 10,000 sf of contiguous useable septic area and the 10,000 sf of building 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 and Lot 2 will share a common driveway; ADOT&PF has requested one access for the two lots, directly across of W. Carl Drive. The existing driveway is within that requested area. A private driveway easement will be recorded by the petitioner to preserve the current driveway access for both lots.
9. A plat note will be added to ensure ADOT&PF's request of one access for Lot 1 and Lot 2 is met.



BIRCH LEAF

LORD BARANOF

COYNE

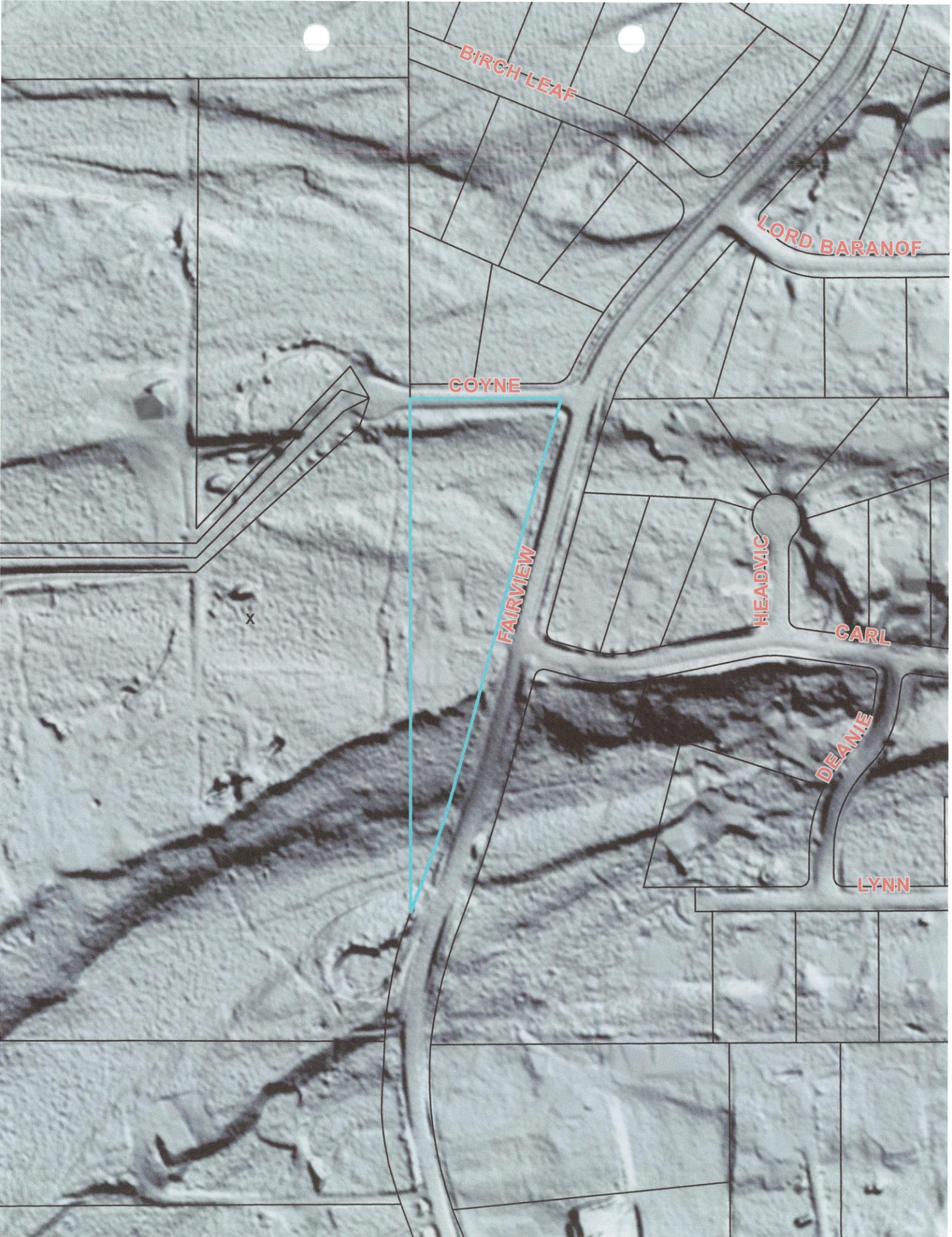
FAIRVIEW

HEADVIC

CARL

DEANIE

LYNN



BIRCH LEAF

LORD BARANOF

COYNE

FAIRVIEW

HEADVIC

CARL

DEANIE

LYNN

x



BIRCH LEAF

COYNE

FAIRVIEW

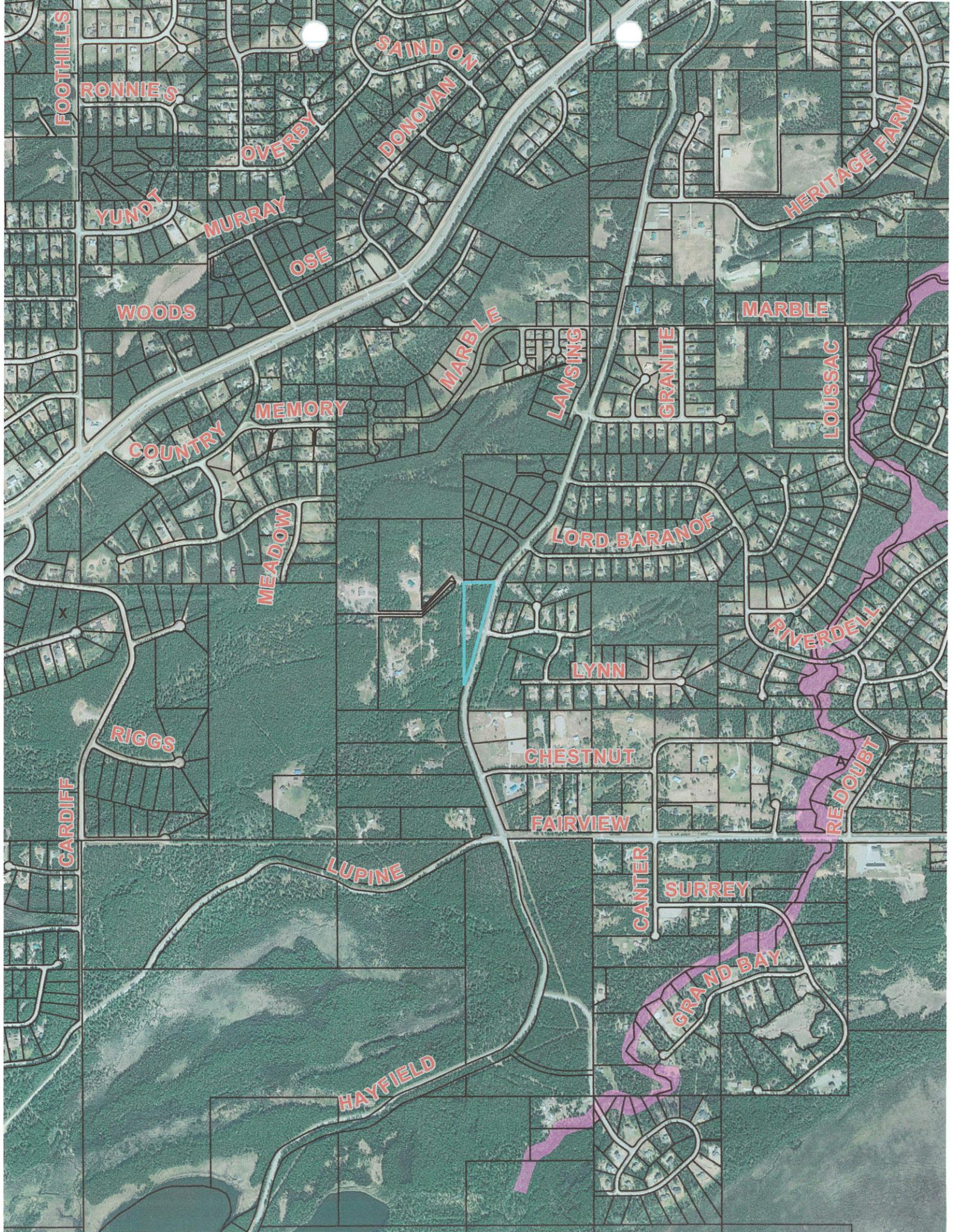
HEADMIC

CARL

DEANIE

LYNN

X



FOOTHILLS

RONNIE'S

OVERBY

SAINDON

DONOVAN

HERITAGE FARM

YUNDT

MURRAY

OSE

WOODS

MARBLE

MARBLE

COUNTRY

MEMORY

LANSING

GRANITE

LOUSSAC

MEADOW

LORD BARANOF

RIVERDELL

RIGGS

LYNN

CARDIFF

CHESTNUT

REDOUBT

LUPINE

FAIRVIEW

CANTER

SURREY

HAYFIELD

GRAND BAY



650 W. 58th Ave, Suite E Anchorage, Alaska 99518 +1.907.460.1686

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

Attn: Platting Department

RE: Useable Area Report - Wyatt Subdivision

To Whom It May Concern:

Wyatt Subdivision is a proposed subdivision of T17N R2W S25 LOT D5 (MSB. Tax ID#81820). Per MSB Title 43.20.281 (A), any proposed subdivision must be analyzed for useable area in terms of contiguous area for septic installation and building of habitat structures.

Wyatt Subdivision is a three lot subdivision. Lot 1 is 82,293 sq.ft. Lot 2 is 39,921 sq.ft. and finally Lot 3 is 71,917 sq.ft. subdivided from the original 187,882 sq.ft. lot. Access is shared between Lots 1 and 2 from W. Fairview Loop Road, a state maintained road, and a proposed new access to Lot 3 will be from W. Coyne Circle, a Borough maintained road. Online record search found no reference to flood hazard per FEMA Map 7245, nor any reference per MSB online mapping and GIS services.

The terrain is flat to gentle slopes not exceeding 10-13%. Vegetation is boreal forest with light to heavy undergrowth. On site test hole revealed poorly graded sands, suitable for an on-site soil absorption system, with a water table at twelve feet in depth.

This proposed subdivision has no limitations of area as classified and defined in MSB Title 43.20.281 specific to useable septic area and useable building area. Therefore, based on topography, geology, water table, and known regulatory constraints; ***each lot has at least 10,000 square feet of useable soil absorption system area and 10,000 square feet of building area. Lots 1 and 2 have existing structures, share a common well and have individual septic systems of bed type. No public records of these systems were found at ADECC.***

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

Regards,

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



RECEIVED

NOV 14 2016

PLATTING

TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: *FRONTIER SURVEYS, LLC*

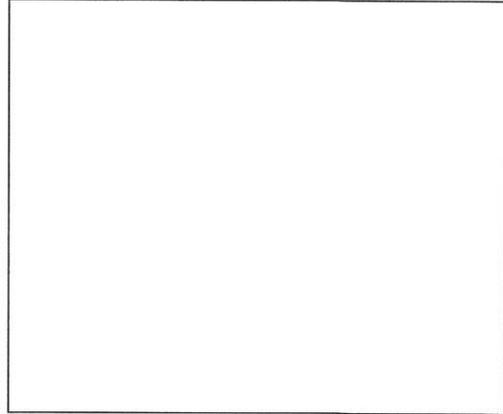
Legal Description:	Wyatt Subdivision		
Soil Log Date:	09/7/16	Evaluated By:	P. Stragier

TEST HOLE NO. 1

FRONTIER WORK ORDER #: 16-053

Depth (feet)	Description of EVERY Varied Soil Strata Observed During Excavation
1	0-1.5' : SOIL / ORGANIC LAYER
2	1.5'-12.5' : SP, SAND POORLY GRADED, GREY
3	MOIST GROUND
4	
5	
6	
7	
8	
9	
10	
11	
12	12.5' : WATER TABLE
13	BOTTOM OF TEST HOLE NO IMPERVIOUS LAYER ENCOUNTERED
14	
15	
16	
17	
18	
19	
20	
21	
22	

PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:
NORTH EAST CORNER OF LOT 3

COMMENTS:

- CLEAR, 55F



The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system, within 25' of the location of the test hole (noted above). Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Friday, December 02, 2016 1:37 PM
To: Platting
Cc: Amy Otto-Buchanan
Subject: RE: RFC Wyatt Est 16-164 AOB

Lot 3 should take access from Coyne Circle.

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 15, 2016 2:13 PM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; 'steven.banse@alaska.gov' (steven.banse@alaska.gov); Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Dan Mayfield; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); cc1@wwdb.org; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); 'dmelliott@mtaonline.net' (dmelliott@mtaonline.net); Richard Boothby; FireCode; 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; Sophia Wells; 'dblehm@gci.com' (dblehm@gci.com)
Subject: RFC Wyatt Est 16-164 AOB

Attached is the Request for Comments (RFC) for Wyatt Estates, MSB Case #2016-164, Tech AOB. Also attached is the Vicinity Map, Owners' Statements, Soils Report and preliminary plat. Comments are due by DECEMBER 7, 2016. Please let me know if you have any questions. Thanks. A.

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

Amy Otto-Buchanan

From: Scott Sanderson
Sent: Wednesday, November 16, 2016 11:27 AM
To: Amy Otto-Buchanan
Cc: Jim Jenson; Terry Dolan
Subject: FW: RFC Wyatt Est 16-164 AOB
Attachments: RFC Wyatt Est.pdf; Wyatt Estates.PDF

Amy,

I see no issues if lots 1 & 2 remain using a shared driveway, and lot 3 accesses W. Coyne Cir.

Scott,

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

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

From: Jim Jenson
Sent: Wednesday, November 16, 2016 7:58 AM
To: Scott Sanderson
Cc: Terry Dolan
Subject: FW: RFC Wyatt Est 16-164 AOB

RSA 14 Not sure if the DOT will allow them access onto Fairview Loop

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

From: Amy Otto-Buchanan On Behalf Of Platting
Sent: Tuesday, November 15, 2016 2:13 PM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov); kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov); melanie.nichols@alaska.gov; 'steven.banse@alaska.gov' (steven.banse@alaska.gov); Zafian, Holly K (DFG) (holly.zafian@alaska.gov); mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner; Dan Mayfield; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net); cc1@wwdb.org; 'ken.slauson@gmail.com' (ken.slauson@gmail.com); 'dmelliott@mtaonline.net' (dmelliott@mtaonline.net); Richard Boothby; FireCode; 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; Sophia Wells; 'dblehm@gci.com' (dblehm@gci.com)
Subject: RFC Wyatt Est 16-164 AOB

Attached is the Request for Comments (RFC) for Wyatt Estates, MSB Case #2016-164, Tech AOB. Also attached is the Vicinity Map, Owners' Statements, Soils Report and preliminary plat. Comments are due by DECEMBER 7, 2016. Please let me know if you have any questions. Thanks. A.



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 *WJL*
SUBJECT: Preliminary Plat Comments / Case #2016-164

Platting Tech: Amy Otto-Buchanan
Public Hearing: December 14, 2016
Applicant / Petitioner: Perkins
TRS: 17N02W25
Tax ID: 217N02W25D005
Subd: Wyatt Estates
Tax Map: HO 16

Comments:

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

Amy Otto-Buchanan

From: Becky Glenn <rglenn@mta-telco.com>
Sent: Wednesday, November 16, 2016 3:52 PM
To: Platting
Subject: RE: RFC Wyatt Est 16-164 AOB

Amy,

MTA has reviewed the preliminary plat for Wyatt Estates. 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 15, 2016 2:13 PM
To: Kemplen, Allen (DOT) (allen.kemplen@alaska.gov) <allen.kemplen@alaska.gov>; kevin.vakalis@alaska.gov; Hurn, John T (DOT) (tucker.hurn@alaska.gov) <tucker.hurn@alaska.gov>; melanie.nichols@alaska.gov; 'steven.banse@alaska.gov' (steven.banse@alaska.gov) <steven.banse@alaska.gov>; Zafian, Holly K (DFG) (holly.zafian@alaska.gov) <holly.zafian@alaska.gov>; mark.fink@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dan Mayfield <Dan.Mayfield@matsugov.us>; 'kelleyg@mtaonline.net' (kelleyg@mtaonline.net) <kelleyg@mtaonline.net>; cc1@wwdb.org; 'ken.slason@gmail.com' (ken.slason@gmail.com) <ken.slason@gmail.com>; 'dmelliott@mtaonline.net' (dmelliott@mtaonline.net) <dmelliott@mtaonline.net>; Richard Boothby <Richard.Boothby@matsugov.us>; FireCode <FireCode@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>; 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; Sophia Wells <Sophia.wells@matsuresponders.us>; 'dblehm@gci.com' (dblehm@gci.com) <dblehm@gci.com>
Subject: RFC Wyatt Est 16-164 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 Wyatt Estates, MSB Case #2016-164, Tech AOB. Also attached is the Vicinity Map, Owners' Statements, Soils Report and preliminary plat. Comments are due by DECEMBER 7, 2016. Please let me know if you have any questions. Thanks. A.



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) 334-7743
FAX (907) 334-7798

November 22, 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 – **Wyatt Estates (Case No. 2016-164)**

Dear Ms Otto-Buchanan:

ENSTAR Natural Gas Company has reviewed the subject Abbreviated Plat and advises that a natural gas service line appears to cross proposed Lot 1, to provide service to the structure on proposed Lot 2. ENSTAR requests a ten-foot (10 FT) wide natural gas easement centered on the service line where it crosses the proposed Lot 1.

Enclosed is a drawing showing the approximate location of the service line and the requested easement.

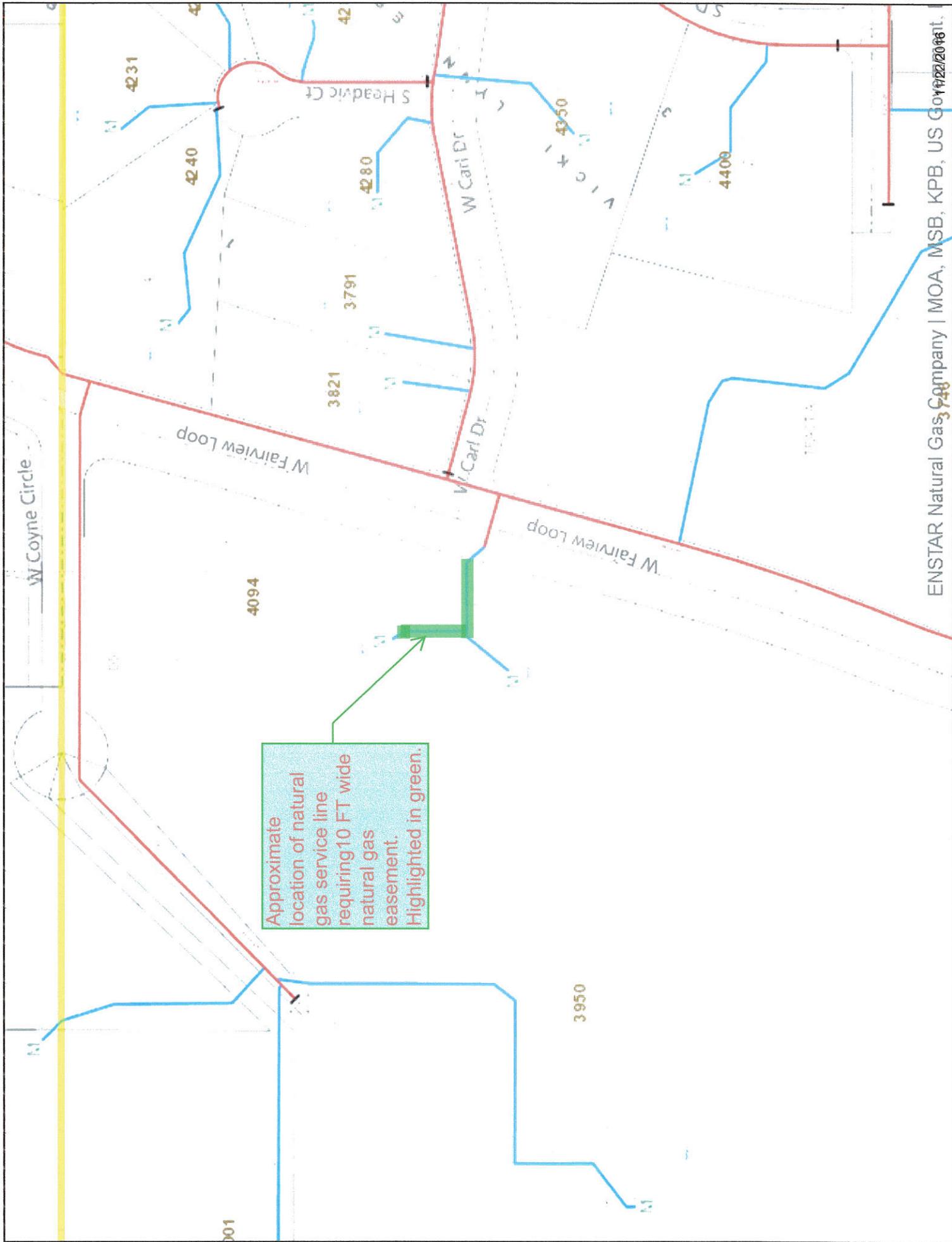
If you have any questions regarding our comments, please do not hesitate to contact me at 334-7944 or by email at cassie.wohlgemuth@enstarnaturalgas.com.

Sincerely,

A handwritten signature in blue ink that reads "Cassie Wohlgemuth".

Cassie Wohlgemuth
Right of Way & Compliance Technician
ENSTAR Natural Gas Company

Enclosure: as stated





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

December 1, 2016

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

Re: Plat Review

Dear Mr. Wagner:

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

- **Shady Nook**
- **Wyatt Estates**

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

- **Wind Shadow Estates**
 - Lot 3 will not be granted direct access to Fairview Loop. All access must be through Coyne Drive. Lots 1 & 2 can use the existing access as a shared access to Fairview Loop.
- **Tax Map GC02, T16N, R02E, Sec 9**
 - Lots 1-4 should share access to Caudill Road.

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 Hum, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities

"Keep Alaska Moving through service and infrastructure."

EXHIBIT F