

ЗА

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
July 1, 2020**

PRELIMINARY PLAT: **PRO-PAC ESTATES**
LEGAL DESCRIPTION: **SEC 7, T17N, R1W S.M., AK**
PETITIONER: **PRO PAC INTERIORS, INC.**
SURVEYOR: **DENALI NORTH**
ACRES: **2.02** **PARCELS: 1**
REVIEWED BY: **PEGGY HORTON** **CASE: 2020-078**

REQUEST:

The request is to combine Lots 1 & 2, Block 2, Coghlan Estates, Plat #2009-16, into one lot to be known as Lot 1, Pro Pac Estates, containing 2.02 acres more or less. Located within the NE ¼ Section 7, Township 17 North, Range 1 West, Seward Meridian, Alaska, lying southeast of the intersection of N. Stanley Road and W. Cogland Circle.

EXHIBITS:

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

DISCUSSION:

Location: The subject parcels are located within the Meadow Lakes Community Council area. This case is being heard under MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines. MSB 43.15.054(G) allows the surveyor to use record information from the prior plats and does not require survey and monumentation.

COMMENTS:

There were no comments received from Borough Departments, outside agencies, or the public.

CONCLUSION

The plat of Lot 1, Pro Pac Estates is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines. Plats to remove lot lines are exempt from provisions of the code which require soils report submittals, legal and physical access, as-built survey, and topographic information. There

are no objections from any borough department, outside agency, or the public to the combination of lots.

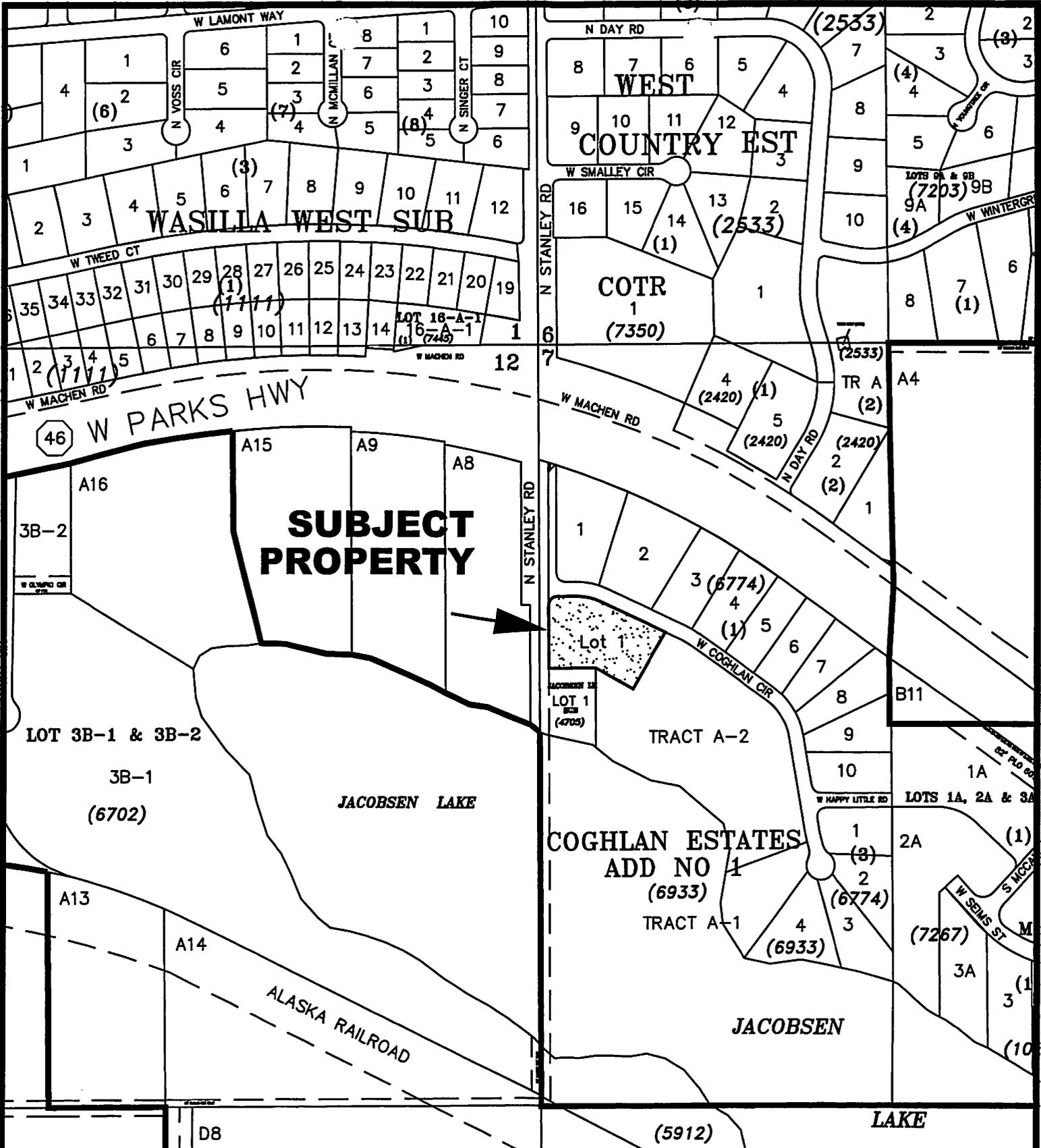
FINDINGS of FACT:

1. The abbreviated plat of Lot 1, Pro Pac Estates is consistent with AS 29.40.070, Platting Regulations and is pursuant to MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines.
2. This plat combines two lots within Coghlan Estates, lessening the lot density in the area.
3. There were no objections from any borough department, outside agency or the general public.
4. An elimination of common lot line plat is exempt from provisions of the code which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Coghlan Estates, Plat #2009-16, and does not require additional monumentation.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Lot 1, Pro Pac Estates contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.



SUBJECT PROPERTY

**COGHLAN ESTATES
ADD NO 1**

VICINITY MAP

FOR PROPOSED PRO PAC ESTATES
LOCATED WITHIN
SECTION 07, T17N, R01W
SEWARD MERIDIAN, ALASKA

USS 9026

EXHIBIT A



Jacobsen Lake

EXHIBIT B

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. THIS PLAT IS AFFECTED BY MEA BLANKET EASEMENTS RECORDED ON OCTOBER 6, 1961 IN BK 39 PG 10, JUNE 28, 2007 RECEPTION NO. 2007-016053-0 AND ON DECEMBER 14, 2007 RECEPTION NO. 2007-031569-0

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, 20_____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

_____, 20_____
DATE

PLANNING AND LAND USE DIRECTOR

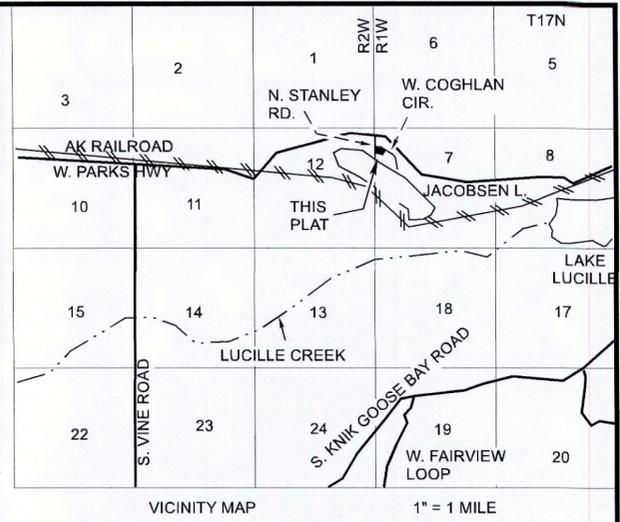
ATTEST: _____
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

_____, 20_____
DATE

TAX COLLECTION OFFICIAL (BOROUGH)

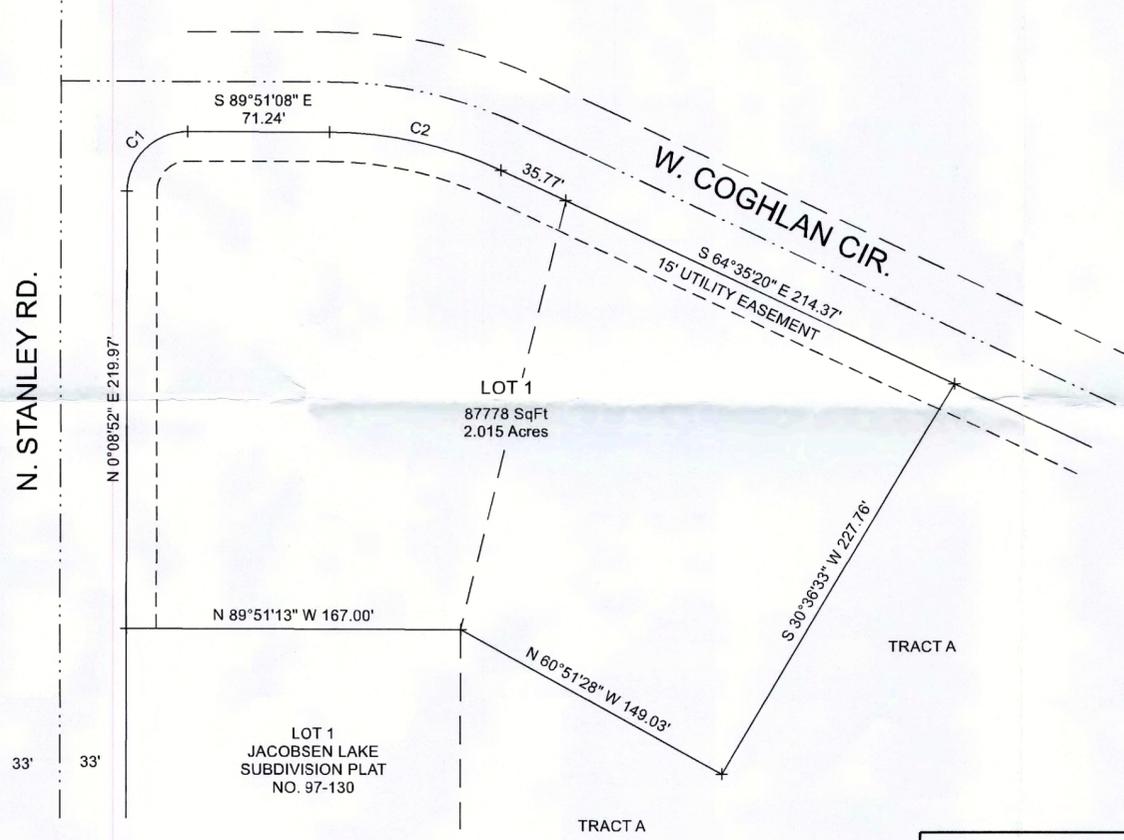


CERTIFICATE OF OWNERSHIP

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

SEE AFFIDAVIT

NAME: PRO PAC INTERIORS, LLC DATE: _____
PO BOX 874611
WASILLA, AK 99687



CURVE CHART

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N45°08'52"E	42.43'	30.00'	47.12'	90°00'35"	30.01'
C2	S77°13'14"E	87.47'	200.00'	88.19'	25°15'45"	44.82'

SURVEYOR'S CERTIFICATE

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

DATE

WAYNE N. WHALEY
REGISTERED LAND SURVEYOR
REGISTRATION NO. 6925-S



PRELIMINARY PLAT
A PLAT OF

PRO PAC ESTATES RECEIVED
MAY 26 2020
PLATTING

A REPLAT OF:
LOTS 1 & 2 BLOCK 2
COGHLAN ESTATES PLAT NO. 2009-16 (REFILE)

LOCATED WITHIN:
SECTION 7 TOWNSHIP 17 NORTH
RANGE 1 WEST
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
CONTAINING 2.02 ACRES MORE OR LESS

DENALI NORTH

PO BOX 874577 WASILLA, ALASKA 99654
PHONE (907) 376-9535, (907) 745-1110

JOB NO. 20-146	DATE: MAY 19, 2020	DWN HW CHK WW
SCALE 1" = 60'	FB. N/A PGS.	SHEET 1 OF 1

ЗВ

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 1, 2020

PRELIMINARY PLAT: GILLUM PINES
LEGAL DESCRIPTION: SEC 12, T18N, R01E, SEWARD MERIDIAN AK
PETITIONERS: DONALD E. & FIORELLA O'MALLEY
SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING
ACRES: 2.1 ± PARCELS: 2
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-076

REQUEST: The request is to create two lots from Lot 5-B, Block 4, Wasilla Creek Estates, Plat No. 88-10A, to be known as **GILLUM PINES**, containing 2.1 acres +/- . The plat is located north of E. Jensen Road and directly west of N. Showers Street; within the SE ¼ Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska.

This case was continued from June 24, 2020.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

Soils Report

EXHIBIT B – 4 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance

EXHIBIT C – 1 pg

Department of Emergency Services

EXHIBIT D – 1 pg

Planning Division

EXHIBIT E – 1 pg

Assessments

EXHIBIT F – 1 pg

Utilities

EXHIBIT G – 3 pgs

Public Comment

EXHIBIT H – 1 pg

DISCUSSION: Proposed Lot 5B-1 is a 40' wide flag lots, pursuant to MSB 43.20.300(E)(5)(b). Each lot is approximately one acre in size.

Soils Report: (Exhibit B) A geotechnical report was submitted, pursuant to MSB 43.20.281(A). Curt Holler, PE, Holler Engineering, notes the soils evaluation included review of existing soils information, logging one new testhole, review of topography information, review of aerial imagery, and other observations on site. Testhole location map and testhole log is attached. The parcel forms a rectangle west of N. Showers Street. Parcel is nearly level with a minor slope to the south. Total elevation differential is approximately 5'. Both lots contains some level of development with Lot 5B-2 containing an existing residential house with water well, septic and driveway. Shared driveway access for both lots is proposed. Remaining native vegetation consists of mature birch and willow, with a few spruce trees. A 13.5' testhole was dug near the proposed new lot line. Near surface soils included a thin organic mat and silty topsoils

over clean sands and gravels. Groundwater was encountered in the logged testhole at 13'. The testhole was dug on May 4th during high groundwater table season and groundwater is not expected to be a limiting factor for either lot. Based on the available soils and water table information, topography, MSB Code and observations on site, each lot contains over 10,000 sf of contiguous useable septic area and 10,000 sf of useable building area. Existing drainage patterns are not expected to be impacted by development and general drainage patterns are shown on the attached map.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots, each lot has the required frontage.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) notes N. Showers Street is classified as a collector. The plat should include a note that the two lots will share a single access (see **Recommendation #4**). Department of Emergency Services (**Exhibit D**) notes if Lot 5B-1 is to be accessed from N. Shower's Street, the flag pole may be an issue as far as providing emergency vehicle access. Planning Division (**Exhibit E**) has no comments. Assessments (**Exhibit F**) notes the parent parcel account number was incorrect and that the surveyor left off a measurement in the southeast corner lot of 5B-1.

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

Public Comment: (**Exhibit H**) Wes and Elizabeth Anderson, owners of Lot 5A, Block 2, have no objections.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE: ADF&G; Community Council Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development or Capital Projects; or MEA.

CONCLUSION: The abbreviated plat of Gillum Pines is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) 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 public in response to the Notice of Public Hearing. Legal and physical access is provided, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS for PRELIMINARY PLAT

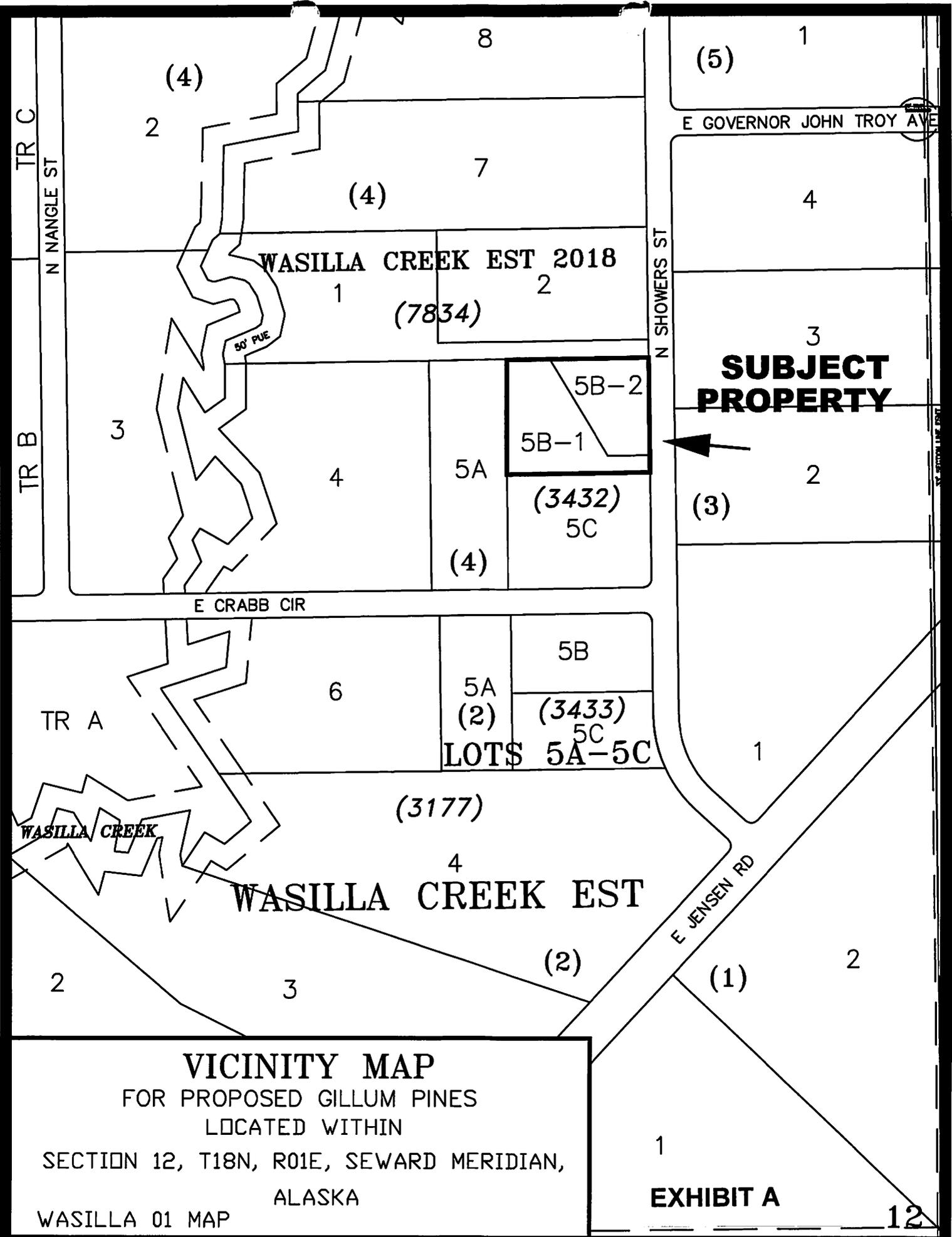
1. The plat of Gillum Pines is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025(B) Abbreviated Plats.
2. At the time of staff report write-up, there were no responses to the Request for Comments from USACE: ADF&G; Community Council Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development or Capital Projects; or MEA.
3. There were no objections from any federal or state agencies, or Borough departments; one non-objection was received.
4. There were no objections from the public in response to the Notice of Public Hearing.

5. A soils report was submitted, pursuant to MSB 43.20.281(A)(1). Each lot has the required septic and building area.
6. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots.
7. Legal and physical access is provided, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.
8. Postage and advertising fees of \$39.05 have been paid.

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Staff recommends approval with the following conditions and findings:

1. Taxes and special assessments must be paid in full for the year of 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 seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Show all easements of record on final plat.
4. Add a plat note that lots will share a common access.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED GILLUM PINES
LOCATED WITHIN

SECTION 12, T18N, R01E, SEWARD MERIDIAN,
ALASKA

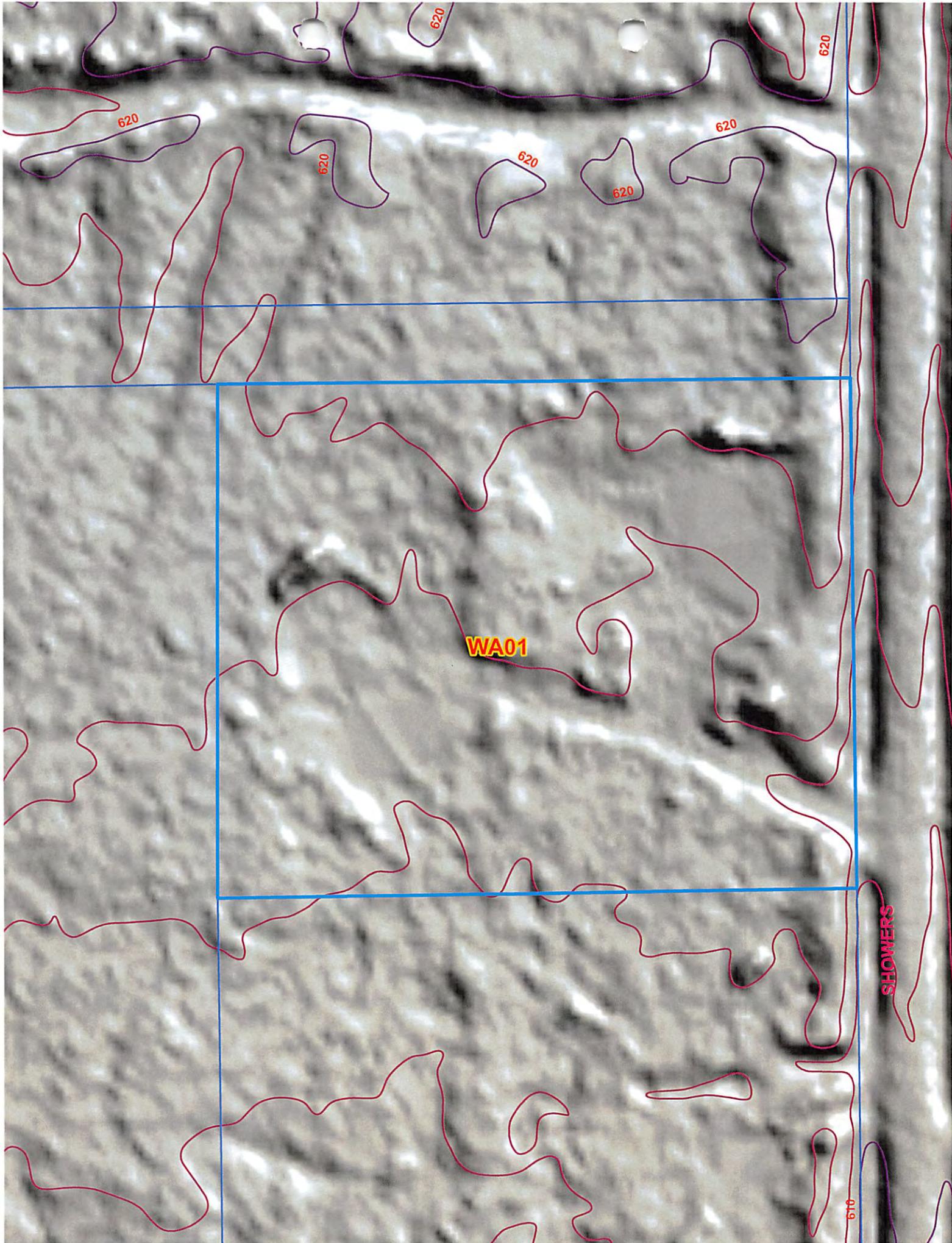
WASILLA 01 MAP

EXHIBIT A



WA01

SHOWERS



WA01

SHOWERS

610

620

620

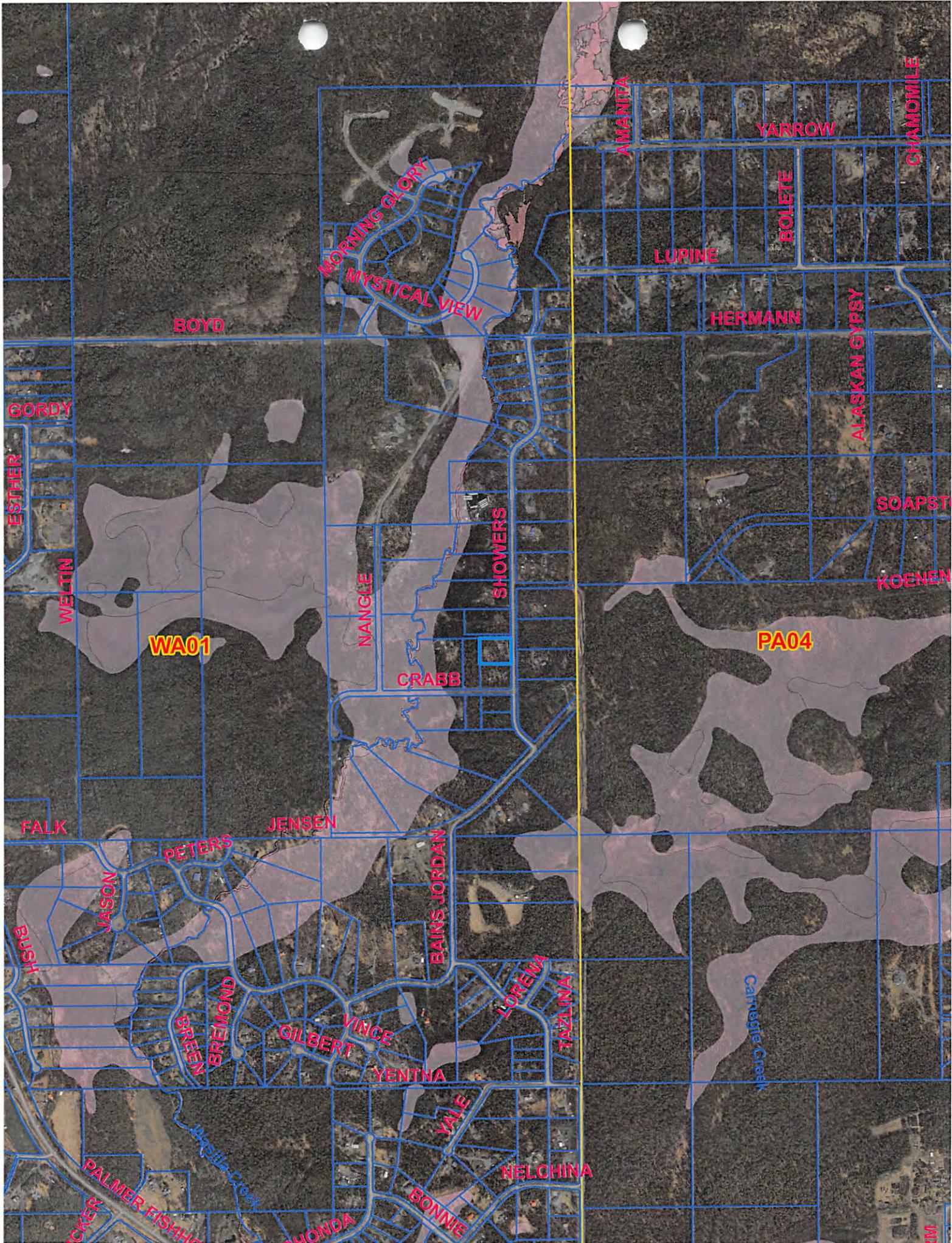
620

620

620

620

620





HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

May 22, 2020

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

Re: *Gillum Pines/Wasilla Creek L5B Re-Sub*; Useable Areas
HE #20020

Dear Mr. Wagner:

At the request of Devin Gillum, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from one existing lot. Our soils evaluation included review of existing soils information, logging a testhole, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a rectangle west of N. Showers Street. The parent parcel is nearly level with a minor slope to the south. The total elevation differential indicated from the provided topographical map is approximately 5'. No steep areas with slopes exceeding 25% were found to exist on the parent parcel.

Soils & Vegetation. Both of the proposed lots contain some level of development with proposed lot 5B-2 containing an existing residential house with related water well, septic, and driveway. Proposed lot 5B-1 contains a building foundation and a well. Shared driveway access for both of the proposed new lots fronts onto N. Showers Street. Remaining native vegetation that exists consists primarily of mature birch and willow, with a few spruce trees and lesser brush. A 13.5' testhole was dug near the proposed new lot line in order to evaluate soil conditions. Near surface soils included a thin organic mat and silty topsoils over clean sands and gravels, which is consistent with previous Holler Engineering projects in the area. Copies of the relevant testhole log and the location/topography map are attached.

Groundwater. Groundwater was encountered in the logged testhole at a depth of 13'. The testhole was dug on May 4th during high groundwater table season, and groundwater is not expected to be a limiting factor for either proposed lot.

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 existing water wells, and setbacks to existing structures. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For both proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***both of the proposed new lots 5B-1 and 5B-2 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Drainage Plan. Both lots have existing shared access onto N. Showers St. and no new driveways are proposed. As no new road construction/driveways are planned, no formal drainage plan is required. However, we have indicated general existing drainage patterns on the attached map.

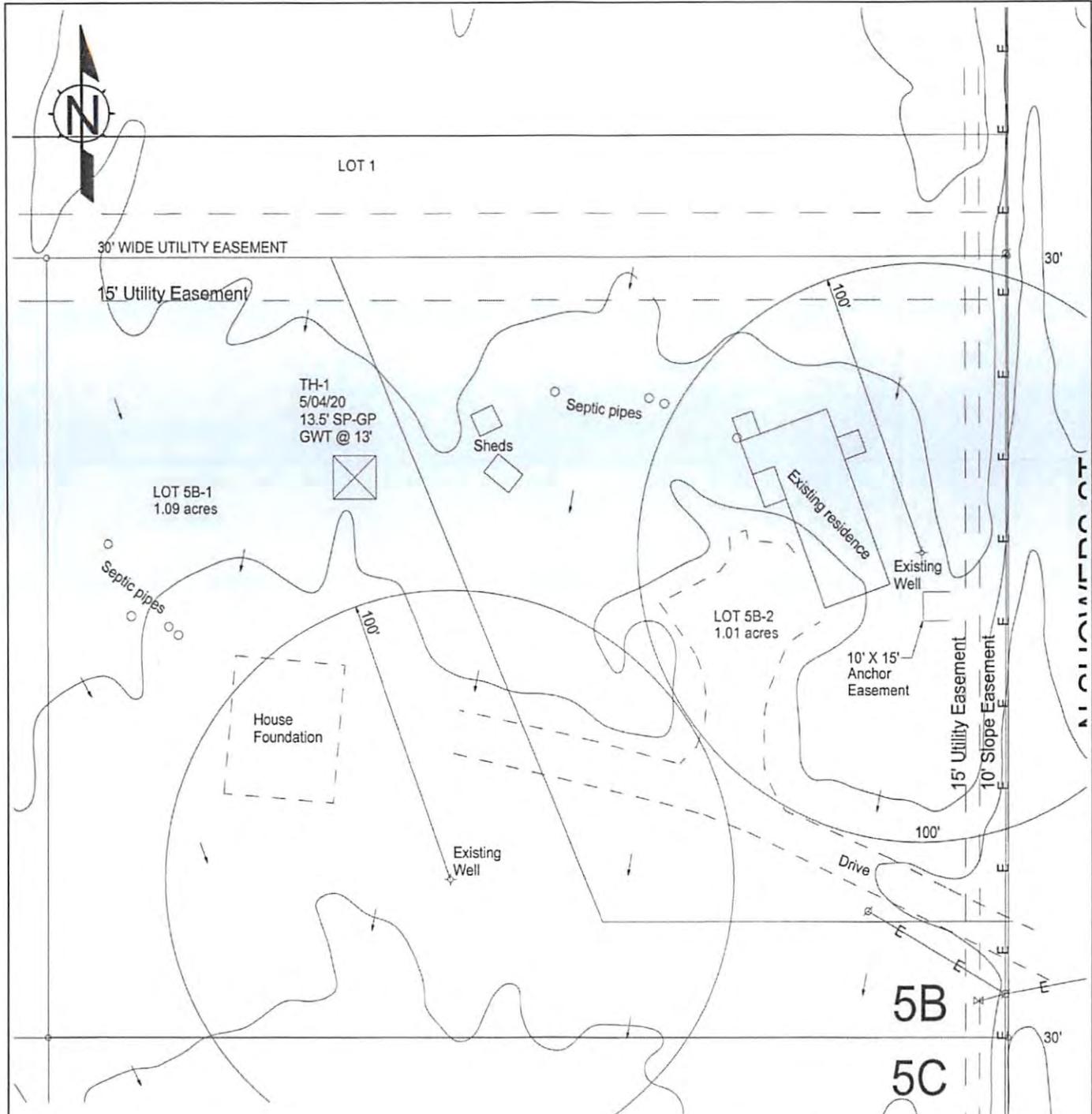
Please do not hesitate to call with any other questions you may have.

Sincerely,

Curtis Holler, PE

c: D. Gillum, w/attachments





Notes

1. Base drawing MSB taxmap.
2. 2011 MSB 2' LIDAR topo not verified.
3. Arrows denote apparent drainage patterns.
4. Testhole location approximate.

Gillum Pines (resub LB5 Wasilla Creek)
Useable Area, Drainage, & Topography Drawing



HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654



STATE OF ALASKA
49TH
CURTIS E. HOLLER
REGISTERED PROFESSIONAL ENGINEER
CE 9607

Job # 20020	No Scale	5/21/20
-------------	----------	---------

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Tuesday, June 16, 2020 5:36 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Gillum Pines #20-076

Showers Street is classified as a collector. The plat should include a note that the two lots will share a single access.

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 <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, May 28, 2020 11:58 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; earl.almdale@gmail.com; stark@mtaonline.net; cobbfam@mtaonline.net; retirees@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Gillum Pines #20-076

The following link contains a Request for Comments for Gillum Pines. Comments are due by **June 16, 2020**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/EgtUkXAV3CJku8ww6JmIJMYBO16nwrj6G98sDILpxXpjVw?e=xcmHzG

Please open in Chrome or copy & paste to your browser. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

EXHIBIT C

Amy Otto-Buchanan

From: Fire Code
Sent: Monday, June 1, 2020 2:01 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Gillum Pines #20-076

Amy,
If this property 5B-1, is to be accessed from N. Showers St. the flag pole may be a n issue as far as providing emergency vehicle access.



Donald Cuthbert
Fire Marshal
Fire & Life Safety Division
Central Mat-Su Fire Department
(907) 861-8030
FireCode@matsugov.us

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, May 28, 2020 11:58 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaldedistrict1@gmail.com; earl.almdale@gmail.com; stark@mtaonline.net; cobbfam@mtaonline.net; retirees@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Gillum Pines #20-076

The following link contains a Request for Comments for Gillum Pines. Comments are due by **June 16, 2020**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/EgtUkXAV3CJku8ww6JmIJMYBO16nwrj6G98sDlLpxXpjVw?e=xcmHzG

Please open in Chrome or copy & paste to your browser. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

Amy Otto-Buchanan

From: Pam Graham
Sent: Monday, June 15, 2020 11:55 AM
To: Amy Otto-Buchanan
Cc: Karol Riese
Subject: RE: RFC Gillum Pines #20-076

Planning has no objections

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, May 28, 2020 11:58 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; earl.almdale@gmail.com; stark@mtaonline.net; cobbfam@mtaonline.net; retirees@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Gillum Pines #20-076

The following link contains a Request for Comments for Gillum Pines. Comments are due by **June 16, 2020**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EgtUkXAV3CJku8ww6JmIJMYBO16nwrij6G98sDlLpxXpjVw?e=xcmHzG

Please open in Chrome or copy & paste to your browser. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

Amy Otto-Buchanan

From: Charlyn Spannagel
Sent: Monday, June 8, 2020 8:28 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Gillum Pines #20-076

Good Morning Amy,

It appears that the parent parcel account number should be 3432B04L005B on the RFC not 3732 and I noticed that the surveyor left off a measurement in the SE corner of lot 5B-1.

~Charley

Charlyn Spannagel
Property Conveyance Specialist
Matanuska-Susitna Borough
907-861-8658
Charlyn.Spannagel@matsugov.us

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, May 28, 2020 11:58 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; earl.almdale@gmail.com; stark@mtaonline.net; cobbfam@mtaonline.net; retirees@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Gillum Pines #20-076

The following link contains a Request for Comments for Gillum Pines. Comments are due by **June 16, 2020**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/EgtUkXAV3CJku8ww6JmIJMYBO16nwri6G98sDILpxXpjVw?e=xcmHzG

Please open in Chrome or copy & paste to your browser. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, June 1, 2020 9:58 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Gillum Pines #20-076

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

There are no objections to this plat.

Thank you,

JACQUELINE HALL

GCI | Technician I, GIS Mapping

w: www.gci.com

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, May 28, 2020 11:58 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaldistrict1@gmail.com; earl.almdale@gmail.com; stark@mtaonline.net; cobbfam@mtaonline.net; retirees@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Gillum Pines #20-076

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

The following link contains a Request for Comments for Gillum Pines. Comments are due by **June 16, 2020**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EgtUkXAV3CJku8ww6JmIJMYBO16nwrj6G98sDlLpxXpjVw?e=xcmHzG

Please open in Chrome or copy & paste to your browser. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan
Platting Technician

amy.otto-buchanan@matsugov.us

861-7872

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, June 3, 2020 11:57 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Gillum Pines #20-076

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hi Amy,

MTA has reviewed the plat for Gillium Pines. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645
office: 907-761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, May 28, 2020 11:58 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; brian.young@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; earl.almdale@gmail.com; stark@mtaonline.net; cobbfam@mtaonline.net; retirees@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Gillum Pines #20-076

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

The following link contains a Request for Comments for Gillum Pines. Comments are due by **June 16, 2020**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/EgtUkXAV3CJku8ww6JmIJMYBO16nwrj6G98sDILpxXpjVw?e=xcmHzG

Please open in Chrome or copy & paste to your browser. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

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

June 16, 2020

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

To whom it may concern:

ENSTAR Natural gas company has reviewed the following Abbreviated and Preliminary plats and has no comments or recommendations.

- **Bauer Estates**
(MSB Case # 2020-074)
- **Gillum Pines**
(MSB Case # 2020-076)
- **Riddels' Original RSB Lot 1**
(MSB Case # 2020-077)

If you have any questions, or if this line is or is going to be abandoned, please feel free to contact me at 334-7911 or by email at skylar.shaw@enstarnaturalgas.com

Sincerely,

A handwritten signature in black ink, appearing to read "Skylar Shaw", written in a cursive style.

Skylar Shaw
Right-of-Way and Compliance Technician
ENSTAR Natural Gas Company

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645



U.S. POSTAGE PITNEY BOWES
ZIP 99645 \$ 000.50⁰
02 4W
0000368428 JUN 10 2020

53433B02L005A 1
ANDERSON WESLEY&ELIZABETH
229 AMERICAN FLAG
CIBOLO, TX 78108

FIRST CLASS

REVISED UPDATED NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: DONALD & FIORELLA O'MALLEY

REQUEST: The request is to create two lots from Lot 5-B, Wasilla Creek Estates, Plat No. 88-10A, to be known as **GILLUM PINES**, containing 2.1 acres +/- . The plat is located north of E. Jensen Road and directly west of N. Showers Street (Tax ID # 3432B04L005B); within the SE ¼ Section 12, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: Fishhook and in Assembly District #1 Tim Hale

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **July 1, 2020**. **Please follow all public mandates according to COVID-19**. The meeting begins at **8:30 a.m.** We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail plating@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872.

The public can now participate in person at the Borough Building. To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>

No Objection [] Objection [] Concern

Name: Wesley Anderson Address: 229 American Flag, Cibolo, TX 78108

Comments: _____

30

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 1, 2020**

PRELIMINARY PLAT: LONGENECKER HOMESTEAD RSB LOT 3
LEGAL DESCRIPTION: SEC 32, T17N, R03W, SEWARD MERIDIAN AK
PETITIONERS: HARVEY LONGENECKER
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING/HOLLER ENGINEERING
ACRES: 26.41 ± PARCELS: 3
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2019-179

REQUEST: The request is to create three lots from Lot 3, Longenecker Homestead, Plat No. 2016-77, to be known as **LOTS 3A, 3B and 6C**, containing 26.41 ± acres. The plat is located north of W. Carmel Road and west and north of S. Knik Knack Mud Shack Circle, within the SW ¼ SW ¼ Section 32, Township 17 North, Range 02 West, SM AK.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Geotechnical Engineering Report	EXHIBIT B – 4 pgs
<u>AGENCY COMMENTS</u>	
Department of Public Works Operations & Maintenance	EXHIBIT C – 1 pg
Department of Emergency Services	EXHIBIT D – 1 pg
Assessments	EXHIBIT E – 4 pgs
Development Services Division	EXHIBIT F – 4 pgs
Utilities	EXHIBIT G – 4 pgs

DISCUSSION: The proposed subdivision is located north of W. Carmel Road and west and north of S. Knik Knack Mud Shack Circle. Lot sizes are 5.17 acres, 9.68 acres and 11.56 acres.

SOILS: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes soils evaluation included logging soils conditions in a single new testhole, review of provided and MSB LiDAR topography information, review of surrounding soils information, review of information from previous projects within the subdivision and other observations on site. Testhole location map and soils logs are attached. Parcel has gently rolling hills and valleys north of W. Carmel Road; large areas have been cleared as fields and pastures. The northern and western edges remain forested. A minor amount of steep areas over 25% in slope exist in the northern portion; total elevation differential is approximately 54'. There are two home sites with barns and related outbuildings. Soils found in the logged testhole contained a layer of silty topsoils to 2', over a layer of silty sand and gravel with a moderate silt content. A percolation test was performed within the silty material which returned a result of three minutes per inch. Groundwater was not encountered in the logged testhole to 16'. Based on the available soils and water table information, topography, MSB Code, and observations on site, proposed Lot 3B will contain

over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable area. Lots 3A and 3C are over 400,000 sf and do not require useable area verification, as the surveyor has provided topography information, pursuant to MSB 43.20.281(A)(1)(i)(i).

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Pursuant to MSB 43.20.320 Frontage, each lot will have the required frontage.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) requests the upgrade of S. Knik Knack Mud Shack Circle to residential standard, including construction of a full cul-de-sac, reconstructing the radius near the intersection of S. Mary N Bud Circle, and removing the driveway at the intersection (see **Recommendation #4**).

Department of Emergency Services (**Exhibit D**) notes as long as the roads and cul-de-sacs are built to the subdivision code, Fire Code has no issues with this.

Assessments states there will not be any deferred tax payback required at this time (**Exhibit E**).

Development Services Division, Permit Center (**Exhibit F**) notes there are two access points that do not have driveway permits. Please have them apply for those access points. However, Right-of-Way Coordinator Andy Dean clarified there are three applications. Two of the three driveways have been approved. The third application driveway, #D20111, needs to be moved, as it cannot be approved at the original proposed location. Once it is moved to the new location, the permit can be finalized (see **Recommendation #4**).

Utilities: (**Exhibit G**) MTA has no objections. MEA requests a 30' wide utility easement centered on the existing pole line from the western boundary to the existing structure on proposed Lot 3A. *Staff notes an abbreviated plat cannot grant easements; petitioner may grant the easement by document and show on final plat.* Enstar has no comments, recommendations or objections. GCI did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE, ADF&G; Knik-Fairview Community Council; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Community Development, Capital Projects, Planning or Development Services; or GCI.

CONCLUSION: The abbreviated plat of LONGENECKER HOMESTEAD RSB LOT 3 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 public in response to the Notice of Public Hearing. Legal and physical access exists, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A).

FINDINGS for PRELIMINARY PLAT

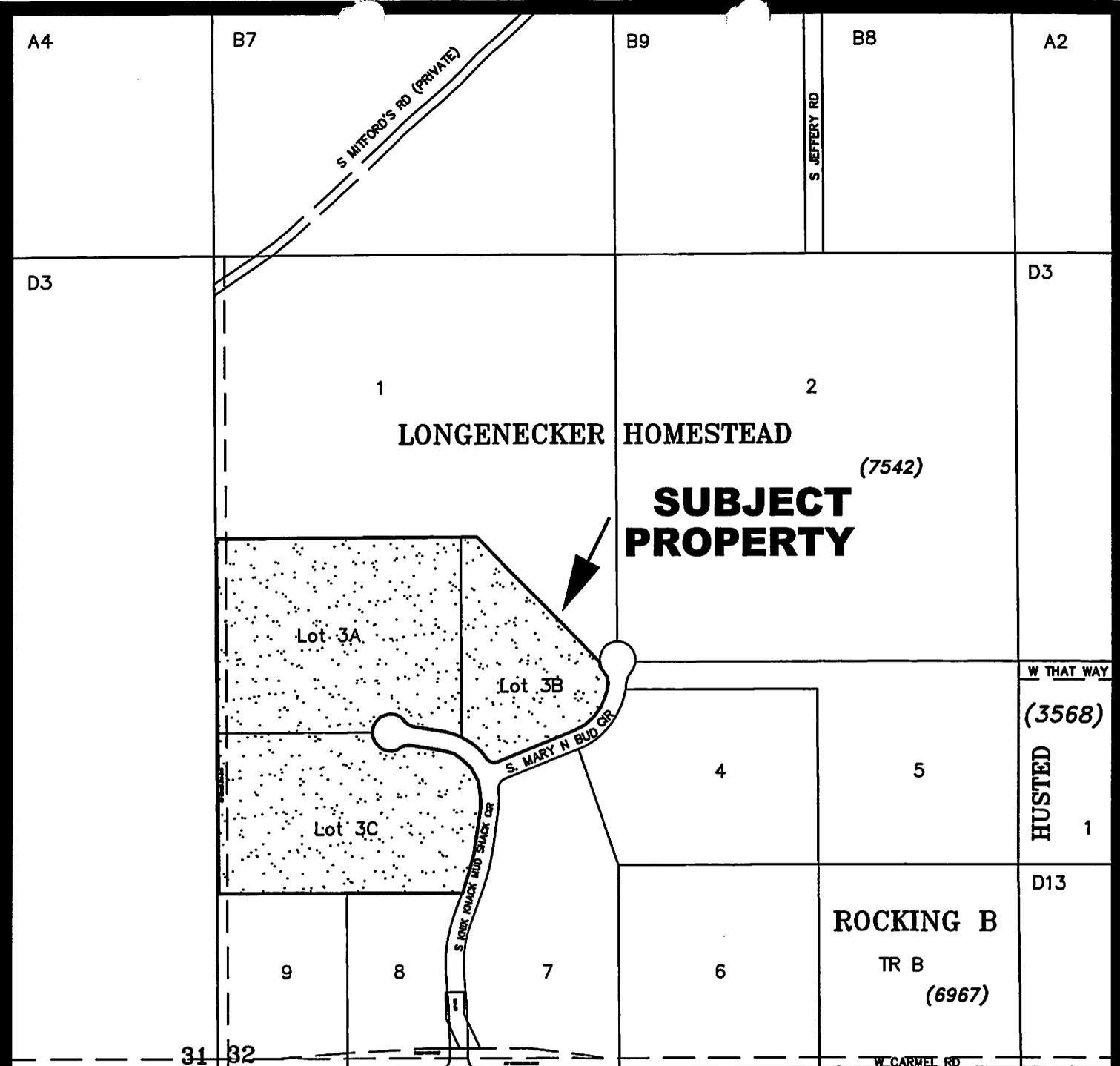
1. The plat of Longenecker Homestead RSB Lot 3 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.

2. 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 #17 Knik; MSB Community Development, Capital Projects, Planning or Development Services; or GCI.
3. There were no objections from any federal or state agencies, or Borough departments.
4. There were no objections from the public in response to the Notice of Public Hearing.
5. A soils report was submitted, pursuant to MSB 43.20.281(A), and each lot has the required buildable and septic area. Two lots are over 400,000 sf and do not require soils, pursuant to MSB 43.20.281(A)(1)(i)(i).
6. Frontage for the subdivision exists pursuant to MSB 43.20.320 Frontage.
7. Legal and physical access exists, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.
8. Upgrade of S. Knik Knack Mud Shack Circle is not required, pursuant to MSB 43.20.100(F)(2)(b).

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Staff recommends approval with the following conditions and findings:

1. Taxes and special assessments must be paid in full for the year of 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 seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Show all easements of record on final plat.
4. Move the driveway for permit #D20111 and finalize the application. Provide the final approval to Platting staff.
5. Pay postage and advertising fees.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR LONGENECKER HOMESTEAD RSB LOT 3
 LOCATED WITHIN
 SECTION 32, T17N, R02W, SEWARD MERIDIAN,
 ALASKA

HOUSTON 15 MAP

EXHIBIT A

MITFORDS

HO15

LAZY W RIVER
10/11/1998

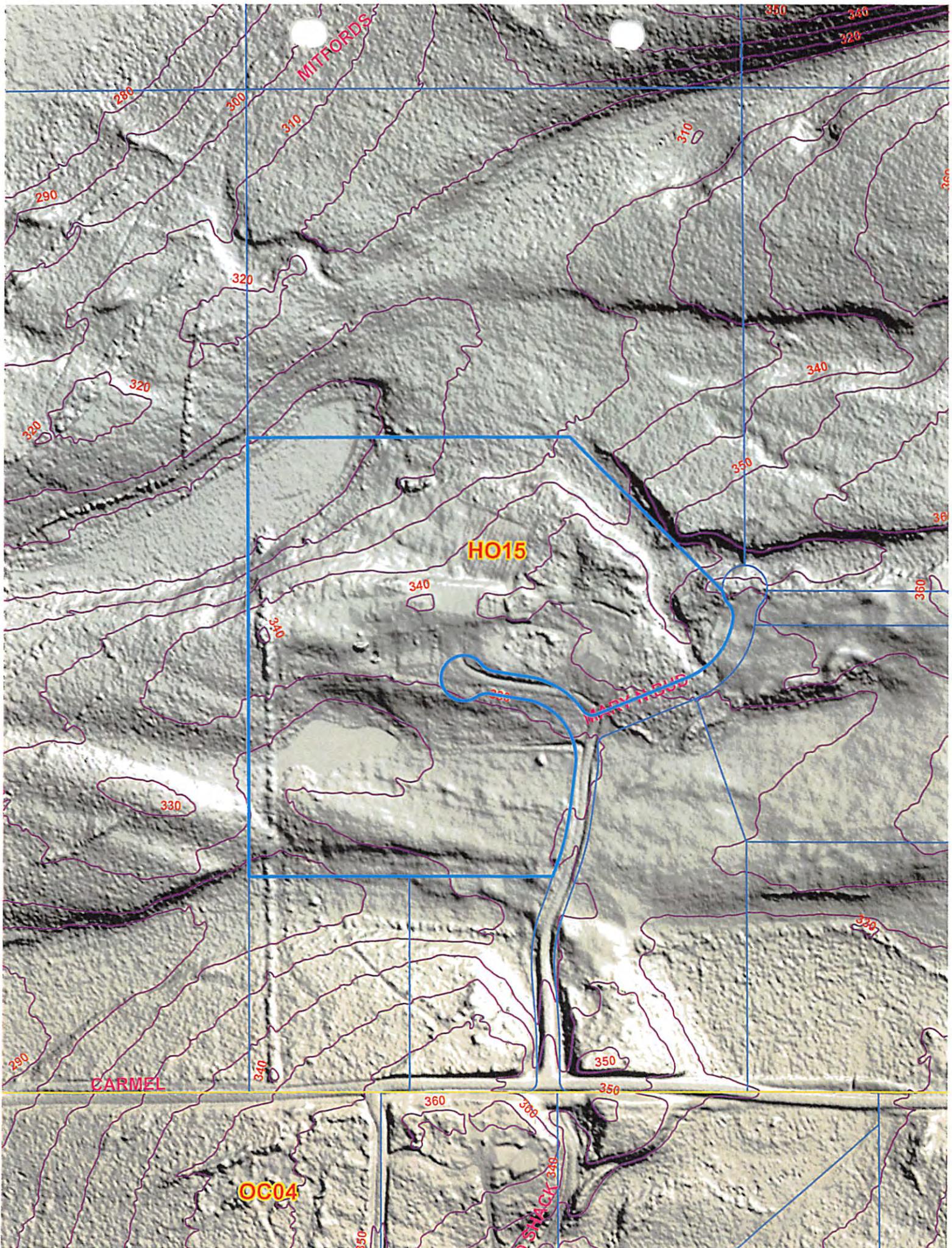
KNIK KNACK MUD SHACK

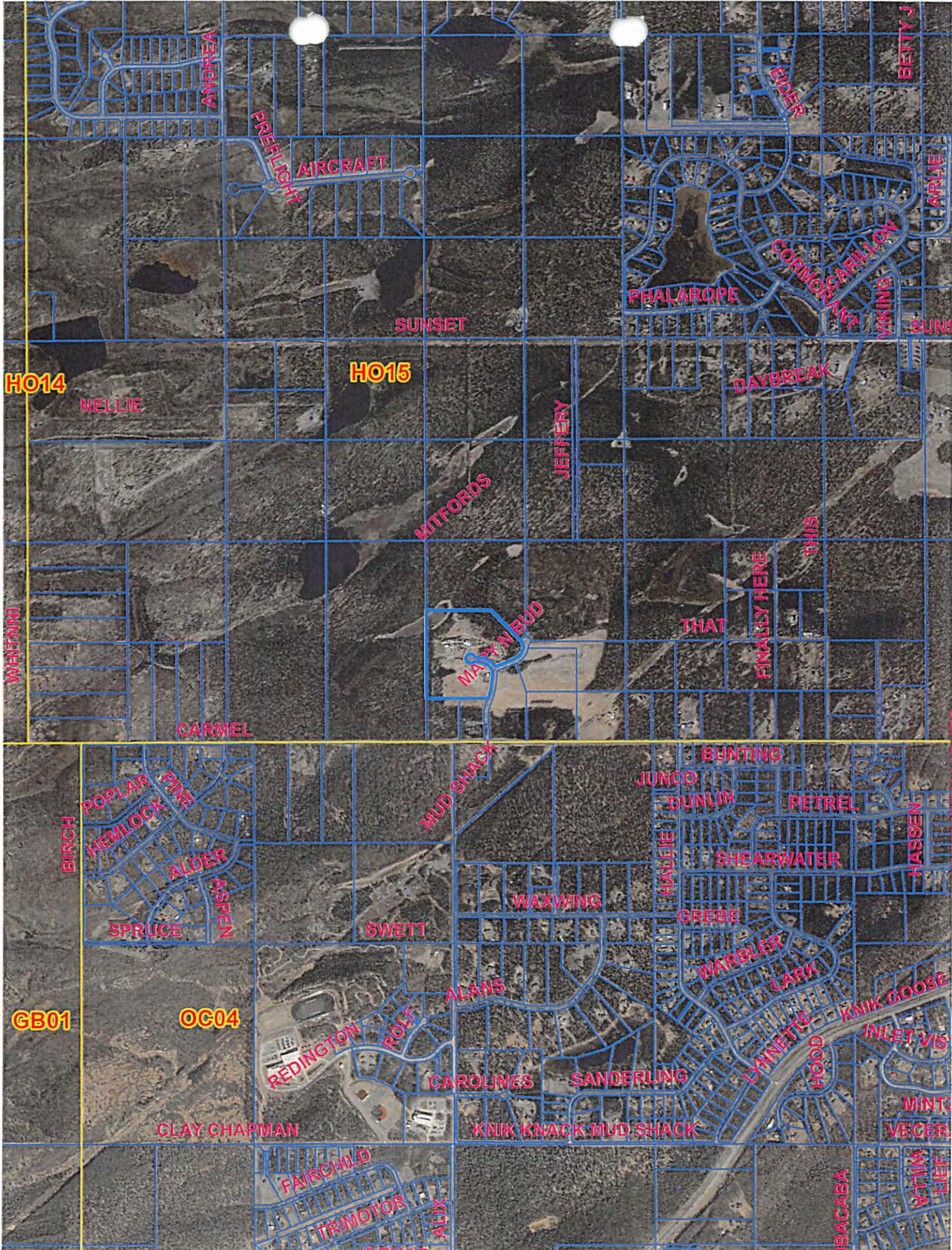
SHACK

CARMEL

OC04







HO14

HO15

WHITNI

GB01

OC04

ANDREA

PREFLIGHT

AIRCRAFT

ELDER

BETTY J

ARLE

SUNSET

PHALAROPE

CORMORANT

CARILLOV

VIKING

SUN

DAYBREAK

NELLIE

JEFFERY

MITFORDS

MARY N BUD

THAT

FINALLY HERE

THIS

CARMEL

BIRCH

POPLAR
HEMLOCK

FINE
ALDER

SPRUCE

ASPEN

MUD SHACK

SWETT

WAXWING

JUNCO

BUNTING

DUNLIN

PETREL

SHEARWATER

HASSEN

GREBE

WARBLER

LARK

GB01

OC04

REDINGTON

ROLF

ALANS

CAROLINES

SANDERLING

LYNNETTE

HOOD

KNIK GOOSE
INLET VIS

CLAY CHAPMAN

KNIK KNACK MUD SHACK

MINT
VEGER

FAIRCHILD

TRIMOTOR

ALIX

JBACABA

ATTIM
LIEF



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

PA 2019/14

December 6, 2019

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

RECEIVED

DEC 06 2019

PLATTING

Re: **Longenecker Lot 3 Re-Plat; Useable Areas**
HE# 15091

Dear Mr. Wagner:

At the request of the project owners, we have performed a soils investigation and related preliminary design work for the referenced proposed subdivision. The project will create 3 new lots from an existing parcel with a total area of approximately 26.4 acres. The new lots will have areas of 11.6 acres, 5.2 acres and 9.6 acres. Our soils evaluation included logging soil conditions in a single new testhole, review of the provided & MSB LiDAR topography information, review of surrounding soils information, review of information from previous Holler Engineering projects within Longenecker Homestead, and our other observations at the site. See the attached testhole location, drainage and topography map for details.

Topography. The parent parcel has gently rolling hills and valleys north of the existing Carmel Road and towards the end of S. Mud Shack Circle. Large areas have been previously cleared as fields or pastures. The three lots in question occupy high ground north and west of S. Mud Shack Circle. The northern and western edges of the lots remain forested while the remainder of the lots generally consist of cleared and open field or lawn. Two developed home sites exist on lots 3A and 3B. A minor amount of steep areas of over 25% in slope exist in the northern portion of the proposed project area and have been delineated on the attached map. The total elevation differential on the provided map is approximately 54'. Each lot already has reasonable access to S. Mud Shack Circle and will require grading for driveway access or useable area.

Soils & Vegetation. Portions of the parent parcel were previously developed with two home sites, barns and related outbuildings, as well as driveways to serve the sites. Remaining areas consist of cleared fields or farmland, and undeveloped areas are typically wooded with moderate density mature birch and spruce trees. Soils found in the logged testhole contained a layer of silty topsoils to 2', over a layer of silty sand and gravel with a moderate silt content. A percolation test was performed within the silty material which returned a result of 3 minutes per inch. The soils encountered are

consistent with our prior experiences in this area. Copies of the log and a location/topography/useable area map are attached.

Groundwater. Groundwater was not encountered in the logged testhole to 16'. Groundwater is not expected to be a limiting factor for most areas of the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, steep areas and related setbacks, and setbacks to an existing water well. For building areas, lotlines, utility easements and ROW/PUE setbacks will be limiting factors. Both lots will contain adequate unencumbered area to meet the useable area requirements.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and our observations at the site, *the proposed lot 3B will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Lots 3A and 3C are over 400,000 square feet in area and do not require useable area verification.*

Drainage Plan. As no new road construction is proposed no drainage plan is required. General drainage patterns, as well as existing drainage structures are shown on the attached map.

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

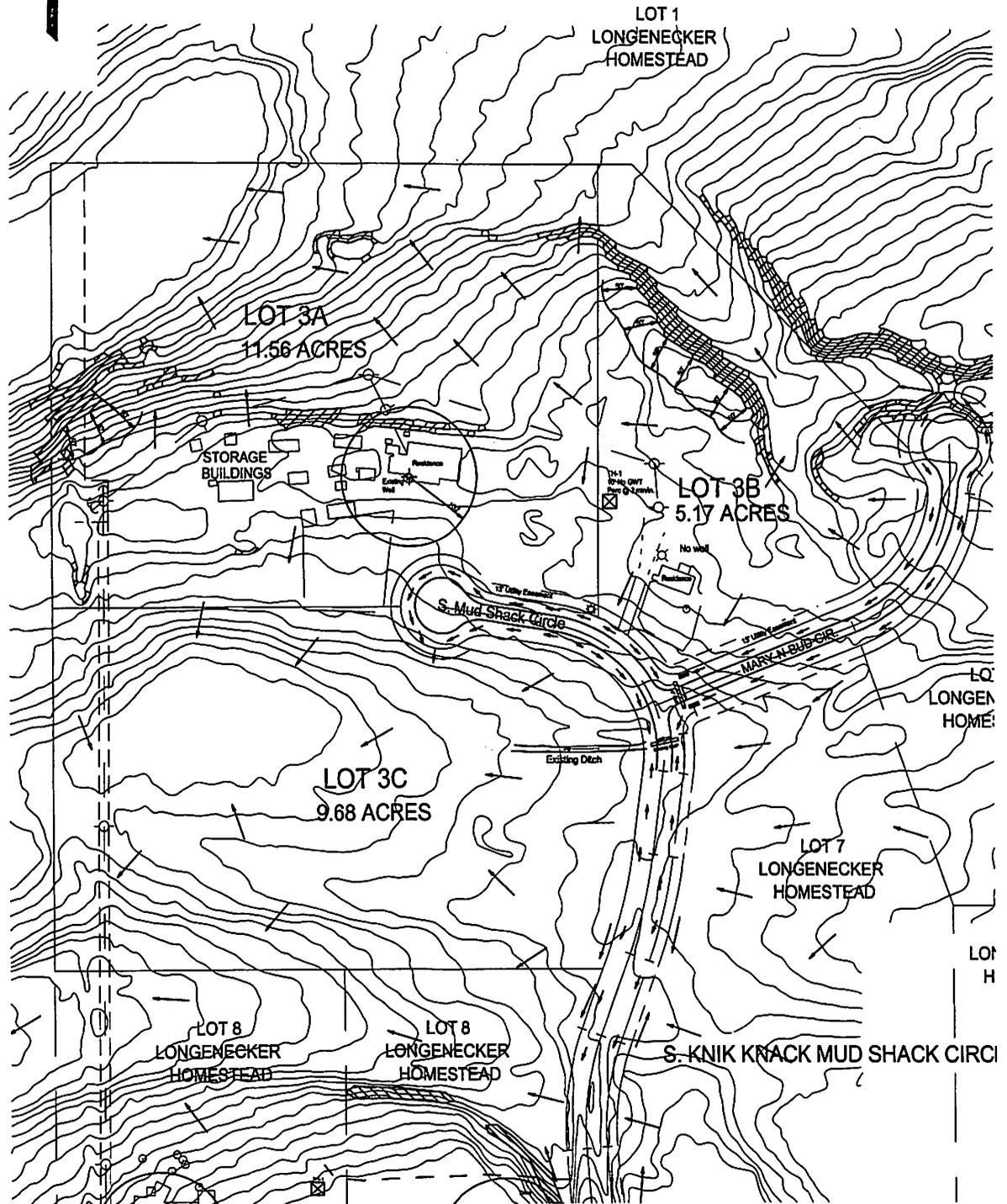
Sincerely,



Curtis Holler, PE

c: L. Longenecker, w/attachments

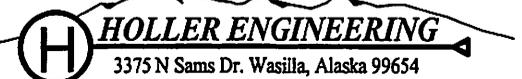
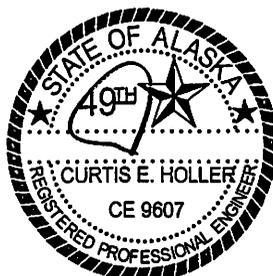




Notes:

1. Arrows denote apparent drainage patterns.
2. Base drawing & improvement locations provided by others.
3. 2' topography source is MSB 2011 LIDAR, not verified.
4. Hatched areas have +25% grade.

Longenecker Homestead Lot 3A, 3B & 3C
Useable area, Drainage, and Topography.



12/06/19 | Scale: 1"=150± | Job # 15091

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Friday, December 13, 2019 5:31 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Longenecker Homestead RSB L3 #19-179

Upgrade Knik Knack Mud Shack Circle to residential standard including construction of a full cul-de-sac, reconstructing the radius near the intersection of Mary N Bud Circle, and removing the driveway at that intersection.

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 <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, December 11, 2019 11:28 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtonline.net; mackenziekayaker@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dan Mayfield <Dan.Mayfield@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Longenecker Homestead RSB L3 #19-179

Attached is a Request for Comments (RFC) for the resubdivision of Lot 3, Longenecker Homestead; MSB Case #2019-179. Also attached is the Vicinity Map, Soils Report and Agenda Plat. Comments are due by **January 2, 2020**. Please let me know if you have any questions. Thanks, A.

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

Amy Otto-Buchanan

From: Fire Code
Sent: Thursday, December 26, 2019 1:39 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Longenecker Homestead RSB L3 #19-179

Amy,
As long as the roads and cul-de-sacs are built to the subdivision code Fire Code would have no issue with this.



Donald Cuthbert

Fire Marshal
Fire & Life Safety Division
Central Mat-Su Fire Department
(907) 861-8030
FireCode@matsugov.us

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, December 11, 2019 11:28 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; mackenziekayaker@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dan Mayfield <Dan.Mayfield@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Longenecker Homestead RSB L3 #19-179

Attached is a Request for Comments (RFC) for the resubdivision of Lot 3, Longenecker Homestead; MSB Case #2019-179. Also attached is the Vicinity Map, Soils Report and Agenda Plat. Comments are due by **January 2, 2020**. Please let me know if you have any questions. Thanks, A.

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

Amy Otto-Buchanan

From: Krista King
Sent: Friday, April 17, 2020 2:03 PM
To: Amy Otto-Buchanan
Cc: larryhl@mtaonline.net
Subject: Longenecker Plat

Amy,

I spoke with Larry, and at this time there will NOT be any deferred taxes added back to Lot 3.

Thank you!

Krista

Krista King / Assessments Record Supervisor / Matanuska-Susitna Borough / Ph. 907-861-8645

Amy Otto-Buchanan

From: Andy Dean
Sent: Tuesday, December 17, 2019 9:22 AM
To: Amy Otto-Buchanan
Cc: Michelle Olsen; Jennifer Monnin
Subject: RE: RFC Longenecker Homestead RSB L3 #19-179
Attachments: Longenecker Driveways.pdf

Hello Amy,

Please disregard a portion of the comment below. Our application database had the driveways stacked on the map showing only one driveway application for all three applications. See comments on the map provided showing the location of the driveways and which are approved or finalized.

Driveway number one (D20111) still needs to be moved as it cannot be approved at the original proposed location.

The two others have been finalized for access as explained on the maps comments.

Respectfully,



From: Permit Center <Permit.Center@matsugov.us>
Sent: Friday, December 13, 2019 2:51 PM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; mackenziekayaker@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dan Mayfield <Dan.Mayfield@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RE: RFC Longenecker Homestead RSB L3 #19-179

Hello,

There are two access points that do not have driveway permits. Please have them apply for those access points.

C4

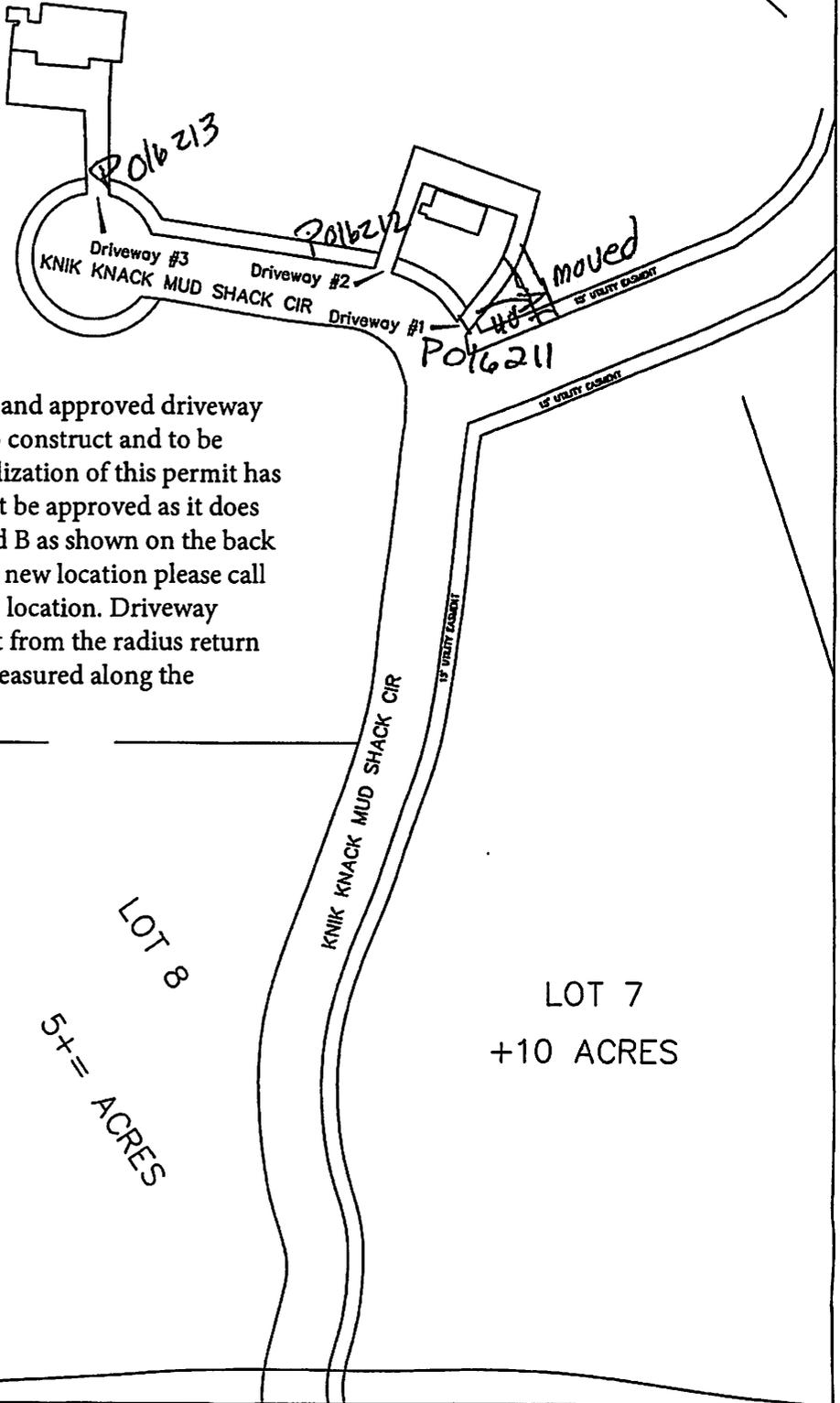
LOT 3
-30 ACRES

P016213 & P016212 are finalized and approved driveway permits. P016211 is authorized to construct and to be relocated to the other street. Finalization of this permit has not occurred. Driveway #1 cannot be approved as it does not meet MSB Driveway Standard B as shown on the back of the permit. Once moved to the new location please call in for final approval at the proper location. Driveway surface must be more than 40 feet from the radius return point of the property corner as measured along the property line.

LOT 9
5+ = ACRES

LOT 8
5+ = ACRES

LOT 7
+10 ACRES



32

CARMEL

TO KGB

Amy Otto-Buchanan

From: Michelle Olsen
Sent: Tuesday, December 17, 2019 9:29 AM
To: Andy Dean; Amy Otto-Buchanan
Cc: Jennifer Monnin
Subject: RE: RFC Longenecker Homestead RSB L3 #19-179
Attachments: Driveway Diagram.pdf

The applications indicated one of the driveways would be moved to conform with driveway standards for placement. 2019 imagery shows no change. See the attached diagram. Driveway #1 cannot be approved until it is vacated and reconstructed at the projected location.

Michelle Olsen, CFM
Permit Technician
Matanuska-Susitna Borough
350 E. Dahlia Ave
Palmer, AK 99645

From: Andy Dean <Andy.Dean@matsugov.us>
Sent: Tuesday, December 17, 2019 9:22 AM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Cc: Michelle Olsen <Michelle.Olsen@matsugov.us>; Jennifer Monnin <Jennifer.Monnin@matsugov.us>
Subject: RE: RFC Longenecker Homestead RSB L3 #19-179

Hello Amy,

Please disregard a portion of the comment below. Our application database had the driveways stacked on the map showing only one driveway application for all three applications. See comments on the map provided showing the location of the driveways and which are approved or finalized.

Driveway number one (D20111) still needs to be moved as it cannot be approved at the original proposed location.

The two others have been finalized for access as explained on the maps comments.

Respectfully,



Amy Otto-Buchanan

From: Permit Center
Sent: Friday, December 13, 2019 2:51 PM
To: Amy Otto-Buchanan; Dubour, Adam J (DFG); regpagemaster@usace.army.mil; brian.young@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; mackenziekayaker@gmail.com; John Aschenbrenner; Dan Mayfield; Fire Code; Jill Irsik; Eric Phillips; Jude Bilafer; Cindy Corey; Terry Dolan; Jim Jenson; Jamie Taylor; Charlyn Spannagel; MSB Farmers; Planning; Joseph Metzger; Eileen Probasco; Fred Wagner; Permit Center; Alex Strawn; Theresa Taranto; Andy Dean; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres; row@enstarnaturalgas.com; OSP Design Group
Subject: RE: RFC Longenecker Homestead RSB L3 #19-179

Hello,

There are two access points that do not have driveway permits. Please have them apply for those access points.

Thank you,

*Jennifer Monnin, CFM
MSB Permit Technician
350 E Dahlia Ave
Palmer, AK 99645
907-861-7822
Jennifer.monnin@matsugov.us*

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, December 11, 2019 11:28 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; mackenziekayaker@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dan Mayfield <Dan.Mayfield@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Longenecker Homestead RSB L3 #19-179

Amy Otto-Buchanan

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Friday, December 20, 2019 10:43 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Longenecker Homestead RSB L3 #19-179
Attachments: 20191220_104601.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

MEA comments are attached.

Thank you.

Tammy Simmons, SR/WA
Right of Way Technician
907-761-9276

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, December 11, 2019 11:28 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; mackenziekayaker@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dan Mayfield <Dan.Mayfield@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA_ROW <MEAROW@mea.coop>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Longenecker Homestead RSB L3 #19-179

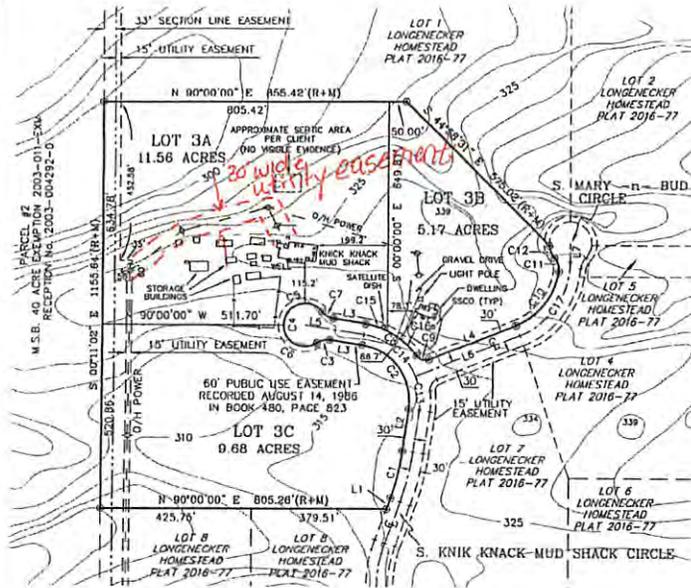
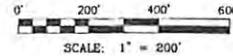
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Attached is a Request for Comments (RFC) for the resubdivision of Lot 3, Longenecker Homestead; MSB Case #2019-179. Also attached is the Vicinity Map, Soils Report and Agenda Plat. Comments are due by **January 2, 2020**. Please let me know if you have any questions. Thanks, A.

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

LEGEND:

- ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP (BULL MOOSE LS10609)
- (R) RECORD VALUE PER PLAT OF LONGENECKER HOMESTEAD (PLAT #2016-77)
- (M) MEASURED VALUE THIS SURVEY
- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 19°56'13" E	33.56'
L2	N 67°31'08" E	119.97'
L3	N 81°09'23" W	92.65'
L4	N 68°19'58" E	261.88'
L5	N 81°09'23" W	168.15'
L6	N 68°19'58" E	314.58'
L7	N 00°10'57" W	53.16'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	12°23'05"	646.50'	140.12'	70.33'	139.84'	S 13°43'41" W
C2	86°40'35"	160.00'	247.63'	156.34'	223.64'	S 36°49'08" E
C3	43°20'30"	50.00'	37.82'	19.87'	36.93'	N 77°10'21" E
C4	266°41'01"	60.00'	279.27'	63.58'	87.27'	N 08°50'37" E
C5	142°11'07"	60.00'	148.90'	175.17'	113.53'	N 71°05'33" E
C6	124°29'54"	60.00'	130.37'	114.04'	106.20'	N 62°14'57" W
C7	43°20'30"	50.00'	37.82'	19.87'	36.93'	N 58°29'08" W
C8	45°38'10"	220.00'	175.10'	92.49'	170.52'	S 56°21'19" E
C9	76°06'48"	30.00'	39.85'	23.49'	36.98'	S 36°11'04" W
C10	60°17'47"	195.00'	205.21'	113.26'	195.87'	S 36°11'04" W
C11	50°25'06"	50.00'	44.00'	23.54'	42.59'	S 17°10'22" E
C12	35°01'07"	60.00'	36.67'	18.03'	36.10'	N 24°52'22" W
C13	29°11'10"	190.00'	96.79'	49.47'	95.74'	S 07°04'27" E
C14	59°70'21"	190.00'	197.27'	108.57'	188.53'	S 51°24'43" E
C15	16°39'59"	220.00'	63.99'	32.22'	63.77'	S 72°49'24" E
C16	28°56'11"	220.00'	111.11'	56.77'	109.93'	S 50°01'19" E
C17	68°30'55"	225.00'	269.08'	153.24'	253.31'	S 34°04'30" W

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATING AUTHORITY BY

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

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

NOTES

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- BLANKET EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED OCTOBER 6, 1961 IN BOOK 39, PAGE 93.

PRELIMINARY

CERTIFICATE OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

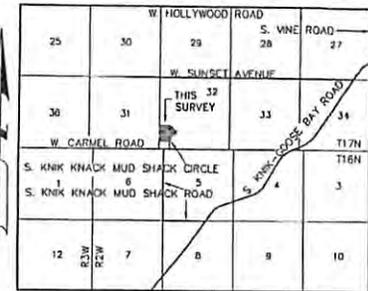
SURVEYOR'S CERTIFICATE

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

ROBERT S. HOFFMAN, P.L.S.
 LS 10609 PROFESSIONAL LAND SURVEYOR



11/21/2019
 DATE



VICINITY MAP. 1" = 1 MILE

OWNERSHIP CERTIFICATE

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

HARVEY L. LONGENECKER _____ DATE _____
 P.O. BOX 877550
 WASILLA, ALASKA 99687

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ FOR HARVEY L. LONGENECKER

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

Agenda Copy

A PLAT OF
LONGENECKER HOMESTEAD
 LOTS 3A, 3B & 3C

A REPLAT OF:
 LOT 3, LONGENECKER HOMESTEAD
 PLAT 2016-77

LOCATED WITHIN:
 SECTION 32, T17N R2W
 SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA

CONTAINING 26.41 ACRES MORE OR LESS

BULL MOOSE SURVEYING

ROBERT S. HOFFMAN P.L.S. OFFICE: (907) 357-6957
 200 HYGRADE LANE
 WASILLA, ALASKA 99654 bob@bullmoosesurveying.com

DRAWN BY: RSH	DRAWING SCALE:
DATE: 11/21/2019	1"=200'
CHECKED BY: TGC	SHEET
	1 OF 1

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, December 16, 2019 9:59 AM
To: Amy Otto-Buchanan
Subject: FW: RFC Longenecker Homestead RSB L3 #19-179
Attachments: RFC Packet.pdf; Soils Report.pdf; Agenda Plat.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good morning Amy,

MTA has reviewed the plat for Longenecker Homestead. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645
office: 907-761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, December 11, 2019 11:28 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; brian.young@usps.gov; customfinancial@hotmail.com; cci1@wwdb.org; davemtp@mtaonline.net; mackenziekayaker@gmail.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dan Mayfield <Dan.Mayfield@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; Cassie Acres <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Longenecker Homestead RSB L3 #19-179

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



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

December 12, 2019

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

Subject: Preliminary Plat Request for Comments – Longenecker Homestead RSB Lot 3
(Case No. 2019-179)

Dear Ms. Otto-Buchanan:

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

Thank you for the opportunity to review and comment. If you have any questions, please feel free to contact me at 334-7944 or by email at cassie.acres@enstarnaturalgas.com.

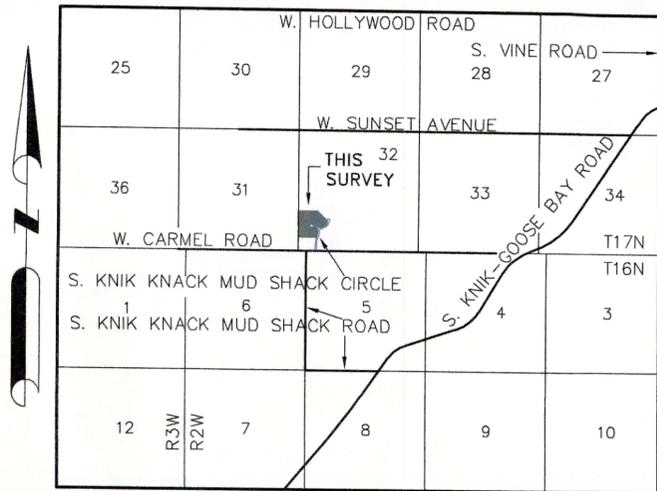
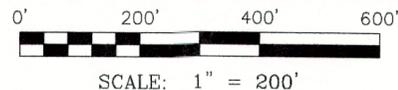
Sincerely,

A handwritten signature in black ink that reads "Cassie Acres". The signature is written in a cursive, flowing style.

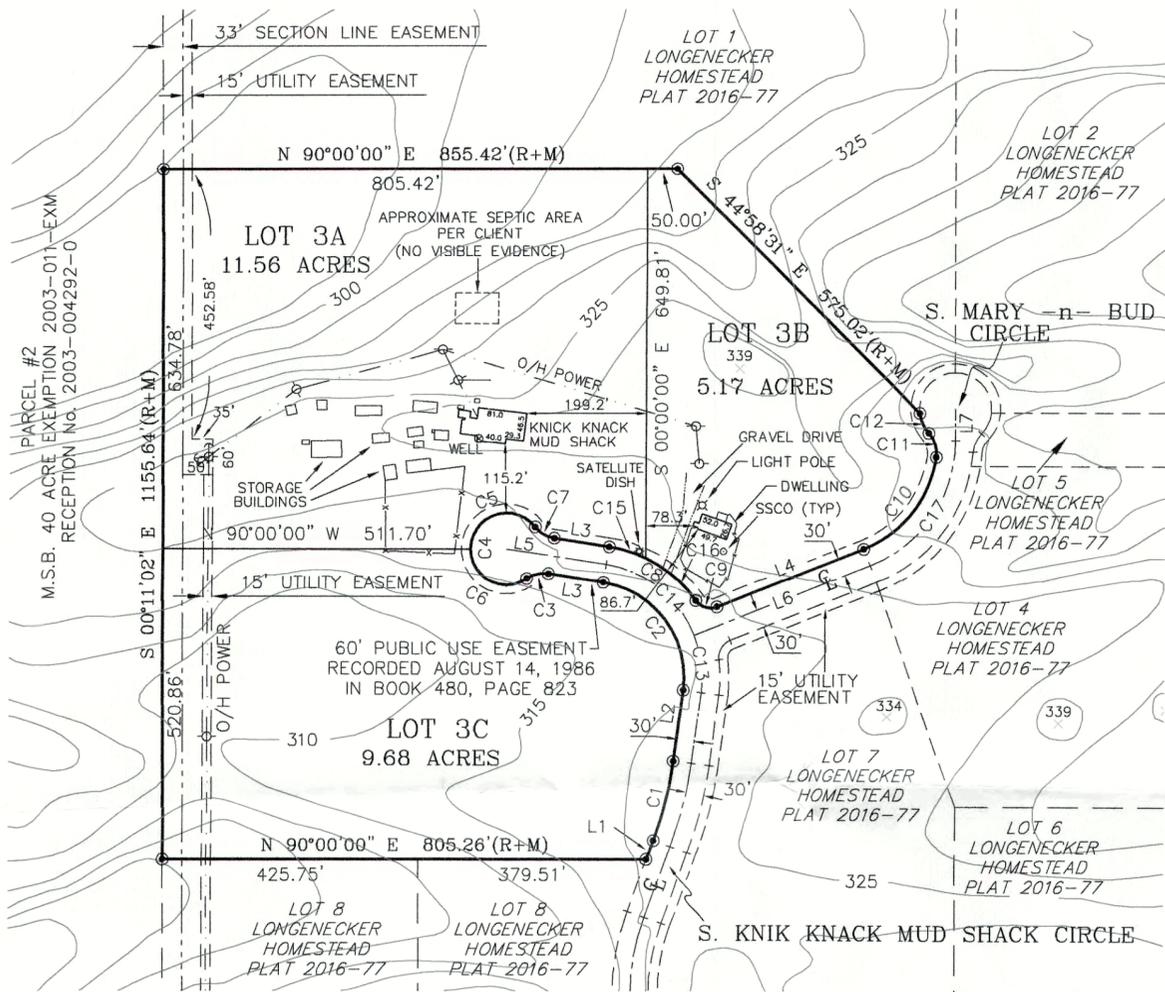
Cassie Acres
Right-of-Way and Compliance Technician
ENSTAR Natural Gas Company

LEGEND:

- FOUND 5/8" REBAR WITH PLASTIC CAP (BULL MOOSE LS10609)
- (R) RECORD VALUE PER PLAT OF LONGENECKER HOMESTEAD (PLAT #2016-77)
- (M) MEASURED VALUE THIS SURVEY
- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)



VICINITY MAP: 1" = 1 MILE



PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

PLAT RESOLUTION NO. _____

DATED _____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ PLATTING CLERK

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
3. BLANKET EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED OCTOBER 6, 1961 IN BOOK 39, PAGE 93.

PRELIMINARY

OWNERSHIP CERTIFICATE

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

HARVEY L. LONGENECKER _____ DATE _____
 P.O. BOX 877550
 WASILLA, ALASKA 99687

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
 THIS _____ DAY OF _____
 FOR HARVEY L. LONGENECKER
 NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 19°56'13" E	33.56'
L2	N 07°31'08" E	119.97'
L3	N 81°09'23" W	92.65'
L4	N 68°19'58" E	261.88'
L5	N 81°09'23" W	168.15'
L6	N 68°19'58" E	314.58'
L7	N 00°10'57" W	53.16'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	12°25'05"	646.50'	140.12'	70.33'	139.84'	S 13°43'41" W
C2	88°40'32"	160.00'	247.63'	156.34'	223.64'	S 36°49'08" E
C3	43°20'30"	50.00'	37.82'	19.87'	36.93'	N 77°10'21" E
C4	266°41'01"	60.00'	279.27'	63.58'	87.27'	N 08°50'37" E
C5	142°11'07"	60.00'	148.90'	175.17'	113.53'	N 71°05'33" E
C6	124°29'54"	60.00'	130.37'	114.04'	106.20'	N 62°14'57" W
C7	43°20'30"	50.00'	37.82'	19.87'	36.93'	N 59°29'08" W
C8	45°36'10"	220.00'	175.10'	92.49'	170.52'	S 58°21'19" E
C9	76°06'48"	30.00'	39.85'	23.49'	36.99'	N 73°36'38" W
C10	60°17'47"	195.00'	205.21'	113.26'	195.87'	S 38°11'04" W
C11	50°25'06"	50.00'	44.00'	23.54'	42.59'	S 17°10'22" E
C12	35°01'07"	60.00'	36.67'	18.93'	36.10'	N 24°52'22" W
C13	29°11'10"	190.00'	96.79'	49.47'	95.74'	S 07°04'27" E
C14	59°29'21"	190.00'	197.27'	108.57'	188.53'	S 51°24'43" E
C15	16°39'59"	220.00'	63.99'	32.22'	63.77'	S 72°49'24" E
C16	28°56'11"	220.00'	111.11'	56.77'	109.93'	S 50°01'19" E
C17	68°30'55"	225.00'	269.06'	153.24'	253.31'	S 34°04'30" W

CERTIFICATE OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

SURVEYOR'S CERTIFICATE

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



ROBERT S. HOFFMAN, P.L.S.
 LS 10609 PROFESSIONAL LAND SURVEYOR

11/21/2019
 DATE

**LONGENECKER HOMESTEAD
 LOTS 3A, 3B & 3C**

A REPLAT OF:
 LOT 3, LONGENECKER HOMESTEAD
 PLAT 2016-77

LOCATED WITHIN:
 SECTION 32, T17N R2W
 SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA

CONTAINING 26.41 ACRES MORE OR LESS

BULL MOOSE SURVEYING

ROBERT S. HOFFMAN P.L.S.
 200 HYGRADE LANE
 WASILLA, ALASKA 99654
 OFFICE: (907) 357-6957
 bob@bullmoosesurveying.com

DRAWN BY: RSH	DRAWING SCALE:
DATE: 11/21/2019	1"=200'
CHECKED BY: TGC	SHEET
	1 OF 1

Agenda Copy