

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 7, 2020

PRELIMINARY PLAT: SCOTWOOD ESTATES DIVISION VI PHASE 3
LEGAL DESCRIPTION: SEC 27, T18N, R01W, SEWARD MERIDIAN AK
PETITIONERS: SCOTT W. & KAYE M. HESSINGER
SURVEYOR/ENGINEER: KEYSTONE SURVEYING/
WALDEN CONSTRUCTION CONSULTING & ENGINEERING LLC
ACRES: 5.32 ± PARCELS: 3
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2020-127

REQUEST: The request is to create three lots from Lot 11, Block 1, Scotwood Estates Division VI, Phase 2, Plat No. 2004-111, to be known as **SCOTWOOD ESTATES DIVISION VI, PHASE 3**, containing 5.32 acres +/- . The plat is located north and east of E. Schrock Road, and directly north of E. Barra Loop; within the NW ¼ Section 27, Township 18 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Geotechnical Report

EXHIBIT A – 4 pgs
EXHIBIT B – 7 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
Planning Division
Utilities

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 3 pgs

DISCUSSION: Proposed Lot 11A is 3.487 acres; Lots 11B & 11C are .92 acres. Lot 11A is a flag lot with a 60' wide flag pole, pursuant to MSB 43.20.300(E). All have the required frontage on E. Barra Loop, a 50' wide right-of-way, owned and maintained by MSB.

Soils Report: A soils report was submitted, pursuant to MSB 43.20.281(A)(1). Robert L. Walden, PE, Walden Construction Consulting and Engineering LLC, notes two testholes were excavated. Topographical map and testhole location map attached. The south part of Lots 11B and 11C has a large hill, but relatively flat in the useable area portion. Most of Lot 11A is only 474' to 468' in elevation. Lot 11C has useable area of about 29,000 sf without cutting into the hill area. Water was found at 10'-12', so with some planning on the foundation this has the ability to have a gravity bed septic system. Soils classified as GM with silty finer gravels, 250 rated for septic sizing. Lot 11B has useable area of about 30,000 sf without cutting into the hill area. No water found in the 12' testhole. Similar soils classified as GM, but silty coarser gravels that turn cleaner below 8' GP, 250 rated soils for septic sizing with a percolation test might be able to use 190 rated for septic sizing. Normal gravity fed septic bed system and conventional foundations will be acceptable on all testholes. The areas are greater than the 10,000 sf of buildable area and greater than 10,000 sf required for the septic systems, in conformation with MSB Title 43. Testhole logs attached,

showing GM receiving soils. A sieve analysis test was required; test results of the sieve analysis test are attached.

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**) has no comment. Planning Division (**Exhibit D**) has no comments.

Utilities: (**Exhibit E**) MTA has no comments. Enstar objects to the plat unless a notes is added which states there is a 10' wide natural gas easement centered on the existing services lines and the approximate location of the service line is added to the plat; or the owner signs an Enstar natural gas easement document for a 10' wide natural gas easement, centered on the service line at this location. *Staff notes an abbreviated plat does not grant easements. Petitioner may grant the easement by document and shown on final plat.* MEA and 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; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Capital Projects Department, Assessments, Development Services Division or Pre-Design Division; MEA or GCI.

CONCLUSION: The abbreviated plat of Scotwood Estates Division IV Phase 3 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 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). A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS for PRELIMINARY PLAT

1. The plat of Scotwood Estates Division IV Phase 3 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; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Capital Projects Department, Assessments, Development Services Division or Pre-Design Division; MEA or GCI.
3. There were no objections from any federal or state agencies, or Borough departments.
4. There were 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).
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.

RECOMMENDATION FOR APPROVAL OF PRELIMINARY PLAT

Staff recommends approval with the following conditions and findings:

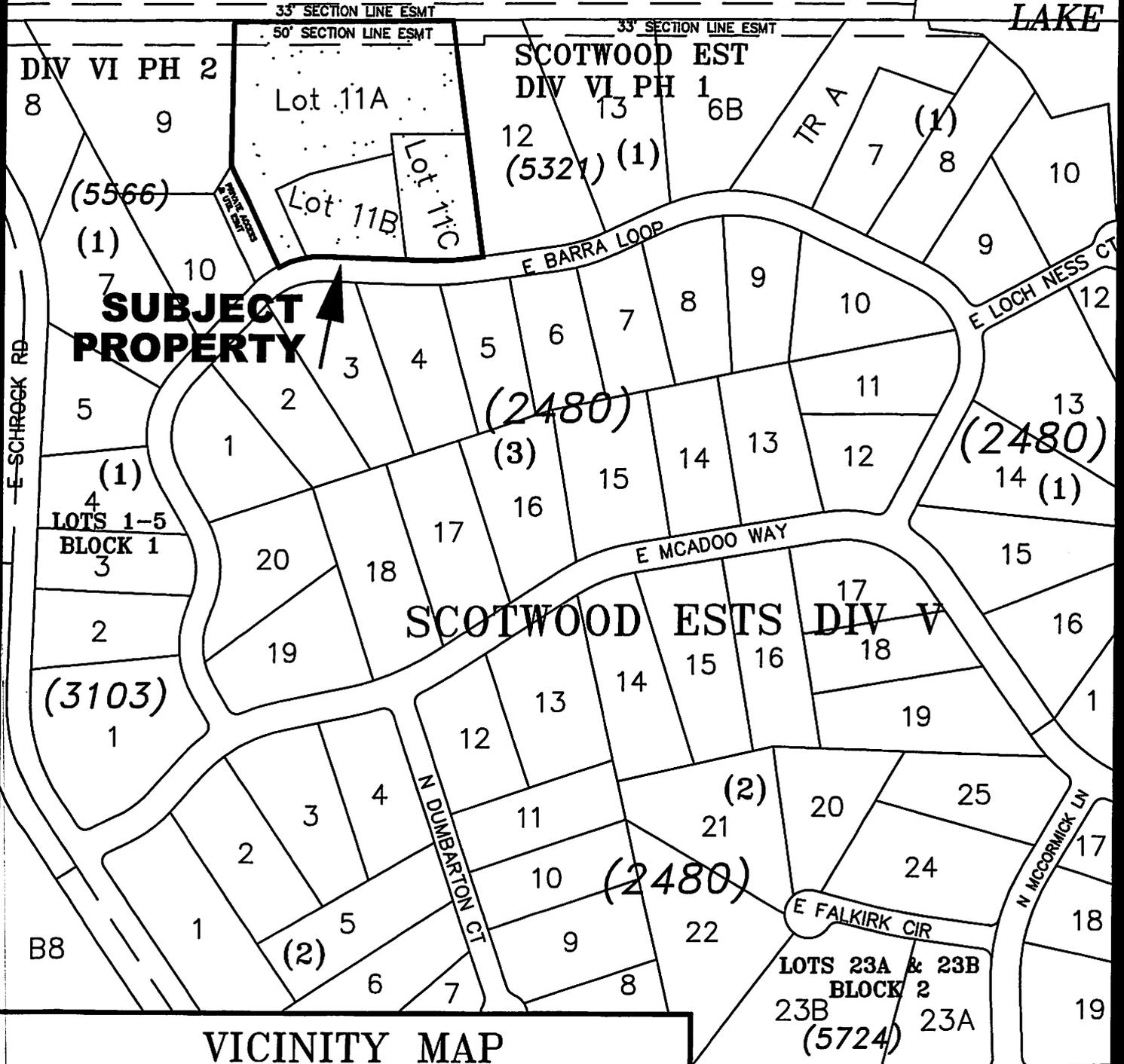
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees of \$75.05.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.

TR B

(7840)

MENARD HOMESTEAD

MEMORY LAKE



VICINITY MAP
 FOR SCOTWOOD ESTATES DIV VI PHASE 3
 LOCATED WITHIN
 SECTION 27, T18N, R01W, SEWARD MERIDIAN,
 ALASKA
 WASILLA 06 MAP

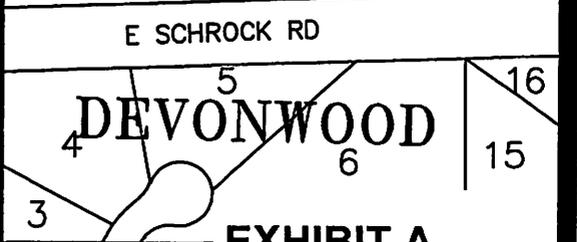
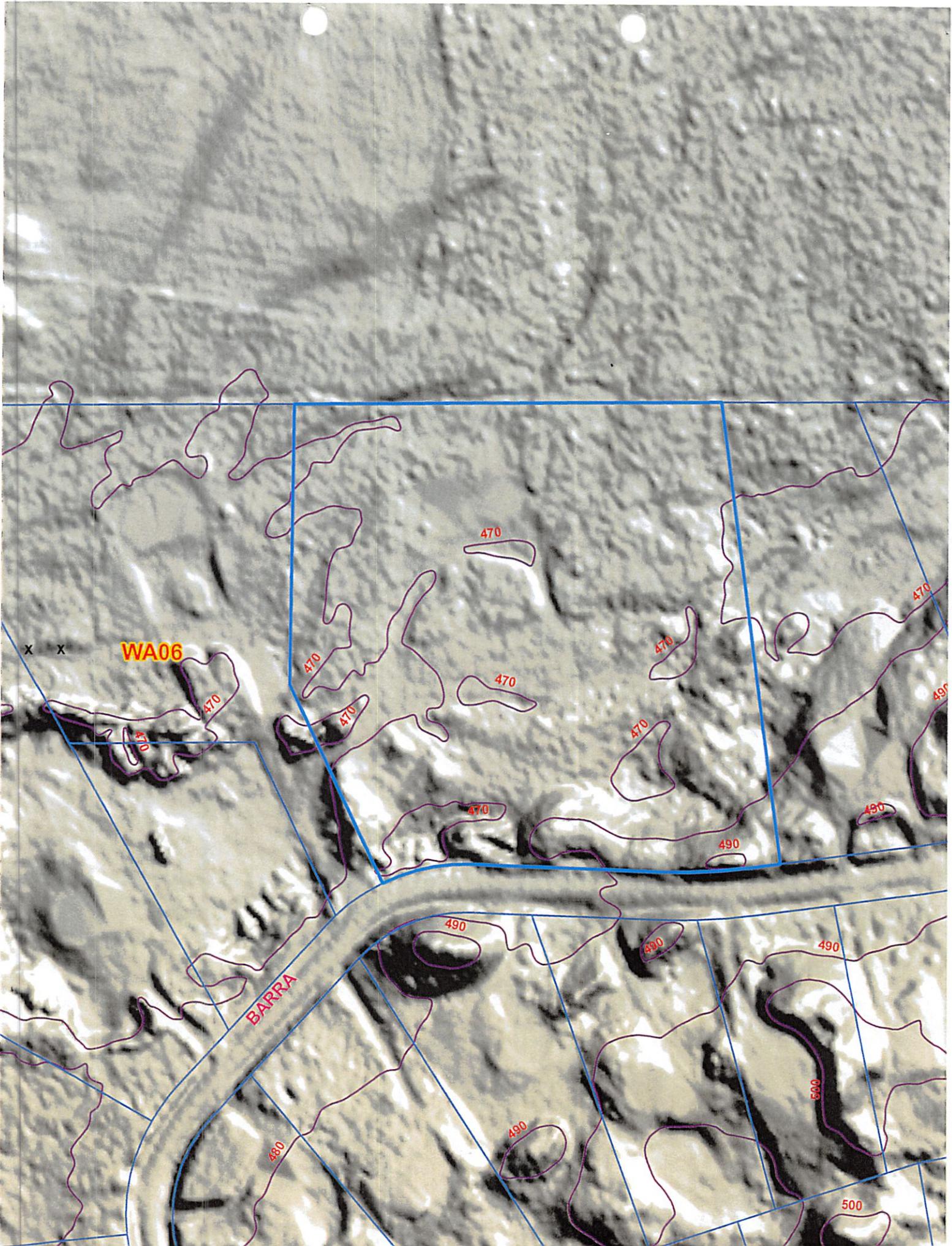


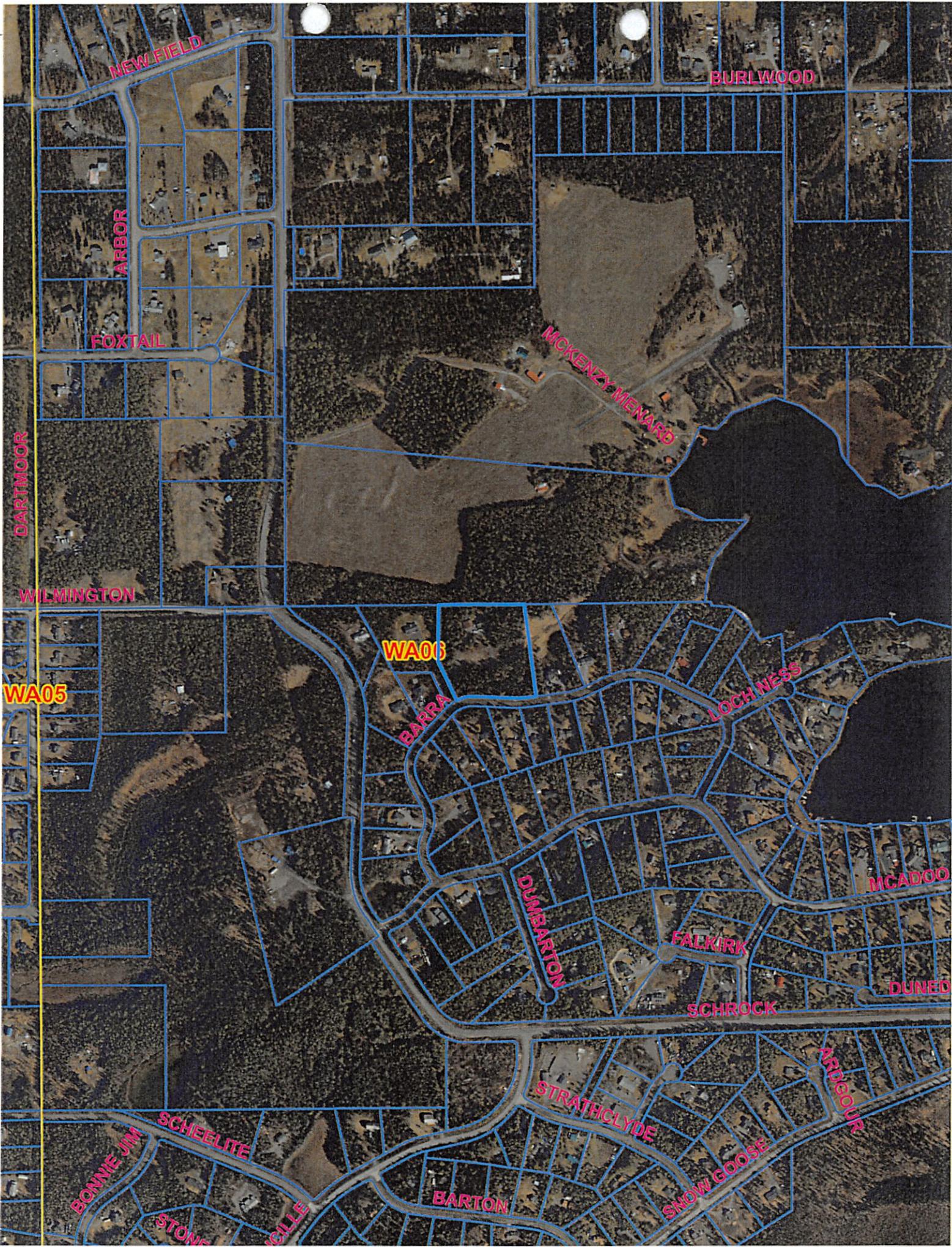
EXHIBIT A



WA06

BARRA





WALDEN Construction Consulting and Engineering, LLC

2422 W James T Cir, Wasilla, AK 99654

8/19/2020

Scotwood Estates VI PH 2 Blk 1 Lot 11, 627 E Barra Loop, Wasilla, AK

Subject: Proposed Plat Scotwood Estates Div VI, Phase 3 Lot 11

To whom this may concern,

This lot is 5.32 acres total that is being split into 11A (3.48acres), 11B (0.92acres), 11C (0.92acres). 11A is the original home that currently has a home, well and septic system. Attached is the proposed plat with TOPO drainage and most of lot 11 is only 474 to 468. The south part of 11b & c have a large hill but relatively flat in the usable area portion.

Lot 11C has usable area of about 29,000sft without cutting into the hill area. Water was found at 10-12 feet, so with some planning on the foundation this has the ability to have a gravity bed septic system. Soils classified as GM with silty finer gravels, 250 rated for septic sizing.

Lot 11B has usable are of about 30,000sft without cutting into the hill area. No water found in this 12 foot deep test hole. Similar soils also classified as GM but silty coarser gravels that turn cleaner below 8 feet GP, 250 rated soils for septic sizing with a perc test might be able to use 190 rated for septic sizing.

Normal gravity fed septic bed systems and conventional foundations will be acceptable on all test holes. The areas are greater than the 10,000 square feet of buildable area and greater than 10,000 square feet required for the septic system, in conformance with Matanuska-Susitna Borough Subdivision Regulations Title 43.

Please contact me for any additional information as needed.

Sincerely,

Robert L Walden

Robert L Walden, PE

Cell #907-354-6661

robertwce@gmail.com

Attached:

Proposed plat, TH 11B & C, Test hole locations,
drainage map

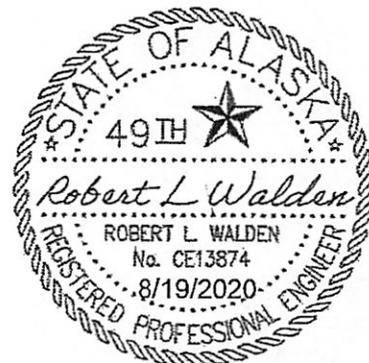
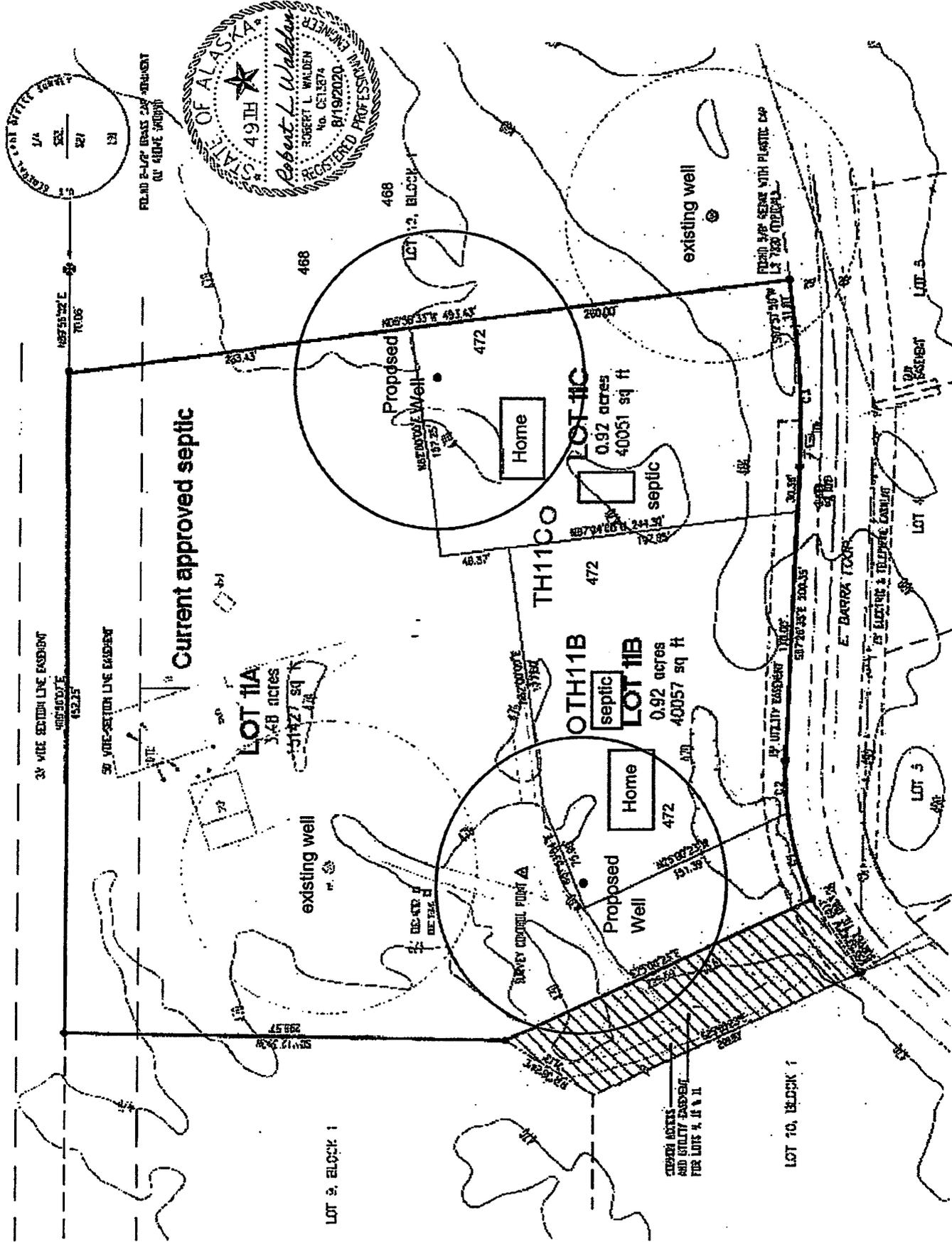


EXHIBIT B



Current approved septic

LOT 11A
3.48 acres
40057 sq ft

LOT 11B
0.92 acres
40057 sq ft

LOT 11C
0.92 acres
40051 sq ft

existing well

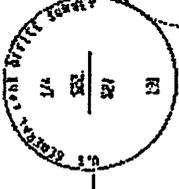
existing well

Proposed Well

Proposed Well

Home

Home



FIELD 2-UP BRASS CAP-ARRANGED
(BY 4804E 10000)

FIELD 2-UP BRASS WITH PLASTIC CAP
(BY 1200 01000)

34' VIRE SECTION LINE EASIMENT

50' VIRE SECTION LINE EASIMENT

LOT 10, BLOCK 1

LOT 9, BLOCK 1

CURB, WALKS
AND UTILITY EASIMENT
FOR LOTS 9, 11 & 11

E. BARRA TOWN
BY LINDSAY & TULLY'S CONSULTING

LOT 5

LOT 4

LOT 3

LOT 2

LOT 12, BLOCK 1

TH11CO

OTH11B

LOT 11C

472

472

472

468

468

468

468

468

468

468

70.06

132.25

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TESTHOLE LOG 11B

Legal Description: Scotwood Ests Div VI, PH3 Lot 11b Date: 8/16/2020

Inspected By: Robert L Walden, PE

Ground level

1ft	ML
2ft	GM
3ft	
4ft	
5ft	
6ft	
7ft	
8ft	
9ft	GP
10ft	
11ft	
12ft	
13ft	
14ft	
15ft	
16ft	
17ft	
18ft	
19ft	
20ft	

Testhole Location Map

See asbuilt

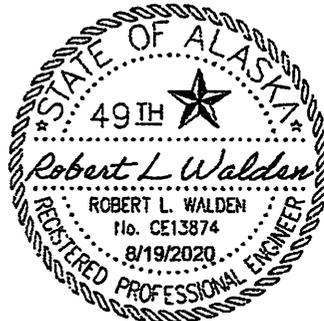
Comments:

GM/GP silty coarse gravels, turn sandy around 8ft
soils use 250 on research in the area and
experience.

Total Depth of Testhole 12 ft.

Groundwater/Seeps Encountered? Y N At _____ ft.

Impermeable Soil (Silt/Clay/Bedrock) Encountered? Y N At _____ ft.



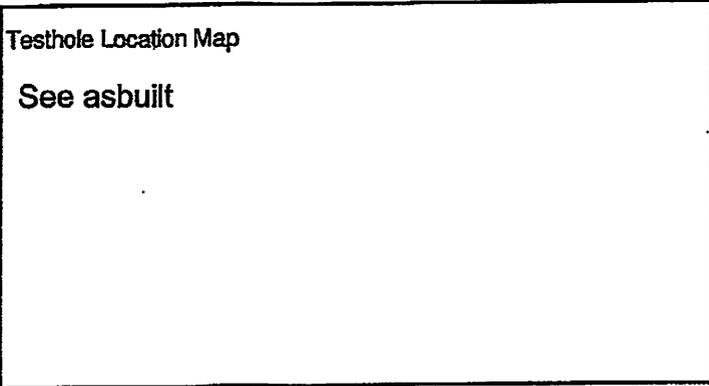
TESTHOLE LOG 11c

Legal Description: Scotwood Ests Div VI, PH3 Lot 11c Date: 8/16/2020

Inspected By: Robert L Walden, PE

Ground level

1ft	ML
2ft	
3ft	
4ft	GM
5ft	
6ft	
7ft	
8ft	
9ft	
10ft	<u>✓</u>
11ft	
12ft	
13ft	
14ft	
15ft	
16ft	
17ft	
18ft	
19ft	
20ft	



Comments:

GM silty fine gravels.

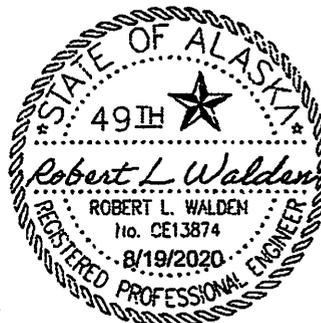
soils use 250 on research in the area and

experience, water found at 10'.

Total Depth of Testhole 12 ft.

Groundwater/Seeps Encountered? N At 10 ft.

Impermeable Soil (Silt/Clay/Bedrock) Encountered? Y N At _____ ft.



KEYSTONE SURVEYING & MAPPING
 GARY L. RUSSO, PROFESSIONAL LAND SURVEYOR
 ALASKA LICENSE NUMBER 113483
 LICENSE ADDRESS: P.O. BOX 288 • PALMER, ALASKA 99643
 PHONE: (907) 278-0281

DATE: 9/19/2020
 DRAWING: 2020-14 (2/2020)

SCALE: 1 INCH = 50 FEET
 SHEET 1 OF 1

SCOTWOOD ESTATES DIVISION VI, PHASE 3
 A SUBDIVISION OF LOT 11
 SCOTWOOD ESTATES DIVISION VI, PHASE 2
 WITHIN THE NORTH SECTION 27
 TOWNSHIP 18 NORTH, RANGE 01 WEST
 SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 0.92 ACRES, MORE OR LESS

REGISTERED LAND SURVEYOR DATE: 2020-9 GARY L. RUSSO

1. HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, CERTIFICATE NO. 113483.

2. I HAVE REVIEWED THE PLAT REPRESENTS PROFESSIONAL LAND SURVEYING IN THE STATE OF ALASKA AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

3. I, GARY L. RUSSO, REGISTERED LAND SURVEYOR, DATE: 2020-9



2. BASE OF SEWARD FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON. THE FROM SURVEY CONTROL POINT TO 1/4 CORNER S22 N 52° 18' 22" E 518.40'

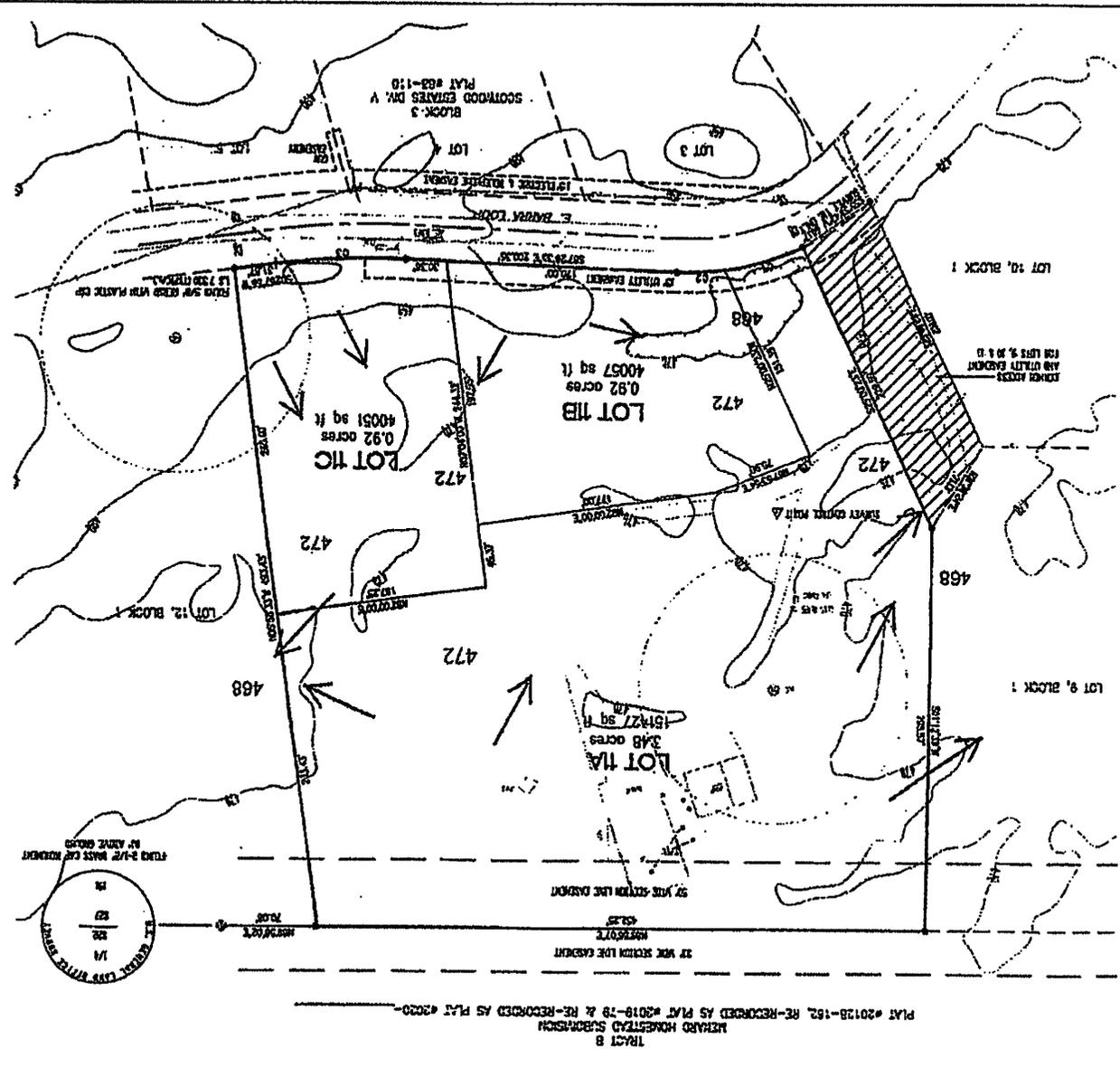
3. 3/8" x 30' REBAR WITH SELF-ADHERING PLASTIC AND P.L.C.S. UNLESS NOTED.

4. NO BIRCHBARK WATER SUPPLY SYSTEM OR SEWER DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS STIPULATED AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH COVERS THOSE SYSTEMS.

5. CASEMENTS OF RECORD NOT PLOTTED HEREON.

6) M.E.A. EASEMENT RECORDED AUGUST 7, 1986 IN BOOK 963 AT PAGE 250

7. COVENANTS, CONDITIONS & RESTRICTIONS WERE RECORDED AUGUST 24, 1972 IN BOOK 64 AT PAGE 640, MAY 9, 1973 IN BOOK 71 AT PAGE 778, AUGUST 19, 1981 IN BOOK 241 AT PAGE 460 AND APRIL 24, 2001 IN BOOK 1128 AT PAGE 501, PALMER RECORDING DISTRICT



AGGREGATE/SOILS TEST REPORT

PROJECT NAME:	TEST SVCS	DATE TAKEN:	8/28/20
PROJECT NO.:	20-400-11	DATE TESTED:	8/29/20
CLIENT:	WALDEN	TESTED BY:	JAB
SAMPLE NO.:	20-P946	REVIEWED BY:	DPS
LOCATION:	BARRA LOOP	DESCRIPTION:	TH11C

SIEVE ANALYSIS TEST

(ASTM D422)

SIEVE SIZE	DIAMETER (mm)	TOTAL % PASSING
6"	152.4	
4"	100.0	100
3"	76.2	96
2"	50.8	89
1"	25.4	77
3/4"	19.0	74
1/2"	12.7	68
3/8"	9.5	64
#4	4.75	53
#10	2.00	43
#20	0.85	32
#40	0.425	20
#60	0.25	14
#100	0.15	11
#200	0.075	9.7

% GRAVEL: 47.5
 % SAND: 42.8
 % FINES: 9.7
 D60= 7.90
 D30= 0.77
 D10= 0.09
 Cu= 90.1
 Cc= 0.9

% .02 mm
 % Moist.= 9.1

Fine Modulus=

(ASTM D4318)

Liquid Limit.=

Plastic Limit.=

Plastic Index. =

(ASTM C127)

Bulk SpG=

SSD SpG=

Apparent SpG=

% Absorption=

(ASTM C128)

Bulk SpG=

SSD SpG=

Apparent SpG=

% Absorption=

(ASTM D1557)

Dry Den (U) =

Dry Den (C) =

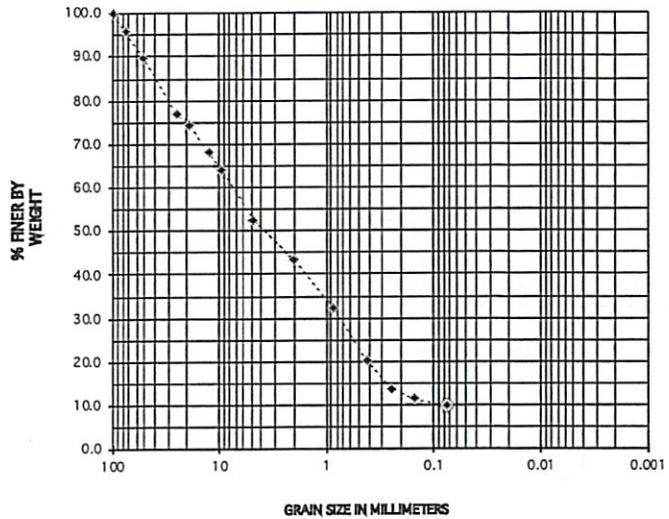
M % (U) =

M % (C) =

SpG (assumed) =

M-D Test Method =

GRAIN SIZE DISTRIBUTION



HYDROMETER TEST

(ASTM D422)

ELAPSED TIME	DIAMETER (mm)	TOTAL % PASSING
0		
0.5		
1		
2		
4		
8		
15		
30		
60		
250		
1440		

(ASTM C128)

Bulk SpG=

SSD SpG=

Apparent SpG=

% Absorption=

(ASTM D1557)

Dry Den (U) =

Dry Den (C) =

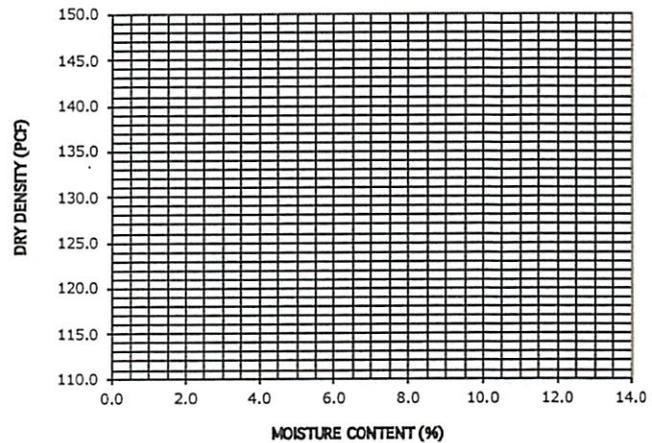
M % (U) =

M % (C) =

SpG (assumed) =

M-D Test Method =

MOISTURE-DENSITY RELATIONSHIP



CLASSIFICATION: Poorly Graded Gravel w/Silt & Sand

USC: GP-GM

FROST CLASS: _____

COMMENTS: _____

AGGREGATE/SOILS TEST REPORT

PROJECT NAME:	TEST SVCS	DATE TAKEN:	8/28/20
PROJECT NO.:	20-400-11	DATE TESTED:	8/29/20
CLIENT:	WALDEN	TESTED BY:	JAB
SAMPLE NO.:	20-P945	REVIEWED BY:	DPS
LOCATION:	BARRA LOOP	DESCRIPTION:	TH11B

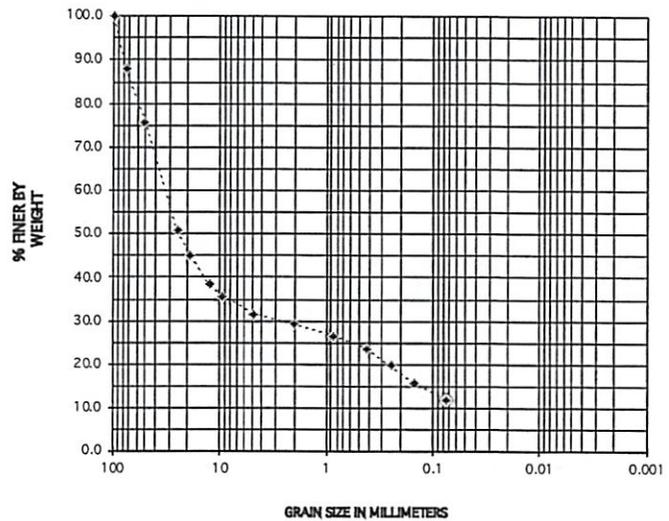
SIEVE ANALYSIS TEST

(ASTM D422)

SIEVE SIZE	DIAMETER (mm)	TOTAL % PASSING
6"	152.4	
4"	100.0	100
3"	76.2	88
2"	50.8	76
1"	25.4	51
3/4"	19.0	45
1/2"	12.7	38
3/8"	9.5	36
#4	4.75	31
#10	2.00	29
#20	0.85	27
#40	0.425	24
#60	0.25	20
#100	0.15	16
#200	0.075	12.0

% GRAVEL: 68.6
 % SAND: 19.4
 % FINES: 12.0
 D60= 35.01
 D30= 3.07
 D10= _____
 Cu= _____
 Cc= _____
 % .02 mm _____
 % Moist.= 6.5
 Fine Modulus= _____
 (ASTM D4318)
 Liquid Limit.= _____
 Plastic Limit.= _____
 Plastic Index.= _____
 (ASTM C127)
 Bulk SpG= _____
 SSD SpG= _____
 Apparent SpG= _____
 % Absorption= _____

GRAIN SIZE DISTRIBUTION



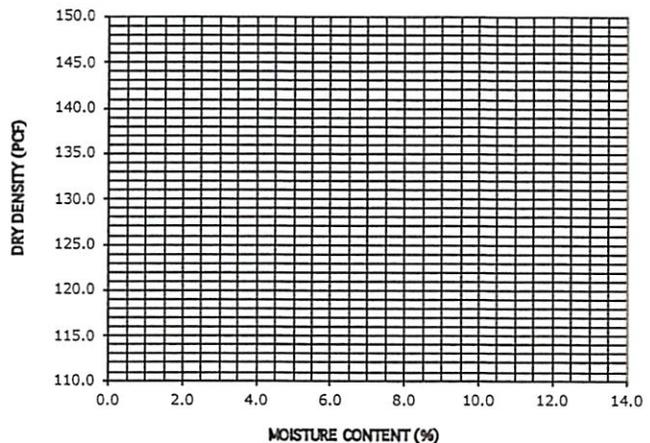
HYDROMETER TEST

(ASTM D422)

ELAPSED TIME	DIAMETER (mm)	TOTAL % PASSING
0		
0.5		
1		
2		
4		
8		
15		
30		
60		
250		
1440		

(ASTM C128)
 Bulk SpG= _____
 SSD SpG= _____
 Apparent SpG= _____
 % Absorption= _____
 (ASTM D1557)
 Dry Den (U) = _____
 Dry Den (C) = _____
 M % (U) = _____
 M % (C) = _____
 SpG (assumed) = _____
 M-D Test Method = _____

MOISTURE-DENSITY RELATIONSHIP



CLASSIFICATION: Silty Gravel w/Sand
 USC: GM
 FROST CLASS: _____
 COMMENTS: _____

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, October 1, 2020 6:01 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Scotwood Est Div VI Ph 3

No comment.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, September 3, 2020 11:42 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; browne@mtaonline.net; mschoming@crweng.com; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@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>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@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 Scotwood Est Div VI Ph 3

The following link contains a Request for Comment for Scotwood Est Div VI Ph 3, #20-127. Comments are due by **October 1, 2020**. Please let me know if you have questions. Thanks,A.

https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/EgXvF9M5-f9NrW2ISzsBJusBuBBdZNwmcWuVdGEkO1RUhg?e=i9dNgb

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

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

Amy Otto-Buchanan

From: Adam Bradway
Sent: Monday, September 28, 2020 11:09 AM
To: Amy Otto-Buchanan
Cc: Karol Riese
Subject: RE: RFC Scotwood Est Div VI Ph 3

Hi Amy,

I have no comments to make on this plat. Thank you for the opportunity to comment.

Adam Bradway
Matanuska-Susitna Borough: Planner II
E Dahlia Ave, Palmer, Alaska
(907) 861-8608

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, September 3, 2020 11:42 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; browne@mtaonline.net; mschoming@crweng.com; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@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>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@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 Scotwood Est Div VI Ph 3

The following link contains a Request for Comment for Scotwood Est Div VI Ph 3, #20-127. Comments are due by **October 1, 2020**. Please let me know if you have questions. Thanks,A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EgXvF9M5-f9NrW2ISzsBJusBuBBdZNwmcWuVdGEkO1RUhg?e=i9dNgb

Please open in Chrome or copy & paste. 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: Friday, September 4, 2020 1:17 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Scotwood Est Div VI Ph 3

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

Hello,

MTA has reviewed the plat for Scotwood Estates Division VI Phase 3. 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, September 3, 2020 11:42 AM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; browne@mtaonline.net; mschoming@crweng.com; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@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>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@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 Scotwood Est Div VI Ph 3

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

September 24, 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 **Scotwood Estates Division VI Phase 3 (MSB Case No: 2020-127)** and advises that there is an existing natural gas service line that appears to cross proposed Lot 11C to serve proposed Lot 11A. Attached is an approximate ENSTAR as-built for your reference. ENSTAR objects to the plat unless one of the following scenarios is met:

1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the approximate location of the service line on the map and add, "Approximate location of natural gas service line and centerline of ten foot (10 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

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

- **Ravens Ridge**
(MSB Case # 2020-126)
- **Rancho Sante Fe 2020**
(MSB Case # 2020-129)

If you have any questions, please feel free to contact Skylar Shaw at 334-7911 or by email at skylar.shaw@enstarnaturalgas.com.

Sincerely,

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

Andrew Fraiser
Supervisor of ROW and Permitting
ENSTAR Natural Gas Company

ENSTAR As-Built
MSB Case No. 2020-127
9/24/2020

