

AGENDA

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Sloan Von Gunten

PLATTING TECHNICIANS
Amy Otto-Buchanan
Kimberly McClure
Matthew Goddard



PLATTING BOARD
Pio Cottini, District 1
Vacant, District 2
John Shadrach, District 3
Dan Bush, District 4
Linn McCabe, District 5
Wilfred Fernandez, District 6
Alan Leonard, District 7
Amanda Salmon, Alternate A
Vacant, Alternate B

PLATTING BOARD AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

PLATTING BOARD MEETING

1:00 P.M.

February 3, 2022

Ways you can participate in Platting Board meetings:

IN PERSON: Should you wish to attend in person, please adhere to the 6-foot distance between yourself and others. **Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation. We encourage the public to wear a mask for their own safety at all public hearings.**

IN WRITING: You can submit written comments by email to platting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

TELEPHONIC TESTIMONY: (Audio only)

Attention: For those using the telephonic system, please be advised that we have had technical difficulties. The preference for public participation is in-person or submission of written comments. Once public comments are closed, all public participation is also closed. To ensure your concerns are heard, it is best to present them in-person.

- Dial 1-855-225-1887; with Conference ID 8573#; You will hear “Joining conference” when you are admitted to the meeting. (If the system is down, you will need to attend the meeting in person to participate)
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear “Your hand has been raised.”
- When it is your turn to testify you will hear “Your line has been unmuted.”
- State your name for the record, spell your last name and your mailing address, and provide your testimony.
- If you cannot access the telephonic system please call the Mat-Su Borough Platting’s main phone line for directions. 907-861-7874

1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

2. APPROVAL OF MINUTES

- A. January 6, 2022

3. AUDIENCE PARTICIPATION & PRESENTATIONS

- A. **PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)

4. UNFINISHED BUSINESS

(There is no Unfinished Business)

5. RECONSIDERATIONS/APPEALS

(There are no Reconsiderations/Appeals)

6. PUBLIC HEARINGS

- *Platting Board Chair to read the Ex-Parte & Interest Memo.*

A. **JESS ADAMS; DONALD & IRENE GLASER; DEAN & KIMBERLY CAGLE:** The request is to vacate a 30' wide right-of-way that runs from W. Field Avenue south to Kashwitna Lake, and attach the vacated right-of-way to Lots 12-15, **McKinley View Subdivision**, Plat No. 68-12, to be known as **LOTS 12A, 13A, 14A AND 15A**, containing 1.96 acres +/- . Petitioner is applying for a variance from MSB 43.20.060(C), as W. Field Avenue is only 30' wide. The plat is located north of Kashwitna Lake, west of S. Parks Highway and south of W. Field Avenue (Tax ID # 6212000L012-L015); lying within Section 07, Township 20 North, Range 04 West, Seward Meridian, Alaska. In the Willow Area Community Council and in Assembly District #7. Continued from the June 3, 2021 and January 6, 2022 platting board hearing.

- *Platting Board Chair to read the Ex-Parte & Interest Memo.*

B. **ALASKA MENTAL HEALTH:** The request is to create a 100' wide Public Use Easement within Tax Parcel A1, Section 23, Township 17 North, Range 04 West, to be known as **ALASKA MENTAL HEALTH PUBLIC USE EASEMENT**, containing 107,822 sf (2.475 acres +/-). The proposed Public Use Easement is located west of W. Lakes Boulevard and north of W. Hour Road and Big Lake (Tax ID #17N04W23A001); lying within the SW ¼ SE ¼ Section 23, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. Continued from the January 6, 2022 platting board hearing.

- *Platting Board Chair to read the Ex-Parte & Interest Memo.*

C. **SAM & ALISON McCULLOUGH:** The request is to create 11 lots from Parcels 1 & 2 of MSB 40-Acre Exemption 2021-148, recorded at Reception No. 2021-002114-0, to be known as **McCULLOUGH ESTATES**, containing 119.89 acres +/- . The plat is located east of S.

Talkeetna Spur and directly south of E. Yoder Road (Tax ID # 24N04W16A002); located within the NW ¼ NE ¼ and S ½ NE ¼ Section 16, Township 24 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7.

- Platting Board Chair to read the Ex-Parte & Interest Memo.

D. **GINGER KAY BEAL:** The request is to create six lots from Parcel #2, MSB Waiver 2005-264-PWm, Reception No. 2006-001746-0, to be known as **BIRCH LANE ESTATES**, containing 15 acres +/- . Petitioner will be granting common access area for Lots 1-3 and a common access area in conjunction with the Section Line Easement for access for Lots 4-6. The plat is located east of N. Palmer-Fishhook Road and directly north of E. Boyd Road (Tax ID # 18N01E02D020); located within the SE ¼ SE ¼ Section 02, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #6.

7. ITEMS OF BUSINESS & MISCELLANEOUS

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

- Definition: Law. To hear and settle an issue or a question regarding code.

B. Upcoming Platting Board Agenda Items (*Staff: Fred Wagner & Clerk: Sloan Von Gunten*)

- Introduction for February 17, 2022 Platting Board Hearing (*Informational Only – Subject to change*)
 - Caribou Ac, Case 2021-200
 - Azalea Hls MSP, Case 2021-203

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **February 3, 2022** in the **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting. Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation. We encourage the public to wear a mask for their own safety at all public hearings.

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 6, 2022**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on January 6, 2022, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Chair LaMarr Anderson.

1. CALL TO ORDER**A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)**

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, District Seat #1
Mr. LaMarr Anderson, District Seat #2, Chair
Mr. John Shadrach, District Seat #3
Mr. Dan Bush, District Seat #4
Mr. Dennis Vau Dell, District Seat #5
Mr. Wilfred Fernandez, District Seat #6, Vice Chair
Mr. Alan Leonard, District Seat #7

Platting Board members absent and excused were:

Ms. Amanda Salmon, Alternate
Ms. Barbara Doty, Alternate

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Sloan Von Gunten, Platting Administrative Specialist
Ms. Amy Otto-Buchanan, Platting Technician
Ms. Kimberly McClure, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mr. Dennis Vau Dell.

C. APPROVAL OF THE AGENDA

Chair Anderson inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objections.

2. APPROVAL OF MINUTES

Chair Anderson inquired if there were any changes to the minutes for December 2, 2021.

GENERAL CONSENT: The minutes for December 2, 2021 were approved without objections.

3. AUDIENCE PARTICIPATION & PRESENTATIONS *(Three minutes per person, for items not scheduled for public hearing)***VOTE FOR CHAIR AND VICE CHAIR FOR 2022 YEAR.**

Chair Anderson moved to the Platting Board for a motion to nominate a new chair for the 2022 platting board year.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 6, 2022**

MOTION: Platting Member Vau Dell moved to nominate Platting Member Fernandez as the Chairman for 2022. The motion was seconded by Platting Member Shadrach.

VOTE: The motion to nominate Platting Member Fernandez as Chairman for 2022 passed with all in favor by general consent.

Chair Fernandez moved to the Platting Board for a motion to nominate a new vice chair for the 2022 platting board year.

MOTION: Platting Member Fernandez moved to nominate Platting Member Leonard as the Vice Chairman for 2022. The motion was seconded by Platting Member Anderson.

VOTE: The motion to nominate Platting Member Leonard as Vice Chairman for 2022 passed with all in favor by general consent.

Chairman Fernandez had to leave the meeting. Vice Chairman Leonard continued the meeting as the Chair.

4. UNFINISHED BUSINESS: Quasi-Judicial Matters
(There is no Unfinished Business)

5. RECONSIDERATIONS/APPEALS
(There are no Reconsiderations/Appeals)

6. PUBLIC HEARINGS: Quasi-Judicial Matters

Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

A. DELLINGER ESTATES RSB L/1: The request is to create two lots from Lot 1, Dellinger Estates, Plat No. 2004-84, to be known as Lots 1A & 1B, containing 18.6 acres +/- . The proposed lots have access from E. Valley Crest Drive, a 50' unmaintained right-of-way. The property is located west of S. Glenn Highway and east of High Ridge Lake (Tax ID #5547000L001); lying within the SW ¼ Section 07, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. (*Owner/Petitioner: Greg Dellinger; Surveyor: Bull Moose; Staff: Kimberly McClure*)

Vice Chair Leonard:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record.
- Platting Member Shadrach noted that he was hired by the Dellingers in 2004. He has had no other business since that time and does not have any interest on the current project.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 6, 2022**

- There was no objection noted by the platting board for Platting Member Shadrach to serve on this case.

Ms. Von Gunten provided the mailing report:

- Stating that 22 public hearing notices were mailed out on December 15, 2021.

Ms. Kimberly McClure:

- Gave an overview of the case, #2021-176.
- Staff recommends approval of the case with findings of fact and conditions.
- Answered questions from the platting board.

Vice Chair Leonard invited the petitioner and/or the petitioner's representative to give a brief overview.

Mr. Ellery Gibbs, the petitioner's representative, gave a brief overview on the case.

Vice Chair Leonard:

- Opened the public hearing for public testimony.
- There being no one to be heard, the vice chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Ellery Gibbs, the petitioner's representative, agrees with all the recommendations and answered questions from the Platting Board.

Vice Chair Leonard moved to the Platting Board for a motion.

MOTION: Platting Member Anderson moved to approve the preliminary plat for Dellinger Estates RSB L/1 with 8 recommendations. The motion was seconded by Platting Member Shadrach.

VOTE: The motion passed with all in favor. There are 8 findings of fact.

B. MCKINLEY VIEW RSB L/12-15 & 30' WIDE ROW VACATION: The request is to vacate a 30' wide right-of-way that runs from W. Field Avenue south to Kashwitna Lake, and attach the vacated right-of-way to Lots 12-15, McKinley View Subdivision, Plat No. 68-12, to be known as Lots 12A, 13A, 14A, and 15A, containing 1.96 acres +/- . Petitioner is applying for a variance from MSB 43.20.060(C), as W. Field Avenue is only 30' wide. The plat is located north of Kashwitna Lake, west of S. Parks Highway and south of W. Field Avenue (Tax ID # 6212000L012-L015); lying within Section 07, Township 20 North, Range 04 West, Seward Meridian, Alaska. In the Willow Area Community Council and in Assembly District #7. Continued from June 3, 2021 platting board hearing.
(Owner/Petitioner: Jess Adams; Donald & Irene Glaser; Dean & Kimberly Cagle; Surveyor: Hanson Land Solutions; Staff: Amy Otto-Buchanan)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 6, 2022**

Vice Chair Leonard:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 31 public hearing notices were mailed out on May 12, 2021 from the June 3, 2021 platting board meeting.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-056/057/058.
- The petitioner requests a continuance to February 3, 2022 for petitioner to resolve issues of the right-of-way dedication.

Vice Chair Leonard invited the petitioner and/or the petitioner's representative to give a brief overview.

The Petitioner passed on giving an overview.

Vice Chair Leonard:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair kept the public hearing open.
- Invited the petitioner or their representative to provide their comments.

The Petitioner will present his case at the February 3, 2022 meeting.

Vice Chair Leonard moved to the Platting Board for a motion.

MOTION: Platting Member Cottini moved to continue McKinley View RSB L/12-15 and 30' wide ROW Vacation to February 3, 2022. The motion was seconded by Platting Member Bush.

VOTE: The motion to continue passed with all in favor by general consent.

C. TRANQUIL WOODS: The request is to create four lots from Tract A, Riverwood Subdivision, Plat No. 88-15, to be known as Tranquil Woods, containing 20.52 acres +/- . Petitioner will be granting a Public Use Easement on all three flag lots for common access from N. Glenn Highway. The plat is located east of N. Glenn Highway at Milepost 51 and west of the Matanuska River (Tax ID #3444000T00A); lying within the SW ¼ Section 16, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Farm Loop Community Council and in Assembly District #1. (*Owner/Petitioner: The PJ Scorup Trust; Surveyor: Keystone; Staff: Amy Otto-Buchanan*)

Vice Chair Leonard:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 6, 2022**

Ms. Von Gunten provided the mailing report:

- Stating that 23 public hearing notices were mailed out on December 15, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-179.
- Staff recommends approval of the case with findings of fact and conditions.
- Answered questions from the platting board.

TIME: 1:56 P.M.

CD: 0:56:48

BREAK

TIME: 2:01 P.M.

CD: 01:01:27

Vice Chair Leonard invited the petitioner and/or the petitioner's representative to give a brief overview.

Mr. Gary LoRusso, the petitioner's representative, gave a brief overview of the case.

Vice Chair Leonard:

- Opened the public hearing for public testimony.
- There being no one to be heard, the vice chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Gary LoRusso, the petitioner's representative, agrees with all the recommendations and answered questions from the platting board.

Vice Chair Leonard moved to the Platting Board for a motion.

MOTION: Platting Member Shadrach moved to approve the preliminary plat for Tranquil Woods with 7 recommendations. The motion was seconded by Platting Member Vau Dell.

VOTE: The motion passed with all in favor by general consent. There are 6 findings of fact.

D. STERLING ESTATES MASTER PLAN: The request is to create 28 lots from Tract A-3, Crocker Creek Phase II, Plat No. 2005-24, in a two phase Master Plan, to be known as Sterling Estates Master Plan, containing 31.66 acres +/- . The plat is located south of S. Knik-Goose Bay Road and east of S. Meyer's Circle (Tax ID #5677000T00A-3); lying within the SE ¼ Section 04, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (*Owner/Petitioner: Sterling Cook; Surveyor: Denali North; Staff: Amy Otto-Buchanan*)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 6, 2022**

Vice Chair Leonard:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 268 public hearing notices were mailed out on December 15, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-180.
- Staff recommends approval of the case with findings of fact and conditions with modification to finding #6.
- Answered questions from the platting board.

Vice Chair Leonard invited the petitioner and/or the petitioner's representative to give a brief overview.

Mr. Wayne Whaley, the petitioner's representative, gave a brief overview of the case.

Vice Chair Leonard:

- Opened the public hearing for public testimony.

The following person spoke regarding their concerns on the property value, traffic safety, and the planes from the private runway flying over houses in the subdivision: Ms. Rayann Kambarn.

Vice Chair Leonard:

- There being no one else to be heard, the vice chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Wayne Whaley, the petitioner's representative, addressed the design changes of the master plan and answered questions from the platting board.

Vice Chair Leonard moved to the Platting Board for a motion.

MOTION: Platting Member Cottini moved to approve the preliminary plat for Sterling Estates Master Plan with 9 recommendations. Modifying finding #6 and recommendation #4d. The motion was seconded by Platting Member Bush.

Discussion ensued by the platting board on recommendation 4d and the SCM requirements for intersection angles.

Platting Member Vau Dell asked if the motion should be split. The platting board agreed in not splitting the motion.

FINDINGS OF FACT:

- Modify #6: There was 1 objection from the public in response to the Notice of Public Hearing.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 6, 2022****RECOMMENDATIONS:**

- Modify #4d: Redesign intersection angle of W. Vanderberg Drive and S. Cook Circle and the intersection angle of W. Sterling Drive and S. Meyers Circle to meet the requirement of the SCM section A09.3

VOTE: The motion passed with all in favor by general consent. There are 6 findings of fact.

E. ALASKA MENTAL HEALTH PUBLIC USE EASEMENT: The request is to create a 100' wide Public Use Easement within Tax Parcel A1, Section 23, Township 17 North, Range 04 West, to be known as Alaska Mental Health Public Use Easement, containing 107,822 sf (2.475 acres +/-). The proposed Public Use Easement is located west of W. Lakes Boulevard and north of W. Hour Road and Big Lake (Tax ID #17N04W23A001); lying within the SW ¼ SE ¼ Section 23, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.
(Owner/Petitioner: Alaska Mental Health; Surveyor: Fixed Heights LLC; Staff: Amy Otto-Buchanan)

Vice Chair Leonard:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 72 public hearing notices were mailed out on December 15, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-185.
- The petitioner requests a continuance to February 3, 2022 for petitioner to resolve issues of the right-of-way dedication.

Vice Chair Leonard invited the petitioner and/or the petitioner's representative to give a brief overview.

The Petitioner passed on giving an overview.

Vice Chair Leonard:

- Opened the public hearing for public testimony.

The following person spoke in regards to their concerns on the PUE easement and the placement on the property: Mr. Gerard Farkas.

Vice Chair Leonard:

- There being no one else to be heard, the chair kept the public hearing open.
- Invited the petitioner or their representative to provide their comments.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 6, 2022**

The Petitioner will present his case at the February 3, 2022 meeting.

Vice Chair Leonard moved to the Platting Board for a motion.

MOTION: Platting Member Cottini moved to continue Alaska Mental Health Public Use Easement to February 3, 2022. The motion was seconded by Platting Member Anderson.

VOTE: The motion to continue passed with all in favor by general consent.

TIME: 2:57 P.M.

CD: 01:57:33

BREAK

TIME: 3:07 P.M.

CD: 02:07:48

F. RESOLUTION 2021-149: Amendments to MSB Title 43.

Mr. Fred Wagner:

- Gave an overview of Resolution 2021-149.

Vice Chair Leonard moved to the Platting Board for a motion.

MOTION: Platting Member Vau Dell moved to approve resolution 2021-149. The motion was seconded by Platting Member Bush.

VOTE: The motion passed with all in favor by general consent.

7. ITEMS OF BUSINESS & MISCELLANEOUS
(There is no Items of Business & Miscellaneous)

8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory *(if needed)*
- B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on the Platting Board schedule. The next meeting will be January 20, 2022. Updated the board with information regarding new platting board members.

Ms. Von Gunten reminded the board members that are terming out to turn in their electronic at the end of the month.

9. BOARD COMMENTS

- Platting Member Bush thanked Mr. Anderson and Mr. Vau Dell.
- Platting Member Vau Dell will be attending the 2nd meeting for January.
- Platting Member Cottini thanked the board members for their work.
- Platting Member Shadrach appreciates having a full board for the meeting.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 6, 2022**

- Platting Member Anderson thanked the board and staff for their time and work.
- Platting Member Leonard thanked everyone for their time.

10. ADJOURNMENT

With no further business to come before the Platting Board, Vice Chair Leonard adjourned the meeting at 3:18 p.m. (CD: 02:32:34)

ALAN LEONARD,
Platting Board Vice Chair

ATTEST:

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: _____

6A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 3, 2022**

PRELIMINARY PLAT: **McKINLEY VIEW RSB LOTS 12-15 & 30' WIDE ROW VACATION**

LEGAL DESCRIPTION: **SEC 07, T20N, R04W, SEWARD MERIDIAN AK**

PETITIONERS: **JESS ADAMS; DONALD & IRENE GLASER;
DEAN & KIMBERLY CAGLE**

SURVEYOR: **HANSON LAND SOLUTIONS**

ACRES: 1.96 ± **PARCELS: 4**

REVIEWED BY: **AMY OTTO-BUCHANAN**

CASE #: 2021-056/057/058

REQUEST: The request is to vacate a 30' wide right-of-way that runs from W. Field Avenue south to Kashwitna Lake, and attach the vacated right-of-way to Lots 12-15, McKinley View Subdivision, Plat No. 68-12, to be known as **LOT 12A, 13A, 14A AND 15A**, containing 1.96 acres +/- . The plat is located north of Kashwitna Lake, west of S. Parks Highway and south of W. Field Avenue; within Section 07, Township 20 North, Range 04 West, Seward Meridian, Alaska. Petitioner is applying for a variance from MSB 43.20.060(C), as W. Field Avenue is only 30' wide.

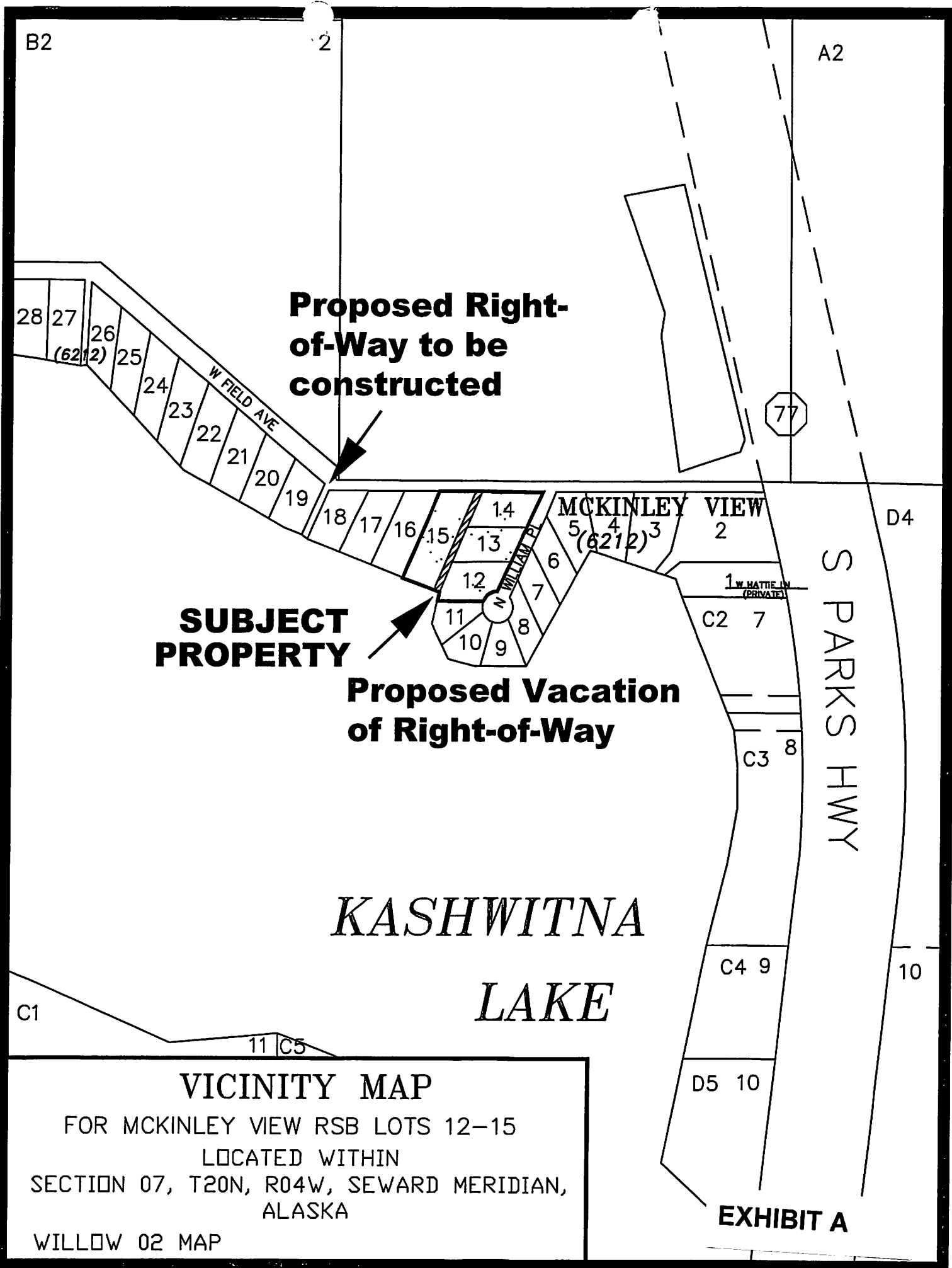
This case was continued from the from the June 3, 2021 Platting Board for six months, and was also continued from the January 6, 2022 Platting Board to allow the petitioner and surveyor to resolve issues of right-of-way dedication. Petitioner has not been able to resolve the issues with the 40' wide right-of-way of N. William Place in time to meet the deadline of the February 3, 2022 Platting Board. Staff is recommending a six month continuance for this case, or the petitioner may present to the Board when they are ready within the six month timeframe.

EXHIBITS

Vicinity Map

EXHIBIT A – 1 pg

Staff recommends the Platting Board grant a continuance of six months or sooner, if the petitioner is ready, for McKinley View RSB Lots 12-5 and the 30' wide right-of-way vacation, Township 20 North, Range 04 West, Section 07, Seward Meridian, Alaska.



6B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 6, 2022**

PRELIMINARY PLAT: ALASKA MENTAL HEALTH PUBLIC USE EASEMENT (PUE)

LEGAL DESCRIPTION: SEC 23, T17N, R04W, SEWARD MERIDIAN AK

PETITIONERS: TRUST LAND OFFICE

SURVEYOR: FIXED HEIGHT LLC

ACRES: 2.663 ± (116,014 sf) **PARCELS:** NA

REVIEWED BY: AMY OTTO-BUCHANAN **CASE #:** 2021-185

REQUEST: The request is to create a 100' wide Public Use Easement within Tax Parcel A1, Section 23, Township 17 North, Range 04 West, to be known as **ALASKA MENTAL HEALTH PUBLIC USE EASEMENT**, containing 107,822 sf (2.475 acres +/-). The proposed Public Use Easement is located west of W. Lakes Boulevard and north of W. Hour Road and Big Lake; located within the SW ¼ SE ¼ Section 23, Township 17 North, Range 04 West, Seward Meridian, Alaska. *This case was continued at the January 6, 2022 Platting Board.*

EXHIBITS

Vicinity Map and Aerial Photos **EXHIBIT A – 6 pgs**
Public Use Easement Acceptance Application **EXHIBIT B – 5 pgs**

AGENCY COMMENTS

Department of Public Works Operations & Maintenance **EXHIBIT C – 1 pg**
ADF&G **EXHIBIT D – 1 pg**
USACE **EXHIBIT E – 1 pg**
Utilities **EXHIBIT F – 3 pgs**
Big Lake Community Council **EXHIBIT G – 1 pg**
Public Comment **EXHIBIT H – 6 pgs**

DISCUSSION: The proposed Public Use Easement (PUE) is located north of Big Lake and W. Hour Road. Petitioner proposes a 100' wide PUE in the southwest corner of Tax Parcel A1. Petitioner has submitted the Application for Public Use Easement Acceptance and a scaled drawing showing the location of the PUE (**Exhibit B**). The surveyor and petitioner provided a draft statement of constructability; however, a signed and sealed Statement of Constructability is required, pursuant to MSB 43.15.021 Public Use Easement Acceptance Procedure (see **Recommendation #4**). If approved, the PUE will be accomplished by a Public Use Easement document, pursuant to MSB 43.20.021(H).

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) notes the alignment of the PUE does not meet Subdivision Construction Manual (SCM) standards due to the 90 degree corner, nor does it appear to cover the road that was recently constructed. The Borough will not maintain the road as

such, even if it meets all other standards. *Staff notes this issue was resolved with the redesign of the proposed Public Use Easement by creating a t-turnaround on the northeast and northwest corners. DPW has approved the new design. ADF&G (Exhibit D) has no objections.*

USACE: (Exhibit E) The Corps has a permit issued to Mr. Samuel Dickinson for a road in the same location as the easement. No additional permits would be needed from the Corps.

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

Big Lake Community Council (Exhibit G) has no objections. “Makes sense, if AK Mental Health Trust is willing to donate the easement. Please note in final disposition that “Hour Road” on map is commonly known as “Our Road.”

Public Comment: (Exhibit H) Four non-objections and one objection were received from the public in response to the Notice of Public Hearing. All five comments were reviewed by the Board at the last public hearing. All comments are attached for the Board’s review.

At the time of staff report write-up, there were no responses to the Request for Comments from Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Emergency Services, Community Development, Assessments, Planning, Pre-Design Division or Development Services; or MEA.

CONCLUSION: The Public Use Easement is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.021 Public Use Easement Acceptance Procedures. There were no objections from any federal or state agencies, or utilities. Department of Public Works notes the alignment of the PUE does not meet Subdivision Construction Manual standards. There was one objection and four non-objections from the public in response to the Notice of Public Hearing.

FINDINGS OF FACT

1. The Public Use Easement is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.021 Public Use Easement Acceptance Procedures.
2. At the time of staff report write-up, there were no responses to the Request for Comments from Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Emergency Services, Community Development, Assessments, Planning, Pre-Design Division or Development Services; or MEA.
3. There were no objections from any federal or state agencies, or utilities.
4. Department of Public Works notes the alignment of the PUE does not meet Subdivision Construction Manual standards.
5. There was one objection and four non-objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the Public Use Easement, Section 23, Township 17 North, Range 04W, Seward Meridian, Alaska, contingent on staff recommendations

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 and submit Beneficiary Affidavit for any holders of a beneficial interest for each phase plat.
3. Pay postage and advertising fees.
4. Provide a signed and sealed Statement of Constructability, pursuant to MSB 43.15.021(C) and the Subdivision Construction Manual.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Create a Public Use Easement document to be recorded in full compliance with Title 43.

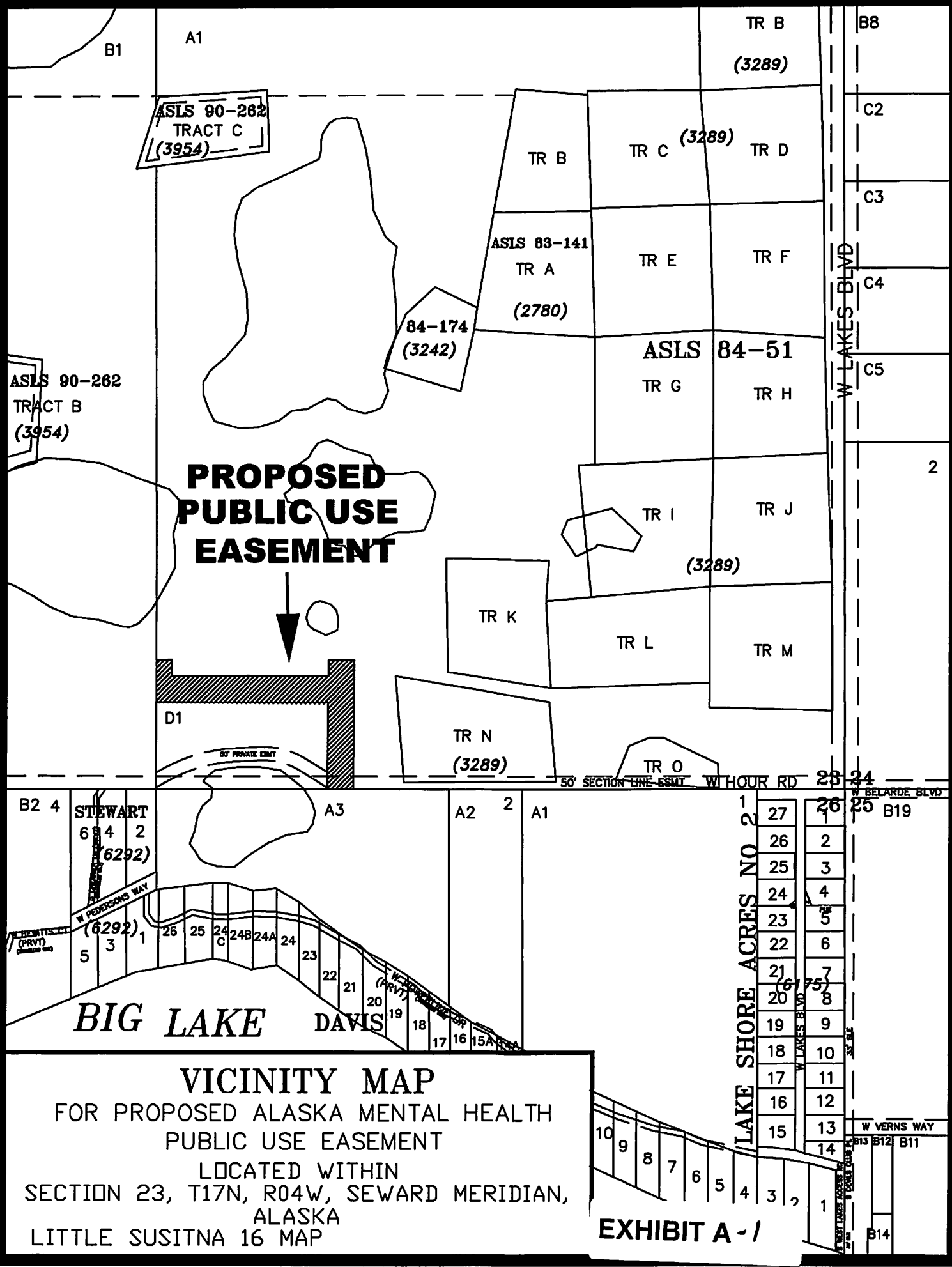
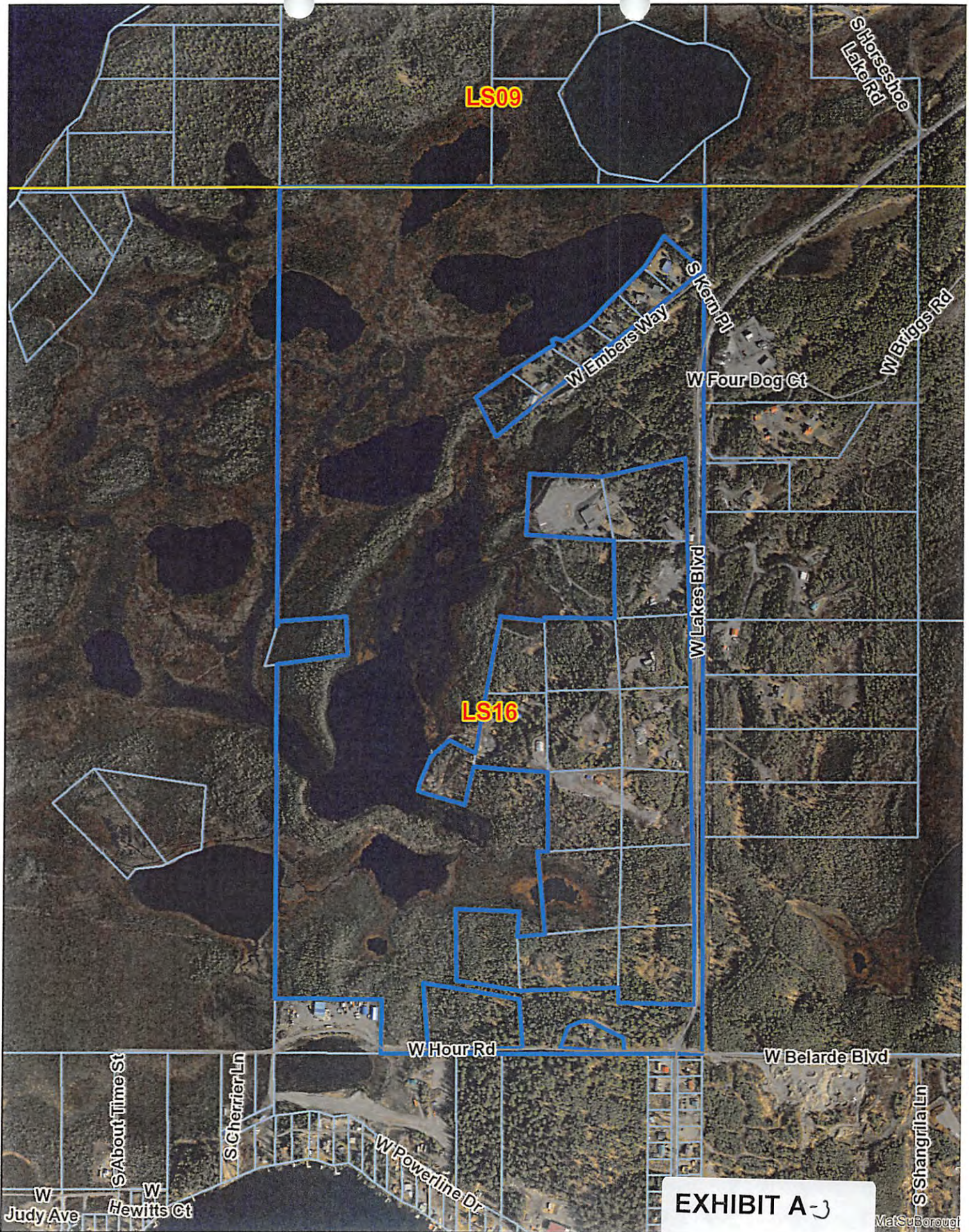
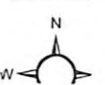
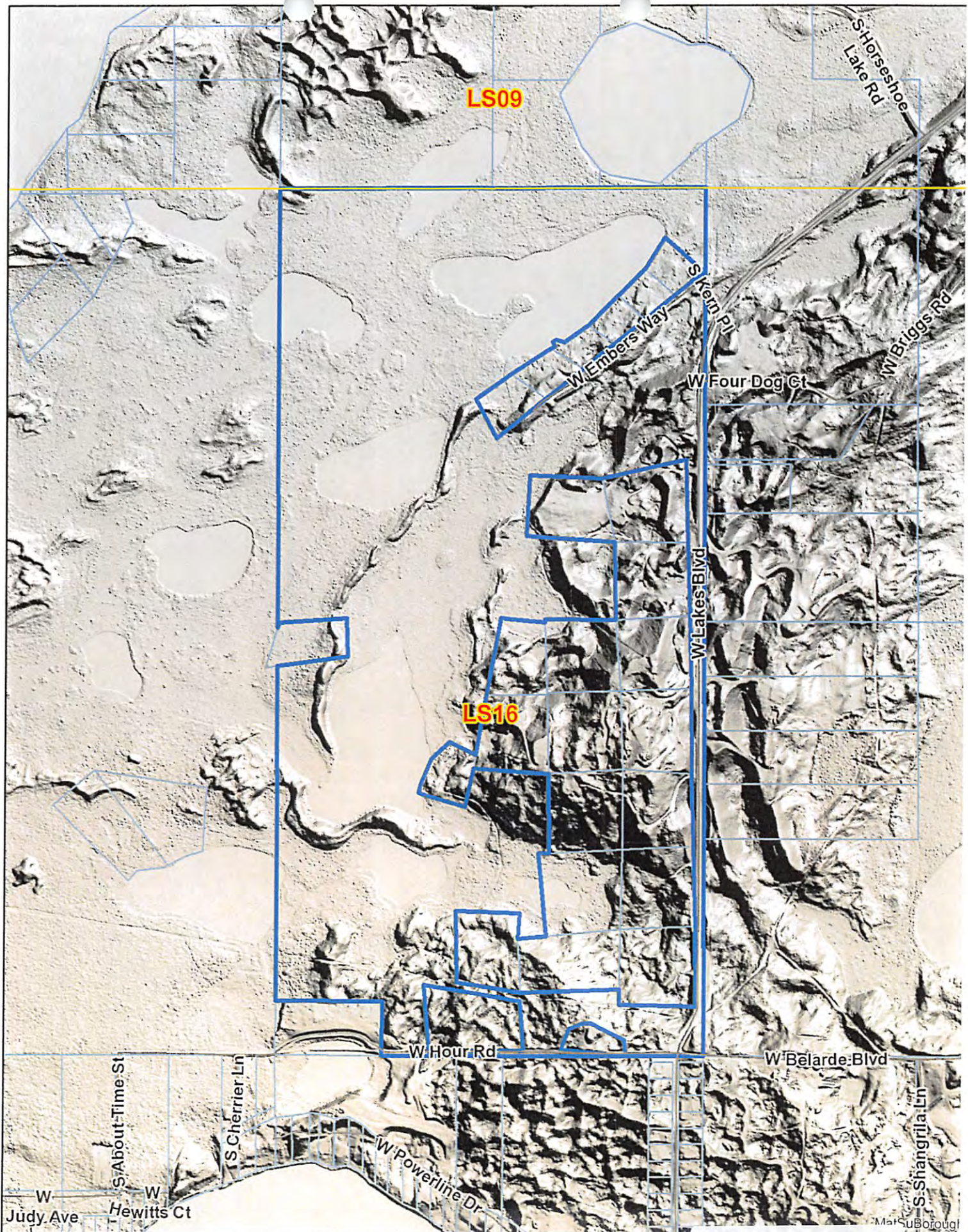
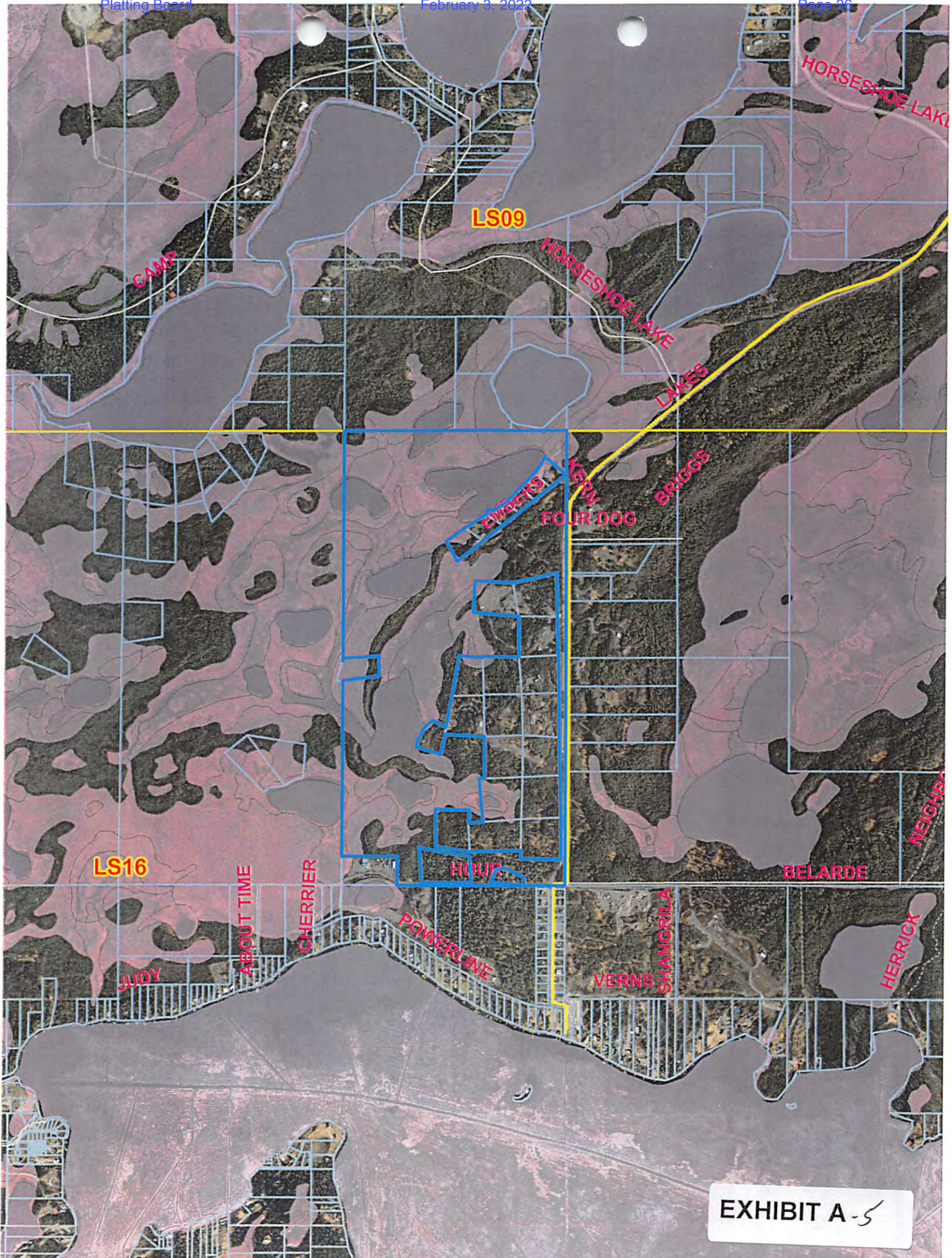




EXHIBIT A-2







LS07

LS08

HO05

LS10

LS09

HO12

LS15

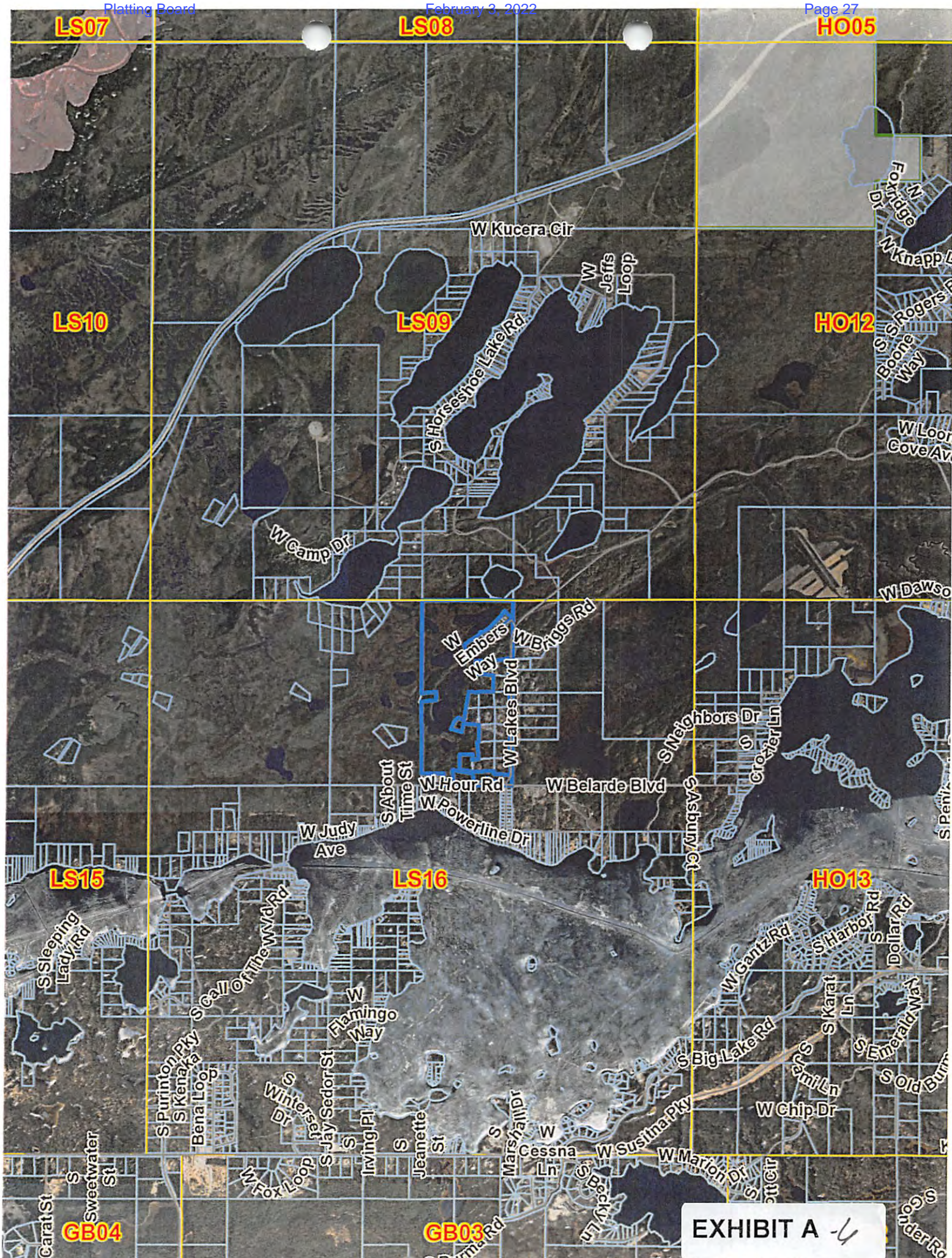
LS16

HO13

GB04

GB03

EXHIBIT A - 4



350 East Dahlia Avenue
Palmer, Alaska 99645-6488

EXHIBIT B-1



Fixed Height, LLC
225 W 23rd Avenue
Anchorage, AK 99503
907.290.8949
www.fixedheight.com

January 14, 2022

Platting Department
350 E. Dahlia Ave.
Palmer, AK 99645

To whom it may concern,

The legal description of a Public Use Easement is as follows:

That portion of the East ½ of Section 23, Township 17 North, Range 4 West, Seward Meridian, more particularly described as follows:

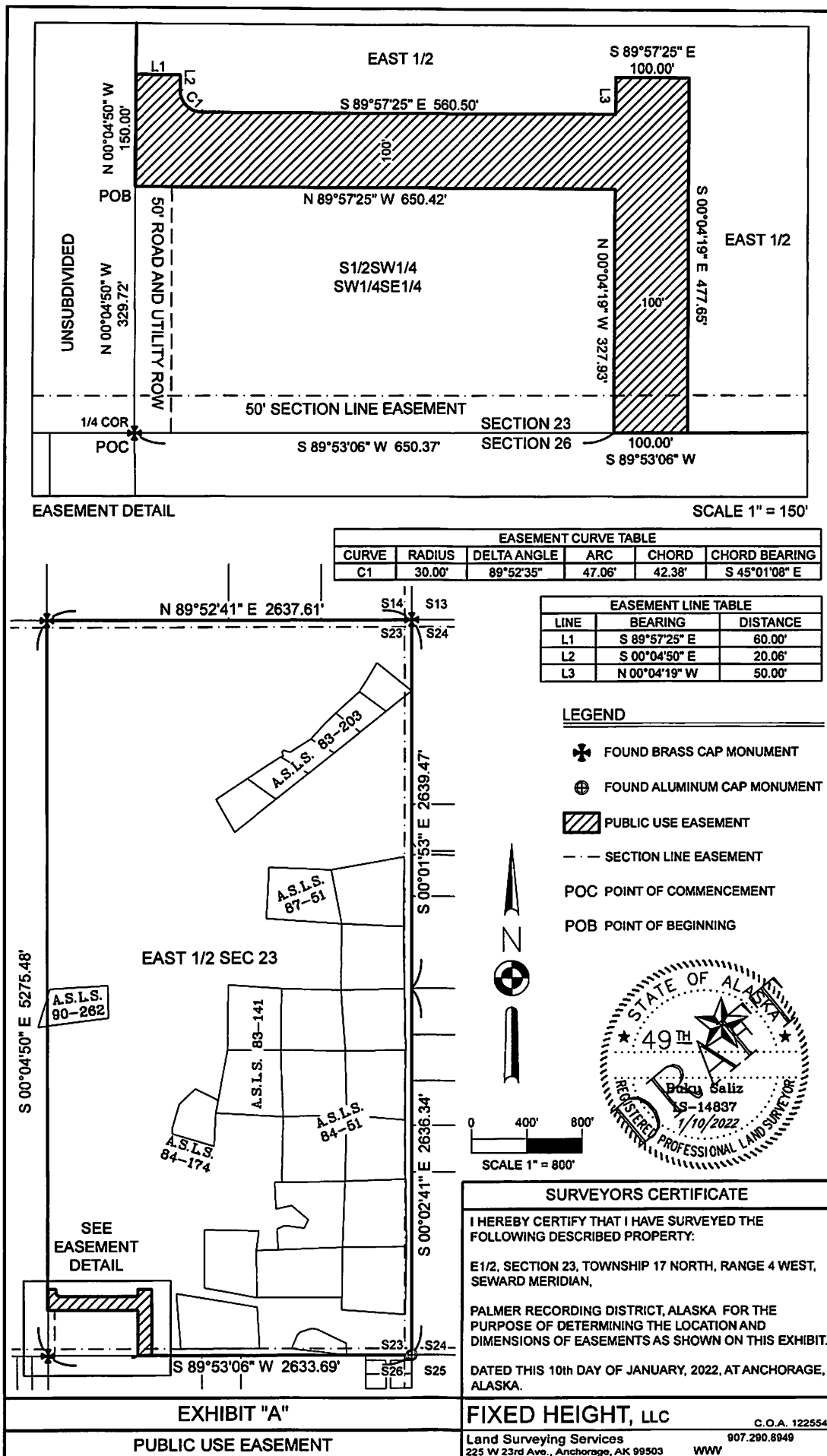
COMMENCING at a 3.25" Brass Monument, being the 1/4 corner of Sections 23 and 26, Township 17 North, Range 4 West, Seward Meridian; thence N 00° 04' 50" W, 329.72 feet along the north-south quarter section line of Section 23, being the **POINT OF BEGINNING** of the easement described herein; thence N 00° 04' 50" W, 150.00 feet along the north-south quarter section line of Section 23; thence S 89° 57' 25" E, 60.00 feet; thence S 00° 04' 50" E, 20.06 feet to a point of curvature having a delta angle of 89° 52' 35", a radius of 30.00 feet, an arc length of 47.06 feet, and whose long chord bears S 45° 01' 08" E, 42.38 feet to a point of tangency; thence S 89° 57' 25" E, 560.50 feet; thence N 00° 04' 19" W, 50.00 feet; thence S 89° 57' 25" E, 100.00 feet; thence S 00° 04' 19" E, 477.65 feet; thence S 89° 53' 06" W, 100.00 feet along the southern section line of Section 23; thence N 00° 04' 19" W, 327.93 feet; thence N 89° 57' 25" W, 650.42 feet to the **POINT OF BEGINNING**.

Said easement contains 116,014 sq. ft., more or less, and is shown on Exhibit "A", attached hereto and by this reference made a part of this document.

Please let me know if you have any questions.

Have fun

Buku Saliz, PLS, CFedS
Fixed Height, LLC
www.fixedheight.com



Amy Otto-Buchanan

From: Griffin, David W (DNR) <david.griffin@alaska.gov>
Sent: Friday, January 21, 2022 10:29 AM
To: Amy Otto-Buchanan; Buku Saliz
Subject: Trust Land Office PUE - Big Lake

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

Hi Amy and Buku,

We spoke to the contractor regarding whether he utilized the pioneer road building standards according to the Subdivision Construction Manual, and based on his interpretation the road work is built to pioneer road standard specifications, and the portion of the east leg will be constructed to pioneer road standards as soon as the ground thaws and the material can be moved out of the way.

I hope this helps, please let me know if you need any additional information.

Thank you,

David Griffin

Land Development Manager

Trust Land Office

2600 Cordova Street, Suite 201

Anchorage, AK 99503

(907) 269-7921

david.griffin@alaska.gov

<https://alaskamentalhealthtrust.org/trust-land-office/>



Fixed Height, LLC
225 W 23rd Avenue
Anchorage, AK 99503
907.290.8949
www.fixedheight.com

January 14, 2022

Platting Department
350 E. Dahlia Ave.
Palmer, AK 99645

RE: Mental Health Trust – Public Use Easement

Statement of Constructability

Northern Portion – The physical road is built within the proposed Public Use Easement.

Eastern Portion – The physical road is not currently in the proposed Public Use Easement. The area of the proposed Public Use Easement is being used for material extraction. After material extraction, the physical road will be built in the Public Use Easement. The company doing the material extraction is under contract with Mental Health Trust to complete this work.

Please let me know if you have any questions.

Have fun

Buku Saliz, PLS, CFedS
Fixed Height, LLC
www.fixedheight.com

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Wednesday, December 15, 2021 7:48 PM
To: Amy Otto-Buchanan
Subject: RE: RFC AK Mental Hlth PUE 21-185

The alignment of the PUE does not meet SCM standards (90 degree corner) nor does it appear to cover the road that was recently constructed. The petitioner should be aware that the borough will not maintain the road as such, even if it meets all other standards.

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
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: Friday, November 19, 2021 3:46 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokietew@gmail.com; akchief@mtaonline.net; clinchnot@yahoo.com; hsfirewise@gmail.com; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@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>; 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; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC AK Mental Hlth PUE 21-185

The following link contains a Request for Comments for a Public Use Easement on 217N04W23A001. Comments are due by **December 15, 2021**. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Eg7Jq-cFBDJHhvRuV5iOemwBi0rucR_u8qGDOcXT_m16Q?e=arRtln

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

Amy Otto-Buchanan
Platting Technician

Amy Otto-Buchanan

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Tuesday, November 23, 2021 8:42 AM
To: Amy Otto-Buchanan
Subject: RE: RFC AK Mental Hlth PUE 21-185

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

Good morning,

Alaska Department of Fish and Game has no objections to the proposed platting actions. Public access to public lands and waters will not be affected.

Colton T. Percy

Habitat Biologist
Access Defense Program
Alaska Department of Fish and Game
Division of Wildlife Conservation
333 Raspberry Rd
Anchorage, AK 99518
907-267-2118

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, November 19, 2021 3:46 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokietew@gmail.com; akchief@mtaonline.net; clinchnot@yahoo.com; hsfirewise@gmail.com; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <brad.sworts@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>; 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; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC AK Mental Hlth PUE 21-185

The following link contains a Request for Comments for a Public Use Easement on 217N04W23A001. Comments are due by **December 15, 2021**. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Eg7Jq-cFBDJHhvRuV5iOemwBj0rucR_u8qGDOcXT_m16Q?e=arRtln

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

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

Amy Otto-Buchanan

From: Vullo, Emily N CTR (US) <Emily.N.Vullo@usace.army.mil>
Sent: Tuesday, December 7, 2021 8:53 AM
To: Amy Otto-Buchanan
Subject: RE: RFC AK Mental Hlth PUE 21-185 USACE comment

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

Good morning,

The Corps currently has a permit issued to Mr. Samuel Dickinson for a road in the same location as the easement. No additional permits would be needed from the Corps.

Sincerely,
 Emily

Emily Vullo
 Regulatory Specialist
 U.S. Army Corps of Engineers
 Regulatory Division, CEPOA-RD
 P.O. Box 6898
 JBER, AK 99506-0898
 Phone: 907-753-2704
<https://regulatory.ops.usace.army.mil/customer-service-survey/>

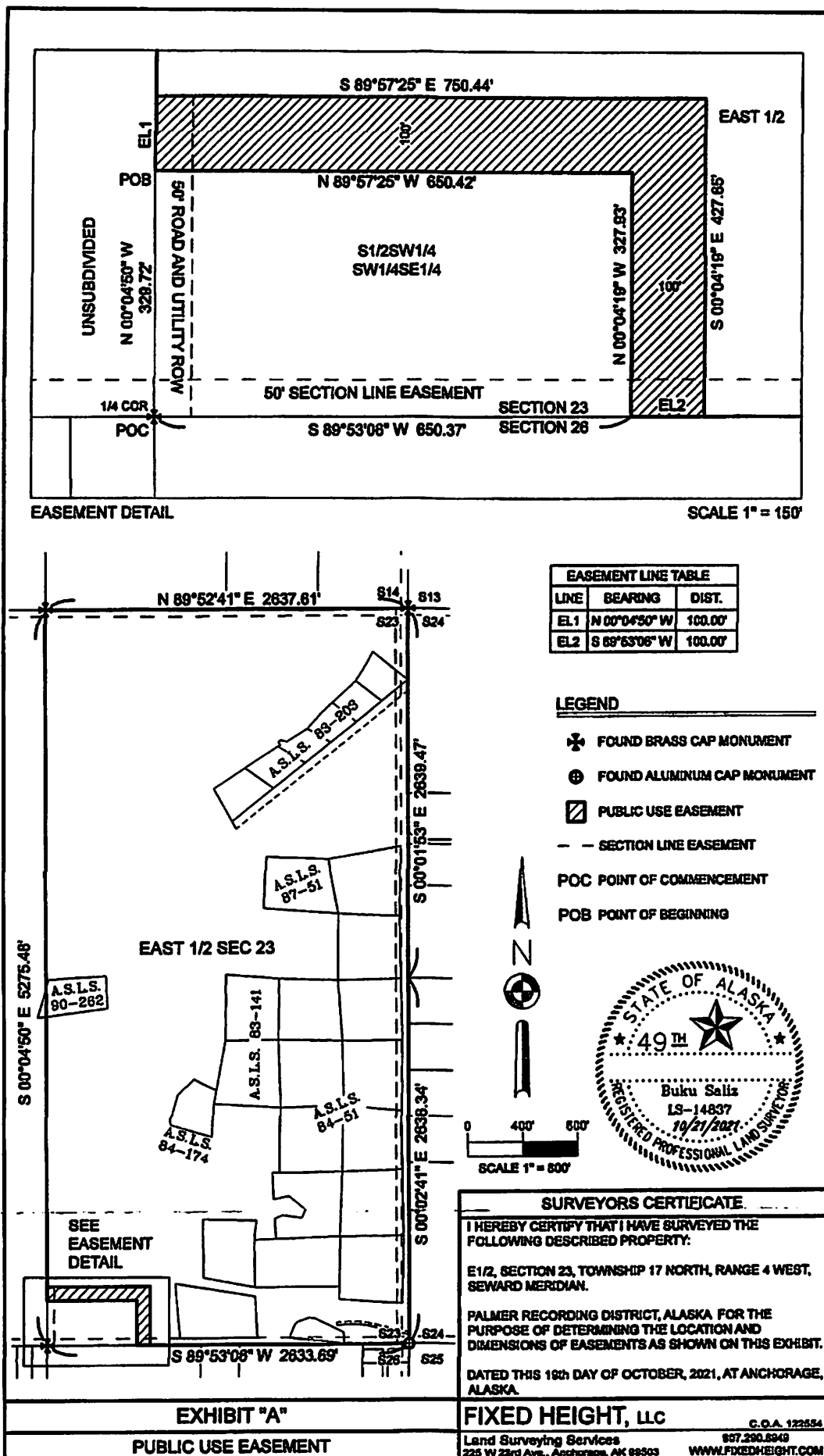
-----Original Message-----

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us <mailto: Amy.Otto-Buchanan@matsugov.us> >
Sent: Friday, November 19, 2021 3:46 PM
Subject: [Non-DoD Source] RFC AK Mental Hlth PUE 21-185

The following link contains a Request for Comments for a Public Use Easement on 217N04W23A001. Comments are due by December 15, 2021. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Eg7Jq-cFBDJHhvRuV5iOemwBj0rucR_u8qGDOcXT_m16Q?e=arRtln <Blockedhttps://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Eg7Jq-cFBDJHhvRuV5iOemwBj0rucR_u8qGDOcXT_m16Q?e=arRtln>

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



APPROVED AS SHOWN ☒
CORRECTED ☐
SIGN: Mireya Armesto DATE: 11/20/2021
ECI ENGINEERING & DESIGN

EXHIBIT F -1

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, November 29, 2021 9:26 AM
To: Amy Otto-Buchanan
Subject: RE: RFC AK Mental Hlth PUE 21-185

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

Good morning,

MTA has reviewed the plat for AK Mental Health PUE 21-185. 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: Friday, November 19, 2021 3:46 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokietew@gmail.com; akchief@mtaonline.net; clinchnot@yahoo.com; hsfirewise@gmail.com; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@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>; 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; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC AK Mental Hlth PUE 21-185

The following link contains a Request for Comments for a Public Use Easement on 217N04W23A001. Comments are due by **December 15, 2021**. Please let me know if you have questions. Thanks, A.



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

November 23, 2021

Submitted via E-Mail: kimberly.mcclure@matsugov.us
Matthew.goddard@matsugov.us
Amy.ott-buchanan@matsugov.us

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 Matanuska-Susitna Borough platting cases and has no comments or recommendations.

- **AK Mental Health PUE**
(MSB Case # 2021-185)
- **GRIZZLY ACRES**
(MSB Case #2021-184)
- **View Pt @ the Ranch RSB B/2 L/4 & B/1 L/31**
(MSB Case #2021-183)

If you have any questions, please feel free to contact me at (907) 334-7944 or by email at sterling.lopez@enstarnaturalgas.com.

Sincerely,

Sterling Lopez
 Sr. ROW & Permitting Agent
 ENSTAR Natural Gas Company

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

72

Big Lake Community Council
PO Box 520931
Big Lake, AK 99652

FIRST CLASS**NOTIFICATION OF PUBLIC HEARING**

The Matanuska-Susitna Borough Platting Board will consider the following:

PETITIONER/OWNER: ALASKA MENTAL HEALTH

REQUEST: The request is to create a 100' wide Public Use Easement within Tax Parcel A1, Section 23, Township 17 North, Range 04 West, to be known as **ALASKA MENTAL HEALTH PUBLIC USE EASEMENT**, containing 107,822 sf (2.475 acres +/-). The proposed Public Use Easement is located west of W. Lakes Boulevard and north of W. Hour Road and Big Lake (Tax ID #17N04W23A001); located within the SW ¼ SE ¼ Section 23, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

The Matanuska-Susitna Borough Platting Board will hold a public hearing in Assembly Chambers at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed Public Use Easement. The public hearing is scheduled for January 6, 2022, starting at 1:00 p.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 Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **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.

To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.

☒ No Objection ☐ Objection ☐ Concern

Name: Jim PARSON Address: PO BOX 521315 BIG LAKE 99652

Comments: makes sense, if AK Mental Health Trust is
willing to donate the easement, Please note in
final disposition that "Hour Road on map is
commonly known as Our Road"

Case # 2021-185 AOB

Note: Vicinity map Located on Reverse Side

EXHIBIT G

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

53951000T00A 11
BRUSTAD JANICE & NORMAN
PMB 2042
3705 ARCTIC BLVD
ANCHORAGE, AK 99503

99030574 0052

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: ALASKA MENTAL HEALTH

REQUEST: The request is to create a 100' wide Public Use Easement within Tax Parcel A1, Section 23, Township 17 North, Range 04 West, to be known as **ALASKA MENTAL HEALTH PUBLIC USE EASEMENT**, containing 107,822 sf (2.475 acres +/-). The proposed Public Use Easement is located west of W. Lakes Boulevard and north of W. Hour Road and Big Lake (Tax ID #17N04W23A001); located within the SW ¼ SE ¼ Section 23, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Public Use Easement**. The public hearing is scheduled for **January 6, 2022**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

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To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.

☒ No Objection ☐ Objection ☐ Concern

Name: Janice Brustad Address: 3705 Arctic Blvd #2042
Comments: Arch. AK

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



U.S. POSTAGE >> PITNEY BOWES
ZIP 99645 \$ 000.53⁰
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0000368428 DEC 15 2021

217N04W26B009 38

KNOX THOMAS KNOX EST

PO BOX NOTIFY SENDER OF NEW ADDRESS

BIG LA KNOX

PO BOX 27145

GREENVILLE SC 29616-2145

BC: 29616214545

*1989-05363-15-44

NOTIFICATION

The Matanuska-Susitna Borough Platting Board will consider the following:

PETITIONER/OWNER: ALASKA MENTAL HEALTH

REQUEST: The request is to create a 100' wide Public Use Easement within Tax Parcel A1, Section 23, Township 17 North, Range 04 West, to be known as **ALASKA MENTAL HEALTH PUBLIC USE EASEMENT**, containing 107,822 sf (2.475 acres +/-). The proposed Public Use Easement is located west of W. Lakes Boulevard and north of W. Hour Road and Big Lake (Tax ID #17N04W23A001); located within the SW ¼ SE ¼ Section 23, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Public Use Easement**. The public hearing is scheduled for **January 6, 2022**, starting at 1:00 p.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 Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **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.

To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.

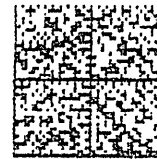
☒ No Objection [] Objection [] Concern

Name: Thomas Knox Estate Address: P.O. Box 27145

Comments: Greenville SC 29616

This is a necessary easement.
Please approve.

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



U.S. POSTAGE >> PITNEY BOWES
 ZIP 99645 \$ 000.53⁰
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 0000368428 DEC 15 2021

217N04W26B009 38

KNOX THOMAS HENDRY EST

PO BOX NOTIFY SENDER OF NEW ADDRESS

BIG LA KNOX

PO BOX 27145

GREENVILLE SC 29616-2145

BC: 29616214545

*1989-05363-15-44

NOTIFICATION

The Matanuska-Susitna Borough Platting Board will consider the following:

PETITIONER/OWNER: ALASKA MENTAL HEALTH

REQUEST: The request is to create a 100' wide Public Use Easement within Tax Parcel A1, Section 23, Township 17 North, Range 04 West, to be known as **ALASKA MENTAL HEALTH PUBLIC USE EASEMENT**, containing 107,822 sf (2.475 acres +/-). The proposed Public Use Easement is located west of W. Lakes Boulevard and north of W. Hour Road and Big Lake (Tax ID #17N04W23A001); located within the SW ¼ SE ¼ Section 23, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

The Matanuska-Susitna Borough Platting Board will hold a public hearing in Assembly Chambers at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed Public Use Easement. The public hearing is scheduled for January 6, 2022, starting at 1:00 p.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 Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. 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.

To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.

[☒] No Objection [] Objection [] Concern

Name: Deborah GARRISON Address: P.O. Box 27145

Comments: Greenville SC 29616

Received property through estate of
Thomas Knox. Easement necessary
for ingress/egress.
Please Approve.

Amy Otto-Buchanan

From: MSB Platting
Sent: Thursday, January 6, 2022 12:22 PM
To: 'Gerard Farkas'
Subject: RE: G Farkas Public Comment - Platting Board Meeting 1-6-2022, Agenda Item 6E

Thank you for your comments. This will not be presented to the Platting Board today, as the submittal is too late to be given as a hand-out. I will include your comments in the Staff Report for the February 3rd Platting Board hearing. A.

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

From: Gerard Farkas <g.farkas@kmsfinancial.com>
Sent: Thursday, January 6, 2022 12:01 PM
To: MSB Platting <Platting@matsugov.us>
Subject: G Farkas Public Comment - Platting Board Meeting 1-6-2022, Agenda Item 6E

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

Platting Board Meeting 1-6-2022, Agenda Item 6E

E. ALASKA MENTAL HEALTH: The request is to create a 100' wide Public Use Easement within Tax. Parcel A1, Section 23, Township 17 North, Range 04 West, to be known as ALASKA MENTAL HEALTH PUBLIC USE EASEMENT, containing 107,822 sf (2.475 acres+/-). The proposed Public Use Easement is located west of W. Lakes Boulevard and north of W. Hour Road and Big Lake (Tax ID #17N04W23A001), lying within the SW ¼SE¼ Section 23, Township 17 North, Range 04 West, Seward Meridian. Alaska. In the Big Lake Community Council and in Assembly District #5 .
F. Resolution 2021-149: Amendments to MSB Title 43

Public Comment by:

Gerard Farkas 4817 Wesleyan Dr. Anchorage, AK 99508

I FULLY support approval of this Public Use Easement, for the benefit of all landowners in the area. Public access has been choked and held hostage since at least 2006. Court cases, delay tactics and frivolous complaints to various governmental agencies by a few property owners for their own personal gain have denied private property owners to the west access to their property.

Application of the Subdivision Construction Manual (Table A-1, note 1, pg. 6) for a 225' horizontal radius at the perpendicular 100' PUEs is impossible to meet and inappropriately applied to the pioneer road portion of the Public Use Easement discussion. The 30' Radius for Intersections (Table A-1,pg.7) is more appropriate. This standard is for Subdivisions, attempting to cover ROW easements. I don't see how it is possible to fit a 225' *horizontal radius* into the perpendicular 100' easements, much less any **existing 25' – 33' ROW easements** on private properties, or the **33'- 50' section line ROW easements throughout the Borough**. This impossible standard is further exacerbated if easements are only one side of the property or section line.

Unless the Borough is undertaking an Eminent Domain action to widen all existing ROW easements to fit this standard, it is unreasonable to require individuals to meet this standard, as applied here. Requiring individuals to purchase additional ROW to access their property across *existing public ROW is unrealistic and contrary to the stated purpose of the SCM.*

Further, this standard violates the SCM purpose in section A01(6) (pg. 1) to "minimize the cost of road construction and thereby restrain the rise in housing costs."

Thank You,

Gerard Farkas

Message sent using TLS Encryption

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



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STEINMAN CHRISTOPHER M & M R
2781 PELICAN CT
ANCHORAGE AK 99502

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: ALASKA MENTAL HEALTH

REQUEST: The request is to create a 100' wide Public Use Easement within Tax Parcel A1, Section 23, Township 17 North, Range 04 West, to be known as **ALASKA MENTAL HEALTH PUBLIC USE EASEMENT**, containing 107,822 sf (2.475 acres +/-). The proposed Public Use Easement is located west of W. Lakes Boulevard and north of W. Hour Road and Big Lake (Tax ID #17N04W23A001); located within the SW ¼ SE ¼ Section 23, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in Assembly Chambers at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed Public Use Easement. The public hearing is scheduled for January 6, 2022, starting at 1:00 p.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 Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **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.

To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.

[] No Objection ☒ Objection [] Concern
Name: CHRIS STEINMAN Address: 18988 VERN'S WAY 3 lots 20435 West Lakes Blvd 20436 West Lakes Blvd
[] NO [] NO [] NO

Comments: NO, we don't need another access/public use easement, there is a 50' section line and ~~private~~ secure DRIVEABLE access already
Use the section line

EXHIBIT H-6

The property proposed for public use ISN'T BEING subdivided
Case # 2021-185 AOB Note: Vicinity map Located on Reverse Side

3 votes for NO NO NO NO IMPEACH 3 yes MORE TEWS

6C

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 3, 2022**

PRELIMINARY PLAT: McCULLOUGH ESTATES

LEGAL DESCRIPTION: SEC 16, T24N, R04W, SEWARD MERIDIAN AK

PETITIONERS: SAM & ALISON MCCULLOUGH

SURVEYOR/ENGINEER: FRONTIER SURVEYS

ACRES: 119.89 ± PARCELS: 11

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-164

REQUEST: The request is to create 11 lots from Parcels 1 & 2 of MSB 40-Acre Exemption 2021-148, recorded at Reception No. 2021-002114-0, to be known as **McCULLOUGH ESTATES**, containing 119.89 acres +/- . The plat is located east of S. Talkeetna Spur and directly south of E. Yoder Road; located within the NW ¼ NE ¼ and S ½ NE ¼ Section 16, Township 24 North, Range 04 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

Geotechnical Report

EXHIBIT B – 16 pgs

Preliminary Construction Plans/ADT

EXHIBIT C – 7 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance

EXHIBIT D – 1 pg

Development Services

EXHIBIT E – 1 pg

Planning

EXHIBIT F – 1 pg

ADF&G

EXHIBIT G – 1 pg

Utilities

EXHIBIT H – 4 pgs

DISCUSSION: The proposed subdivision is east of S. Talkeetna Spur and directly south of E. Yoder Road. Eight lots vary in size between 4.58 acres and 4.88 acres. Tract A is 19 acres; Tract B is 26 acres and Tract C is 29 acres. Petitioner will be constructing two interior streets to MSB residential street standards and providing access to parcels to the east and south for interconnectivity.

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. Access requirements will be met once interior streets are constructed.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Pierre Stragier, PE, notes soils investigation was performed on May 30, 2021. Ten testholes were excavated to a depth of 12' and located through the subject parcel. Data logged showed similar gravel/sand composition,

classified mostly as GW or SW. No groundwater was encountered. This shows the underlying soils are sufficient to construct on-site wastewater systems and can support either a bed or trench system. Topography is such to allow for 10,000 sf of useable septic area. Testhole location map and testhole logs are attached. Preliminary drainage report is at **Exhibit B-14**. Preliminary construction plans, which include Average Daily Traffic (ADT) calculations are at **Exhibit C**.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) noted the intersection angle at E. Yoder Road is just under 70 degrees. It needs to be a minimum 70 degrees, but would be better if it was closer to 90 degrees (see **Recommendation #4d**). Notes a drainage plan was not provided. Plan and profile indicates a good idea of the drainage patterns, but doesn't show in any cross-culverts will be used. *Staff notes the draft drainage report is at Exhibit B-14. A detailed drainage report, along with a drainage map, will be submitted prior to the Pre-Construction Meeting (see Recommendation #4a).* Development Services (**Exhibit D**) notes the driveway on the parcel does not have a permit on file. Planning Division (**Exhibit E**) has no comments.

ADF&G (**Exhibit F**) has no objections.

Utilities: (**Exhibit G**) MTA has no comments. Enstar has no comments, recommendations or objections. MEA has no comments. GCI has no objections.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council Susitna; Fire Service Area #24 Talkeetna; Road Service Area #29 Greater Talkeetna; MSB Emergency Services, Community Development, Assessments, Planning or Pre-Design Division.

CONCLUSION: The preliminary plat of McCullough Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary 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 will exist to the proposed lots, 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 will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

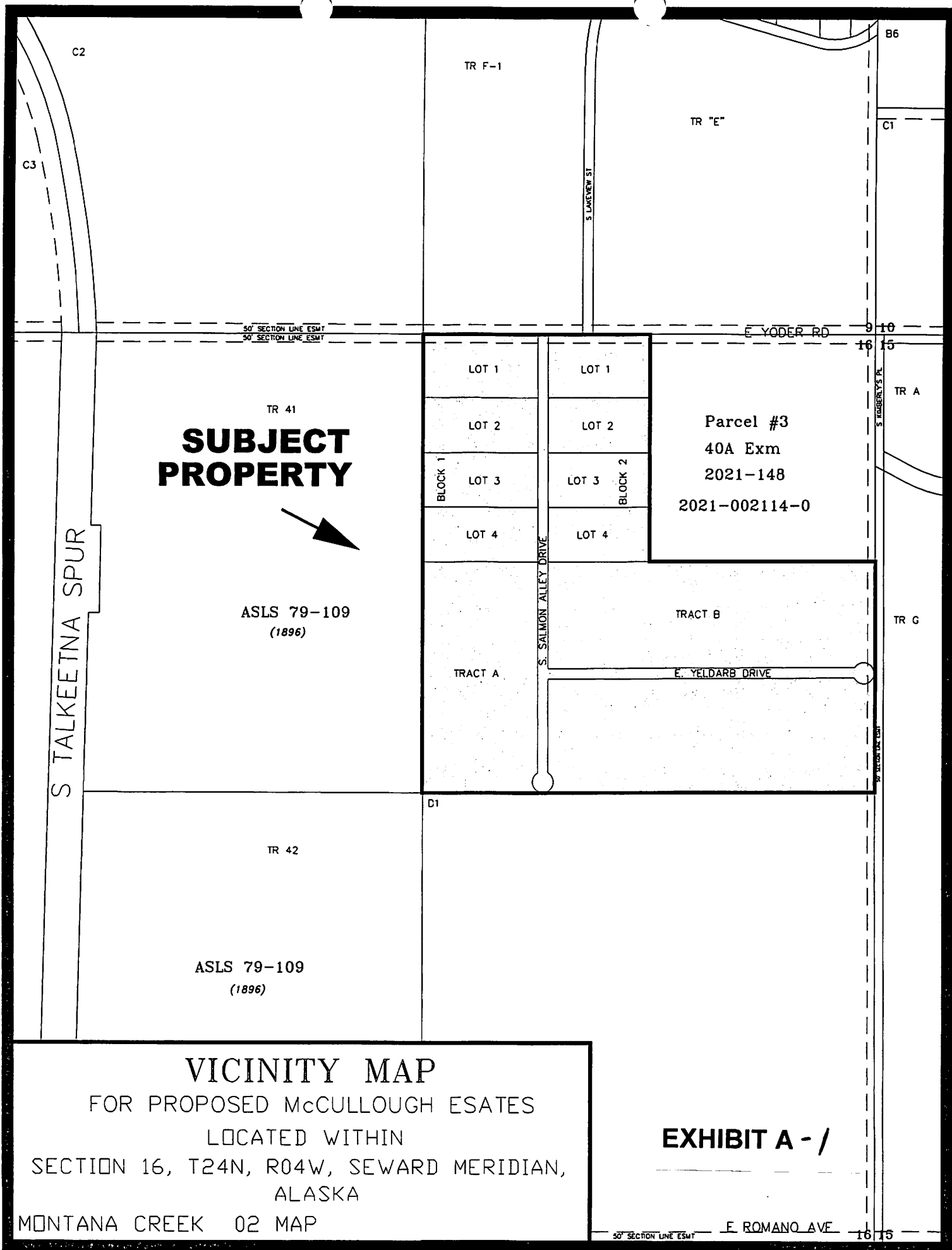
FINDINGS OF FACT

1. The plat of McCullough Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
3. The lots have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council Susitna; Fire Service Area #24 Talkeetna; Road Service Area #29 Greater Talkeetna; MSB Emergency Services, Community Development, Assessments, Planning or Pre-Design Division.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of McCullough Estates, Section 16, Township 24 North, Range 04W, Seward Meridian, Alaska, contingent on staff recommendations

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.
4. Construct interior streets and cul-de-sac MSB residential street standards:
 - a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Provide a detailed drainage report, along with a drainage map. Submit street inspection reports as required by Section F1.4, F1.5 and F1.6 of the Subdivision Construction Manual.
 - b. Provide DPW acceptance of the road to Platting staff.
 - c. Road names to be approved by Platting Assistant.
 - d. Ensure that the intersection angle at E. Yoder Road is, at minimum, a 70 degree angle.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED McCULLOUGH ESATES

LOCATED WITHIN

SECTION 16, T24N, R04W, SEWARD MERIDIAN,
ALASKA

MONTANA CREEK 02 MAP

EXHIBIT A - /



810 405 0 810 Feet



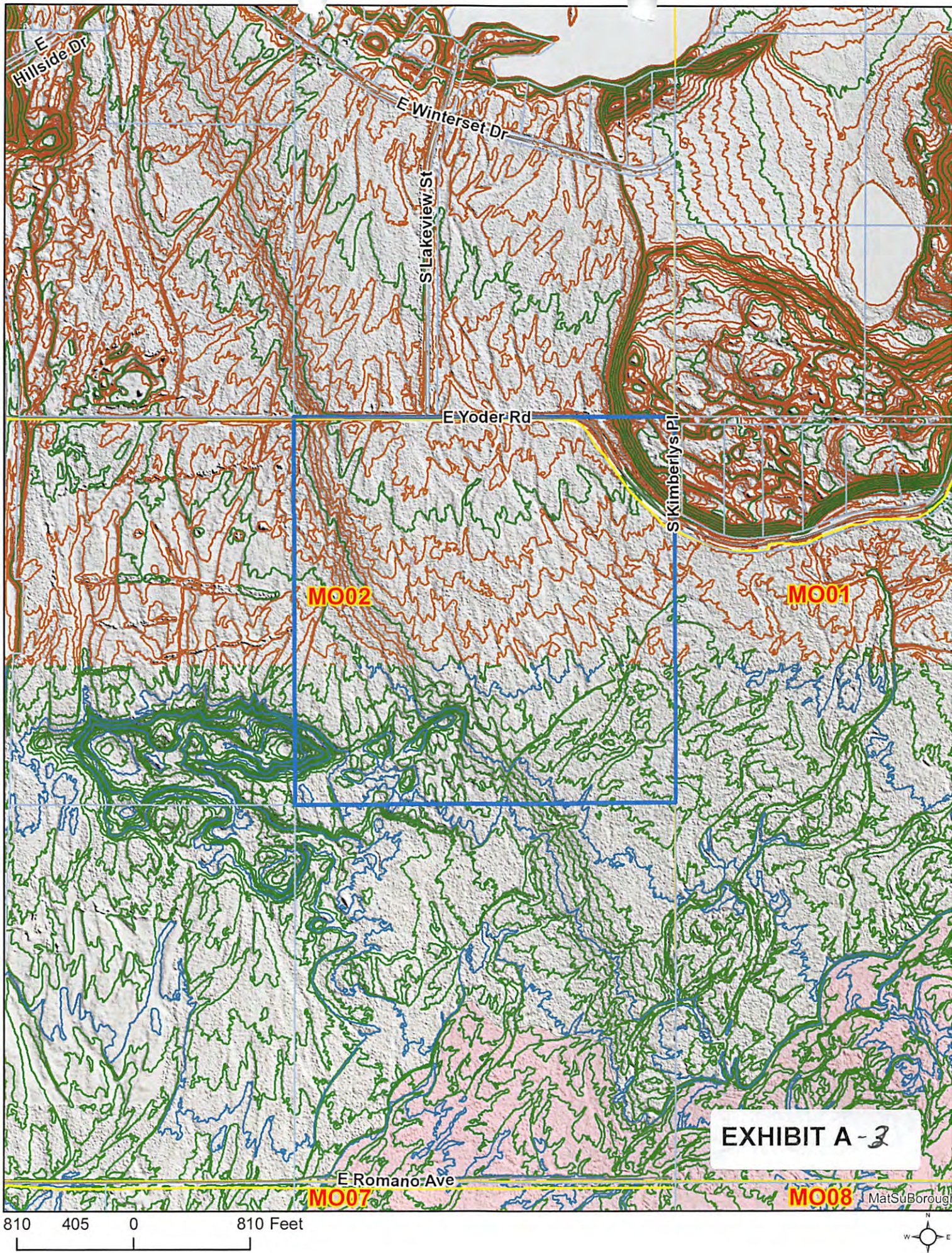


EXHIBIT A-2

MatSu Borough





650 W. 58th Ave, Suite E
Anchorage, AK 99518

Page 1
21-466SR

**Soils Investigation
T24N, R4W, S16, SM
NW1/4NE1/4 & S1/2NE1/4**

Introduction:

A Soils Investigation was requested for NW1/4NE1/4 & S1/2NE1/4, T24N, R4W, S16, SM to meet the requirements of the Matanuska Susitna Borough (MSB) 43.20.281(A)(1)(f)(i) *"Soils in a usable wastewater disposal area must be: clearly shown to be visually classified as GW, GP, SW, or SP under the Unified Soils Classification System....."*. The soils in the subject area are defined as "Poorly consolidated surficial deposits of the Pleistocene epoch of the Quaternary Period" (Qts) per the "Geologic Map of Alaska, 2015" (ISSN 2329-1311). The parcel is very flat with sparse tree density (parcel logged recently) and medium to heavy undergrowth. The parcel can be accessed via E. Yoder Rd, mile 3 of the Talkeetna Spur Rd.

Investigation:

The soils investigation was performed on May 30, 2021. The weather was overcast, 50°F, no rain. Ten test pits were dug with a Cat 120C excavator. Test pits were spread throughout the subject parcel and dug to a depth of 12'. Data logged from all test pits showed similar gravel/sand composition, classified mostly as GW or SW. Test pits 2, 4, 5, 9 & 10 had grey colored sands and gravels, while the remaining test pits had brown, or orange tinted soils. Test pit 6, was identified as boney, a larger portion of rocks and cobbles to 8", with the thickest organic/loam strata of 3'. All test pits: dry, no water nor impervious layers were logged. All test pits were observed and logged by Pierre Stragier, PE.

Conclusion:

The results of this soils investigation show that the underlying soils are sufficient to construct on-site wastewater systems and can support either a bed or trench system. Topography is such to allow for 10,000sf of usable septic area for each of the proposed lots, per MSB 43.20.281. See Appendix A for test hole locations, and Appendix B for test hole logs.



RECEIVED

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PLATTING

Page 1
21-466SR.docx

EXHIBIT B - 1

Appendix A – Test Hole Locations

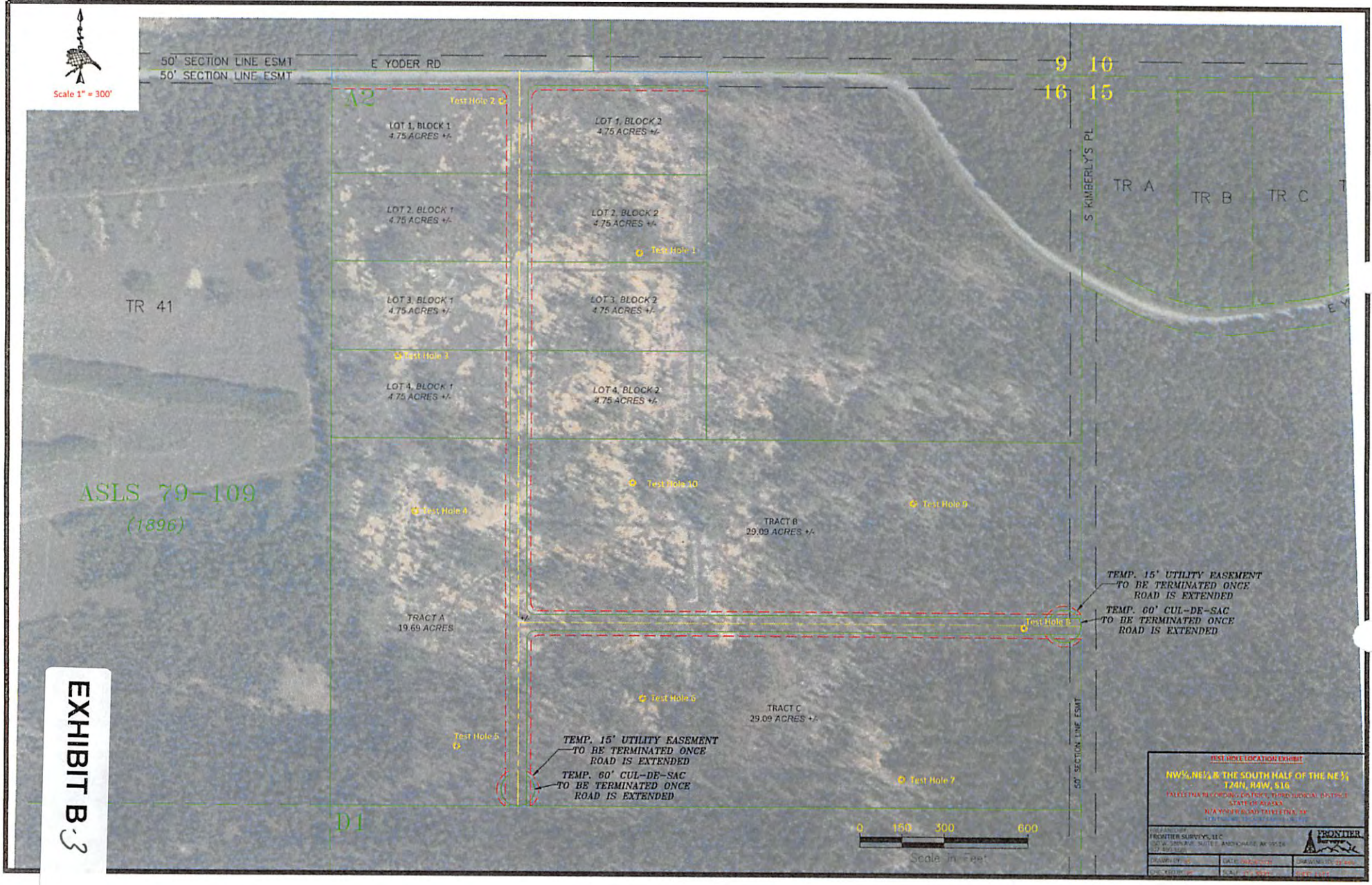


EXHIBIT B.3

Appendix B – Test Hole Logs

EXHIBIT B -4

TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

| | | | |
|--------------------|----------------------------------|---------------|-----------------|
| Legal Description: | NW1/4, NE1/4, S16, T24N, R4W, SM | | |
| Soil Log Date: | 07-30-2021 | Evaluated By: | P. Stragier, PE |

TEST HOLE NO. 1

FRONTIER WORK ORDER #: 21-466

| Depth (feet) | Description Of EVERY Varied Soil Strata Observed During Excavation |
|--------------|--|
| 1 | 0'-1': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS |
| 2 | |
| 3 | 1'-6': ORANGE, GP, GRAVEL POORLY GRADED, POCKETS OF SAND, SP, OCCASIONAL COBBLE 12", DRY |
| 4 | |
| 5 | |
| 6 | |
| 7 | 6'-12': GREY, GW, GRAVEL WELL GRADED, INTERSPERSED W/SAND, SW COBBLES TO 6" |
| 8 | |
| 9 | |
| 10 | |
| 11 | |
| 12 | |
| 13 | BOTTOM OF EXPLORATION - NO WATER NO IMPERVIOUS LAYER |
| 14 | |
| 15 | |
| 16 | |
| 17 | |
| 18 | |
| 19 | |
| 20 | |
| 21 | |
| 22 | |

PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 62-09-49.395

Long: -150-01-51.98

COMMENTS:

- John Deere 120C
- Sample location SE corner L2, B2

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

TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

| | | | |
|--------------------|----------------------------------|---------------|-----------------|
| Legal Description: | NW1/4, NE1/4, S16, T24N, R4W, SM | | |
| Soil Log Date: | 07-30-2021 | Evaluated By: | P. Stragier, PE |

TEST HOLE NO. 2

FRONTIER WORK ORDER #: 21-466

| Depth (feet) | Description Of EVERY Varied Soil Strata Observed During Excavation |
|--------------|--|
| 1 | 0'-1': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS |
| 2 | 1'-3': GREY, SW, SAND WELL GRADED DRY |
| 3 | |
| 4 | 3'-12': GREY, GW, GRAVEL WELL GRADED, POCKETS OF GREY SAND, SP, COBBLES TO 8", DRY |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |
| 11 | |
| 12 | |
| 13 | BOTTOM OF EXPLORATION - NO WATER NO IMPERVIOUS LAYER |
| 14 | |
| 15 | |
| 16 | |
| 17 | |
| 18 | |
| 19 | |
| 20 | |
| 21 | |
| 22 | |

PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 62-10-36.874

Long: -150-00-54.378

COMMENTS:

- John Deere 120C
- Sample location NE corner L1, B1

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

TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

| | | | |
|--------------------|----------------------------------|---------------|-----------------|
| Legal Description: | NW1/4, NE1/4, S16, T24N, R4W, SM | | |
| Soil Log Date: | 07-30-2021 | Evaluated By: | P. Stragier, PE |

TEST HOLE NO. 3

FRONTIER WORK ORDER #: 21-466

| Depth (feet) | Description Of EVERY Varied Soil Strata Observed During Excavation |
|-----------------|---|
| 1 | 0'-1': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS |
| 2 | 1'-12': BROWN/GREY, GW, GRAVEL WELL GRADED DRY 3" MINUS, COBBLES TO 6" |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |
| 11 | |
| 12 | |
| 13 | BOTTOM OF EXPLORATION – NO WATER NO IMPERVIOUS LAYER |
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| 20 | |
| 21 | |
| 22 | |

PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 62-10-28.04

Long: -150-00-58.42

COMMENTS:

- John Deere 120C
- Sample location south half L3, B1

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

TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

| | | | |
|--------------------|----------------------------------|---------------|-----------------|
| Legal Description: | NW1/4, NE1/4, S16, T24N, R4W, SM | | |
| Soil Log Date: | 07-30-2021 | Evaluated By: | P. Stragier, PE |

TEST HOLE NO. 4

FRONTIER WORK ORDER #: 21-466

| Depth (feet) | Description Of EVERY Varied Soil Strata Observed During Excavation |
|--------------|---|
| 1 | 0'-1': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS |
| 2 | 1'-12': GREY, GW, GRAVEL WELL GRADED, DRY 2" MINUS, COBBLES TO 12" |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |
| 11 | |
| 12 | |
| 13 | BOTTOM OF EXPLORATION - NO WATER NO IMPERVIOUS LAYER |
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| 22 | |

PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 62-10-19.166

Long: -150-00-54.121

COMMENTS:

- John Deere 120C
- Sample location north half Tr A

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

TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

| | | | |
|--------------------|----------------------------------|---------------|-----------------|
| Legal Description: | NW1/4, NE1/4, S16, T24N, R4W, SM | | |
| Soil Log Date: | 07-30-2021 | Evaluated By: | P. Stragier, PE |

TEST HOLE NO. 5

FRONTIER WORK ORDER #: 21-466

| Depth (feet) | Description Of EVERY Varied Soil Strata Observed During Excavation |
|-----------------|--|
| 1 | 0'-1': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS |
| 2 | 1'-12': GREY, GP, GRAVEL POORLY GRADED, DRY 2" MINUS, POCKETS SAND, SP, COBBLES TO 8" |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |
| 11 | |
| 12 | |
| 13 | BOTTOM OF EXPLORATION – NO WATER NO IMPERVIOUS LAYER |
| 14 | |
| 15 | |
| 16 | |
| 17 | |
| 18 | |
| 19 | |
| 20 | |
| 21 | |
| 22 | |

PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 62-10-19.602

Long: -150-00-39.681

COMMENTS:

- John Deere 120C
- Sample location south half Tr A

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

TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

| | | | |
|--------------------|----------------------------------|---------------|-----------------|
| Legal Description: | NW1/4, NE1/4, S16, T24N, R4W, SM | | |
| Soil Log Date: | 07-30-2021 | Evaluated By: | P. Stragier, PE |

TEST HOLE NO. 6

FRONTIER WORK ORDER #: 21-466

| Depth (feet) | Description Of EVERY Varied Soil Strata Observed During Excavation |
|--------------|---|
| 1 | 0'-3': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS |
| 2 | |
| 3 | |
| 4 | 3'-12': GREY BONY GP, GRAVEL POORLY GRADED, 4" MINUS, DRY, COBBLES TO 12" |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |
| 11 | |
| 12 | |
| 13 | BOTTOM OF EXPLORATION – NO WATER NO IMPERVIOUS LAYER |
| 14 | |
| 15 | |
| 16 | |
| 17 | |
| 18 | |
| 19 | |
| 20 | |
| 21 | |
| 22 | |

PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 62-09-49.395

Long: -150-01-51.98

COMMENTS:

- John Deere 120C
- Sample location NW corner Tr C

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

TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

| | | | |
|--------------------|---|---------------|------------------------|
| Legal Description: | NW1/4, NE1/4, S16, T24N, R4W, SM | | |
| Soil Log Date: | 07-30-2021 | Evaluated By: | P. Stragier, PE |

TEST HOLE NO. 7

FRONTIER WORK ORDER #: 21-466

| Depth (feet) | Description Of EVERY Varied Soil Strata Observed During Excavation |
|-----------------|---|
| 1 | 0'-2': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS |
| 2 | |
| 3 | 2'-7': GREY/BROWN, GP, GRAVEL POORLY GRADED, DRY, 2" MINUS |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | 7'-12': GREY, GW. GRAVEL WELL GRADED, DRY COBBLES TO 12" |
| 9 | |
| 10 | |
| 11 | |
| 12 | |
| 13 | BOTTOM OF EXPLORATION – NO WATER NO IMPERVIOUS LAYER |
| 14 | |
| 15 | |
| 16 | |
| 17 | |
| 18 | |
| 19 | |
| 20 | |
| 21 | |
| 22 | |

PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 62-10-20.154

Long: -150-00-18.649

COMMENTS:

- John Deere 120C
- Sample location SE corner Tr C

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

TEST HOLE EVALUATION & DOCUMENTATIONSAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

| | | | |
|--------------------|----------------------------------|---------------|-----------------|
| Legal Description: | NW1/4, NE1/4, S16, T24N, R4W, SM | | |
| Soil Log Date: | 07-30-2021 | Evaluated By: | P. Stragier, PE |

TEST HOLE NO. 8

FRONTIER WORK ORDER #: 21-466

| Depth (feet) | Description Of EVERY Varied Soil Strata Observed During Excavation |
|--------------|--|
| 1 | 0'-1': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS |
| 2 | 1'-12': GREY/BROWN, GW, GRAVEL WELL GRADED 2" MINUS, DRY, COBBLES TO 6" |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |
| 11 | |
| 12 | |
| 13 | BOTTOM OF EXPLORATION – NO WATER NO IMPERVIOUS LAYER |
| 14 | |
| 15 | |
| 16 | |
| 17 | |
| 18 | |
| 19 | |
| 20 | |
| 21 | |
| 22 | |

PROFESSIONAL ENGINEER'S SEAL

TEST HOLE LOCATION:

Lat: 62-09-49.395

Long: -150-00-24.178

COMMENTS:

- John Deere 120C
- Sample location NW corner Tr B

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

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907.460.1686**EXHIBIT B-12**

TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

| | | | |
|--------------------|----------------------------------|---------------|-----------------|
| Legal Description: | NW1/4, NE1/4, S16, T24N, R4W, SM | | |
| Soil Log Date: | 07-30-2021 | Evaluated By: | P. Stragier, PE |

TEST HOLE NO. 9

FRONTIER WORK ORDER #: 21-466

| Depth (feet) | Description Of EVERY Varied Soil Strata Observed During Excavation |
|--------------|---|
| 1 | 0'-2': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS |
| 2 | |
| 3 | 2'-12': GREY, SP, SAND POORLY GRADED, W/POCKETS OF GRAVEL, GW, 2" MINUS, DRY, COBBLES TO 8" |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |
| 11 | |
| 12 | |
| 13 | BOTTOM OF EXPLORATION - NO WATER NO IMPERVIOUS LAYER |
| 14 | |
| 15 | |
| 16 | |
| 17 | |
| 18 | |
| 19 | |
| 20 | |
| 21 | |
| 22 | |

PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 62-10-22.223

Long: -150-00-41.777

COMMENTS:

- John Deere 120C
- Sample location SW corner Tr B

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

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907.460.1686

EXHIBIT B - 13

TEST HOLE EVALUATION & DOCUMENTATIONSAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

| | | | |
|--------------------|---|---------------|------------------------|
| Legal Description: | NW1/4, NE1/4, S16, T24N, R4W, SM | | |
| Soil Log Date: | 07-30-2021 | Evaluated By: | P. Stragier, PE |

TEST HOLE NO. 10**FRONTIER WORK ORDER #: 21-466**

| Depth (feet) | Description Of EVERY Varied Soil Strata Observed During Excavation |
|--------------|--|
| 1 | 0'-2': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS |
| 2 | |
| 3 | 2'-12': GREY, SP, SAND POORLY GRADED, W/POCKETS OF GRAVEL, GW, 2" MINUS, DRY, COBBLES TO 10" |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |
| 11 | |
| 12 | |
| 13 | BOTTOM OF EXPLORATION – NO WATER NO IMPERVIOUS LAYER |
| 14 | |
| 15 | |
| 16 | |
| 17 | |
| 18 | |
| 19 | |
| 20 | |
| 21 | |
| 22 | |

PROFESSIONAL ENGINEER'S SEAL

TEST HOLE LOCATION:

Lat: 62-09-49.395

Long: -150-01-51.98

COMMENTS:

- John Deere 120C
- Sample location centroid L4,B2

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

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**Draft Drainage Report
T24N, R4W, S16, SM
NW1/4NE1/4 & S1/2NE1/4**



The MSB 2020 Subdivision Construction Manual, *Section D: Drainage*, details the responsibility of a subdivider/land developer to ensure new subdivisions facilitate adequate drainage capacity and proper sizing of culverts, ditching, infiltration basins and detention ponds if required.

T24N, R4W, S16, SM, NW1/4NE1/4 & S1/2NE1/4 is a proposed development located along E. Yoder Rd, at mile 3 of the Talkeetna Spur Rd.

The roadways will be constructed in accordance with the typical section in the SCM, including ditches on either side of the roadway. Approximately 1,200' of new road will be constructed as part of this development and will be built to residential collector class. Road terminates at a cul-de-sac.

There are no bodies of water, flood hazard zones, or existing man-made drainage structures within the proposed development. New road construction will not affect existing drainage patterns of adjacent properties.

The subject terrain is very flat, with slight 2'-4' undulations throughout the majority of the subdivision. Total size of development is approximately 120 acres. All 120 acres are disturbed boreal forest, as a recent logging operation has harvest optimum timber. Tree density is sparse, primarily cottonwood and aspen, with moderate to dense undergrowth. The general slope of the development is from north to south, and averages from 0.5% - 1.25%, although there are small undulations with slopes to 3.25%. According to the United States Fish and Wildlife Service (FWS) National Wetlands Inventory Wetlands Mapper, the project does not contain any mapped wetlands.

Soils in the subject area are defined as "Poorly consolidated surficial deposits of the Pleistocene epoch of the Quaternary Period" (Qts) per the "Geologic Map of Alaska, 2015" (ISSN 2329-1311). Onsite Test Holes discovered, the site is covered in 1'-2' loam/organics, with remaining strata to 12' being classified as well draining gravels (GW) and poorly graded sands (SP). No ground water nor impervious layers were noted in any of the test holes. Typical percolation rates for soils classified as GW or SW range from 1"-2"/hr.

Expected final drainage features, are to consist of infiltration basins constructed at low areas of the road ditching. This rational is based on a similar development and the resulting analysis from a nearby MSB compliant drainage study.

A thorough investigation and report will be submitted shortly. The analysis will use Civil 3D, Storm and Sanitary Analysis (SSA) and use the prescribed storm events per table D-2 of the MSB 2020 SCM. Storm models will use SCS TR-55 for Hydrology and Time of Concentration methods. Exfiltration model will use Horton Free Surface Method



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**Useable Area Report
T24N, R4W, S16, SM
NW1/4NE1/4 & S1/2NE1/4**

A Useable Area Report is required for new subdivisions per MSB 43.05.005, which states that proposed subdivision lots must have at least 10,000sf buildable area. Given the flat terrain, and optimum soil conditions, this parcel meets the useable area requirements of the stated MSB title requirements.



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Scale 1" = 300'

50' SECTION LINE ESMT
50' SECTION LINE ESMT

E YODER RD 110

9 10
16 15

A2

LOT 1, BLOCK 1
4.75 ACRES +/-

LOT 1, BLOCK 2
4.75 ACRES +/-

LOT 2, BLOCK 1
4.75 ACRES +/-

LOT 2, BLOCK 2
4.75 ACRES +/-

LOT 3, BLOCK 1
4.75 ACRES +/-

LOT 3, BLOCK 2
4.75 ACRES +/-

LOT 4, BLOCK 1
4.75 ACRES +/-

LOT 4, BLOCK 2
4.75 ACRES +/-

TR 41

ASLS 79-109
(1896)

TRACT A
19.09 ACRES +/-

TRACT B
29.09 ACRES +/-

TRACT C
29.09 ACRES +/-

20

TEMP. 15' UTILITY EASEMENT
TO BE TERMINATED ONCE
ROAD IS EXTENDED
TEMP. 60' CUL-DE-SAC
TO BE TERMINATED ONCE
ROAD IS EXTENDED

TEMP. 15' UTILITY EASEMENT
TO BE TERMINATED ONCE
ROAD IS EXTENDED
TEMP. 60' CUL-DE-SAC
TO BE TERMINATED ONCE
ROAD IS EXTENDED

50' SECTION LINE ESMT

S KIMBERLY'S PL

TR A

TR B

TR C

E Y



D1

Proposed driveway for individual lots

0 150 300 600

Scale In Feet

DRIVEWAY & ADT DIAGRAM

NW 1/4, NE 1/4 & THE SOUTH HALF OF THE NE 1/4
T24N, R4W, S16

PLATTEAU RECORDING DISTRICT, HINCHINBROOK DISTRICT
STATE OF ALASKA
NAYODK AND TAINESTNA, AK
SECTION 16, T24N, R4W, S16

PREPARED BY:
FRONTIER SURVEYS, LLC
100 W. 25th AVE. SUITE E, ANCHORAGE, AK 99518
(907) 464-1840

DRAWN BY: GJ DATE: 02/04/2022 DRAWING ID: 01-004

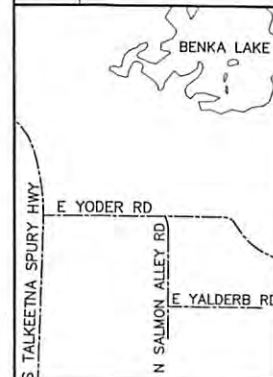
CHECKED BY: JH SCALE: 1" = 300' SHEET 1 OF 1

FRONTIER
SURVEYS

Calculated ADT at stated intersection, based on number contributing lots/tracts multiplied by 10. Or the accumulation of contributing ADT from downstream intersections.

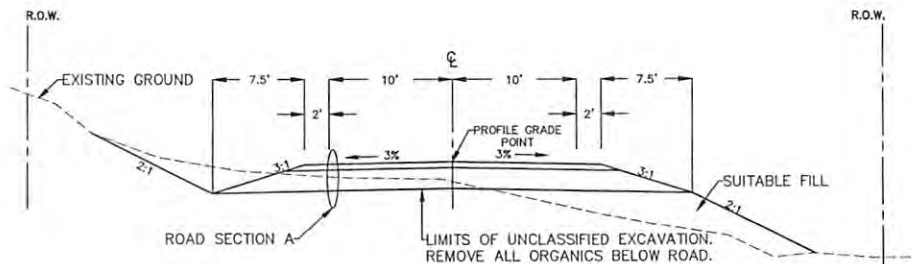
EXHIBIT C-1

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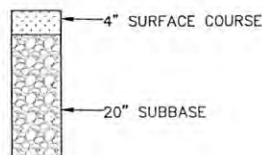


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AECL #1615

N SALMON ALLEY RD &
E YALDERB RD
PRELIMINARY
CONSTRUCTION PLANS



**E YALDERB & N SALMON ALLEY ROAD
RESIDENTIAL SUBCOLLECTOR ROAD CONSTRUCTION**



ROAD SECTION A

PRELIMINARY CONSTRUCTION PLAN NOTES:

1. CLEARING SHALL BE EDGE OF UTILITY EASEMENT TO EDGE OF UTILITY EASEMENT UNLESS OTHERWISE NOTED. GRUBBING SHALL EXTEND 5' BEYOND THE CATCH LIMITS
2. ALL EXCAVATED MATERIAL MEETING THE REQUIREMENTS OF SUBBASE SHALL BE USED TO CONSTRUCT PROJECT FILLS BEFORE IMPORTING BORROW.
3. ORGANIC AND UNCLASSIFIED EXCAVATION SUITABLE FOR TOPSOIL THAT MEETS THE PROJECT SPECIFICATIONS MAY BE STOCKPILE IN LOCATIONS APPROVED BY THE ENGINEER AND USED AS TOPSOIL.
4. DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

PRELIMINARY DRAINAGE PLAN:

1. ALL CONSTRUCTION SHALL ADHERE TO SECTION D OF THE 2020 MAT-SU BOROUGH SUBDIVISION CONSTRUCTION MANUAL.
2. ALL DITCHING THAT IS BUILT ADJACENT TO THE PROPOSED ROADWAY WITHIN THE DEDICATED RIGHT-OF-WAY SHALL PROVIDE POSITIVE DRAINAGE.
3. ALL FUTURE DRIVEWAY SHALL BE BUILT WITH A 12" CULVERT INSTALLED THAT MAINTAINS POSITIVE DRAINAGE WITHIN THE ROADWAY DITCHLINE.
4. ALL DRIVEWAY CULVERTS SHALL BE INSTALLED WITH A MINIMUM OF 12" OF COVER.
5. ALL DRIVEWAYS SHALL BE SWALED BELOW TRAFFIC WAY SHOULD TO PROVIDE LONGITUDINAL DRAINAGE.

INTERSECTION SITE DISTANCE CALCULATIONS:

1. THE RECOMMENDED SIGHT DISTANCE LENGTH SHALL BE XXXX' ALONG E. YODER ROAD AND N. SALMON ALLEY ROAD AS SHOWN IN TABLE A-2 OF THE MSB 2020 SCM. FURTHERMORE THE SIGHT DISTANCE TRIANGLE SHALL BE CONTAINED WHOLLY WITHIN THE EXISTING E POWERS ROAD ROW AND FREE OF ANY OBSTRUCTIONS.
2. INTERSECTION SIGHT DISTANCE CALCULATIONS SHALL ACCOMPANY THE ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES APPROACH ROAD PERMIT APPLICATION AND SHALL ADHERE TO ALL APPLICABLE STANDARDS PERTAINING THEM.

AVERAGE DAILY TRAFFIC (ADT) CALCULATIONS:

1. ADT = NUMBER OF LOTS X 10 FOR SINGLE-FAMILY RESIDENTIAL USE.
2. ADT = 110 FOR THE INTERSECTION OF E YODER & N SALMON ALLEY ROAD.
3. ADT = 20 FOR THE INTERSECTION OF N SALMON ALLEY ROAD & E YALDERB ROAD.

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| SHEET 3 OF 7 | |
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| NO. | REVISION |
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Scale 1" = 100'

LOT 1

LOT 2

LOT 3

LOT 4

BLOCK 2

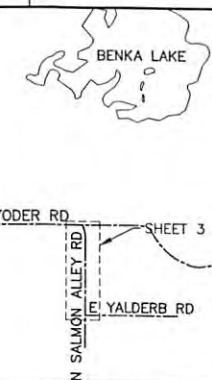
BLOCK 1

LOT 1

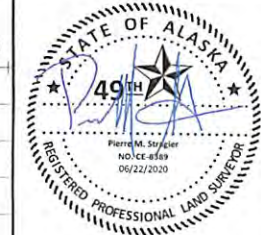
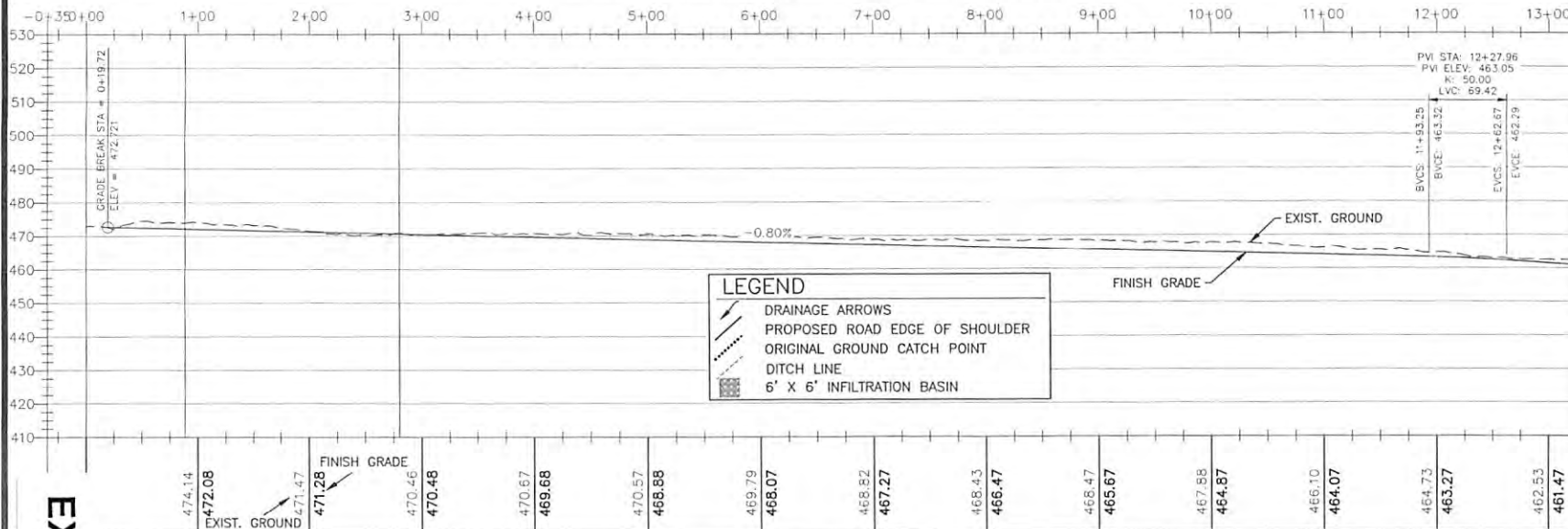
LOT 2

LOT 3

LOT 4



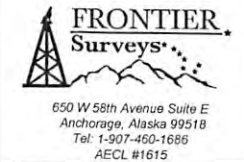
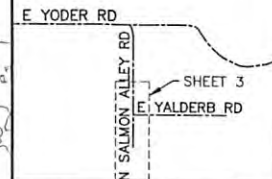
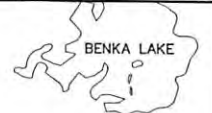
N SALMON ALLEY ROAD PROFILE



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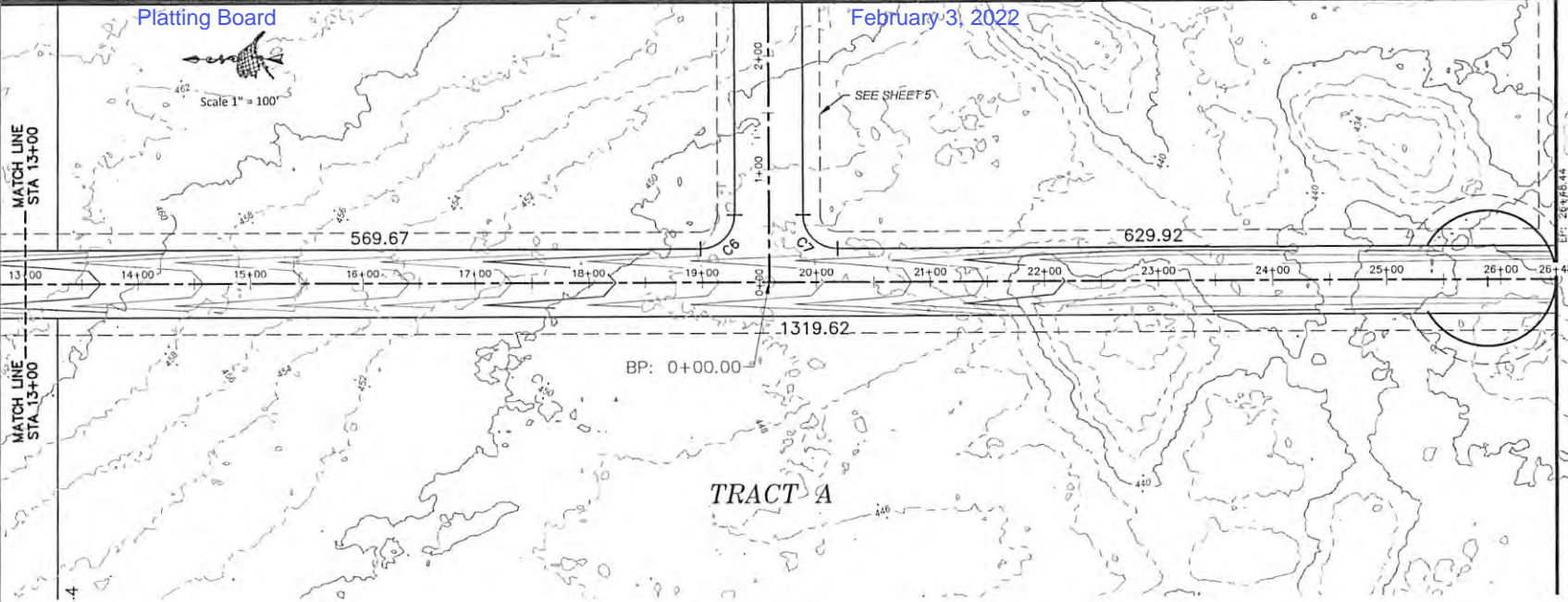
N SALMON ALLEY ROAD
PRELIMINARY
CONSTRUCTION PLANS

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N SALMON ALLEY ROAD
PRELIMINARY
CONSTRUCTION PLANS

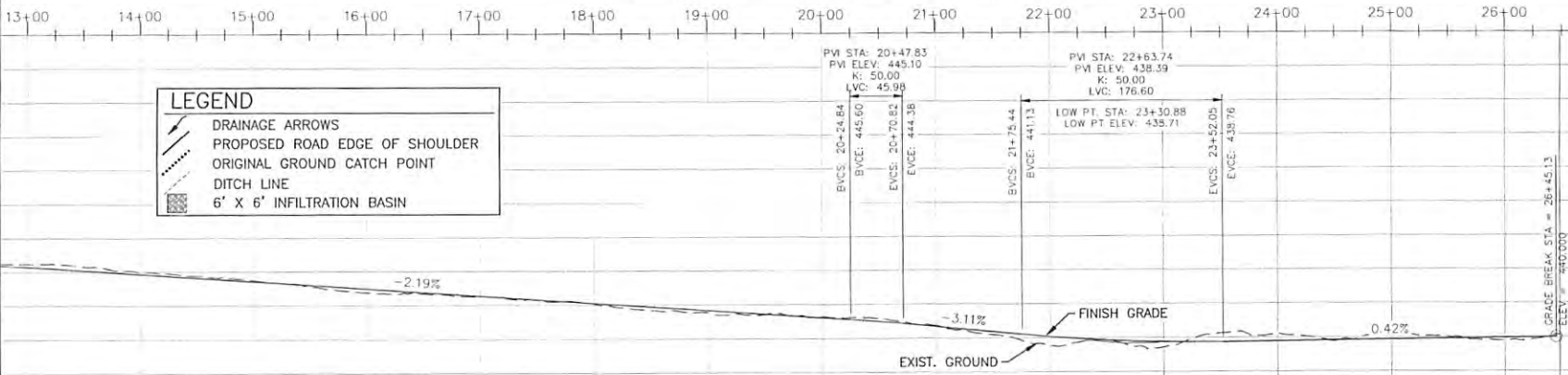
Scale 1" = 100'



N SALMON ALLEY ROAD PROFILE

LEGEND

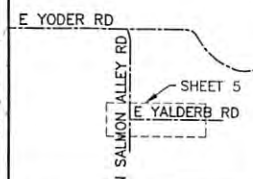
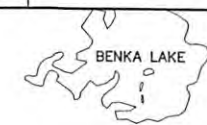
- DRAINAGE ARROWS
- PROPOSED ROAD EDGE OF SHOULDER
- ORIGINAL GROUND CATCH POINT
- DITCH LINE
- 6' X 6' INFILTRATION BASIN



| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------|--------|--------|--------|--------|--------|---------------|--------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 462.53 | 461.47 | 459.98 | 459.28 | 457.51 | 457.09 | 453.87 | 454.90 | 452.67 | 452.71 | 450.43 | 450.52 | 447.68 | 448.33 | 446.40 | 446.15 | 443.73 | 443.48 | 437.81 | 440.43 | 437.16 | 438.81 | 441.09 | 438.96 | 441.13 | 439.39 | 438.98 | 439.81 |
| | | | | | | EXIST. GROUND | FINISH GRADE | | | | | | | | | | | | | | | | | | | | |

EXHIBIT C-4

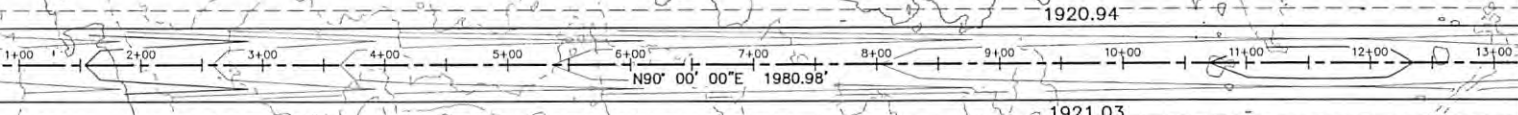
| SHEET 5 OF 7 | |
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E YALDERB ROAD
PRELIMINARY
CONSTRUCTION PLANS

Scale 1" = 100'



E YALDERB ROAD ROFILE

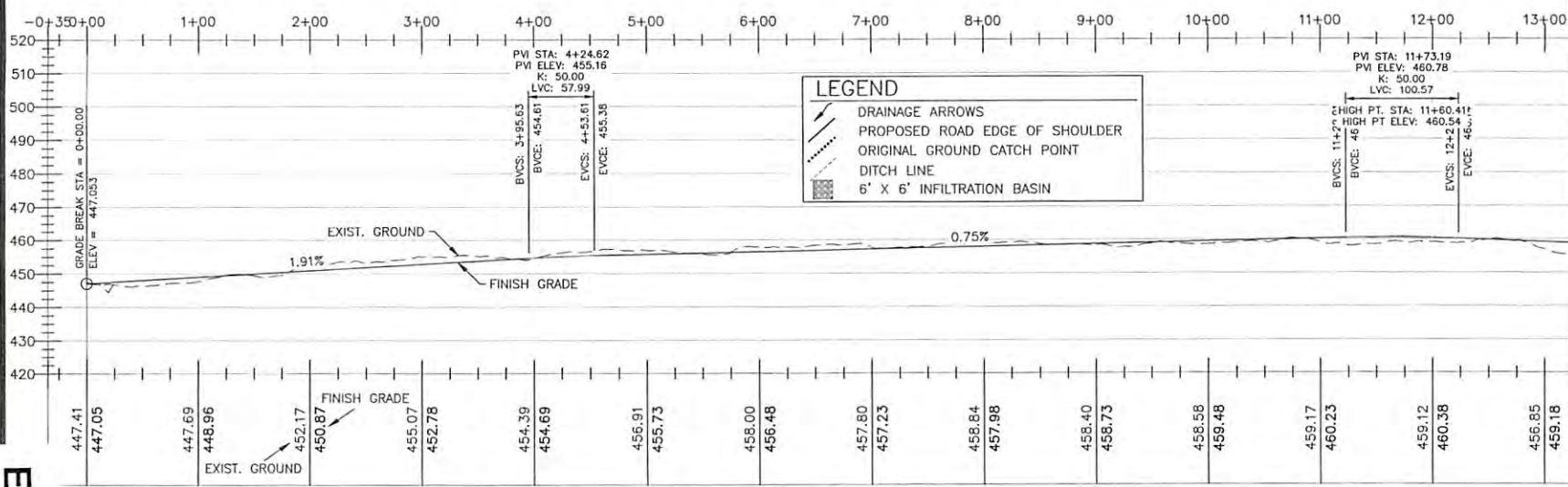
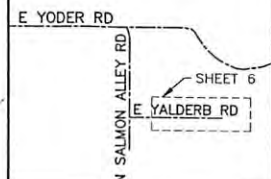
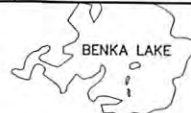


EXHIBIT C-5

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| NO. | REVISION |
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| DATE | |
| NO. | REVISION |
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| DATE | |



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E YALDERB ROAD
PRELIMINARY
CONSTRUCTION PLANS

TRACT B

TRACT C

Scale 1" = 100'

MATCH LINE
STA 13+00

E YALDERB ROAD ROFILE

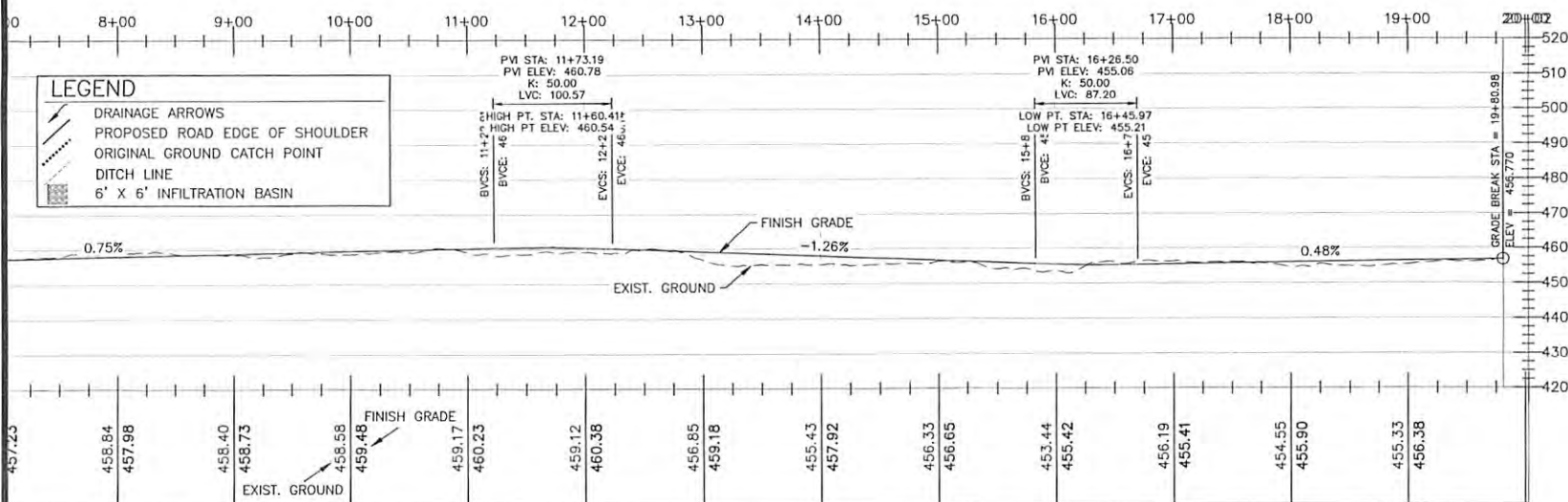
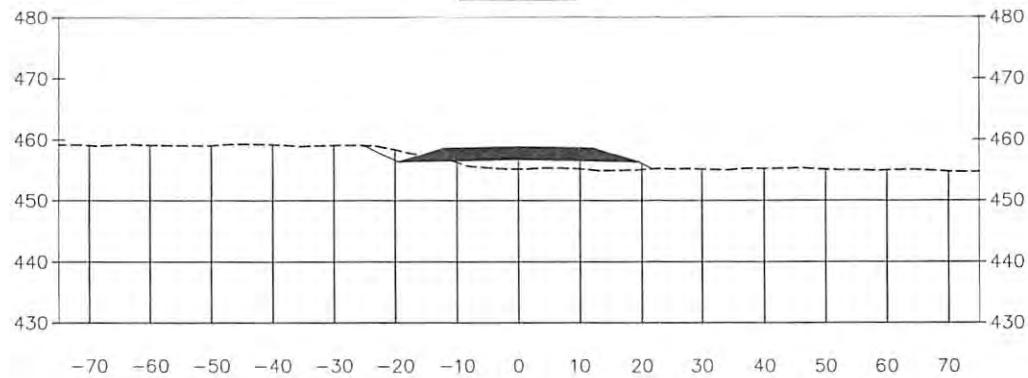


EXHIBIT C-6

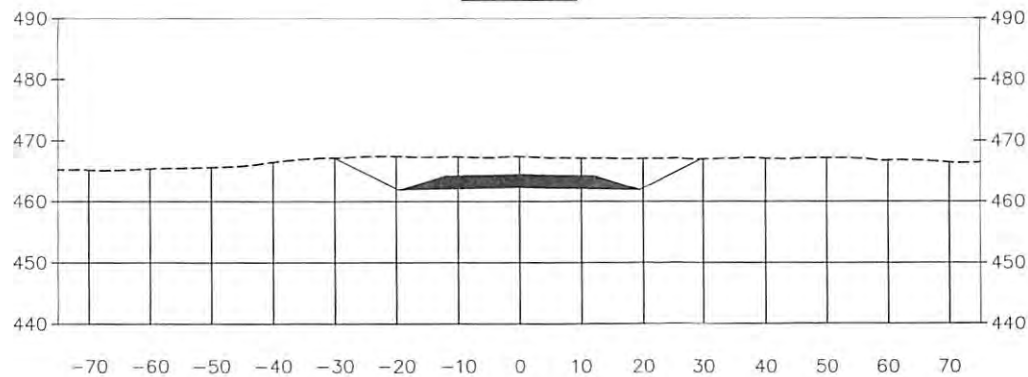
E YALDERB ROAD

13+25.00



N SALMON ALLEY ROAD

10+50.00



General Notes

1. SEE PAGE 3-6 FOR PLAN AND PROFILE LOCATION OF THE X-SECTIONS ABOVE.

| SHEET 7 OF 8 | |
|--------------|----------|
| NO. | REVISION |
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| NO. | REVISION |
| | |
| NO. | REVISION |
| | |



650 W 58th Avenue Suite E
Anchorage, Alaska 99518
Tel: 1-907-460-1686
AECL #1615

N SALMON ALLEY RD &
E YALDERB RD
X-SECTION VIEW
PRELIMINARY
CONSTRUCTION PLANS

EXHIBIT C-7

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, January 13, 2022 8:23 PM
To: Amy Otto-Buchanan
Subject: RE: RFC McCullough Est #21-164

It looks like the intersection angle at Yoder would be just under 70 degrees. It needs to be at a minimum 70 degrees, but would be better if it was closer to 90.

I don't see a drainage plan. The plan & profile gives me a good idea of the drainage patterns, but doesn't show if any cross culverts will be used.

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
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: Tuesday, December 21, 2021 12:02 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; twalter@fmgconsultants.com; John <jsandrw@matnet.com>; chief_28@hotmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@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>; 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; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC McCullough Est #21-164

The following contains a link for a subdivision of 224N04W16A002, McCullough Estates, MSB Case #21-164. Comments are due **January 14, 2022**. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Egj32OnZaCNAmHtQrEJwRBwB3Lz93A6RNGH5ouH7Zxc_Og?e=ArAxYj

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

Amy Otto-Buchanan

Amy Otto-Buchanan

From: Permit Center
Sent: Thursday, December 30, 2021 2:41 PM
To: Amy Otto-Buchanan
Subject: RE: RFC McCullough Est #21-164

Good Afternoon,

This parcel has a driveway onto Yoder Rd that does not have a permit on file. Please have them apply for their driveway permit.

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: Tuesday, December 21, 2021 12:02 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; twalter@fmgconsultants.com; John <jsandrw@matnet.com>; chief_28@hotmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@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>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC McCullough Est #21-164

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https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Egj32OnZaCNAmHtQrEJwRBwB3Lz93A6RNGH5ouH7Zxc_Og?e=ArAxYi

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

Amy Otto-Buchanan

Amy Otto-Buchanan

From: Leda Borys
Sent: Tuesday, January 11, 2022 12:27 PM
To: Amy Otto-Buchanan
Subject: RE: RFC McCullough Est #21-164

No comments from Planning ☺
Thanks, Amy!

Leda Borys

(she/her)

Planner II

Planning Services Division

Matanuska Susitna Borough

(907) 861-8556

Leda.Borys@matsugov.us

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, December 21, 2021 12:02 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; twalter@fmgconsultants.com; John <jsandrw@matnet.com>; chief_28@hotmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@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>; 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; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
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Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

861-7872

EXHIBIT F

Amy Otto-Buchanan

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Thursday, December 23, 2021 10:10 AM
To: Amy Otto-Buchanan
Subject: RE: RFC McCullough Est #21-164

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

Hi Amy,

Alaska Department of Fish and Game has no objections to the proposed platting actions. The proposed actions will not affect public access to public lands and waters. Thank you for the opportunity to review and comment.

Colton T. Percy

Habitat Biologist
Access Defense Program
Alaska Department of Fish and Game
Division of Wildlife Conservation
333 Raspberry Rd
Anchorage, AK 99518
907-267-2118

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, December 21, 2021 12:02 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; twalter@fmgconsultants.com; John <jsandrw@matnet.com>; chief_28@hotmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msh.bpc@gmail.com; Brad Sworts <brad.sworts@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>; 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; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC McCullough Est #21-164

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January 14, 2022. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Egj32OnZaCNAmHtQrEJwRBwB3Lz93A6RNGH5ouH7Zxc_Og?e=ArAxYi

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Amy Otto-Buchanan

Amy Otto-Buchanan

From: Meagan R. Hegge <Meagan.Hegge@mea.coop>
Sent: Friday, January 21, 2022 9:27 AM
To: Amy Otto-Buchanan
Subject: RE: RFC McCullough Est #21-164

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

Hi Amy,

MEA has no comment for the agenda plat on this request.

Thank you,

Meagan Hegge
Right of Way Technician
Matanuska Electric Association, Inc.
907-761-9276



From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, December 21, 2021 12:02 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; twalter@fmgconsultants.com; John <jsandrw@matnet.com>; chief_28@hotmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@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>; 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>; MEA_ROW <MEAROW@mea.coop>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC McCullough Est #21-164

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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 21, 2021

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 preliminary plat and has no comments or recommendations.

- **McCULLOUGH ESTATES**
(MSB Case # 2021-164)

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

Sincerely,

James Christopher

James Christopher
 Right of Way & Compliance Technician
 ENSTAR Natural Gas Company

EXHIBIT H-2

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, December 27, 2021 11:09 AM
To: Amy Otto-Buchanan
Subject: RE: RFC McCullough Est #21-164

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

Hello,

MTA has reviewed the plat for McCullough Estates. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2599 | www.mtasolutions.com



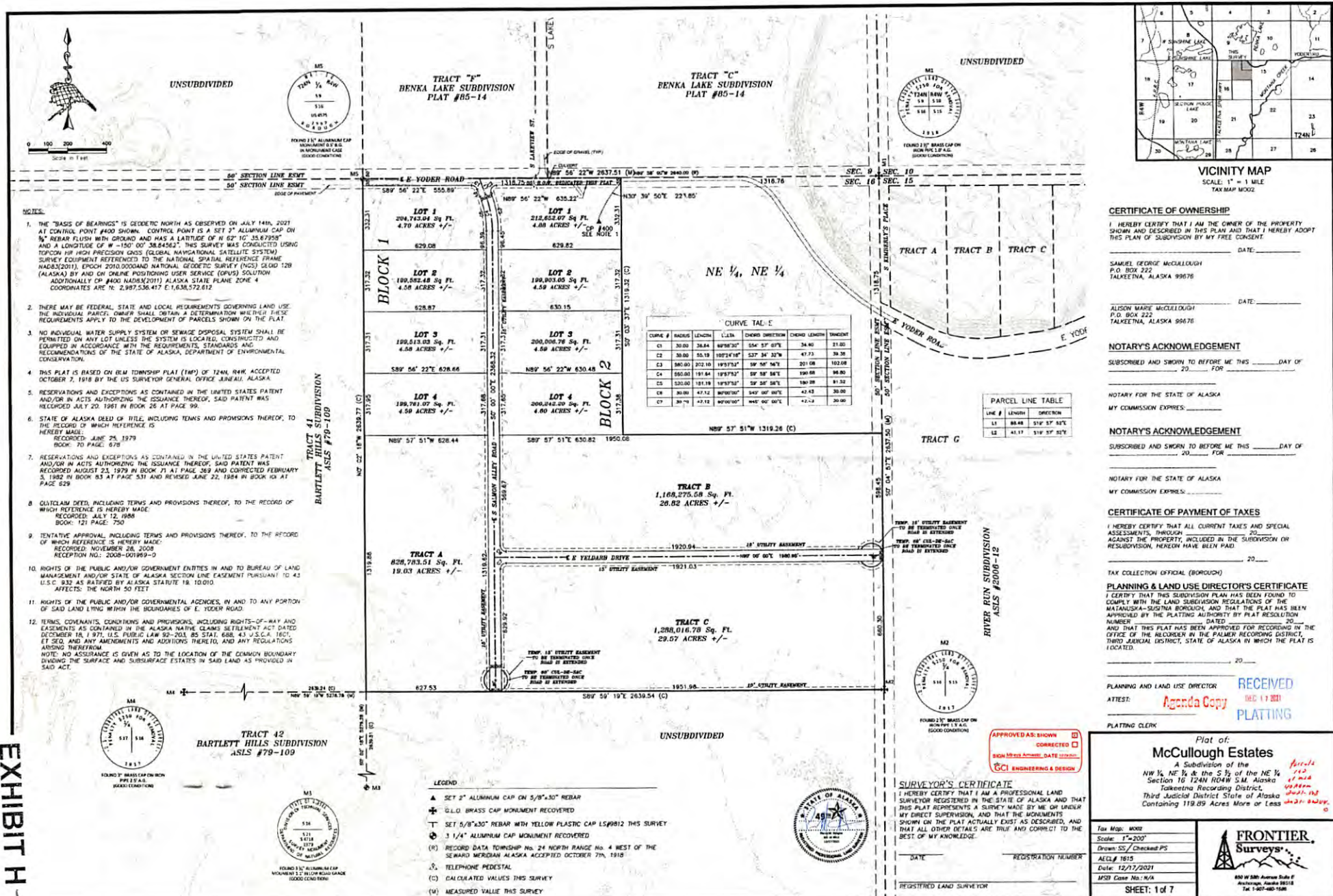
Life. Technology. Together.

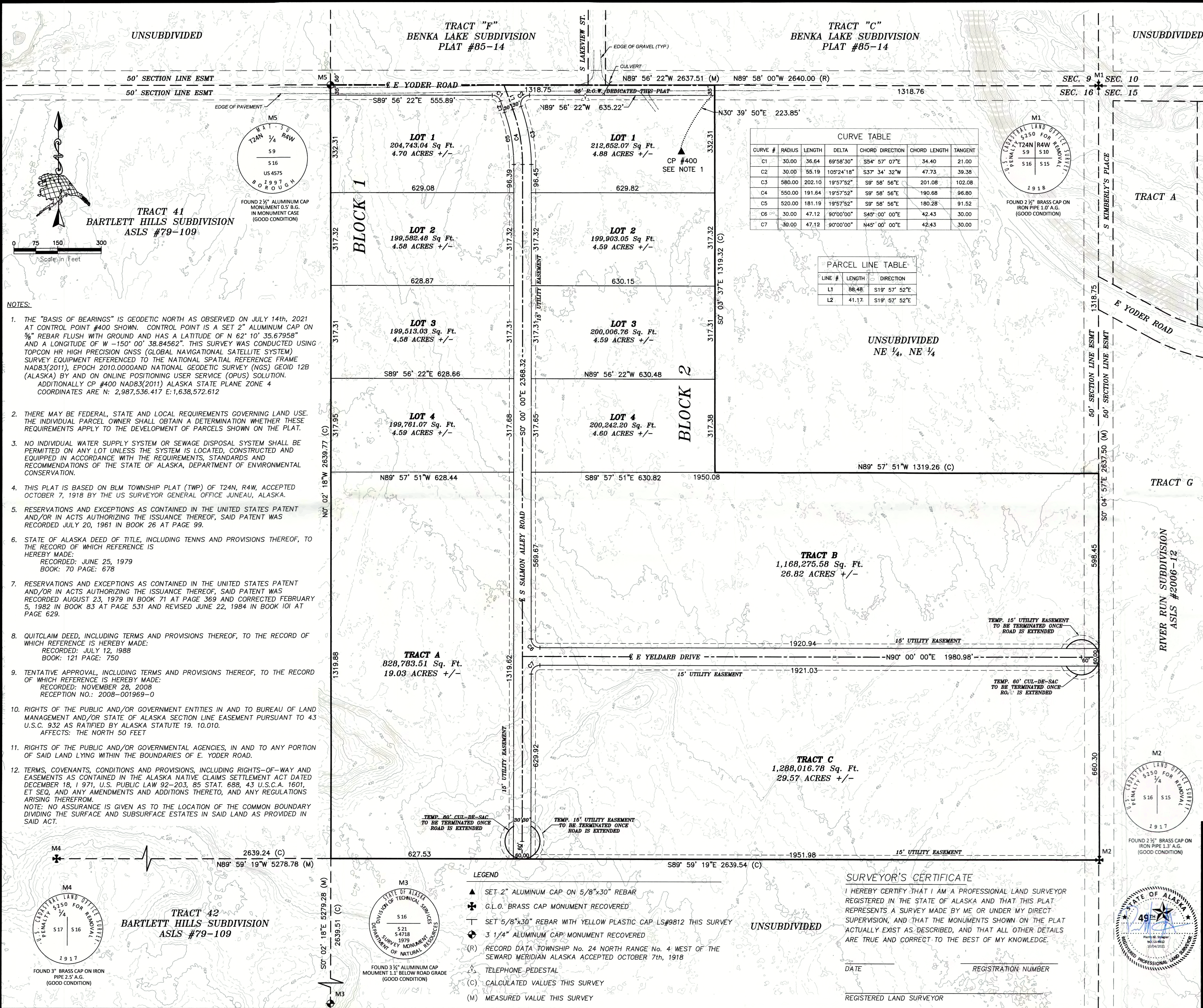
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Sent: Tuesday, December 21, 2021 12:02 PM
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Subject: RFC McCullough Est #21-164

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6D

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 3, 2022**

PRELIMINARY PLAT: BIRCH LANE ESTATES

LEGAL DESCRIPTION: SEC 02, T18N, R01E, SEWARD MERIDIAN AK

PETITIONERS: GINGER KAY BEAL

SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING

ACRES: 15 ± PARCELS: 6

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-198

REQUEST: The request is to create six lots from Parcel #2, MSB Waiver 2005-264-PWm, Reception No. 2006-001746-0, to be known as **BIRCH LANE ESTATES**, containing 15 acres +/- . Petitioner will be granting common access area for Lots 1-3 and a common access area in conjunction with the Section Line easement for access for Lots 4-6. The plat is located east of N. Palmer-Fishhook Road and directly north of E. Boyd Road; located within the SE ¼ SE ¼ Section 02, Township 18 North, Range 01 East, 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
Development Services
ADF&G
Utilities

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 4 pgs

DISCUSSION: The proposed subdivision is east of N. Palmer-Fishhook Road and directly north of E. Boyd Road. Lots 1-3 will be access by a common access easement, overlaying the 60' wide pole portion of Lot 2. Lots 4-6 will also be accessed by common access. Lots 5 and 6 are 30' wide side by side flag poles. The whole portion of the pole of Lot 6 is within a 50' wide Section Line Easement. A portion of Lot 5's flag pole is within the Section Line Easement. Petitioner will be granting a common access easement 10' wide over the remaining portion to provide a common access for Lot 4. There will only be two driveways out onto E. Boyd Road.

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; MSB 43.20.140 Physical Access and MSB 43.20.300(E) Flag lots.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curt Holler, PE, notes the soils investigation included three new testholes logged, review of neighboring soils information, review of the provided topography information, review of aerial imagery and further observations on site. Testhole location map and testhole logs attached. The parcel forms a rectangle shape north of and bordering on E. Boyd Road. Southeastern 2/3s of the parcel contains relatively level terrains with a very minor slope to the southeast. The northwest 1/3 of the parcels contains a large hill with a more level area at the northwest corner. Areas containing steep slopes exceeding 25% were found and have been delineated on the map. Total elevation differential indicated is approximately 88'. There is an existing driveway for access connected to a residential building with related outbuildings. The remainder exists in native or near native state with a minor cleared area at the base of the hill. Native vegetation primarily consists of mature growth trees of varying kinds. Most consists of thick stands of second growth birch with the occasional spruce and lesser shrubs and grasses. Testholes were excavated on 11.30.2021. Near surface soils found included a silty topsoil layer extending down to 3'. Receiving soils were found to be consistently clean sands and gravels to 12' or 12.'5. No groundwater was encountered. Based on the available soils and water table information, topography, Borough code and observations on site, the proposed lots will each contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area. Average Daily Traffic (ADT) count is at **Exhibit B-7**.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no objections. Development Services (**Exhibit D**) notes the existing driveway onto E. Boyd Road does not have a permit. *Staff notes that the existing driveway will no longer be used, once the common access easement for Lots 1-3 is granted.* ADF&G (**Exhibit E**) has no objections.

Utilities: (**Exhibit F**) MEA did not comment. Enstar has no comments, recommendations or objections. GCI has no objections. MTA has no comments.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments, or Pre-Design Division; or MEA.

CONCLUSION: The preliminary plat of Birch Lane Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary 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 will exist to the proposed lots, 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 will exist, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

FINDINGS OF FACT

1. The plat of Birch Lane Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
3. The lot has the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council Fishhook; Fire Service Area #132 Greater Palmer

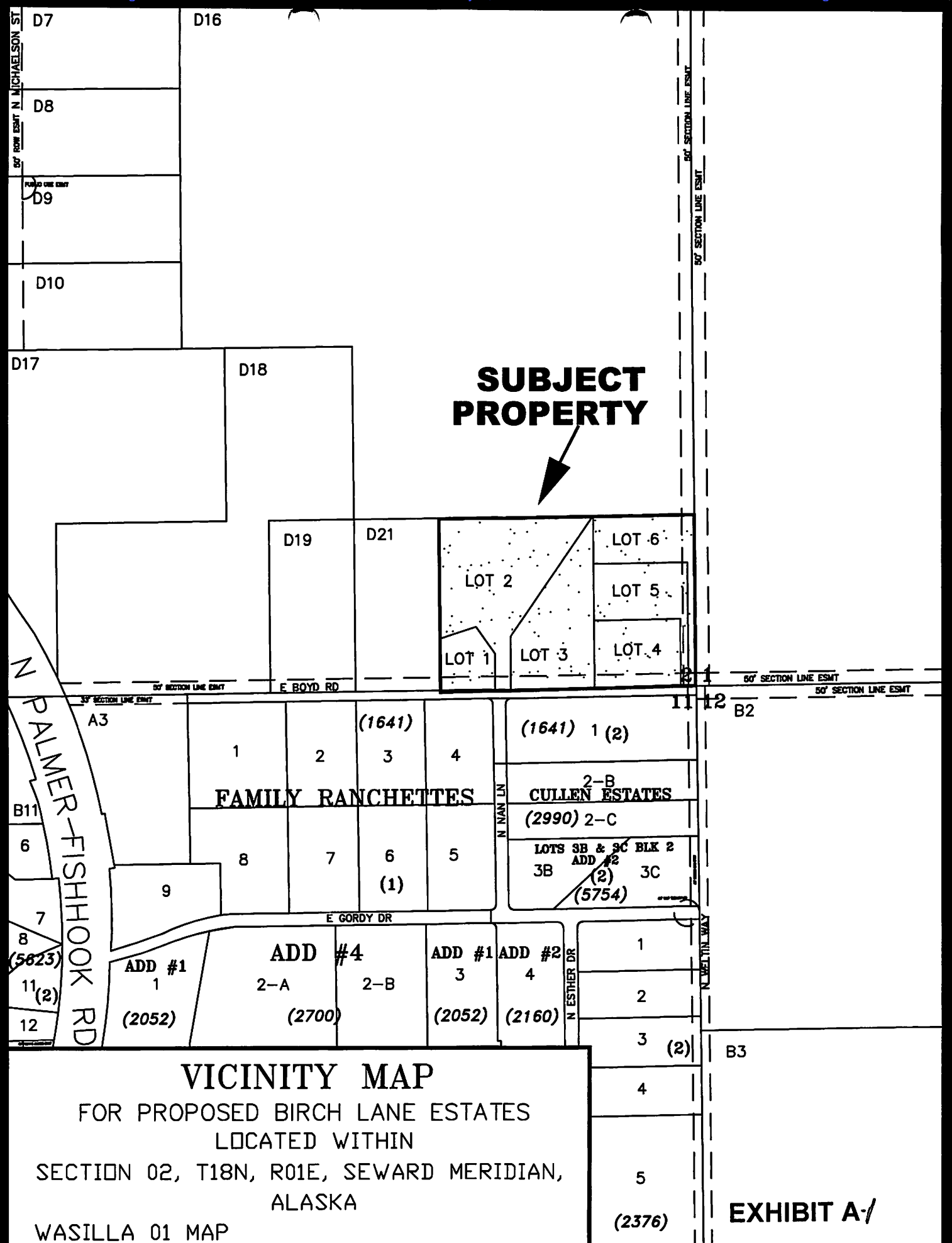
Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments, or Pre-Design Division; or MEA.

5. There were no objections from any federal or state agencies, or Borough departments.
6. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Birch Lane Estates, Section 02, Township 18 North, Range 01E, Seward Meridian, Alaska, contingent on staff recommendations:

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.
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.



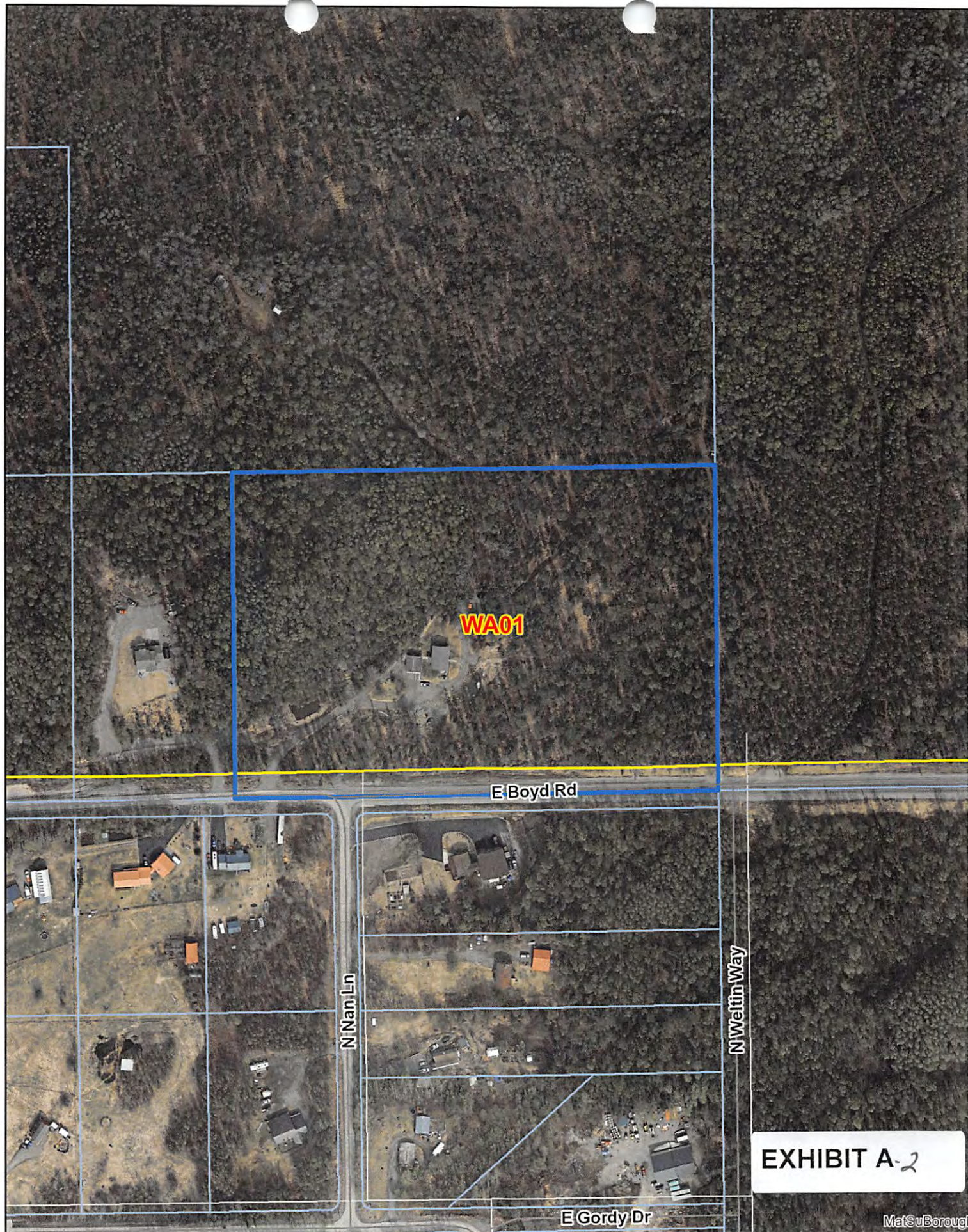
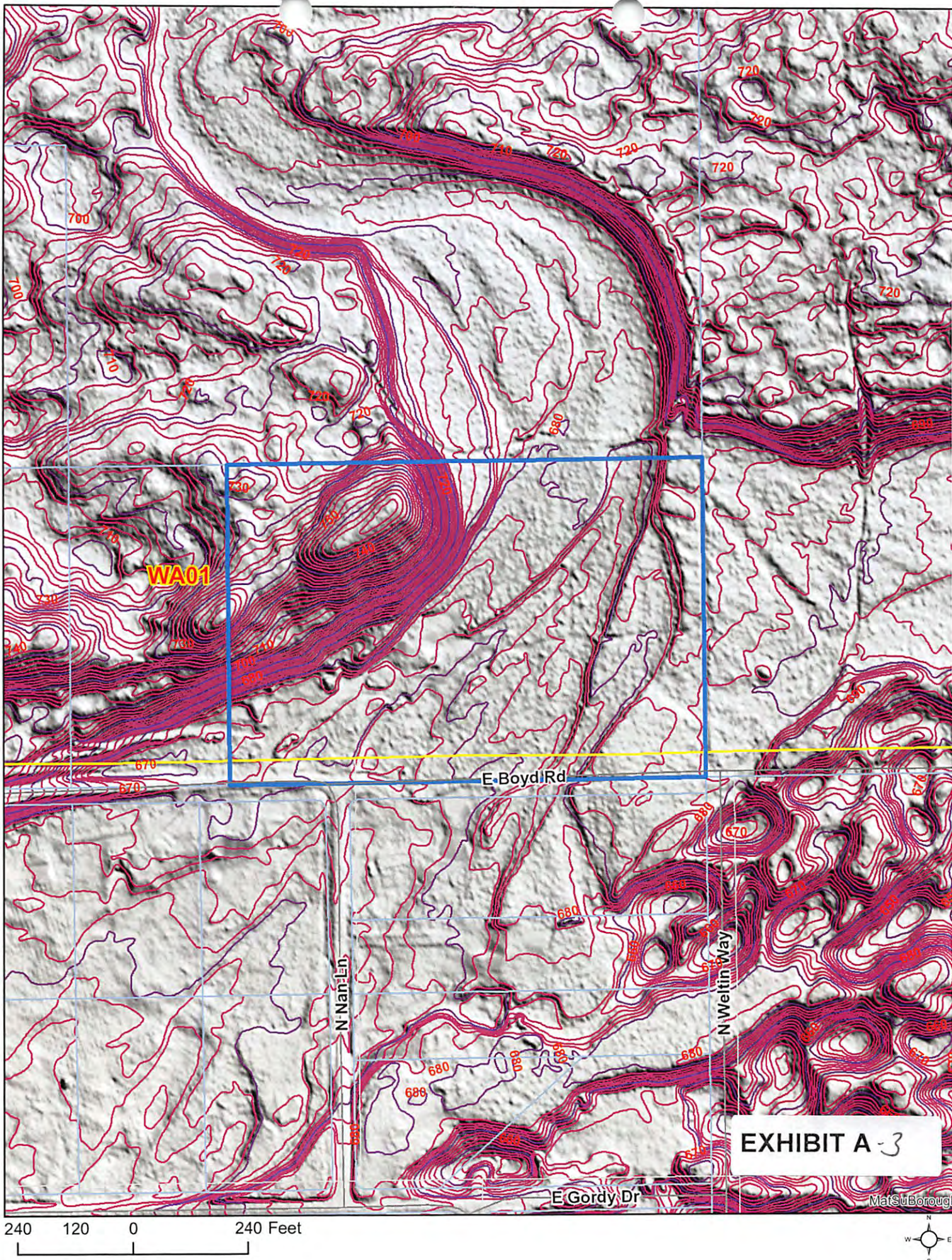


EXHIBIT A-2

MatSu Borough





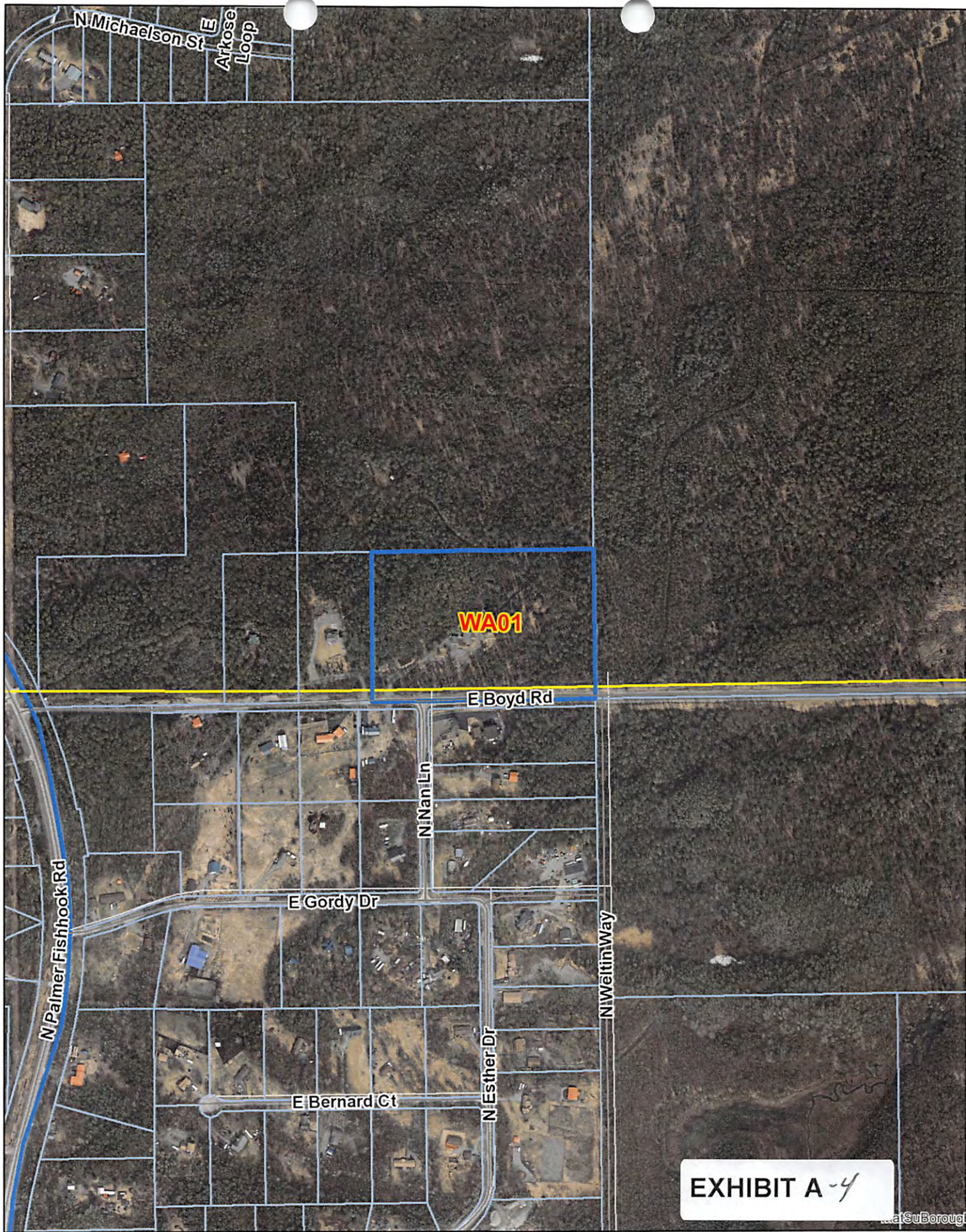


EXHIBIT A -4

at SuBorough

525 262.5 0 525 Feet





HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

December 7, 2021

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

RECEIVED
DEC 07 2021
PLATTING

Re: *Birch Lane Subdivision*; Useable Areas, Topography, and Drainage
HE #21061

Dear Mr. Wagner:

At the request of the project owner, Ginger Beal, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 6 new lots from one existing parent parcel totaling 15 acres. Our soils evaluation included logging 3 new testholes on the parent parcel, review of neighboring soils information, 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 shape north of and bordering E. Boyd Road where it intersects N. Nan Lane. The south eastern 2/3 of the parent parcel contains relatively level terrain with a very minor slope generally to the southeast. The northwest 1/3 of the parent parcel contains a large hill with a more level area at the northwest corner. Regions containing steep slopes exceeding 25% were found on the parcel and have been delineated on the attached map; most are associated with the large hill area. The total elevation differential indicated from the provided topographical map is approximately 88'.

Soils & Vegetation. The parent parcel contains an existing driveway for access connected to a residential building with related outbuildings. The remainder of the project areas appear to exist in either their native or near native state with the exception of minor cleared areas at the base of the hill. The existing native vegetation on the parent parcel, aside from cleared/maintained areas, primarily consists of mature growth trees of varying kinds. Most foliage consists of thick stands of apparent second growth birch trees with the occasional spruce tree and lesser shrubs and grasses. Three new testholes were dug near or along proposed lot lines on 11/30/21 to evaluate soil conditions. Near surface soils found in the testholes included a silty topsoil layer extending down to 3'. Receiving soils below the silts were found to be consistently clean sands and gravels extending

down to 12 or 12.5'. A copy of the testhole logs and the relevant location/topography map is attached.

Groundwater. Groundwater was not encountered in any of the newly logged testholes, to 12 or 12.5'. Groundwater is not expected to be a limiting factor for development 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 setbacks to existing water wells, lotlines, and easements. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the 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, ***the proposed lots labeled 1-6 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Roads and Drainage. The proposed new lots will be accessed via two newly proposed common access points onto the existing Boyd Road, which will provide reasonable access points for all lots. As such they will not require the construction of any new roads. In this circumstance a drainage plan is not required, however, general existing drainage patterns have also been indicated on the attached map.

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

Sincerely,

Curtis Holler, PE

c: G. Beal, w/attachments



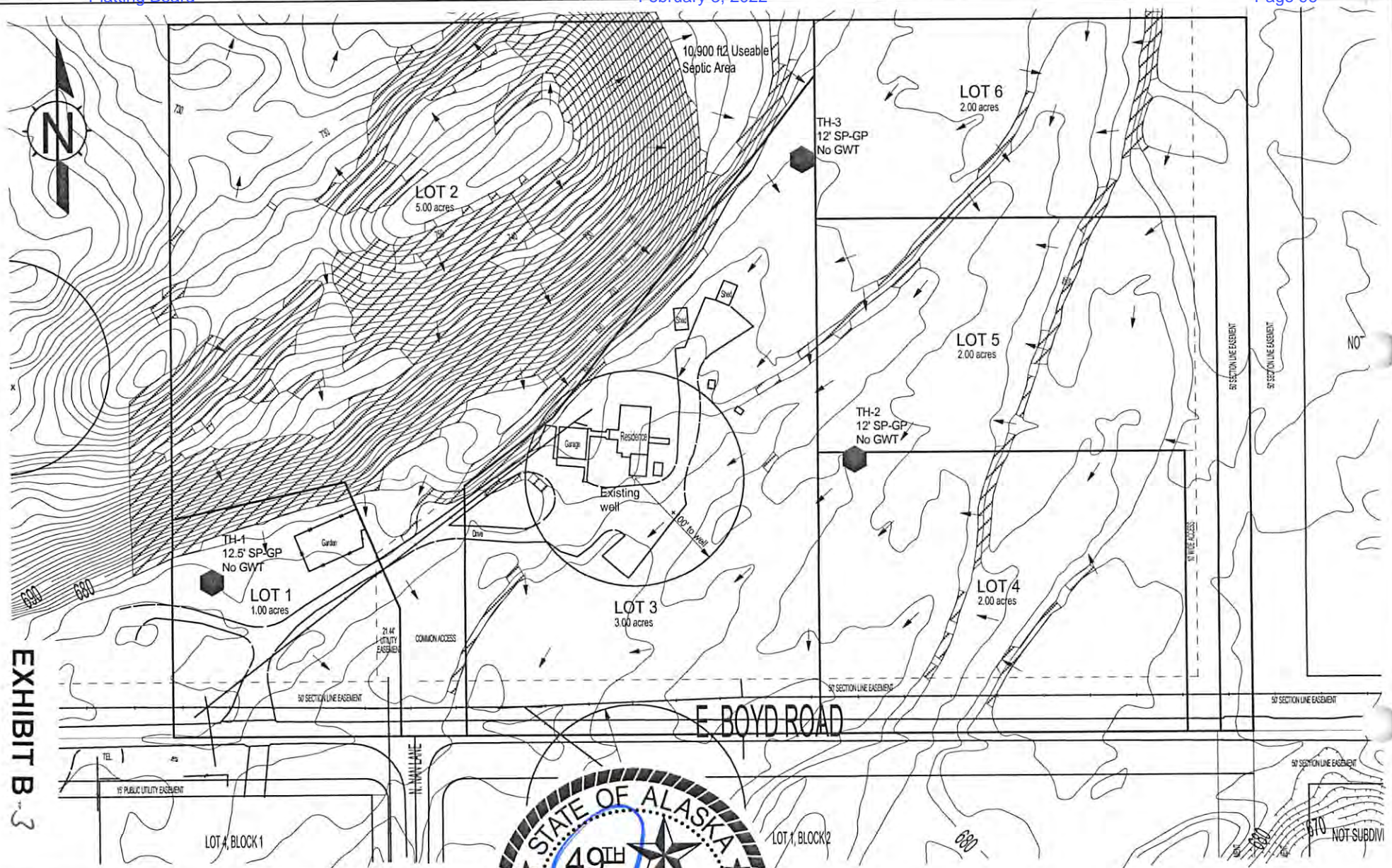


EXHIBIT B-3

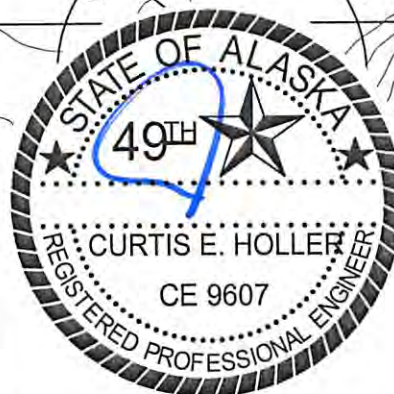
Birchlane Subdivision
Useable Area, Drainage and Topography Map



Job # 21061

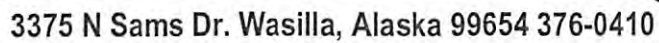
Scale: 1" = 125'

12/07/21



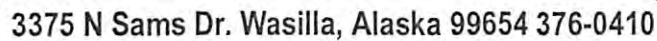
Notes:

1. Base drawing is MSB taxmap.
2. Topo is 2011 MSB LiDAR not verified.
3. Arrows denote apparent drainage patterns.
4. Locations of improvements approximate.
5. Hatched areas have slopes exceeding 25%.



Legal Description: LD20 S2 R1E T18N Subdivision

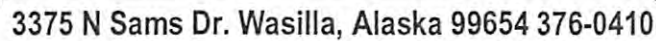
THLOGsubdnew-h2o-no.xlsx 12/2/2021



Legal Description: LD20 S2 R1E T18N Subdivision

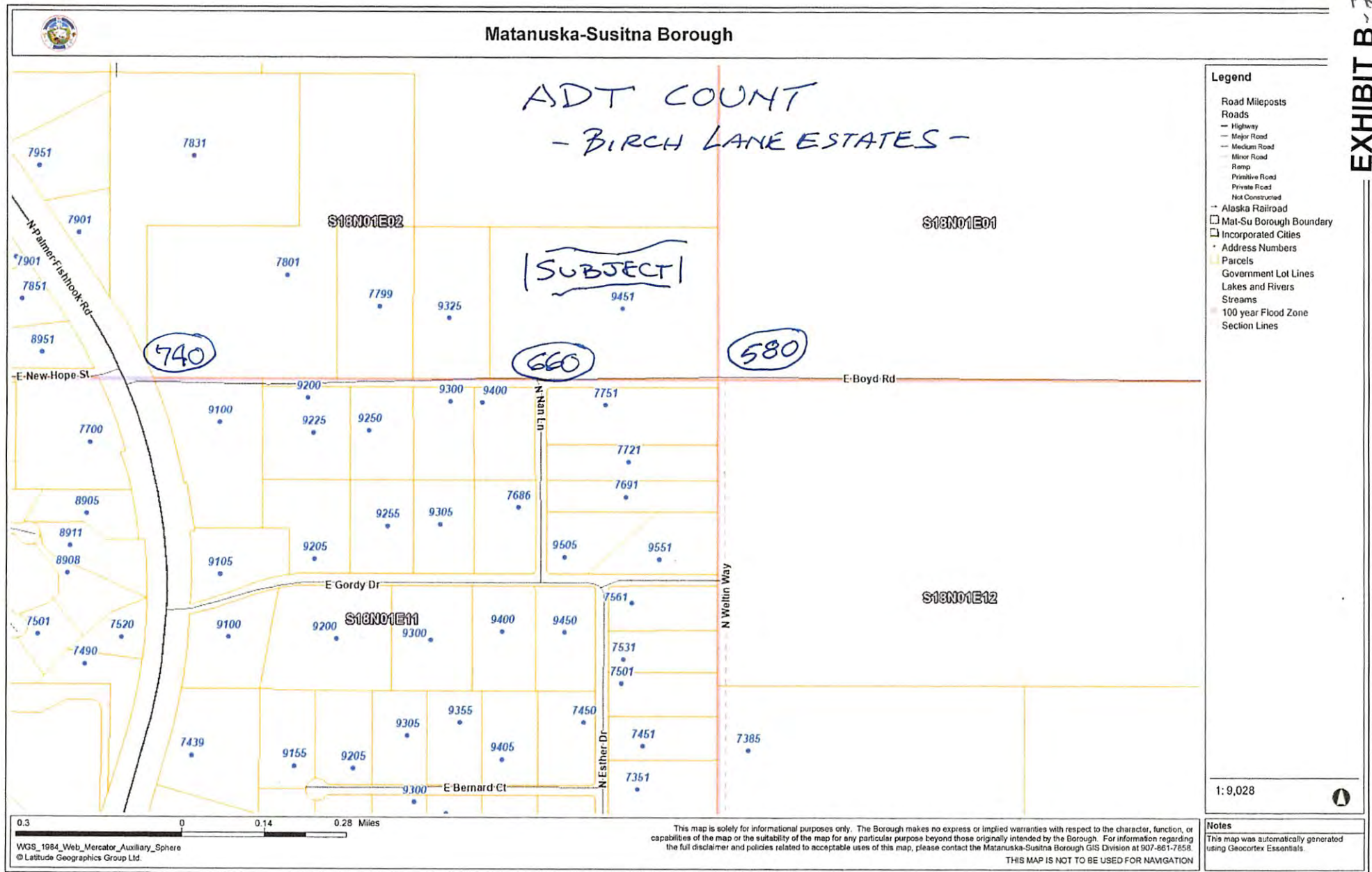
DATE: 11/30/21

EXHIBIT B-5



Legal Description: LD20 S2 R1E T18N Subdivision

EXHIBIT B-6



Amy Otto-Buchanan

From: Jamie Taylor
Sent: Wednesday, January 12, 2022 6:17 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Birch Lane Est #21-198

No comment.

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
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 22, 2021 4:19 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; earl.almdale@gmail.com; cobbfam@mtaonline.net; mothers@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; msb.hpc@gmail.com; Debbie Bakic <Debbie.Bakic@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>; 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; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Birch Lane Est #21-198

The following link contains a Request for Comments to subdivide 118N01E01D020 Birch Lane Estates, MSB Case #2021-198. Comments are due by **January 13, 2022**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f:/g/personal/amy_otto-buchanan_matsugov_us/EuQLDdkuYwdLvD1Sj2Lkn50B8TTHVys272FI9KMxk9Dcg?e=20bUDC

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: Permit Center
Sent: Thursday, December 30, 2021 4:45 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Birch Lane Est #21-198

Good Afternoon,

This parcel has a driveway on to Boyd Rd that does not have a driveway permit. Please have them apply for their driveway permit.

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 22, 2021 4:19 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; earl.almdale@gmail.com; cobbfam@mtaonline.net; mothers@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; msb.hpc@gmail.com; Debbie Bakic <Debbie.Bakic@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>; 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; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Birch Lane Est #21-198

The following link contains a Request for Comments to subdivide 118N01E01D020 Birch Lane Estates, MSB Case #2021-198. Comments are due by **January 13, 2022**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EuQLDdkuYwdLvD1SJ2Lkn50B8TTHVYs272Fli9KMxk9Dcg?e=20bUDC

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

Amy Otto-Buchanan

Amy Otto-Buchanan

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Thursday, December 23, 2021 10:58 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Birch Lane Est #21-198

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

Hi Amy,

Alaska Department of Fish and Game has no objections to the proposed platting action. The proposed actions will not affect public access to public lands and waters. Thank you for the opportunity to review and comment.

Colton T. Percy

Habitat Biologist
Access Defense Program
Alaska Department of Fish and Game
Division of Wildlife Conservation
333 Raspberry Rd
Anchorage, AK 99518
907-267-2118

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, December 22, 2021 4:19 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; earl.almdale@gmail.com; cobbfam@mtaonline.net; mothers@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; msb.hpc@gmail.com; Debbie Bakic <Debbie.Bakic@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>; 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; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Birch Lane Est #21-198

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The following link contains a Request for Comments to subdivide 118N01E01D020 Birch Lane Estates, MSB Case #2021-198. Comments are due by **January 13, 2022**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EuQLDdkuYwdLvD1SJ2Lkn50B8TTHVYs272Fli9KMxk9Dcg?e=20bUDC

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

Amy Otto-Buchanan



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 23, 2021

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 preliminary plat and has no comments or recommendations.

- **BIRCH LANE ESTATES**
(MSB Case # 2021-198)

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

Sincerely,

James Christopher

James Christopher
 Right of Way & Compliance Technician
 ENSTAR Natural Gas Company

EXHIBIT F-1

Amy Otto-Buchanan

From: Mark Cypher <mcypher@gci.com>
Sent: Thursday, December 23, 2021 8:31 AM
To: Amy Otto-Buchanan
Cc: OSP Design Group; Mark Cypher; Alexander T. Slavens (Alex)
Subject: RE: RFC Birch Lane Est #21-198

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

Hi Amy,

GCI has no conflicts within the limits of this project.

Thanks,

MARK CYPHER

GCI | Engineer III, OSP Design
 1001 Northway Drive
 Suite 100
 Anchorage, AK 99508
 t: 907-868-1476 | m: 631-921-4444 | w: www.gci.com

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, December 23, 2021 8:03 AM
To: Mark Cypher <mcypher@gci.com>
Cc: OSP Design Group <ospdesign@gci.com>
Subject: FW: RFC Birch Lane Est #21-198

Thank you,

Ellen Joseph

GCI | Administrative Assistant, OSP Construction
 1001 Northway Drive, Suite 201
 m: 907-717-2930 | w: www.gci.com

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, December 22, 2021 4:19 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; earl.almdale@gmail.com; cobbfam@mtaonline.net; mothers@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; msb.hpc@gmail.com; Debbie Bakic <Debbie.Bakic@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>; 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;

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, December 27, 2021 11:10 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Birch Lane Est #21-198

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

Hello,

MTA has reviewed the plat for Birch Lane Estates. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

1740 S. Chugach St., 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 22, 2021 4:19 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; earl.almdale@gmail.com; cobbfam@mtaonline.net; mothers@mtaonline.net; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; msb.hpc@gmail.com; Debbie Bakic <Debbie.Bakic@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>; 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; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Birch Lane Est #21-198

The following link contains a Request for Comments to subdivide 118N01E01D020 Birch Lane Estates, MSB Case #2021-198. Comments are due by **January 13, 2022**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EuQLDdkuYwdLvD1SJ2Lkn5OB8TTHVYs272Fli9KMxk9Dcg?e=20bUDC

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

CERTIFICATE OF OWNERSHIP & DEDICATION

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

GINGER KAY BEAL
P.O. BOX 2006
PALMER, ALASKA 99645-2006

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____
DAY OF _____, 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN 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 _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

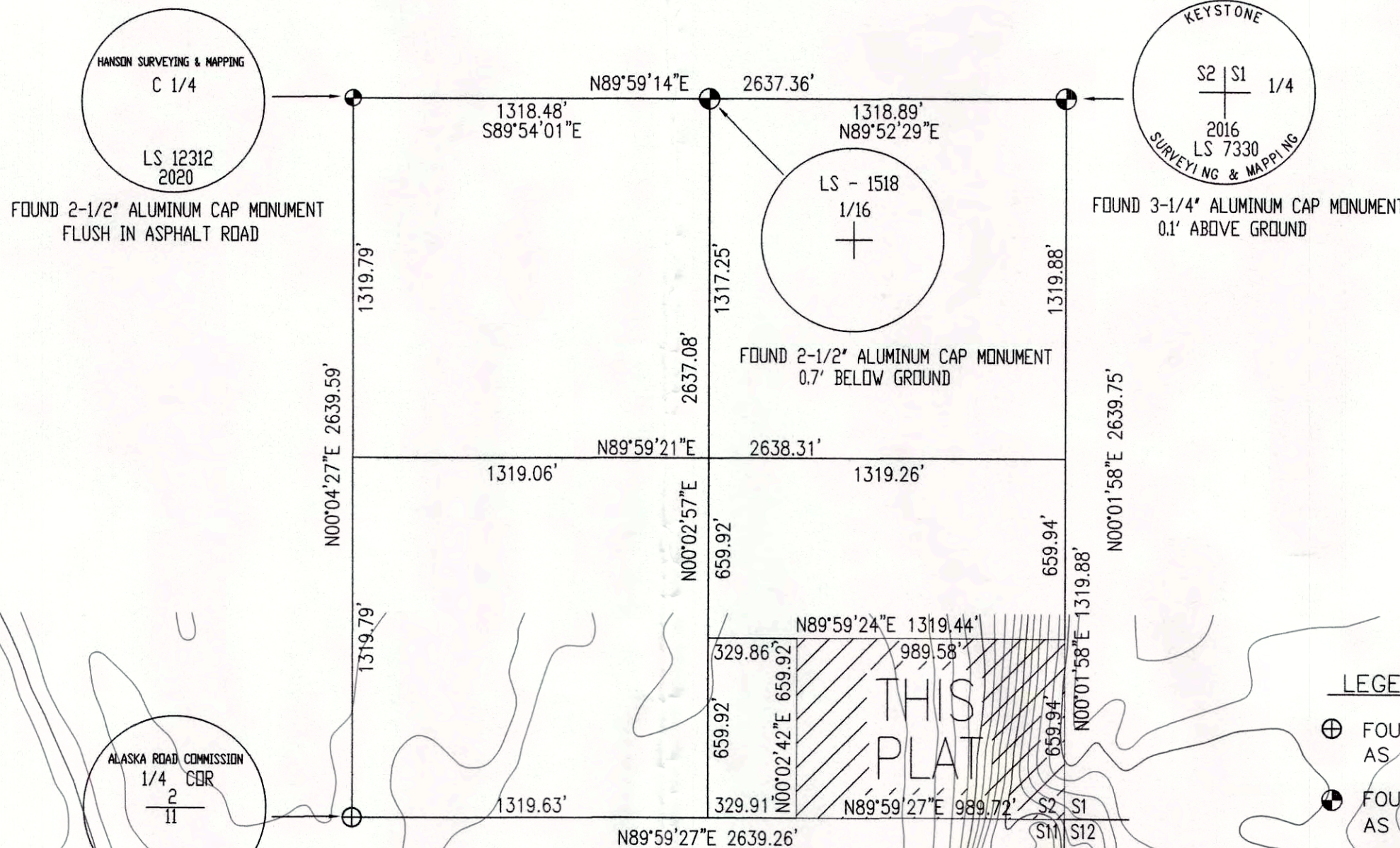
DATE _____ PLANNING & LAND USE DIRECTOR _____

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 OR RESUBDIVISION, HEREON HAVE BEEN PAID.

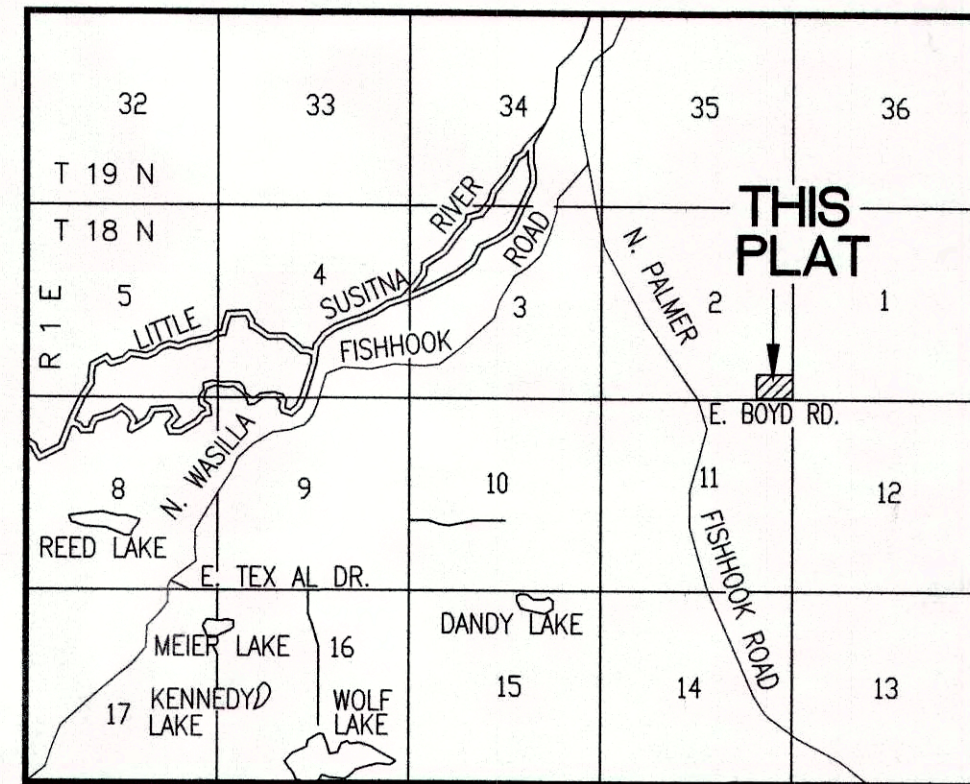
DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____



CONTROL SKETCH
1 INCH = 500 FEET

LEGEND

- ⊕ FOUND BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- ⊙ FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED



VICINITY MAP
SCALE 1" = 1 MILE

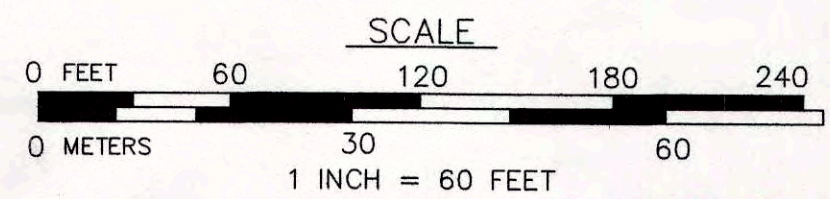
NOTES

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 PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT SECTION CORNER SHOWN HEREON.
3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - a) MTA EASEMENT RECORDED MAY 15, 1974 IN BOOK 82 AT PAGE 996
 - b) MEA EASEMENT RECORDED OCTOBER 1, 1980 IN BOOK 220 AT PAGE 221

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.

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE _____



A PLAT OF **Agenda Copy**

BIRCH LANE ESTATES

A SUBDIVISION OF PARCEL NO. 2
MATANUSKA-SUSITNA BOROUGH WAIVER
RESOLUTION SERIAL #2005-264-PWm
RECORDED AT RECEPTION SERIAL #2005-036031-0
WITHIN THE SE1/4 SE1/4, SECTION 2, T. 18 N., R. 1 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 15 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING

GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645
PHONE: (907) 376-7811

| | | |
|-------------------------|---------------------------|-------------------------------|
| DRAWN BY ICAD/K.Lyne | DATE 12/6/21 | DRAWING: 2020-36/BirchLane |
| CHECKED BY GLO | SCALE 1 INCH = 60 FEET | SHEET 1 OF 1 |

