

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER

Fred Wagner

PLATTING

ADMINISTRATIVE SPECIALIST

(Vacant)



PLATTING TECHNICIANS

Amy Otto-Buchanan

Kimberly McClure

Matthew Goddard

PLATTING ASSISTANT

Kayla Kinneen

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

JUNE 29, 2022

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattling@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

3. PUBLIC HEARINGS:

- A. **SAMEER KAPIL:** The request is to create one lot from Lots 21 & 22, Block 5, Wasilla Townsite, Plat #W-77, to be known as **SAMEER KAPIL**, containing 0.21 acres +/- . The property is located north of E. Parks Highway, east of N. Lucille Street, west of Nunley Park, and directly south of E. Herning Avenue (Tax ID # 1066B05L021 & 22); within Section 10, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and in Assembly District #4.
- B. **LATTITUDE 62 NORTH:** The request is to create three lots from Lots 1 & 2, US Survey 3519, to be known as **LATITUDE 62 NORTH**, containing 12.62 acres +/- . The parcel is located south of S. Horseshoe Lake Road and north of Horseshoe Lake (Tax ID #s U03519000L01/L02); within Section 12, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.
- C. **SWIHART MOUNTAIN ESTATES 2022:** The request is to create two lots from Lots 2, 3 & 4, Swihart Mountain Estates, Plat No. 2019-24 to be known as **SWIHART MOUNTAIN ESTATES 2022**, containing 36.03 acres +/- . The property is located north and west of E. Edgerton Parks Road and directly west of N. Bear Den Circle (Tax ID # 7861000L002 / L003 / L004); within the NW ¼ Section 32, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #6.

THE ABBREVIATED PLAT HEARING WILL CONVENE AT 8:30 A.M. on June 29, 2022, in the Assembly Chambers at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
 - **3-minute time limit per person for members of the public.**
 - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
 - **Testimony is limited to five (5) minutes for the petitioner/applicant.**
 - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
 - No further unsolicited input from petitioner is appropriate.
 - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
 - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015



STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 29, 2022

ABBREVIATED PLAT: **SAMEER KAPIL**

LEGAL DESCRIPTION: **SEC 10, T17N, R01W, S.M., AK**

PETITIONER: **SAMEER KAPIL**

SURVEYOR: **DENALI NORTH**

ACRES: **0.21 +/-** PARCELS: **1**

REVIEWED BY: **FRED WAGNER**

CASE: **2022-077**

REQUEST:

The request is to create one lot from Lots 21 & 22, Block 5, Wasilla Townsite, Plat #W-77, to be known as **Sameer Kapil**, containing 0.21 acres +/- . The plat is located north of E. Parks Highway, east of N. Lucille Street, directly south of E. Herning Avenue and directly west of N. Willow Street, it is in the City of Wasilla, located within Section 10, Township 17 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps **Exhibit A**

AGENCY COMMENTS:

City of Wasilla **Exhibit B**

DISCUSSION: The subject parcels are located within the City of Wasilla. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

City of Wasilla Planning commented:

- Completion of Matanuska-Susitna platting process prior to clearing or construction.
- No clearing permitted until land use permit approved for proposed use/structure.
- All clearing must comply with WMC 16.33.050.
- Must submit City of Wasilla Subdivision permit.

CONCLUSION

The plat of Sameer Kapil is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey,

and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

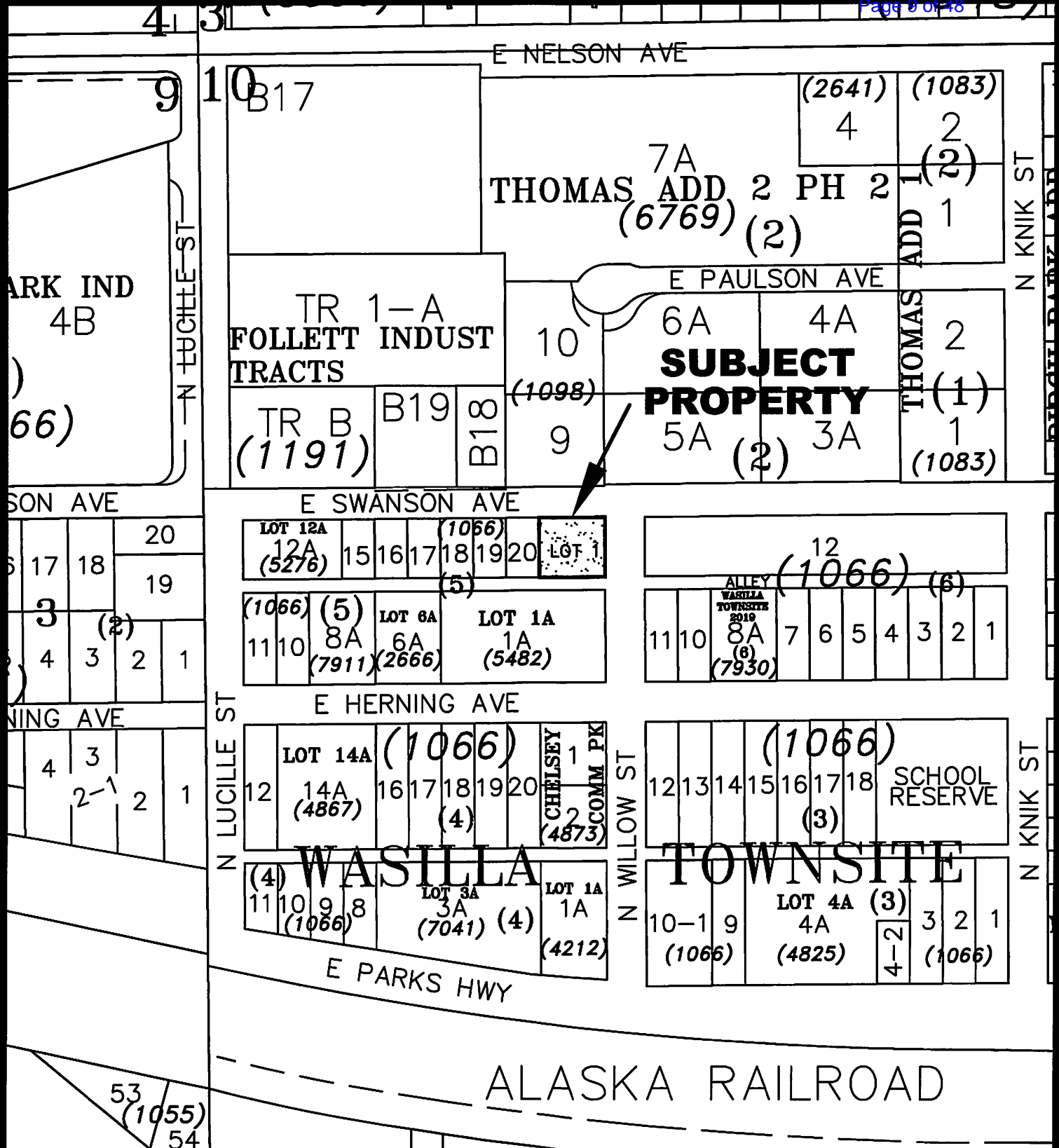
FINDINGS of FACT:

1. The abbreviated plat of Sameer Kapil is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
2. This plat combines two lots within Wasilla Townsite, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey and topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Wasilla Townsite (Plat #W-77), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Sameer Kapil contingent on the following recommendations:

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



VICINITY MAP

SAMEER KAPIL
LOCATED WITHIN
SECTION 10, T17n, R01W, SEWARD MERIDIAN
ALASKA

WA11 MAP

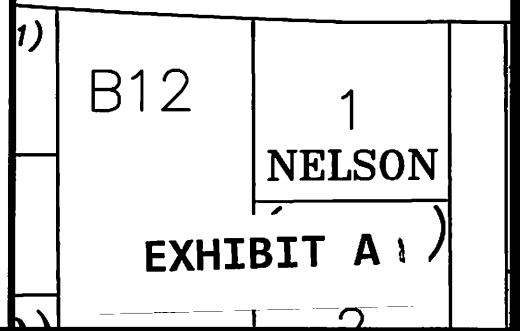


EXHIBIT A-2

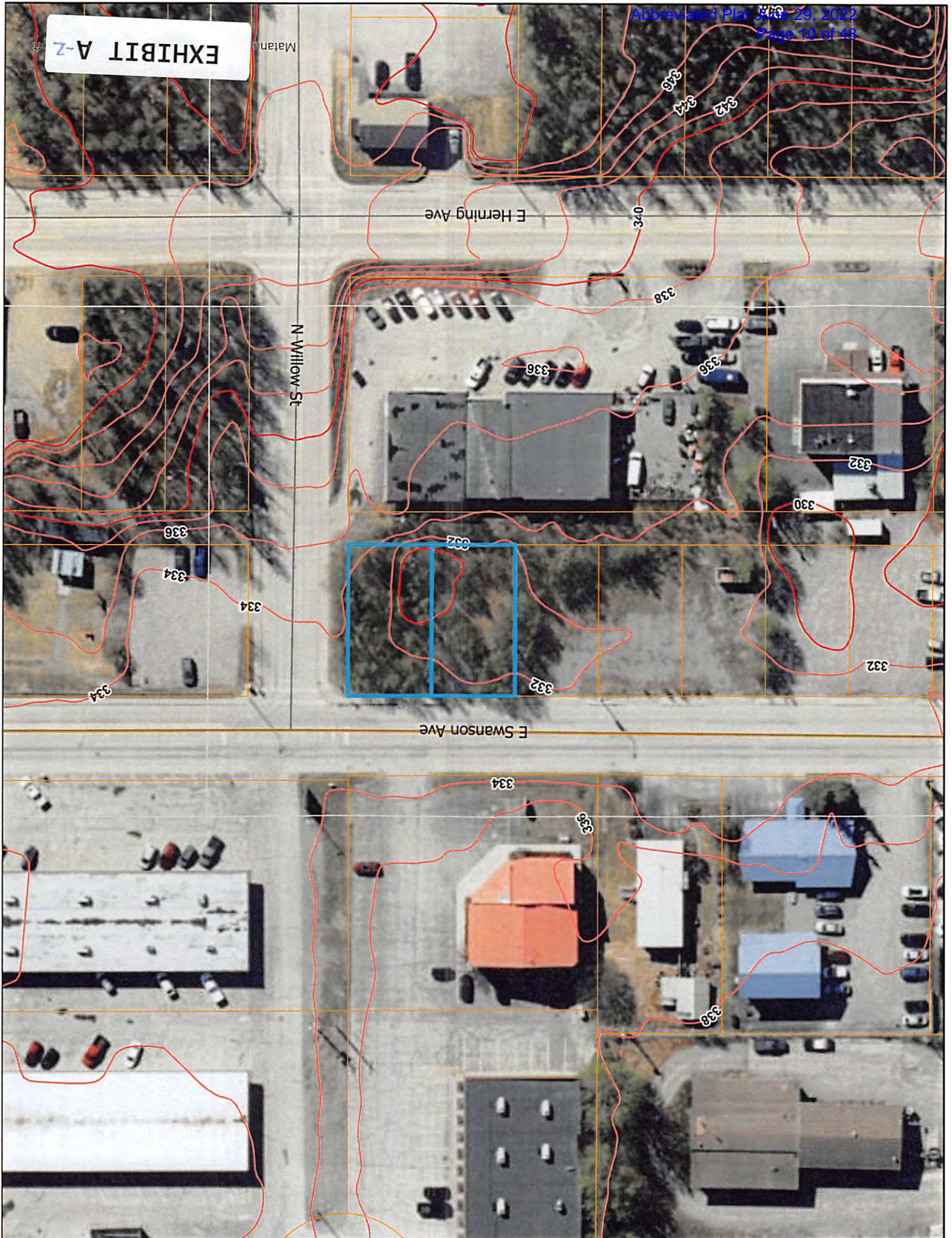




EXHIBIT A3

Fred Wagner

From: trevet@cityofwasilla.gov
Sent: Thursday, June 2, 2022 12:22 PM
To: Fred Wagner
Subject: Review Comments

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

RE: 186 & 190 E Swanson Ave
APN: 1066B05L021 & 1066B05L021
MSB CASE: #2022-077, Sameer Kapil

Our following comments for the proposed subdivision for Sameer Kapil:

Planning: Tina Crawford

- Completion of Matanuska-Borough platting process prior to any clearing or construction.
- No clearing permitted until land use permit approved for proposed use/structure.
- All clearing must comply with WMC 16.33.050.
- Must submit City of Wasilla Subdivision permit.

Sincerely,

Tahirih Revet
Planning Clerk
907-373-9020
trevet@cityofwasilla.gov

EXHIBIT B

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 29, 2022

PRELIMINARY PLAT: LATITUDE 62 NORTH
LEGAL DESCRIPTION: SEC 12, T17N, R04W, SEWARD MERIDIAN AK
PETITIONERS: RUSSELL & JANET WHITFIELD
SURVEYOR/ENGINEER: RUSSELL WHITFIELD, PLS/BRISTOL ENGINEERING SVCS CO LLC
ACRES: 12.62 ± PARCELS: 3
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2022-078

REQUEST: The request is to create three lots from Lots 1 & 2, US Survey 3519, to be known as **LATITUDE 62 NORTH**, containing 12.62 acres +/- . The parcel is located south of S. Horseshoe Lake Road and north of Horseshoe Lake; within Section 12, Township 17 North, Range 04 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Topographic Narrative and Mapping

EXHIBIT A – 3 pgs
EXHIBIT B – 6 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
US Army Corps of Engineers (USACE_
Utilities

EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 2 pgs

DISCUSSION: The proposed subdivision is south of S. Horseshoe Lake Road and north of Horseshoe Lake. Petitioner has applied for a driveway permits; copies are on file with Platting staff. Access is via S. Horseshoe Lake Road.

SOILS REPORT: A geotechnical report was submitted, (**Exhibit B**) pursuant to MSB 43.20.281(A)(1). Isaac Pearson, PE, Bristol Engineering Services Company LLC, notes useable septic area is at least 100' from the water body and 8' above seasonal high-water table. Three testholes were excavated in excess of 12', on November 14, 2020. Soils are GP, SM and SW based on a visual classification. No groundwater, impermeable layers or saturated soils were encountered. Testhole log attached and testhole location map attached. Based on the best available information, there is 10,000 sf of contiguous useable septic area as defined by MSB 43.20.281.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) has no comments.

USACE: (**Exhibit D**) If there are jurisdictional aquatic resources present on the site that are impacted by future actions, then a permit may be required from the Corps.

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

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

CONCLUSION: The preliminary plat of Latitude North 62 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. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Latitude North 62 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Big Lake Community Council; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Department of Emergency Services, Community Development, Assessments, Planning, Pre-Design Division or Development Services; MTA or MEA.
4. There were no objections from any federal or state agencies, Borough departments, or utilities.
5. There were no objections from the public in response to the Notice of Public Hearing.
6. If there are USACE jurisdictional aquatic resources present on the site, a permit from Department of Army may be required.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Latitude North 62, Township 17 North, Range 04 West, Section 12, Seward Meridian, Alaska:

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.

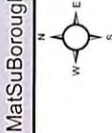


EXHIBIT A

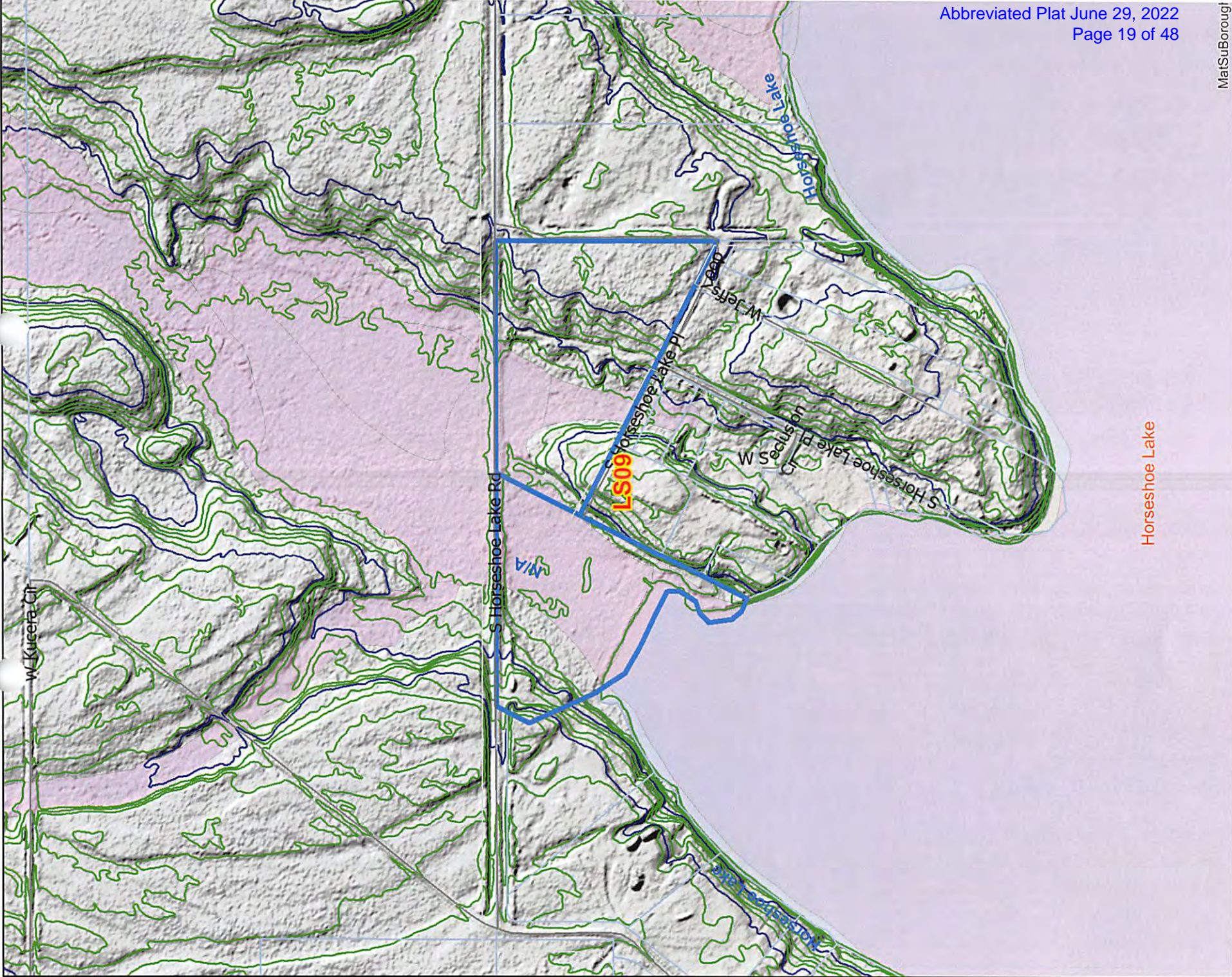


340 170 0 340 Feet





MatSu Borough



Horseshoe Lake

340 170 0 340 Feet



800 400 0 800 Feet



Bristol



ENGINEERING
SERVICES COMPANY, LLC

Abbreviated Plat June 29, 2022

Page 21 of 48

111 ... 16th Avenue, Third Floor
Anchorage, AK 99501-5169
phone (907) 563-0013
fax (907) 563-6713
www.bristol-companies.com

November 16, 2020

Matanuska Susitna Borough
Platting Department
350 E. Dahlia
Palmer, AK 99654

RE: Proposed Subdivision of US Survey 3519, Government Lots 1 & 2. – Revision 3

To Whom it May Concern,

The owner of the above referenced property proposes to subdivide into three parcels, to be known as Latitude 62 North Subdivision; Block 1 Lots 1 & 2 and Block 2, Lot 1. The property is bordered by W. Horseshoe Lake Road right of way to the north, US Lot 3 (by patent) to the east, Horseshoe Lake and Horseshoe Lake Subdivision to the south and Muskrat Cove Subdivision to the west. The lots are accessible via West Horseshoe Lake Road.

The parent parcel is 11.1 acres. Block 1 Lots 1 & 2 are 122,703 square feet and 222,395 square feet, respectively and Block 2, Lot 1 is 138,222 square feet. All lot are in excess of 40,000 square feet meeting the minimum requirements for on-site wastewater water disposal. In accordance with MSB Code 43.20.281 usable septic area must be at least 100 feet from a water body, be at least 8' above the seasonal high-water table, slopes must be less than 25%, must located on property not including easements, and not located within a protective well radius.

On November 14, 2020, a subsurface soil investigation was conducted to determine the native soils capacity to absorb domestic wastewater and to observe groundwater, if present. The investigation was performed by Isaac Pearson, PE a professional civil engineer registered in the State of Alaska. A total of three test pits were excavated, one on each new lot, see attached figure for the approximate locations. In general, the holes were in excess of 12 feet in depth with an organic mat and strata of GP, SM, and SW soils based on a visual classification using the Unified Soil Classification System. No groundwater, impermeable layers, or evidence of saturated soils were encountered. See attached Test Hole Logs.

Using topographic mapping and the information collected during the subsurface soil investigation it is assumed that the local water table is approximately the elevation of Horseshoe Lake. Horseshoe Lake's Mean High Water (MHW) elevation was determined to be approximately 156 feet. As the soils encountered at depth in the test pits are not subject to capillary rise and are free draining the usable area for wastewater disposal is the area bound above the elevation of 164 feet, or 156 feet plus 8 feet.

Based on the best available information there is 10,000 square feet contiguous useable septic area as defined in MSB 43.20.281.

Please let me know if you have any questions or comments.

EXHIBIT B

November 16, 2020
Page 2

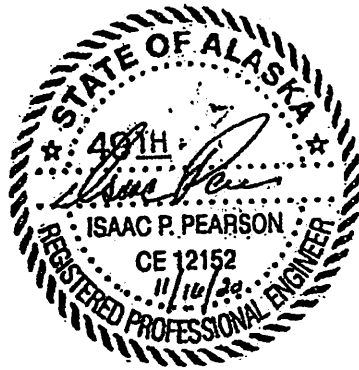
Sincerely,
Bristol Engineering Services Company, LLC



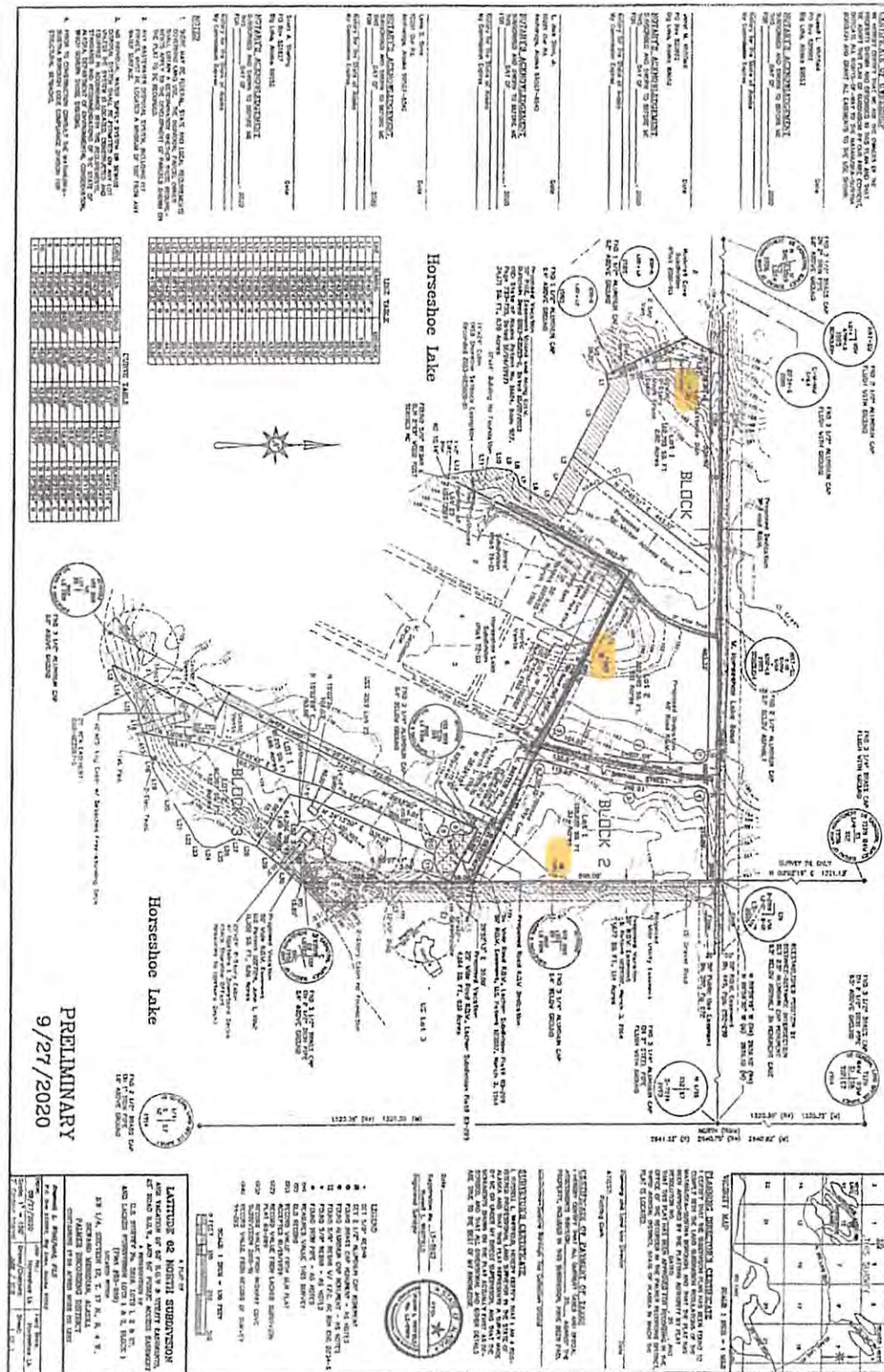
Isaac Pearson, PE
Civil Engineer
AK C-12152

Attachments:

- Site Map (1 page)
- Test Hole Logs (1 Page)



Attachment 1
Site Map



**Latitude 62 North
Test Hole Log**

**Attachment 2
Test Hole Logs**

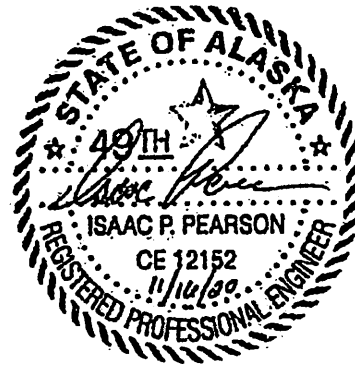
Latitude 62 North
Test Hole Log

All test holes were logged on November 14, 2020 by Isaac Pearson, PE. Weather was partly sunny and 30-degrees.

Test Hole 1

<u>Depth (ft)</u>	<u>Observation</u>
<u>0 - 0.5</u>	<u>Organics</u>
<u>0.5 - 2.0</u>	<u>Silty Sand, SM</u>
<u>2.0 - 4.0</u>	<u>Gravel with Sand, GP</u>
<u>4.0 - 12.5</u>	<u>Sand, SW</u>

Notes: No groundwater or saturated soils encountered.



Test Hole 2

<u>Depth (ft)</u>	<u>Observation</u>
<u>0 - 1.0</u>	<u>Organics</u>
<u>1.0 - 3.0</u>	<u>Gravel with Sand, GP</u>
<u>3.0 - 12.0</u>	<u>Sand, SW</u>
<u>12.0 - 12.5</u>	<u>Silt, ML</u>

Notes: No groundwater or saturated soils encountered.

Test Hole 3

<u>Depth (ft)</u>	<u>Observation</u>
<u>0 - 1.0</u>	<u>Organics</u>
<u>1.0 - 3.0</u>	<u>Sand, SW</u>
<u>3.0 - 13.0</u>	<u>Gravel with Sand, GP</u>

Notes: No groundwater or saturated soils encountered.

[End]

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, June 16, 2022 11:36 AM
To: Amy Otto-Buchanan
Cc: Elaine Flagg
Subject: RE: RFC Latitude N 62

No comment.

Jamie Taylor, PE (she/her)
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, June 3, 2022 1:55 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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Mike Brown <Mike.Brown@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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 Latitude N 62

The following link contains a Request for Comments to subdivide 4U03519000L01/L02 into three lots. Comments are due by **June 23, 2022**. Please let me know if you have any questions. Thanks, A.

[Latitude N 62](#)

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: White, Eric J CIV USARMY CEPOA (USA) <Eric.J.White@usace.army.mil>
Sent: Friday, June 24, 2022 5:36 PM
To: Amy Otto-Buchanan
Subject: POA-2022-00253 Latitude 62 North Lot Split Comments Request

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

Good afternoon Amy,

In regards to comments you'd requested for the proposed lot-splitting for Latitude 62 North, lot-splitting is not a regulated activity for the Corps. If there are jurisdictional aquatic resources present on the site that are impacted by future actions, then a permit may be required from the Corps.

Thanks,

Eric

EXHIBIT D



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

June 6, 2022

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.

- **LATTUDE 62 NORTH SUBDIVISION**

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

Sincerely,

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

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

CERTIFICATE OF OWNERSHIP
WE HEREBY 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.

Russell L. Whitfield
PO Box 520882
Big Lake, Alaska 99552

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME
THIS _____ DAY OF _____, 2022

Notary for the State of Alaska
My Commission Expires _____

Janet M. Whitfield
PO Box 520882
Big Lake, Alaska 99552

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME
THIS _____ DAY OF _____, 2022

Notary for the State of Alaska
My Commission Expires _____

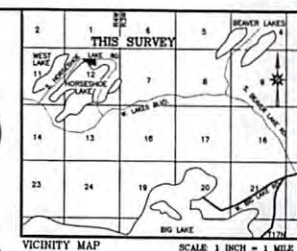
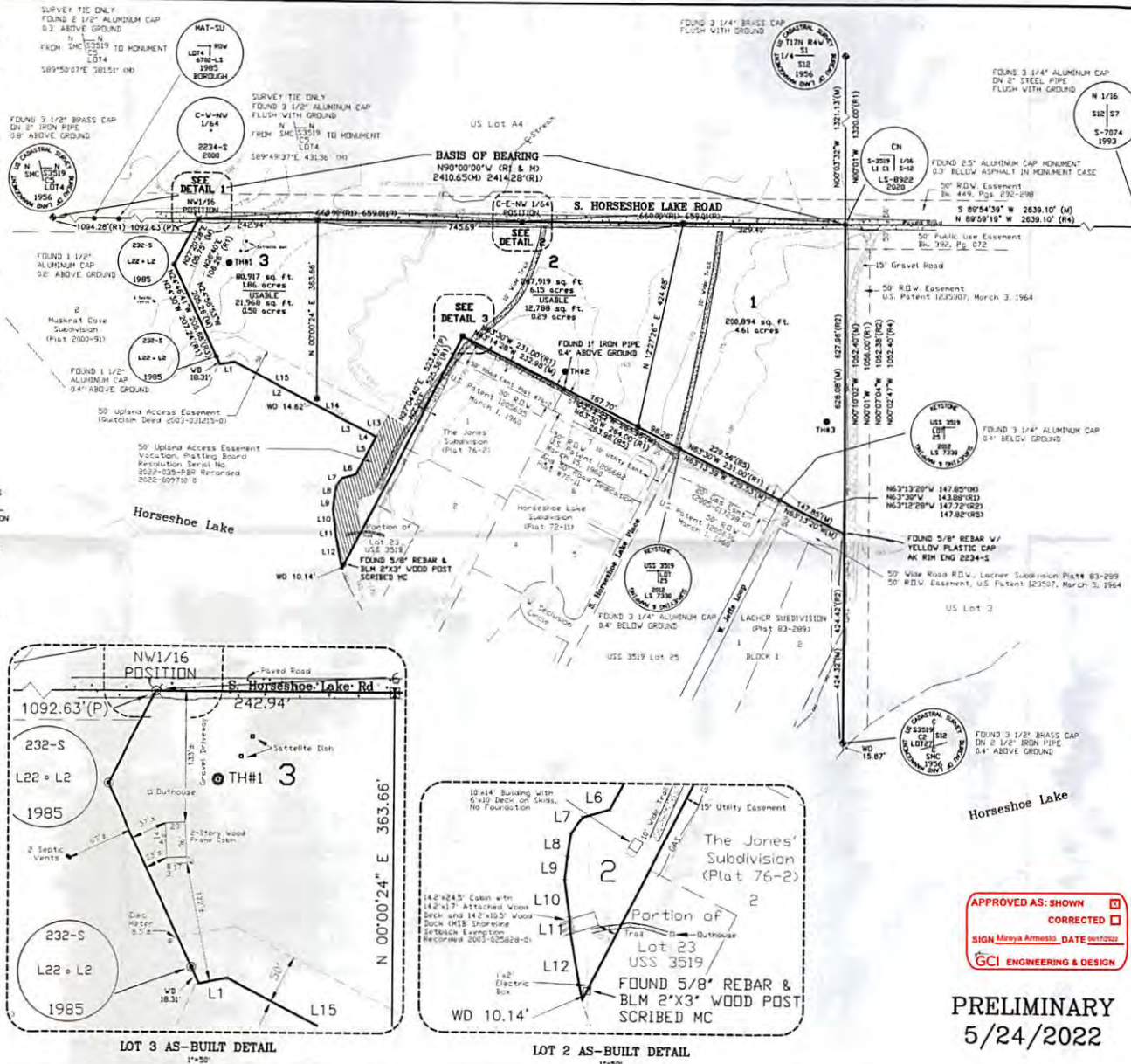
NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. ANY WASTEWATER DISPOSAL SYSTEM, INCLUDING PIT PRIVES, MUST BE LOCATED A MINIMUM OF 100' FROM ANY WATER SURFACE.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
4. PRIOR TO CONSTRUCTION CONSULT THE MATANUSKA-SUSTINA BOROUGH CODE COMPLIANCE DIVISION FOR STRUCTURAL SETBACKS.

LINE	BEARING	DISTANCE
L1	S 28°40'00" W	29.63'
L2	N 62°30'53" W	241.33'
L3	N 63°15'53" W	63.69'
L4	N 58°48'17" W	20.15'
L5	N 38°08'59" E	85.10'
L6	N 73°34'33" E	28.70'
L7	N 38°09'39" E	20.53'
L8	N 08°16'40" E	23.59'
L9	N 06°33'03" E	23.65'
L10	N 07°49'39" E	36.31'
L11	N 04°26'03" W	16.46'
L12	N 10°34'56" W	68.39'
L13	N 50°10'27" E	50.00'
L14	N 62°30'53" W	21.89'
L15	N 62°30'53" W	189.48'

LEGEND

- SET 2" ALUMINUM CAP MONUMENT ON 5/8" REBAR
- FOUND BRASS CAP MONUMENT - AS NOTED
- FOUND ALUMINUM CAP MONUMENT - AS NOTED
- FOUND 5/8" REBAR - AS NOTED
- FOUND IRON PIPE - AS NOTED
- PROPORTIONED CORNER POSITION
- (M) MEASURED VALUE THIS SURVEY
- (R1) RECORD VALUE BLM OCTOBER 4-12, 1956 SURVEY, ACCEPTED ON JANUARY 19, 1959
- (R2) RECORD VALUE LACHER SUBDIVISION PLAT 83-289
- (R3) RECORD VALUE MUSKAT COVE SUBDIVISION PLAT 2009-91
- (R4) RECORD VALUE RECORD OF SURVEY 94-285
- (R5) RECORD VALUE RECORD OF SURVEY 2012-92
- (P) PROPORTIONED VALUE THIS SURVEY



PLANNING DIRECTOR'S CERTIFICATE
I CERTIFY THAT THE SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____, DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

Planning and Land Use Director _____ Date _____
Attest: _____
Platting Clerk

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

Matanuska-Sustina Borough Tax Collection Official _____

SURVEYOR'S CERTIFICATE
I, RUSSELL L. WHITFIELD, 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 ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE TO THE BEST OF MY KNOWLEDGE.

Date: 5-25-22
Registration No. 15-8922
Russell L. Whitfield
Registered Surveyor



SCALE: 1 INCH = 100 FEET
0 FEET 100 200 300

AS-BUILT & TOPOGRAPHY
A PLAT OF
LATITUDE 62 NORTH SUBDIVISION
A RECONSIDERATION OF
U.S. SURVEY NO. 3519, LOTS 1 AND 2
LOCATED WITHIN
NW 1/4, SECTION 12, T. 17 N., R. 4 W.,
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
CONTAINING 12.62 ACRES MORE OR LESS
Russell L. Whitfield, PLS
P.O. Box 520882, Big Lake, Alaska 99552
Date: 05/22/2022 Job No.: Horseshoe Lk Field Book: Horseshoe Lk
Scale: 1" = 100' Drawn/Checked: JMW / BLW Sheet: 1 OF 1

APPROVED AS SHOWN
CORRECTED
SIGN: Marya Amato, DATE: 5/25/22
GCI ENGINEERING & DESIGN

PRELIMINARY
5/24/2022

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
June 29, 2022

ABBREVIATED PLAT: SWIHART MOUNTAIN ESTATES 2022
LEGAL DESCRIPTION: SEC 32, T19N, R01E, SEWARD MERIDIAN AK
PETITIONERS: LARRY SWIHART
SURVEYOR: KEYSTONE SURVEYING
ACRES: 36.03 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2022-079

REQUEST: The request is to create two lots from Lots 2, 3 & 4, Swihart Mountain Estates, Plat No. 2019-24 to be known as **SWIHART MOUNTAIN ESTATES 2022**, containing 36.03 acres +/- . The property is located north and west of E. Edgerton Parks Road and directly west of N. Bear Den Circle; within the NW ¼ Section 32, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #6.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 5 pgs

AGENCY COMMENTS

ADF&G

EXHIBIT B – 1 pg

MSB Department of Public Works

EXHIBIT C – 1 pg

MSB Development services

EXHIBIT D – 2 pgs

Utilities

EXHIBIT E – 4 pgs

DISCUSSION: The proposed subdivision is creating two lots from Lots 2, 3 & 4, Swihart Mountain Estates Subdivision, reducing the total number of lots by one. Both lots will take access off of N. Bear Den Circle, a Borough owned and maintained road.

Soils Report: A geotechnical report was not required per MSB 43.20.281(A)(1)(i)(i), as both lots are greater than 400,000 square feet in size.

Comments:

ADF&G (**Exhibit B**) has no objections, however would like to note that there is an unnamed tributary of Government Creek running through the southwest corner of Lot 2A that has been identified as anadromous and is important habitat for rearing coho salmon. Any modification to the banks or bed of this unnamed stream would require a Fish Habitat Permit from Fish & Game's Habitat Division.

MSB Department of Public Works (**Exhibit C**) has no comment.

MSB Development Services (**Exhibit D**) notes that the petitioner will need to apply for a driveway permit for any existing accesses to Bear Den Circle.

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

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

CONCLUSION: The abbreviated plat of Swihart Mountain Estates 2022 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists 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 exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

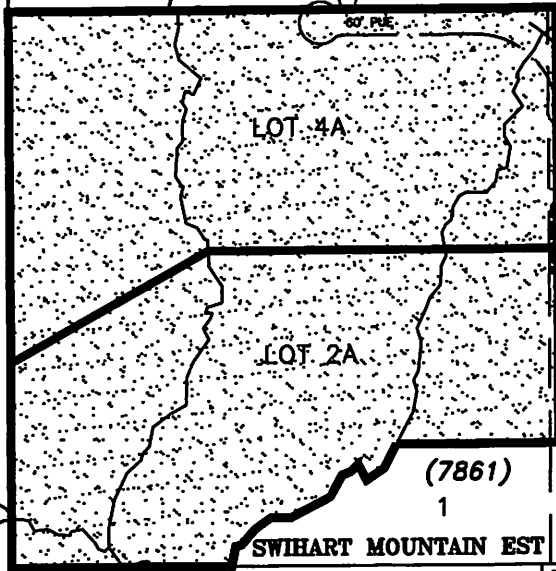
FINDINGS OF FACT

1. The plat of Swihart Mountain Estates 2022 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was not required per MSB 43.20.281(A)(1)(i)(i), as both lots are greater than 400,000 square feet in size
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Fishhook Community Council; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Emergency Services; Community Development, Assessments, Planning Division OR Pre-Design Division; MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Swihart Mountain Estates 2022, Section 32, Township 19 North, Range 01 East, 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.

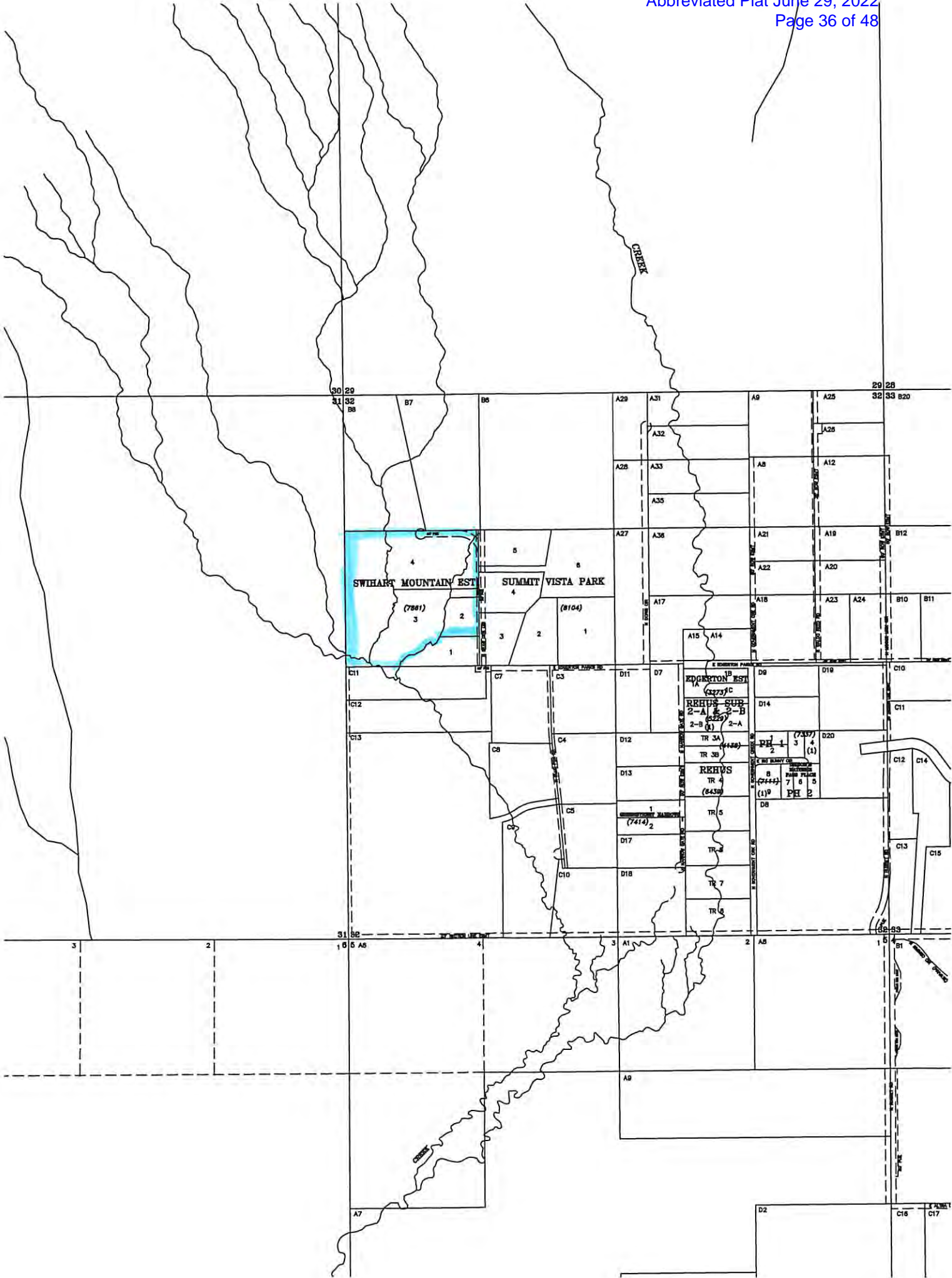
**SUBJECT
PROPERTY**

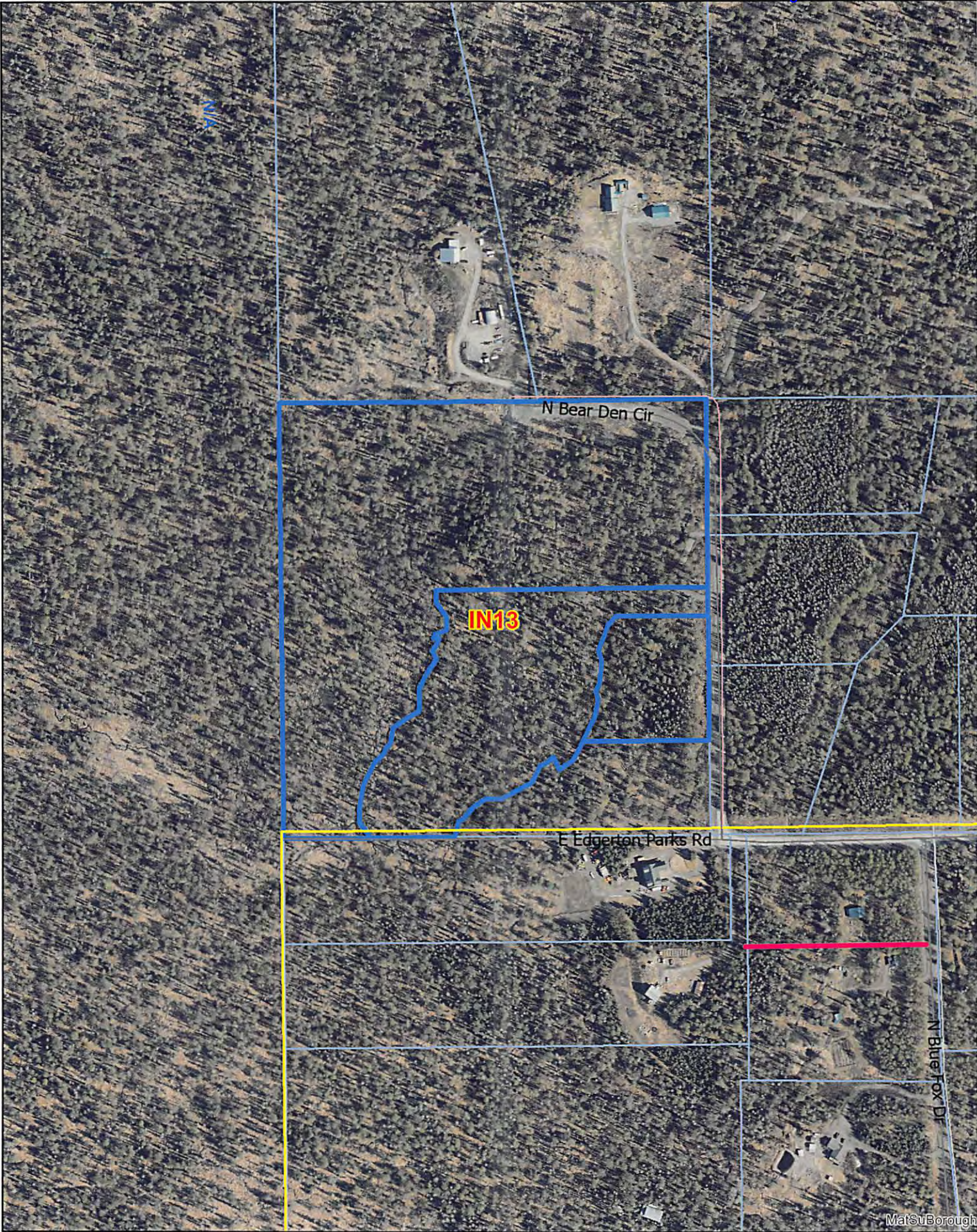


VICINITY MAP

FOR PROPOSED SWIHART MOUNTAIN ESTATES
2022 SUBDIVISION
LOCATED WITHIN
SECTION 32, T19N, R01E, SEWARD MERIDIAN
IN 13 MAP ALASKA

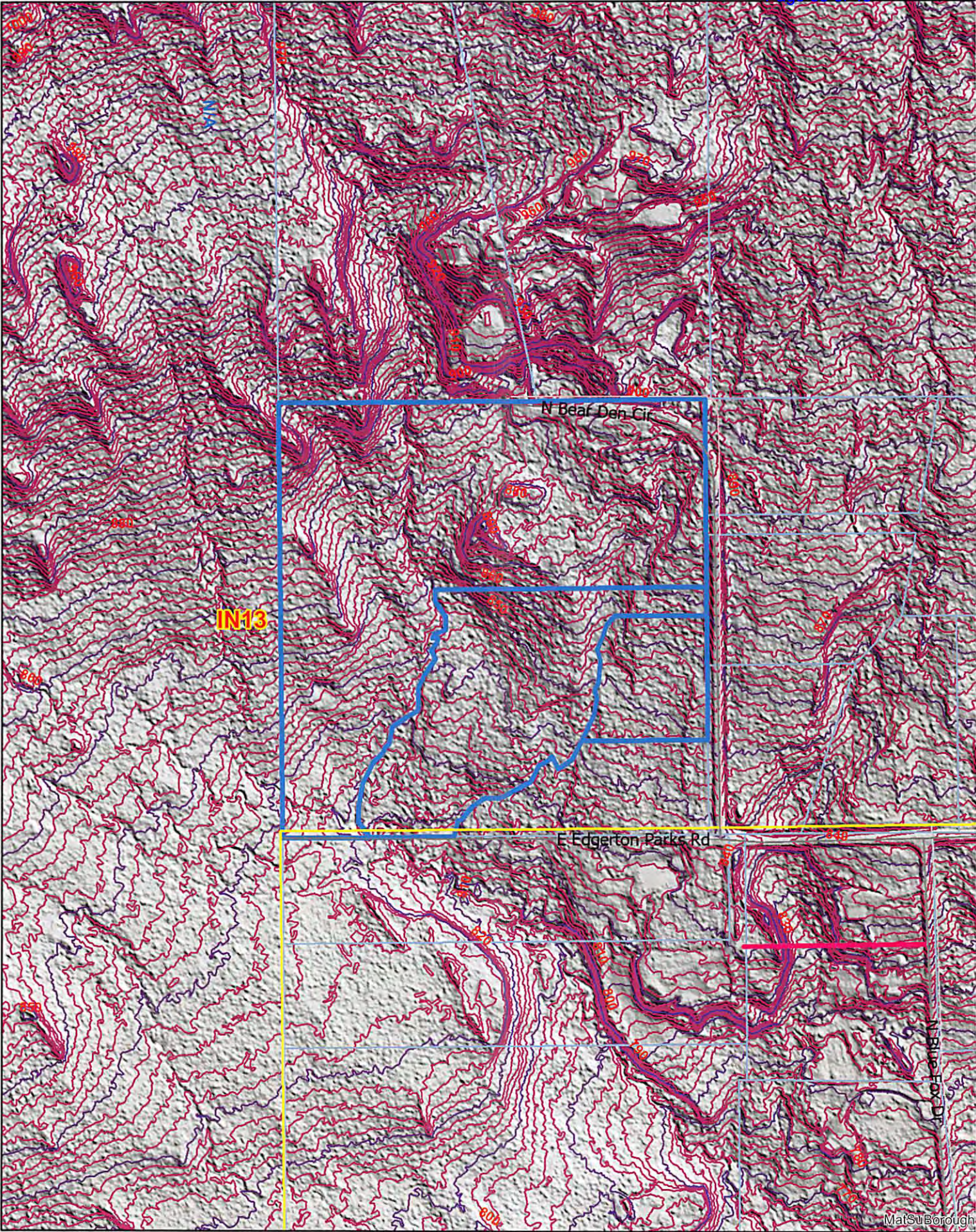
EXHIBIT A





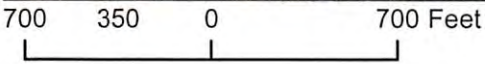
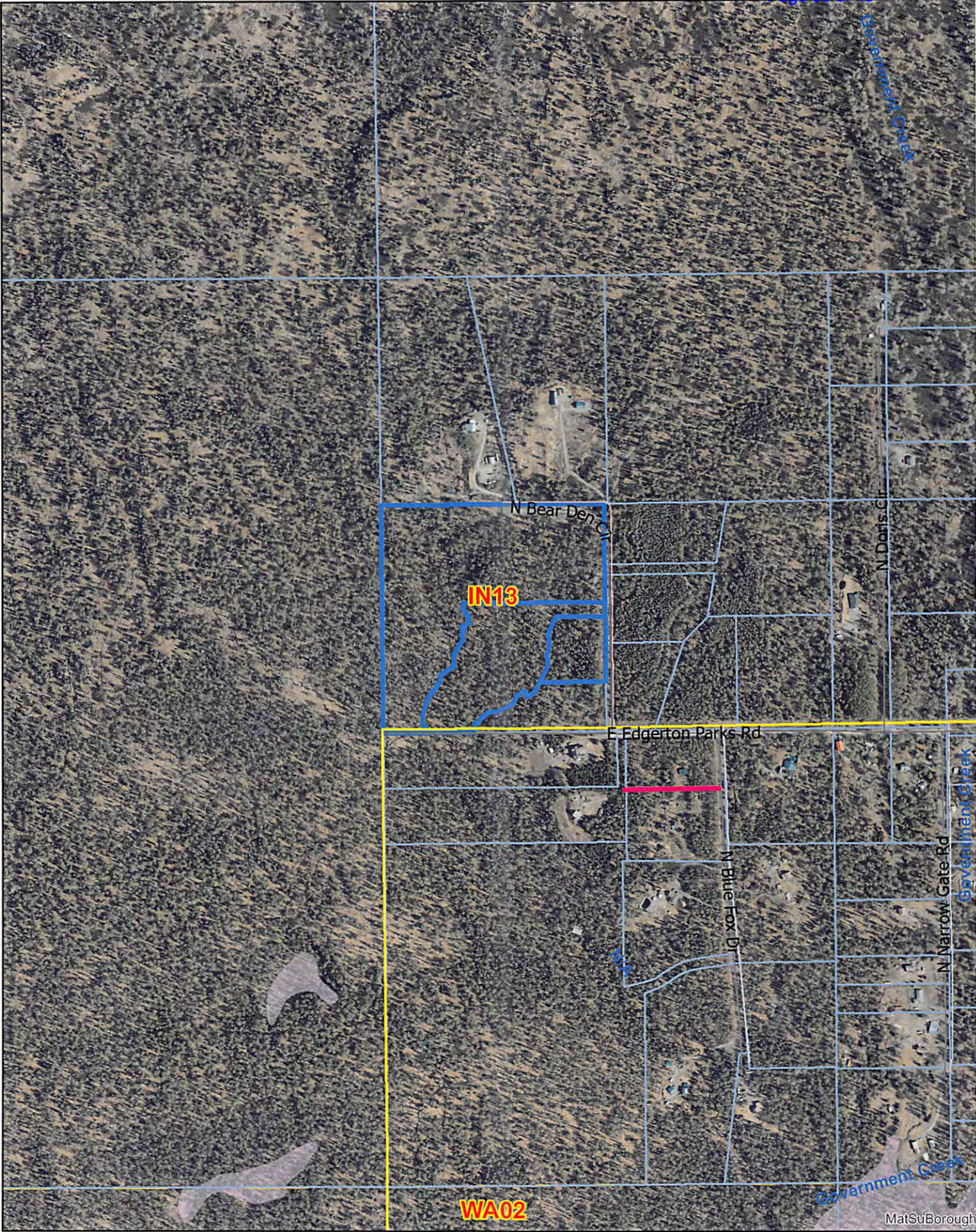
360 180 0 360 Feet





360 180 0 360 Feet





Matthew Goddard

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Thursday, June 16, 2022 4:01 PM
To: Matthew Goddard
Subject: RE: RFC Swihart Mtn Est 2022 (MG)

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

Hi Matthew,

The Alaska Department of Fish and Game has reviewed the proposed platting actions and have no objections. We would like to note to the applicant that an unnamed tributary of Government Creek running through the southwest corner of Lot 2A has been identified as anadromous (AWC 247-41-10100-2343-3007) and is important habitat for rearing coho salmon. Any modifications to the banks or bed of this unnamed stream would require a Fish Habitat Permit from Fish & Game's Habitat Division. Thank you for the opportunity to review and comment on this platting action.

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, June 6, 2022 12:46 PM
To: Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; earl.almdale@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Mike Brown <Mike.Brown@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
Subject: RFC Swihart Mtn Est 2022 (MG)

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.

Hello,

The following link is a Request for Comments for Swihart Mountain Estates 2022.
Comments are due by **June 16, 2022**. Feel free to contact me if you have any questions.

[Swihart Mountain Estates 2022](#)

Matthew Goddard

From: Jamie Taylor
Sent: Tuesday, June 14, 2022 4:45 PM
To: Matthew Goddard
Cc: Elaine Flagg
Subject: RE: RFC Swihart Mtn Est 2022 (MG)

No comment.

Jamie Taylor, PE (she/her)
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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, June 6, 2022 12:46 PM
To: Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; earl.almdale@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Mike Brown <Mike.Brown@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
Subject: RFC Swihart Mtn Est 2022 (MG)

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[Swihart Mountain Estates 2022](#)

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

Thank you,
Matthew Goddard
Platting Technician

Matthew Goddard

From: Andy Dean
Sent: Monday, June 6, 2022 1:42 PM
To: Matthew Goddard
Subject: RE: RFC Swihart Mtn Est 2022 (MG)

Hello Matthew,

Please have the applicant apply for any existing accesses to Bear Den Circle with a driveway application for each access.

Sincerely,



From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, June 6, 2022 12:46 PM
To: Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; earl.almdale@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Mike Brown <Mike.Brown@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
Subject: RFC Swihart Mtn Est 2022 (MG)

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[Swihart Mountain Estates 2022](#)

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

Thank you,

Matthew Goddard

From: Permit Center
Sent: Thursday, June 9, 2022 1:40 PM
To: Matthew Goddard
Subject: RE: RFC Swihart Mtn Est 2022 (MG)

Hi Matt,

The customer needs to purchase a driveway permit for access.

Thank you,

Linda

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, June 6, 2022 12:46 PM
To: Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; earl.almdale@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Mike Brown <Mike.Brown@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
Subject: RFC Swihart Mtn Est 2022 (MG)

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[Swihart Mountain Estates 2022](#)

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

Thank you,

Matthew Goddard

Platting Technician

Matthew.Goddard@matsugov.us

(907) 861-7881



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

June 6, 2022

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.

- **SWIHART MOUNTAIN ESTATES 2022**
(MSB Case # 2022-079)

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

Sincerely,

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

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

EXHIBIT E

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, June 15, 2022 1:04 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Swihart Mtn Est 2022 (MG)
Attachments: RFC Packet.pdf; Agenda Plat.pdf

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

Matthew,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping
m: 907-744-5166 | w: www.gci.com

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, June 6, 2022 12:46 PM
To: Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; earl.almdale@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Mike Brown <Mike.Brown@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; 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>; msb.hpc@gmail.com
Subject: RFC Swihart Mtn Est 2022 (MG)

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

Hello,

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Comments are due by **June 16, 2022**. Feel free to contact me if you have any questions.

[Swihart Mountain Estates 2022](#)

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

Thank you,

Matthew Goddard
Platting Technician

Matthew Goddard

From: White, Eric J CIV USARMY CEPOA (USA) <Eric.J.White@usace.army.mil>
Sent: Friday, June 24, 2022 5:30 PM
To: Matthew Goddard
Subject: POA-2022-00254 Swihart Mountain Estates 2022 Comments

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

Good afternoon Matthew,

I apologize that I am sending this late, after I spoke to you on the phone, I misread the due date for comments! While lot splitting is not a jurisdictional activity regulated by the Corps, the figures you provided have aquatic resources (creeks) mapped on them. If the aquatic resources on site are jurisdictional for the Corps and future actions impact the creeks, then a permit may be required by the Corps.

Thanks,

Eric