

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER

Fred Wagner

PLATTING CLERK

Theresa Taranto

PLATTING TECHNICIANS

Amy Otto-Buchanan

Kimberly McClure

Matthew Goddard



PLATTING BOARD

Pio Cottini, District 1

Emmett Leffel, 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

Eric Koan, Alternate B

AMENDED

PLATTING BOARD AGENDA

PUBLIC SAFETY BUILDING/ FIRE STATION 6-2

4568 S KNIK-GOOSE BAY ROAD, WASILLA

(MILE 7 KNIK-GOOSE BAY RD)

PLATTING BOARD MEETING

1:00 P.M.

November 3, 2022

Ways you can participate in Platting Board meetings:

IN PERSON

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)

(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Wednesday before the meeting.)

- Dial 1-855-290-3803; you will hear “Joining conference” when you are admitted to the meeting.
- 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 provide your testimony.

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. October 20, 2022

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(No Reconsiderations/Appeals)

6. PUBLIC HEARINGS

A. **ALASKA MENTAL HEALTH TRUST PUBLIC USE EASEMENT #2:** The request is to create a 60' wide Public Use Easement within Tax Parcel B1, Section 23, Township 17 North, Range 04 West, to be known as **Alaska Mental Health Trust Public Use Easement #2**, containing 28,783 sf +/- . The proposed Public Use Easement is located west of W. Lakes Boulevard, west of W. Hour Road and north of Big Lake (Tax ID #17N04W23B001); located within the SW ¼ Section 23, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (Petitioner/Owner: Alaska Mental Health Trust, Staff: Amy Otto-Buchanan, Case # 2022-133)

B. **DANDY BLUFFS 2022:** The request is to create five lots from Lot 3, Dandy Bluffs, Plat 2016-129 to be known as **Dandy Bluffs 2022**, containing 40.49 acres +/- . Petitioner to construct and certify S. Dandy Bluffs Circle to pioneer road standard to include a T-turnaround. Proposed Lots 3C, 3D & 3E to share a common access area onto E. Fairview Loop; no new driveways to Fairview Loop will be created. Petitioner is requesting a variance to MSB 43.20.300(E)(4) requiring multiple flag lots with adjoining pole portions to overlay a public use easement over the width of the pole portion. The property is located directly south of E. Fairview Loop, directly east of S. Dandy Bluffs Circle and north of Weinie Lake (Tax ID # 57577000L003); lying within the N ½ Section 27, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. (Petitioner/Owner: Mark & Lesley Dinkel, Staff: Kimberly McClure, Case # 2022-140)

C. **ONE THOUSAND SKIES-SUNRISE PHASE II:** The request is to create 15 lots and one tract from Tract B, One Thousand Skies-Sunrise Subdivision, A.S.L.S. 2022-11, Plat # 2020-7 to be known as **One Thousand Skies-Sunrise Phase II**, containing 565.69 acres +/- . The property is located north of the Nelchina River, south of E. Glenn Highway and directly south of S. Millennium Loop (Tax ID # 8019000T00B); within Sections 1 and 12, Township 02 North, Range 10 West, Copper River Meridian, Alaska. In Assembly District #1. (Petitioner/Owner: Alaska Department of Natural Resources, Staff: Matthew Goddard, Case # 2022-141)

D. **LITTLE SUSITNA FLATS:** The request is to create four lots from Lot 5, Pittman Flats, Plat 2021-121 and Tax Parcel C4 to be known as **Little Susitna Flats**, containing 44.71 acres +/- . The design has been updated to show Lot 2 as a flag lot with a single 60' wide flag pole located on the southwest side of the lot; and Lot 1 as a flag lot with a single 60' wide flag pole located on the southeast side of the lot. The property is located directly north of N. Pittman Road, northwest of N. Aycock Place and south of Little Susitna River. (Tax ID # 18N02W14C004 & 8182B01L005); lying within the SW ¼ Section 14 and NW ¼ Section 23, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. ****This case was continued from October 6, 2022 meeting.** (Petitioner/Owner: Aleksandr Baletskiy, Staff: Kimberly McClure, Case # 2022-127)

7. ITEMS OF BUSINESS & MISCELLANEOUS

A. Approval of 2023 Platting Board Meeting Calendar

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: Theresa Taranto*)

- **November 17, 2022:**

Miller Acres, Case # 2022-145/146

Hardline, Case # 2022-147

Shadowridge, Case # 2022-052

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
OCTOBER 20, 2022**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on OCTOBER 20, 2022, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Vice Chair Leonard.

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. Emmett Leffel, District Seat #2
Mr. John Shadrach, District Seat #3
Mr. Dan Bush, District Seat #4
Ms. Linn McCabe, District Seat #5
Mr. Alan Leonard, District Seat #7, Vice Chair

Platting Board members absent and excused were:

Mr. Wilfred Fernandez, District Seat #6, Chair
Ms. Amanda Salmon Alternate A
Mr. Eric Koan, Alternate B

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Theresa Taranto, Platting Clerk
Ms. Amy Otto-Buchanan, Platting Technician
Mr. Matthew Goddard, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Mr. Bush led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

Vice Chair Leonard inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

2. APPROVAL OF MINUTES

- October 6, 2022 minutes were approved as corrected

3. AUDIENCE PARTICIPATION & PRESENTATIONS *(Three minutes per person, for items not scheduled for public hearing)*
(There is no Audience Participation & Presentations)

4. UNFINISHED BUSINESS:
(None)

5. RECONSIDERATIONS/APPEALS
(No Reconsiderations/Appeals)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
OCTOBER 20, 2022**

6. PUBLIC HEARINGS

- A. **COOPER WOODS PHASE II RSB:** The request is to adjust the utility easements and the Right-of-Way of E. Mariah Drive that lies between Lots 8, Block 2 and 16, Block 1, Cooper Woods PH II, Plat # 2020-31, to be known as Block 1, Lot 16A and Block 2 Lot 8A, containing 2.35 acres +/- . The property is located south and east of N. Wasilla-Fishhook Road, and Directly west of E. Gemini Lane (Tax ID # 7995B01L016 & 7995B02L008); within the NE 1/4 Section 19, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. (*Petitioner/Owner: Hanson Land Solutions/Cutting Edge Homes/Cabins, LLC, Staff: Matthew Goddard, Case # 2022-129/130*)

Vice Chair Leonard read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 106 public hearing notices were mailed out on September 29, 2022.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions.

Platting Board member, Mr. Cottini had questions for staff.

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

The petitioner/petitioner's representative passed on giving a brief overview at this time.

Vice Chair Leonard opened the public hearing for public testimony.

The following person spoke:

- Eileen Everett

Platting Officer, Fred Wagner answered public's questions.

There being no one else to be heard, Vice Chair Leonard closed the public hearing and invited the petitioner's representative to give a brief overview.

Craig Hanson, petitioner's representative gave a brief overview.

MOTION: Platting Member Shadrach made a motion to approve with 9 findings of fact and 7 conditions. McCabe seconded the motion.

Discussion ensued

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
OCTOBER 20, 2022**

(There is no Items of Business & Miscellaneous)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

Platting Officer Fred Wagner informed the board:

- November 3rd meeting will be at Station 6-2, Mile 7 Knik Goose Bay Rd. and there are 4 cases on the agenda.
- The Planning Commission approved Title 43 amendments and the amendments have moved forward to the Assembly for approval.

BOARD COMMENTS

(None)

9. ADJOURNMENT

With no further business to come before the Platting Board, Vice Chair Leonard adjourned the meeting at 1:24 pm.

WILFRED FERNANDEZ
Platting Board Chair

ATTEST:

THERESA TARANTO
Platting Board Clerk

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 3, 2022

PRELIMINARY PLAT: ALASKA MENTAL HEALTH TRUST PUBLIC USE EASEMENT (PUE) #2

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

PETITIONERS: TRUST LAND OFFICE

SURVEYOR: FIXED HEIGHT LLC

ACRES: 28,783 sf PARCELS: NA

REVIEWED BY: AMY OTTO-BUCHANAN

CASE #: 2022-133

REQUEST: The request is to create a 60' wide Public Use Easement within Tax Parcel B1, Section 23, Township 17 North, Range 04 West, to be known as **ALASKA MENTAL HEALTH TRUST PUBLIC USE EASEMENT #2**, containing 28,783 sf +/- . The proposed Public Use Easement is located west of W. Lakes Boulevard, west of W. Hour Road and north of Big Lake; located within the SW ¼ Section 23, Township 17 North, Range 04 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

Public Use Easement Acceptance Application

EXHIBIT B – 4 pgs

AGENCY COMMENTS

Department of Public Works Pre-Design & Engineering

EXHIBIT C – 1 pg

Department of Emergency Services

EXHIBIT D – 1 pg

Development Services Division

EXHIBIT E – 2 pgs

Planning Division

EXHIBIT F – 1 pg

USACE

EXHIBIT G – 22 pgs

Utilities

EXHIBIT H – 2 pgs

Public Comment

EXHIBIT I – 2 pgs

Site Visit Report with Photos, dated 09/28/2022

EXHIBIT J – 15 pgs

DISCUSSION: The proposed Public Use Easement (PUE) is located north of Big Lake and west of W. Hour Road. Petitioner proposes a 60' wide PUE in the southeast corner of Tax Parcel B1. Petitioner has submitted the Application for Public Use Easement Acceptance, a legal description and a scaled drawing showing the location of the PUE (**Exhibit B**). A signed and sealed Statement of Constructability has been submitted by the surveyor, pursuant to MSB 43.15.021 Public Use Easement Acceptance Procedure. 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 Pre-Design & Engineering (**Exhibit C**) has no comments. Department of Emergency Services (**Exhibit D**) has no issues. Development Services Division (**Exhibit E**) has no comment. Planning Division (**Exhibit F**) has no comments.

USACE: (**Exhibit G**) The Corps has issued a permit (POA-2020-00536) 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 H**) MTA has no comments. Enstar has no comments, recommendations or objections. GCI has no objections. MEA did not respond.

Public Comment: (**Exhibit I**) Martin Buser states “this easement is already established and currently is a gravel road! Furthermore, this easement is exactly on top of a small estuary where salmon used to spawn. The local landowners have moved, removed and realigned the stream at will for years! The salmon no longer have access to the six little lakes just north of the ‘proposed’ (already established) easement. For years I have been talking to the various agencies that should have jurisdiction over that matter, Fish and Game, the Borough and the Corps of Engineers. Seems that NOBODY CARES about the SALMON! Super frustrated.” *Staff notes the petitioner has received the required permits from US Army Corps of Engineers and staff communicated this information to Mr. Buser.*

Gregg A. Rapoport: “As a property owner in the area, I strongly support AMHT’s Public Use Easement #2, which will contribute toward the long-awaited goal of gaining vehicular access to properties on the north shores of Big Lake, Mirror Lake, Root Beer Lake and Flat Lake. Thank you for considering granting approval for this easement.”

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 Community Development, Assessments, or DPW Operations & Maintenance Division; MEA or MTA.

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, Borough departments or utilities. There was one concern and one non-objection from the public in response to the Notice of Public Hearing.

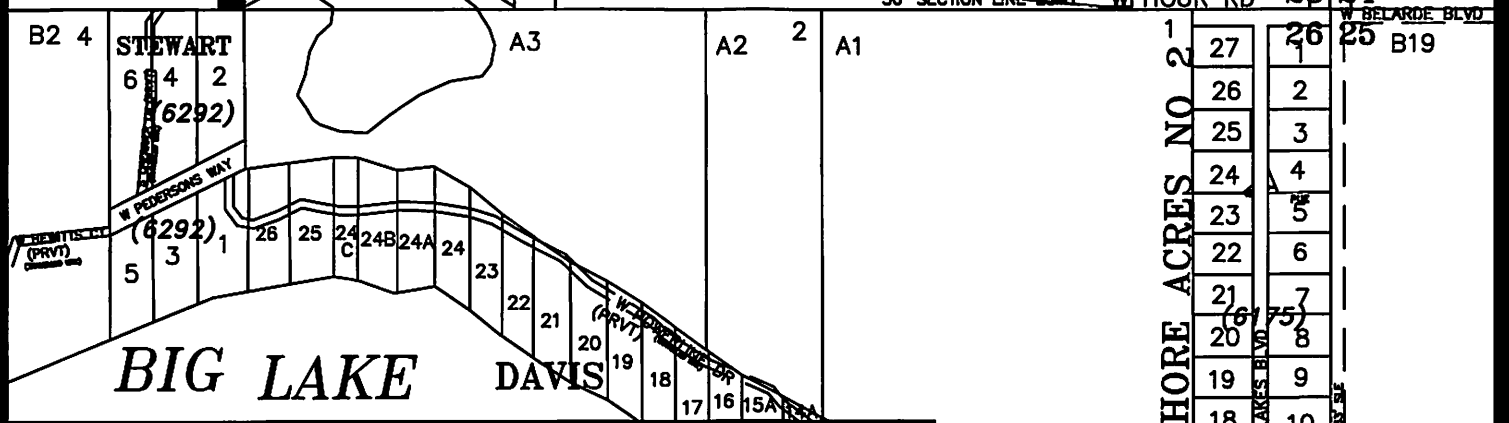
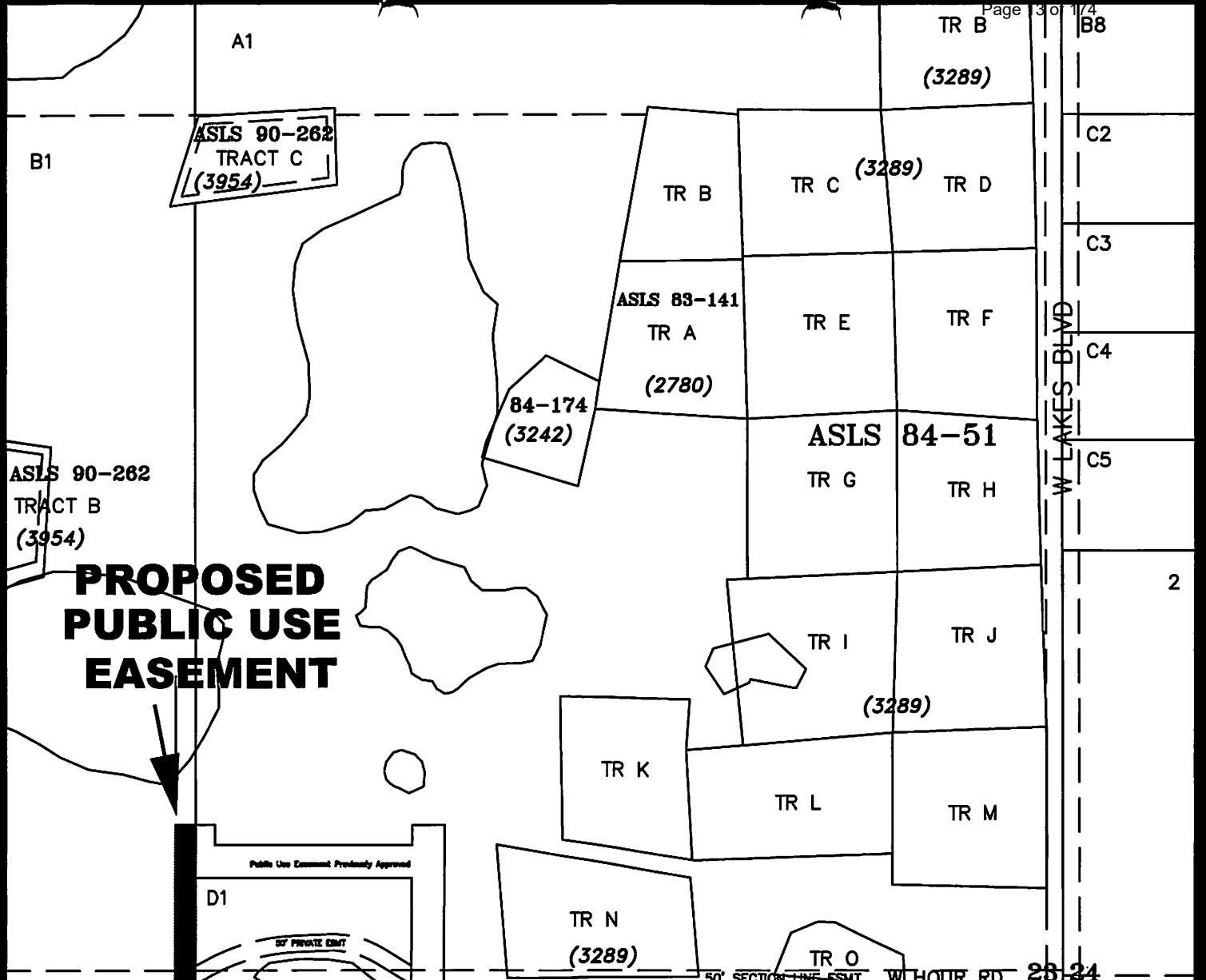
FINDINGS OF FACT

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 ADF&G; Big Lake Community Council; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Community Development, Assessments, or DPW Operations & Maintenance Division; MEA or MTA.
3. There were no objections from any federal or state agencies, Borough Department, or utilities.
4. 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 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. Submit recording fees, payable to Department of Natural Resources (DNR).
5. Create a Public Use Easement document to be recorded in full compliance with Title 43.



LAKE SHORE ACRES NO 2

27	1
26	2
25	3
24	4
23	5
22	6
21	7
20	8
19	9
18	10
17	11
16	12
15	13
14	14
13	15
12	16
11	17
10	18
9	19
8	20
7	21
6	22
5	23
4	24
3	25
2	26

W LAKES BLVD

W VERNIS WAY

B13 B12 B11

B14

VICINITY MAP
 FOR ALASKA MENTAL HEALTH TRUST
 PUBLIC USE EASEMENT #2
 LOCATED WITHIN
 SECTION 23, T17N, R04W, SEWARD MERIDIAN,
 ALASKA
 LITTLE SUSITNA 16 MAP

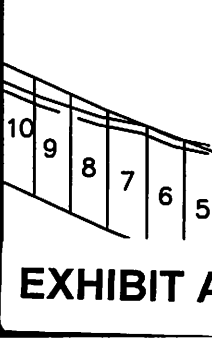
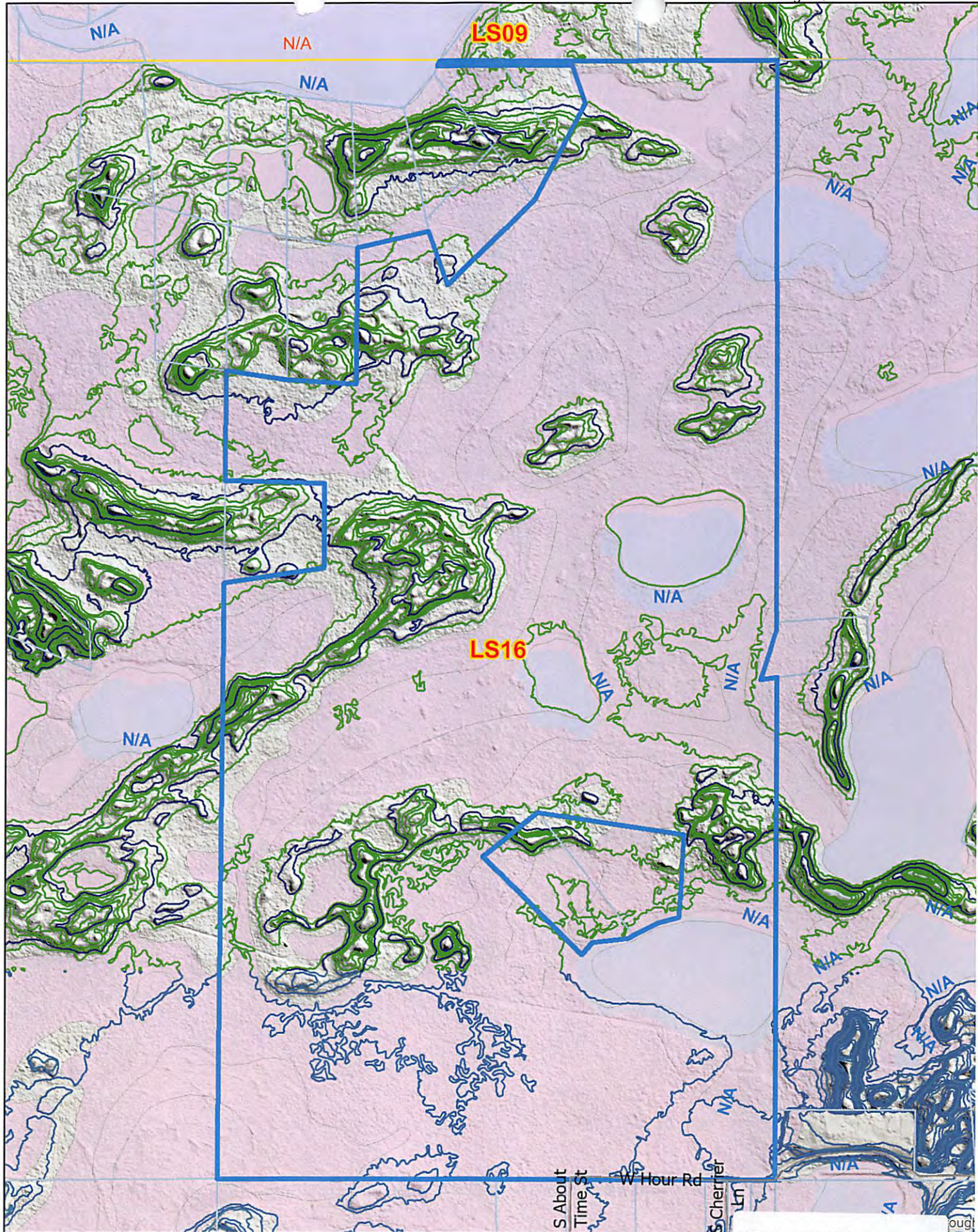


EXHIBIT A -/





570 285 0 570 Feet

EXHIBIT A -3



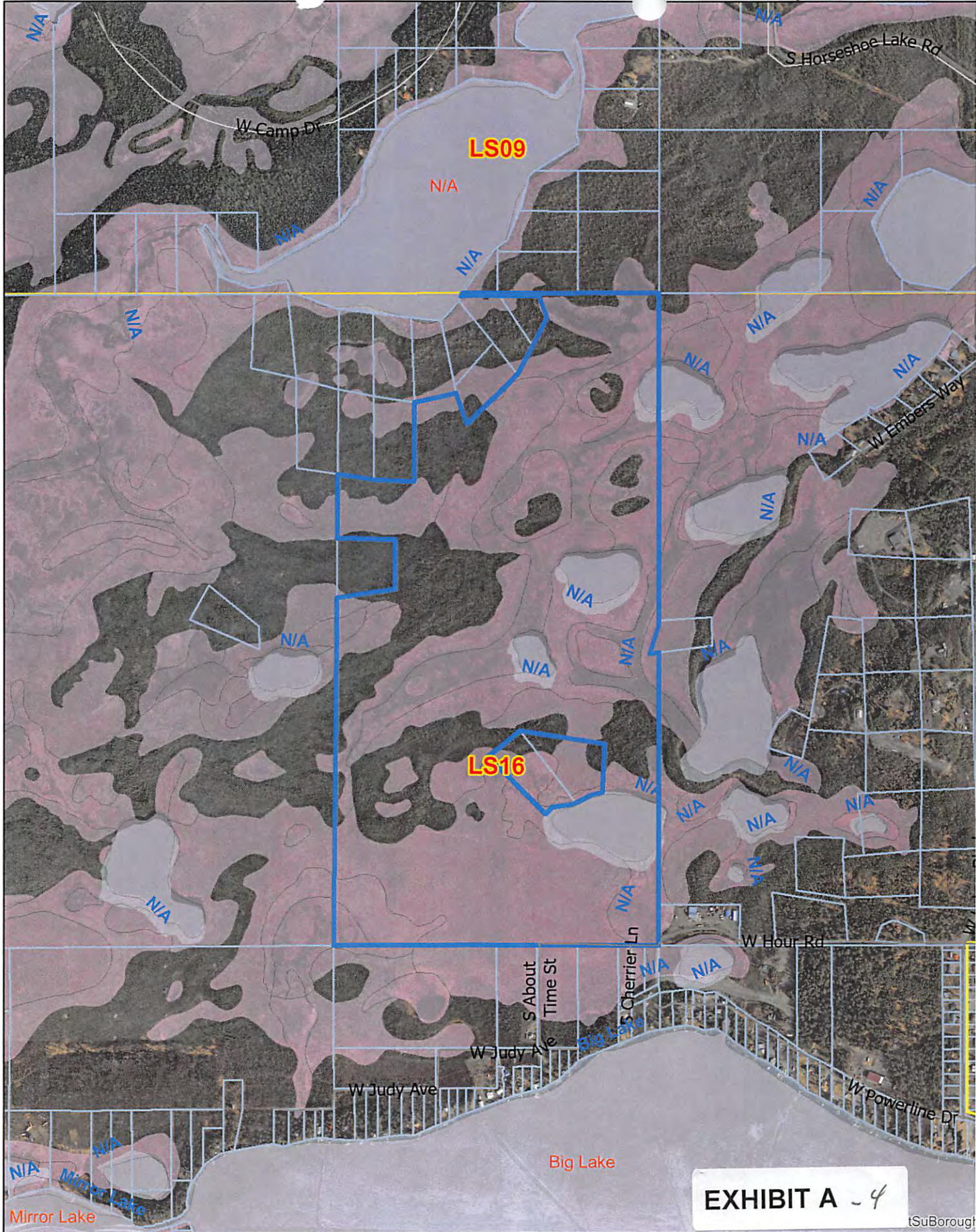
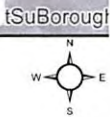


EXHIBIT A - 4

975 487.5 0 975 Feet





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

RECEIVED
AUG 25 2022
PLATTING

August 22, 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 Southwest $\frac{1}{4}$ of Section 23, Township 17 North, Range 4 West, Seward Meridian, more particularly described as follows:

BEGINNING at a 3.25" Brass Cap Monument, being the $\frac{1}{4}$ corner of Sections 23 and 26, Township 17 North, Range 4 West, Seward Meridian, being the **POINT OF BEGINNING** of the easement described herein; thence S $89^{\circ} 56' 25''$ W, 60.00 feet along the section line between Section 23 and Section 26; thence N $00^{\circ} 04' 50''$ W, 479.72 feet; thence N $89^{\circ} 56' 25''$ E, 60.00 feet; thence S $00^{\circ} 04' 50''$ E, 150.00 feet along the $\frac{1}{4}$ line of Section 23; thence S $00^{\circ} 04' 50''$ E, 329.72 feet along the $\frac{1}{4}$ line of Section 23; to the **POINT OF BEGINNING**.

Said easement contains 28,783 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.

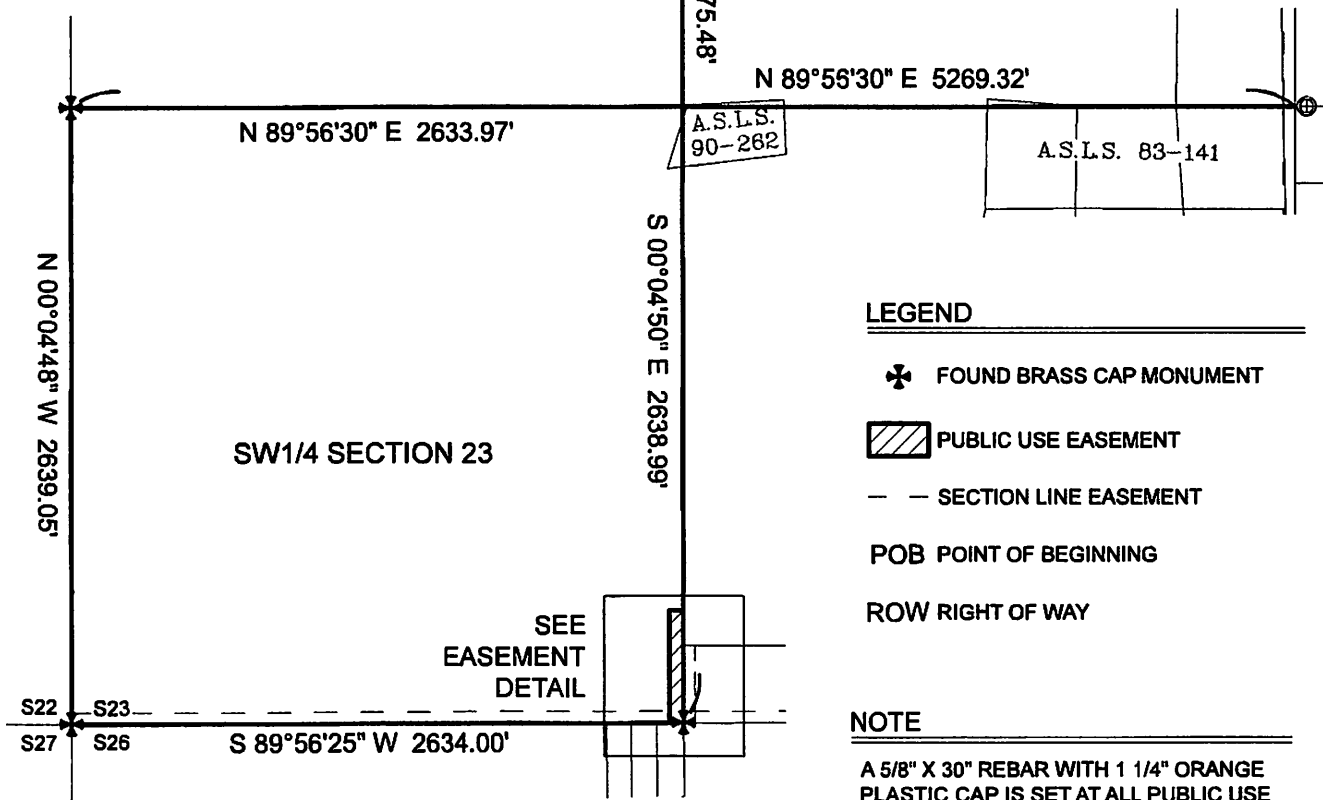
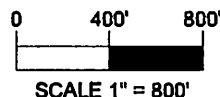
Have fun

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



EXHIBIT B -1

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°56'25" W	60.00'
L2	N 89°56'25" E	60.00'
L3	S 00°04'50" E	150.00'

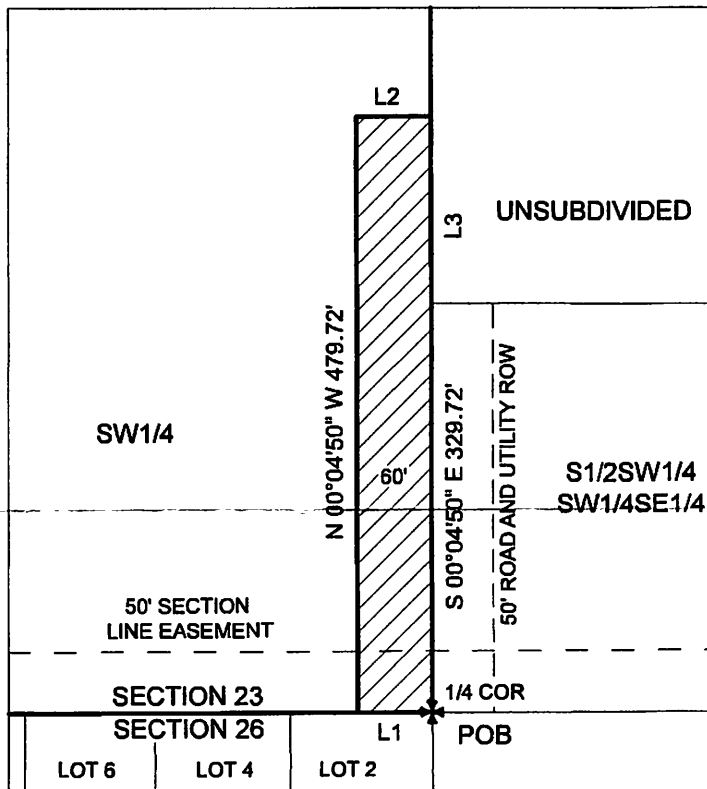


LEGEND

- FOUND BRASS CAP MONUMENT
- PUBLIC USE EASEMENT
- SECTION LINE EASEMENT
- POB POINT OF BEGINNING
- ROW RIGHT OF WAY

NOTE

A 5/8" X 30" REBAR WITH 1 1/4" ORANGE PLASTIC CAP IS SET AT ALL PUBLIC USE EASEMENT CORNERS UNLESS OTHERWISE NOTED.



EASEMENT DETAIL SCALE 1" = 150'



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY:
SW1/4, SECTION 23, TOWNSHIP 17 NORTH, RANGE 4 WEST, SEWARD MERIDIAN,
PALMER RECORDING DISTRICT, ALASKA FOR THE PURPOSE OF DETERMINING THE LOCATION AND DIMENSIONS OF EASEMENTS AS SHOWN ON THIS EXHIBIT.
DATED THIS 22nd DAY OF AUGUST, 2022, AT ANCHORAGE, ALASKA.

EXHIBIT "A"

PUBLIC USE EASEMENT

FIXED HEIGHT, LLC

Land Surveying Services 907.280.8949
225 W 23rd Ave., Anchorage, AK 99503 WWW.FIXEDHEIGHT.COM

C.O.A. 122554

EXHIBIT B - 2

RECEIVED

AUG 25 2022

350 East Dahha Avenue
Palmer, Alaska 99645-6488

PLATTING

Matanuska-Susitna Borough
Telephone (907) 861-7874

APPLICATION FOR PUBLIC USE EASEMENT ACCEPTANCE

LOCATED IN THE (aliquot part) West 1/2 of
23 Section(s) 17 N Township(s) 4 W Range(s) Seward Meridian, Alaska.

SUPPORTIVE DATA REQUIRED AT TIME OF SUBMITTAL:

- > LEGAL DESCRIPTION OF PROPOSED EASEMENT
(by Registered Land Surveyor if description is by metes and bounds)
- > SCALED DRAWING OF EASEMENT DEPICTING LOCATION
- > PROOF OF CONSTRUCTIBILITY
- > FEE \$500.00
- > CERTIFICATE TO PLAT (provided by a local title company)

APPLICANT Name: Trust Land Office Email: jeffrey.green@alaska.gov

OR Mailing Address: 2600 Cordova Street; Anchorage, AK Zip: 99503

OWNER Contact Person: Jeff Green Phone: (907) 269-8753

SURVEYOR Name (FIRM): Fixed Height LLC. Email: andre@fixedheight.com

Mailing Address: 225 West 25th Ave.; Anchorage, AK Zip: 99503

Contact Person: Andre Kaeppele Phone: (907) 290-8949

ENGINEER Name (FIRM): _____ Email: _____

Mailing Address: _____ Zip: _____

Contact Person: _____ Phone: _____



APPLICANTS SIGNATURE

DATE 6/30/22



THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

9/9/22
DATE


PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 11/3/22



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

RECEIVED
AUG 25 2022
PLATTING

April 4, 2022

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

RE: Mental Health Trust – Public Use Easement

Statement of Constructability

To whom it may concern,

In my professional opinion, a Borough Standard Road could be constructed in the proposed PUE.

Currently, the Eastern portion of the proposed PUE is being used for material extraction.

Per David Griffin, Land Development Manager for the Trust Land Office, a pioneer standard road will be built within the entirety of the PUE when material extraction is complete.

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: Friday, October 21, 2022 11:17 AM
To: Amy Otto-Buchanan
Cc: Elaine Flagg
Subject: RE: RFC AK MHT PUE #2 #22-133

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: Monday, September 12, 2022 10:45 AM
To: Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokietew@gmail.com; hsfirewise@gmail.com; clinchnot@yahoo.com; akchief@mtaonline.net; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@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>; Code Compliance <Code.Compliance@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; 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 AK MHT PUE #2 #22-133

The following link contains a Request for Comments for creation of a Public Use Easement on 217N04W23B001. Comments are due by **October 17, 2022**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/person/amy_otto-buchanan_matsugov_us/Ei60hwXfFmFlv5quTGF-7NoBaJSqyBP9eCUvzw03XRW3DA?e=6a50oq

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

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

Amy Otto-Buchanan

From: Fire Code
Sent: Monday, September 12, 2022 2:23 PM
To: Amy Otto-Buchanan
Subject: RE: RFC AK MHT PUE #2 #22-133

Amy,
Fire and Life Safety has no issue with this.



Donald Cuthbert

Fire Marshal/ Assistant Fire Chief
CM\$FD – Fire & Life Safety Division (Fire Code)
Matanuska Susitna Borough – Department of Emergency Services
Phone: (907)861-8030 Email: Fire.Code@MatSuGov.us

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, September 12, 2022 10:45 AM
To: Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokietew@gmail.com; hsfirewise@gmail.com; clinchnot@yahoo.com; akchief@mtaonline.net; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@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>; Code Compliance <Code.Compliance@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; 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 AK MHT PUE #2 #22-133

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https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Ei60hwXfFmFlv5quTGF-7NoBaJSqyBP9eCUvzw03XRW3DA?e=6a50oq

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

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

Amy Otto-Buchanan

From: Code Compliance
Sent: Wednesday, September 28, 2022 4:33 PM
To: Amy Otto-Buchanan
Subject: RE: RFC AK MHT PUE #2 #22-133

No comment

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, September 12, 2022 10:45 AM
To: Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokietew@gmail.com; hsfirewise@gmail.com; clinchnot@yahoo.com; akchief@mtaonline.net; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@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>; Code Compliance <Code.Compliance@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; 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>
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Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

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

Amy Otto-Buchanan

From: Permit Center
Sent: Thursday, September 22, 2022 4:52 PM
To: Amy Otto-Buchanan
Subject: RE: RFC AK MHT PUE #2 #22-133

No comment

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, September 12, 2022 10:45 AM
To: Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokietew@gmail.com; hsfirerwise@gmail.com; clinchnot@yahoo.com; akchief@mtaonline.net; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@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>; Code Compliance <Code.Compliance@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; 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 AK MHT PUE #2 #22-133

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

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

Amy Otto-Buchanan

From: Kelsey Anderson
Sent: Monday, October 17, 2022 10:06 AM
To: Amy Otto-Buchanan
Subject: RE: RFC AK MHT PUE #2 #22-133

No comment.

Kelsey Anderson
MSB Planner II
Planning Services Division

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, September 12, 2022 10:45 AM
To: Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokietew@gmail.com; hsfirewise@gmail.com; clinchnot@yahoo.com; akchief@mtaonline.net; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@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>; Code Compliance <Code.Compliance@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; 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>
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Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

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

RECEIVED

AUG 25 2022

PLATTING

ENCLOSURE



**US Army Corps of Engineers
Alaska District**

Permit Number: POA-2020-00536

Name of Permittee: Samuel Dickinson

Date of Issuance: April 19, 2020

Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to Ms. Emily Vullo at: Emily.N.Vullo@usace.army.mil, or the following address:

U.S. Army Corps of Engineers
Alaska District
Regulatory Division
Post Office Box 6898
JBER, Alaska 99506-0898

Please note that your permitted activity is subject to a compliance inspection by an U.S. Army Corps of Engineers representative. If you fail to comply with this permit you are subject to permit suspension, modification, or revocation.

I hereby certify that the work authorized by the above-referenced permit has been completed in accordance with the terms and conditions of the said permit, and required mitigation was completed in accordance with the permit conditions.



Signature of Permittee

Aug-27-2021

Date



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 6898
JBER, AK 99506-0898

April 19, 2021

Regulatory Division
POA-2020-00536

RECEIVED
AUG 25 2022
PLATTING

Mr. Samuel Dickinson
8551 Mentra Circle
Anchorage, Alaska 99518

Dear Mr. Dickinson:

This is in response to your application for a Department of the Army (DA) permit, to discharge an additional 1,440 CY of fill into an 0.225-acre of emergent/scrub shrub wetlands for the purpose of widening a previously verified access road. The new dimensions of the access drive would be 26 feet wide at the crown and 32 feet wide at the base, previously verified for 18 feet at the base, and a total of 620 feet long, previously verified at 542 feet long in wetlands, with 12"- 36" of fill as required. The new drive width at the 90-degree turns would be 26 - 38 feet wide increasing from the previously authorized width of 25-30 feet. Total impacts, including the previously verified fill, would include the discharge of 2,415 CY of fill into 0.455-acre of wetlands. Plastic culverts would be strategically placed in existing grade depressions. A driveway access apron would be placed on the west side of the drive at its intersection with W. Hour Road.

It has been assigned file number POA-2020-00536, Stuart Lake, which should be referred to in all future correspondence with this office. The project site is located near Latitude 61.54186° N., Longitude 149.94942° W.; in Big Lake, Alaska. DA authorization is necessary because your project will involve placement of fill material into waters of the U.S. under our regulatory jurisdiction.

Based upon the information and plans you provided, we hereby verify that the work described above, which would be performed in accordance with the enclosed plans, sheets 4 – 6, dated March 2021 (sheets 1-3 representing previously verified work, dated November 2020, have been included for reference) is authorized by Nationwide Permit (NWP) No. 44, Mining Activities. A copy of the NWP No. 44, as well as the Regional and General Conditions are available on our website at: www.poa.usace.army.mil/Missions/Regulatory/Permits/Nationwide-Permits/. Regional Conditions D – Site Restoration for Project with Ground Disturbing Activities, E – Delineation of Project Footprint, and F – Maintenance of Hydrology Patterns apply to your project. You must comply with all terms and conditions associated with NWP No. 44.

EXHIBIT G - 2

-2-

Further, please note General Condition 30 requires that you submit a signed certification to us once any work and required mitigation are completed. Enclosed is the form for you to complete and return to our office.

Unless this NWP is modified or revoked, it expires on March 14, 2026. It is incumbent upon you to remain informed of the changes to the NWPs. Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

Please contact me via email at: Emily.N.Vullo@usace.army.mil, by mail at the address above, by phone at (907) 753-2704, or toll free from within Alaska at (800) 478-2712, if you have questions or to request paper copies of this letter, regional and/or general conditions. For more information about the Regulatory Program, please visit our website at: www.poa.usace.army.mil/Missions/Regulatory.

Sincerely,


Emily Vullo
Regulatory Specialist

Enclosures

cc:
Samueldickinson73@gmail.com
gfarkas@gci.net

ENCLOSURE



**US Army Corps of Engineers
Alaska District**

Permit Number: POA-2020-00536

Name of Permittee: Samuel Dickinson

Date of Issuance: April 19, 2020

Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to Ms. Emily Vullo at: Emily.N.Vullo@usace.army.mil, or the following address:

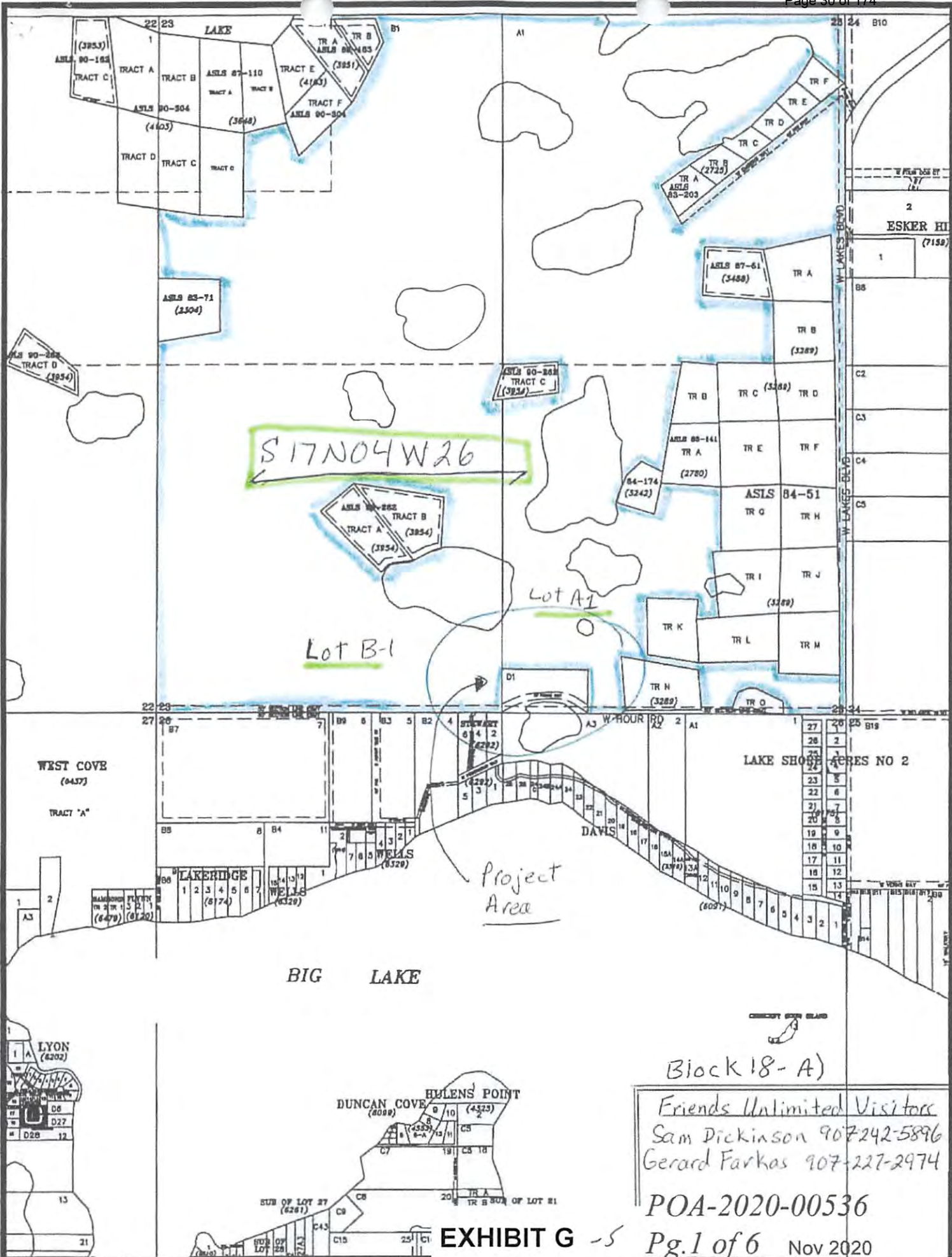
U.S. Army Corps of Engineers
Alaska District
Regulatory Division
Post Office Box 6898
JBER, Alaska 99506-0898

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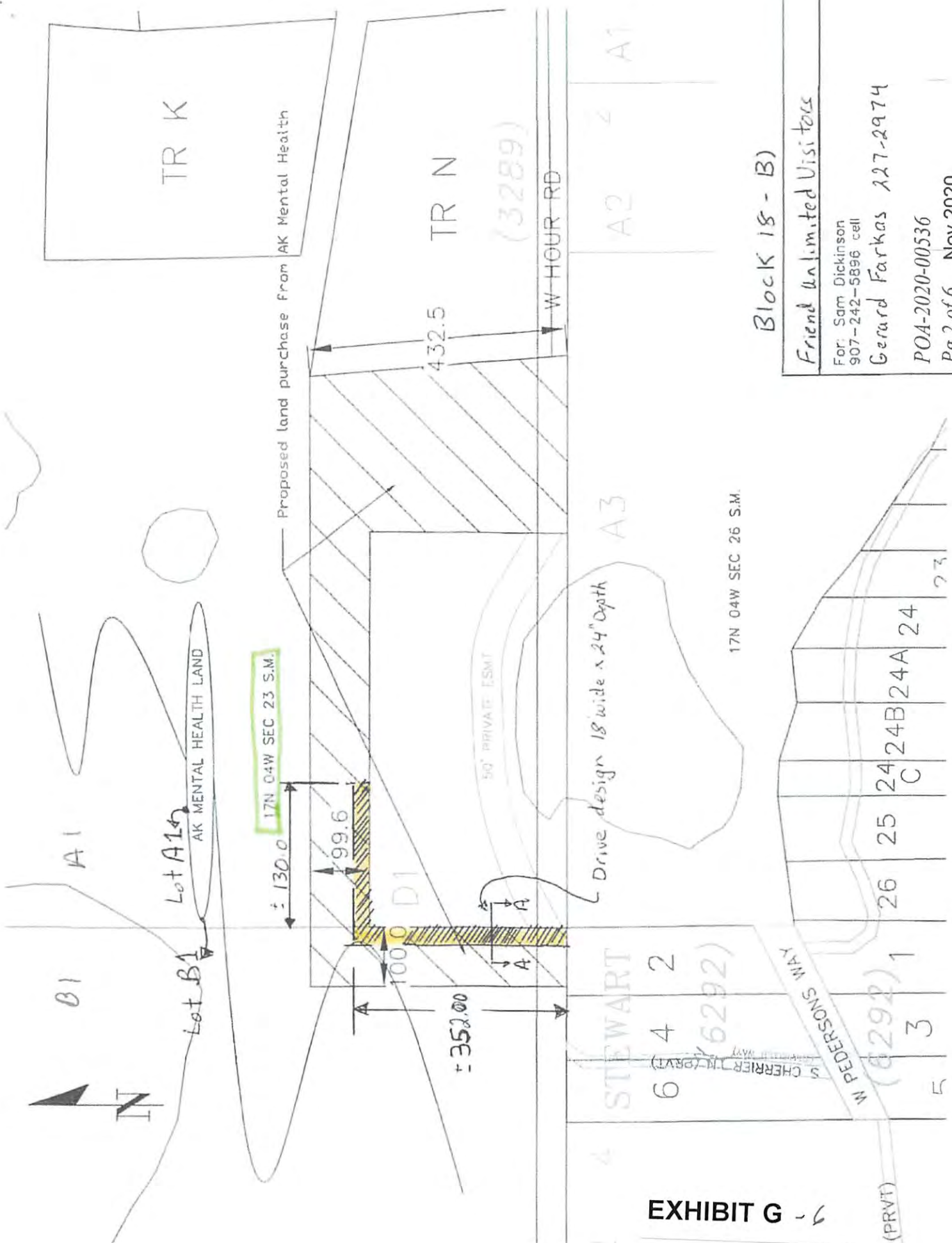
I hereby certify that the work authorized by the above-referenced permit has been completed in accordance with the terms and conditions of the said permit, and required mitigation was completed in accordance with the permit conditions.

Signature of Permittee

Date



Block 18-A)
 Friends Unlimited Visitors
 Sam Dickinson 907-242-5896
 Gerard Farkas 907-227-2974
 POA-2020-00536
 Pg. 1 of 6 Nov 2020

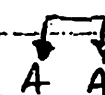


Block 18 - B)
 Friend Unlimited Visitors
 For: Sam Dickinson
 907-242-5896 cell
 Gerard Farkas 227-2974
 POA-2020-00536
 Pg. 2 of 6 Nov 2020

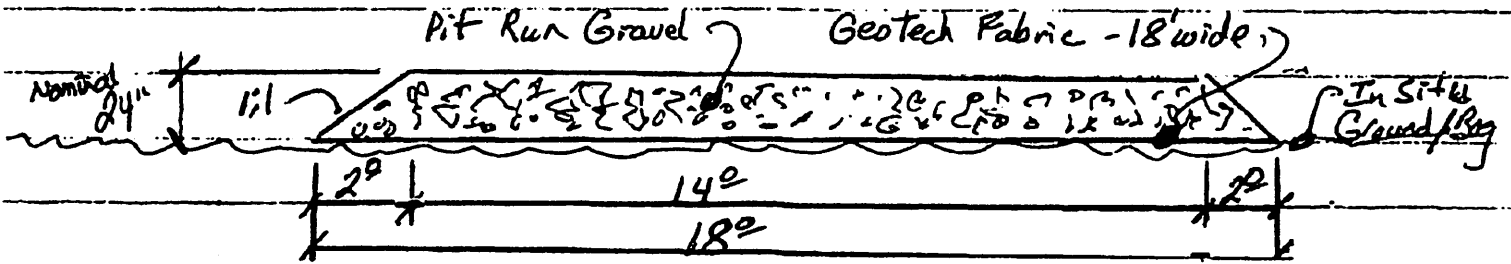
EXHIBIT G

Typical Drive way design 11-11-20

Cross Section A-A

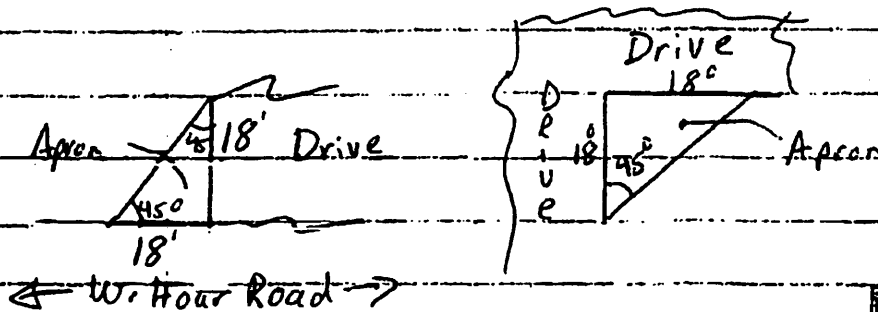


Proposed - Rev. 0



- 1) Above is typical for wet/bog areas (36" Fill Depth Max)
- 2) Non-wetland/Bog: - 12" of Fill, - No Geotech Fabric
- Top of Drive 16' wide
- 3) Culverts - placed under fabric, sized and located as necessary.

Typ. Aprons



Friends Unlimited Visitors

Sam Dickinson 907-242-5896

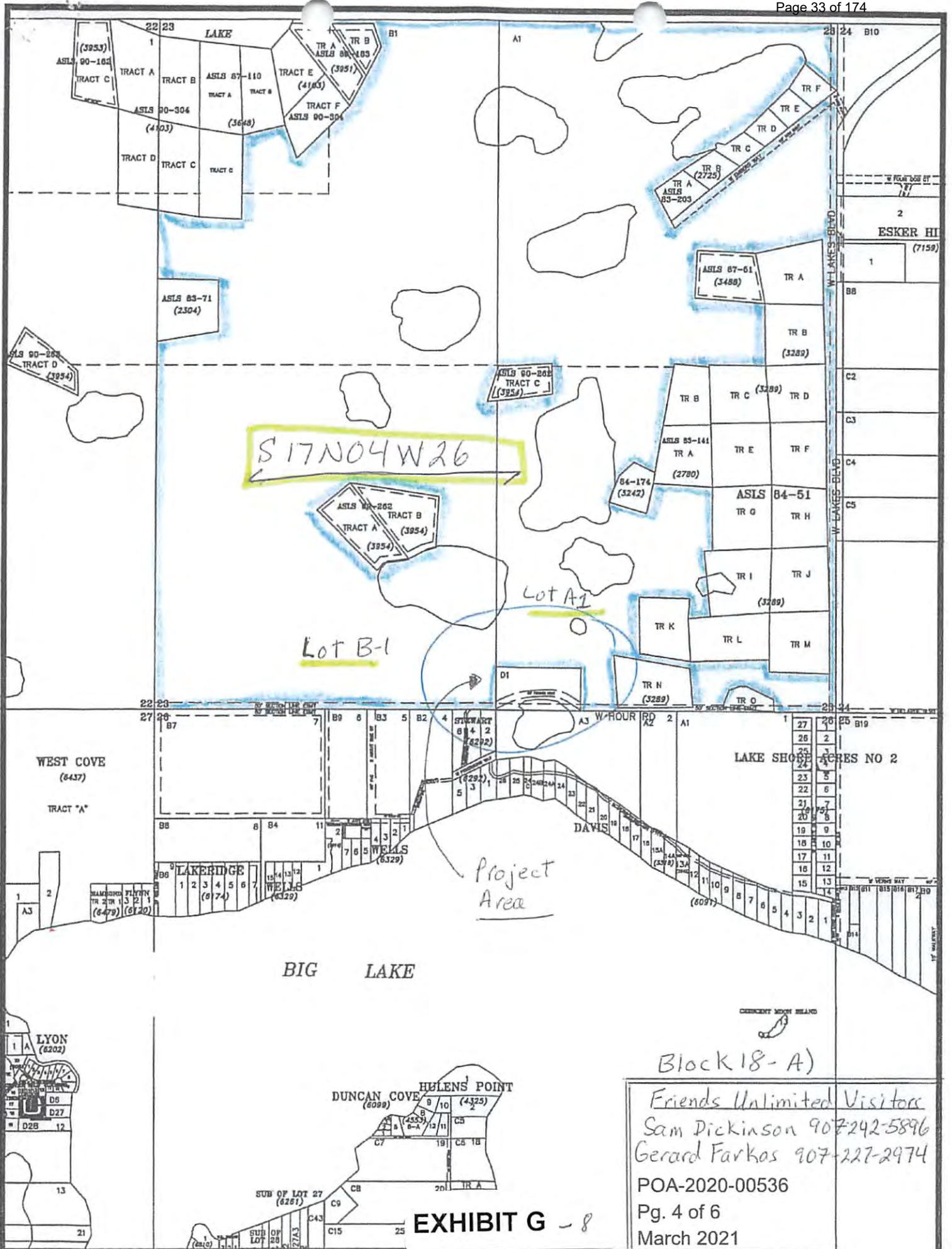
Gerard Farkas 907-227-2974

Block 18 - C)

POA-2020-00536

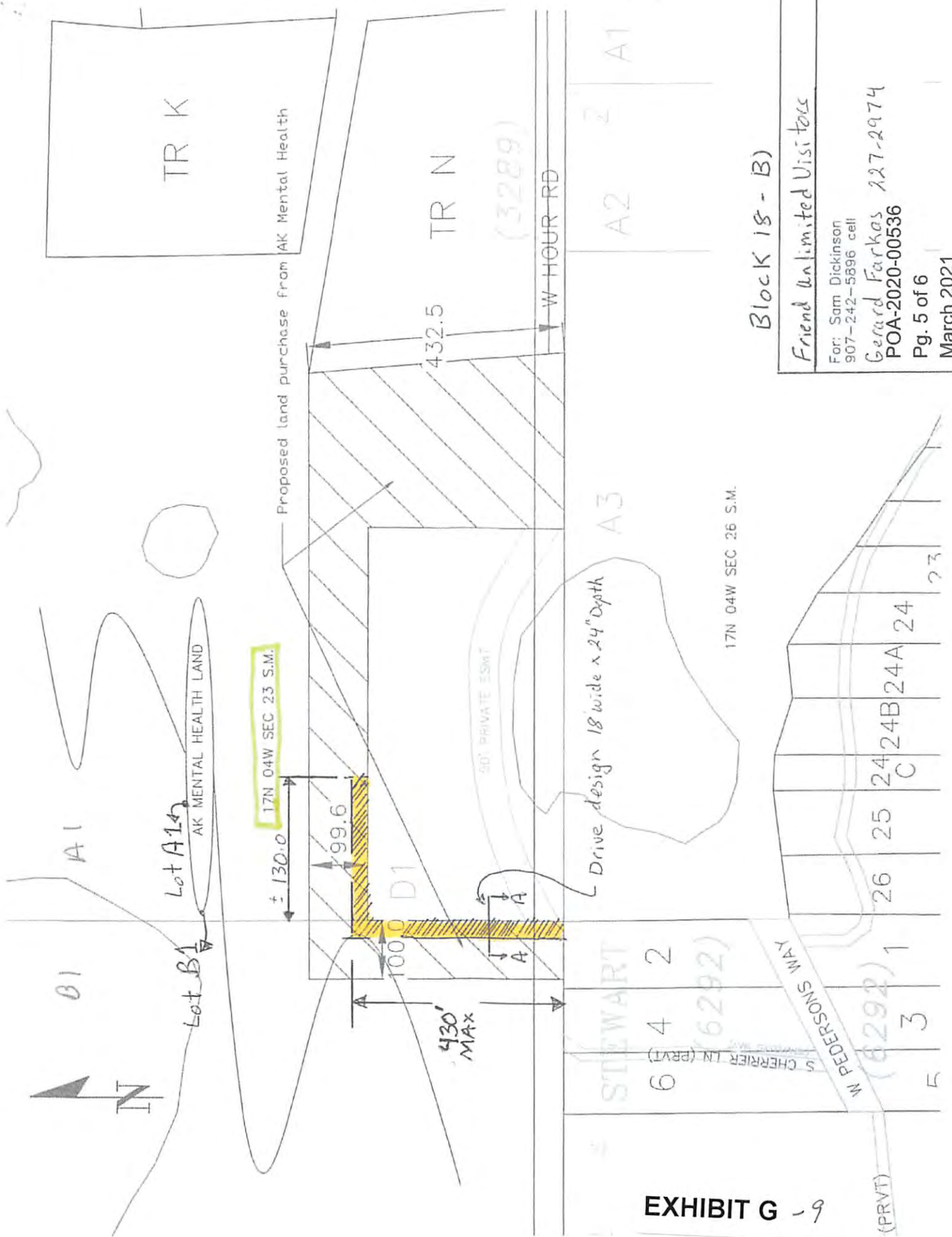
Pg. 3 of 6

Nov 2020



Block 18-A)
 Friends Unlimited Visitors
 Sam Dickinson 907-242-5896
 Gerard Farkas 907-227-2974
 POA-2020-00536
 Pg. 4 of 6
 March 2021

EXHIBIT G - 8



Block 18 - B)

Friend Unlimited Visitors

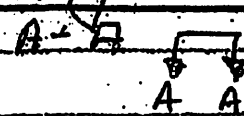
For: Sam Dickinson
 907-242-5896 cell

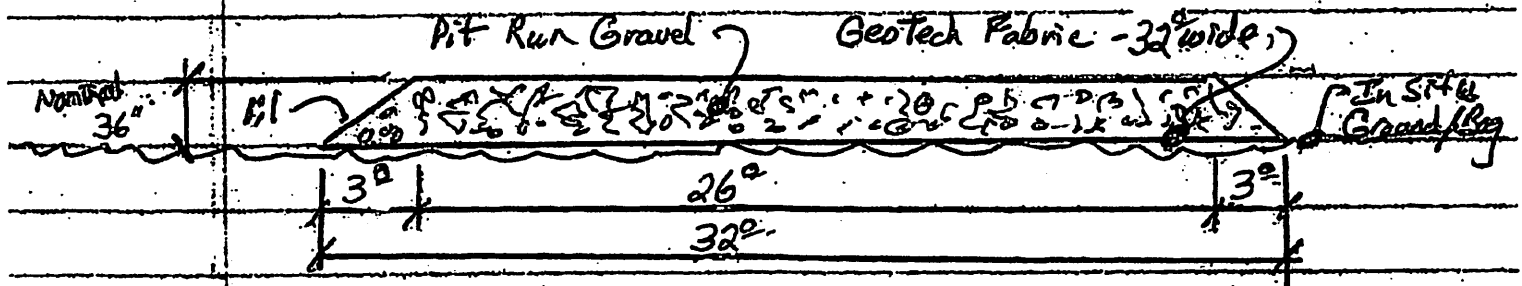
Gerard Farkas 227-2974
 POA-2020-00536

Pg. 5 of 6
 March 2021

EXHIBIT G -9

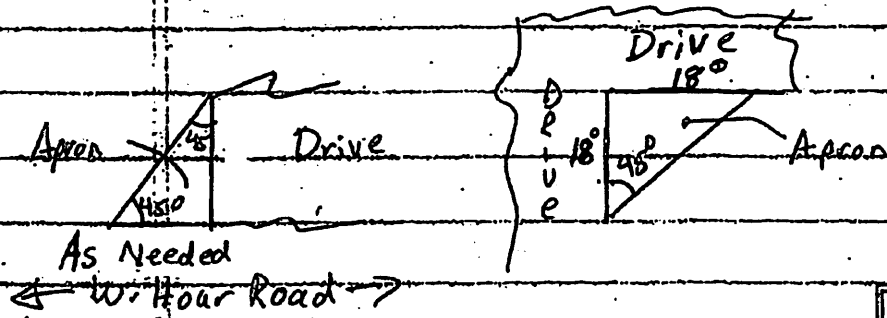
Typical Drive way design 3-12-21

Cross Section A-A  Proposed - Rev. 0



- 1) Above is typical for wet/bog areas (36" Fill Depth Max)
- 2) Non-wetland/Bog - 12" of Fill, - No Geotech Fabric
- Top of Drive 26" wide
- 3) Culverts - placed under fabric, sized and located as necessary.

Typ. Aprons



Friends Unlimited Visitors

Sam Dickerson 907-242-5896
Gerard Fackas 907-227-2974

Block 18 - C)

POA-2020-00536
Pg. 6 of 6
March 2021

ALASKA DISTRICT REGIONAL CONDITIONS
for the
2021 NATIONWIDE PERMITS (NWP)
(12, 21, 29, 39, 40, 42, 43, 44, 48, 50, 51, 52, 55, 56, 57, 58)

The Alaska District Regulatory Office has issued the following Regional Conditions to ensure that activities authorized by NWPs in the Alaska District cause no more than minimal adverse environmental effects, individually and cumulatively. Before the Alaska District will verify an activity under one or more NWPs, the proposed activity must comply with the NWP terms and all applicable General and Regional Conditions.

APPLICABILITY: The following would apply throughout the state of Alaska.

RESTRICTIONS:

Regional Condition A – RESERVED

Regional Condition B – Additional Pre-Construction Notification (PCN) Requirements

1. RESERVED

2. A PCN is required for projects that qualify for NWPs 12, 57, and 58 within the Municipality of Anchorage.

3. NWP 48: A PCN is required for impacts to greater than 1/2 acre of special aquatic sites (wetlands, mudflats, vegetated shallows, coral reefs, etc.).

4. NWP 12, 57 (C), 58 (D). In addition to other triggers for the PCN, a PCN is required for projects located within permafrost soils identified using the appropriate soil survey or other appropriate data.

REGIONAL CONDITION C - Activities Involving Trenching

Trenches may not be constructed or backfilled in such a manner as to drain waters of the U.S. (e.g., backfilling with extensive gravel layers, creating a French drain effect). Ditch plugs or other methods shall be used to prevent this situation.

Except for material placed as minor trench over-fill or surcharge necessary to offset subsidence or compaction, all excess materials shall be removed to a non waters of the U.S. location. The backfilled trench shall achieve the pre-construction elevation, within a year of disturbance unless climatic conditions warrant additional time. The additional time must be approved by the Corps.

Excavated material temporarily sidecast into wetlands shall be underlain with geotextile, ice pads, or similar material, to allow for removal of the temporary material to the maximum extent practicable.

REGIONAL CONDITION D - Site Revegetation for Projects with Ground Disturbing Activities

Re-vegetation of all disturbed areas within the project site shall begin as soon as site conditions allow and in the same growing season as the disturbance, unless climatic conditions warrant additional time. Topsoil (the outermost layer of soil, usually the top 2 – 8 inches) removed from the construction area shall be separated and used for site rehabilitation. When backfilling, topsoil shall be placed as the top layer to provide a seed bed for regrowth. If topsoil is not available from the

project site, local native soil material obtained from an approved site may be used. Species used for seeding and planting shall be certified seed sources free of invasive species and follow this order of preference: 1) species native to the site; 2) species native to the region; 3) species native to the state.

REGIONAL CONDITION E - Delineation of Project Footprint

Prior to commencement of construction activities within waters of the U.S., the permittee shall clearly identify the permitted limits of disturbance at the project site with highly visible markers (e.g. construction fencing, flagging, silt barriers, etc.). The permittee shall properly maintain such identification until construction is complete and the soils have been stabilized. The permittee is prohibited from conducting any unauthorized Corps-regulated activity outside of the permitted limits of disturbance (as shown on the permit drawings).

REGIONAL CONDITION F - Maintenance of Hydrology Patterns

Natural drainage patterns shall be maintained using appropriate methods. Excessive ponding or drying adjacent to fill areas shall indicate non-compliance with this condition.

REGIONAL CONDITIONS G, H, I AND J APPLY TO SPECIFIC NWP's

REGIONAL CONDITION G - NWP 40 Agricultural Activities

The following activities are not authorized by NWP 40: a. Installation, placement, or construction of drain tiles, ditches, or levees; and b. Mechanized land clearing or land leveling in wetlands within 300 feet of an anadromous water (anadromous water is defined by the state of AK see <https://www.adfg.alaska.gov/sf/SARR/AWC/index.cfm?ADFG=main.interactive>).

REGIONAL CONDITION H - NWP 44 Mining Activities

Placer mining activities are excluded from coverage by NWP 44 (Mining Activities). Placer mining may be authorized by Regional General Permit POA-2014-00055-M1. In Alaska, NWP 44 may only authorize the following activities:

1. Hard rock mining within waters jurisdictional under only Section 404 of the Clean Water Act, not including trenching, drilling, or access road construction.
2. Temporary stockpiling of sand and gravel in waters of the U.S., limited to seasonally dewatered unvegetated sand/gravel bars. Stockpiles shall be completely removed and the area restored to pre-project contours within one year, in advance of seasonal ordinary high water events, or prior to equipment being removed from site, whichever occurs first.

REGIONAL CONDITION I – NWP 48, 55 (A), and 56 (B):

When an Aquatic Farm Lease is required from the Alaska Department of Natural Resources (ADNR) for a new or modified aquatic farm, the applicant must obtain and submit a copy of the ADNR preliminary decision with a Preconstruction Notification to the USACE.

REGIONAL CONDITION J -- NWP's 21, 29, 39, 40, 42, 43, 44, 50, 51, and 52:

The proposed NWP activity must not cause:

- 1) the loss of anadromous streambed, and/or
- 2) the discharge of dredged or fill material into waterbodies, including wetlands, adjacent to and/or upstream of an anadromous waterbody;

unless the district engineer issues a waiver by making a written determination concluding that these discharges will result in no more than minimal individual and cumulative adverse environmental effects.



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 6898
JBER, AK 99506-0898

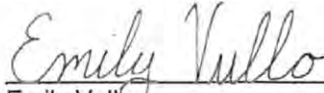
RECEIVED
AUG 25 2022
PLATTING

GENERAL PERMIT AGENCY COORDINATION (GPAC)

We are requesting your comments on the proposed project within ten (10) calendar days from the date of this notification. If additional time is needed to provide substantive, site-specific comments, contact us and we will wait an additional 15 calendar days before making a permit decision. Further information concerning the general permit can be found at our web site: www.poa.usace.army.mil/Missions/Regulatory.

Comments on the proposal may be emailed to Emily.N.Vullo@usace.army.mil, mailed to the address above, or you may call us at (907) 753-2704.

RELEASEE'S SIGNATURE:



Emily Vullo
Regulatory Specialist

Corps of Engineers Identification: POA-2020-00536, Stuart Lake, Samuel Dickinson

General Permit: Nationwide Permit (NWP) #44, Mining Activities

Date of GPAC: March 18, 2021

Comment Period Closing Date: March 29, 2021

106 Comment Period Closing Date: April 16, 2021

Project Location: The project site is located at near Latitude 61.54186° N., Longitude 149.94942° W.; in Big Lake, Alaska.

Project Description: Previously verified work for this project includes a discharge of 975 cubic yards (CY) of fill into 0.23-acre of emergent/scrub shrub wetlands to provide access for gravel extraction for neighboring properties to the south and west.

The applicant has requested the following additional work to supplement the previously verified work, accommodate equipment, and comply with Alaska Mental Health Trust road requirements:

Discharge an additional 1,440 CY of fill into an additional 0.225-acre of emergent/scrub shrub wetlands for the purpose of widening a previously verified access road. The new dimensions of the access drive would be 26 feet wide at the crown and 32 feet wide at the base, previously verified for 18 feet at the base, and a total of 620 feet long, previously verified at 542 feet long in wetlands, with 12"- 36" of fill as required. The new drive width at the 90-degree turns would be 26 - 38 feet wide increasing from the previously authorized width of 25-30 feet.

EXHIBIT G - 13

Total impacts, including the previously verified fill, would include the discharge of 2,415 CY of fill into 0.455-acre of wetlands. Plastic culverts would be strategically placed in existing grade depressions. A driveway access apron would be placed on the west side of the drive at its intersection with W. Hour Road. There is no public vehicle access to the applicant's property other than Big Lake. There is no public access from the east side of Stuart lake for gravel access to the properties to the west. The access drive will provide needed access across wetlands adjacent to the west and northwest boundaries of D1, for upland gravel extraction on Alaska Mental Health Trust property.

All work would be performed in accordance with the attached project plans, sheets 4 – 6, dated March 2021. Sheets 1-3 representing previously verified work, dated November 2020, have been included for reference.

The latest published version of the Alaska Heritage Resources Survey (AHRs) has been consulted for the presence or absence of historic properties, including those listed in or eligible for inclusion in the National Register of Historic Places. There are no cultural resources in the permit area or within the vicinity of the permit area. The permit area has been determined to be the direct footprint of fill in wetlands. Consultation of the AHRs constitutes the extent of cultural resource investigations by the Corps of Engineers (Corps) at this time, and we are otherwise unaware of the presence of such resources. The Corps has made a No Historic Properties Affected (No Effect) determination for the proposed project. This application is being coordinated with the State Historic Preservation Office (SHPO). Any comments SHPO or Tribes may have concerning presently unknown archeological or historic data that may be lost or destroyed by work under the requested permit will be considered in our final assessment of the described work. The Corps is requesting the SHPO's concurrence with this determination.

The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH).

The project area may be within the known range of the chum salmon (*Oncorhynchus keta*), pink salmon (*Oncorhynchus gorbuscha*), Coho salmon (*Oncorhynchus kisutch*), Chinook salmon (*Oncorhynchus tshawytscha*), and sockeye salmon (*Oncorhynchus nerka*). There are no mapped anadromous water bodies within 500 of the proposed impacts. However, it has been brought to the Corps attention that there may be a salmon bearing stream within the project footprint.

The applicant is currently working with Alaska Department of Fish and Game to determine if a Fish Habitat permit would be required. We are currently gathering information regarding these species and have yet to make a determination of effect. Should we find that the described activity may affect the species listed above, we will follow the appropriate course of action under Section 305(b)(2) of the Magnuson-Stevens Act. Any comments the National Marine Fisheries Service may have concerning essential fish habitat will be considered in our final assessment of the described work.



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 6898
JBER, AK 99506-0898

February 18, 2021

Regulatory Division
POA-2020-00536

RECEIVED
AUG 25 2022
PLATTING

Mr. Samuel Dickinson
8551 Mentra Circle
Anchorage, Alaska 99518

Dear Mr. Dickinson:

This is in response to your application for a Department of the Army (DA) permit, to discharge 975 cubic yards of fill into 0.23-acre of emergent/scrub shrub wetlands to provide access for gravel extraction for neighboring properties to the south and west. The access drive will be 18 feet wide and a total of 542 feet long, with 12"- 36" of fill as required. Plastic culverts will be strategically placed in existing grade depressions. A driveway access apron will be placed on the west side of the drive at its intersection with W. Hour Road. The drive width at the 90-degree turn will range from 25 to 30 feet wide. It has been assigned file number POA-2020-00536, Stuart Lake, which should be referred to in all future correspondence with this office. The project site is located at near Latitude 61.54186° N., Longitude 149.94942° W.; in Big Lake, Alaska.

DA authorization is necessary because your project will involve placement of fill material into waters of the U.S. under our regulatory jurisdiction.

Based upon the information and plans you provided, we hereby verify that the work described above, which would be performed in accordance with the enclosed plan (sheets 1-3), dated November 2020, is authorized by Nationwide Permit (NWP) No. 44, Mining Activities. NWP No. 44 and its associated Regional and General Conditions can be accessed at: www.poa.usace.army.mil/Missions/Regulatory/Permits. Regional Conditions D – Site Restoration for Project with Ground Disturbing Activities, E – Delineation of Project Footprint, and F – Maintenance of Hydrology Patterns apply to your project. You must comply with all terms and conditions associated with NWP No. 44.

Further, please note General Condition 30 requires that you submit a signed certification to us once any work and required mitigation are completed. Enclosed is the form for you to complete and return to our office.

-2-

Unless this NWP is modified or revoked, it expires on March 18, 2022. It is incumbent upon you to remain informed of the changes to the NWPs. Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

Please contact me via email at: Emily.N.Vullo@usace.army.mil, by mail at the address above, by phone at (907) 753-2704, or toll free from within Alaska at (800) 478-2712, if you have questions or to request paper copies of this letter, regional and/or general conditions. For more information about the Regulatory Program, please visit our website at: www.poa.usace.army.mil/Missions/Regulatory.

Sincerely,


Emily N. Vullo
Regulatory Specialist

Enclosures

cc:
Samueldickinson73@gmail.com
gfarkas@gci.net

EXHIBIT G -16

ENCLOSURE



**US Army Corps of Engineers
Alaska District**

Permit Number: POA-2020-00536

Name of Permittee: Samuel Dickinson

Date of Issuance: February 18, 2021

Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to Ms. Emily Vullo at the following address:

U.S. Army Corps of Engineers
Alaska District
Regulatory Division
Post Office Box 6898
JBER, Alaska 99506-0898

Please note that your permitted activity is subject to a compliance inspection by an U.S. Army Corps of Engineers representative. If you fail to comply with this permit you are subject to permit suspension, modification, or revocation.

I hereby certify that the work authorized by the above-referenced permit has been completed in accordance with the terms and conditions of the said permit, and required mitigation was completed in accordance with the permit conditions.

Signature of Permittee

Date

EXHIBIT G -17

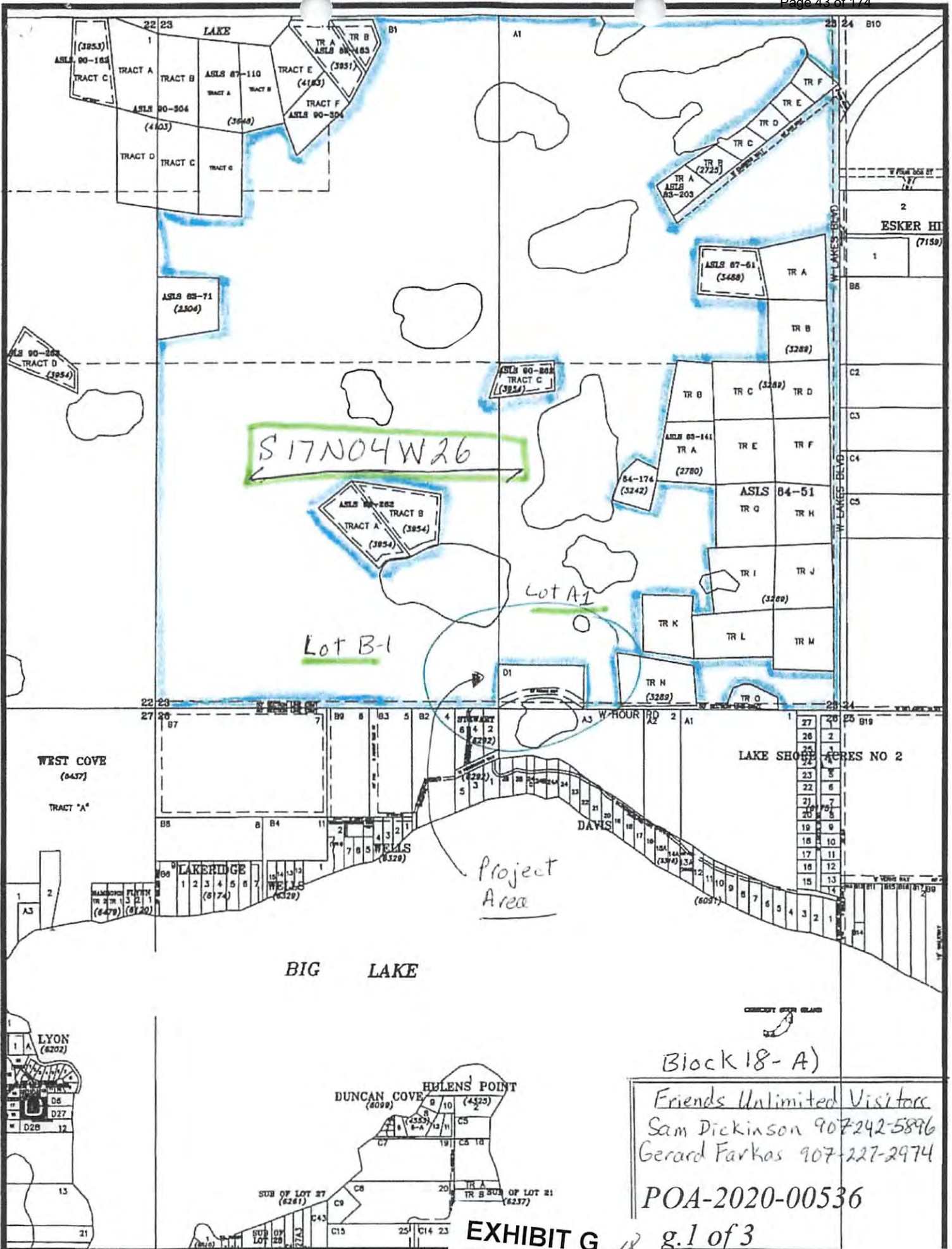
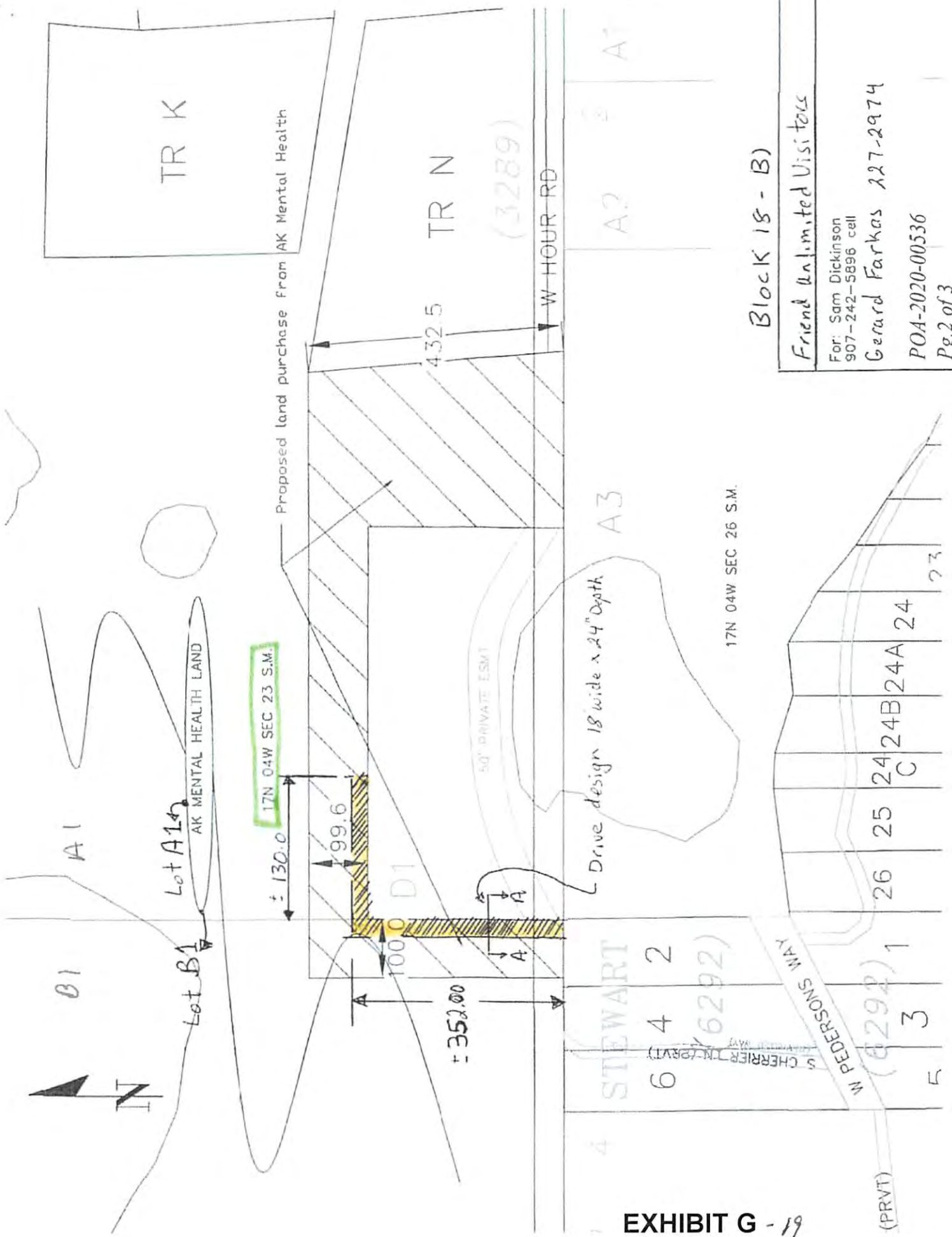


EXHIBIT G - 18 g.1 of 3



Block 18 - B)

Friend Unlimited Visitors
 For: Sam Dickinson
 907-242-5896 cell
 Gerard Farkas 227-2974
 POA-2020-00536
 Pg. 2 of 3

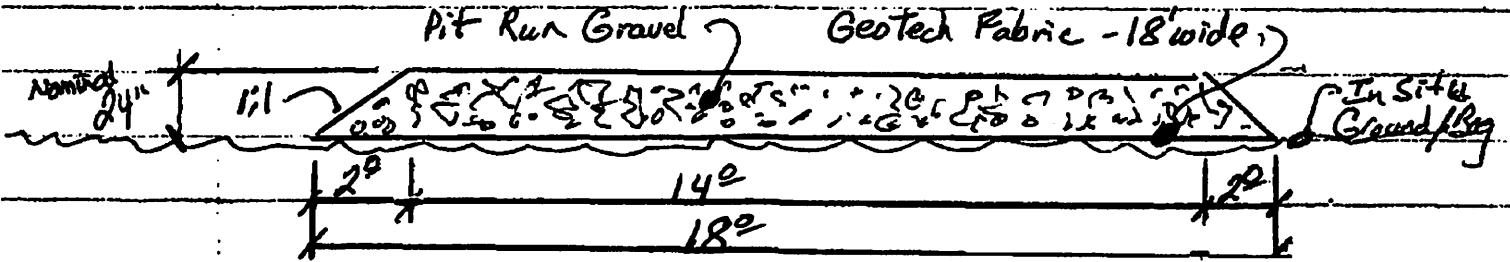
EXHIBIT G - 19

Typical Drive way design

11-11-20

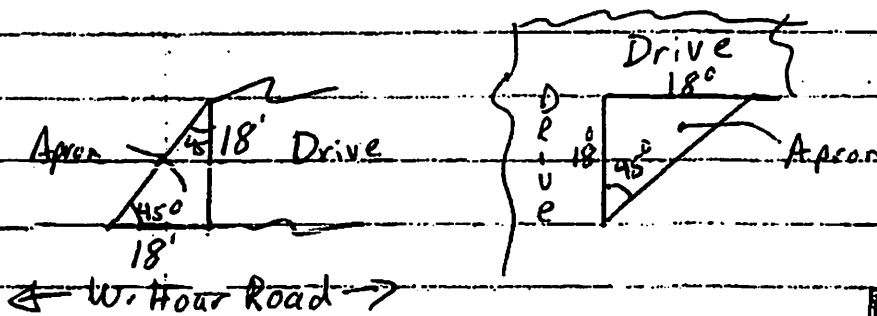
Cross Section A-A

Proposed - Rev. 0



- 1) Above is typical for wet/bog areas (36" Fill Depth Max)
- 2) Non-wetland/Bog: - 12" of Fill, - No Geotech Fabric
- Top of Drive 16' wide
- 3) Culverts - placed under fabric, sized and located as necessary.

Typ. Aprons



Friends Unlimited Visitors

Sam Dickinson 907-242-5896

Gerard Farkas 907-227-2974

Block 18 - C)

POA-2020-00536

Pg. 3 of 3

RECEIVED

AUG 25 2022

PLATTING



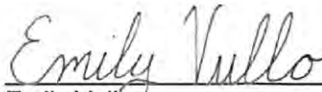
DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
P.O. BOX 6898
JBER, AK 99506-0898

GENERAL PERMIT AGENCY COORDINATION (GPAC)

We are requesting your comments on the proposed project within ten (10) calendar days from the date of this notification. If additional time is needed to provide substantive, site-specific comments, contact us and we will wait an additional 15 calendar days before making a permit decision. Further information concerning the general permit can be found at our web site: www.poa.usace.army.mil/Missions/Regulatory.

Comments on the proposal may be emailed to Emily.N.Vullo@usace.army.mil, mailed to the address above, or you may call us at (907) 753-2704.

RELEASER'S SIGNATURE:


Emily Vullo
Regulatory Specialist

Corps of Engineers Identification: POA-2020-00536, Stuart Lake, Samuel Dickinson

General Permit: Nationwide Permit (NWP) #44, Mining Activities

Date of GPAC: March 18, 2021

Comment Period Closing Date: March 29, 2021

106 Comment Period Closing Date: April 16, 2021

Project Location: The project site is located at near Latitude 61.54186° N., Longitude 149.94942° W.; in Big Lake, Alaska.

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Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, October 3, 2022 8:25 AM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC AK MHT PUE #2 #22-133
Attachments: RFC Packet.pdf; PUE Application.pdf; Legal Description and Sketch.pdf

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

Amy,

In review GCI has no comments or objections to the site sketch, attached is the signed legal description.

Thanks,

MIREYA ARMESTO

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Monday, September 12, 2022 10:45 AM
To: Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokietew@gmail.com; hsfirewise@gmail.com; clinchnot@yahoo.com; akchief@mtaonline.net; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@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>; Code Compliance <Code.Compliance@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; 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 AK MHT PUE #2 #22-133

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

The following link contains a Request for Comments for creation of a Public Use Easement on 217N04W23B001. Comments are due by **October 17, 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/Ei60hwXfFmFlv5quTGF-7NoBaJSqyBP9eCUvzw03XRW3DA?e=6a50oq

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

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



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

September 12, 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 public use easement request and has no comments or recommendations.

- **ALASKA MENTAL HEALTH TRUST PUBLIC USE EASEMENT #2
(MSB Case # 2022-133)**

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 cursive script that reads "James Christopher".

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

Amy Otto-Buchanan

From: Martin Buser <buserdog@me.com>
Sent: Tuesday, October 18, 2022 7:04 PM
To: platting@matsugov.us.
Subject: Proposed public use easement (AOB)

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

Regarding Notification of Public hearing on the proposed easement for the Mental Health trust Public use easement #2 in Tax Parcel B1, Section 23, Township 17 North, Range 04 West.

This Easement is already established and currently is a gravel road!

FURTHERMORE:

THIS EASEMENT IS EXACTLY ON TOP OF A SMALL ESTUARY WHERE SALMON USED TO SPAWN.

The local landowners have moved, removed and realigned the stream at will for years! The salmon no longer have access to the six little lakes just north of the "proposed" (already established) easement.

For years I have been talking to the various agencies that should have jurisdiction over that matter, Fish and Game, the Borough and the Core of Engineers. Seems that NOBODY CARES about the SALMON

Super frustrated ,
Martin Buser

Sent from my iPad

Amy Otto-Buchanan

From: Gregg A. Rapoport <gar@garlaw.us>
Sent: Monday, October 24, 2022 3:59 PM
To: MSB Platting
Subject: Re: Alaska Mental Health Trust Public Use Easement #2

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

Honorable Members of the Platting Board:

As a property owner in the area, I strongly support AMHT's Public Use Easement #2, which will contribute toward the long-awaited goal of gaining vehicular access to properties on the north shores of Big Lake, Mirror Lake, Root Beer Lake, and Flat Lake. Thank you for considering granting approval for this easement.

Gregg Rapoport
(323) 528-2921

SITE VISIT REPORT

Case Name: AK Mntl Hlth Trst PUE #2	Date: 09/28/2022 Time: 12:30 PM
Owner: AK Mental Health Trust	Case Number: 2022-133
Surveyor/Engineer: Fixed Height LLC	Tax ID #: 217N04W23B001
Subdivision: PUE #2	Regarding: Second PUE

SITE CONDITIONS

Weather: Brisk	Temperature: 50 F
Wind: Light	
General Site Condition: Unconstructed	

Personnel on site: Amy Otto-Buchanan, Platting Specialist; Fred Wagner, Platting Officer; Kimberly McClure and Matthew Goddard, Platting Technicians

Equipment in use: Camera

Current phase of work: Scheduled for Platting Board 10/0303/2022

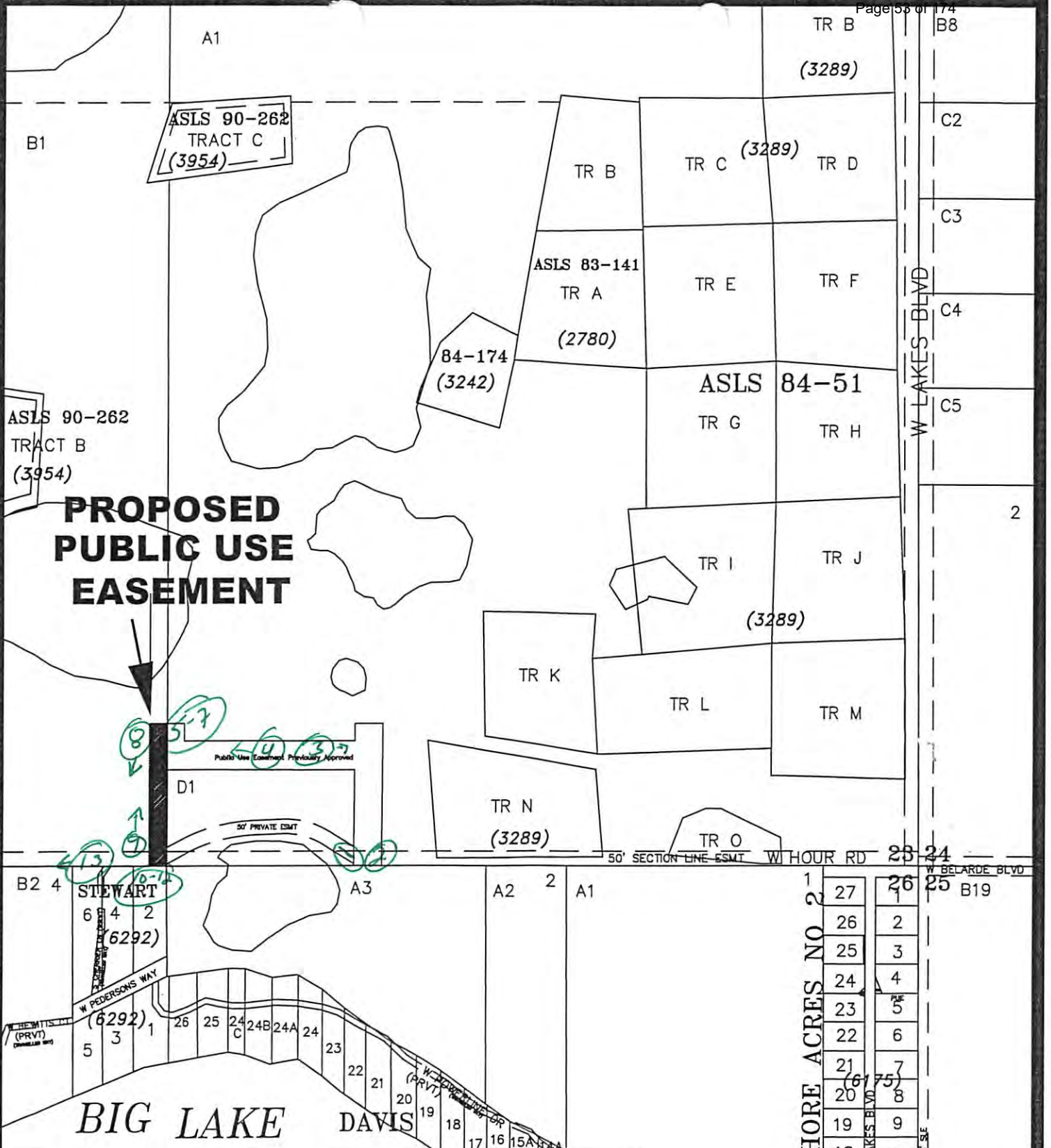
Reason for Visit/Remarks: (See attached photos)

Construction of the road within the PUEs – PUE #1 and PUE #2.

Signed By: Amy Otto-Buchanan *AOB*

Date: 09/28/2022

EXHIBIT J -1



**PROPOSED
PUBLIC USE
EASEMENT**

BIG LAKE DAVIS

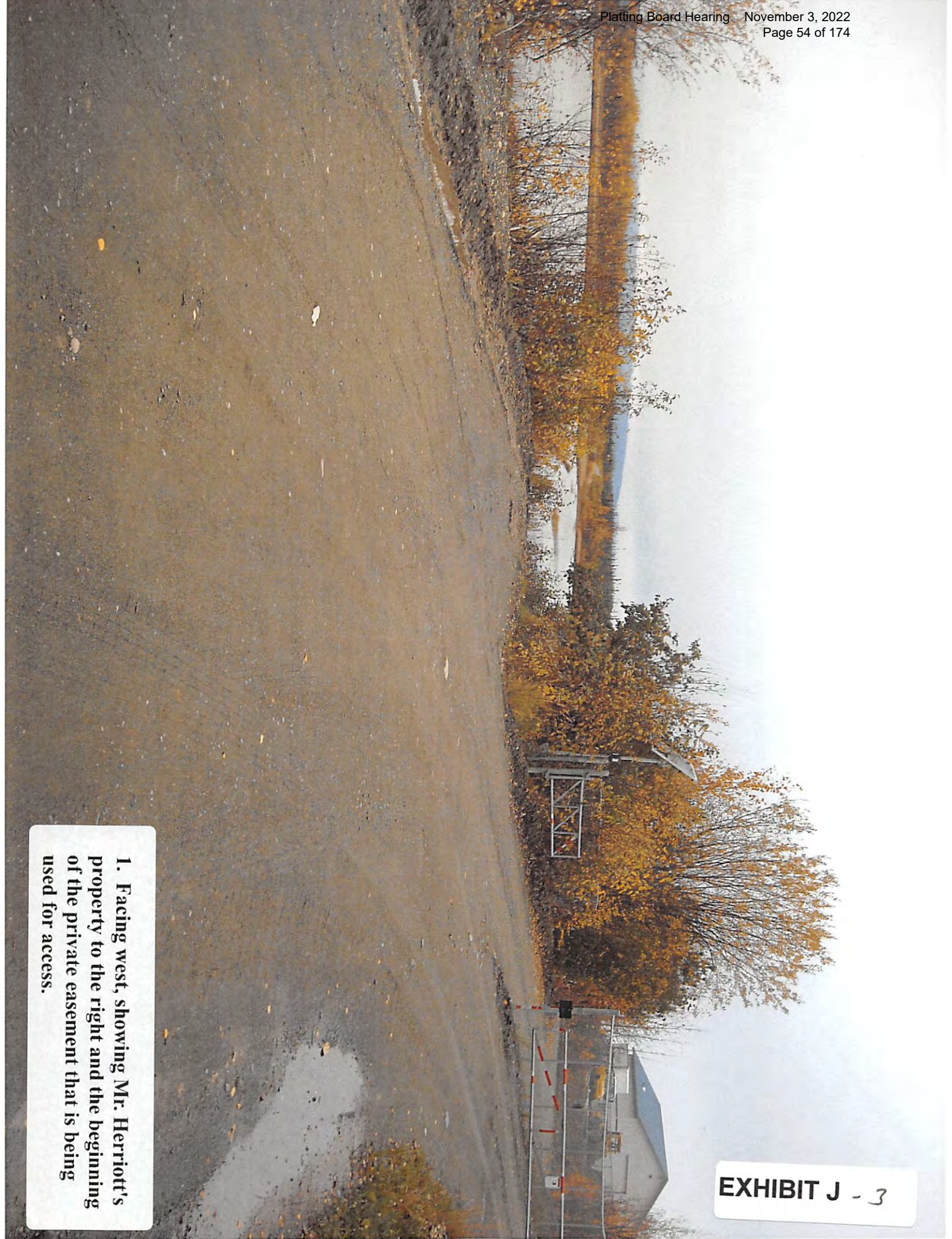
LAKE SHORE ACRES NO 2

27	1
26	2
25	3
24	4
23	5
22	6
21	7
20	8
19	9
18	10
17	11
16	12
15	13
14	14

W LAKES BLVD
W BELARDE BLVD
W VERNIS WAY
S BELARDE BLVD

VICINITY MAP
 FOR ALASKA MENTAL HEALTH TRUST
 PUBLIC USE EASEMENT #2
 LOCATED WITHIN
 SECTION 23, T17N, R04W, SEWARD MERIDIAN,
 ALASKA
 LITTLE SUSITNA 16 MAP

EXHIBIT J - 2



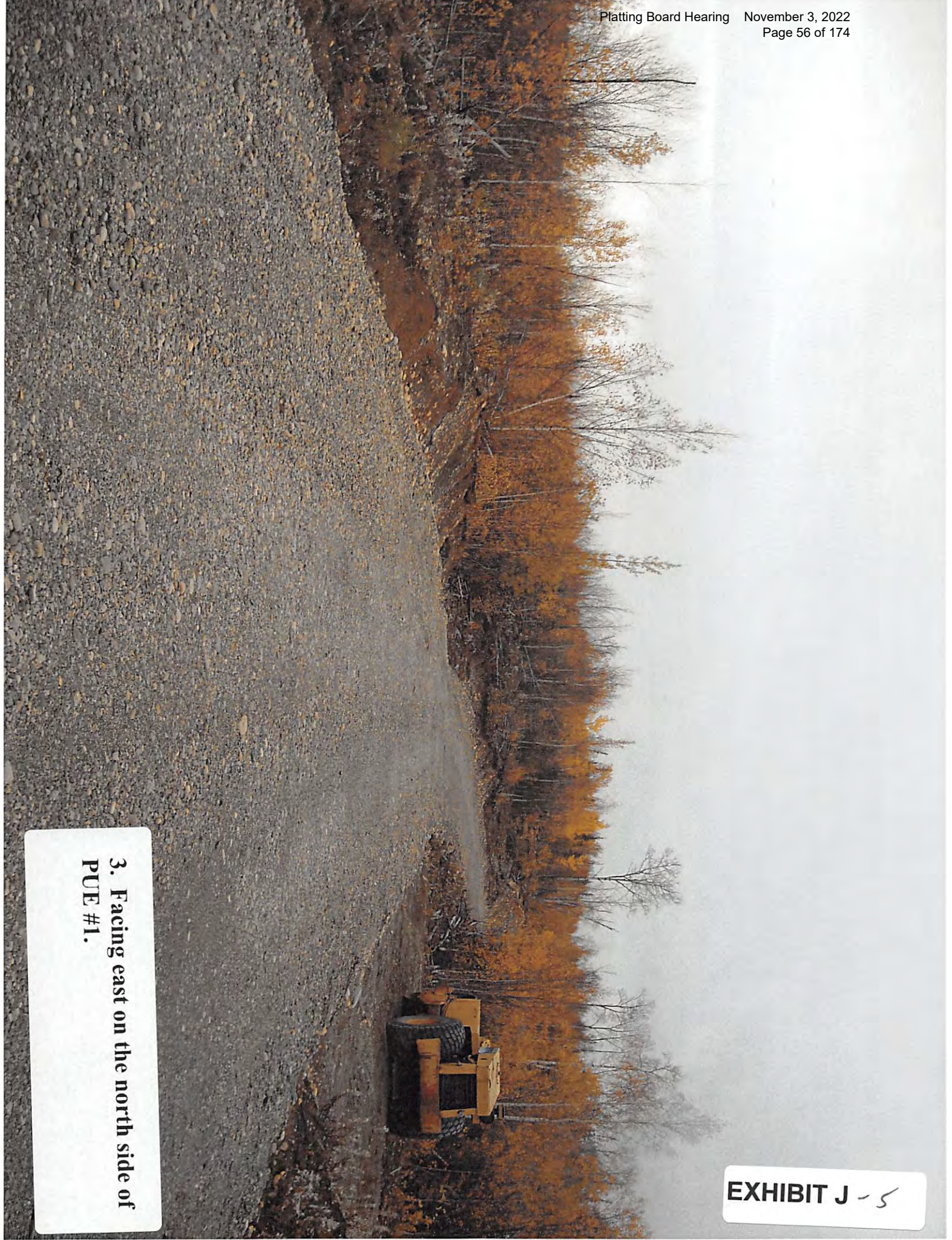
1. Facing west, showing Mr. Herriott's property to the right and the beginning of the private easement that is being used for access.

EXHIBIT J - 3



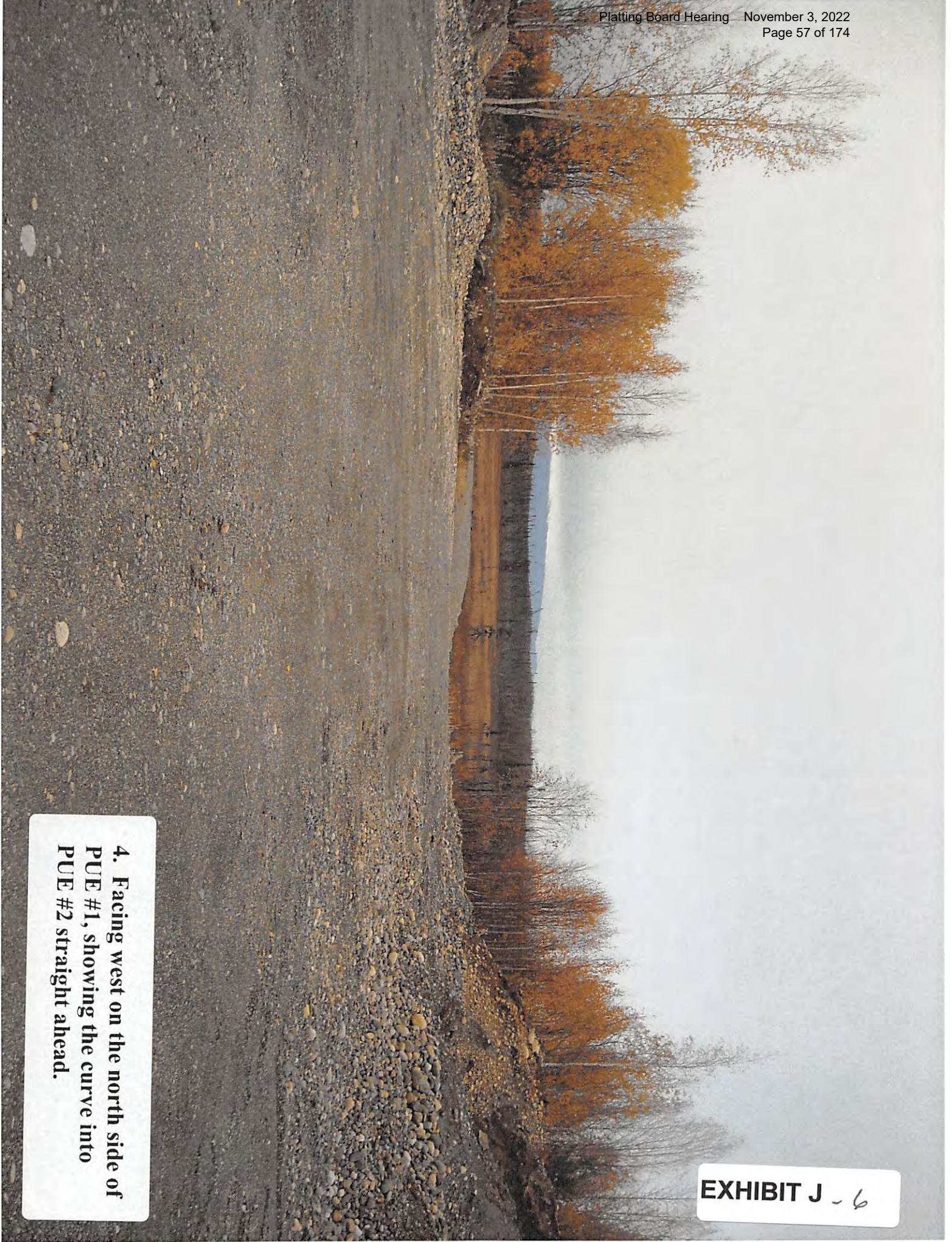
2. Facing north, showing the beginning of Public Use Easement (PUE) #1, which has been approved by the Platting Board previously but has not yet recorded.

EXHIBIT J - 4



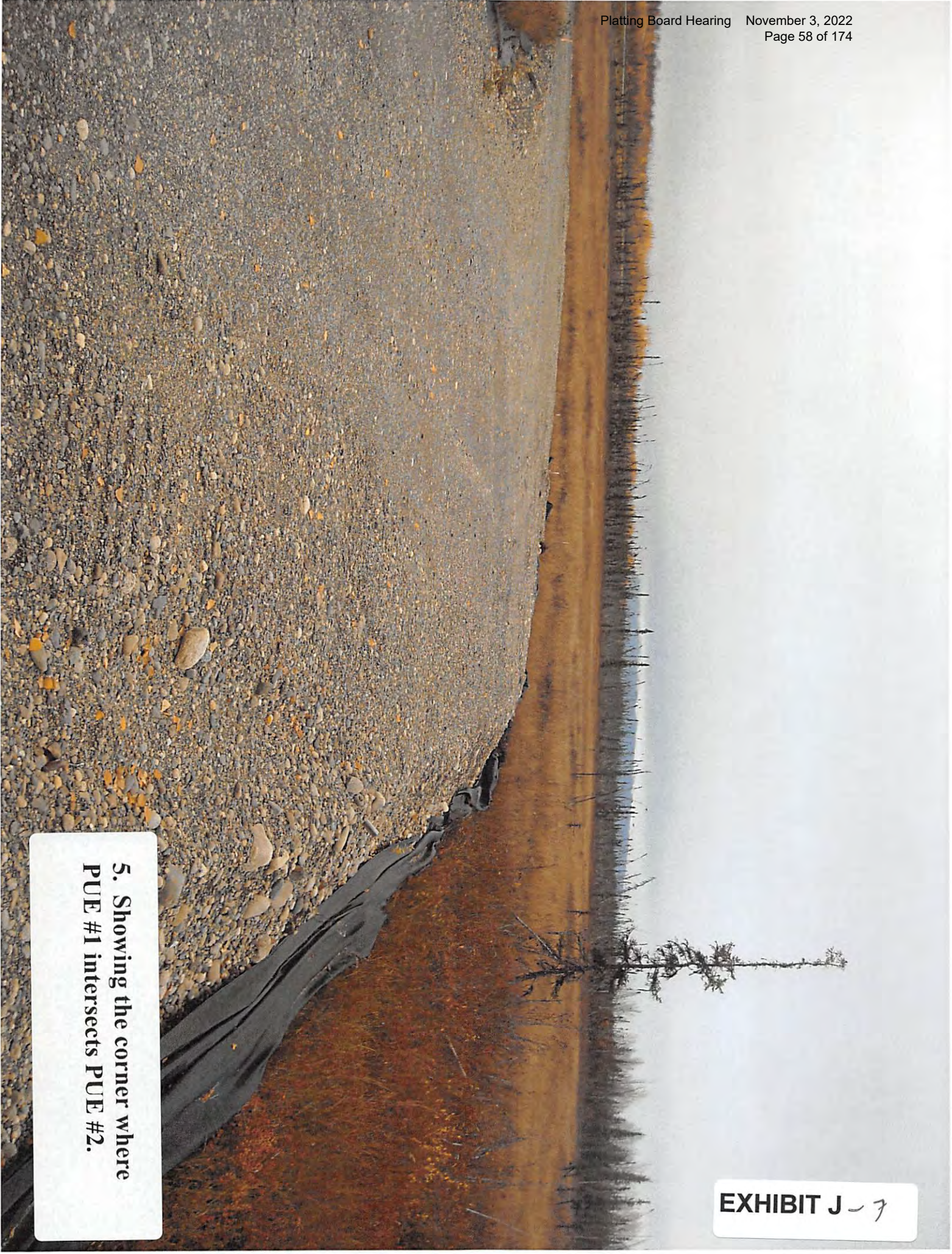
**3. Facing east on the north side of
PUE #1.**

EXHIBIT J - 5



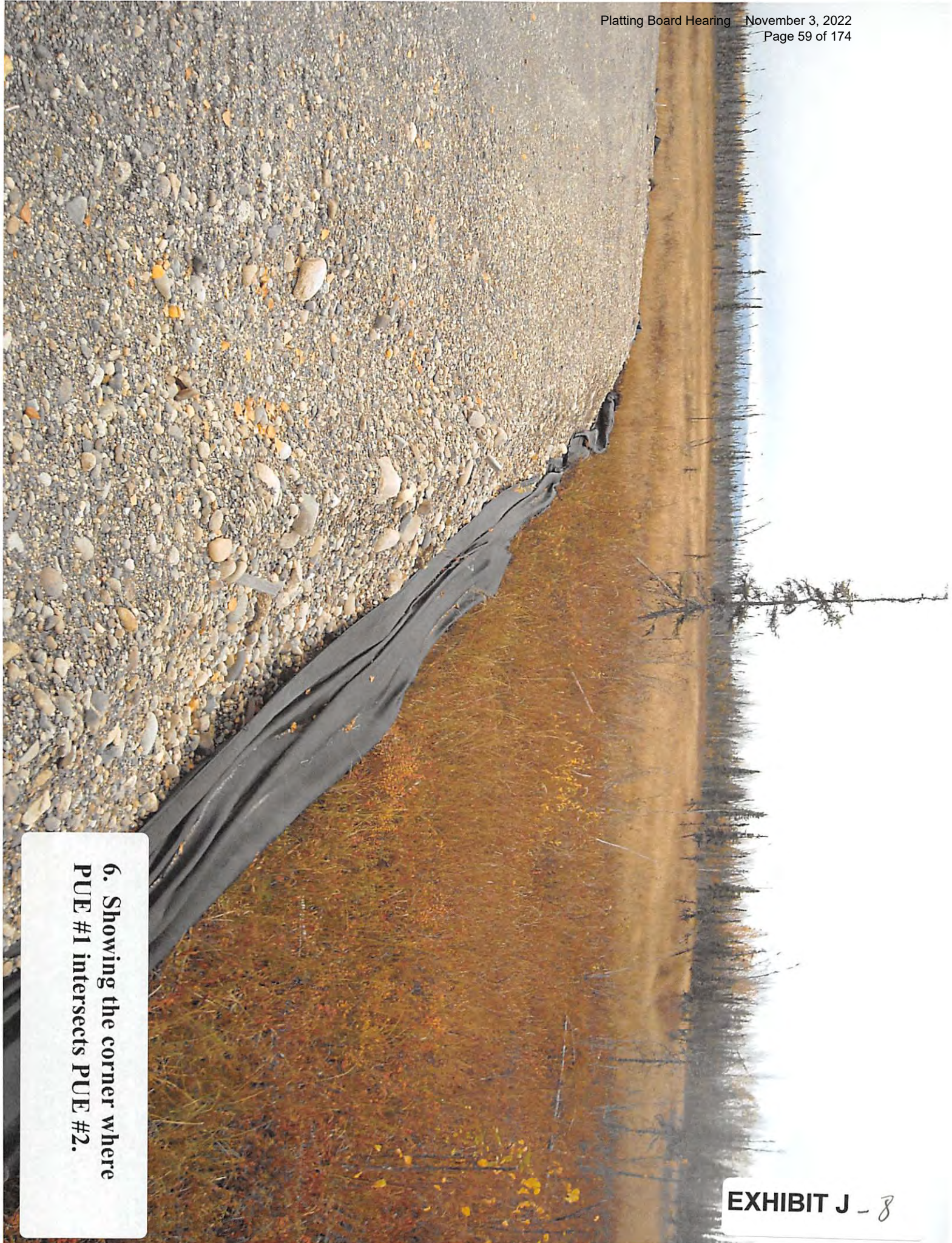
4. Facing west on the north side of PUE #1, showing the curve into PUE #2 straight ahead.

EXHIBIT J - 6



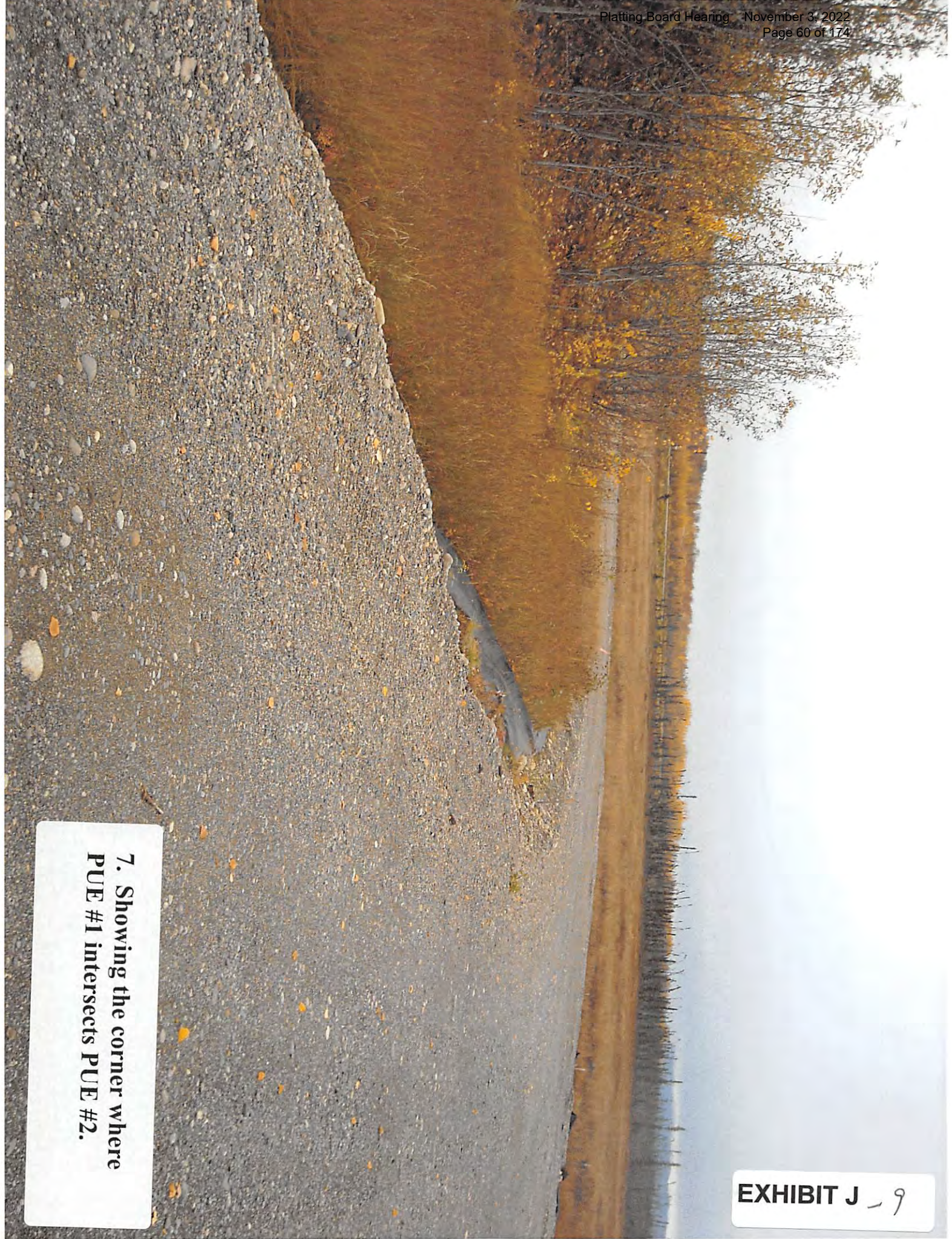
5. Showing the corner where
PUE #1 intersects PUE #2.

EXHIBIT J-7



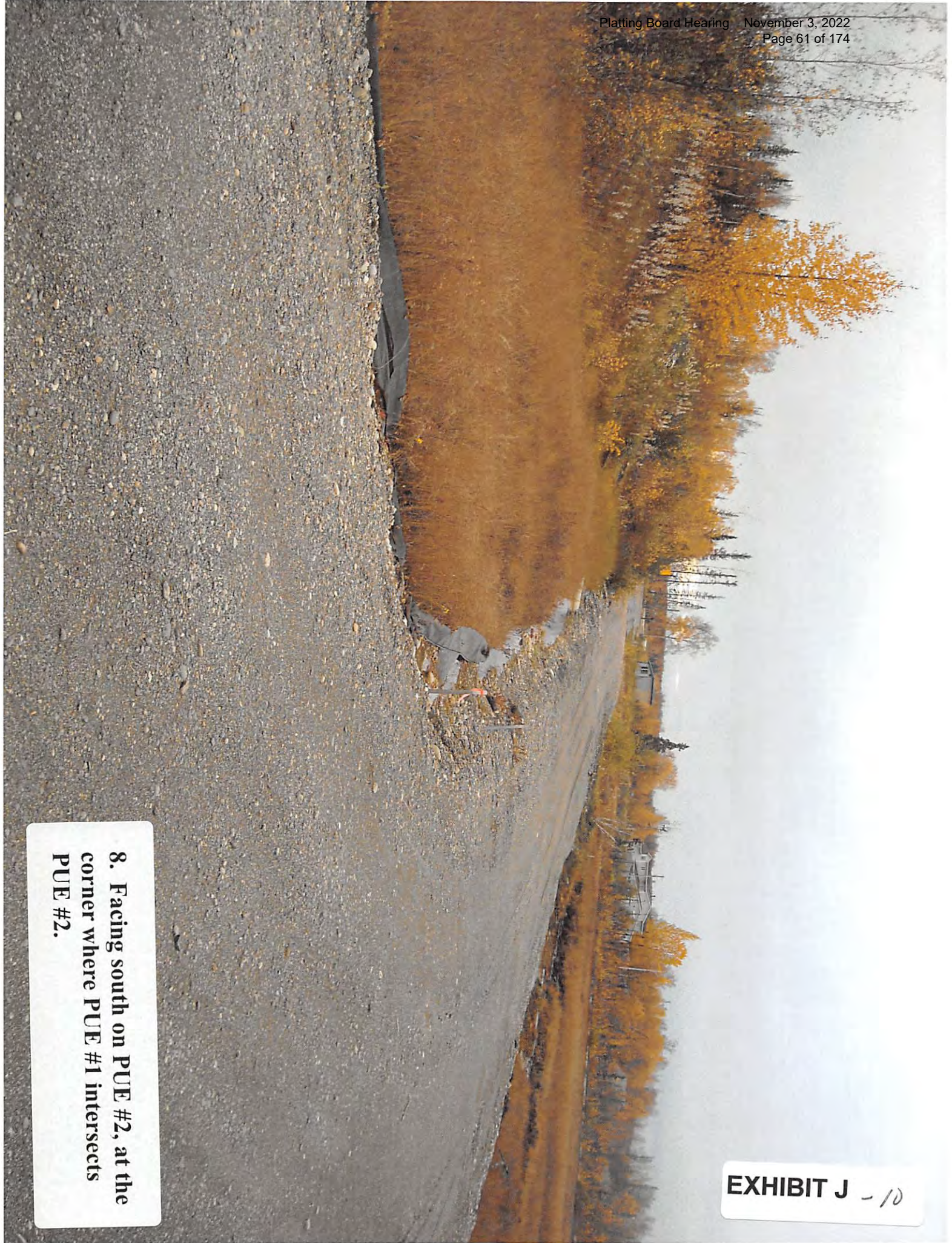
**6. Showing the corner where
PUE #1 intersects PUE #2.**

EXHIBIT J - 8

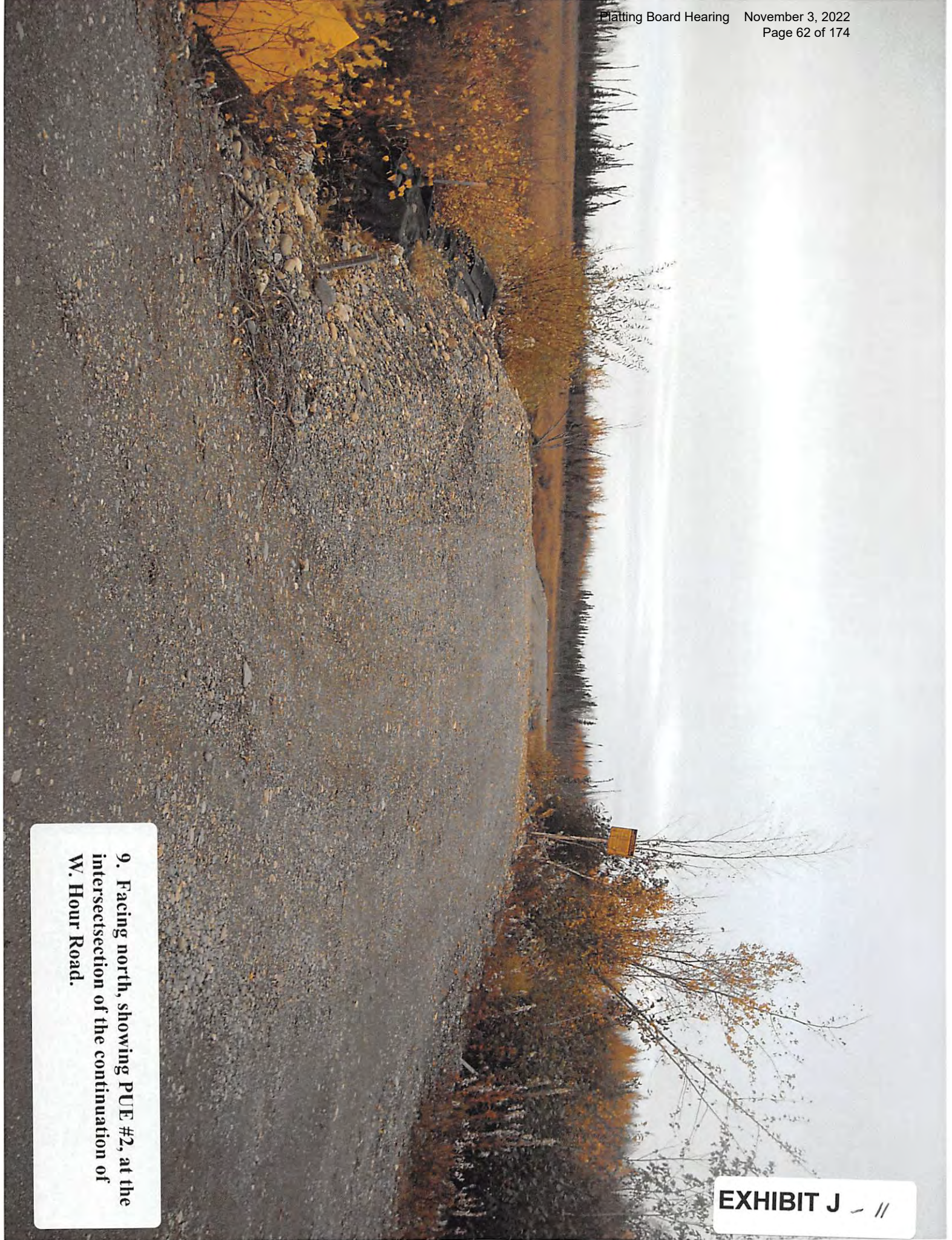


7. Showing the corner where
PUE #1 intersects PUE #2.

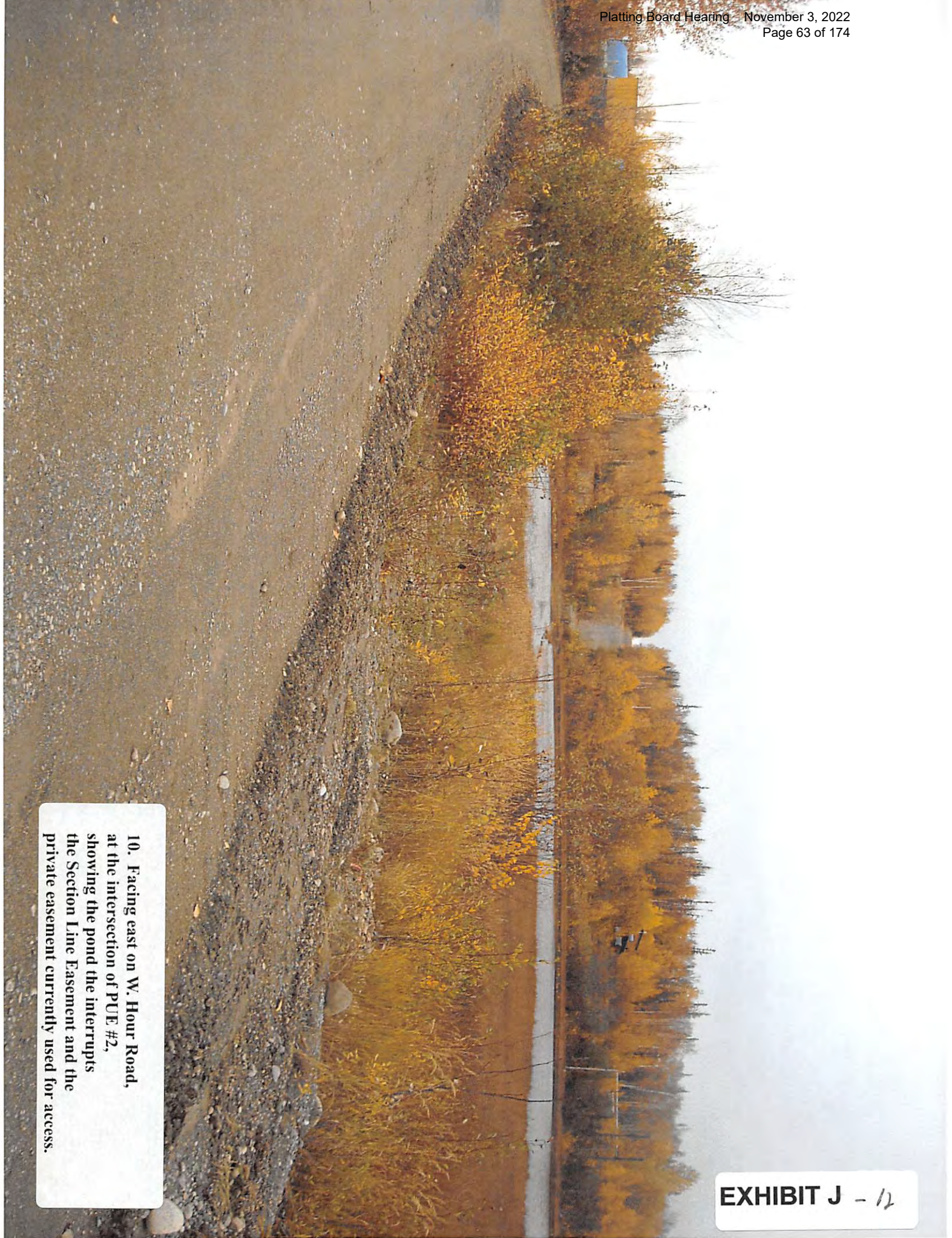
EXHIBIT J - 9



8. Facing south on PUE #2, at the corner where PUE #1 intersects PUE #2.



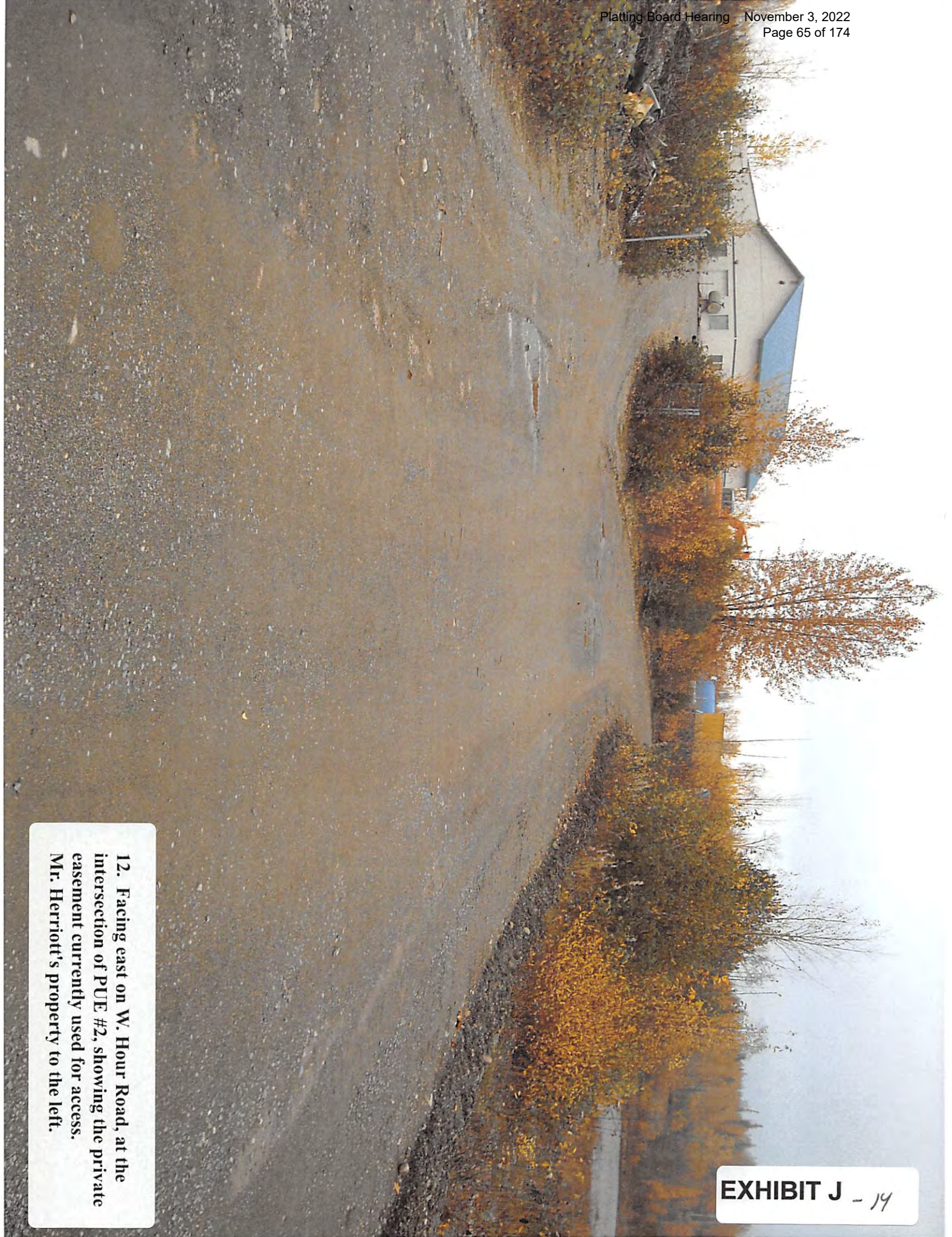
9. Facing north, showing PUE #2, at the intersection of the continuation of W. Hour Road.



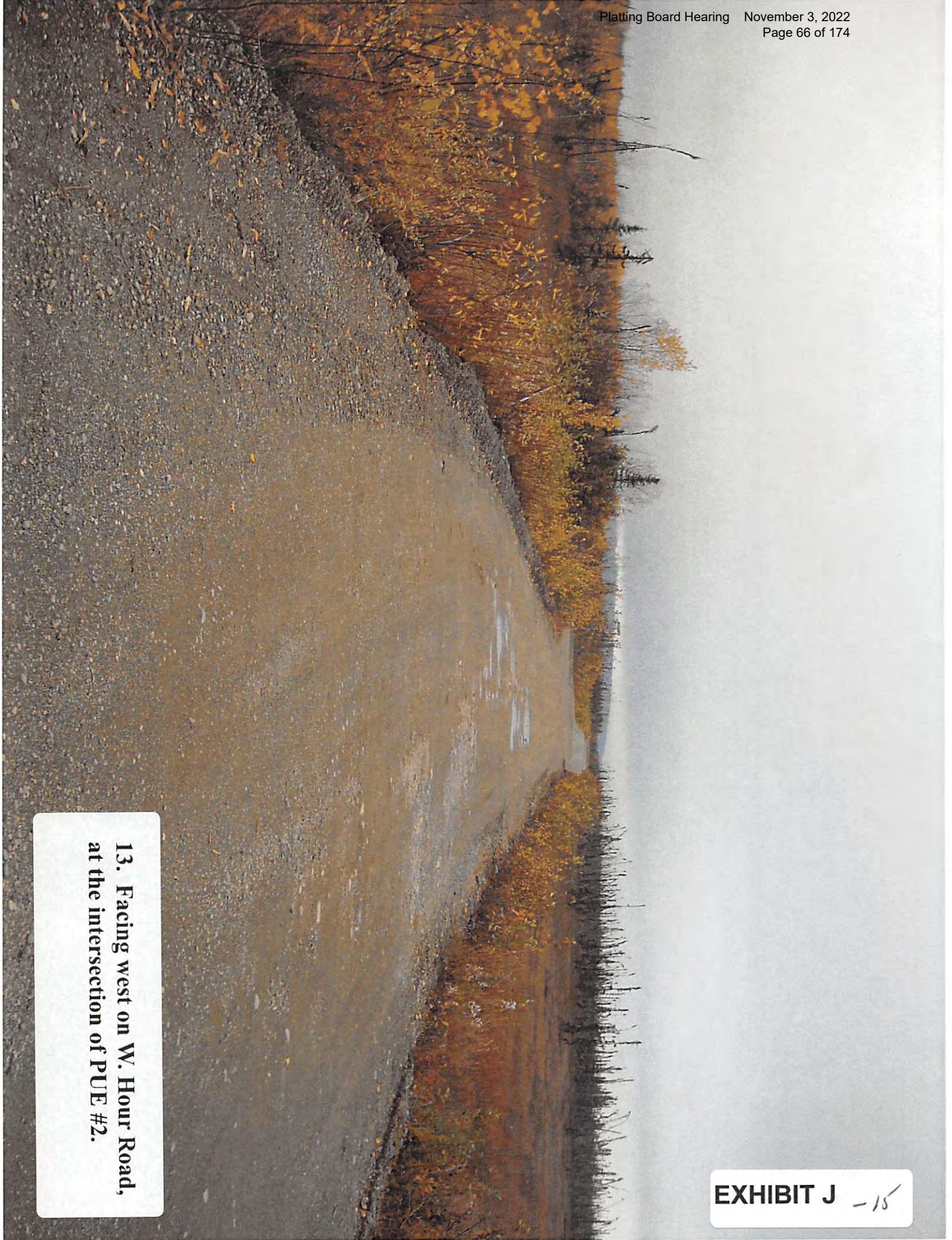
10. Facing east on W. Hour Road, at the intersection of PUE #2, showing the pond the interrupts the Section Line Easement and the private easement currently used for access.



11. Facing east on W. Hour Road, at the intersection of PUE #2, showing the private easement currently used for access, Mr. Herriott's property to the left.



12. Facing east on W. Hour Road, at the intersection of PUE #2, showing the private easement currently used for access, Mr. Herriott's property to the left.



13. Facing west on W. Hour Road,
at the intersection of PUE #2.

6B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 3, 2022

PRELIMINARY PLAT: DANDY BLUFFS 2022; VARIANCE
LEGAL DESCRIPTION: SEC 27, T17N, R01W, SEWARD MERIDIAN AK
PETITIONERS: MARK & LESLEY DINKEL
SURVEYOR: KEYSTONE SURVEYING & MAPPING
ENGINEER: HOLLER ENGINEERING
ACRES: 40.49 ± PARCELS: 5
REVIEWED BY: KIMBERLY MCCLURE CASE #: 2022-140

REQUEST: The request is to create five lots from Lot 3, Dandy Bluffs, Plat 2016-129, to be known as **DANDY BLUFFS 2022**, containing 40.49 acres +/- . The proposed lots will have access from E. Fairview Loop and S. Dandy Bluffs Circle. Petitioner to construct and certify S. Dandy Bluffs Circle to pioneer road standard to include a T-turnaround. Proposed Lots 3C and 3D are flag lots. The plat is located directly south of E. Fairview Loop, directly east of S. Dandy Bluffs Circle and north of Weinie Lake; located within the N ½ Section 27, Township 17 North, Range 01 West, Seward Meridian, Alaska. Petitioner is requesting a variance from MSB 43.20.300(E)(4) requiring multiple flag lots with adjoining pole portions to overlay a public use easement over the width of the pole portion.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 4 pgs
Soils Report	EXHIBIT B – 8 pgs
Useable Area, Drainage and Topography Map	EXHIBIT C – 1 pg
Traffic Analysis/Lot Count Map	EXHIBIT D – 1 pg
Variance to MSB 43.20.300(E)(4)	EXHIBIT E – 2 pgs

AGENCY COMMENTS

Department of Public Works	EXHIBIT F – 1 pg
Department of Emergency Services	EXHIBIT G – 1 pg
Development Services	EXHIBIT H – 1 pg
ADOT&PF	EXHIBIT I – 2 pgs
Utilities	EXHIBIT J – 6 pgs

DISCUSSION: The proposed subdivision is located directly south of E. Fairview Loop, directly east of S. Dandy Bluffs Circle and north of Weinie Lake. The subdivision is creating five lots ranging in size from 3.00 acres to 24.71 acres. Lots 3A and 3B will have frontage on S. Dandy Bluffs Circle, a 90' wide public use easement granted on Dandy Bluffs Plat No. 2016-129. Petitioner to construct and certify S. Dandy Bluffs Circle to pioneer road standard to include a T-turnaround. Pursuant to MSB 43.20.300(E) lots 3C

and 3D are flag lots with flag pole widths of 55.86' and 30.91' respectively. All lots will have the required frontage pursuant to MSB 43.20.320. An As-Built survey showing all structures in compliance with MSB setbacks will be provided prior to recording the final plat (*see Recommendation #4*). The proposed subdivision is located within the Hay Flats Recreation Area Special Land Use District.

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. Lots 3A and 3B will have access on S. Dandy Bluffs Circle. Access for Lots 3C, 3D and 3E will be from a common access area overlaid on both flag poles accessing E. Fairview Loop, owned and maintained by the State of Alaska. Petitioner is requesting a variance from MSB 43.20.300(E)(4) requiring multiple flag lots with adjoining pole portions to overlay a public use easement over the width of the pole portion.

Topography: The parent parcel occupies both high and low ground, with a steep bluff running on an east-west line at its approximate center. The bluff forms the northern edge of the Hayflats area, with the parcel extending into low swampy land and substantial portions of Dinkel Lake at the south end. The north half is relatively flat, with a gentle grade to the south. A well-defined creek valley runs to the south near the east border; the western area has wet conditions with a smaller, very poorly-defined drainage also running to the south. The bluff area has slopes generally exceeding 25% for an average drop of around 70'. More minor, steep areas also exist along the creek valley, with some exceeding 10' in height. The total elevation differential on the provided map is approximately 102'.

Soils Report: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curtis Holler, PE, Holler Engineering, notes portions of the parcel were previously developed with two developed home sites and related outbuildings, as well as a commercial garden produce/greenhouse/plant nursery. There has been minimal development at the bluff base and lake edge. Undeveloped areas were wooded with moderate density mature birch, spruce and cottonwood trees. Soils logged in the testholes and cut area varied considerably. Most had a layer of soft loess silt varying from 1.5' to 6.5'. Base soils in useable areas were relatively clean sands and gravels, with dense blue clays in the high groundwater area. The soils encountered are consistent with our prior experiences in this area. Copies of the logs and a location/topography/useable area map are attached at **Exhibit C**.

Groundwater was encountered in 6 of the 10 logged holes, at depths varying from near the surface to 13'. The holes were excavated during the high water season. Based on the encountered conditions, groundwater is a primary limiting factor in some areas, and the estimated limit of area with over 8' to groundwater is shown on the attached map. The proposed lots have a few limitations on areas defined by MSB code as useable septic area or useable building area. Useable septic areas will be limited by lotlines, steep areas and related setbacks, setbacks to water wells and surface water, area with unsuitable soils and substantial areas with high groundwater. The estimated limits of useable septic area form a line on the attached drawing. For building areas, lotlines, utility easements and ROW/PUE setbacks will be limiting factors. Despite the limits, the proposed lots will contain adequate unencumbered area to meet the useable area requirements. Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and our observations at the site, proposed lots 3A, 3B, 3C and 3E will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.. Proposed lot 3D is over 400,000 ft² and does not require area verification. Traffic Analysis/Lot Count Map is attached as **Exhibit D**.

Roads/Drainage: The proposed plat will require construction of about 655' of pioneer access road, with a tee turn-around. A portion of the road base has already been constructed as a driveway, lying under one side of the future road. Existing base soils will typically not be NSF, however the property apparently has material on site which could be mined, or the material could be imported. Road topping materials will need to be screened onsite or imported during construction. Based on our initial calculations, the road can be designed and constructed with a maximum grade of less than 5%, and most areas will be a minor fill section.

The attached map shows the approximate existing drainage patterns, which generally run toward the south. Existing drainage patterns will not change significantly after road construction; the attached drainage plan shows the expected flow patterns once the road has been constructed. We note that the drainage plan is based on the available 2' contour topography, and is subject to modification and improvement during the construction phase.

Variance: The petitioner applied for a variance from MSB 43.20.300(E)(4) requiring multiple flag lots with adjoining pole portions to overlay a public use easement over the width of the pole portion (**Exhibit E**).

A. The granting of the variance shall not be detrimental to the public health, safety, welfare or to adjacent property because:

The granting of this variance causes no harm. Nothing is changing from the current access. This is family property being divided for family members. There is no desire and NO need to have public access to this private property now or in the future. If at some point in the far future the Dinkels wish to install a road within what will now become a Common Access easement they will go through the necessary steps to do so. There is no property past this subdivision that needs access.

B. The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought because:

This property is all between a highway and a bluff. It is isolated unto itself. The usable area is limited on each proposed parcel. Lots 3A & 3B are accessed by a public use easement should subdivision of those parcels be desired down the road. Lot 30 is 24 acres BUT only about 3 acres is usable due to waterbody setbacks, 50' to bluff setbacks and the bluff itself. Lot 3E has the same waterbody setbacks and 50' setback to slope; it might have about 2 acres of usable. The latest update to Title 43 that is underway will change the threshold for a PUE to 3 acres.

C. Because of unusual physical surroundings, shape, or topographic conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

The reasons stated in "A & B" above also apply to this section C. Having a public access here where it is not needed will only invite trespass with no way to control who is on the private driveway.

Comments: Department of Public Works (**Exhibit F**) commented "Certify Dandy Bluffs Circle to Pioneer standard. If any construction is needed in order to do this, the entire process in Section F of the 2022 SCM needs to be followed"(see **Recommendation #3**). Department of Emergency Services (**Exhibit G**)

commented regarding the flag poles for Lots 3C and 3D to be maintained. Development Services (**Exhibit H**) had no comments.

ADOT&PF: (**Exhibit I**) notes no change to existing access; Lots 3C, 3D and 3E must share existing common access to Fairview Loop (*see Recommendation #5*).

Utilities: (**Exhibit J**) Enstar commented they object to the plat unless one of the scenarios is met: 1) Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the approximate location of the service line on the map and add, "Approximate location of natural gas service line and centerline of ten foot (10 FT) wide natural gas easement"; or 2) Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location (*see Recommendations #6*).

MTA and GCI had no comments. No comment was received from MEA.

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

CONCLUSION: The preliminary plat of Dandy Bluffs 2022 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats with the approval of a variance to the public use easement requirement. There were no objections from any federal or state agencies or Borough departments. Enstar requests a 10 foot easement centered on the existing service line. 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, MSB 43.20.120 and MSB 43.20.140. 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 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Dandy Bluffs 2022 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A variance to MSB 43.20.300(E)(4) requiring multiple flag lots with adjoining pole portions to overlay a public use easement over the width of the pole portion.

A. The granting of the variance shall not be detrimental to the public health, safety, welfare or to adjacent property because:

The granting of this variance causes no harm. Nothing is changing from the current access. This is family property being divided for family members. There is no desire and NO need to have public access to this private property now or in the future. If at some point in the far future the Dinkels wish to install a road within what will now become a Common Access easement they will go through the necessary steps to do so. There is no property past this subdivision that needs access.

B. The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought because:

This property is all between a highway and a bluff. It is isolated unto itself. The usable area is limited on each proposed parcel. Lots 3A & 3B are accessed by a public use easement should subdivision of those parcels be desired down the road. Lot 30 is 24 acres BUT only about 3 acres is usable due to waterbody setbacks, 50' to bluff setbacks and the bluff itself. Lot 3E has the same waterbody setbacks and 50' setback to slope; it might have about 2 acres of usable. The latest update to Title 43 that is underway will change the threshold for a PUE to 3 acres.

C. Because of unusual physical surroundings, shape, or topographic conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

The reasons stated in "A & B" above also apply to this section C. Having a public access here where it is not needed will only invite trespass with no way to control who is on the private driveway.

3. A soils report was submitted pursuant to MSB 43.20.281(A)(1).
4. All lots have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
5. Each lot has the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
6. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G, US Army Corps of Engineers, US Postmaster, Community Council Knik-Fairview, Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, Assessments, Planning or Pre-Design Division; or MEA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. Enstar requested the granting of a 10 foot wide easement centered on the existing service line.
9. There were no objections from the public in response to the Notice of Public Hearing.

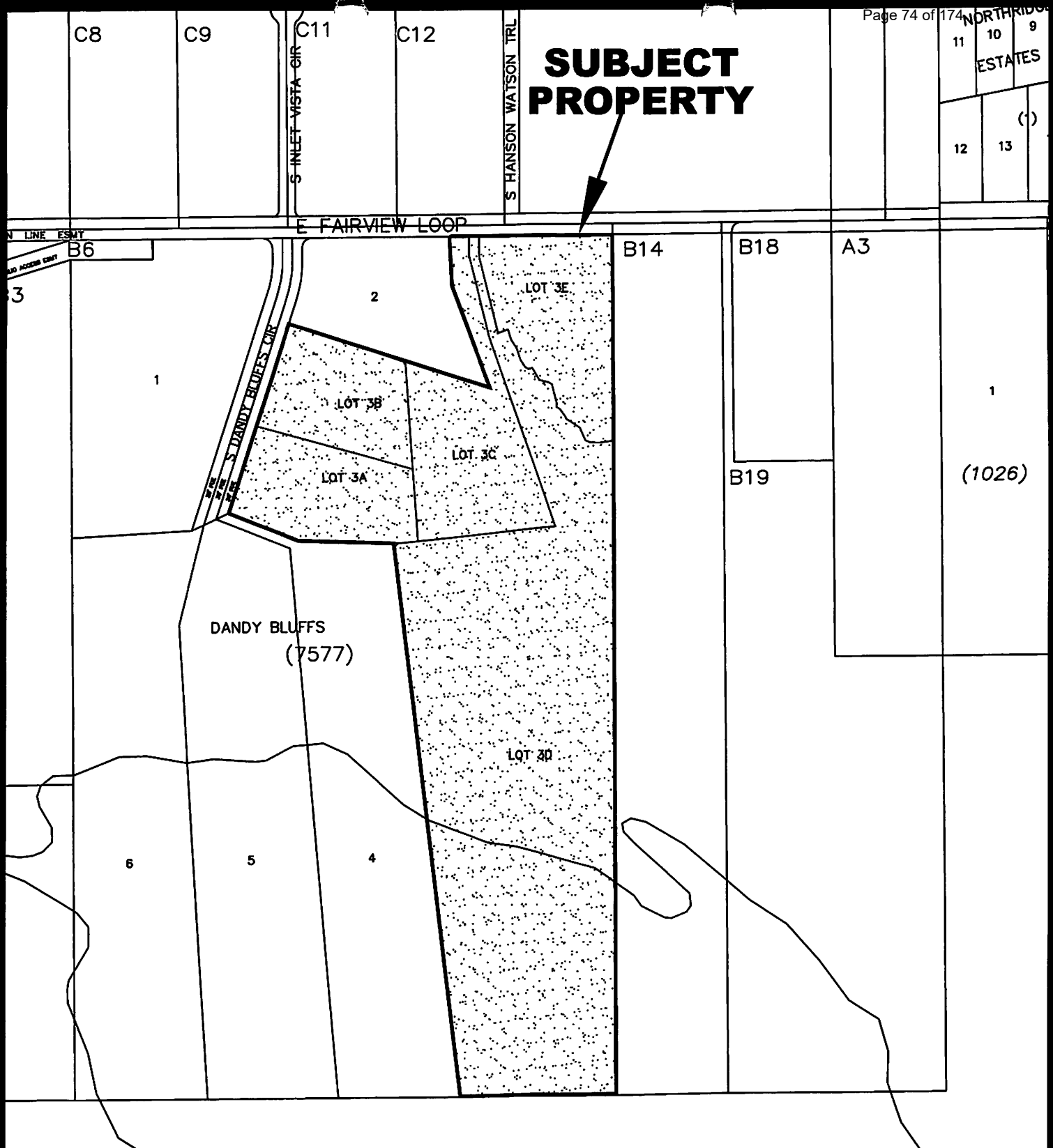
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Dandy Bluffs 2022 and variance from MSB 43.20.300(E)(4), requirement of a Public Use Easement, Section 27, Township 17 North, Range 01 West, 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.
3. Construct street and tee turn-around to MSB Pioneer 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. 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. Provide as-built of streets once construction is complete
4. Provide Platting Staff with As-Built survey showing all structures in compliance with MSB setbacks prior to recording the final plat.
5. Provide plat note stating, "Lots 3C, 3D and 3E must share common access to Fairview Loop within the common access area."
6. Resolve issue with existing Enstar easement and show, or list easement on final plat.
7. Pay postage and advertising fees.

8. Show all easements of record on final plat.
9. Submit recording fees, payable to Department of Natural Resources (DNR).
10. Submit final plat in full compliance with Title 43.

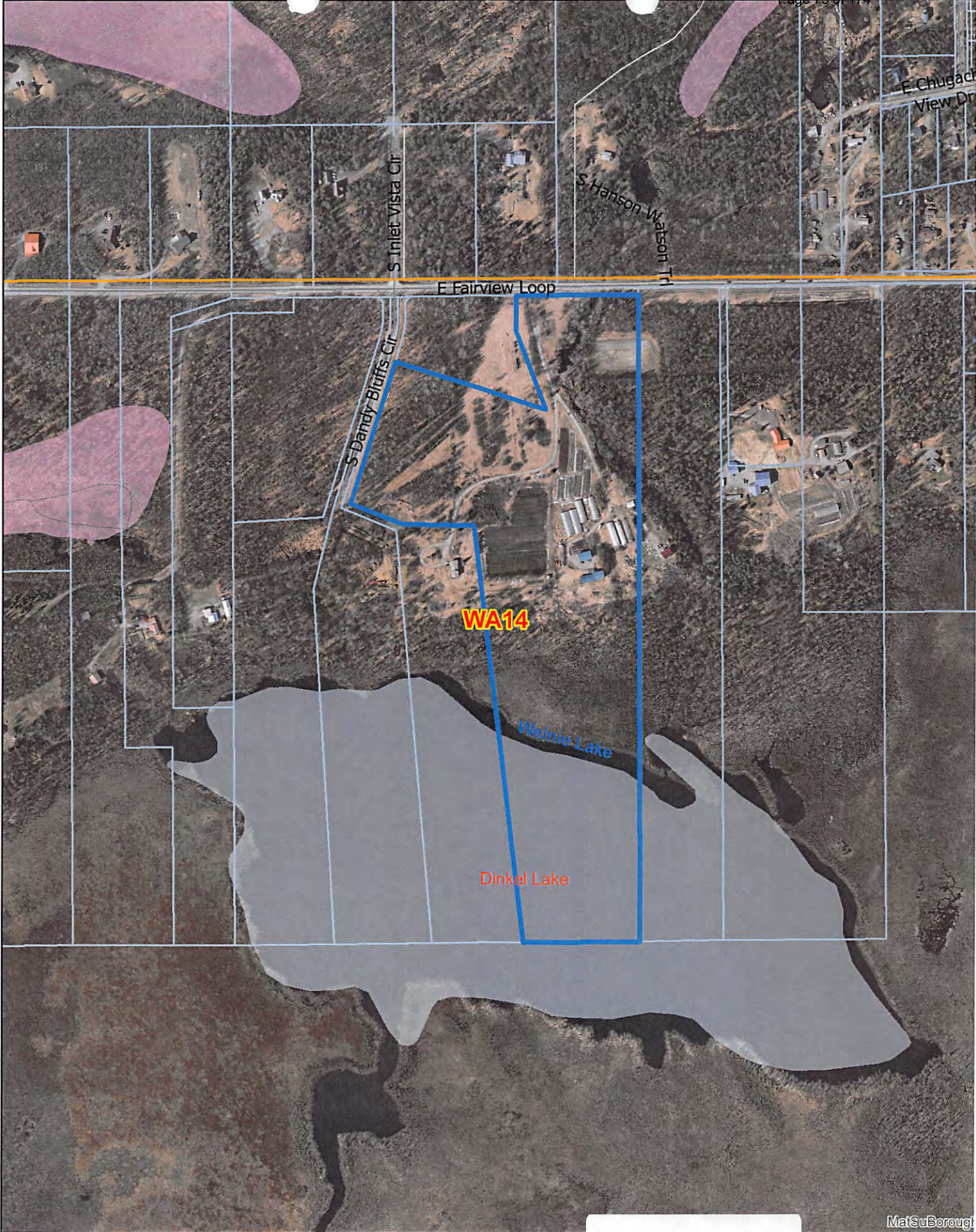
11	10	9
ESTATES		
12	13	(1)



**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED DANDY BLUFFS 2022
LOCATED WITHIN
SECTION 27, T17N, R01W, SEWARD MERIDIAN
ALASKA

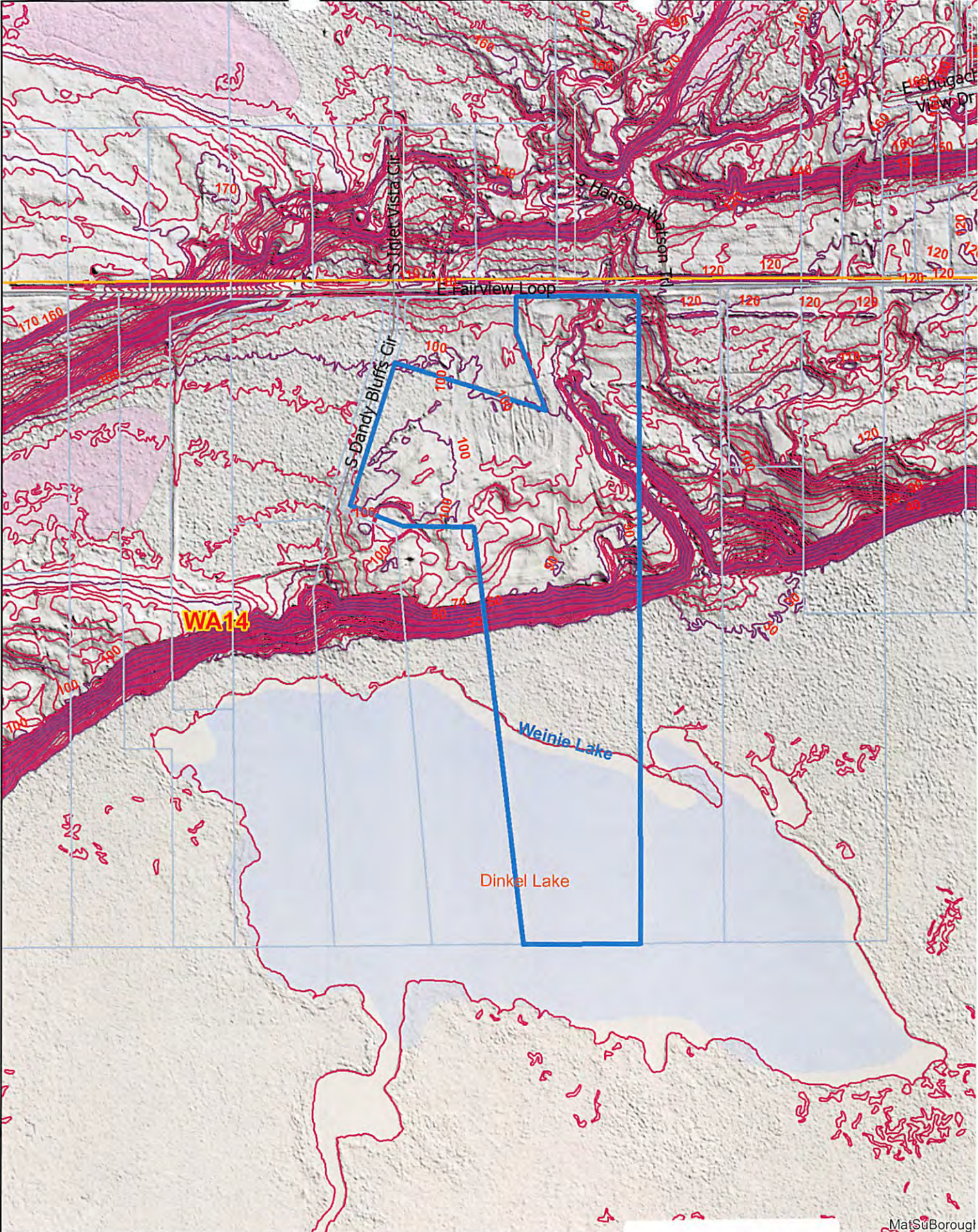


480 240 0 480 Feet

EXHIBIT A-2

MatSu Borough



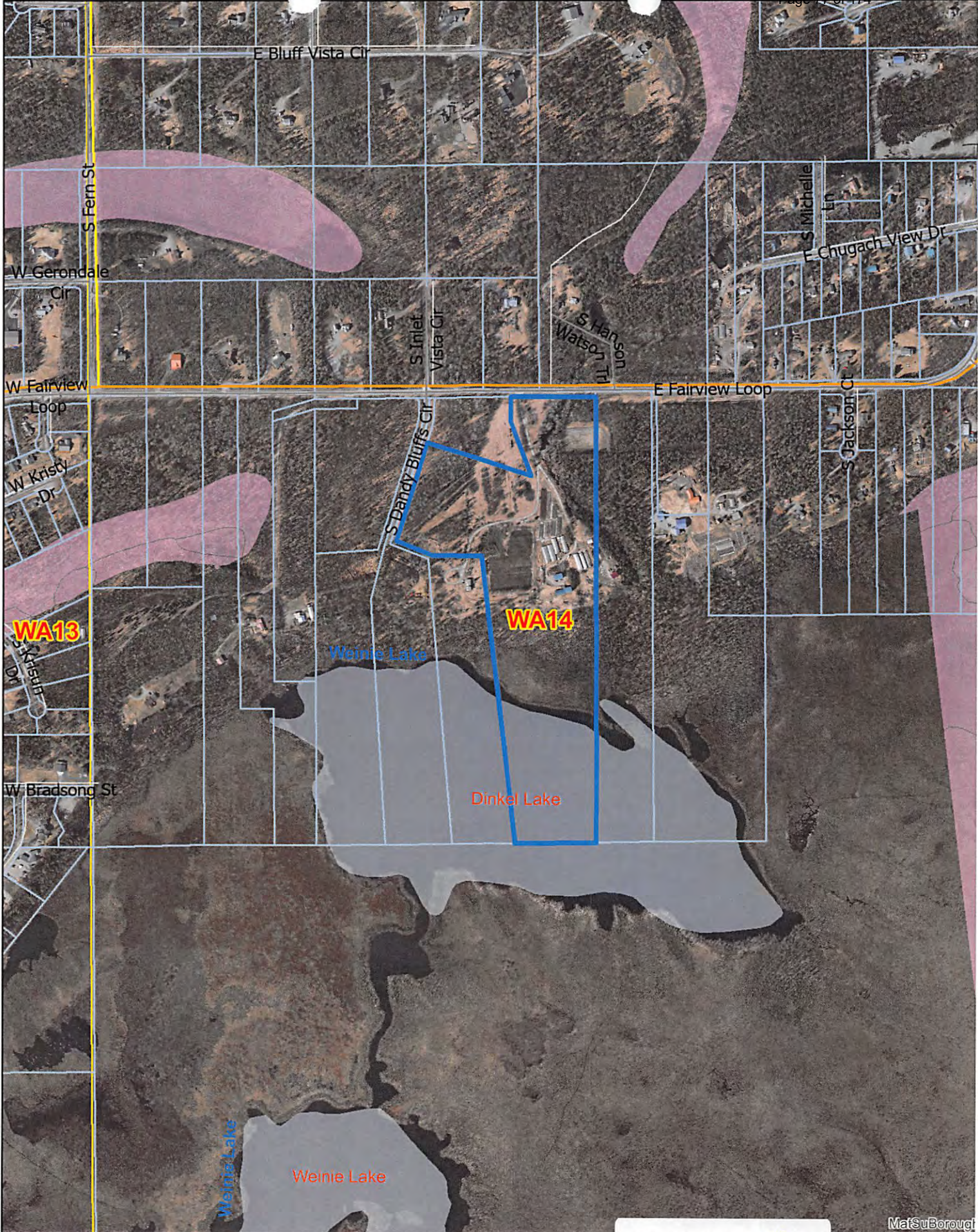


480 240 0 480 Feet

EXHIBIT A-3

MatSu Borough





700 350 0 700 Feet

EXHIBIT A-4

MatSu Borough





HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

August 24, 2022

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

RECEIVED
AUG 26 2022
PLATTING

Re: *Dandy Bluffs 2022 Subdivision*. Useable Areas; HE# 15063

Dear Mr. Wagner:

At the request of the project owners, we have performed a soils investigation and related preliminary design work for the referenced proposed re-subdivision of an earlier project. The project will create 5 new lots from an existing parcel with a total area of 40 acres. The new lot 3A, 3B, 3C and 3E will have areas of 5 acres or less and are subject to soils/useable area verification. Proposed Lot 3D is a 24.7 acre remainder. Our soils evaluation included logging soil conditions in 1 new testhole, review of our existing testholes, review of the provided topography information and our other observations at the site. See the attached testhole location, drainage and topography map for details.

Topography. The parent parcel occupies both high and low ground, with a steep bluff running on an east-west line at its approximate center. The bluff forms the northern edge of the Hayflats area, with the parcel extending into low swampy land and substantial portions of Dinkel Lake at the south end. The north half is relatively flat, with a gentle grade to the south. A well-defined creek valley runs to the south near the east border; the western area has wet conditions with a smaller, very poorly-defined drainage also running to the south. The bluff area has slopes generally exceeding 25% for an average drop of around 70'. More minor, steep areas also exist along the creek valley, with some exceeding 10' in height. The total elevation differential on the provided map is approximately 102'.

Soils & Vegetation. Portions of the parcel were previously developed with two developed home sites and related outbuildings, as well as a commercial garden produce/greenhouse/plant nursery. There has been minimal development at the bluff base and lake edge. Undeveloped areas were wooded with moderate density mature birch, spruce and cottonwood trees. Soils logged in the testholes and cut area varied considerably. Most had a layer of soft loess silt varying from 1.5' to 6.5'. Base soils in useable areas were relatively clean sands and gravels, with dense blue clays in the high groundwater area. The soils encountered are consistent with our prior experiences in this area. Copies of the logs and a location/topography/useable area map are attached.

Groundwater. Groundwater was encountered in 6 of the 10 logged holes, at depths varying from near the surface to 13'. The holes were excavated during the high water season. Based on the encountered conditions, groundwater is a primary limiting factor in some areas, and the estimated limit of area with over 8' to groundwater is shown on the attached map.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, steep areas and related setbacks, setbacks to water wells and surface water, areas with unsuitable soils and substantial areas with high groundwater. The estimated limits of useable septic area form a line on the attached drawing. For building areas, lotlines, utility easements and ROW/PUE setbacks will be limiting factors. Despite the limits, the proposed lots will contain adequate unencumbered area to meet the useable area requirements. Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***proposed lots 3A, 3B, 3C and 3E will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Proposed lot 3D is over 400,000 ft² and does not require area verification.***

Road Construction. The proposed plat will require construction of about 655' of *pioneer access road, with a tee turn-around*. A portion of the road base has already been constructed as a driveway, lying under one side of the future road. Existing base soils will typically not be NSF, however the property apparently has material on site which could be mined, or the material could be imported. Road topping materials will need to be screened onsite or imported during construction. Based on our initial calculations, the road can be designed and constructed with a maximum grade of less than 5%, and most areas will be a minor fill section.

Drainage Plan. The attached map shows the approximate existing drainage patterns, which generally run toward the south. Existing drainage patterns will not change significantly after road construction; the attached drainage plan shows the expected flow patterns once the road has been constructed. We note that the drainage plan is based on the available 2' contour topography, and is subject to modification and improvement during the construction phase. See the attached map for details.

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

Sincerely,



Curtis Holler, PE

c: M. & L. Dinkel, w/attachments



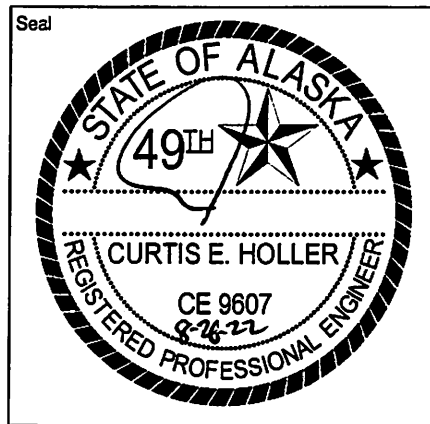


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 9
Performed For: M & L Dinkel
Legal Description: Dandy Bluffs



Depth, feet	Soil Type	Slope	Site Plan
0 - 1	OL		<p>See attached testhole & topo map</p> <p style="text-align: center;">↑ N ↓</p>
1 - 2	ML		
2 - 3	SP-GP, OLIVE BROWN COLOR, SMALL ROCKS		
3 - 4			
4 - 5			
5 - 6			
6 - 7			
7 - 8			
8 - 9			
9 - 10			
10 - 11			
11 - 12	No GW		

WAS GROUNDWATER ENCOUNTERED? No
 IF YES, AT WHAT DEPTH? N/A
 DEPTH AFTER MONITORING? N/A

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN 1 FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- Log is for existing CURBANK AND MINOR HAND EXCA.

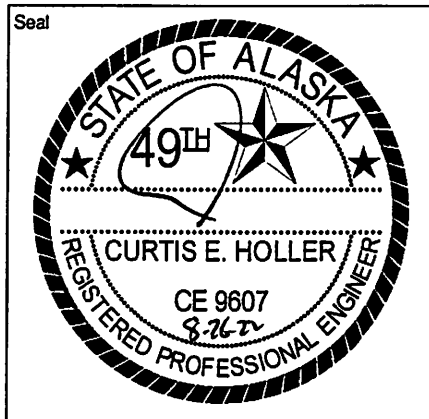
- PERFORMED BY: M. Gerard DATE: 10-05-2015

EXHIBIT B-3



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 9
Performed For: M & L Dinkel
Legal Description: Dandy Bluffs

Depth, feet	Soil Type	Slope	Site Plan
1	OL: PREVIOUSLY STRIPPED		See attached testhole & topo map ↑ N ↓
2	SP-LSP. VARIES TO SP w/ GRAVEL, COARSE SAND. MOIST. OLIVE COLOR		
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

WAS GROUNDWATER ENCOUNTERED? Yes

IF YES, AT WHAT DEPTH? 13'

DEPTH AFTER MONITORING? N/A

Slope

GWT
▽

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN 13 FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only. for any other use contact Holler Engineering

- PERFORMED BY: M. Gerard

DATE: 10-05-15

EXHIBIT B-4

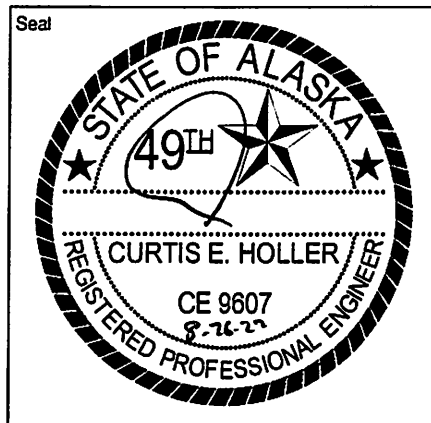


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 9
Performed For: M & L Dinkel
Legal Description: Dandy Bluffs



Depth, feet	Soil Type	Slope	Site Plan
1	OL ML, DARK BROWN		See attached testhole & topo map ↑ N ↓
2			
3			
4			
5			
6			
7			
8			

GWT
▽

WAS GROUNDWATER ENCOUNTERED? Yes
 IF YES, AT WHAT DEPTH? 6.5'
 DEPTH AFTER MONITORING? N/A

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN _____ FT AND _____ FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

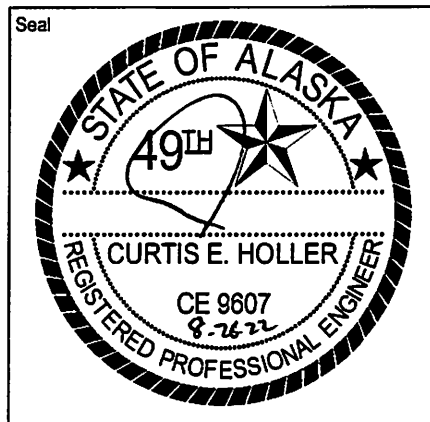
 - PERFORMED BY: M. Gerard DATE: 10-05-15

EXHIBIT B-5



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 9
Performed For: M & L Dinkel
Legal Description: Dandy Bluffs

Depth, feet	Soil Type	Slope	Site Plan
1	OL PEATY DIRT / ML. DARK BROWN, WATER NEAR SURFACE		See attached testhole & topo map ↑ N ↓
2			
3			
4			
5	BLUE CLAY		
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			

WAS GROUNDWATER ENCOUNTERED? Yes
 IF YES, AT WHAT DEPTH? NEAR SURFACE
 DEPTH AFTER MONITORING? N/A

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN FT AND FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

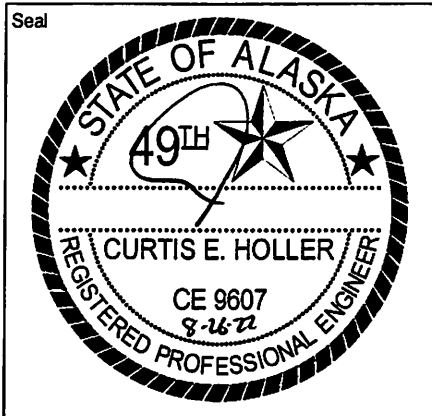
- PERFORMED BY: M. Gerard DATE: 10-05-15



HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST



TEST HOLE # 5 of 9
Performed For: M & L Dinkel
Legal Description: Dandy Bluffs

Depth, feet	Soil Type	Slope	Site Plan
1	OL		<p>See attached testhole & topo map</p> <p style="text-align: center;">↑ N ↓</p>
2	PEATY w/ SOME SAND, DARK BROWN WITH SOME LIGHT BLUE STAINING AT BOTTOM		
3			
4			
5			
6			
7			

8 Water SP-LP. Rocks to 8'

9 COARSE WET SAND

10

11

12

13

14

15

16

17

18

19

20

21

22

WAS GROUNDWATER ENCOUNTERED? Yes

IF YES, AT WHAT DEPTH? 8'

DEPTH AFTER MONITORING? N/A

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: M. Gerard DATE: 10-05-15

EXHIBIT B-7

RECEIVED

SEP 20 2022

PLATTING



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 10

Performed For: M & L Dinkel

Legal Description: Dandy Bluffs 2022

Depth, feet	Soil Type
1	ML SOFT BROWN LOESS SILT
2	
3	SP-GP
4	to
5	SP w/GP
6	dark brown, red, clean
7	mineral silt/clay
8	med. sandy
9	Red to S ⁿ
10	fine +
11	
12	No GWT

Slope

Site Plan

See attached testhole & topo map.

↑ N ↓

WAS GROUNDWATER ENCOUNTERED? No
 IF YES, AT WHAT DEPTH? N/A
 DEPTH AFTER MONITORING? N/A

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Holler

DATE: 8-08-2022

EXHIBIT B -8

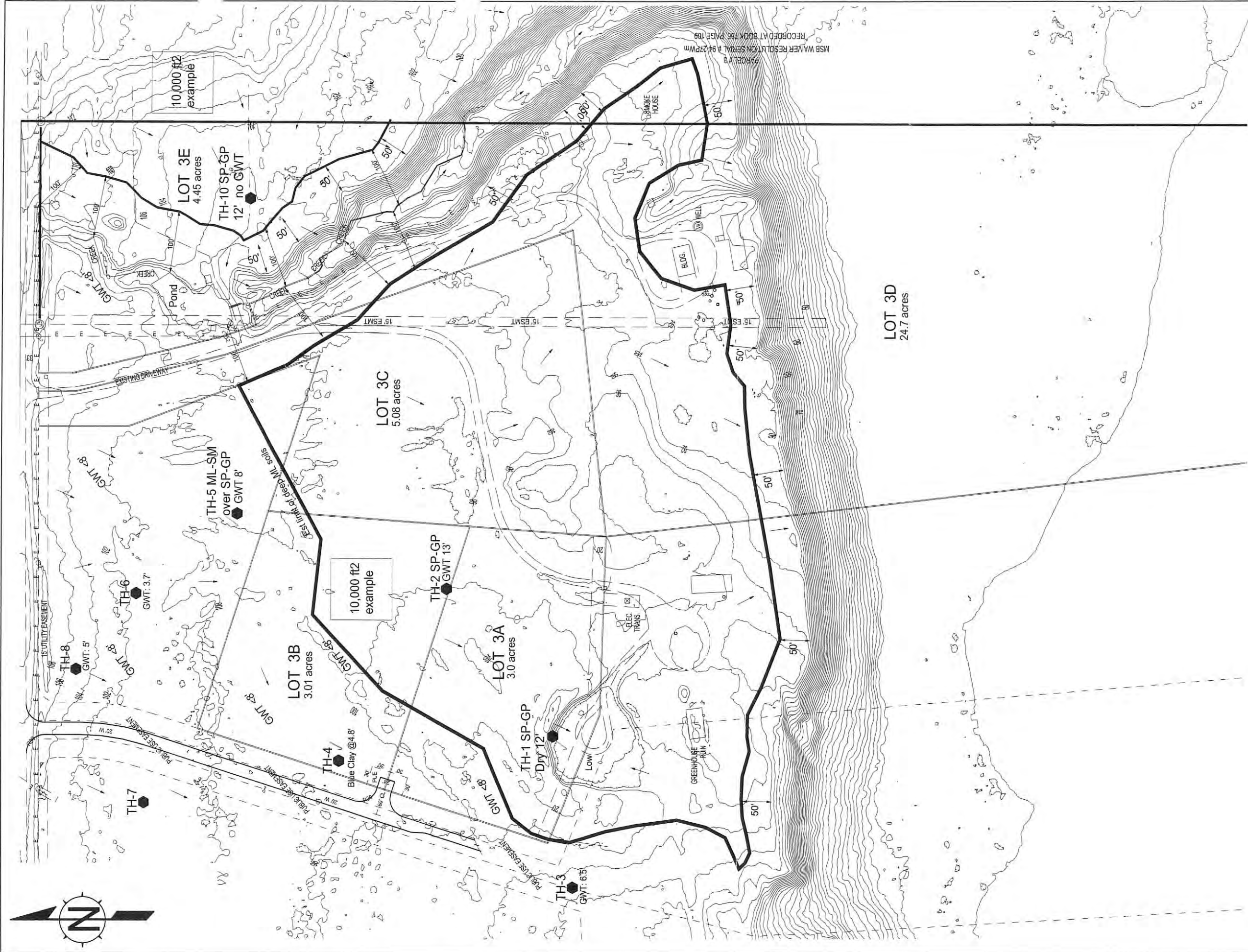


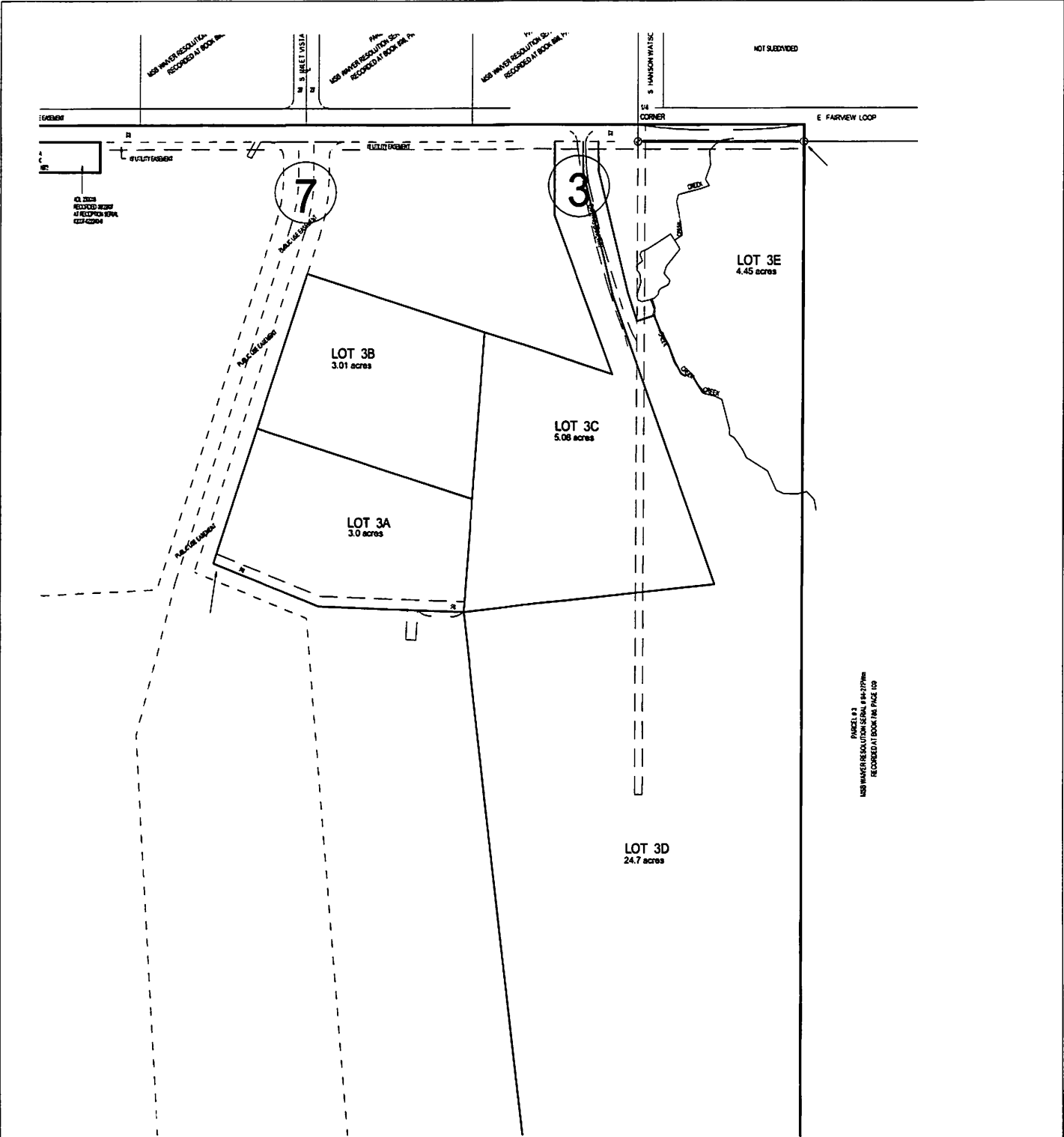
EXHIBIT C

- Notes:**
1. Arrows denote apparent drainage patterns.
 2. Testhole locations approximate, WAAS GPS.
 3. Base drawing & 2' MSB LiDAR contours by others.

Dandy Bluffs 2022
 Topography, Drainage and Testhole Location Map



8-24-2022 | Job # 15072 | Scale: 1"=150'+/-



Dandy Bluffs 2022 Traffic Analysis / Lot Count Map

VARIANCE
DANDY BLUFFS 2022

RECEIVED
AUG 30 2022
PLATTING

- A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property:*

The granting of this variance causes no harm. Nothing is changing from the current access. This is family property being divided for family members. There is no desire and NO need to have public access to this private property now or in the future. If at some point in the far future the Dinkels wish to install a road within what will now become a Common Access easement they will go through the necessary steps to do so. There is no property past this subdivision that needs access.

- B. *The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought; and*

This property is all between a highway and a bluff. It is isolated unto itself. The usable area is limited on each proposed parcel. Lots 3A & 3B are accessed by a public use easement should subdivision of those parcels is desired down the road. Lot 3D is 24 acres BUT only about 3 acres is usable due to waterbody setbacks, 50' to bluff setbacks and the bluff itself. Lot 3E has the same waterbody setbacks and 50' setback to slope. it might have about 2 acres of usable. The latest update to Title 43 that is underway will change the threshold for a PUE to 3 acres.

- C. *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.*

The reasons stated in "A & B" above also apply to this section C. Having a public access here where it is not needed will only invite trespass with no way to control who is on the private driveway.

VARIANCE APPLICATION

Matanuska-Susitna Borough
Telephone: (907) 745-9874

350 East Dahlia Avenue
Palmer, Alaska 99645

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43.

Petitioner's Name: MARK & LESLEY DINKEL

PLEASE PRINT CLEARLY

Address: 720 E. FAIRVIEW LOOP, WASILLA, ALASKA 99654

Phone No.: 907 146-7529

Legal description of property: LOT 3, DANDY BLUFFS – PLAT # 2016-93

RECEIVED
AUG 29 2022
PLATTING

An application for a variance from a requirement of Title 16 shall contain:

- 1. The preliminary plat to which the variance pertains or a copy of the plat or record if it has previously been approved and recorded;
- 2. A description of the variance requested including the code section reference;
- 3. A specific statement of the reasons why the variance is needed.

I, GARY LORUSSO, the owner (or owner's representative) of the above described property apply for a variance from Section 43.20.300 (E) (4), (b) & (c) of the Borough Code in order to allow:

Flag poles to NOT be overlain with a Public Use easement

08/28/22 _____
Date Signature

Kimberly McClure

From: Jamie Taylor
Sent: Wednesday, October 12, 2022 3:40 PM
To: Kimberly McClure
Cc: Elaine Flagg
Subject: RE: Dandy Blfs 2022 (KMc)

Certify Dandy Bluffs Circle to Pioneer standard. If any construction is needed in order to do this, the entire process in Section F of the 2022 SCM needs to be followed.

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: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Tuesday, September 20, 2022 12:35 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Post, David E (DOT) <david.post@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; dmelliott@mtaonline.net; davemtp@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>
Subject: Dandy Blfs 2022 (KMc)

Below is a link to a request for comments for Dandy Bluffs 2022, Case #2022-140, Tech KMc.

Comments due by October 12, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/Egby8k8xALJMa103hK0DUcBywHAt3Mw4NwbCoSP59zeRg?e=k6Xtok

Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.

Thank you,
Kimberly McClure
Platting Technician

Kimberly McClure

From: Fire Code
Sent: Wednesday, October 5, 2022 2:00 PM
To: Kimberly McClure
Subject: RE: Dandy Blfs 2022 (KMc)

Kimberly,

As long as the pole sections of the flags created for 3C and 3D are built and maintained that won't be an issue. Since 3D appears to be agricultural/commercial a turn around will need to be maintained in accordance with Appendix D of the International Fire Code.



Donald Cuthbert

Fire Marshal/ Assistant Fire Chief
CM\$FD – Fire & Life Safety Division (Fire Code)
Matanuska Susitna Borough – Department of Emergency Services
Phone: (907)861-8030 Email: Fire.Code@MatSuGov.us

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Tuesday, September 20, 2022 12:35 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Post, David E (DOT) <david.post@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; dmelliott@mtaonline.net; davemtp@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>
Subject: Dandy Blfs 2022 (KMc)

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Comments due by October 12, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/Eqby8k8xALJMLa103hKODUcBywHAt3Mw4NwbCoSP59zeRg?e=k6Xtok

Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.

Thank you,
Kimberly McClure
Platting Technician
861-7873

Kimberly McClure

From: Permit Center
Sent: Friday, September 23, 2022 11:41 AM
To: Kimberly McClure
Subject: RE: Dandy Blfs 2022 (KMc)

No comment

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Tuesday, September 20, 2022 12:35 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Post, David E (DOT) <david.post@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; dmelliott@mtaonline.net; davemtp@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>
Subject: Dandy Blfs 2022 (KMc)

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Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.

Thank you,
Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

October 13, 2022

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

Re: Plat Review

Dear Mr. Wagner:

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

- **Dandy Bluffs 2022 Dinkel Pre Plat (Fairview Loop)**
 - No change to existing access.
 - Lots 3C, 3D, and 3E must share existing common access to Fairview Loop.

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT 1-1

If there are any questions regarding these comments please feel free to contact me at (907) 269-0512 or david.post@alaska.gov.

Sincerely,

A handwritten signature in black ink that reads "David Post". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

David Post
Surface Transportation Manager

cc: Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Brad Sworts, MSB Transportation Manager
Jacob Ciufu, P.E., Regional Hydrologist, DOT&PF
Sean Baski, Chief, Highway Design, DOT&PF
Danika Simpson, Property Management Supervisor, Right of Way, DOT&PF
Noah King, P.E. Project Manager, DOT&PF



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

September 21, 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 preliminary plat **DANDY BLUFFS 2022 (MSB Case # 2021-140)** and advises that there is an existing natural gas service line which appears to cross proposed Lot 3C and 3B to serve proposed Lot 3A. Attached is an approximate ENSTAR as-built for you reference. ENSTAR objects to this plat unless one of the following scenarios is met:

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

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 cursive script that reads "James Christopher".

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



ENSTAR Natural Gas Company, © 2022 Microsoft Corporation © 2022 TomTom, MOA, MSB, KFB, US Government, ESRI, ENSTAR Natural Gas Company



EXHIBIT J-2

Kimberly McClure

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, October 3, 2022 11:45 AM
To: Kimberly McClure
Subject: RE: Dandy Blfs 2022 (KMc)

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

Hello,

MTA has reviewed the plat for Dandy Bluffs. 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: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Tuesday, September 20, 2022 12:35 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; Right of Way Dept. <row@mtasolutions.com>; Tom Adams <Tom.Adams@matsugov.us>; Post, David E (DOT) <david.post@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; dmelliott@mtaonline.net; davemtp@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>
Subject: Dandy Blfs 2022 (KMc)

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Comments due by October 12, 2022.

https://matsugovus-my.sharepoint.com/:f:/g/personal/kimberly_mcclure_matsugov_us/Eqby8k8xALJMIa103hK0DUcBywHAt3Mw4NwbCoSP59zeRg?e=k6Xtok

Kimberly McClure

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, October 10, 2022 6:07 PM
To: Kimberly McClure
Cc: OSP Design Group
Subject: RE: Dandy Blfs 2022 (KMc)
Attachments: Dandy Blfs 2022.pdf; Agenda Plat.pdf

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

Kimberly,

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: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Tuesday, September 20, 2022 12:35 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; OSP Design Group <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Post, David E (DOT) <david.post@alaska.gov>; billydoc56@hotmail.com; pcook@alaskan.com; dmelliott@mtaonline.net; davemtp@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>
Subject: Dandy Blfs 2022 (KMc)

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https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/Eqby8k8xALJMla103hK0DUcBywHAt3Mw4NwbCoSP59zeRg?e=k6Xtok

Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.

Thank you,
Kimberly McClure
Platting Technician
861-7873

CERTIFICATE OF OWNERSHIP & DESIGNER
 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 FULL CONSENT AND EXECUTE FOR E. FARMER LOOP WHICH IS HEREBY DEDICATED TO THE STATE OF ALASKA, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSTINA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MARK C. DOWEL DATE
 720 E. FARMER LOOP
 WASILLA, ALASKA 99654

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

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

LENNY S. DOWEL DATE
 720 E. FARMER LOOP
 WASILLA, ALASKA 99654

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

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

BENEFICIARY

SIGNATURE DATE
 NAME/TITLE
 HELL'S FAMCO BANK, N.A.
 12 NORTH PHILIPS AVENUE
 SOUTH FALLS, SOUTH DAKOTA 57064

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

NOTARY FOR THE STATE OF SOUTH DAKOTA
 MY COMMISSION EXPIRES _____

PLANNING & LAND USE DEPARTMENT'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____ 20____ AND THAT THIS PLAN 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

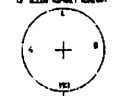
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____ 20____ AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE BOROUGH TAX COLLECTION OFFICIAL

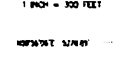
NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A LEGISLATIVE RECORD, SUCH AS EASEMENTS, WHICH MAY AFFECT THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASES OF BEARING FROM PLAT OF DANCY BLUFFS, PLAT 82018-93.
3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.A.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE INSTALLED 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 PLATTED HEREON:
 - a) M.T.A. EASEMENT RECORDED DECEMBER 9, 1976 AT BOOK 128, PAGE 87.
 - b) EASEMENT RECORDED MAY 19, 1995 AT BOOK 802, PAGES 228 & 231.
 - c) 10' WIDE MTA EASEMENT RECORDED OCTOBER 10, 1995 AT BOOK 823, PAGE 733.
 - d) M.T.A. EASEMENT RECORDED FEBRUARY 17, 1960 AT BOOK 78, PAGE 40.
 - e) M.T.A. EASEMENT RECORDED AUGUST 28, 2017 AT RECEPTION SERIAL 82017-01895-0.
6. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED MAY 10, 2017 AT RECEPTION SERIAL 82017-01896-0, PALMER RECORDING DISTRICT.

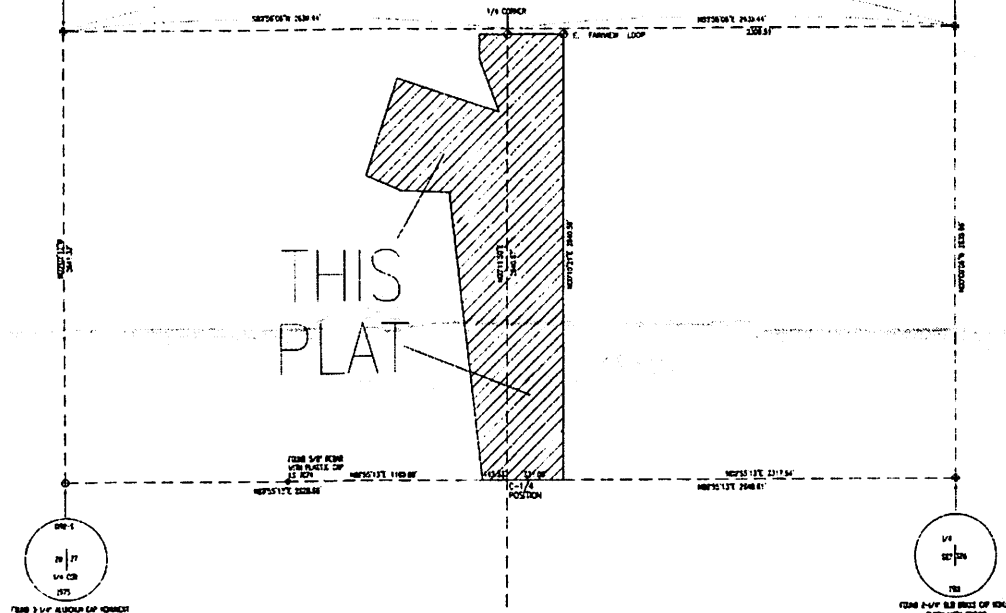
FORM 2 1/4" O.D. BRASS CAP MONUMENT
 OF 1/2" DIA. HOLES



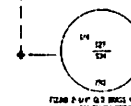
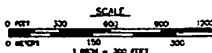
CORNER SKETCH
 1" HIGH x 300 FEET



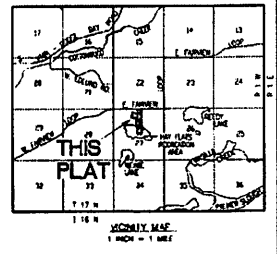
FORM 2 1/4" O.D. BRASS CAP MONUMENT
 OF 1/2" DIA. HOLES



- LEGEND**
- 1. FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
 - 2. FOUND 3 1/4" ALUMINUM CAP PIPE MONUMENT AS SHOWN AND DESCRIBED
 - 3. FOUND ALUMINUM CAP MONUMENT - AS SHOWN AND DESCRIBED
 - 4. SET ADDITIONAL LINE MARKS AS SHOWN
 - 5. FOUND 5/8" REBAR WITH SELF-IDENTIFYING PLASTIC CAP - LS 7026
 - 6. FOUND 1/2" REBAR WITH PLASTIC CAP - LS 7026
 - 7. CORNER/POI SET - FALLS LINE
 - (T) = TOTAL DIMENSION



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 DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
 7330-S GARY LORUSSO
 REGISTERED LAND SURVEYOR DATE



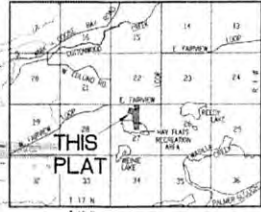
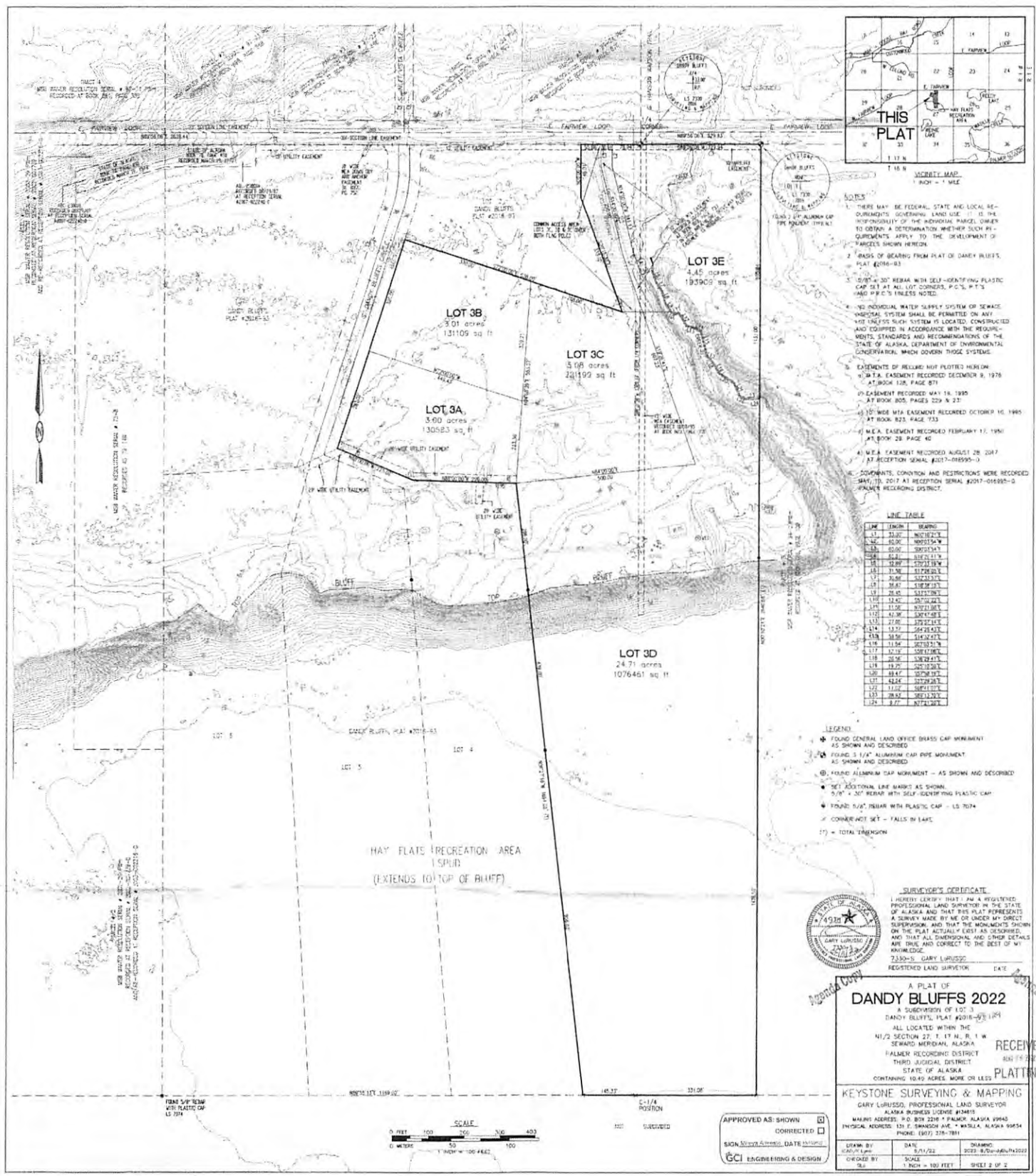
Agenda Copy

RECEIVED
 08/11/22
 PLATTING

A PLAT OF
DANDY BLUFFS 2022
 A SUBDIVISION OF LOT 3
 DANCY BLUFFS, PLAT 82018-93
 ALL LOCATED WITHIN THE
 N1/2 SECTION 22, T. 17 N., R. 1 W.
 DENARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 40.86 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
 GARY LORUSSO, PROFESSIONAL LAND SURVEYOR
 ALASKA BUSINESS LICENSE #81816
 MAILING ADDRESS: P.O. BOX 2718 • PALMER, ALASKA 99645
 PHYSICAL ADDRESS: 131 E. THUNDER AVE. • WASILLA, ALASKA 99684
 PHONE: (907) 578-7871

DRAWN BY SCAP/LLW	DATE 8/11/22	DRAWING 2022-8-09-08-00-0003
CHECKED BY GL	SCALE 1" HIGH x 300 FEET	SHEET 1 OF 2



- NOTES**
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE APPLICANT/PLATTEE OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 2. BASIS OF BEARING FROM PLAT OF DANDY BLUFFS, PLAT #2016-051294.
 3. SET 4" x 30" MARKS 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 DECEMBER 9, 1978 AT BOOK 28, PAGE 45
 - b. EASEMENT RECORDED MAY 18, 1985 AT BOOK 805, PAGES 229 & 231
 - c. 10' WIDE MTA EASEMENT RECORDED OCTOBER 10, 1989 AT BOOK 825, PAGE 733
 - d. MTA EASEMENT RECORDED FEBRUARY 17, 1990 AT BOOK 28, PAGE 45
 - e. MTA EASEMENT RECORDED AUGUST 28, 2017 AT RECEPTION SERIAL #2017-05595-3
 6. CONDITIONS, CONDITION AND RESTRICTIONS WERE RECORDED MAY 19, 2017 AT RECEPTION SERIAL #2017-05595-3 PALMER RECORDING DISTRICT.

LINE TABLE

LINE	LENGTH	BEARING
1	33.00	N08°22'12"E
2	11.00	N08°22'12"E
3	50.00	S00°13'47"E
4	84.81	S07°11'19"E
5	24.00	S07°11'19"E
6	31.00	S12°48'30"E
7	24.00	S07°11'19"E
8	35.87	S08°24'13"E
9	26.45	S03°29'06"E
10	33.45	S03°29'06"E
11	11.00	S07°11'19"E
12	42.36	S07°11'19"E
13	27.00	S07°11'19"E
14	13.72	S64°28'43"E
15	38.50	S12°48'30"E
16	11.00	S07°11'19"E
17	17.19	S08°24'13"E
18	26.56	S08°24'13"E
19	13.72	S07°11'19"E
20	48.47	S08°24'13"E
21	42.12	S07°11'19"E
22	11.00	S07°11'19"E
23	28.52	S03°29'06"E
24	9.27	N08°22'12"E



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 LURUSSO
REGISTERED LAND SURVEYOR DATE _____

A PLAT OF DANDY BLUFFS 2022
A SUBDIVISION OF LOT 3
DANDY BLUFFS, PLAT #2016-051294
ALL LOCATED WITHIN THE
N1/2 SECTION 27, T. 17 N., R. 1 W.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 104.0 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
GARY LURUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #14816
MAILING ADDRESS: P.O. BOX 2218 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 131 E. SANDWICH AVE. • WATKINS, ALASKA 99584
PHONE: (907) 238-7811

DATE: 8/11/22
DRAWING: 2022-050-0001A(2)2022
SHEET: 1
SCALE: 1 INCH = 100 FEET
SHEET 2 OF 2

APPROVED AS SHOWN
CORRECTED
SIGN: DATE: 8/11/22
GCI ENGINEERING & DESIGN

6C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
NOVEMBER 3, 2022

PRELIMINARY PLAT: ONE THOUSAND SKIES-SUNRISE PH II
LEGAL DESCRIPTION: SEC 1 & 12, T02N, R10W, SEWARD MERIDIAN AK
PETITIONERS: ALASKA DEPARTMENT OF NATURAL RESOURCES
SURVEYOR/ENGINEER: 49TH STAR SURVEYING
ACRES: 565.69 ± PARCELS: 16
REVIEWED BY: MATTHEW GODDARD CASE #: 2022-141

REQUEST: The request is to create 15 lots and one tract from Tract B, One Thousand Skies-Sunrise Subdivision, A.S.L.S. 2022-11, Plat # 2020-7 to be known as **One Thousand Skies-Sunrise Phase II**, containing 565.69 acres +/- . The property is located north of the Nelchina River, south of E. Glenn Highway and directly south of S. Millennium Loop; within Sections 1 and 12, Township 02 North, Range 10 West, Copper River Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 5 pgs
Topographic Map and Drainage Plan	EXHIBIT B – 1 pg
Typical Road Section Plans	EXHIBIT C – 2 pgs
Topographic Narrative	EXHIBIT D – 1 pg
<u>AGENCY COMMENTS</u>	
ADF&G	EXHIBIT E – 1 pg
ADOT&PF	EXHIBIT F – 1 pg
MSB Department of Public Works Operations & Maintenance	EXHIBIT G – 1 pg
MSB Planning	EXHIBIT H – 1 pg
MSB Emergency Services	EXHIBIT I – 1 pg
MSB Development Services	EXHIBIT J – 2 pgs
Utilities	EXHIBIT K – 3 pgs
Public Comments	EXHIBIT L – 1 pg

DISCUSSION: The proposed subdivision is creating 15 lots ranging in size from 9.39 acres up to 11.05 acres with a remainder tract of 406.25 acres. The petitioner will be dedicating as right-of-way and constructing an extension of S. Millennium Loop to serve as access for all proposed lots. Lots 14 and 15 are flag lots. Lot 15's flag pole portion will need to be widened to a minimum of 60 feet to meet code requirements per MSB 43.20.300(E)(6)(b). The proposed street will be constructed to pioneer standards per MSB 43.20.100(F)(1) Rural and Remote Access. If winter maintenance is not going to be provided a parking lot of sufficient size must be reserved and constructed per MSB 43.20.100(F)(1)(a). Lot 1, Block 2

of One Thousand Skies-Sunrise PH I currently serves as a parking lot. If required, this lot may need to be expanded to allow for the increased number of lots.

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 the interior street is constructed.

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

Topographic Mapping and Drainage Plan are at **Exhibit B**.

A topographic narrative was submitted as seen at **Exhibit D**. Jeremy Hurst, PLS notes that the majority of the land is generally flat terrain with sections of apparent wetlands. The majority of the proposed 15 lots and one tract is developable, and that all lots and tract meet the requirements of MSB 43.20.281, with a minimum of 10,000 square feet of useable building and 10,000 square feet of useable septic area.

Comments:

ADF&G (**Exhibit E**) notes that at this time, the unnamed lake that borders the proposed lots have not been documented for resident or anadromous fish species. At this time, a fish habitat permit is not required from ADF&G Habitat Section. Should fish presence be discovered, ADF&G Habitat Section should be notified.

ADOT&PF (**Exhibit F**) stated that this area falls under their Northern Region and that they were forwarding the request. ADOT Northern Region did not respond.

Department of Public Works Operations & Maintenance (**Exhibit G**) notes the petitioner will need to determine whether the existing parking area on Block, 2 Lot 1 of One Thousand Skies-Sunrise PH I is large enough to handle the increased lots. If needed, the parking area may need to be expanded or a new parking area created. For approval of the structural design on unsuitable subgrades (SCM C02.6), soils logs confirming the depth of organics and classification of the underlying soils will need to be submitted prior to the preconstruction conference (**Recommendation # 4a**).

MSB Planning Division (**Exhibit H**) has no objections however they do note that cultural resources associated with both indigenous and early American history have been mapped in the vicinity of the parcel. There are no recorded cultural resources on the parcel, but the owner may wish to arrange for a survey prior to its development. The survey will not affect ownership of sites or artifacts located within the property, nor will it obstruct or delay the application process. It is recommended that the petitioner contact the state office of History and Archaeology to inquire about this process.

MSB Emergency Services (**Exhibit I**) notes that a second access should be planned for.

MSB Development Services (**Exhibit J**) has no comments.

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

Public: (**Exhibit L**) There was one non-objection received from the public in response to the notice of public hearing.

At the time of staff report write-up, there were no responses to the Request for Comments from ADOT Northern Region; US Army Corps of Engineers; MSB Community Development, DPW O&M, Assessments; MEA or MTA.

CONCLUSION: The preliminary plat of One Thousand Skies-Sunrise Phase II 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 Topographic Narrative was submitted in place of a soils report per MSB 43.20.281(A)(1)(i)(i).

FINDINGS OF FACT

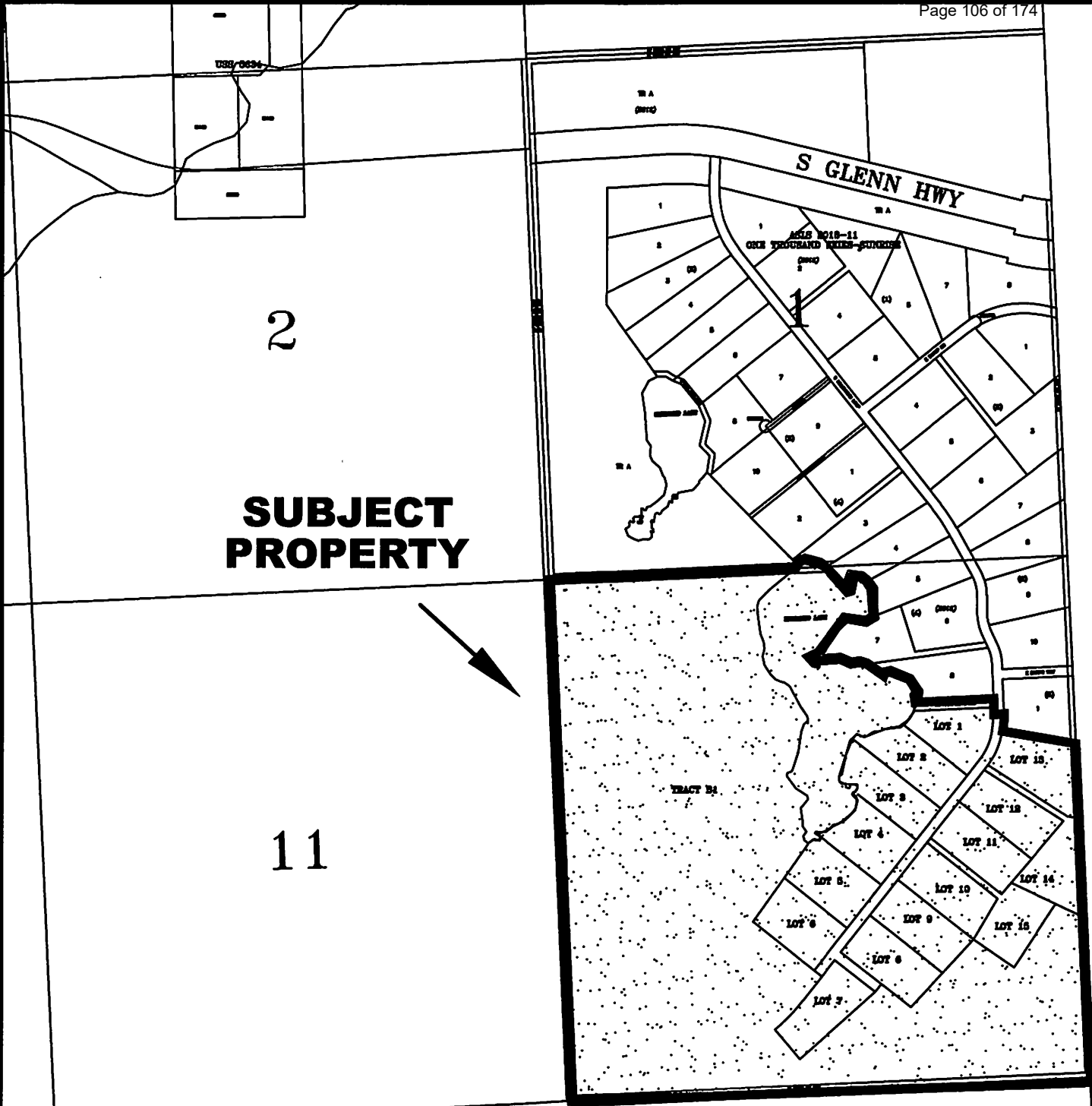
1. The plat of One Thousand Skies-Sunrise Phase II is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A Topographic Narrative was submitted in place of a soils report per MSB 43.20.281(A)(1)(i)(i).
3. Pioneer standard roads are allowed under MSB 43.20.100(F) Rural and Remote Access.
4. All lots will have the required frontage pursuant to MSB 43.20.320.
5. MSB Planning notes that cultural resources associated with both indigenous and early American history have been mapped in the vicinity of this parcel.
6. ADF&G Habitat Section notes that the unnamed lake that borders the proposed lots have not been documented for resident or anadromous fish species. Should fish presence be discovered, ADF&G Habitat Section should be notified.
7. At the time of staff report write-up, there were no responses to the Request for Comments from ADOT Northern Region; US Army Corps of Engineers; MSB Community Development, DPW O&M, Assessments; MEA or MTA.
8. There were no objections from any federal or state agencies, Borough departments, or utilities.
9. 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 One Thousand Skies-Sunrise Phase II, Sections 1 & 12, Township 02 North, Range 01 West, 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 street and turnaround to MSB Pioneer street standards:
 - a. Submit soils logs confirming the depth of organics and classification of the underlying soils prior to the preconstruction conference.
 - b. 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. Submit street inspection reports as required by Section F1.4, F1.5 and F1.6 of the Subdivision Construction Manual.

- c. Provide DPW acceptance of the road to Platting staff.
- d. Obtain road name approval from platting staff.
- 5. Submit an Average Daily Traffic Count (ADT).
- 6. Resolve MSB 43.20.100(F)(1)(a) Rural and Remote Access.
- 7. Increase Lot 15's flag pole width to a minimum of 60 feet.
- 8. Show all easements of record on final plat.
- 9. Submit recording fees, payable to Department of Natural Resources (DNR).
- 10. Submit plat in full compliance with Title 43.



**SUBJECT
PROPERTY**

11

S GLENN HWY

ASLS 2018-11
ONE THOUSAND SKIES-SUNRISE

TRACT B1

LOT 1

LOT 2

LOT 18

LOT 3

LOT 18

LOT 4

LOT 11

LOT 5

LOT 19

LOT 6

LOT 14

LOT 7

LOT 8

LOT 16

LOT 8

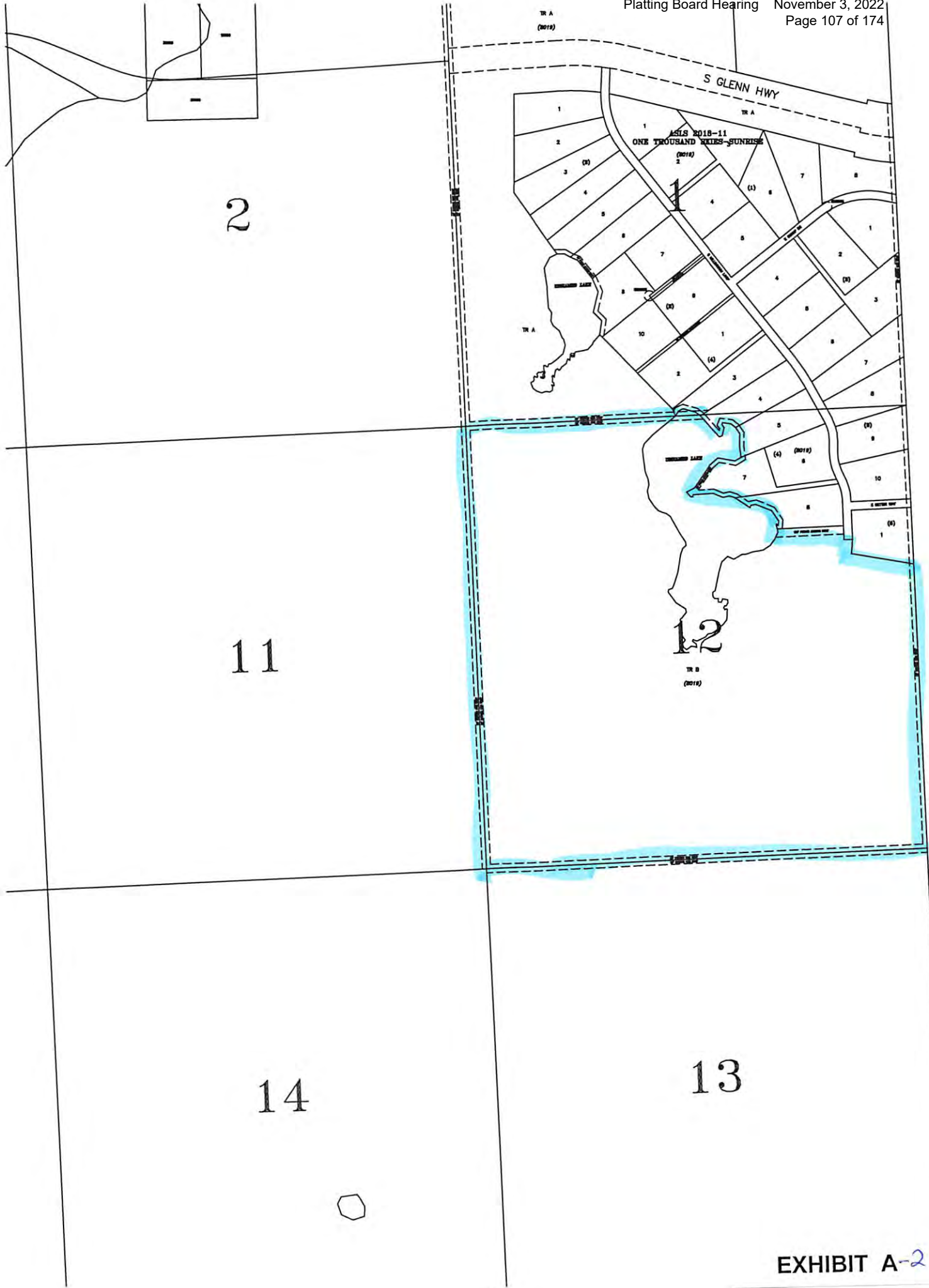
LOT 7

VICINITY MAP

FOR PROPOSED ONE THOUSAND SKIES-SUNRISE
PH II ASLS 2022-11 SUBDIVISION
LOCATED WITHIN
SECTION 1&12, T02N, R10W, SEWARD MERIDIAN
OM 13 MAP ALASKA

13

EXHIBIT A-1



E Glenn Hwy

S Millennium Loop
E Sunup Dr

E Better Way

EXHIBIT A-3

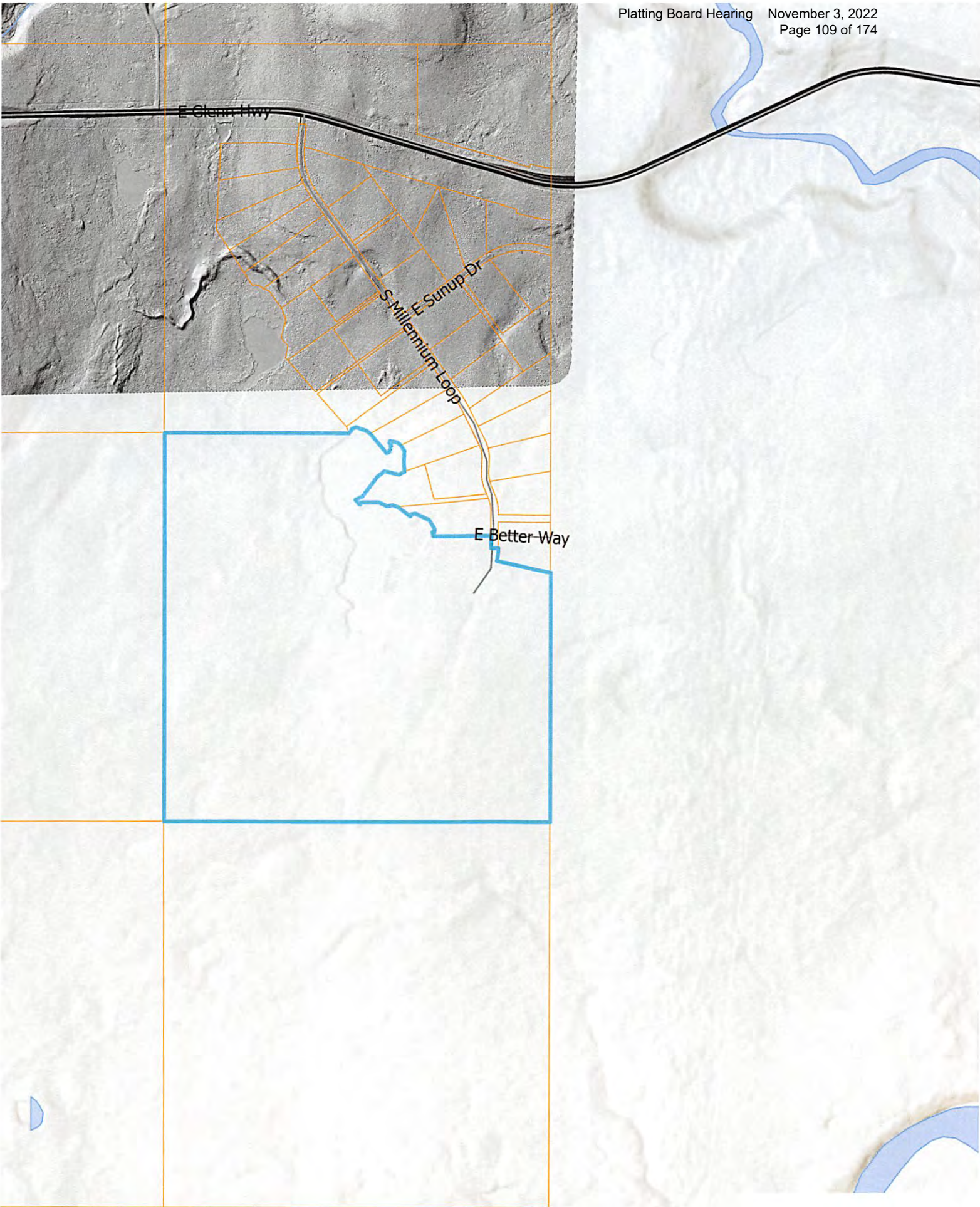


EXHIBIT A-4

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

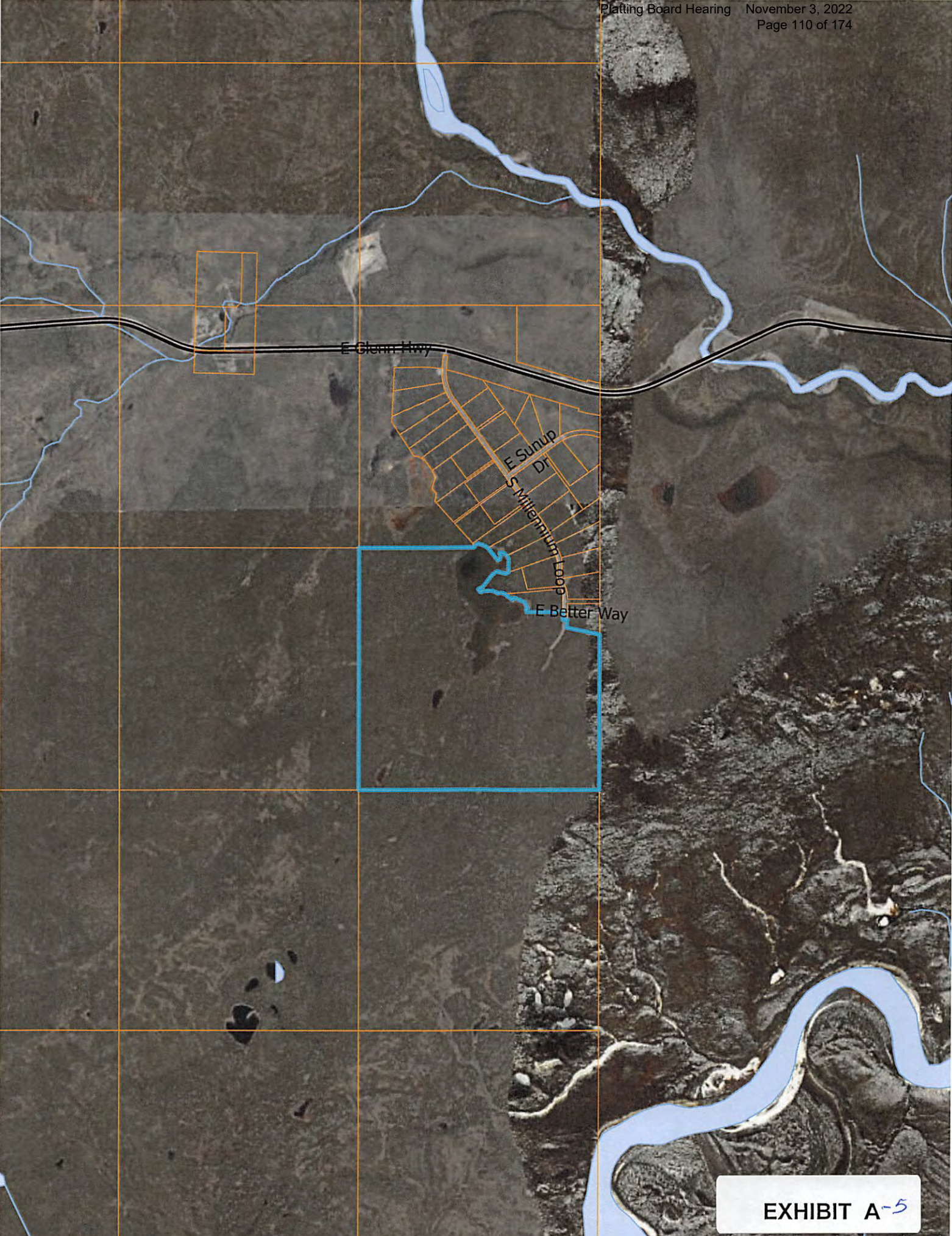
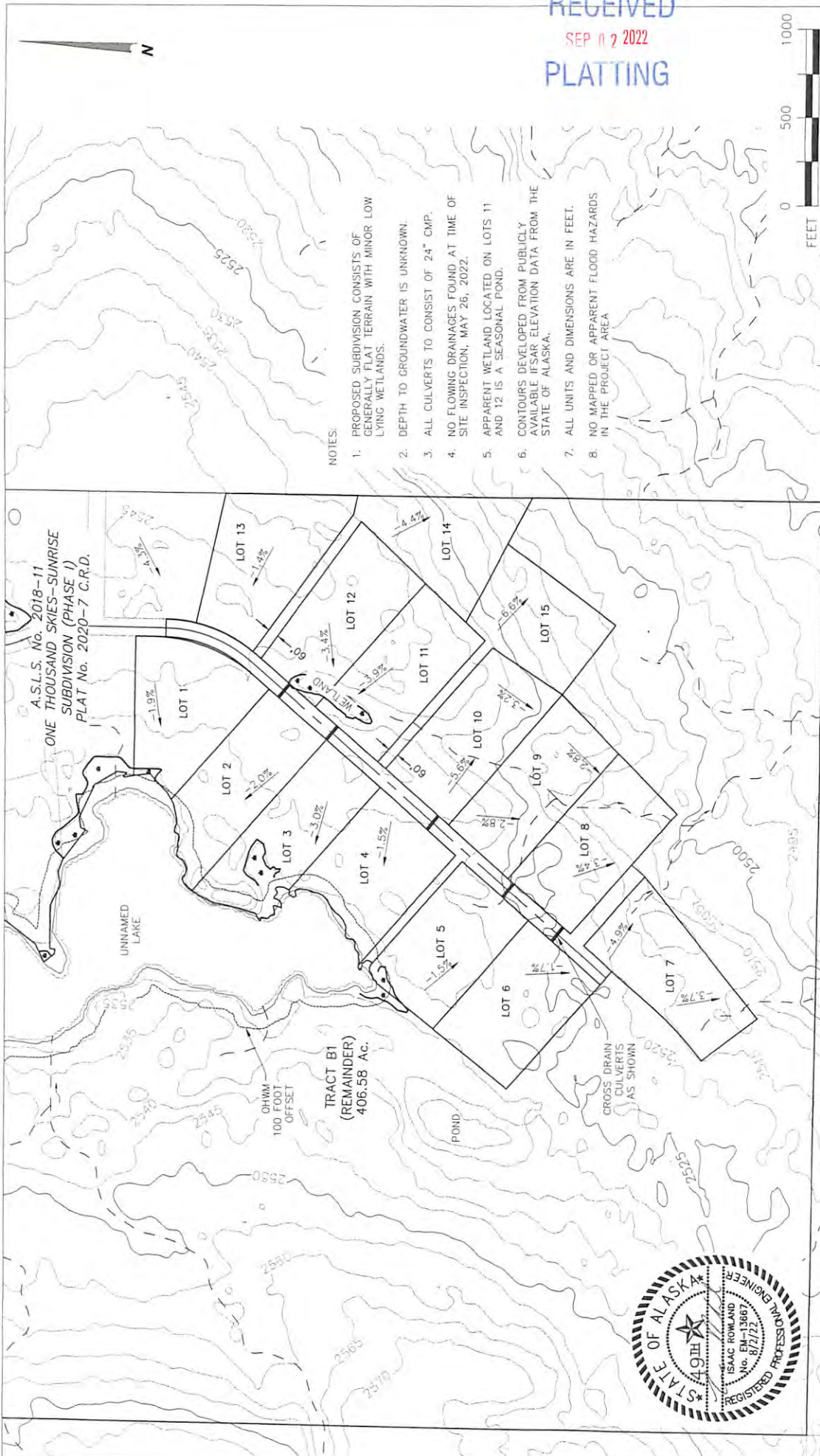


EXHIBIT A-5

RECEIVED
SEP 12 2022
PLATTING



- NOTES:
1. PROPOSED SUBDIVISION CONSISTS OF GENERALLY FLAT TERRAIN WITH MINOR LOW LYING WETLANDS.
 2. DEPTH TO GROUNDWATER IS UNKNOWN.
 3. ALL CULVERTS TO CONSIST OF 24" CMP.
 4. NO FLOWING DRAINAGES FOUND AT TIME OF SITE INSPECTION, MAY 26, 2022.
 5. APPARENT WETLAND LOCATED ON LOTS 11 AND 12 IS A SEASONAL POND.
 6. CONTOURS DEVELOPED FROM PUBLICLY AVAILABLE IFSAR ELEVATION DATA FROM THE STATE OF ALASKA.
 7. ALL UNITS AND DIMENSIONS ARE IN FEET.
 8. NO MAPPED OR APPARENT FLOOD HAZARDS IN THE PROJECT AREA.

DRAWING NAME:
ONE THOUSAND SKIES - PHASE II
PRELIMINARY DRAINAGE PLAN

SCALE: 1" = 500'

- LEGEND:
- EXISTING 5' CONTOURS
 - DESIGN DRAINAGE FLOW DIRECTION
 - CONTOUR LABELS (FT)
 - APPARENT DRAINAGES
 - DRAINAGE FLOW DIRECTION
 - APPARENT WETLANDS



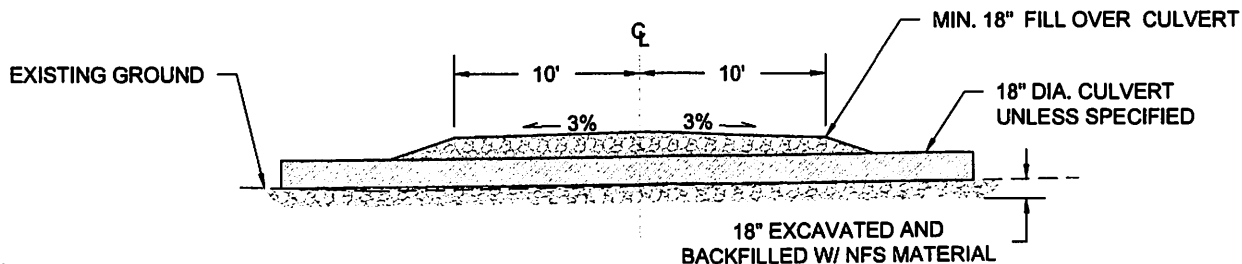
PROJECT: 1000 SKIES	DESIGN BY/DATE
PROJECT ENGINEER: ISAAC ROWLAND, PE	08/02/22
PREPARED BY: ISAAC ROWLAND, PE	08/02/22
DESIGN/CONSTRUCTION/RECORD	08/02/22
CONSTRUCTION DRAINAGE PLAN	08/02/22



NO. 11 X 17 SHEET 1 of 1

EXHIBIT B

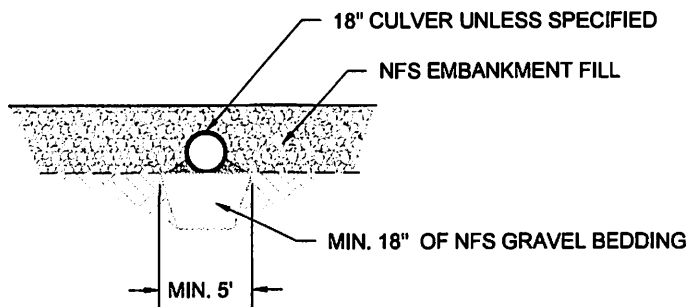
2 PIONEER ROAD TYPICAL SECTION - EQUALIZATION CULVERT
 NTS



NOTES:

1. ALL EQUALIZATION CULVERTS TO HAVE A MINIMUM DIAMETER OF 18" UNLESS SPECIFIED.
2. NATIVE SOILS TO BE EXCAVATED A MINIMUM OF 18" BELOW CULVERT INVERT AND BACKFILLED WITH NON-FROST SUSCEPTIBLE MATERIAL.

3 PIONEER ROAD CROSS SECTION - EQUALIZATION CULVERT
 NTS



NOTES:

1. ALL EQUALIZATION CULVERTS TO HAVE A MINIMUM DIAMETER OF 18" UNLESS SPECIFIED.
2. NATIVE SOILS TO BE EXCAVATED A MINIMUM OF 18" BELOW CULVERT INVERT AND BACKFILLED WITH NON-FROST SUSCEPTIBLE MATERIAL.
3. SIDE FILL PLACED AND COMPACTED UNDER HAUNCHES OF PIPE AND SHALL BE BROUGHT UP EVENLY ON BOTH SIDES.
4. CULVERTS PLACED WITH MINIMUM 0.5% SLOPE.

NOTES:

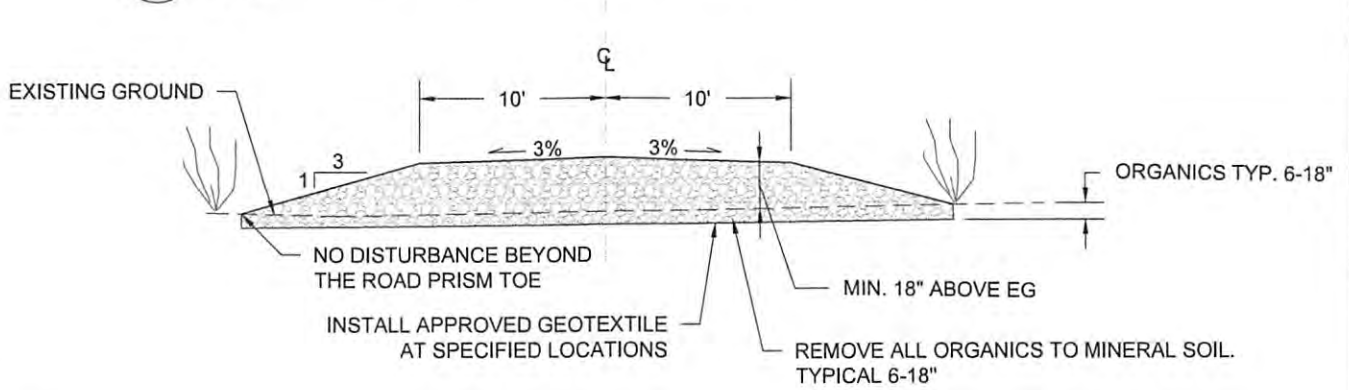
ONE-THOUSAND SKIES
PHASE II
CULVERT TYPICAL
 RECON LLC
 ROWLAND ENGINEERING CONSULTANTS
 565 WEST RECON CIRCLE PALMER, AK 99645
 (907)748-3630



DATE	08/22/2022
SCALE	NTS
PERMIT NO.	
CHECK	

RECEIVED
 SEP 02 2022
 PLATTING

1 PIONEER ROAD TYPICAL SECTION - OVERLAY CONSTRUCTION
 NTS



NOTES:

- ROAD IS TO BE CONSTRUCTED TO THE MINIMUM STANDARDS OF A PIONEER ROAD AS DEFINED BY THE MATANUSKA-SUSITNA BOROUGH.
- ROAD IS TO BE OVERLAY CONSTRUCTION ONLY DUE TO THE NATURE OF THE NATIVE SOILS AND THE PRESENCE OF PERMAFROST.
- NO CUT DITCHES TO BE CONSTRUCTED DUE TO EXISTING GROUND CONDITIONS AND MINIMAL TOPOGRAPHIC RELIEF.
- NO GROUND DISTURBANCE BEYOND THE TOE OF THE ROAD PRISM.
- APPROVED GEOTEXTILE TO BE INSTALLED AT SELECT LOCALES, AS SPECIFIED BY THE ENGINEER.
- SUBBASE MATERIAL TO BE FREE OF MUCK, FROZEN MATERIAL, ROOTS, SOD OR OTHER DELETERIOUS MATTER; HAVE A PLASTICITY INDEX NOT GREATER THAN 6 PER ATM 204 AND GRADE THE FOLLOWING:

SIEVE	PERCENT PASSING BY WEIGHT
NO. 4	20-60
NO. 200	0-10

NOTES:

ONE-THOUSAND SKIES
PHASE II
PIONEER ROAD TYPICAL
 RECON LLC
 ROWLAND ENGINEERING CONSULTANTS
 565 WEST RECON CIRCLE PALMER, AK 99645
 (907)746-3630



DATE	08/22/2022
SCALE	NTS
PERMIT NO.	

EXHIBIT C-2



September 2, 2022

Attn: Platting Department
Matanuska-Susitna Borough
350 E. Dahlia Ave.,
Palmer, AK 99645

***RE: Development within the proposed One Thousand Skies-Sunrise, Phase II,
Subdivision***

Report on Developable Lands

I completed a walkthrough of the lands that make up the proposed Subdivision. These are my findings:

The parent parcel (Tract B, ASLS 2018-11) is currently accessed by S. Millennium Loop, a gravel road. An extension of S. Millennium Loop will be constructed to give access to the 15 proposed lots, and 1 remainder tract, before final plat submittal.

A majority of the land is generally flat terrain with sections of apparent wetlands. The majority of the proposed 15 lots and 1 tract is developable. There appears to be sufficient land to have options on where to locate a septic system and a well to service the property. The proposed lots will all be over 400,000 s.f. in area and the 1 Tract will be 407 acres in area. The size of land gives the ability to design at least one septic system and well somewhere on the property. All lots and tract meet the requirements of MSB 43.20.281, with a minimum of 10,000 square feet of usable building and 10,000 square feet of useable septic area.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeremy Hurst', is written over a light blue horizontal line.

Jeremy Hurst, PLS

Owner / Project Surveyor

RECEIVED
SEP 02 2022
PLATTING

Matthew Goddard

From: Moenaert, Crystal L (DFG) <crystal.moenaert@alaska.gov>
Sent: Thursday, October 6, 2022 10:58 AM
To: Matthew Goddard
Subject: RE: RFC One Thousand Skies-Sunrise PH II ASLS 2022-11 (MG)

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

Good Morning Matthew,

The ADF&G Habitat Section has reviewed your request for comments for One Thousand Skies-Sunrise PH II ASLS 2022-11 (MG). At this time, the unnamed lake that borders the proposed lots have not been documented for resident or anadromous fish species. At this time, a fish habitat permit is not required from the ADF&G Habitat Section. Should fish presence be discovered, please notify the ADF&G Habitat Section. Thank you for the opportunity to comment.

Sincerely,

Crystal Moenaert

Habitat Biologist 2

ADF&G Habitat Section

1801 S Margaret Drive, Suite 6

Palmer AK 99645

Ph: 907-861-3204

[ADF&G Habitat Section Permits Link](#)



Matthew Goddard

From: Eisenman, Mark E (DOT) <mark.eisenman@alaska.gov>
Sent: Tuesday, September 27, 2022 11:38 AM
To: Matthew Goddard
Cc: Lucey, Sara A (DOT); Woolery, April M (DOT); Bailey, Randi L (DOT)
Subject: RE: RFC One Thousand Skies-Sunrise PH II ASLS 2022-11 (MG)

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

Matthew,

This section of the Glenn is part of DOT Northern Region. I've CC the NR team.

Mark Eisenman

Anchorage Area Planner
Alaska Dept. of Transportation and Public Facilities
Anchorage Regional Office
Desk: (907) 269-0522

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, September 23, 2022 1:03 PM
To: Eisenman, Mark E (DOT) <mark.eisenman@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; Fire Code <Fire.Code@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@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>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@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>; timhaldistrict1@gmail.com; mearow@mea.coop; 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 One Thousand Skies-Sunrise PH II ASLS 2022-11 (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 the proposed One Thousand Skies-Sunrise PH II ASLS 2022-11.

Comments are due by **October 14, 2022**. Feel free to contact me if you have any questions.

https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EvDuloi4tp5BoqQuckCSzxB_fEqCaradXThV5uPPCf_x7w?e=cVEuSr

Thank you,
Matthew Goddard
Platting Technician
Matthew.Goddard@matsugov.us
(907) 861-7881

Matthew Goddard

From: Jamie Taylor
Sent: Tuesday, October 18, 2022 10:57 AM
To: Matthew Goddard
Cc: Elaine Flagg
Subject: RE: RFC One Thousand Skies-Sunrise PH II ASLS 2022-11 (MG)

As I mentioned on the pre-app: Determine if existing parking area is large enough to accommodate the additional lots; expand existing parking area or construct new parking area if necessary.

For approval of the structural design on unsuitable subgrades (C02.6), please submit soils logs confirming the depth of organics and classification of the underlying soils prior to the preconstruction conference.

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: Friday, September 23, 2022 1:03 PM
To: mark.eisenman@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; Fire Code <Fire.Code@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@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>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@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>; timhaledistrict1@gmail.com; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
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Thank you,

Matthew Goddard

From: Gerrit Verbeek
Sent: Friday, October 14, 2022 1:02 PM
To: Matthew Goddard
Subject: RE: RFC One Thousand Skies-Sunrise PH II ASLS 2022-11 (MG)

The owner should be aware that cultural resources associated with both indigenous and early American history have been mapped in the vicinity of the parcel. There are no recorded cultural resources on the parcel, but the owner may wish to arrange for a survey prior to its development. The purpose of a survey is to locate, document and photograph any additional cultural resources for a confidential inventory of reported historic and prehistoric sites within Alaska. The survey will not affect ownership of sites or artifacts located within the property (they belong to the property owner) nor will it obstruct or delay the application process. If the owner has further questions or would like help finding a list of professionals to conduct a survey, we would encourage them to contact the state Office of History and Archaeology at (907) 269-8700.

Past that I couldn't spot any cause for objections in relation to Community Council, City, and SPUD boundaries. The parcel appears to be located outside of any floodway, is not close to any airfields and there is no planned transportation development identified in our Official Streets and Highways Plan.

-Gerrit

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, September 23, 2022 1:03 PM
To: mark.eisenman@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; Fire Code <Fire.Code@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@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>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@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>; timhaledistrict1@gmail.com; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
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Thank you,
Matthew Goddard

Matthew Goddard

From: Fire Code
Sent: Wednesday, October 5, 2022 2:23 PM
To: Matthew Goddard
Subject: RE: RFC One Thousand Skies-Sunrise PH II ASLS 2022-11 (MG)

Matthew,

It appears these will be recreational lots. Even so the number of lots with on one way in and one way out is concerning. It seems a second access should at least be planned for.



Donald Cuthbert

Fire Marshal/ Assistant Fire Chief
CM\$FD – Fire & Life Safety Division (Fire Code)
Matanuska Susitna Borough – Department of Emergency Services
Phone: (907)861-8030 Email: Fire.Code@MatSuGov.us

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, September 23, 2022 1:03 PM
To: mark.eisenman@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; Fire Code <Fire.Code@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@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>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@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>; timhaledistrict1@gmail.com; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
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Thank you,
Matthew Goddard
Platting Technician
Matthew.Goddard@matsugov.us
(907) 861-7881

Matthew Goddard

From: Code Compliance
Sent: Wednesday, September 28, 2022 4:49 PM
To: Matthew Goddard
Subject: RE: RFC One Thousand Skies-Sunrise PH II ASLS 2022-11 (MG)

No comment

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, September 23, 2022 1:03 PM
To: mark.eisenman@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; Fire Code <Fire.Code@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@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>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@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>; timhaledistrict1@gmail.com; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
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Thank you,
Matthew Goddard
Platting Technician
Matthew.Goddard@matsugov.us
(907) 861-7881

Matthew Goddard

From: Permit Center
Sent: Tuesday, September 27, 2022 3:26 PM
To: Matthew Goddard
Subject: RE: RFC One Thousand Skies-Sunrise PH II ASLS 2022-11 (MG)

No Comment

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, September 23, 2022 1:03 PM
To: mark.eisenman@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; Fire Code <Fire.Code@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@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>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@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>; timhaldistrict1@gmail.com; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
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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

September 23, 2022

Kenai Peninsula Borough, Platting Division
144 North Binkley Street
Soldotna, Ak 99669

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following preliminary plat and has no comments or recommendations.

- **ONE THOUSAND SKIES-SUNRISE PHASE II SUBDIVISION
(KPB Case # 2022-141)**

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 cursive script that reads "James Christopher".

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

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, October 13, 2022 5:31 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC One Thousand Skies-Sunrise PH II ASLS 2022-11 (MG)
Attachments: Agenda Plat.pdf; RFC Packet.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: Friday, September 23, 2022 1:03 PM
To: mark.eisenman@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; Fire Code <Fire.Code@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@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>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@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>; timhaldistrict1@gmail.com; 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>; msb.hpc@gmail.com
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Thank you,
Matthew Goddard
Platting Technician
Matthew.Goddard@matsugov.us
(907) 861-7881

ONE THOUSAND SKIES - SUNRISE SUBDIVISION

NOTES

- This survey was accomplished in accordance with AS 18.05.013, GCS 835 and NS 2021-11.
- Accession and title of this survey does not exceed 1:500, and/or corner positions have a Relative Positional Accuracy at the 95% percent confidence level of 0.11 plus 100 parts per million, or better.
- The natural boundaries of the lake (Unnamed Lake) High Water (HW) side, from the true boundary of the lake, is the approximate line of HW, as shown, is for a comparison only, with the true center being the extension of the shoreline and limit line sections with the natural boundary.
- There is a 25-foot wide building setback from all water bodies and adjacent wetlands.
- Lots 1, 3, 5, 11, 12 and Tract B1 contain apparent wetlands/ponds. A US Army Corps of Engineers Wetland Permit may be required to develop any wetland areas.
- The individual water supply sewerage disposal systems shall be permitted on lots that satisfy the system is located, constructed, and equipped in accordance with the applicable rules and regulations of the State of Alaska, Department of Environmental Conservation, which govern these systems.
- The signs for field monuments shall be set and marked with the true boundary of the lot, as shown, is for a comparison only, with the true center being the extension of the shoreline and limit line sections with the natural boundary.
- This survey is an extension of the survey of One Thousand Skies-Sunrise Subdivision that is referenced and recorded as Plat No. 2020-7 in the Clinton Recording District.

BASES OF COORDINATES

The shown NAD83 (2011) UTM, 20100000 coordinates are based on an NAD83/USDA Shared Solution measured at the set monument "CP 1" assigned the PID BR496, known outlier at $190^{\circ}57'42.110''N$ $146^{\circ}35'10.750''W$. The coordinates were converted to the National Spatial Reference System (NSRS) Business Center system of 400 software. The NSRS derived convergence angle at CP 1 of $30.562222771012148''$ was used to rotate the GCS measured, AK boundary obtained from Geomatics, North at CP 1.

DISTANCES

All distances shown are reduced to horizontal ground distances in US Survey Feet.

ACCURACY

The limit of closure of this survey does not exceed 1:500, and/or corner positions have a Relative Positional Accuracy at the 95% percent confidence level of 0.11 plus 100 parts per million, or better.

CONTROL STATEMENT

A local ground control system has been developed by 4th Star Surveying for this project. The local ground coordinate system preserves a geodetic north basis of bearing and/or providing ground distances at the project location.

CONVERSION PARAMETERS

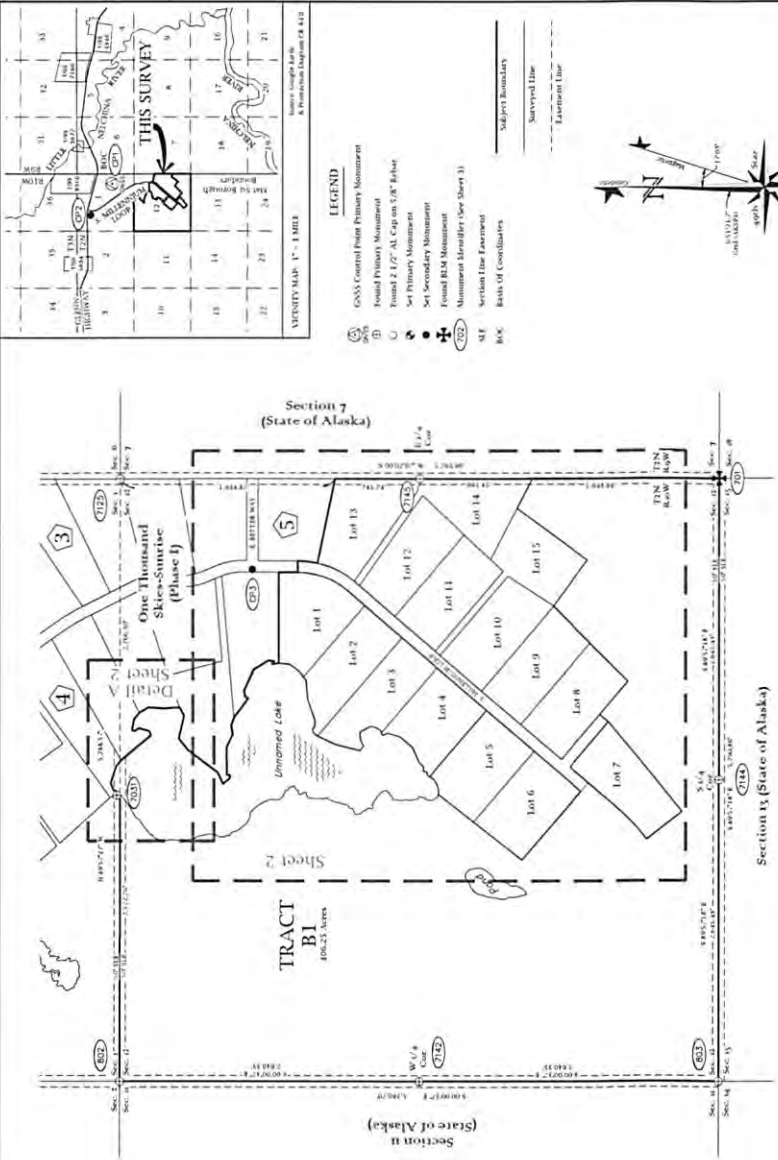
- Local Geoid (Mean Sea Level) = NAD83 (2011) (Epoch: 2010.00) Alaska State Plane (Zone 3), perform the following:
1. a. a. a. 27482.248 , 13043.571 (CP 1) by 6.999808522 .
- Subtract 140200.00 from easting coordinates.
- Scale as 27482.248 , 13043.571 (CP 1) by 1.000199315 .
- Subtract ground CP 1, (4, 6) from north coordinates.

The horizontal coordinates are GCS-derived NAD83 (2011) Alaska State Plane (Zone 3) based on ground (200) (AKMS) model building, the orthometric elevation of CP 1 (Eod) at 2,320.60 US Survey Feet.

NAD83 Coordinates for CP 1

Latitude: $70^{\circ}53'59.617''N$
Longitude: $146^{\circ}35'10.750''W$

Point #	Latitude	Longitude	Height (ft)	Alaska State Plane Zone 3	North	East	Orthometric	Local Ground	North	East
CP 1	$70^{\circ}53'59.617''N$	$146^{\circ}35'10.750''W$	2,320.60	27482.248	13043.571	2,320.60	27482.248	13043.571	27482.248	13043.571
CP 2	$70^{\circ}53'59.147''N$	$146^{\circ}35'10.794''W$	2,366.31	2914.418	1471.663	2,366.31	2914.418	1471.663	2914.418	1471.663
CP 3	$70^{\circ}53'58.250''N$	$146^{\circ}35'10.824''W$	2,395.31	2914.418	1471.663	2,395.31	2914.418	1471.663	2914.418	1471.663
CP 4	$70^{\circ}53'57.426''N$	$146^{\circ}35'10.816''W$	2,419.31	2914.418	1471.663	2,419.31	2914.418	1471.663	2914.418	1471.663
CP 5	$70^{\circ}53'56.614''N$	$146^{\circ}35'10.816''W$	2,443.31	2914.418	1471.663	2,443.31	2914.418	1471.663	2914.418	1471.663
CP 6	$70^{\circ}53'55.802''N$	$146^{\circ}35'10.816''W$	2,467.31	2914.418	1471.663	2,467.31	2914.418	1471.663	2914.418	1471.663
CP 7	$70^{\circ}53'55.000''N$	$146^{\circ}35'10.816''W$	2,491.31	2914.418	1471.663	2,491.31	2914.418	1471.663	2914.418	1471.663
CP 8	$70^{\circ}53'54.200''N$	$146^{\circ}35'10.816''W$	2,515.31	2914.418	1471.663	2,515.31	2914.418	1471.663	2914.418	1471.663
CP 9	$70^{\circ}53'53.400''N$	$146^{\circ}35'10.816''W$	2,539.31	2914.418	1471.663	2,539.31	2914.418	1471.663	2914.418	1471.663
CP 10	$70^{\circ}53'52.600''N$	$146^{\circ}35'10.816''W$	2,563.31	2914.418	1471.663	2,563.31	2914.418	1471.663	2914.418	1471.663
CP 11	$70^{\circ}53'51.800''N$	$146^{\circ}35'10.816''W$	2,587.31	2914.418	1471.663	2,587.31	2914.418	1471.663	2914.418	1471.663
CP 12	$70^{\circ}53'51.000''N$	$146^{\circ}35'10.816''W$	2,611.31	2914.418	1471.663	2,611.31	2914.418	1471.663	2914.418	1471.663



PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I hereby certify that this subdivision plan has been found to comply with the land use and zoning regulations of the Planning and Zoning Ordinance and that the plan has been approved by the Planning and Zoning Commission. The Planning and Zoning Commission has approved this plan in accordance with the provisions of the Alaska Recording Statute, 34 Alaska Stat. § 09.12, which provides that a plan approved by the Planning and Zoning Commission is deemed to be a public use and shall be recorded as such.

Planning and Land Use Director
 [Signature Line]

SURVEYOR'S CERTIFICATE

I hereby certify that I am properly Registered and Licensed to practice Land Surveying in the State of Alaska, that this plan represents a survey made by me or under my direct supervision, that the monuments shown hereon are actually set as shown, and that all distances and other data are correct.

Surveyor
 [Signature Line]



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, hereby certify that I am the Director, Division of Mining, Land and Water and that the State of Alaska is the owner of AS 2018-11, as shown on this plan. I hereby dedicate to the public use, as shown on this plan, all easements, rights, title, areas, and rights of way as shown and described herein.

Director, Division of Mining, Land and Water
 [Signature Line]

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public for Alaska
 My Commission Expires _____

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all taxes and assessments due on this property, as shown on this plan, have been paid. I further certify that the subdivision as depicted on this plan is correct.

Tax Collector
 [Signature Line]



DATE OF SURVEY: _____
 BEGINNING: 02/20/22
 ENDING: _____
 SURVEYOR: [Name]
 FIRM: [Name]
 DEPARTMENT OF NATURAL RESOURCES
 DIVISION OF MINING, LAND AND WATER
 ANCHORAGE, ALASKA

ONE THOUSAND SKIES-SUNRISE
 PHASE II SUBDIVISION
 A SUBDIVISION OF THE SURVEY OF
 AS 2018-11
 LOCATED IN SECTIONS 1 & 12,
 TOWNSHIP 2 NORTH RANGE 14 WEST, COPPER RIVER
 DISTRICT, CHITINA BOROUGH, ANCHORAGE
 COUNTY, ALASKA
 LOTS 1-15 AND TRACT B1
 (100.25 ACRES)
 CHITINA BOROUGH, ALASKA
 APPROVAL RECEIVED:
 DATE: 08/23/22
 BY: [Name]

REGISTERED PLATING BOARD MEMBER
 NO. 15178
 EXPIRES: 12/18/2018
 STATE OF ALASKA
 REG. NO. 15178

SHEET 1 of 3

Matthew Goddard

From: Ralph Ray Bendixen <akrayban@gmail.com>
Sent: Monday, October 17, 2022 12:20 PM
To: MSB Platting
Subject: A.S.L.S. 2022-11, Plat #2020-7

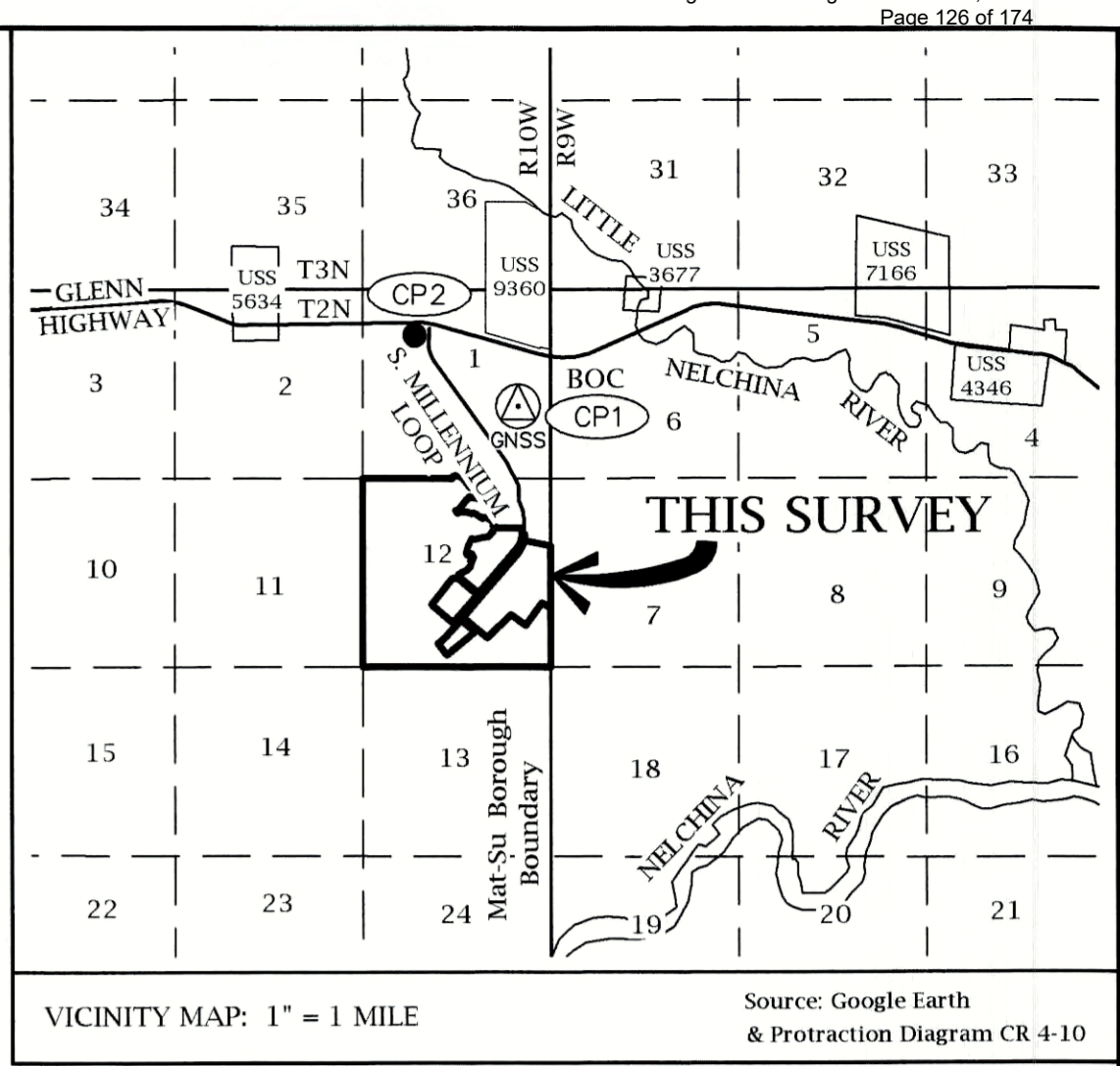
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

I have no concern with proposed subdivision.

Ralph Ray Bendixen
PO Box 4734
Palmer AK 99645

RECEIVED
OCT 17 2022
PLATTING

ONE THOUSAND SKIES - SUNRISE SUBDIVISION



NOTES

- This survey was accomplished in accordance with AS 38.04.045, GSC 859 and SSI 2022-11.
- All parcels of land owned by the State of Alaska, located within 50.00 feet of, or bisected by a surveyed or protracted section line, are subject to a fifty foot (50') easement, each side of the section line, which is reserved to the State of Alaska under A.S. 19.10.010.
- The natural meanders of the line of Ordinary High Water (OHW) of the two unnamed lakes form the true bounds of Lots 1-5. The approximate line of OHW, as shown, is for area computations only, with the true corners being the extension of the sidelines and their intersection with the natural meanders.
- There is a 75-foot wide building setback from all water bodies and apparent wetlands.
- Lots 1, 3, 5, 11, 12 and Tract B1 contain apparent wetlands/ponds. A US Army Corps of Engineers Wetland Permit may be required to develop any wetland areas.
- 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 governs those systems.
- 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.
- This survey is an extension of the survey of One Thousand Skies-Sunrise Subdivision that I performed and recorded as Plat No. 2020-7 in the Chitina Recording District. In this survey, the labeled dimensions on the boundary of Tract B are measured and record to Plat No. 2020-7.

BASIS OF COORDINATES

The shown NAD83 (2011) (Epoch: 2010.0000) coordinates are based on an NGS OPUS Shared Solution measured at the set monument "CP 1" assigned the PID BBGF66, found online at: <https://geodesy.noaa.gov/OPUS/getDatSheet.jsp?PID=BBGF66>. The coordinates were constrained to the National Spatial Reference System using CORS reference stations: AC70 (DP3841), AC62 (DP3835), and EVAC (DL6465). The vertical datum is derived using Geoid12B(Alaska), holding the orthometric elevation of CP 1 fixed at 2,570.60 U.S. Survey Feet. The NAD27 geodetic coordinates for CP 1 were converted from NAD83 using NGS NCAT software.

BASIS OF BEARING

All bearings shown are true bearings orientated to Geodetic North at CP 1 and are based on measurements observed with Global Navigation Satellite System (GNSS) land survey technology in the NAD 83 (2011) (Epoch 2010.0000) datum, using Trimble R10 and R8-2 receivers, differentially corrected and processed with Trimble Business Center version 4.00 software. The NGS OPUS derived convergence angle, at CP 1, of 0.85602222° (0°51'21.68") was used to rotate the GNSS measured AK State Plane Zone 3 coordinates to obtain geodetic north oriented coordinates. Magnetic North is 17°03' E (clockwise), and Grid North is 0°51'21.68" W (counter-clockwise) from Geodetic North at CP 1.

DISTANCES

All distances shown are reduced to horizontal ground distances in US Survey Feet.

ACCURACY

The error of closure of this survey does not exceed 1:5000, and/or corner positions have a Relative Positional Accuracy at the 95 percent confidence level of 0.13 plus 100 parts per million, or better.

CONTROL STATEMENT

Horizontal Coordinate System

A local ground coordinate system has been developed by 49th Star Surveying for this project. The local ground coordinate system preserves a geodetic north basis of bearing while providing ground distances at the project location.

Conversion Parameters

- To convert from the local ground coordinate system to NAD83(2011) (Epoch 2010.00) Alaska State Plane Zone 3, perform the following:
- Rotate, around CP 1, counter-clockwise, by 0°51'21.68"
 - Scale at 27448.244N, 13643.571E (CP 1) by 0.999806522.
 - Add 2890000N, 1460000E to the resulting coordinates.

To convert from NAD83(2011) (Epoch 2010.00) Alaska State Plane Zone 3 to the ground coordinate system, perform the following:

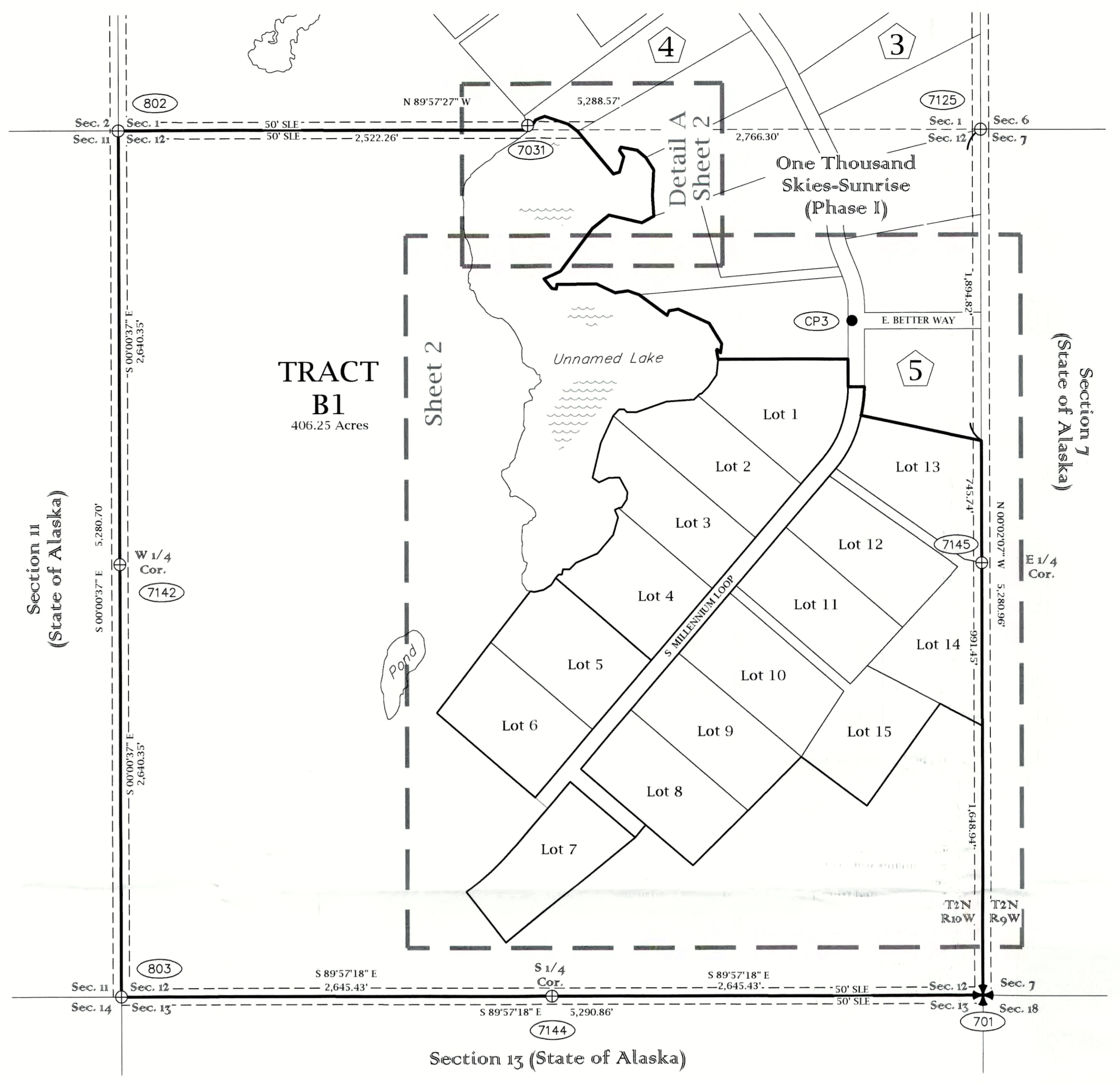
- Subtract 2890000N, 1460000E from project coordinates.
- Scale at 27448.244N, 13643.571E (CP 1) by 1.0001935155.
- Rotate around CP 1, clockwise, by 0°51'21.68"

Basis of Vertical Control

The project vertical datum is a GNSS-derived NAVD88 elevation based on Geoid12B(Alaska) model holding the orthometric elevation of CP 1 fixed at 2,570.60 U.S. Survey Feet.

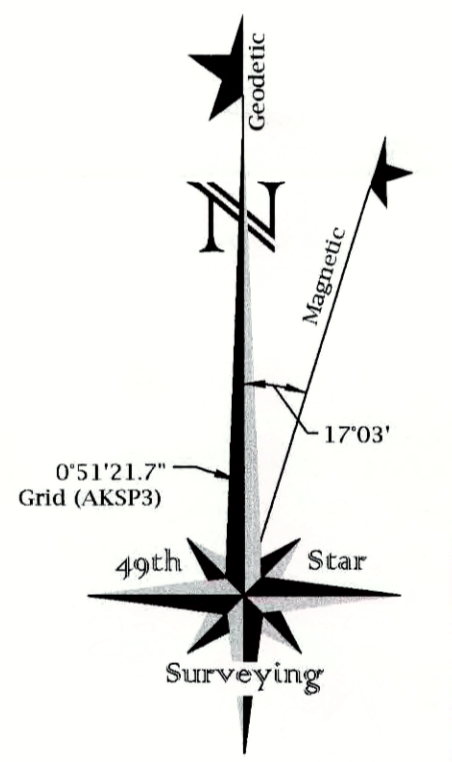
NAD27 Coordinates for CP 1

Latitude: N61°58'55.05852"
Longitude: W146°58'02.87779"

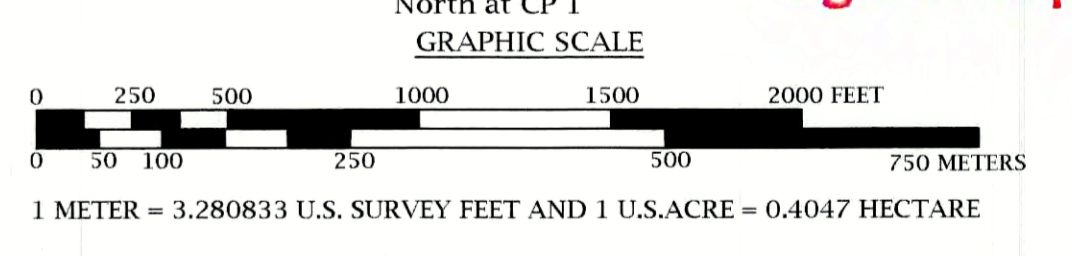


LEGEND

- GNSS Control Point Primary Monument
- Found Primary Monument
- Found 2 1/2" Al. Cap on 5/8" Rebar
- Set Primary Monument
- Set Secondary Monument
- Found BLM Monument
- Monument Identifier (See Sheet 3)
- Section Line Easement
- Basis Of Coordinates
- Subject Boundary
- Surveyed Line
- Easement Line



Declination is 17°03' E (clockwise) per NOAA on 9/29/18 & AKSP3 Grid North is 0°51'21.7" W (counter-clockwise) from Geodetic North at CP 1



PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I hereby certify that this subdivision plan has been found to comply with the land subdivision regulations of Matanuska-Susitna Borough and that the Plat has been approved by the Platting Authority by resolution numbers _____ & _____, dated _____, 20____, and that this Plat has been approved for recording in the office of the recorder in the Chitina Recording District, Third Judicial District, State of Alaska, in which this Plat is located.

_____, 20____
Planning and Land Use Director
Attest: _____
Platting Clerk

SURVEYOR'S CERTIFICATE

I hereby certify that I am properly Registered and Licensed to practice Land Surveying in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Jeremy A. Hurst LS-11796 _____ Date _____



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, hereby certify that I am the Director, Division of Mining, Land and Water and that the State of Alaska is the owner of ASLS 2018-11, as shown hereon. I hereby approve this survey and plat for the State of Alaska, and dedicate for public or private use as noted, all easement, public utility areas, and rights-of-way as shown and described hereon.

Dated _____, _____

Director, Division of Mining, Land and Water

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn to before me this _____ day of _____, 20____.
For: _____

Notary Public for Alaska
My Commission Expires _____

CERTIFICATE 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, have been paid.

Tax Collection Official - Mat-Su Borough

Point #	Geodetic NAD83 (2011) [2010.00]			Alaska State Plane Zone 3 NAD83 (2011) [2010.00]		Elevation (Geoid 12B)	Local Ground (Geodetic North)	
	Latitude	Longitude	Height (Ellip.)	Northing	Easting		Northing	Easting
CP 1	61°58'53.27116" N	146°58'10.75076" W	2,624.98'	2,917,448.244	1,473,643.571	2,570.60'	27,448.24	13,643.57
CP 2	61°59'12.47811" N	146°58'52.76794" W	2,666.33'	2,919,428.813	1,471,665.773	2,611.98'	29,399.42	11,636.02
CP 3	61°58'22.56202" N	146°57'55.92653" W	2,595.53'	2,914,319.277	1,474,305.378	2,541.05'	24,328.91	14,352.19
701	61°57'42.02314" N	146°57'39.27010" W		2,910,190.883	1,475,040.386		20,211.16	15,148.95
802	61°58'34.04591" N	146°59'29.97120" W		2,915,553.184	1,469,829.136		25,496.03	9,857.14
803	61°57'42.05898" N	146°59'29.91418" W		2,910,274.078	1,469,751.204		20,215.32	9,858.09
811							25,492.12	15,145.71

DATE OF SURVEY: _____
BEGINNING: 6/28/22
ENDING: _____
SURVEYOR:
49th Star Surveying LLC (COA#137881)
PO Box 738
Girdwood, AK 99587
Tel: (907) 891-6111
www.49thStarSurveying.com

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
ANCHORAGE, ALASKA

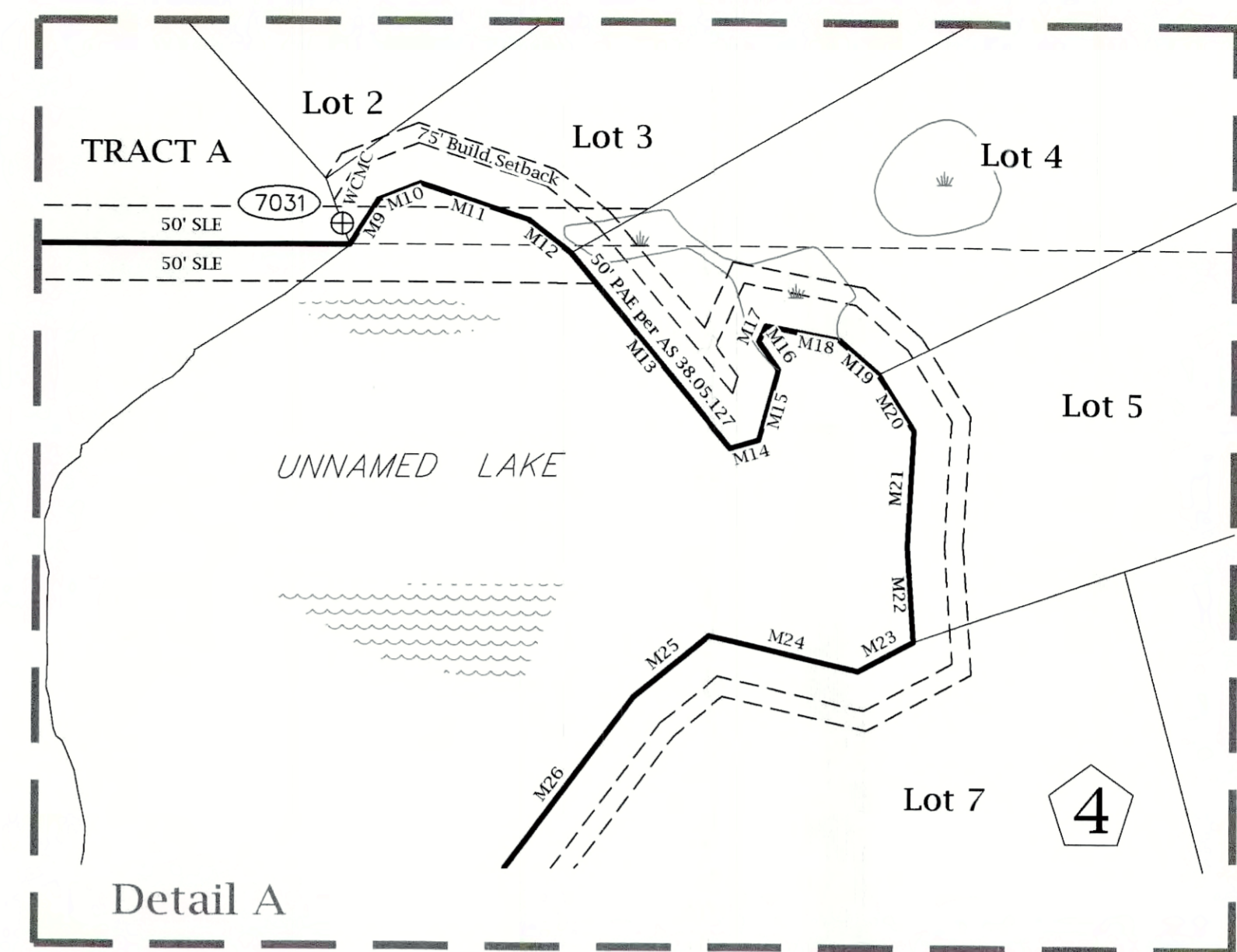
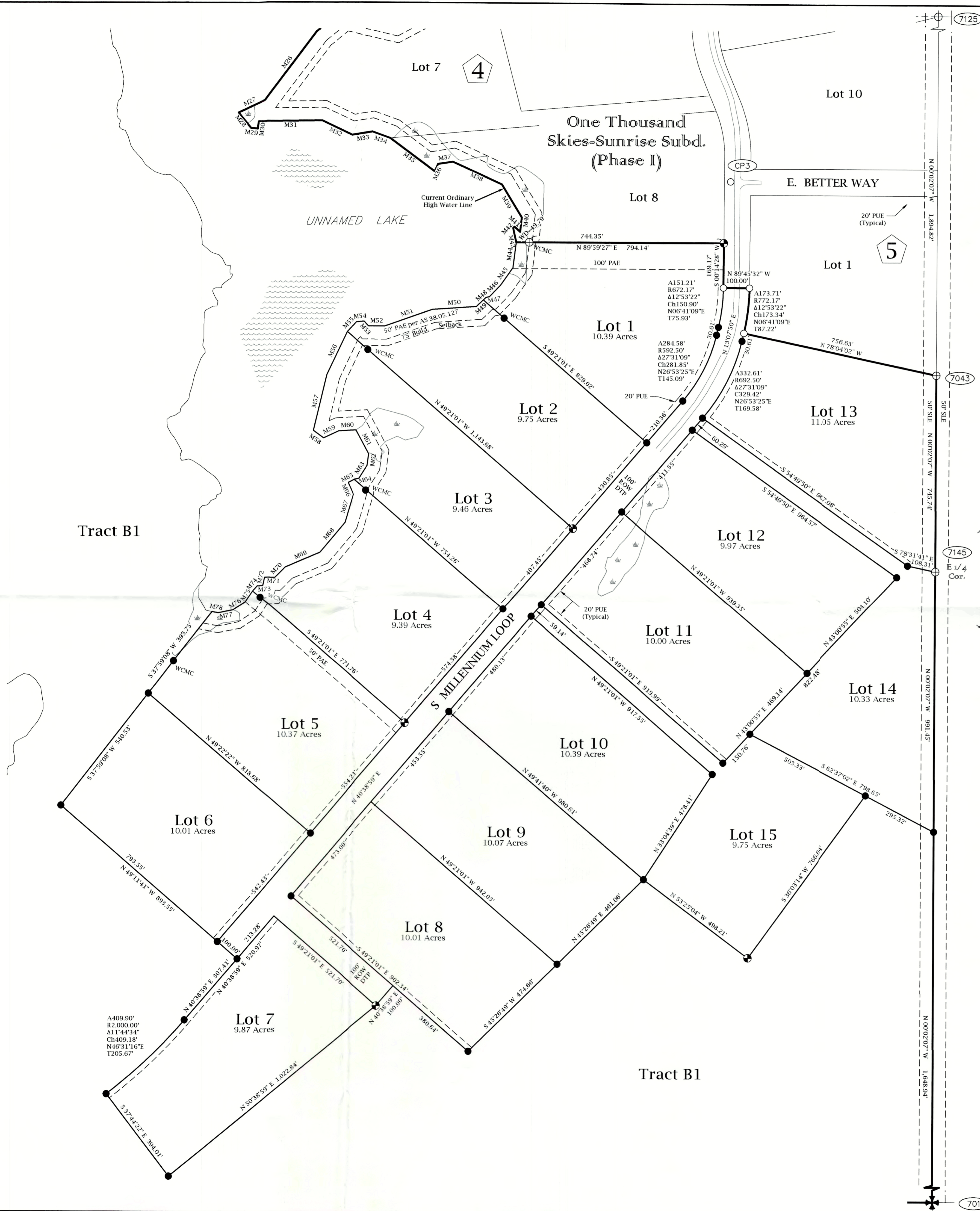
ALASKA STATE LAND SURVEY 2022-11

ONE THOUSAND SKIES-SUNRISE PHASE II SUBDIVISION
A SUBDIVISION OF
TRACT B, ONE THOUSAND SKIES-SUNRISE SUBDIVISION ASLS 2018-11
LOCATED IN SECTIONS 1 & 12, TOWNSHIP 2 NORTH, RANGE 10 WEST, COPPER RIVER MERIDIAN, ALASKA
CREATING
LOTS 1-15 AND TRACT B1 CONTAINING 565.69 ACRES ± CHITINA RECORDING DISTRICT

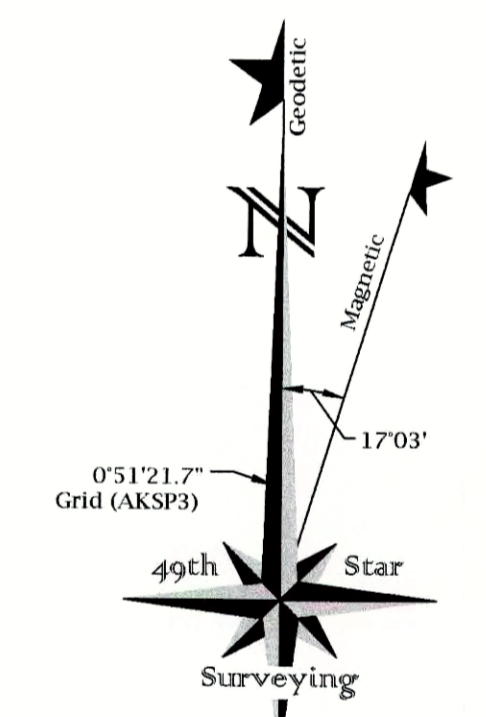
DRAWN BY: JAH
DATE: 9/23/22
SCALE: 1" = 500'
APPROVAL RECOMMENDED:
STATEWIDE PLATTING SUPERVISOR _____ DATE _____
CHECKED: _____ DNR FILE NO. ASLS 20220011

RECEIVED
OCT 05 2022
PLATTING

Agenda Copy



LAKE MEANDER LINE TABLE			LAKE MEANDER LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
M9	S 32°44'18" W	71.30'	M44	S 05°51'52" W	96.79'
M10	S 68°16'21" W	60.31'	M45	S 35°05'16" W	81.89'
M11	N 71°46'46" W	152.84'	M46	S 43°37'51" W	61.49'
M12	N 52°26'47" W	72.29'	M47	S 78°40'22" W	13.96'
M13	N 39°48'38" W	339.06'	M48	S 46°36'25" W	13.51'
M14	S 73°04'27" W	39.92'	M49	S 46°36'25" W	36.30'
M15	S 15°23'19" W	98.27'	M50	S 86°04'48" W	167.61'
M16	S 35°54'26" E	45.67'	M51	S 70°43'42" W	194.50'
M17	S 24°17'30" W	22.39'	M52	N 89°17'48" W	61.34'
M18	N 70°11'43" W	101.04'	M53	N 41°57'38" W	23.94'
M19	N 49°31'31" W	69.71'	M54	S 84°44'43" W	30.22'
M20	N 32°17'22" W	89.19'	M55	S 43°08'44" W	50.85'
M21	N 02°58'30" E	154.42'	M56	S 25°06'07" W	181.09'
M22	N 04°00'37" W	127.71'	M57	S 13°23'37" W	219.45'
M23	N 61°49'19" E	83.74'	M58	S 54°01'27" E	48.48'
M24	S 77°09'24" E	207.18'	M59	N 64°51'14" E	63.08'
M25	N 51°05'56" E	130.49'	M60	N 86°45'26" E	67.77'
M26	N 36°59'26" E	324.19'	M61	S 28°28'57" E	102.96'
M27	N 64°44'51" E	111.35'	M62	S 07°28'04" W	44.69'
M28	N 39°35'16" W	75.19'	M63	S 32°27'56" W	57.15'
M29	N 83°41'54" W	26.02'	M64	S 76°44'08" W	19.45'
M30	S 06°43'57" W	27.49'	M65	S 63°32'26" W	23.98'
M31	S 89°23'06" W	243.52'	M66	S 23°52'45" E	49.11'
M32	N 64°37'12" W	126.25'	M67	S 16°13'51" W	110.07'
M33	S 80°31'19" W	79.45'	M68	S 40°13'54" W	148.93'
M34	N 70°38'27" W	72.14'	M69	S 66°44'43" W	145.45'
M35	N 53°35'51" W	212.46'	M70	S 44°23'50" W	54.77'
M36	S 24°45'05" W	30.27'	M71	N 88°14'22" W	39.79'
M37	S 80°44'57" W	57.38'	M72	S 10°53'23" W	32.53'
M38	N 65°29'40" W	206.41'	M73	S 87°09'34" W	21.99'
M39	S 31°24'58" W	146.74'	M74	S 40°27'25" W	26.52'
M40	N 05°50'32" E	55.11'	M75	N 32°55'00" E	50.77'
M41	S 48°04'08" E	29.16'	M76	S 36°59'25" W	56.19'
M42	N 41°39'42" E	7.19'	M77	S 78°40'34" W	57.55'
M43	N 12°03'18" W	55.04'	M78	N 78°35'11" W	23.82'



DECLINATION IS 17°03' E (CLOCKWISE) per NOAA on 9/29/18 & AKSP3 Grid North is 0°51'51.7" W (COUNTER-CLOCKWISE) FROM GEODETIC NORTH at CP 1

GRAPHIC SCALE
0 100 200 300 400 500 600 700 800 900 FEET
0 20 40 60 80 100 200 300 METERS
1 METER = 3.280833 U.S. SURVEY FEET AND 1 U.S. ACRE = 0.4047 HECTARE

- LEGEND**
- GNSS Control Point Primary Monument
 - Found Primary Monument
 - Found 1/2" Al. Cap on 5/8" Rebar
 - Set Primary Monument
 - Set Secondary Monument
 - Found BLM Monument
 - Monument Identifier (See Sheet 3)
 - Section Line Easement
 - Basis Of Coordinates
 - Right Of Way
 - Dedicated by This Plat
 - Subject Boundary
 - Surveyed Line
 - Easement Line

MONUMENT DETAIL
See Sheet 3



DATE OF SURVEY: _____ SURVEYOR: 49th Star Surveying LLC (COA#137881)
 BEGINNING: 6/28/22 PO Box 738
 ENDING: _____ Girdwood, AK 99587
 Tel: (907) 891-6111
 www.49thStarSurveying.com

STATE OF ALASKA
 DEPARTMENT OF NATURAL RESOURCES
 DIVISION OF MINING, LAND AND WATER
 ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY 2022-11

**ONE THOUSAND SKIES-SUNRISE
 PHASE II SUBDIVISION**
 A SUBDIVISION OF
 TRACT B, ONE THOUSAND SKIES-SUNRISE SUBDIVISION
 ASLS 2018-11
 LOCATED IN SECTIONS 1 & 12,
 TOWNSHIP 2 NORTH, RANGE 10 WEST, COPPER RIVER
 MERIDIAN, ALASKA
 CREATING
 LOTS 1-15 AND TRACT B1
 CONTAINING 565.69 ACRES ±
 CHITINA RECORDING DISTRICT

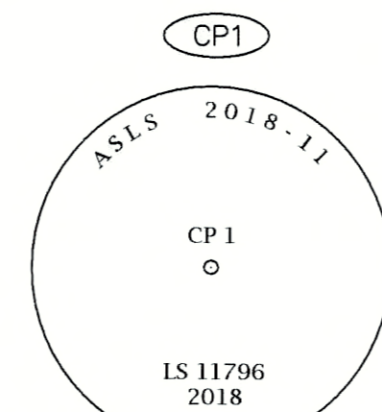
DRAWN BY: JAH APPROVAL RECOMMENDED:
 DATE: 9/23/22 STATEWIDE PLATTING SUPERVISOR DATE
 SCALE: 1" = 200' CHECKED: _____ DNR FILE NO. ASLS 20220011

SHEET: 2 of 3

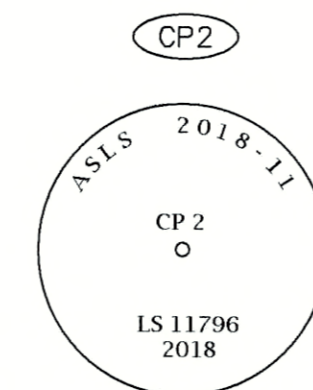
Set Monument Detail

Not To Scale

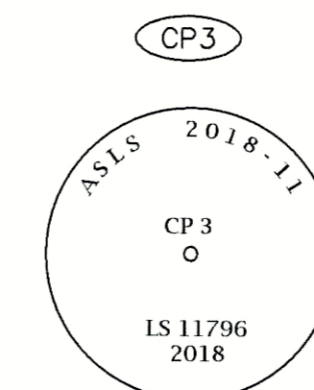
FOUND CONTROL AND MONUMENT DETAIL



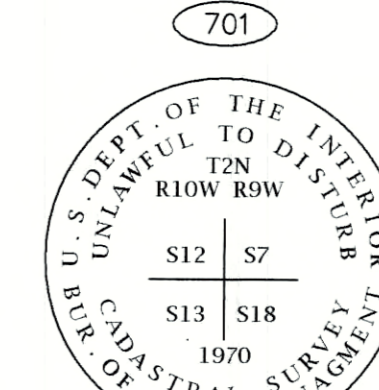
Found 3-1/4" Al. Cap On a 30" x 2-1/2" Al. Flare End Post, Flush



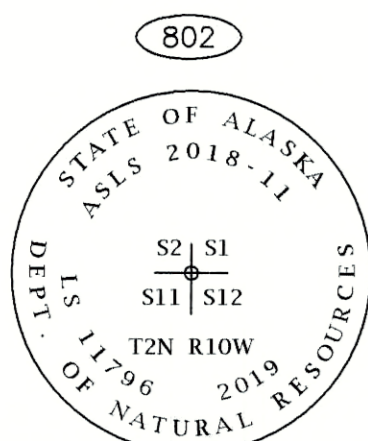
Found 2-1/2" Al. Cap On a 30" x 5/8" Rebar, 0.2' AGL; Found Wood Lath 1' North



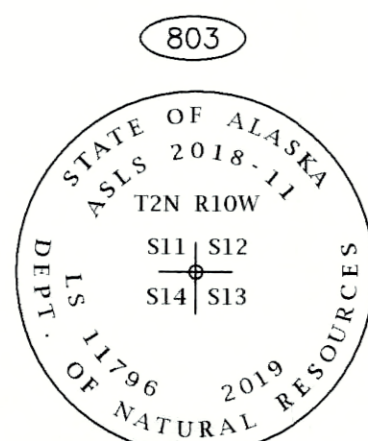
Found 2-1/2" Al. Cap On a 30" x 5/8" Rebar, 0.1' AGL; Found Wood Lath 1' North



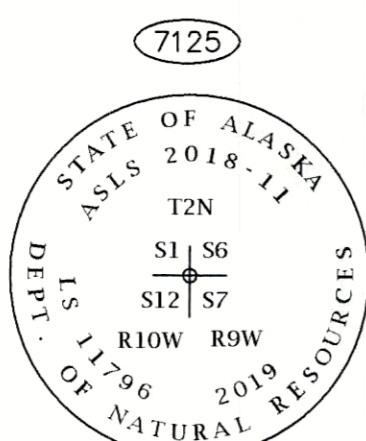
Found 3-1/4" Brass Cap On a 2-1/2" Iron Post, 0.3' AGL, Leaning SE'y, but Firm, Good Condition;
 > Fnd. 13" Spruce B.T., Blazed and Scribed, Bears N29°59'E, 39.4 feet
 > Fnd. 10" Spruce B.T., Overgrown Blaze & New Blaze, Bears S50°23'E, 33.5 feet
 > Fnd. 14" Spruce B.T., Overgrown Blaze & New Blaze, Bears S12°36'E, 25.2 feet
 > Fourth B.T. Searched for, Not Found



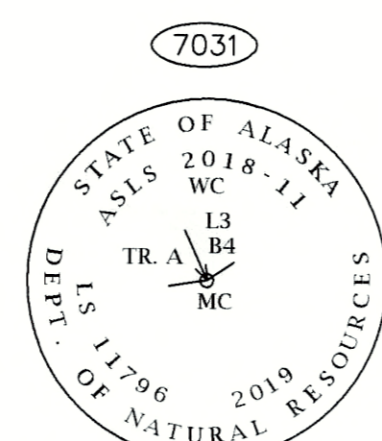
Found 3-1/4" Aluminum Cap On a 30" x 2-1/2" Aluminum Flare End Post w/ Rock Collar, 0.2' AGL; Carsonite Post 1' North
 < 6" Spruce B.T. bears N48°E, 8.9'
 < 9" Spruce B.T. bears S64°E, 19.0'
 < 7" Spruce B.T. bears N86 1/2°W, 8.5'



Found 3-1/4" Aluminum Cap On a 30" x 2-1/2" Aluminum Flare End Post w/ Small Rock Collar, 0.7' AGL; Carsonite Post 1' North
 < 10" Spruce B.T. bears N50°E, 34.6'
 < 5" Spruce B.T. bears S25°E, 28.2'
 < 4" Spruce B.T. bears S70°W, 23.0'



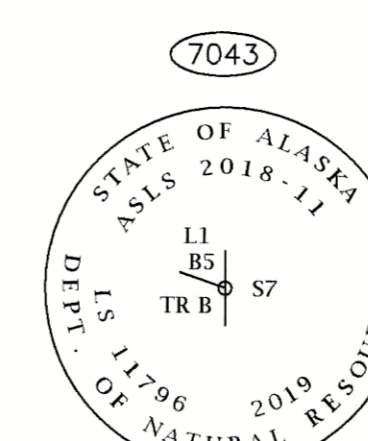
Found 3-1/4" Aluminum Cap On a 30" x 2-1/2" Aluminum Flare End Post w/ Rock Collar, 0.2' AGL; Carsonite Post 1' North
 < 7" Spruce B.T. bears S39°E, 6.2'
 < 7" Spruce B.T. bears S42°W, 44.2'
 < 5" Spruce B.T. bears N25°W, 2.1'



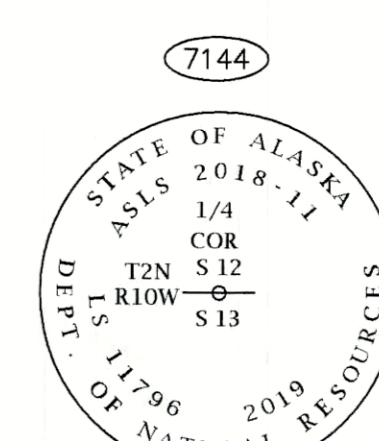
Found 3-1/4" Aluminum Cap On a 30" x 2-1/2" Aluminum Flare End Post, w/ Rock Collar, 0.2' AGL; Carsonite Post 1' North



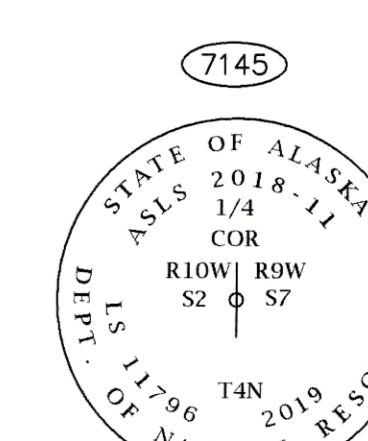
Found 3-1/4" Aluminum Cap On a 30" x 2-1/2" Aluminum Flare End Post 0.2' AGL; Carsonite Post 1' North
 < 4" Spruce B.T. bears N32°E, 33.6'
 < 9" Spruce B.T. bears S82°E, 50.2'
 < 6" Spruce B.T. bears S53°W, 50.5'



Found 3-1/4" Aluminum Cap On a 30" x 2-1/2" Aluminum Flare End Post w/ Rock Collar, 0.2' AGL; Carsonite Post 1' North



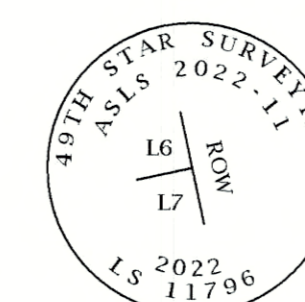
Found 3-1/4" Aluminum Cap On a 30" x 2-1/2" Aluminum Flare End Post, w/ Rock Collar, 0.2' AGL; Carsonite Post 1' North
 < 20" Cottonwood B.T. bears S60°E, 53.4'
 < 6" Spruce B.T. bears N85°W, 20.3'
 < 18" Spruce B.T. bears N57°W, 24.7'



Found 3-1/4" Aluminum Cap On a 30" x 2-1/2" Aluminum Flare End Post 0.5' AGL; Carsonite Post 1' North
 < 6" Spruce B.T. bears N23°E, 26.7'
 < 6" Spruce B.T. bears S34 1/2°E, 9.7'
 < 5" Spruce B.T. bears S58 1/2°W, 16.4'
 (NOTE: This cap was mis-marked in the field, it should have been stamped "S12" and NOT "S2" as it was)

SET MONUMENT DETAIL

SECONDARY MONUMENTS



Typical Set 2-1/2" Aluminum Cap On a 30" x 5/8" Rebar



RECEIVED
 OCT 05 2022
 PLATTING

DATE OF SURVEY: BEGINNING: 6/28/22 ENDING:	SURVEYOR: 49th Star Surveying LLC (COA#137881) PO Box 738 Girdwood, AK 99587 Tel: (907) 891-6111 www.49thStarSurveying.com
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY 2022-11	
ONE THOUSAND SKIES-SUNRISE PHASE II SUBDIVISION A SUBDIVISION OF TRACT B, ONE THOUSAND SKIES-SUNRISE SUBDIVISION ASLS 2018-11 LOCATED IN SECTIONS 1 & 12, TOWNSHIP 2 NORTH, RANGE 10 WEST, COPPER RIVER MERIDIAN, ALASKA CREATING LOTS 1-15 AND TRACT B1 CONTAINING 565.69 ACRES ± CHITINA RECORDING DISTRICT	
DRAWN BY: JAH DATE: 9/23/22	APPROVAL RECOMMENDED: STATEWIDE PLATTING SUPERVISOR DATE:
SCALE: N.T.S.	CHECKED: DNR FILE NO. ASLS 20220011

6D

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

PRELIMINARY PLAT: LITTLE SUSITNA FLATS
LEGAL DESCRIPTION: SEC 23, T18N, R02W, SEWARD MERIDIAN AK
PETITIONERS: ALEKSANDR BALETSKIY
SURVEYOR: HANSON LAND SOLUTIONS
ACRES: 44.71 ± PARCELS: 4
REVIEWED BY: KIMBERLY MCCLURE CASE #: 2022-127

REQUEST: The request is to create four lots from Lot 5, Pittman Flats, Plat 2021-121 and Tax Parcel C4, to be known as **LITTLE SUSITNA FLATS**, containing 44.71 acres +/- . Proposed Lot 2 is a flag lot with a single 60' wide flag pole located on the southwest side of the lot; and Lot 1 is a flag lot with a single 60' wide flag pole located on the southeast side of the lot. The plat is located directly north of N. Pittman Road, northwest of N. Aycock Place and south of Little Susitna River; located within the SW ¼ Section 14, and the NW ¼ Section 23, Township 18 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos **EXHIBIT A – 4 pgs**
Geotechnical Report with Topographic Narrative **EXHIBIT B – 7 pgs**
Site Plan and Topography Maps **EXHIBIT C – 3 pgs**

AGENCY COMMENTS

Department of Public Works **EXHIBIT D – 3 pgs**
Department of Emergency Services **EXHIBIT E – 1 pg**
Planning Department **EXHIBIT F – 10 pgs**
Development Services **EXHIBIT G – 1 pg**
ADOT&PF **EXHIBIT H – 2 pgs**
ADF&G **EXHIBIT I – 2 pgs**
Meadow Lakes Community Council **EXHIBIT J – 1 pg**
Utilities **EXHIBIT K – 5 pgs**

DISCUSSION: The proposed subdivision is directly north of N. Pittman Road, northwest of N. Aycock Place and south of Little Susitna River. The preliminary plat of Little Susitna Flats was introduced as a Master Plan at the October 6 meeting; a continuation to November 3 was requested and approved to allow additional time to draft design changes to meet code requirements. Due to these design changes, the preliminary plat can now be completed in one action; a master plan is not necessary. Proposed lots 1 and 2 are flag lots with 60' wide flag poles. Proposed subdivision is located within a Flood Hazard Area

and a portion of Lot 1 is located within a Flood Way and will be identified on the plat pursuant to MSB 43.15.052(B) and MSB 17.29.160 (see **Recommendation #6**).

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. Access is from N. Pittman Road; owned and maintained by the State and classified as a Minor Collector. Lots 2, 3 & 4 to share a common access (see **Recommendation #5**).

Soils Report: A Geotechnical Report with Topographic Narrative were submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Simon Gilliland, PE, notes three new testholes were logged on August 3, 2022. The testholes were 12' deep and all showed organic silts and poorly graded gravels (GP). No groundwater was encountered. Testhole logs are attached. Based on the available soils and water table information, topography, Borough code and observations on site, each lot with an area less than 400,000sf will have at least 10,000 sf of contiguous useable septic area and 10,000 sf of useable building area. Lots 1 & 2 are each over 400,000sf; a Topographic Narrative was submitted (**Exhibit B-7**) pursuant to MSB 43.20.281(A)(1)(i)(i). Site Plan and Topography Maps are at **Exhibit C**.

Comments: Department of Public Works (**Exhibit D**) commented regarding the As-Built Survey. Department of Emergency Services (**Exhibit E**) has no issue with the plat.

Planning Department (**Exhibit F**) commented, "First, I would like to verify that my first set of comments will be retained with this file. They were submitted on September 8, 2022, and are still relevant. I have attached them for your convenience. Additionally, I have several items that need to be resolved on the plat map and notes:

- 1) The floodway (floodway is one word) citation on the plat map states per MSB mapping. This is not accurate. It is September 27, 2019, FEMA Flood Insurance Study (FIS) and associated Flood Insurance Rate Map (FIRM). Note: The date used to create a parcel map on the MSB GIS system is FEMA Flood Insurance Study (FIS) and associated Flood Insurance Rate Map (FIRM) data effective September 27, 2019.
- 2) Mapped Special Flood Hazard Area reflected on the plat is representative of the September 27, 2019, FEMA Flood Insurance Study (FIS) and the associated Flood Insurance Rate Map (FIRM). However, plat note # 5 states it is from the study and map dated March 17, 2011. This is incorrect. The panel numbers should be revalidated as well since they change when a new FIS is completed.
- 3) Plat note # 6 is not accurate. There is not one (1) Base Flood Elevation (BFE) across this property. The BFE is dependent on the location across the 40-acre parcel between 324.69' to 331' North American Vertical Datum of 1988 (NAVD88).
- 4) Plat note # 6 does not cite the vertical datum used for the BFE label and the elevation data is not cited anywhere else that could be located.
- 5) Test hole data was taken at the southern portion of the property which is effectively 50' higher than the lower portion of the property. In this high precipitation year, how is this representative of an accurate groundwater reading? Especially where development might occur."

Prior Planning comment submitted on September 8, 2022: "A very large portion of this proposal is located within the flood zone. Please see the attached maps. This property includes identified Special Flood Hazard Area and Floodway that are managed under the MSB 17.29 code. This area requires a flood hazard development permit to be issued prior to any man-made change to improved or unimproved

ground located in the floodplain. The floodway requires Hydrology & Hydraulic analysis and a no-rise certification attached to the flood hazard development permit application and requires a permit to be issued before work begins. Please see the definition of development located in MSB 17.29: Chapter 17.29 FLOOD DAMAGE PREVENTION.”

Development Services (**Exhibit G**) has no comments.

ADOT&PF (**Exhibit H**) commented, “No change to existing access. Only two accesses to Pittman Road will be permitted. Request Lots 2, 3 & 4 to share common access (see *Recommendation #5*).

ADF&G (**Exhibit I**) had no objections.

Meadow Lakes Community Council (**Exhibit J**) has concern regarding potential future public costs associated with building in the section line easement or in flood zones.

Utilities: (**Exhibit K**) Enstar and GCI had no comments.

MTA and MEA did not respond to the request for comments.

At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR DMLW; AK DNR Public Access Defense; US Army Corps of Engineers; US Postmaster; Road Service Area: 28 Gold Trail; MSB Community Development, or Assessments; MTA or MEA.

CONCLUSION: The preliminary plat of Little Susitna Flats 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

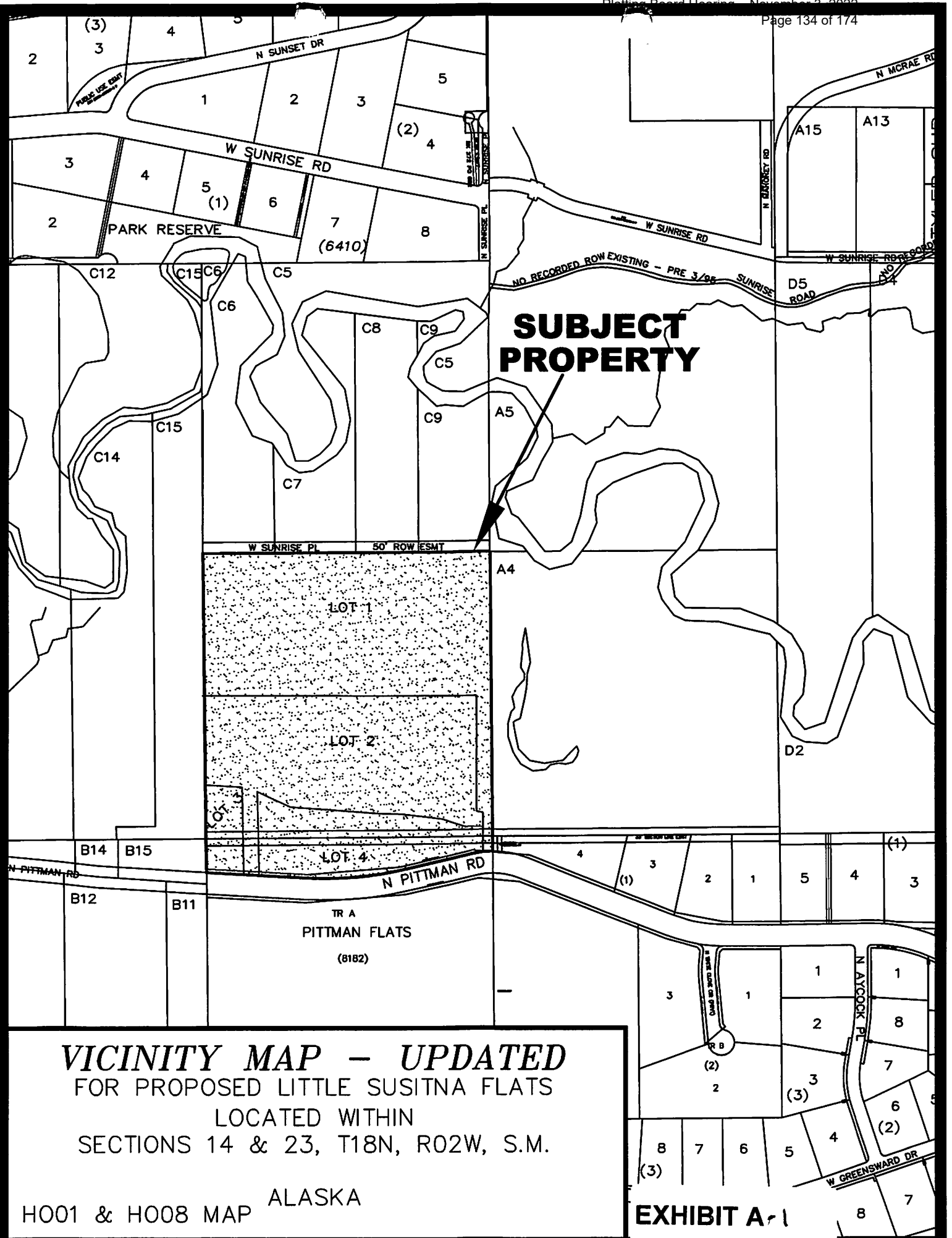
1. The plat of Little Susitna Flats Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A portion of Lots 1 and 2 are located within a FEMA mapped Special Flood Hazard Area with a portion of Lot 1 also being located within the Flood Way and will be shown on the final plat pursuant to MSB 43.15.052(B) and MSB 17.29.160. A Special Flood Hazard Permit will be required for any development within the Flood Hazard Area.
3. No change to existing access. Only two accesses to Pittman Road will be permitted. Request Lots 2, 3 and 4 share common access.
4. All lots have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
5. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
6. The lot has the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).

7. At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR DMLW; AK DNR Public Access Defense; US Army Corps of Engineers; US Postmaster; Road Service Area: 28 Gold Trail; MSB Community Development, or Assessments; MTA or MEA.
8. There were no objections from any federal or state agencies, or Borough departments.
9. 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 Little Susitna Flats, Sections 14 & 23, Township 18 North, Range 02 West, 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. Show common access area on final plat and provide plat note stating Lots 2, 3 & 4 to share a common access.
6. Flood Hazard Area and Flood Way to be identified on the final plat pursuant to MSB 43.15.052(B) and MSB 17.29.160.
7. Provide copy of updated As-Built Survey showing structures and driveways on all proposed lots to the platting staff prior to recording final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.



**SUBJECT
PROPERTY**

VICINITY MAP - UPDATED
FOR PROPOSED LITTLE SUSITNA FLATS
LOCATED WITHIN
SECTIONS 14 & 23, T18N, R02W, S.M.

H001 & H008 MAP ALASKA

EXHIBIT A-1



EXHIBIT A-2

WETLANDS MAP

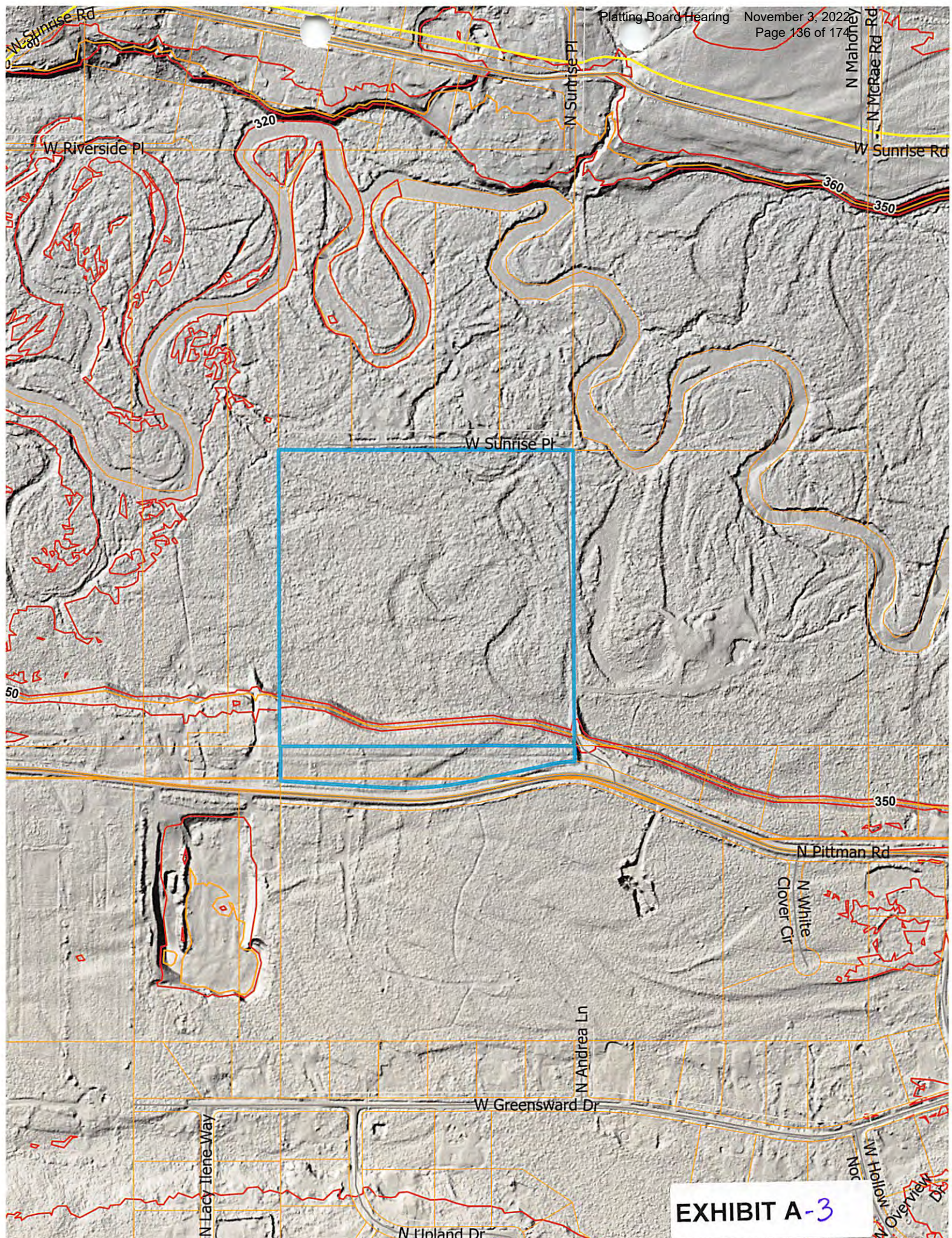


EXHIBIT A-3



EXHIBIT A-4

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305 E. Fireweed Ave. Palmer, AK 99645



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USEABLE AREA CERTIFICATION

LITTLE SUSITNA FLATS

A SUBDIVISION OF

LOT 5 PITTMAN FLATS (2021-121) & SE1/4 SW1/4 SEC 14 T18N R2W, SM, AK

INTRODUCTION TO INVESTIGATION

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

INDIVIDUAL LOTS: GEOMETRY

- All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

- Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

- Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

- All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- The useable area consists entirely of land sloping less than 25% or will be at final certification.
- The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- The useable area is outside of any known debris burial site.

SOILS INVESTIGATION

EXCAVATIONS

- Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated
- Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

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SOIL CLASSIFICATIONS

Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:

(GW) TEST HOLES:

(GP) TEST HOLES:

(SW) TEST HOLES:

(SP) TEST HOLES:

Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:

(GM) TEST HOLES:

(SM) TEST HOLES:

Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:

Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

GROUND WATER INVESTIGATION

No groundwater was encountered in any of the Test Holes

Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

Monitoring Test Holes May through October: TEST HOLES:

Soil Mottling or Staining Analysis: TEST HOLES:

Depth to seasonal high water is a min. of 8' TEST HOLES:

Depth to seasonal high water is less than 8'

Fill will be required

A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

Additional Fill required to ensure 8' of coverage above water table Lots:

The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:

Re-Grading will be required to eliminate slopes in excess of 25% Lots:

No further action required to establish sufficient usable area.

I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots with an area less than 400,000 sq. ft. are as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area".

Simon Gilliland

Simon Gilliland P.E.
Professional Engineer

8/3/22
Date



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305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	LOT 5 PITTMAN FLATS (2021-121) & SE1/4 SW1/4 SEC 14 T18N R2W	TEST HOLE NO.	Date: 03/25/22
Insp. By:	SIMON GILLILAND	1	Job # 22-114

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft								
5ft								
6ft								
7ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES						
8ft								
9ft								
10ft								
11ft								
12ft								
13ft								
14ft								
15ft								
16ft								
17ft								
18ft								
19ft								
20ft								

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Perc. Hole Diam. (in.):
Test Run Between:
ft and ft Deep




COMMENTS:

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL

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GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	LOT 5 PITTMAN FLATS (2021-121) & SE1/4 SW1/4 SEC 14 T18N R2W	TEST HOLE NO.	Date: 03/25/22
Insp. By:	SIMON GILLILAND	2	Job # 22-114


TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES	PERCOLATION TEST					
4ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
5ft			1					
6ft			2					
7ft			3					
8ft			4					
9ft			5					
10ft			6					
11ft			7					
12ft			8					
13ft			9					
14ft			10					
15ft	11							
16ft	12							
17ft	Perc. Hole Diam. (in.):							
18ft	Test Run Between:							
19ft	ft	and	ft	ft Deep				
20ft								
COMMENTS:								

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL

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305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	LOT 5 PITTMAN FLATS (2021-121) & SE1/4 SW1/4 SEC 14 T18N R2W	TEST HOLE NO.	Date: 03/25/22
Insp. By:	SIMON GILLILAND	3	Job # 22-114

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES	PERCOLATION TEST					
4ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
5ft			1					
6ft			2					
7ft			3					
8ft			4					
9ft			5					
10ft			6					
11ft			7					
12ft			8					
13ft			9					
14ft			10					
15ft	11							
16ft	12							
17ft	Perc. Hole Diam. (in.):							
18ft	Test Run Between:							
19ft	ft	and	ft	Deep				
20ft								
COMMENTS:								

Depth	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL

RECEIVED

OCT 24 2022

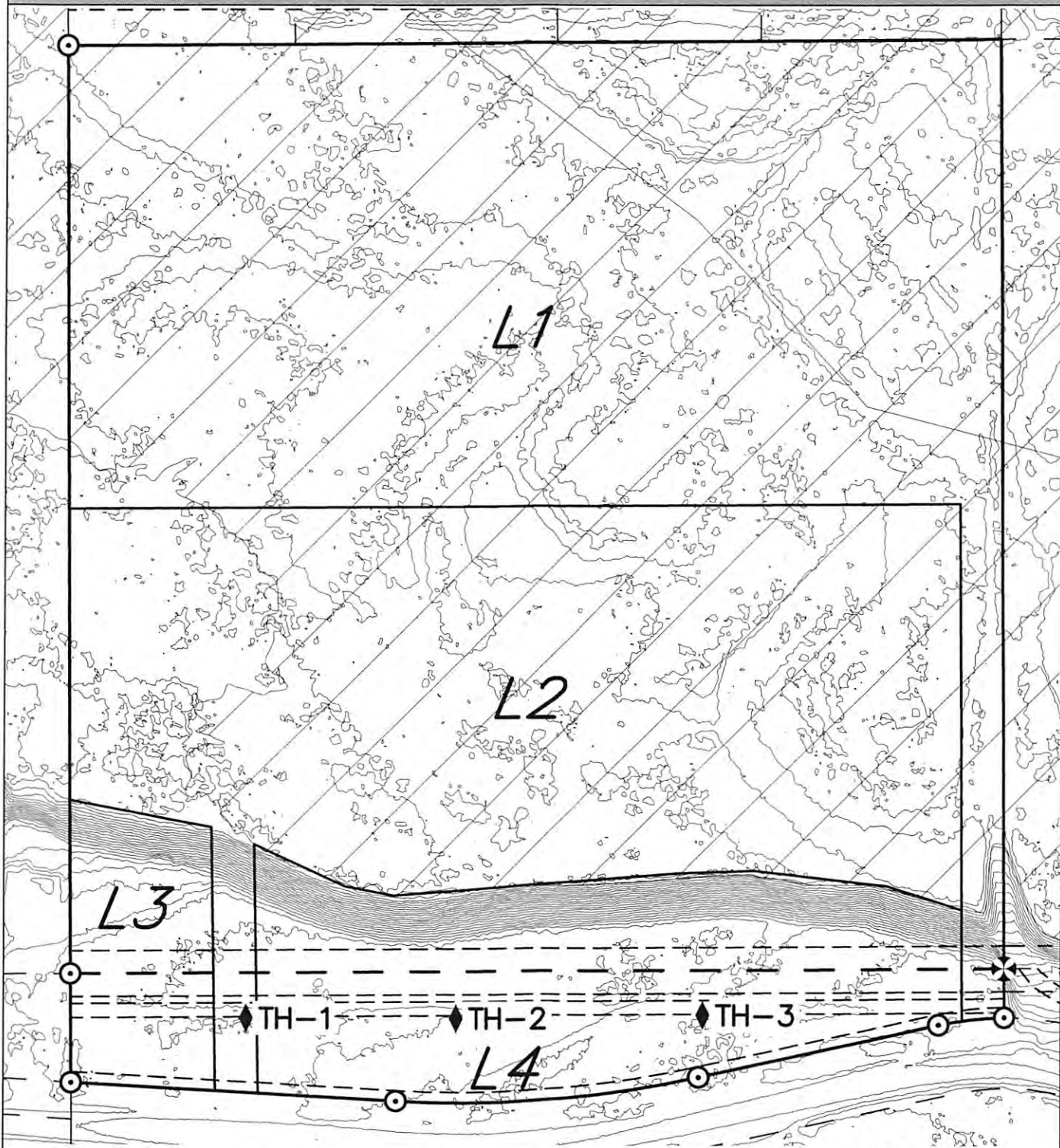
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305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

LITTLE SUSITNA FLATS SUBDIVISION

FILE: 22-114

DRAWN: ELF

10/24/22

EXHIBIT A

Page 1 of 1

EXHIBIT B-6

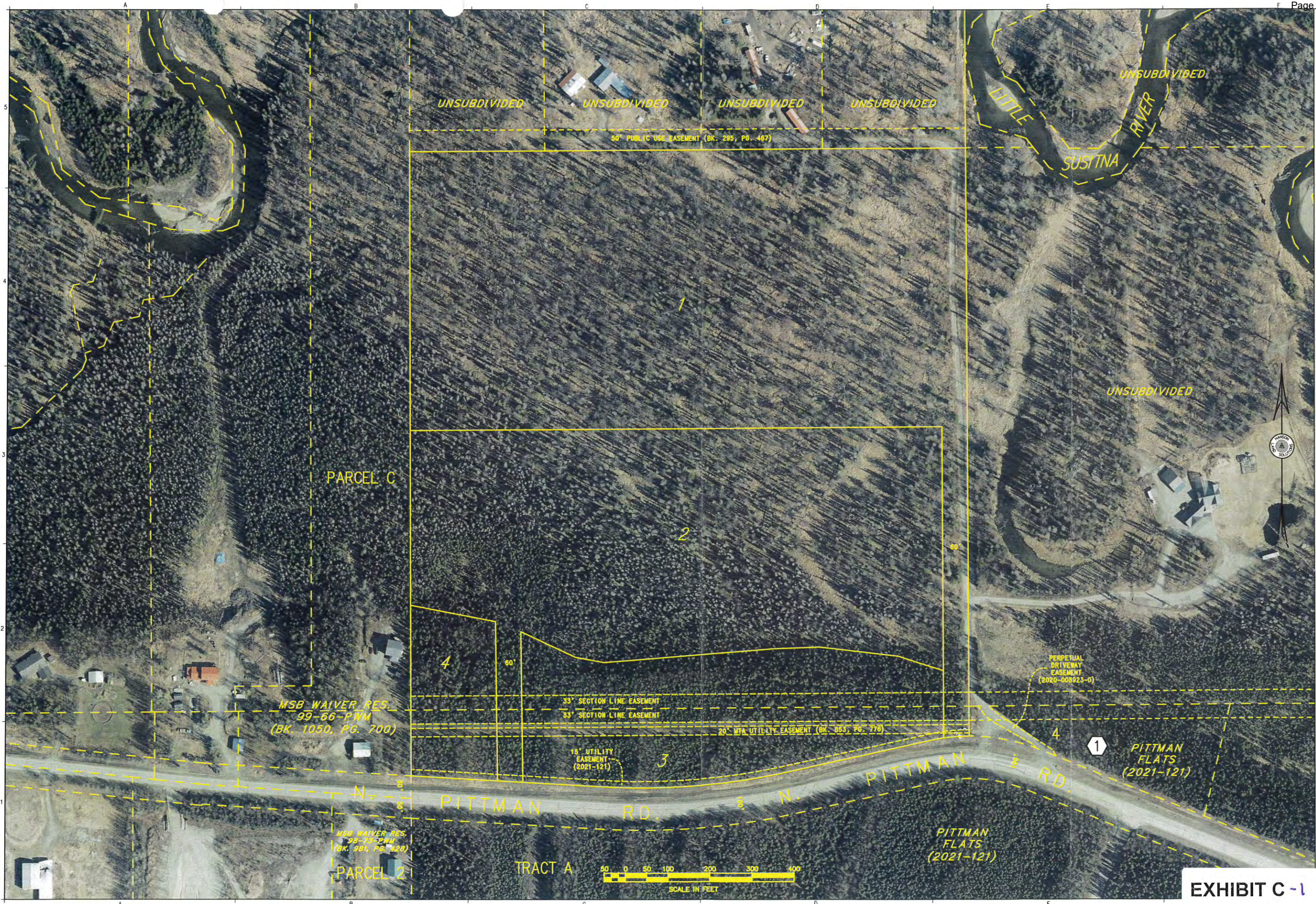
Topographical Narrative
for
Little Susitna Flats Subdivision

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A subdivision of
Lot 5 Pittman Flats (2021-121) and SE1/4 SW1/4 SEC 14, T18N R2W, SM, AK

The parcels sit generally on the south side of the Little Susitna River at the base of the bluff common to Pittman Rd. The majority of these lots have lowland grasses with a vegetated layer suggesting good draining soils under shallow vegetative mat. The lots generally slope NW towards the river. In the southwesterly corner of the lots is a segment out of the mapped floodplain which is anticipated to have sufficient depth to the estimated groundwater level of roughly below the river elevation. The ground vegetation in this corner of these lots is denser and shows less evidence of ponding during spring melt and is anticipated to have typical good valley bottom gravel layer just below the organics based on the clearing and cut that was done for the adjacent road down to the river bottom from Pittman and from viewing the round rock protruding through the surface at home sites on the adjacent river bottom lots while performing the boundary survey. This material is good for usable septic area and sufficiently above the river elevation. Shallower groundwater is anticipated but not near enough the surface to require construction of pad for usable septic area.





HANSON
 LAND SOLUTIONS
 305 E. FIREWEED AVE.
 PALMER, ALASKA 99645
 (907) 746-7738



NOTES
 1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSITNA BOROUGH IMAGERY PROJECT OF 2019/2020.
 2. THE HORIZONTAL DATUM IS NAD83 (COR96 EPOCH 2003.0)

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WASILLA, ALASKA
 LITTLE SUSITNA FLATS
 SITE PLAN - EXISTING CONDITIONS
 PROJECT OVERVIEW

DWG.#: 22-114C
 DESIGN: CEH
 DRAWN BY: ELF
 CHECKED: CEH
 SCALE
 11x17: 1"=200'
 22x34: 1"=100'
 REVISION DATE:
 10/06/22

REFERENCE
 NUMBER:
 V-20
 EET 1 OF 3

EXHIBIT C-1

FLOOD HAZARD AREA



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PALMER, ALASKA 99645
(907) 746-7738



NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON FEBRUARY 3, 2022. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

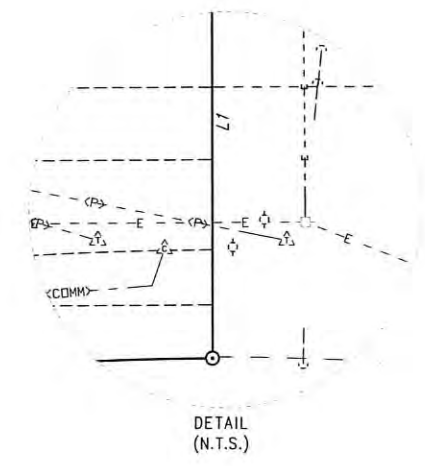
WASILLA, ALASKA
LITTLE SUSITNA FLATS
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 22-114C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
10/06/22

REFERENCE
NUMBER:
V-2.1
SHEET 2 OF 3

OCT 07 2022
PLATTING

- LEGEND**
- ⊕ RECOVERED BLM BRASS CAP ON IRON PIPE
 - ⊙ RECOVERED PLASTIC CAP ON 3/4" REBAR
 - MEASURED DATA
 - ① BLOCK
 - ⊕ PEDESTAL, TELEPHONE
 - ⊕ PEDESTAL, COMMUNICATIONS
 - ⊕ ANCHOR GUY
 - ⊕ UTILITY POLE
 - ⊕ METER, ELECTRIC
 - OVERHEAD ELECTRIC
 - UNDERGROUND COMMUNICATIONS
 - UNDERGROUND COMMUNICATIONS
 - UNDERGROUND GAS LINE
 - ▭ GRAVEL DRIVEWAY
 - ▭ ASPHALT ROAD



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	432.81	1587.02	15°37'33"	217.76	431.47	S85° 24' 09"W
C2	94.35	445.14	12°08'39"	47.35	94.17	S83° 57' 25"W
C3	34.19	445.14	4°24'00"	17.10	34.18	S79° 43' 16"W
C4	60.17	445.14	7°44'41"	30.13	60.12	S85° 49' 40"W

LINE TABLE

LINE #	BEARING	LENGTH
L1	S0° 30' 00"E	70.40
L2	N0° 30' 00"W	74.35

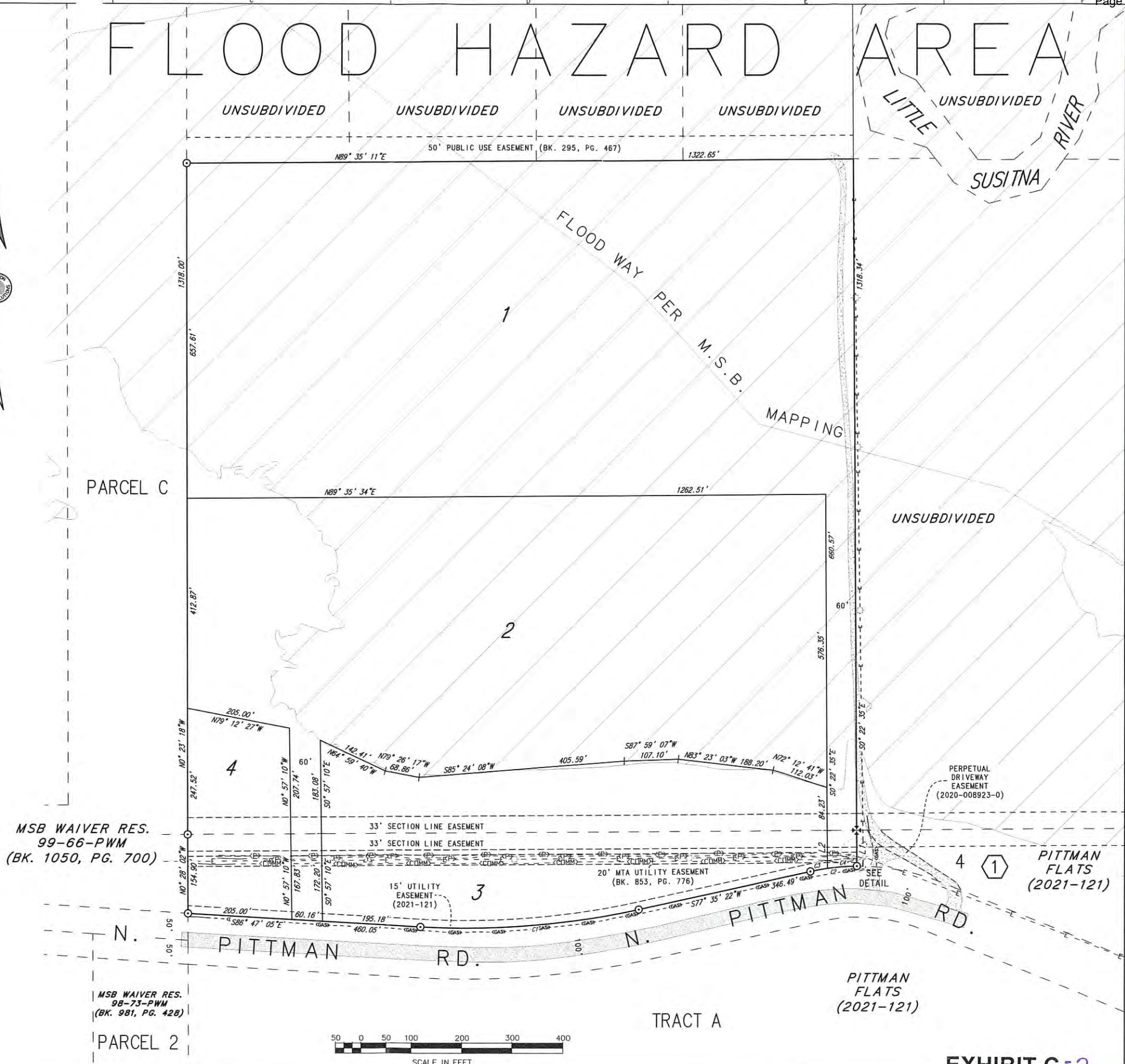
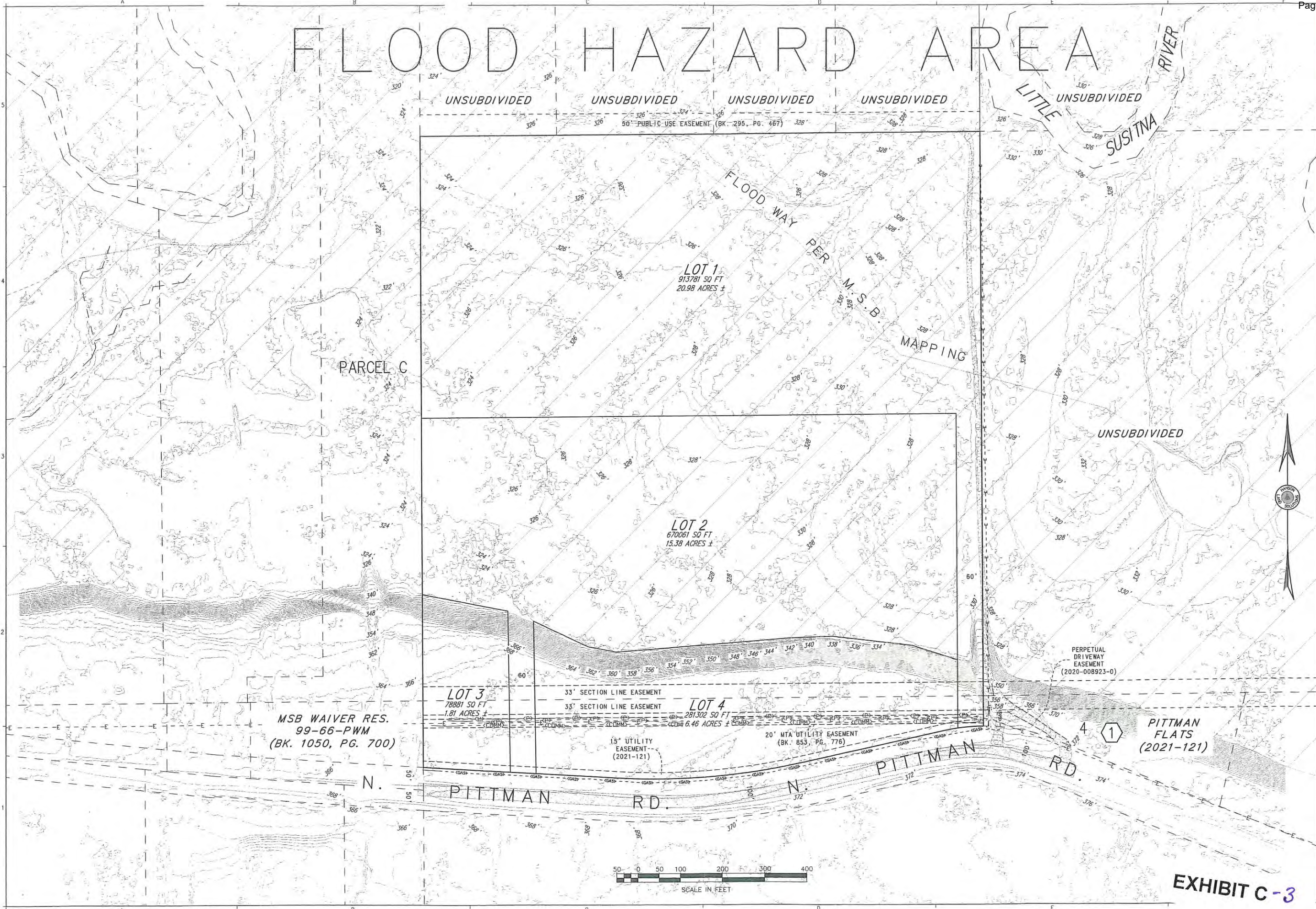


EXHIBIT C-2

FLOOD HAZARD AREA



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PALMER, ALASKA 99645
(907) 746-7738



NOTES
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE ALASKA SUSITNA BOROUGH
LAND/IMAGERY PROJECT OF 2019.
2. THE HORIZONTAL DATUM IS NAD83 (CORRESPONDING EPOCH 2011.0)
3. THE VERTICAL DATUM IS NAVD83 (GEOID08)

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OCT 07 2022
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WASILLA, ALASKA
LITTLE SUSITNA FLATS
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG.#: 22-114C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
10/06/22

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 3

EXHIBIT C-3

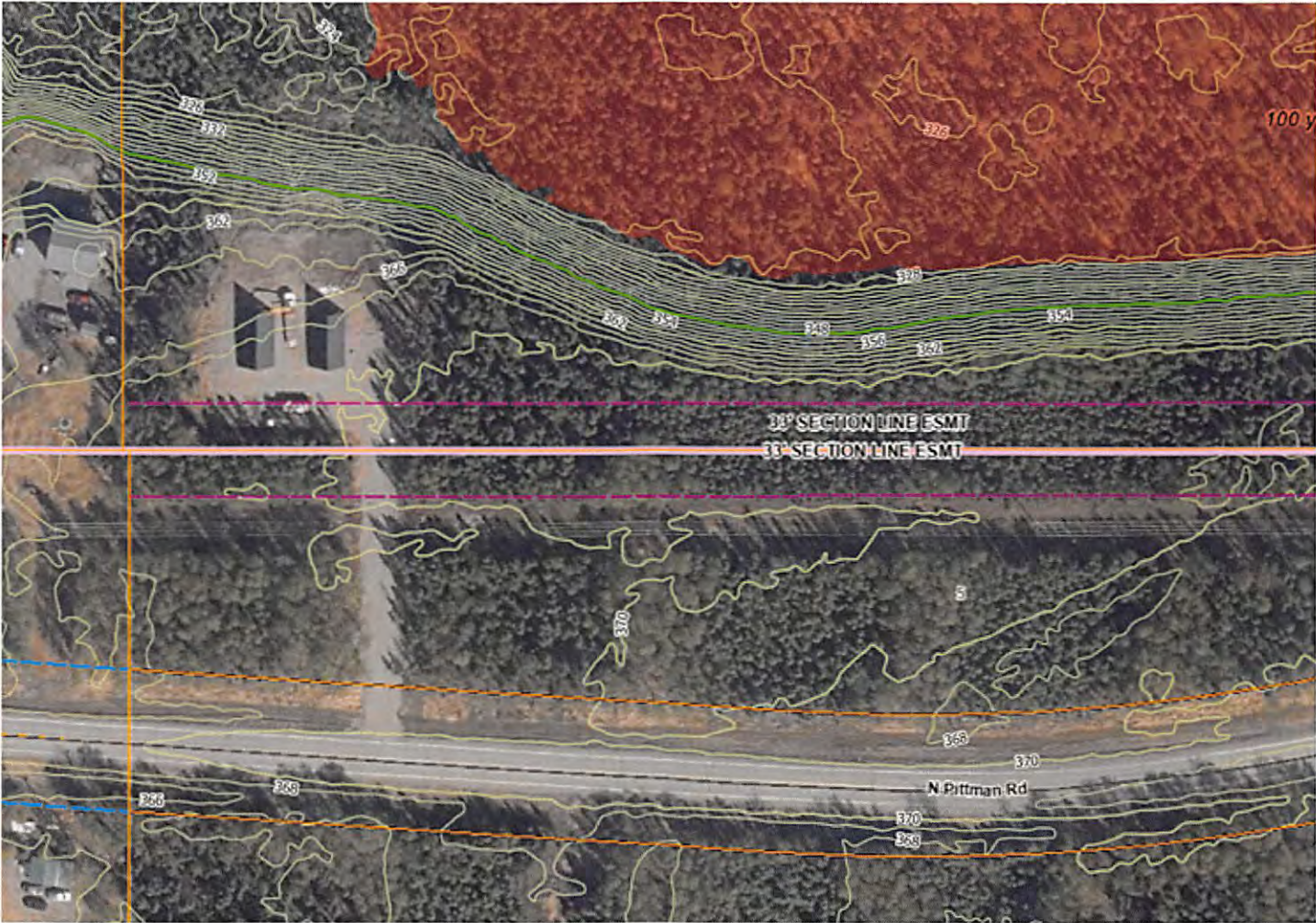
Kimberly McClure

From: Jamie Taylor
Sent: Friday, October 21, 2022 12:56 PM
To: Kimberly McClure
Cc: Elaine Flagg
Subject: RE: Updated Little Susitna Flats (KMc)

Is there a requirement for how recent the asbuilt information that's submitted with the preliminary plat needs to be? The 2022 imagery shows a driveway and two buildings on the parcel.

I don't have any comments otherwise.

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: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Tuesday, October 11, 2022 12:12 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; Camden Yehle <camdenyehle@gmail.com>; info@mlccak.org; hsfirewise@gmail.com; mschoming@crweng.com; Ron Bernier <Ron.Bernier@matsugov.us>; Eisenman, Mark E (DOT) <mark.eisenman@alaska.gov>
Subject: Updated Little Susitna Flats (KMc)

Good afternoon,

This updated case has a short timeframe for comments since this case is a continuance.

Little Susitna Flats was continued to November 3, 2022 to allow time to re-design the proposed plat. Below is a link to a request for comments for the UPDATED Little Susitna Flats, Case #2022-127, Tech KMc.

Comments due by October 19, 2022.

https://matsugovus-my.sharepoint.com/:f:/g/personal/kimberly_mcclure_matsugov_us/EtiG4gs9SMpPvPEA6sPLk2wBxAZtxDQdCUUvT2MVIxvj7w?e=pEJcGz

Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.

Thank you,

Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us

From: Kimberly McClure
Sent: Monday, August 22, 2022 3:07 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; Camden Yehle <camdenyehle@gmail.com>; info@mlccak.org; hsfirewise@gmail.com; mschoming@crweng.com; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: Little Susitna Flats MSP (KMc)

Below is a link to a request for comments for Little Susitna Flats Master Plan, Case #2022-127, Tech KMc.

Comments due by September 14, 2022.

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Thank you,

Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us

Kimberly McClure

From: Fire Code
Sent: Thursday, October 13, 2022 9:33 AM
To: Kimberly McClure
Subject: RE: Updated Little Susitna Flats (KMc)

Kimberly,
Fire and Life Safety has no issue with this.



Donald Cuthbert

Fire Marshal/ Assistant Fire Chief
CM\$FD – Fire & Life Safety Division (Fire Code)
Matanuska Susitna Borough – Department of Emergency Services
Phone: (907)861-8030 Email: Fire.Code@MatSuGov.us

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Tuesday, October 11, 2022 12:12 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; Camden Yehle <camdenyehle@gmail.com>; info@mlccak.org; hsfirewise@gmail.com; mschoming@crweng.com; Ron Bernier <Ron.Bernier@matsugov.us>; Eisenman, Mark E (DOT) <mark.eisenman@alaska.gov>
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Kimberly McClure

From: Taunie Boothby
Sent: Wednesday, October 19, 2022 5:47 PM
To: Kimberly McClure; MSB Platting; Matthew Goddard
Subject: RE: Updated Little Susitna Flats (KMc)
Attachments: RE: Little Susitna Flats Master Plan, Case #2022-127 Due: September 14, 2022

Hi Matthew,
Thank you for spending some time going over this yesterday.

Kimberly,

First, I would like to verify that my first set of comments will be retained with this file. They were submitted on September 8, 2022, and are still relevant. I have attached them for your convenience.

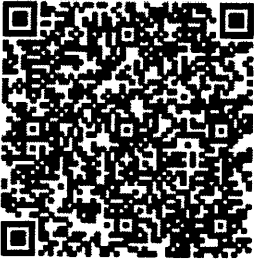
Additionally, I have several items that need to be resolved on the plat map and notes:

- 1) The floodway (floodway is one word) citation on the plat map states per MSB mapping. This is not accurate. It is September 27, 2019, FEMA Flood Insurance Study (FIS) and associated Flood Insurance Rate Map (FIRM). Note: The date used to create a parcel map on the MSB GIS system is FEMA Flood Insurance Study (FIS) and associated Flood Insurance Rate Map (FIRM) data effective September 27, 2019.
- 2) Mapped Special Flood Hazard Area reflected on the plat is representative of the September 27, 2019, FEMA Flood Insurance Study (FIS) and the associated Flood Insurance Rate Map (FIRM). However, plat note # 5 states it is from the study and map dated March 17, 2011. This is incorrect. The panel numbers should be revalidated as well since they change when a new FIS is completed.
- 3) Plat note # 6 is not accurate. There is not one (1) Base Flood Elevation (BFE) across this property. The BFE is dependent on the location across the 40-acre parcel between 324.69' to 331' North American Vertical Datum of 1988 (NAVD88).
- 4) Plat note # 6 does not cite the vertical datum used for the BFE label and the elevation data is not cited anywhere else that could be located.
- 5) Test hole data was taken at the southern portion of the property which is effectively 50' higher than the lower portion of the property. In this high precipitation year, how is this representative of an accurate groundwater reading? Especially where development might occur.

I would be happy to discuss these issues further.

Thank you,

Taunie L. Boothby, CFM, Planner II
Matanuska-Susitna Borough
Planning Department – Northern Office/Willow Library
(907) 861-8526
taunie.boothby@matsugov.us



Please take a moment and give us some feedback on the service you have received today.
Thank you!

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Tuesday, October 11, 2022 12:12 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; Camden Yehle <camdenyehle@gmail.com>; info@mlccak.org; hsfirewise@gmail.com; mschoming@crweng.com; Ron Bernier <Ron.Bernier@matsugov.us>; Eisenman, Mark E (DOT) <mark.eisenman@alaska.gov>
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Platting Technician
861-7873
Kimberly.McClure@matsugov.us

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Subject: Little Susitna Flats MSP (KMc)

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Comments due by September 14, 2022.

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Thank you,

Kimberly McClure

Platting Technician

861-7873

Kimberly.McClure@matsugov.us

Kimberly McClure

From: Taunie Boothby
Sent: Thursday, September 8, 2022 6:00 PM
To: Karol Riese; Gerrit Verbeek; Kimberly McClure
Subject: RE: Little Susitna Flats Master Plan, Case #2022-127 Due: September 14, 2022
Attachments: SFHA Overview Hillshade 5572 W Sunrise Pl.pdf; SFHA Overview 5572 W Sunrise Pl.pdf; SFHA Zoomed 5572 W Sunrise Pl.pdf

A very large portion of this proposal is located within the flood zone. Please see the attached maps.

This property includes identified Special Flood Hazard Area and Floodway that are managed under the MSB 17.29 code. This area requires a flood hazard development permit to be issued prior to any man-made change to improved or unimproved ground located in the floodplain. The floodway requires Hydrology & Hydraulic analysis and a no-rise certification attached to the flood hazard development permit application and requires a permit to be issued before work begins.

Please see the definition of development located in MSB 17.29: Chapter 17.29 FLOOD DAMAGE PREVENTION.

Please feel free to contact me if you have questions.

Thank you,

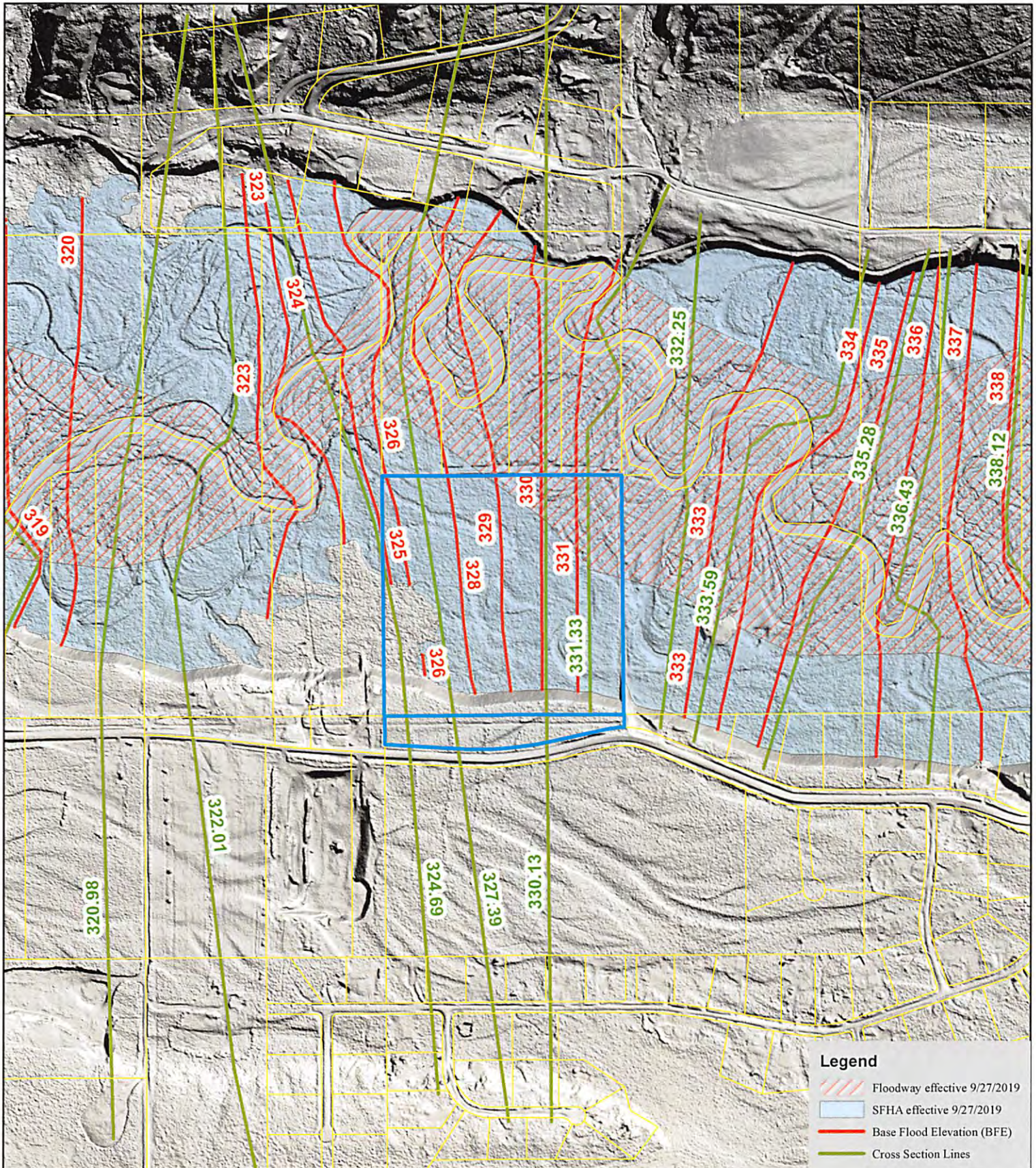
Taunie L. Boothby, CFM, Planner II
Matanuska-Susitna Borough
Planning Department – Northern Office/Willow Library
(907) 861-8526
taunie.boothby@matsugov.us



Please take a moment and give us some feedback on the service you have received today.
Thank you!

-----Original Appointment-----

From: Maija DiSalvo <Maija.DiSalvo@matsugov.us> **On Behalf Of** Karol Riese
Sent: Tuesday, August 23, 2022 11:41 AM
To: Taunie Boothby; Gerrit Verbeek
Subject: Little Susitna Flats Master Plan, Case #2022-127 Due: September 14, 2022
When: Monday, September 12, 2022 12:00 AM to Tuesday, September 13, 2022 12:00 AM (UTC-09:00) Alaska.
Where:



- Legend**
- Floodway effective 9/27/2019
 - SFHA effective 9/27/2019
 - Base Flood Elevation (BFE)
 - Cross Section Lines



Matanuska Susitna Borough
Permit Center

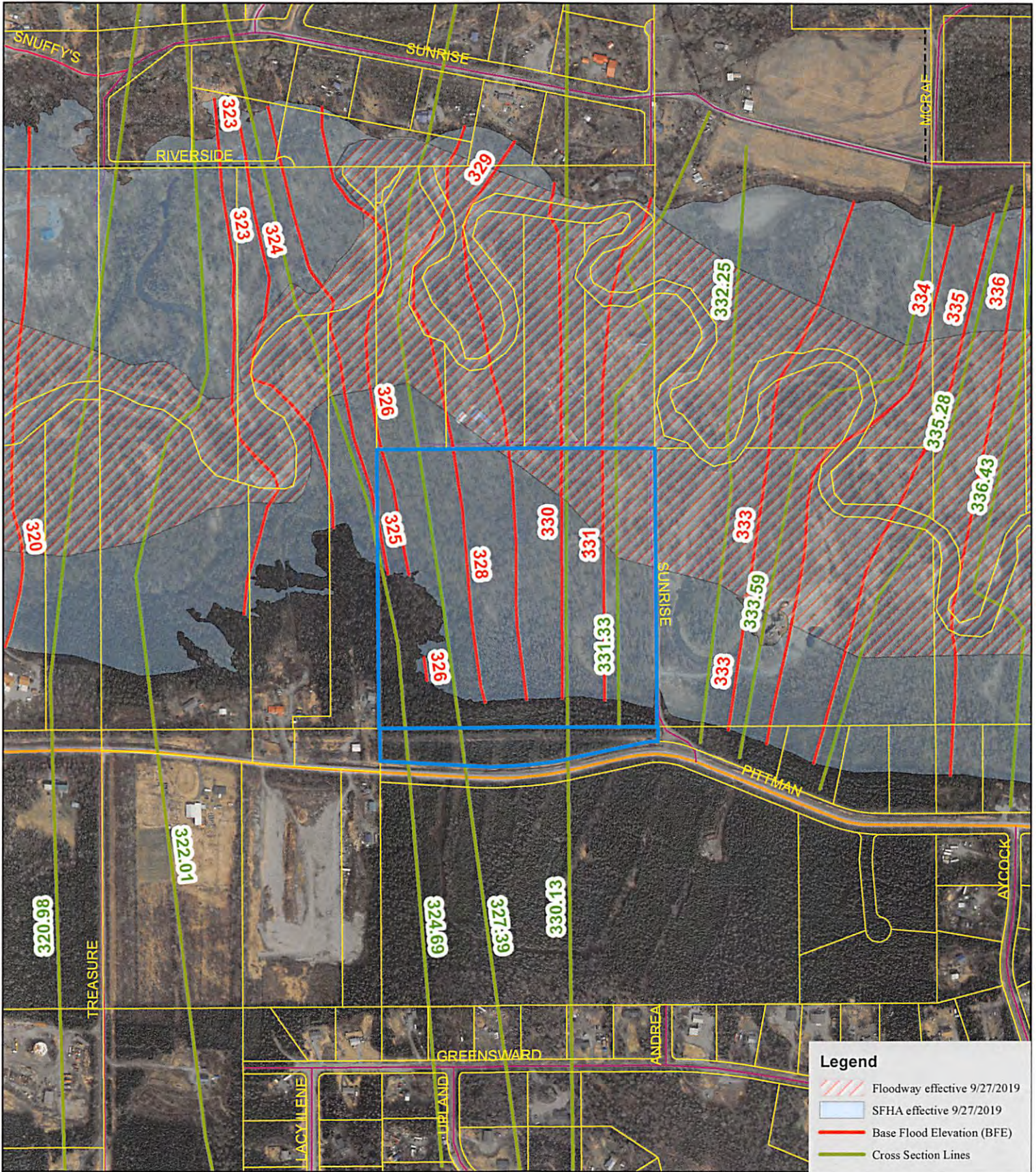
Date: 9/6/2022



0 205 410 820 1,230 1,640 Feet

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7801.

EXHIBIT F-5



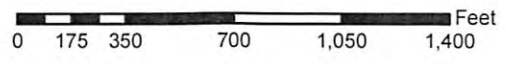
Legend

- Floodway effective 9/27/2019
- SFHA effective 9/27/2019
- Base Flood Elevation (BFE)
- Cross Section Lines



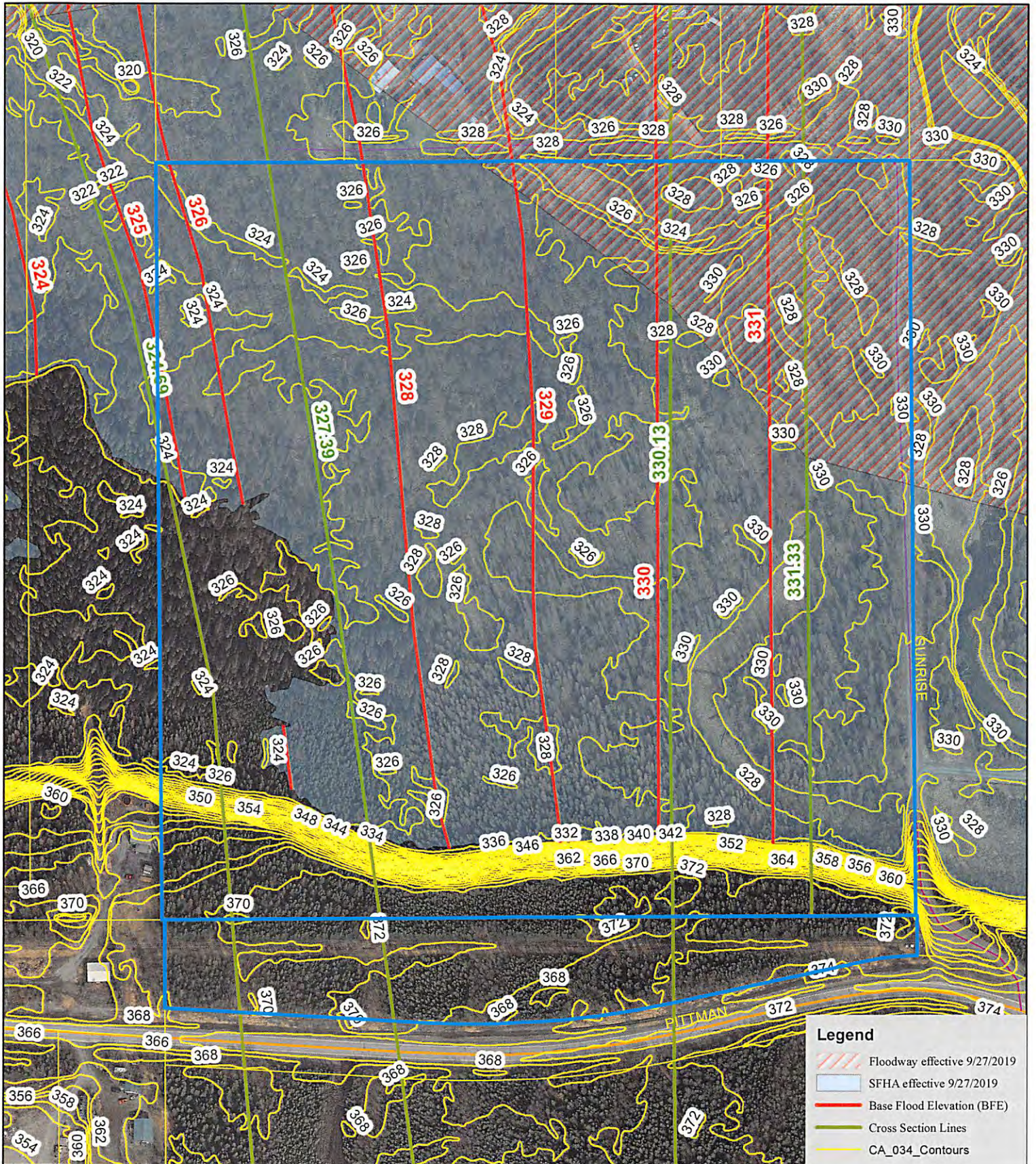
Matanuska Susitna Borough
 Permit Center

Date: 9/6/2022



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EXHIBIT F-6



Matanuska Susitna Borough
 Permit Center

Date: 9/6/2022



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0 65 130 260 390 520 Feet

EXHIBIT F-7

Kimberly McClure

From: Fred Wagner
Sent: Monday, October 17, 2022 1:15 PM
To: Gerrit Verbeek; Kimberly McClure
Subject: RE: Updated Little Susitna Flats (KMc)

As per the Department of Transportation (Pitman Road is a state owned right of way, not MSB) this subdivision will only be allowed two access points onto Pitman. They will also be required to share the access, so there will only be a total of two access points.

W. Sunrise Place is not public right of way where it meets Pitman Road. The unapproved construction area is the road dedicated for the waiver parcels to the north of this property.

From: Gerrit Verbeek <Gerrit.Verbeek@matsugov.us>
Sent: Monday, October 17, 2022 1:03 PM
To: Kimberly McClure <Kimberly.McClure@matsugov.us>
Cc: Fred Wagner <Frederic.Wagner@matsugov.us>
Subject: RE: Updated Little Susitna Flats (KMc)

Good afternoon Kimberly,

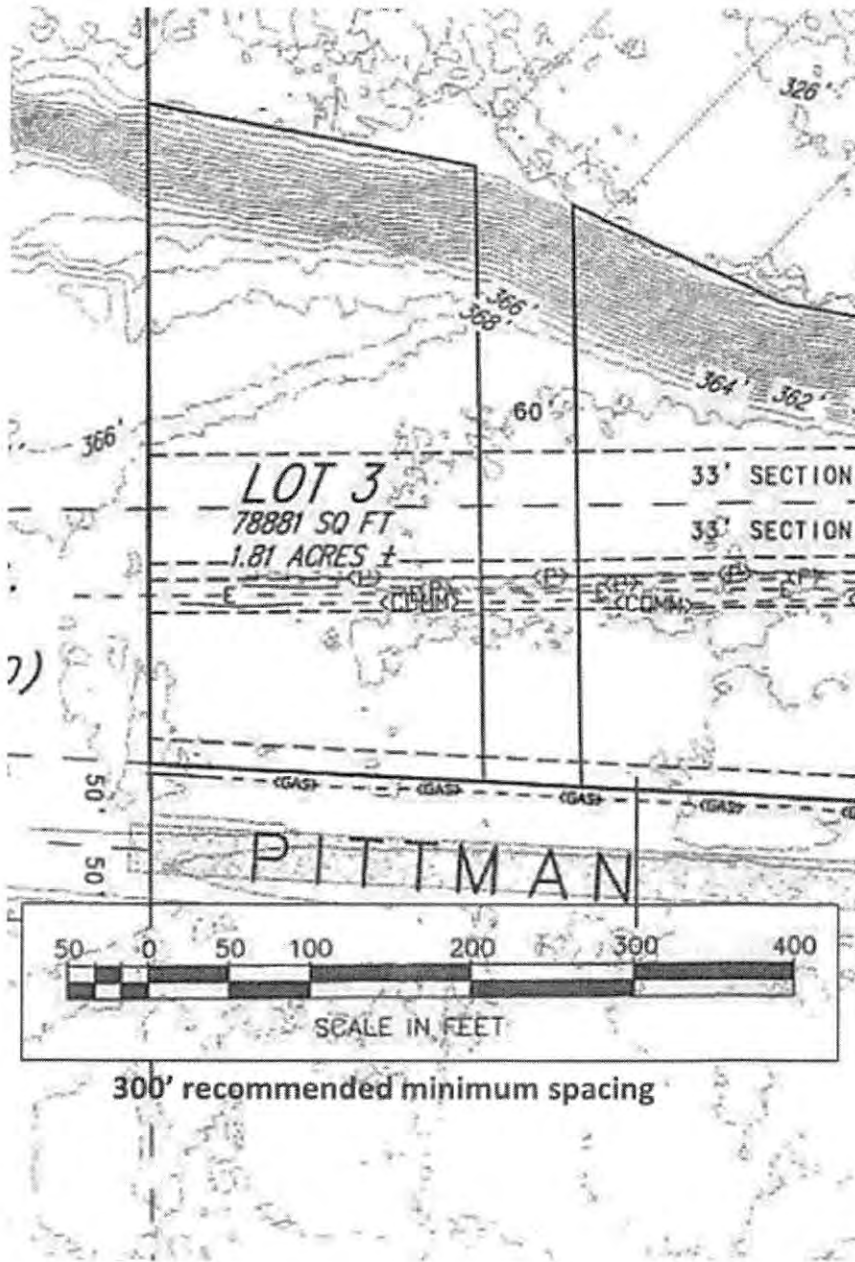
Copying this to Fred just because I see your OOO message and today is the feedback deadline.

I'd like to reiterate my feedback from the first Little Susitna Flats proposal. This updated case will most likely result in three independent access points from Lots 2, 3 and 4 all accessing Pittman Rd., a designated Major Collector in the 2022 OSHP with a speed limit of 35 m.p.h.

Access to Lots 2, 3 and 4 could be provided via W Sunrise Pl, which is a designated Local Road in the 2022 OSHP and has a speed limit of 25 mph. If possible, the subdivision owner should design access points to a Local Road, rather than a Major Collector.

I have seen that Sunrise is an Unapproved Construction, and would appreciate a quick lesson in how that impacts this case.

The Subdivision Construction Manual also sets a standard of 300 feet Minimum Average Access Point Spacing (Table B-1, p.19) between access points onto a 35 m.p.h. road. The updated case does not have sufficient spacing between the access points for Lots 2 and 3 to provide sufficient spacing. The Manual uses the language that access point "shall not exceed the minimums listed in Table B-1"



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Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us

From: Kimberly McClure

Sent: Monday, August 22, 2022 3:07 PM

To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; Camden Yehle <camdenyehle@gmail.com>; info@mlccak.org; hsfirewise@gmail.com; mschoming@crweng.com; Ron Bernier <Ron.Bernier@matsugov.us>

Subject: Little Susitna Flats MSP (KMc)

Below is a link to a request for comments for Little Susitna Flats Master Plan, Case #2022-127, Tech KMc.

Comments due by September 14, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EIL-kHXsb_VKg5DeFwlpX3cBge6uv82_9vHzfyW8m-bBwg?e=fLIG9j

Kimberly McClure

From: Permit Center
Sent: Tuesday, October 11, 2022 1:53 PM
To: Kimberly McClure
Subject: RE: Updated Little Susitna Flats (KMc)

No Comments.

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Tuesday, October 11, 2022 12:12 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; Camden Yehle <camdenyehle@gmail.com>; info@mlccak.org; hsfirewise@gmail.com; mschoming@crweng.com; Ron Bernier <Ron.Bernier@matsugov.us>; Eisenman, Mark E (DOT) <mark.eisenman@alaska.gov>
Subject: Updated Little Susitna Flats (KMc)

Good afternoon,

This updated case has a short timeframe for comments since this case is a continuance.

Little Susitna Flats was continued to November 3, 2022 to allow time to re-design the proposed plat. Below is a link to a request for comments for the UPDATED Little Susitna Flats, Case #2022-127, Tech KMc.

Comments due by October 19, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EtiG4gs9SMpPvPEA6sPLk2wBxAZtxDQdCUUvT2MVIxvj7w?e=pEJcGz

Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.

Thank you,

Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

October 12, 2022

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

Re: Plat Review

Dear Mr. Wagner:

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

- **Filyuk HO08 (KMc) Pittman Road and N White Clover Cr.**
 - No objection to the platting action.
 - No direct access to Pittman Road.
 - Both lots must take access from N White Clover Cr.

- **Little Susitna Flats Pittman Road Pre-Plat**
 - No change to existing access.
 - Only two accesses to Pittman Road will be permitted. Request Lots 2, 3, and 4 share common access.

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT H - 1

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0512 or david.post@alaska.gov.

Sincerely,

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

David Post
Surface Transportation Manager

cc: Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Brad Sworts, MSB Transportation Manager
Jacob Ciufu, P.E., Regional Hydrologist, DOT&PF
Sean Baski, Chief, Highway Design, DOT&PF
Danika Simpson, Property Management Supervisor, Right of Way, DOT&PF
Noah King, P.E. Project Manager, DOT&PF

Kimberly McClure

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Wednesday, October 19, 2022 8:57 AM
To: Kimberly McClure
Subject: RE: Updated Little Susitna Flats (KMc)

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

Hi Kimberly,

Alaska Department of Fish and Game has reviewed the proposed platting actions and has no objections. 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: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Tuesday, October 11, 2022 12:12 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <jamie.taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamelaj.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Horton, George C (DNR) <george.horton@alaska.gov>; Walker, James H (DNR) <james.walker2@alaska.gov>; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; Camden Yehle <camdenyehle@gmail.com>; info@mlccak.org; hsfirewise@gmail.com; mschoming@crweng.com; Ron Bernier <Ron.Bernier@matsugov.us>; Eisenman, Mark E (DOT) <mark.eisenman@alaska.gov>
Subject: Updated Little Susitna Flats (KMc)

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.

Good afternoon,

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Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.

Thank you,

Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us

From: Kimberly McClure
Sent: Monday, August 22, 2022 3:07 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; Camden Yehle <camdenyehle@gmail.com>; info@mlccak.org; hsfirewise@gmail.com; mschoming@crweng.com; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: Little Susitna Flats MSP (KMc)

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Comments due by September 14, 2022.

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Thank you,
Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us



1210 N Kim Drive, Suite B, Meadow Lakes, Alaska 99623
Phone: 907-232-2845 - Email: info@mlccak.org - Website: www.mlccak.org

Matanuska Susitna Borough
Platting Board and staff

October 12, 2022

RE: Case# 2022-127, Little Susitna Flats Master Plan, Tax ID# 18N02W14C004 and 8182B01L005

The Meadow Lakes Community Council would like to submit the following comments for consideration regarding the updated proposed Little Susitna Flats Master Plan plat.

Our comments remain the same as for the original proposed plat.

Comments submitted on original proposed plat on September 14, 2022:

Our main concern is about potential future public costs associated with building in the section line easement or in flood zones. Buyers of these lots should be made aware of the section lines and building requirements in flood zones.

The Council membership voted to submit these comments at their October 12, 2022, meeting.

Sincerely,

Camden Yehle
President, Meadow Lakes Community Council



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

October 12, 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.

- **LITTLE SUSITNA FLATS**
(MSB Case # 2022-127)

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 cursive script that reads "James Christopher".

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

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT AS A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM AWARE OF THE PROVISIONS OF THE ALASKA SURVEYING ACT AND THAT I AM FULLY QUALIFIED TO ISSUE THIS CERTIFICATE AND THAT THE COPY OF THE ORIGINAL SURVEY MAP IS FILED IN THE OFFICE OF THE RECORDER.

REGISTERED LAND SURVEYOR



LINE TABLE

LINE #	READING	LENGTH
L1	50° OF 11° E	79.40
L2	80° OF 11° W	74.30
L3	234° 57' 30" E	66.41



MSB WAIVER RES.
99-66-PWM
(BK. 1050, PG. 700)

CURVE TABLE

CURVE #	LENGTH	ARC CHORD	CHORD BEARING	CHORD LENGTH	CHORD BEARING
C1	432.88	1747.42	157° 32' 32"	217.76	432.47
C2	94.30	445.34	175° 02' 38"	47.30	94.17
C3	34.19	165.14	174° 02' 32"	17.10	34.18
C4	60.17	294.14	174° 04' 14"	30.13	60.12
C5	163.20	774.40	174° 02' 32"	82.20	163.18
C6	289.80	1441.40	174° 02' 32"	144.80	289.78

NOTES

ALL DISTANCES SHOWN ARE GROUND DISTANCES.

THE BASIS OF BEARING ON THIS PLAN IS TRUE NORTH WITH RESPECT TO THE MERIDIAN MERIDIAN THROUGH THE 3 CORNER SHARED BY SECTIONS 14 AND 18 ON THE T1 LINE OF LOT 3 (SURVEY POINT 701). A RECOVERED GRADE CAP WITH A METEORIC IS GEODETIC POSITION OF 81° 38' 33.77" W (49° 35' 12.36" W).

NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE INSTALLED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THESE ITEMS.

THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS CONCERNING LAND USE, THE INDIVIDUAL PARCELS SHOWN SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAN TO BE SITED.

FLOOD HAZARD DATA SHOWN HEREON DERIVED FROM FEMA FIRM PANEL 7188C DATED 10/11/2011 & THESE DATED MARCH 17, 2011.

THE BASE FLOOD ELEVATION FOR LOTS 1, 2, AND 3, BASE ON MSB FLOOD STUDY DATA, 348.00 FT.

THIS SUBDIVISION IS ENCUMBERED BY MSA BLANKET EASEMENTS RECORDED ON OCTOBER 1982 IN BK. 34, PG. 8, PG. 62, AND ON JUNE 1, 2022 IN DOCUMENT # 18-0128248-0

THIS SUBDIVISION IS ENCUMBERED BY A STATE OF ALASKA EASEMENT RECORDED ON MARCH 11, 1961 IN BK. 32, PG. 8.

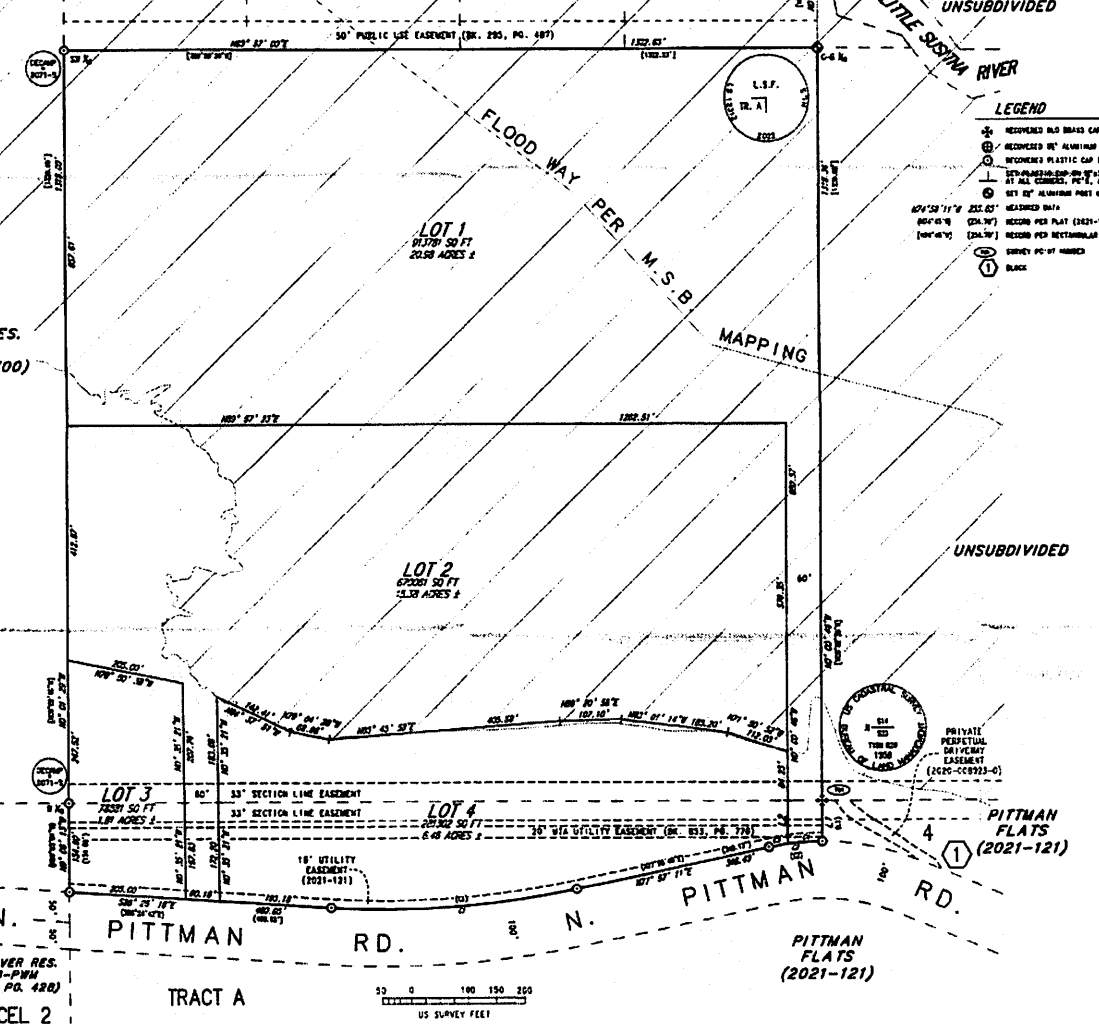
THIS SUBDIVISION IS ENCUMBERED BY A CONVEYANCE RIGHT OF WAY EASEMENT W/PTED TO MEA RECORDED ON MAY 4, 2021 THE RE-RECORDED ON OCTOBER 9, 2021 IN DOCUMENT # 2021-012428-0

THIS SUBDIVISION IS ENCUMBERED BY A MTA BLANKET EASEMENT IN JUNE 17, 1994 BK. 833, PG. 776.

EXHIBIT K-2

UNSUBDIVIDED UNSUBDIVIDED UNSUBDIVIDED UNSUBDIVIDED

FLOOD HAZARD AREA



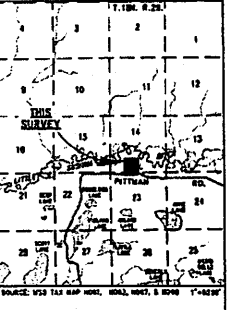
CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH) _____ DATE _____

LEGEND

- ⊙ RECOVERED IRON BRASS COP IN 1920 PIPE
- ⊙ RECOVERED MET ALUMINUM POST REMOVED
- ⊙ RECOVERED PLASTIC COP IN W/ IRON
- ⊙ SET OF ALUMINUM POST REMOVED
- ⊙ SET OF ALUMINUM POST REMOVED
- ⊙ SET OF ALUMINUM POST REMOVED
- ⊙ SET OF ALUMINUM POST REMOVED
- ⊙ SURVEY PC BY HANSON
- ⊙ BLACK



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION FOR THE BEST PUBLIC CONVENIENCE, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH, AND GRANT ALL EASEMENTS TO THE USES SHOWN.

ALEXANDER BAILEYSKIT _____ DATE _____
P.O. BOX 214150
NASTILLA, AK 99647-4150

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SEEN TO BEFORE ME THIS _____ DAY OF _____ 2022.

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

RECEIVED
OCT 17 2022
PLATTING

Agenda Copy
Approved Copy

A PLAN OF
LITTLE SUSITNA FLATS
A SUBDIVISION OF
PITMAN FLATS
(2021-121)
&
SITE SPEC. SEC 14
T.18N. R.27E. S.4E. AK
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW. SEC. 14 & NW. SEC. 23,
T.18N. R.27E. S.4E. AK
CONTAINING 14.71 ACRES MORE OR LESS

HANSON
LAND SOLUTIONS
ALASKA BUSINESS LICENSE #18253
305 EAST FOREVER AVENUE
PALMER, ALASKA, 99645
(907) 746-7738

FILE: F022-114 (S: 03) SCALE: 1"=100' (10/24/22) OF 1

Kimberly McClure

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, October 18, 2022 5:31 PM
To: Kimberly McClure
Cc: OSP Design Group
Subject: RE: Updated Little Susitna Flats (KMc)
Attachments: Updated Little Susitna Flts.pdf; Updated Agenda Plat.pdf

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

Kimberly,

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: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Tuesday, October 11, 2022 12:12 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; OSP Design Group <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamela.j.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; Camden Yehle <camdenyehle@gmail.com>; info@mlccak.org; hsfirewise@gmail.com; mschoming@crweng.com; Ron Bernier <Ron.Bernier@matsugov.us>; Eisenman, Mark E (DOT) <mark.eisenman@alaska.gov>
Subject: Updated Little Susitna Flats (KMc)

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Little Susitna Flats was continued to November 3, 2022 to allow time to re-design the proposed plat. Below is a link to a request for comments for the UPDATED Little Susitna Flats, Case #2022-127, Tech KMc.

Comments due by October 19, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EtiG4gs9SMpPvPEA6sPLk2wBxAZtxDQdCUUvT2MVIxvj7w?e=pEJcGz

Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.

Thank you,

Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us

From: Kimberly McClure
Sent: Monday, August 22, 2022 3:07 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; GCI <ospdesign@gci.com>; Jacque Malette <jacque.malette@matsugov.us>; James Christopher <James.Christopher@enstarnaturalgas.com>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Jennifer Ballinger <Jennifer.Ballinger@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; MEA (mearow@mea.coop) <mearow@mea.coop>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; pamela.i.melchert@usps.gov; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; regpagemaster@usace.army.mil; row@mtasolutions.com; Tom Adams <Tom.Adams@matsugov.us>; Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Horton, George C (DNR) <george.horton@alaska.gov>; james.walker2@alaska.gov; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisher@gci.net>; Camden Yehle <camdenyehle@gmail.com>; info@mlccak.org; hsfirewise@gmail.com; mschoming@crweng.com; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: Little Susitna Flats MSP (KMc)

Below is a link to a request for comments for Little Susitna Flats Master Plan, Case #2022-127, Tech KMc.

Comments due by September 14, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EIL-kHXsb_VKg5DeFwlpX3cBge6uv82_9vHzfyW8m-bBwg?e=fLIG9j

Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.

Thank you,

Kimberly McClure
Platting Technician
861-7873
Kimberly.McClure@matsugov.us

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ADDRESS: _____
(PLATTING CLERK)

SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT I HAVE PERSONALLY CONDUCTED A SURVEY OF THE LAND SHOWN ON THIS PLAN, AND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR



MSB WAIVER RES. 99-66-PWM (BK. 1050, PG. 700)

LINE TABLE

LINE #	READING	LENGTH
L1	50' OF 1 1/2"	70.40
L2	10' OF 1 1/2"	74.30
B1	20' OF 1 1/2"	(66.40)

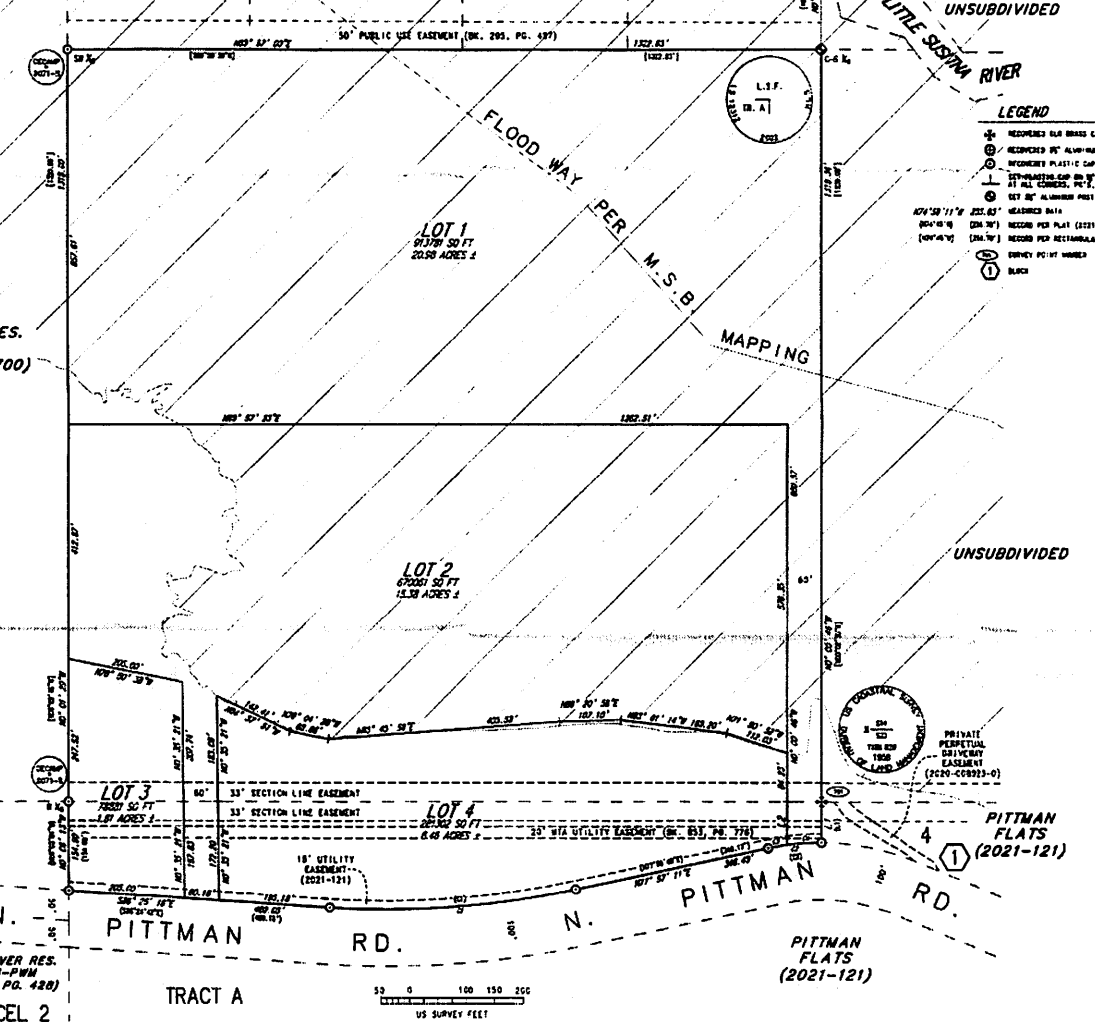


CURVE TABLE

CURVE #	LENGTH	ARC	BEARING	CHORD LENGTH	CHORD BEARING
C1	432.80	150° 32' 37"	217.76	432.47	S85° 45' 58"W
C2	94.30	170° 02' 37"	47.30	94.17	S02° 27' 25"W
C3	34.10	174° 02' 37"	17.30	34.10	S02° 05' 05"W
C4	60.17	174° 02' 37"	30.13	60.12	S02° 11' 05"W
C5	140.30	170° 02' 37"	69.10	140.30	S02° 05' 05"W
C6	60.17	174° 02' 37"	30.13	60.12	S02° 11' 05"W

- NOTES**
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
 - THE BASIS OF BEARING ON THIS PLAN IS TRUE NORTH WITH REFERENCE TO THE LONGITUDINAL MERIDIAN THROUGH THE 6 CORNER SHARED BY SECTIONS 14 AND 23 ON THE EAST LINE OF LOT 3 (SURVEY POINT 701). A RECOVERED BRASS CAP WITH A NETWORK GROSS GEODETIC POSITIONING OF 41° 38' 32.77" N 149° 35' 12.34" W.
 - 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 GOVERNS THOSE SYSTEMS.
 - THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS CONCERNING LAND USE. THE PLATTING BOARD, HOWEVER, OBTAINS A CERTIFICATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAN TO BE RECORDED.
 - FLOOD HAZARD DATA (FHA) HEREON DERIVED FROM FEMA FIRM PANEL 7188C DATED MARCH 17, 2011 & 7188C DATED MARCH 17, 2011.
 - THE BASE FLOOD ELEVATION FOR LOTS 1, 2, AND 3, BASE ON MSB FLOOD STUDY DATA, IS 328.00'.
 - THIS SUBDIVISION IS ENCUMBERED BY NEA BLANKET EASEMENTS RECORDED ON OCTOBER 5, 1980 IN BK. 34, PG. 6, PG. 44, AND PG. 84-85 AND ON JUNE 1, 2022 IN DOCUMENT # 2022-012828-0.
 - THIS SUBDIVISION IS ENCUMBERED BY A STATE OF ALASKA EASEMENT RECORDED ON MARCH 21, 1981 IN BK. 33, PG. 8.
 - THIS SUBDIVISION IS ENCUMBERED BY A CONVERSION RIGHT OF WAY EASEMENT GRANTED TO NEA RECORDED ON MAY 4, 2021 THE RE-RECORDED ON DECEMBER 9, 2021 IN DOCUMENT # 2021-011903-0.
 - THIS SUBDIVISION IS ENCUMBERED BY A NTA BLANKET EASEMENT IN APRIL 27, 1990 IN BK. 833, PG. 718.

FLOOD HAZARD AREA

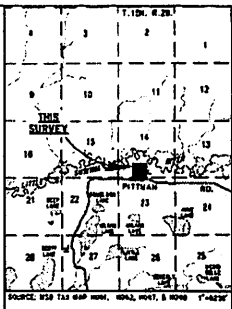


CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL (NUTARIUSKA-SUSTITNA BOROUGH) _____ DATE _____

- LEGEND**
- RECOVERED BRASS CAP ON IRON PIPE
 - RECOVERED 1/2" ALUMINUM POST MARKER
 - RECOVERED PLASTIC CAP ON IRON PIPE
 - TEMPORARILY CAP ON 1/2" IRON PIPE
 - AT ALL CORNERS, P.C.'S, AND P.T.'S
 - 1/2" SET OF ALUMINUM POST MARKER
 - RECOVERED NAIL
 - RECORD FOR PLAN (2021-121)
 - RECORD FOR RECTANGULAR (1800-1800)
 - RECORD FOR RECTANGULAR (1800-1800)
 - SURVEY POINT MARKER
 - BLACK



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT. I DEDICATE ALL RIGHTS-OF-WAY TO THE NUTARIUSKA-SUSTITNA BOROUGH, AND GRANT ALL EASEMENTS TO THE USES SHOWN.

ALEXANDER BALETSEY _____ DATE _____
P.O. BOX 874788
NASSAU, AK 99837-4788

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SEEN TO BEFORE ME THIS _____ DAY OF _____, 20____.

FOR _____

NOTARY FOR THE STATE OF ALASKA
BY COMMISSION EXPIRES: _____

APPROVED AS SHOWN
CORRECTED
NON-MATERIAL DATE
ENGINEERING & DESIGN

RECEIVED
OCT 17 2022
PLATTING

AGENTS COPY
A PLAN OF
A SUBDIVISION OF
LOT 3
PITTMAN FLATS
(2021-121)
&
LOT 4
PITTMAN FLATS
(2021-121)
LOCATED WITHIN
SW1/4 SEC. 14 & W1/4 SEC. 23,
T.18N. R.21W. S14 AX
CONTAINING 44.71 ACRES MORE OR LESS

HANSON LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)746-7738

EXHIBIT K-5

7A

Matanuska-Susitna Borough PLATTING BOARD

MEETING SCHEDULE FOR 2023

Date Approved: _____

Platting Board meetings are held on the First and Third Thursdays of each month at 1:00 P.M. In the Assembly Chambers of the Dorothy Swanda Jones Building, 350 E. Dahlia Ave. Palmer, AK.

All items submitted to the Platting board require a public hearing and appropriate fees.

MEETING DATE

February 2, 2023
February 16, 2023
March 2, 2023
March 16, 2023
April 6, 2023
April 20, 2023
May 4, 2023
May 18, 2023
June 1, 2023
June 15, 2023
July 6, 2023
July 20, 2023
August 3, 2023
August 17, 2023
September 7, 2023
September 21, 2023
October 5, 2023
October 19, 2023
November 2, 2023
November 16, 2023
December 7, 2023
December 21, 2023
January 4, 2024
January 18, 2024