

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING  
ADMINISTRATIVE SPECIALIST  
Theresa Taranto



PLATTING TECHNICIANS  
Amy Otto-Buchanan  
Matthew Goddard  
Chris Curlin

PLATTING ASSISTANT  
Kayla Kinneen

## **ABBREVIATED PLAT AGENDA**

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

### **REGULAR MEETING**

**8:30 A.M.**

**August 9, 2023**

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

### **1. INTRODUCTION**

A. Introduction of Staff

### **2. UNFINISHED BUSINESS:**

(None)

### **3. PUBLIC HEARINGS:**

- A. **ROYAL FLUSH:** The request is to create two lots from Lots 1 & 2, MSB Waiver Resolution #81-117-PWm, Recorded as 81-205W, to be known as **Royal Flush**, containing 10.00 acres +/- . The property is located south and east of N. Meadow Lakes Loop, west of N. Pittman Road, and directly north of W. Sunrise Drive (Tax ID # 18N02W33A015 / 18N02W33A016); within the NE ¼ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Danny Noland II & Sheri Bree Noland, Staff: Matthew Goddard, Case #2023-083*)
- B. **QUANTUM:** The request is to create three lots from Tax Parcel D9, to be known as **Quantum**, containing 2.03 acres +/- . Parcels are located directly east of S. Woodward Loop and northeast of E. Parks Highway (Tax ID# 17N01E15D009); lying within the W ½ SE ¼ Section 15, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. (*Petitioner/Owner: Quantum Laundry Lounge, Staff: Chris Curlin, Case # 2023-084*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **August 9, 2023**, in **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

## Public Hearing Process

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

3A

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
AUGUST 9, 2023

ABBREVIATED PLAT: ROYAL FLUSH  
LEGAL DESCRIPTION: SEC 33, T18N, R02W, SEWARD MERIDIAN AK  
PETITIONERS: DANNY NOLAND II  
SURVEYOR/ENGINEER: LAVENDER SURVEY & MAPPING / WALDEN CONSTRUCTION  
ACRES: 10.00 ± PARCELS: 2  
REVIEWED BY: MATTHEW GODDARD CASE #: 2023-083

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**REQUEST:** The request is to create two lots from Lots 1 & 2, MSB Waiver Resolution #81-117-PWm, Recorded as 81-205W, to be known as **ROYAL FLUSH**, containing 10.00 acres +/- . The property is located south and east of N. Meadow Lakes Loop, west of N. Pittman Road, and directly north of W. Sunrise Drive; within the NE ¼ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Asbuilt and Topo  
Soils Report

**EXHIBIT A** – 5 pgs  
**EXHIBIT B** – 1 pg  
**EXHIBIT C** – 2 pgs

**AGENCY COMMENTS**

ADOT&PF  
MSB Department of Public Works  
MSB Development Services  
MSB Planning  
MSB Assessments  
Utilities  
Public

**EXHIBIT D** – 3 pgs  
**EXHIBIT E** – 1 pg  
**EXHIBIT F** – 1 pg  
**EXHIBIT G** – 1 pg  
**EXHIBIT H** – 1 pg  
**EXHIBIT I** – 1 pg  
**EXHIBIT J** – 4 pgs

**DISCUSSION:** The proposed subdivision is creating two lots. Lot 1 will be 6.803 acres and Lot 2 will be 3.196 acres. Proposed Lot 1 will take access from W. Sunrise Drive, a Borough owned and maintained road. Lot 2 will take access from N. Pittman Road, a State of Alaska owned and maintained road.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Robert Walden, P.E., notes that one test hole was dug close to the proposed split line almost in the center of both new lots. The test hole was dug to a depth of 17', water was encountered at 15'. The soils consisted of 18" of topsoil (ML), 4.5' of sands (SP), 8' of gravelly sands (SW) and 3' of well graded gravels (GW). Based on the available soils, water table information, topography, MSB title 43 Code definitions, and observations



at the site, each lot will have at least 10,000 square feet of contiguous usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 Area.

**Comments:**

ADOT&PF (**Exhibit D**) has no objections to the proposed subdivision. DOT&PF notes that proposed Lot 1 will be required to take access from Sunrise Drive (**Recommendation # 3**). Lot 2 will be permitted one access to Pittman Road. The petitioner will need to re-apply for a driveway permit at this location (**Recommendation #4**). DOT&PF requests verification of the location of existing access to Lot 2 from Pittman Road. *Platting Staff notes that the driveway has since been relocated and the as-built shows the driveway as it exists today.* Future development of Lot 2 is not guaranteed driveway access through Pittman Road.

MSB Department of Public Works (**Exhibit E**) Notes that the petitioner should continue to coordinate with AK Department of Transportation for access onto Pittman Road. It appears the as-built is missing a structure located near the lot line between Lot 1 and Lot 2. Petitioner will need to verify proposed lot lines meet MSB code setback requirements (**Recommendation #5**).

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

MSB Planning (**Exhibit G**) recommends that both proposed lots maintain legal access to Sunrise Drive as it is the lower classification roadway. *Platting Staff notes that access for proposed Lot 2 onto N. Pittman Road has been approved by ADOT&PF.*

MSB Assessments (**Exhibit H**) notes the waiver number on the Agenda Plat is incorrect. The waiver should read 81-205W. *Platting staff notes that this will be corrected before recordation.*

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

**Public:** Douglas Brotherton, a property owner to the north objects to this platting action, unless an agreement on the runway is reached.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Meadow Lakes Community Council; Fire Service Area #136 West Lakes; Road Service Area #027 Meadow Lakes; MSB Community Development or Emergency Services; GCI, MEA or MTA.

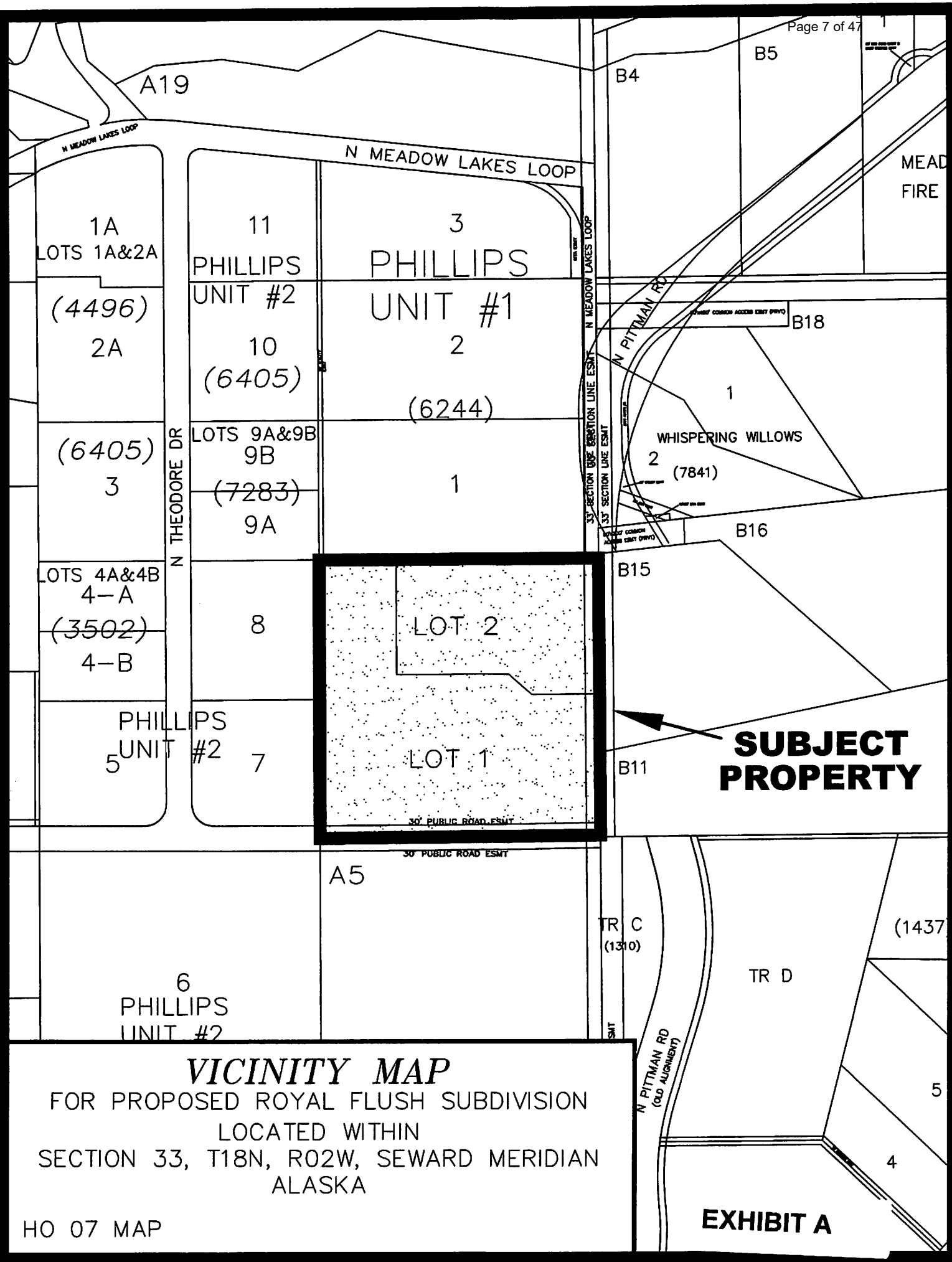
**CONCLUSION:** The abbreviated plat of Royal Flush is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

### **FINDINGS OF FACT**

1. The plat of Royal Flush is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Meadow Lakes Community Council; Fire Service Area #136 West Lakes; Road Service Area #027 Meadow Lakes; MSB Community Development or Emergency Services; GCI, MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There was one objection from the public in response to the Notice of Public Hearing.

### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Royal Flush, Section 33, 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. Add a Plat Note stating that no access to N. Pittman Road shall be granted to Lot 1 unless otherwise approved by the permitting authority.
4. Apply for a driveway permit for the N. Pittman Road access with the State of Alaska Department of Transportation & Public Facilities. Provide a copy of the application to Platting Staff.
5. Submit an updated as-built showing all structures to include distance from lot lines.
6. Pay postage and advertising fees.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.



**VICINITY MAP**

FOR PROPOSED ROYAL FLUSH SUBDIVISION  
LOCATED WITHIN  
SECTION 33, T18N, R02W, SEWARD MERIDIAN  
ALASKA

HO 07 MAP

**EXHIBIT A**

LOTS 1A&2A

(4496)

2A

(6405)

3

LOTS 4A&4B

4-A

(3502)

4-B

PHILLIPS  
UNIT #2

5

7

PHILLIPS  
UNIT #2

10

(6405)

LOTS 9A&9B

9B

(7283)

9A

8

PHILLIPS

UNIT #1

2

(6244)

1

A16

A15

A5

6  
PHILLIPS  
UNIT #2  
(6405)

D2

N THEODORE DR

W SUNRISE DR

30' PUBLIC ROAD ESMT

30' PUBLIC ROAD ESMT

30' PUBLIC ROAD ESMT

33' SECTION LINE ESMT

33' SECTION LINE ESMT

33' SECTION LINE ESMT

N PITTMAN RD

33' SECTION LINE ESMT

TR C (1310)

N PITTMAN RD (OLD ALIGNMENT)

C6

W LONGBOW CIR

ORLD WAY

B18

1

WHISPERING WILLOWS

2 (7841)

B16

B15

B11

(1437)

SHERWOOD E

TRACT D

ADI

(5)

5

4

3

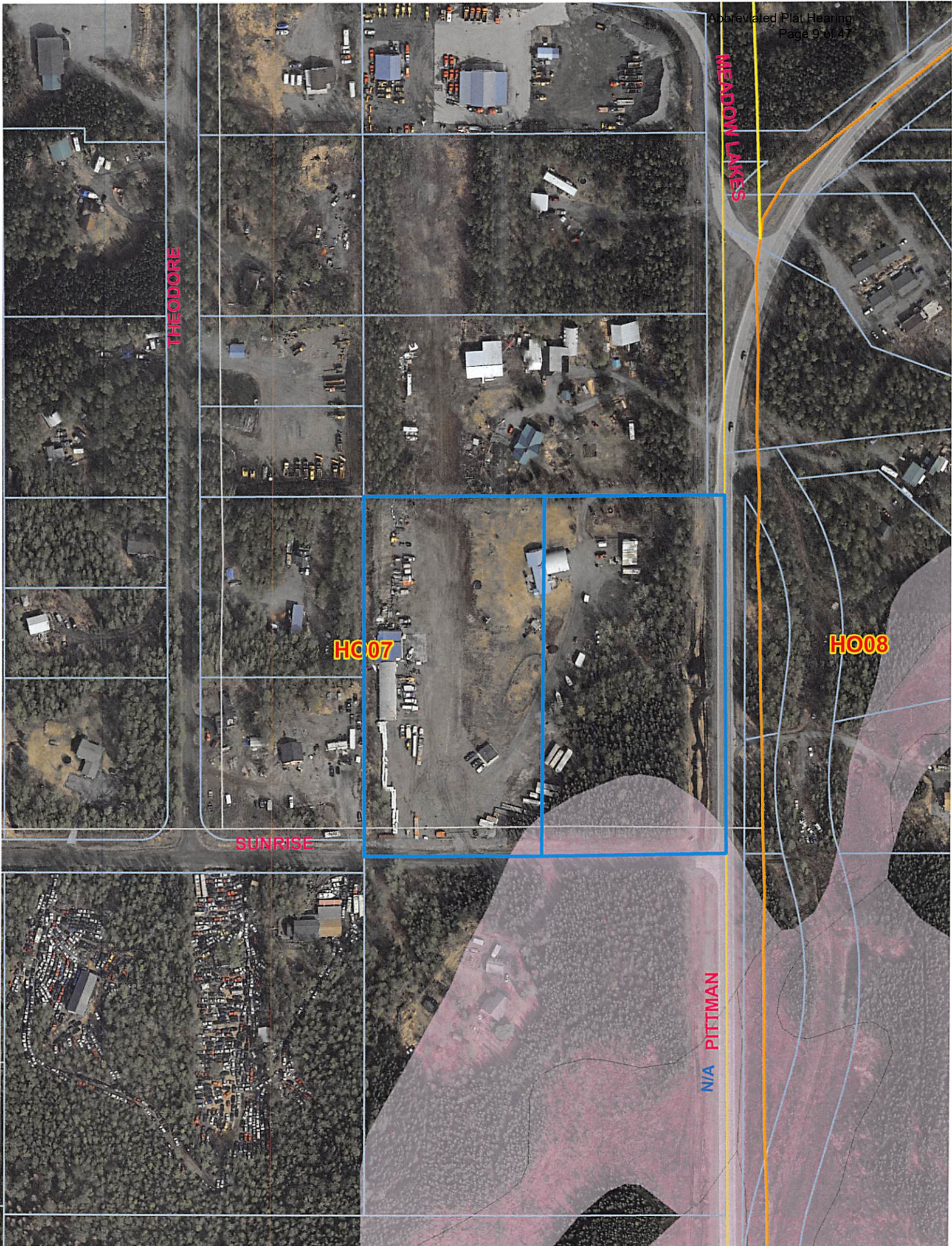
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(1437)

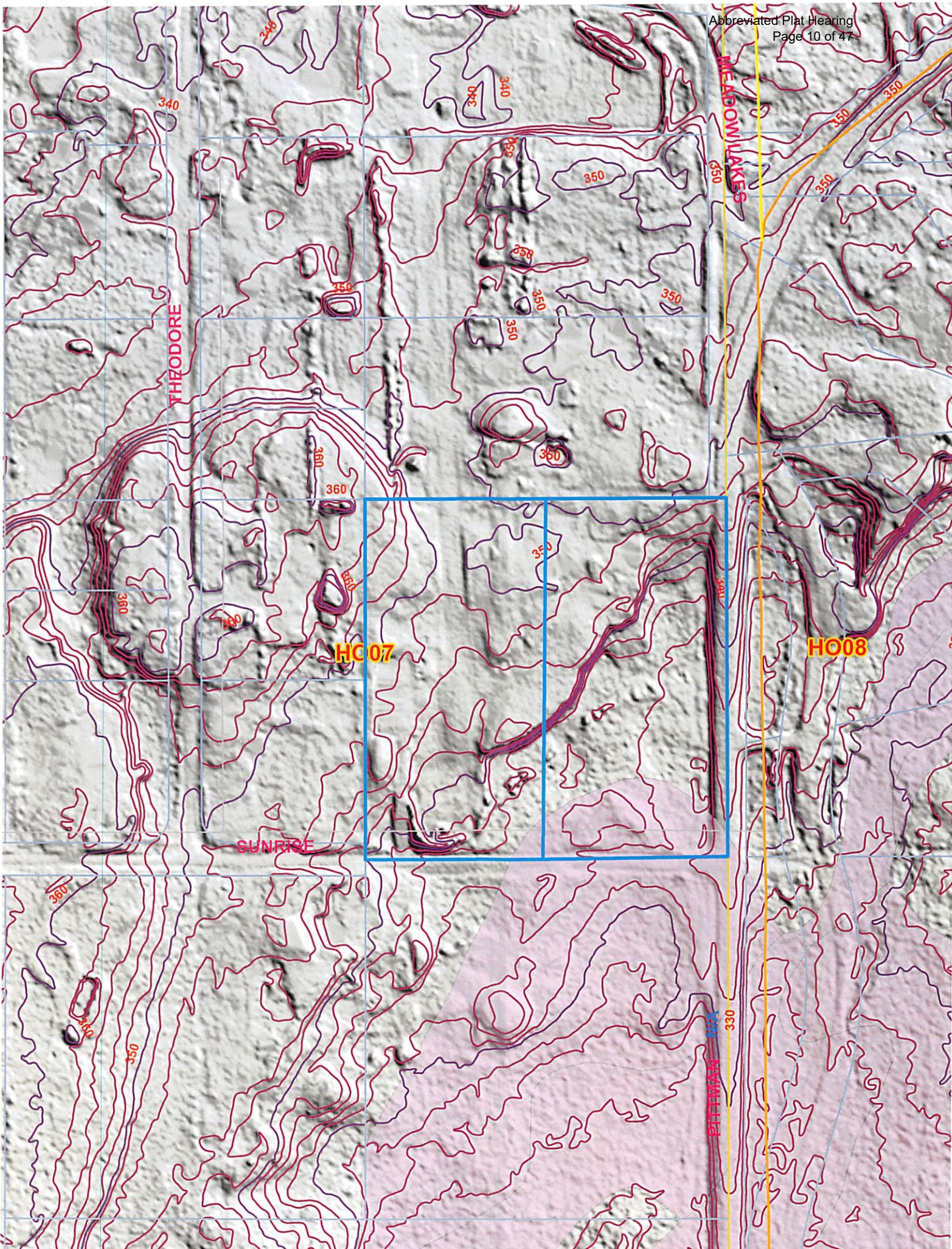
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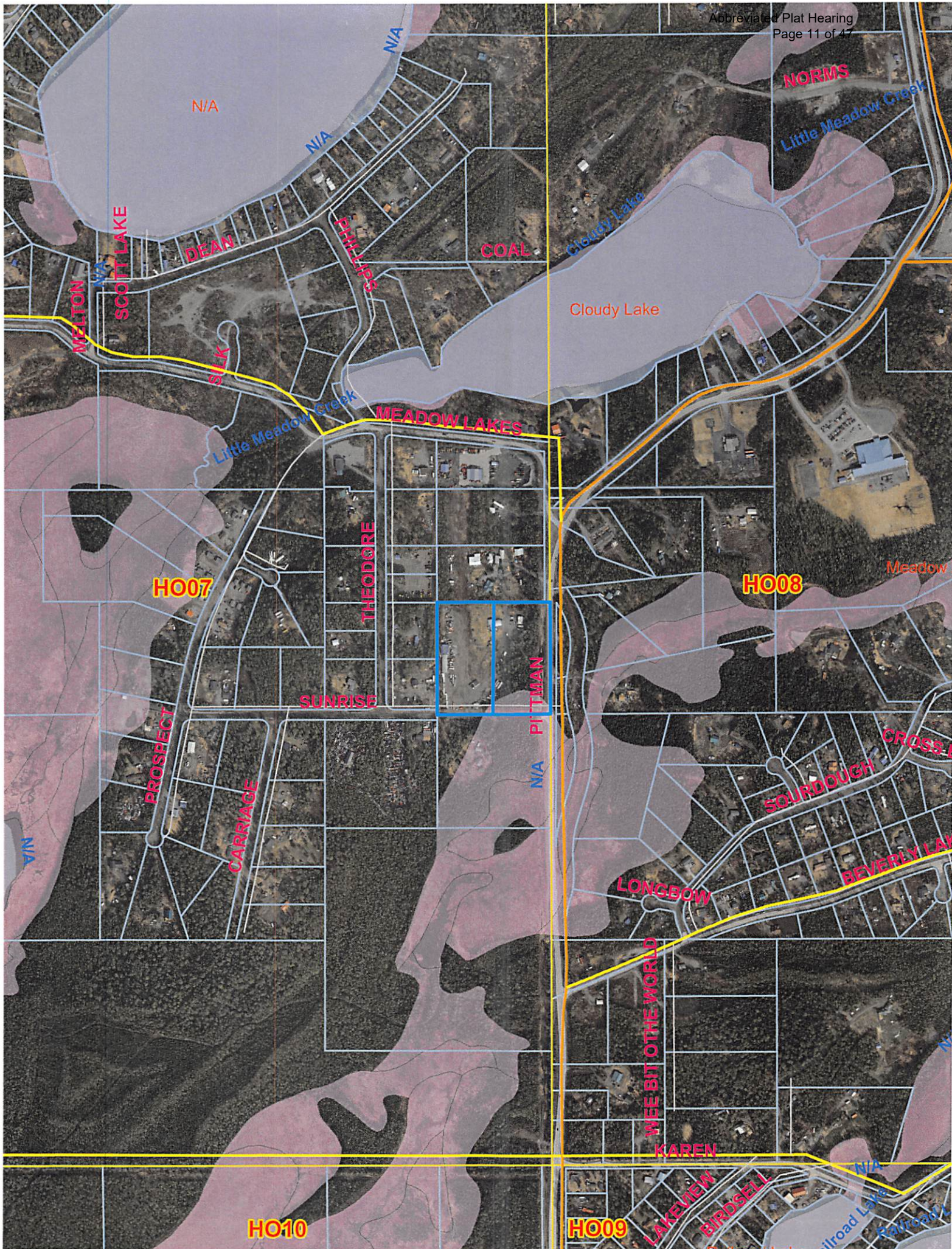


















RECEIVED

JUL 05 2023

PLATTING

**WALDEN Construction Consulting and Engineering, LLC**

2422 W James T Cir, Wasilla, AK 99654

5/23/2023

T18N R2W Sec 33 Lot A15&amp;A16 1482 N Pittman &amp; 7241 W Sunrise Dr, Wasilla, AK

Subject: Proposed Royal Flush plat

**To whom this may concern,**

This lot was two 5 acre lots being reconfigured into a 3 acres lot and 7 acres lot. Both lots have structures with septic systems already on them. Attached is the proposed plat re-configuring the existing two lots to better function. Access for the 3 acre lot is off of Pittman that has been there for over 30 years. Access for the 7 acres lot is off of Sunrise Drive.

Test hole was located very close to the proposed split line almost in the center of both new lots corresponding with about elevation 346. It was 263 feet south on the existing A15/A16 property line heading from north to south. We dug a 17' deep test hole and found water at 15 feet. Soils started with 18" of topsoil(ML), then 4.5' of sands(SP) with 8' below that with better graded gravelly sands(SW). Strata changed the last 3' into well graded gravels. Topographically restrictions would be below elevation 336 you could not have a conventional bed system without filling that lot area.

Based on the available soils, water table information, and topography, MSB Title 43 Code definitions, and my observations at the site, "each lot will have at least 10,000 square feet of contiguous usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA."

Please contact me for any additional information as needed.

Sincerely,

*Robert L Walden*

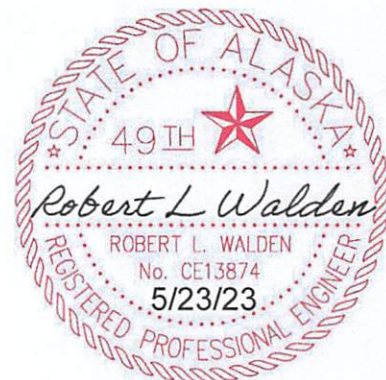
**Robert L Walden, PE**

Cell #907-354-6661

[robertwcce@gmail.com](mailto:robertwcce@gmail.com)

Attached:

Test hole 1

**EXHIBIT C**

## TESTHOLE LOG

Legal Description: T18N R2W Sec 33 Lot A15

Date: 9/14/2022

Inspected By: Robert Walden, PE

Ground level

1ft	ML
2ft	
3ft	
4ft	SP
5ft	
6ft	
7ft	
8ft	
9ft	SW
10ft	
11ft	
12ft	
13ft	
14ft	
15ft	V
16ft	- GW
17ft	
18ft	
19ft	
20ft	

Testhole Location Map

61.60769  
-149.63418

Comments:

Design 150 sft/bdrm

SP - sand

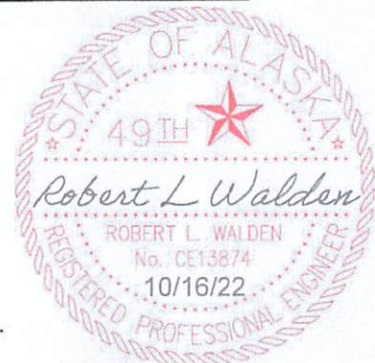
SW - Well graded gravelly sands

GW - Well graded sandy gravels

Total Depth of Testhole 17 ft.

Groundwater/Seeps Encountered? ☒ Y ☐ N At 15 ft.

Impermeable Soil (Silt/Clay/Bedrock) Encountered? Y ☒ N ☐ At \_\_\_\_\_ ft.







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.alaska.gov

July 14, 2023

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **WA 11 Northcut, Plat 76-109, Fairview Loop Road**
  - DOT&PF objects to the right of way vacation of Georges Drive. Georges Drive serves multiple lots and vacating this right of way reduces alternate access opportunities than Fairview Loop Road for neighboring properties. This has the potential to reduce safety along the Fairview Loop Road corridor by increasing potential conflict points. DOT&PF opposes this vacation to reduce potential conflict points along the Fairview Loop corridor and support safety for the traveling public.
  - DOT&PF has an existing Fairview Loop Road Pathway & Safety Improvements project along this corridor. Applicant's property falls directly within the improvement area and existing right of way will be used for the project. Applicant's approach is being reconstructed slightly offset with S Candywine. Applicant should contact project manager Lauren Little at (907) 378-5911 or [lauren.little@alaska.gov](mailto:lauren.little@alaska.gov) regarding impacts to applicant's property and existing access, and changes needed. Learn more about the project here: <https://dot.alaska.gov/nreg/fairviewloop/>.
  - Georges Drive is a Mat-Su Borough owned road. DOT&PF recommends contacting the Mat-Su Borough Public Works Department about improvement options for this facility.
- **Kelton's Circle, Parcel #3 MSB Waiver 76-4 (79-245w), Wasilla-Fishhook Road**
  - No objection to the proposed lot division.
  - DOT&PF requests clarification on intention for road names, as an existing Kelton's Circle in the nearby Wasilla-Fishhook Road vicinity could cause confusion, especially if

*"Keep Alaska Moving through service and infrastructure."*

**EXHIBIT D**

proposed facility of Kelton's Circle/N Kelton's Knob Circle/Precision Circle is located south of the existing Kelton's Circle.

- DOT&PF requests clarification of intention for road running south of circle in site plan along Lot 7 (Precision Ave) and recommends building it the full length south along the western portion of Lot 7 for connectivity purposes.
- DOT&PF requests clarification of site plan easements, easements sizes and locations, and their use.
- DOT&PF requests applicant dedicate right of way.

- **HO 08 Behrens, Waiver #98-49 Bk 0963 Pg 999, Pittman Road**

- No objection to the proposed lot division.
- DOT&PF requires southern lot take access from N Treasure St.
- DOT&PF will allow existing Pittman Road access to remain for northern lot.
- DOT&PF requires that applicant re-apply for driveway permit for existing Pittman Road access on northern lot.
- Subsequent development and subdivision of northern lot may require access to change from Pittman Road to N Treasure St.
- DOT&PF requests applicant dedicate right of way along Pittman Road.

- **Royal Flush, MSB Waiver 81-117-PWm, Plat 81-20w, Pittman Road**

- No objection to the proposed lot division.
- DOT&PF requires that Lot 1 take driveway access through Sunrise Dr.
- Lot 2 will be permitted one access to Pittman Road. DOT&PF requires petitioner re-apply for driveway permit at this location. DOT&PF requests verification of the location of existing access to Lot 2 from Pittman Road as historical imagery brings ownership of its location into question.
- Future subsequent development of Lot 2 not guaranteed driveway access through Pittman Road. As road connectivity and network improvements continue along Pittman Road, the existing Pittman Road access is in a high conflict zone due to proximity with Meadow Lakes Loop road, the curvature of the Pittman Road alignment at this location, and the proposed western alignment of Seldon Extension through Zehnder Road area. Because of this, applicant should consider a shared access for Lot 2 with Lot 1 to Sunrise Dr.
- DOT&PF requests 50 foot right of way dedication along Pittman Road.

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access 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.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or [kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov).

Sincerely,

Kristina Huling  
Mat-Su Area Planner, DOT&PF

cc: Jacob Ciufo, P.E., Regional Hydrologist, DOT&PF  
Sean Baski, Chief, Highway Design, DOT&PF  
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF  
Devki Rearden, Engineering Associate, DOT&PF  
Morris Beckwith, Right of Way, DOT&PF  
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB



## Matthew Goddard

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**From:** Daniel Dahms  
**Sent:** Wednesday, July 26, 2023 11:46 AM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Royal Flush (MG)

Matthew,

Petitioner should continue to coordinate with AKDOT for access onto Pittman Road. PD&E would prefer subdivision to be designed so that both lots have access onto Sunrise Drive. It appears the as-built is missing a structure located near the lot line between Lot 2 and Lot 1. Please show this structure on the built and verify proposed lot lines meet MSB code setback requirements.

Daniel Dahms, PE  
Department of Public Works  
Pre-Design and Engineering Division

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**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, July 10, 2023 4:15 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; information@mlccak.org; Tim Swezey <tim.swezey@mlccak.org>; psfisher@gci.net; president@mlccak.org; camden.yehle@gmail.com; hsfirewise@gmail.com; lana@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Ron Bernier <Ron.Bernier@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>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; msb.hpc@gmail.com  
**Subject:** RFC Royal Flush (MG)

Hello,

The following link is a request for comments on the proposed Royal Flush subdivision. Please ensure all comments have been submitted by July 27, 2023 so they can be incorporated into the Staff Report that will be presented to the Platting Officer.

☐ [Royal Flush](#)

Feel free to contact me if you have any questions.

Thank you,

## Matthew Goddard

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**From:** Permit Center  
**Sent:** Tuesday, July 11, 2023 9:33 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Royal Flush (MG)

No comments

Thank you,

Jennifer Monnin, CFM  
Permit Technician  
350 E Dahlia Ave  
Palmer, AK 99645  
[Jennifer.monnin@matsugov.us](mailto:Jennifer.monnin@matsugov.us)  
907-861-7822

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**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, July 10, 2023 4:15 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; information@mlccak.org; Tim Swezey <tim.swezey@mlccak.org>; psfisher@gci.net; president@mlccak.org; camden.yehle@gmail.com; hsfirewise@gmail.com; lana@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Ron Bernier <Ron.Bernier@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>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; msb.hpc@gmail.com  
**Subject:** RFC Royal Flush (MG)

Hello,

The following link is a request for comments on the proposed Royal Flush subdivision.  
Please ensure all comments have been submitted by July 27, 2023 so they can be incorporated into the Staff Report that will be presented to the Platting Officer.

 [Royal Flush](#)

Feel free to contact me if you have any questions.

Thank you,

## Matthew Goddard

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**From:** Rick Antonio  
**Sent:** Thursday, July 27, 2023 4:29 PM  
**To:** Matthew Goddard  
**Cc:** Kim Sollien  
**Subject:** RFC Royal Flush

 [Royal Flush](#)

Matthew,

The Planning Division recommends that both proposed lots maintain legal access to Sunrise Drive as the lower classification roadway.

Pittman is identified as a minor Arterial on the Official Streets & Highways Plan, thus justifying limited direct access where alternate access is feasible.

Thanks,

Rick Antonio

*Planner II*

*Planning & Land Use Division*

Matanuska-Susitna Borough

[rick.antonio@matsugov.us](mailto:rick.antonio@matsugov.us)

[stormwater@matsugov.us](mailto:stormwater@matsugov.us)

Office- 907.861.7815

Remote- 907.707.4591



## Matthew Goddard

---

**From:** Katrina Kline  
**Sent:** Wednesday, July 12, 2023 12:39 PM  
**To:** Matthew Goddard  
**Cc:** Charlyn Spannagel  
**Subject:** RE: RFC Royal Flush (MG)

Hello,  
I am seeing this I'd like to comment on:

1) I see on the Agenda Plat and As-built that is linked that they have listed plat 81-20W, it should be 81-205W.  
Thanks!

*Katrina Kline*  
Appraisal Technician  
Matanuska-Susitna Borough  
907-861-8644

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Monday, July 10, 2023 4:15 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; information@mlccak.org; Tim Swezey <tim.swezey@mlccak.org>; psfisher@gci.net; president@mlccak.org; camden.yehle@gmail.com; hsfirewise@gmail.com; lana@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Ron Bernier <Ron.Bernier@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>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <James.Christopher@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; msb.hpc@gmail.com  
**Subject:** RFC Royal Flush (MG)

Hello,

The following link is a request for comments on the proposed Royal Flush subdivision.  
Please ensure all comments have been submitted by July 27, 2023 so they can be incorporated into the Staff Report that will be presented to the Platting Officer.

 [Royal Flush](#)

Feel free to contact me if you have any questions.



**ENSTAR Natural Gas Company, LLC**  
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

July 11, 2023

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.

- **ROYAL FLUSH**  
**(MSB Case # 2023-083)**

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

Sincerely,

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

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

## Matthew Goddard

---

**From:** Douglas Brotherton <dougbrotherton@att.net>  
**Sent:** Friday, July 28, 2023 1:05 PM  
**To:** Matthew Goddard  
**Cc:** TaniaBrown.ak@gmail.com; Srmulhaney@gmail.com  
**Subject:** Re: Public hearing re proposed Royal Flush sub-division  
**Attachments:** Royal Flush sub-divide.jpg

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

There is no recorded easement, but the airstrip has been in continuous use for over 50 years, so it is now grandfathered in.

**I hereby officially object** to the proposed sub-divide until and unless the matter is addressed within the sub-divide Proposal, and all three of the affected property owners are in agreement there-with.  
Doug Brotherton

On Thursday, July 27, 2023 at 10:59:25 AM AKDT, Matthew Goddard <matthew.goddard@matsugov.us> wrote:

Good morning,

The current Platting Action does not recognize the air strip. The submitted Certificate to Plat (title report) **does not show an easement** **THERE IS NONE** covering the airstrip. If you have documentation showing a recorded easement for the airstrip noted **THERE IS NONE**, please email it to me and I will ensure it is noted. The usage of the land does not come into consideration during the platting process, as such the potential use of the air strip is a civil matter that would need to be resolved by the affected parties.

Matthew Goddard

Platting Technician

907-861-7881

Matthew.Goddard@matsugov.us

---

**From:** Douglas Brotherton <dougbrotherton@att.net>  
**Sent:** Wednesday, July 26, 2023 3:44 PM  
**To:** MSB Platting <Platting@matsugov.us>  
**Cc:** Jon Weatherford <weatherfordjon50@icloud.com>  
**Subject:** Public hearing re proposed Royal Flush sub-division

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

In response to a recent letter from the Mat-Su Borough Platting Division re the proposed sub-division "Royal Flush":

My name is Doug Brotherton, I am the owner of Phillips Unit #1, lot 2, which is the second lot north of Subject Property.

For the last 50 years the west 100 feet or so of the subject property, my property, and the in-between property (Phillip Unit #1, lot 1) has been used as a small plane private airstrip. There is no written agreement re the airstrip, only a mutual understanding between the parties that we do not encroach upon the airstrip.

**QUESTION:**

Does the sub-division proposal recognize the existence of said air strip?

If so, what does it say? Please fwd to me the full text of the proposal.

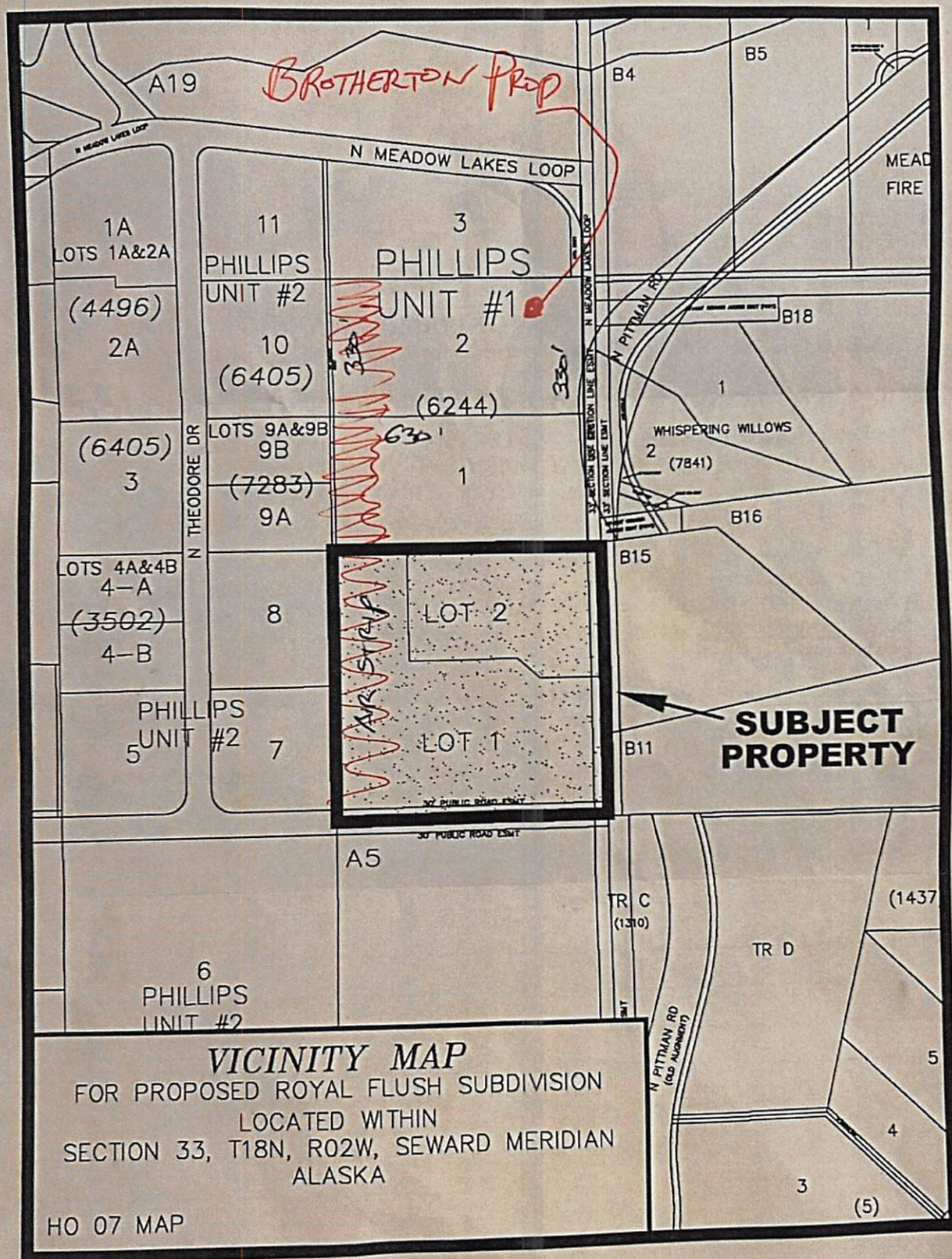
If not, then ***I request that the sub-division be denied*** until the matter is addressed ***and approved*** by both myself and my southern neighbors at Lot 1.

I have never used the airstrip because I do not own a plane, so it is therefore of no benefit to me. It is in fact an encroachment upon my property as it prevents me from being able to build on or otherwise utilize that area, which is a substantial portion of my 4.8 acre property.

Negotiations between the three parties, and subsequent agreement there-on, ***MUST be a pre-requisite*** for sub-division.

Doug Brotherton







## Matthew Goddard

---

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**Sent:** Thursday, July 27, 2023 10:59 AM  
**To:** Douglas Brotherton  
**Subject:** RE: Public hearing re proposed Royal Flush sub-division

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Matthew Goddard  
Platting Technician  
907-861-7881  
Matthew.Goddard@matsugov.us

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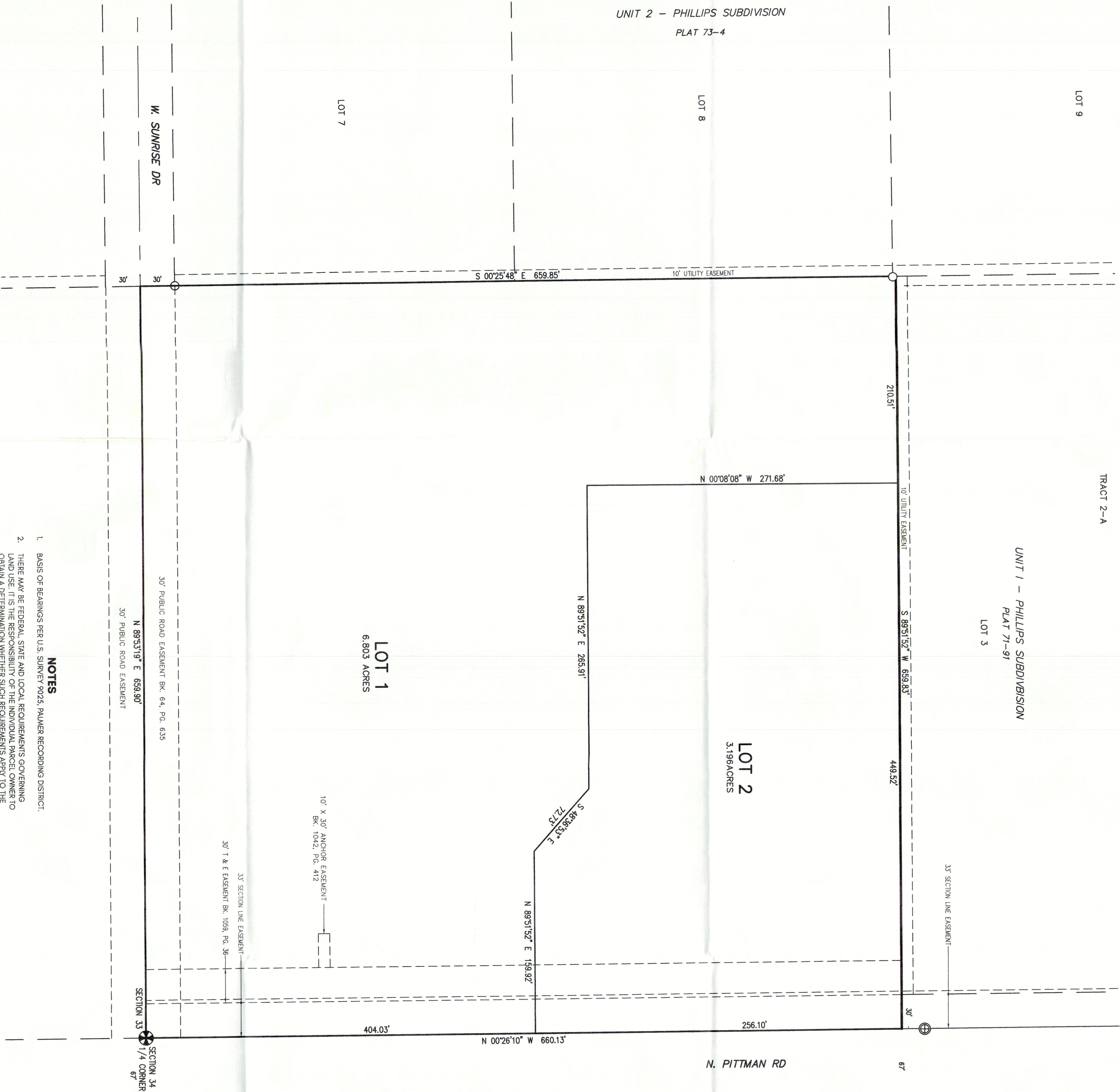
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Doug Brotherton



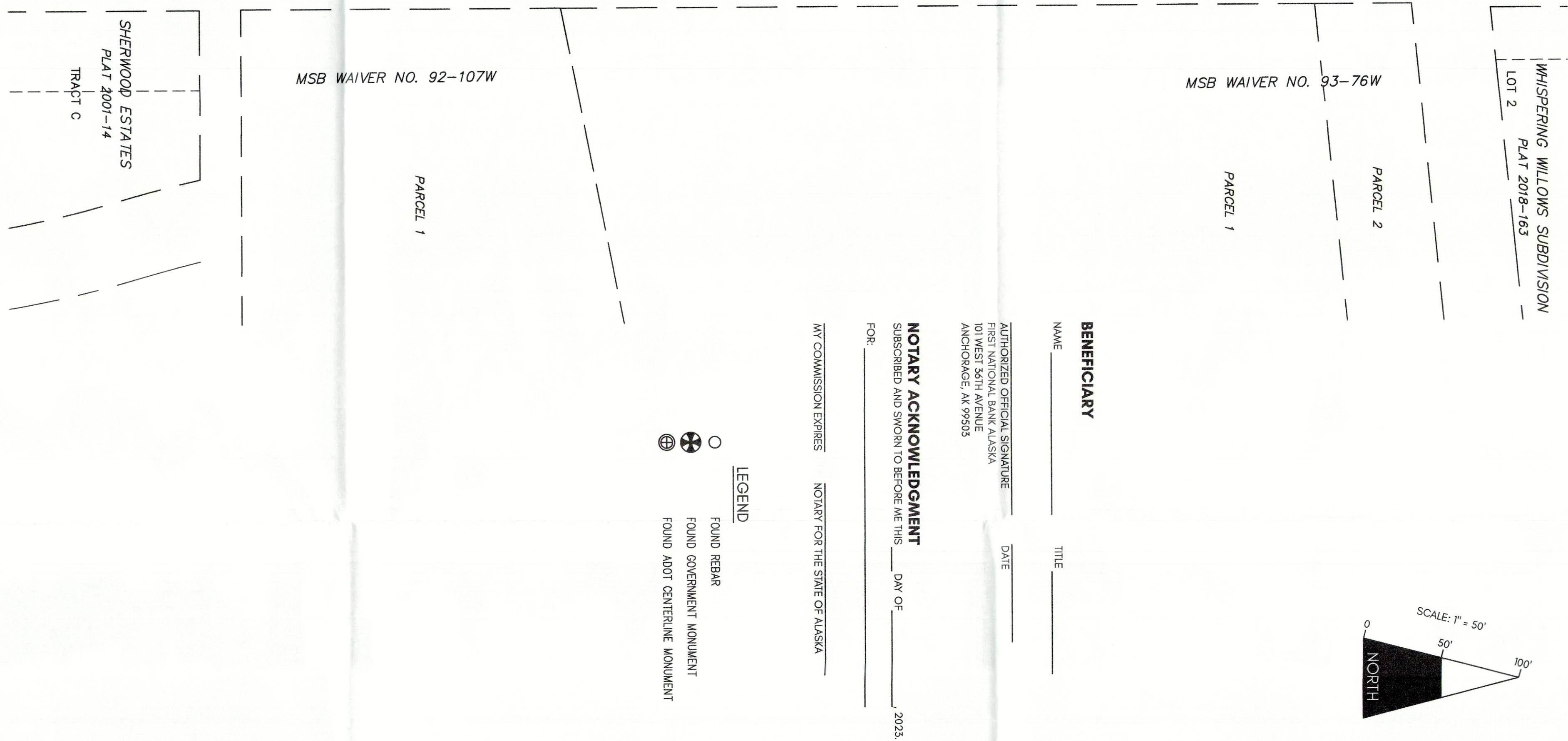


## NOTES

1. BASIS OF BEARINGS PER U.S. SURVEY 9025. PALMER RECORDING DISTRICT
2. THERE MAY BE FEASIBILITY, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
3. A PLANNET EASEMENT EXISTS IN FAVOR OF MATANUSKA ELECTRIC ASSOCIATION, INC. BOOK 54, PAGE 103. PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
4. A PLANNET EASEMENT EXISTS IN FAVOR OF MATANUSKA TELEPHONE ASSOCIATION, INC. IN BOOK 128, PAGE 899. PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
5. REDEMPTION OF ALL OIL, GAS AND MINERAL RIGHTS, AS RESERVED IN AN INSTRUMENT, RECORDED OCTOBER 22, 1971, BK. 932, PG. 221.

# SURVEYOR'S CERTIFICATE

I, DANYA RUJWELT, 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.



## BENEFICIARY

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

AUTHORIZED OFFICIAL SIGNATURE

DATE

FIRST NATIONAL BANK ALASKA  
101 WEST 36TH AVENUE  
ANCHORAGE, AK 99503

## NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

FOR: \_\_\_\_\_

**MY COMMISSION EXPIRES**

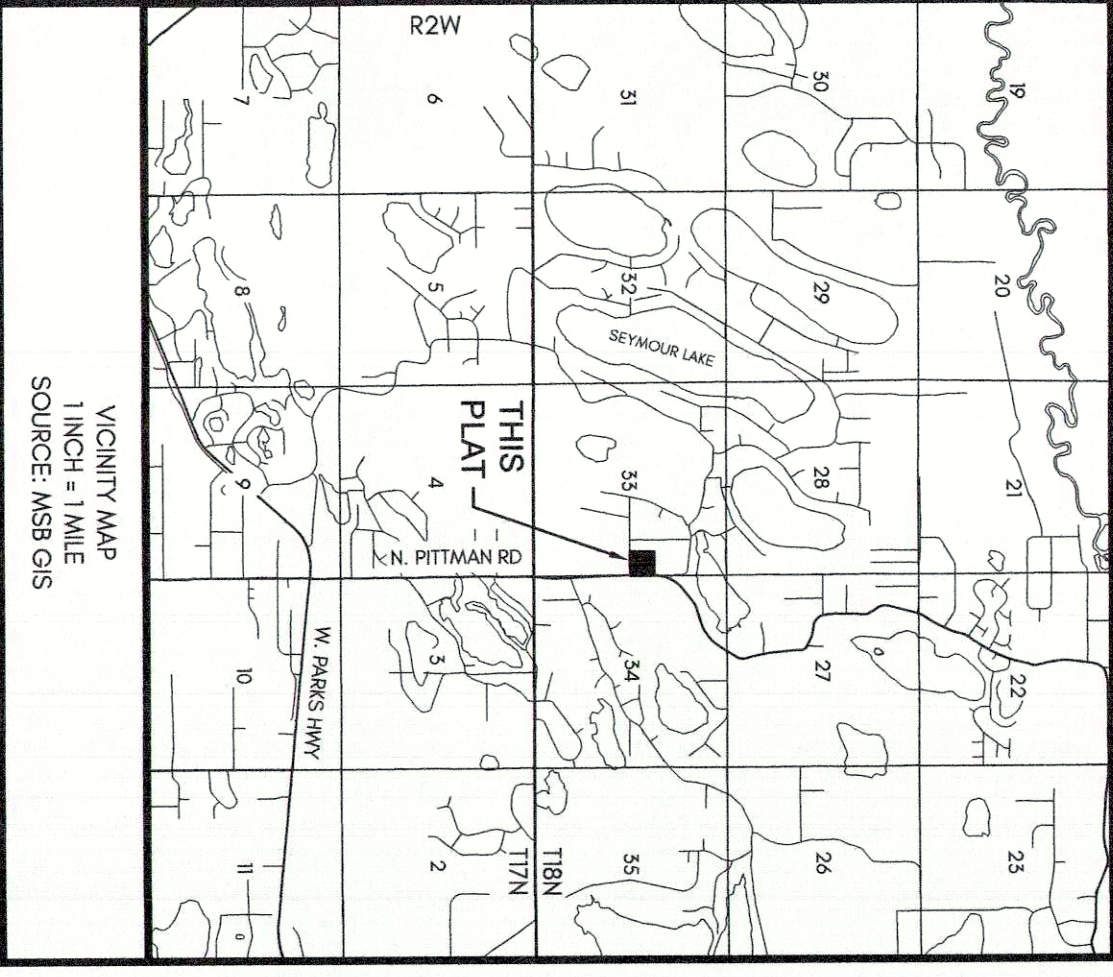
**NOTARY FOR THE STATE OF ALASKA**

## LEGEND

- |   |                                |
|---|--------------------------------|
|  | FOUND REBAR                    |
|  | FOUND GOVERNMENT MONUMENT      |
|  | FOUND ADOT CENTERLINE MONUMENT |

# CERTIFICATE OF OWNERSHIP

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



## NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
FOR DANNY L. NOLAND II.

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

## NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
FOR SHERI B. NOLAND.

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

### CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH  
' 2023, AGAINST THE PROPERTY, INCLUDED  
IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

MATANUSKA-SUSTITNA BOROUGH TAX COLLECTION OFFICIAL      DATE

# PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_, 2023, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

## PLANNING & LAND USE DIRECTOR

ALLIED.  
PLATTING CLERK

RECEIVED  
JUL 05 2023  
Agenda Copy  
PLATTING

# ROYAL FLUSH

## PLAT OFF

A SUBDIVISION OF PARCEL 1 AND 2 OF MATANUSKA-SUSITNA  
BOROUGH WAIVER RESOLUTION NO. 81-117-PWM, PLAT 81-20W,  
PALMER RECORDING DISTRICT,

SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.  
CONTAINING 10.00 ACRES, MORE OR LESS.

**LYVENDER**  
SURVEY & MAPPING  
720 N. YELL STREET, PALMER, AK  
DAYMAIL@LYVENDERSURVEY.COM (907)301-5

TAX MAP: H007	DRAWN BY: DMR	SCALE: 1" = 50'
DATE: 6/11/2023	CHECKED BY: SPK	FILE: 21-098PP.D\



3B



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
AUGUST 9, 2023

PRELIMINARY PLAT: QUANTUM  
LEGAL DESCRIPTION: SEC 55, T17N, R01E, SEWARD MERIDIAN AK  
PETITIONERS: QUANTUM LAUNDRY LOUNGE, LLC  
SURVEYOR/ENGINEER: S4 GROUP  
ACRES: 2.03 ± PARCELS: 3  
REVIEWED BY: CHRIS CURLIN CASE #: 2023-084

---

**REQUEST:** The request is to create three lots from Tax Parcel D9, to be known as **QUANTUM**, containing 2.03 acres +/- . Parcels are located directly east of S. Woodward Loop and northeast of E. Parks Highway (Tax ID# 17N01E15D009); lying within the W ½ SE ¼ Section 15, Township 17 North, Range 01 East, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Water and Sewer Improvement Plans

**EXHIBIT A** – 4 pgs  
**EXHIBIT B** – 5 pgs

**AGENCY COMMENTS**

ADOT&PF  
DPW Pre-Design and Engineering  
Planning and Land Use  
Gateway Community Council

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

**UTILITY COMMENTS**

ENSTAR

**EXHIBIT G** – 2 pgs

**DISCUSSION:** Three lots will be created from Tax Parcel D9, to be known as **QUANTUM**, containing 2.03 acres +/- . Parcels are located directly east of S. Woodward Loop and northeast of E. Parks Highway (Tax ID# 17N01E15D009); lying within the W ½ SE ¼ Section 15, Township 17 North, Range 01 East, Seward Meridian, Alaska.

**Soils Report:** Pursuant to MSB 43.20.281(A)(2) Lots containing at least 20,000 square feet but less than 40,000 square feet must be serviced by an approved municipal or community water or municipal or community septic system. The petitioner has submitted a Water and Sewer Improvement Plan (**Exhibit B**) showing water and sewer service to the proposed lots.

**Comments:** ADOT&PF (**Exhibit C**) Has no objection to the proposed plat. Advises petitioner of plans for a future road connection between the Glenn Highway and Woodworth Loop in this vicinity. MSB DPW Pre-Design and Engineering (**Exhibit D**) has no comments.

Planning & Land Use (**Exhibit E**) Development of the subject property is subject to Core Area Regulations.

Gateway Community Council (**Exhibit F**) responded with an invitation to view their website.

**Utilities:** (**Exhibit G**) ENSTAR objects to this platting action unless one of the following conditions is met:

1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on existing service line." And add, "location of natural gas main and centerline of ten foot (10 FT) wide natural gas easement" to the depiction of the referenced service line.
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.

MEA, GCI, and MTA did not respond.

*Platting staff notes that the petitioner will need to sign an easement with ENSTAR and show the recorded easement information on the final plat. (see recommendation #6)*

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Fire Service Area #130 Central Mat-Su; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments ; MEA, MTA, or GCI.

**CONCLUSION:** The preliminary plat of **QUANTUM** 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 or Borough departments. There were no objections to the plat from the public in response to the Notice of Public Hearing; Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A water and sewer improvement plan was submitted pursuant to MSB 43.15.16 (A)(6)(a) and a soils report was not required per MSB 43.20.281(A)(2).

### **FINDINGS OF FACT**

1. The plat of Quantum is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was not required, pursuant to MSB 43.20.281(A)(2).
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Fire Service Area #130 Central Mat-Su; Road Service Area 16 South Colony; MSB Emergency Services, Community Development, or Assessments; MEA, MTA, or GCI
5. There were no objections from any federal or state agencies, Borough departments.
6. There were no objections from the public in response to the Notice of Public Hearing;

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Quantum, Section 15, Township 17 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Add a plat note stating no lots within this subdivision shall be served by individual water supply or septic system.
6. Record an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location, and provide recording information on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.

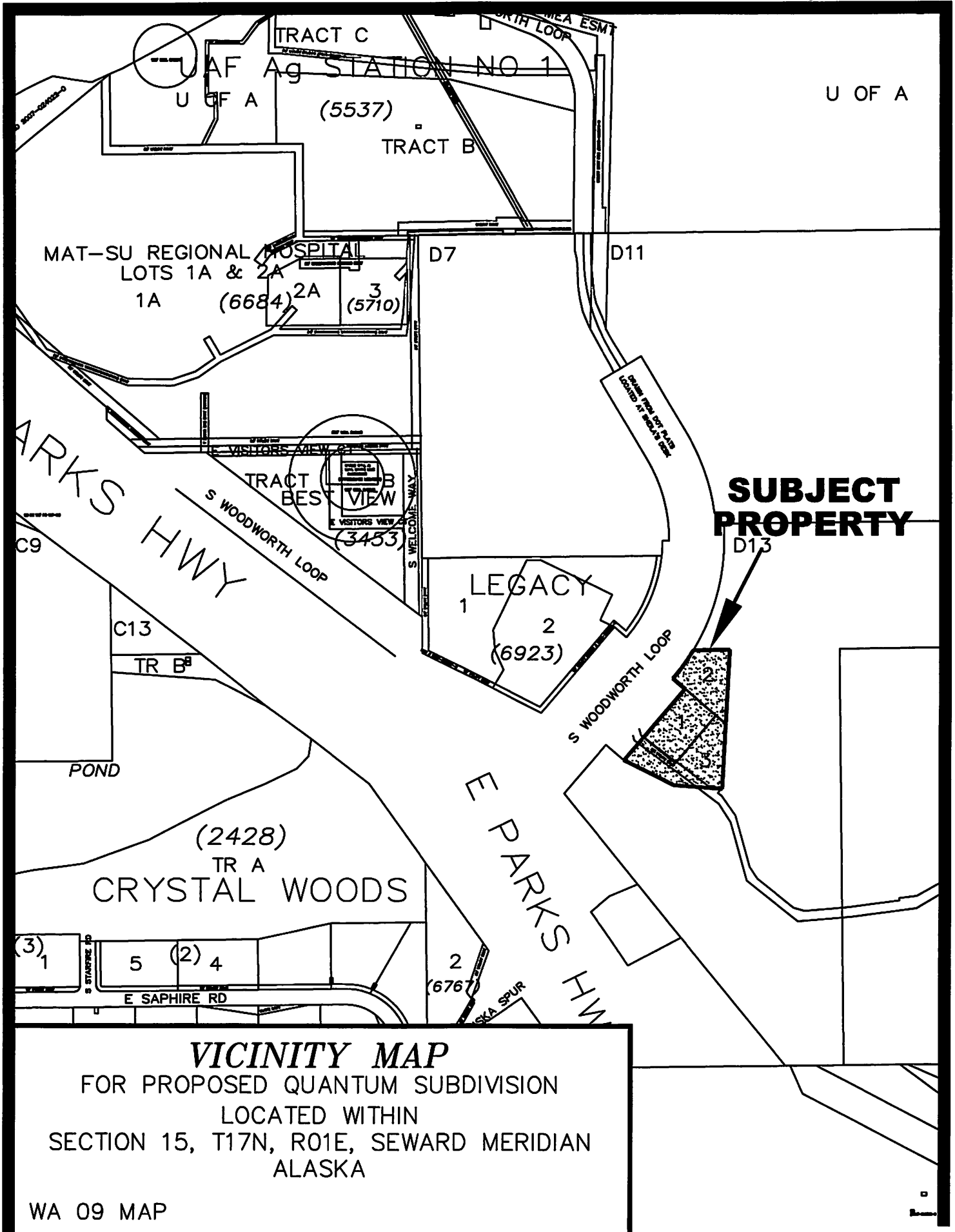
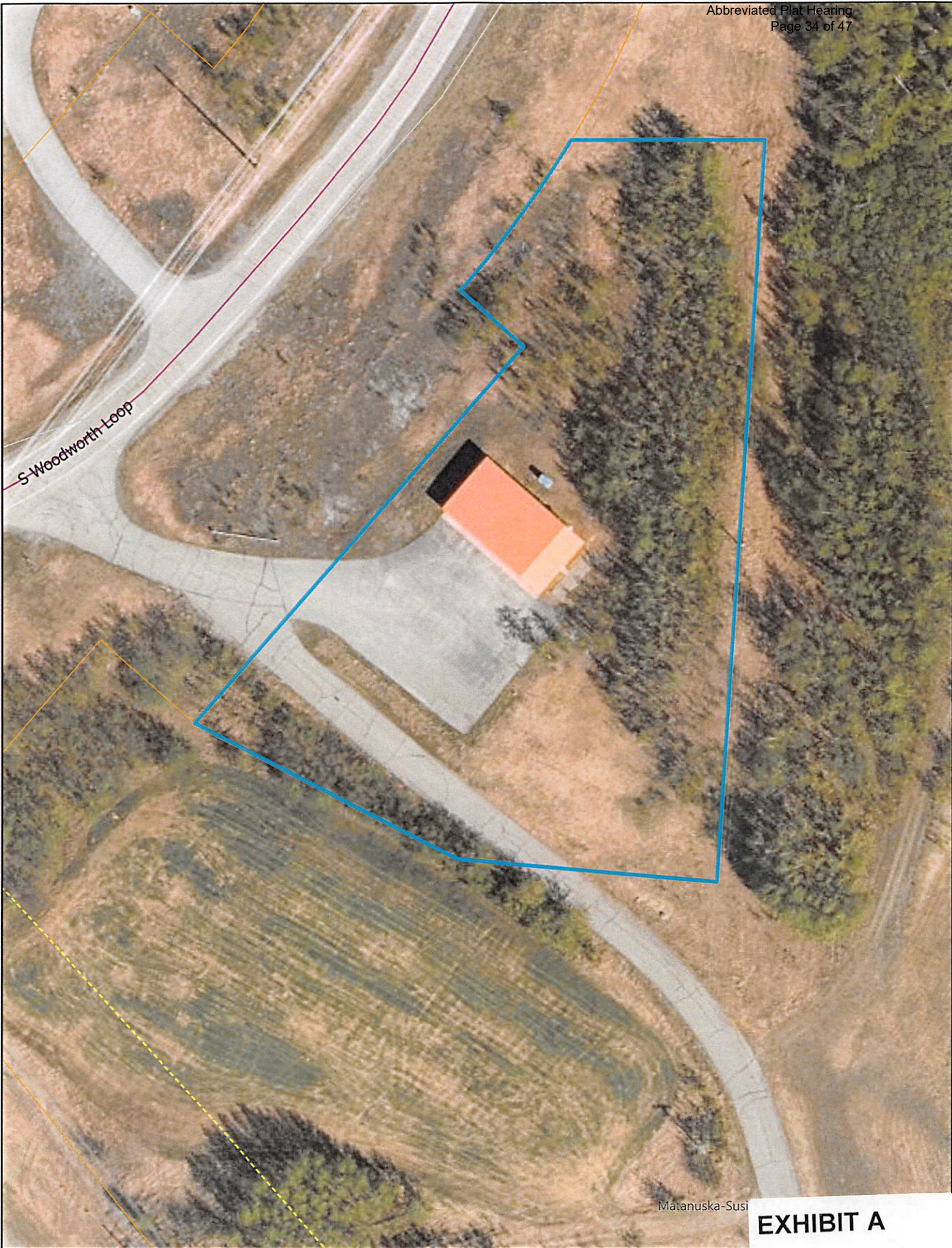




EXHIBIT A



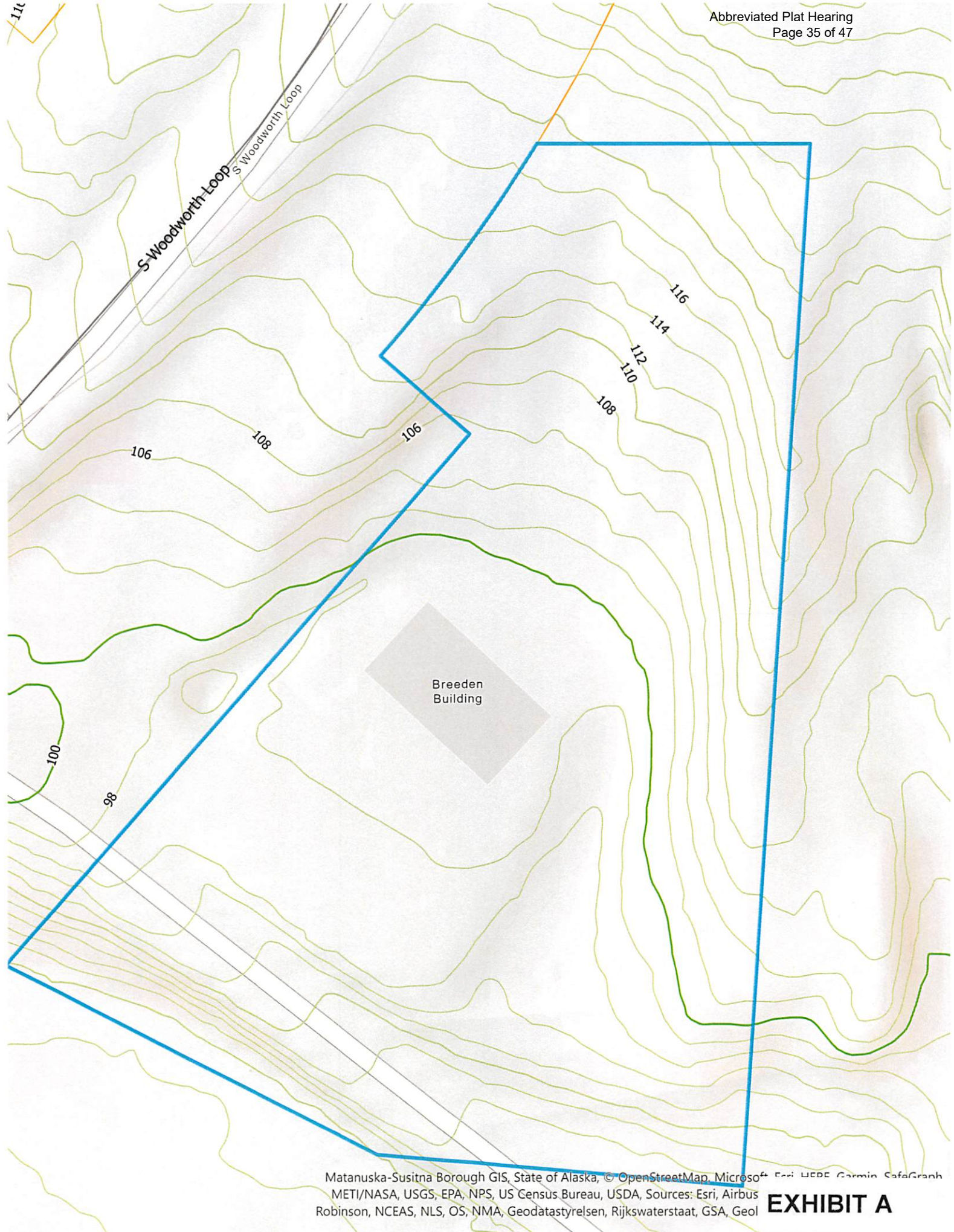




Matanuska-Susitna

**EXHIBIT A**

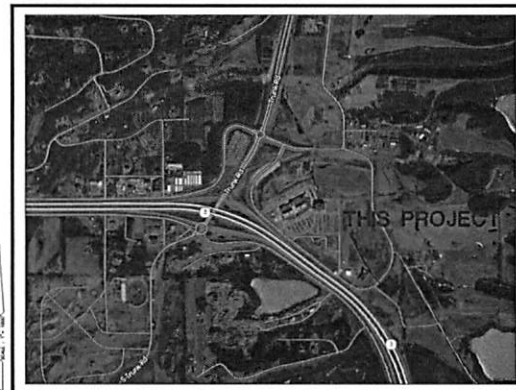




# WATER & SEWER IMPROVEMENT PLANS

**OWNER:**  
QUANTUM LAUNDRY LOUNGE, LLC  
P.O. BOX 90834  
ANCHORAGE, AK 99509  
(907) 529-2289  
**CONTACT: KEVIN CROSS**



MAY 2023



SCALE: 1 INCH = 1,000 FEET

<u>DESCRIPTION</u>	<u>SHEET</u>
TITLE SHEET . . . . .	C1 of 3
NOTES & LEGENDS . . . . .	C2 of 3
WATER & SEWER IMPROVEMENTS . . . . .	C3 of 3

## INDEX

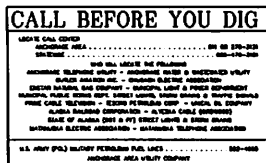
			
<b>TRAD ENGINEERING, LLC</b> 4020 N. Bay 11th, Suite 100 Arlington, VA 22201 (703) 551-6527 FAX: (703) 551-6527			
<b>RECORD DRAWING</b> 1. DATA PROVIDED BY: _____ This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed. CONTRACTOR: _____ DATE: _____			
2. DATA TRANSMITTED BY: _____ DATE: _____			
3. DATA TRANSFER CHECKED BY: _____ Based on periodic field observations by the Engineer and/or approved representatives of the Engineer (not direct supervision), the Contractor is hereby deemed to warrant and agree to represent the project as constructed. CONTRACTOR: _____ DATE: _____			
4. DATE: _____			

QUANTUM SUBDIVISION  
 LOT 1

TITLE SHEET

REVIEWS		DATE	CHECKED	BY
1	DATE	DATE	DATE	DATE
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3	DATE	DATE	DATE	DATE
4	DATE	DATE	DATE	DATE
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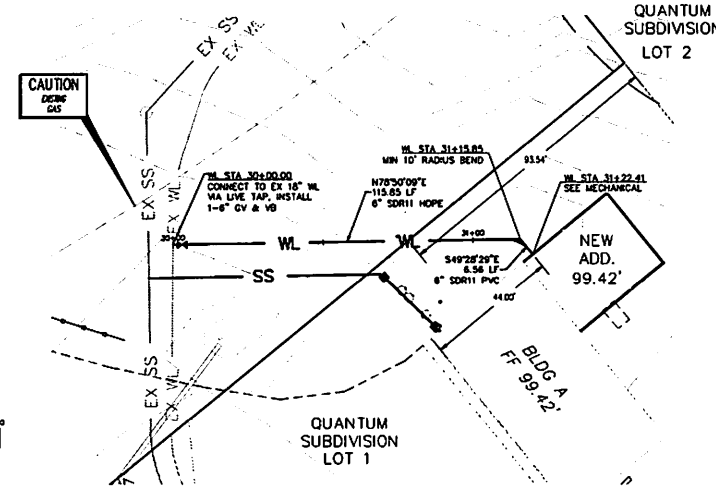
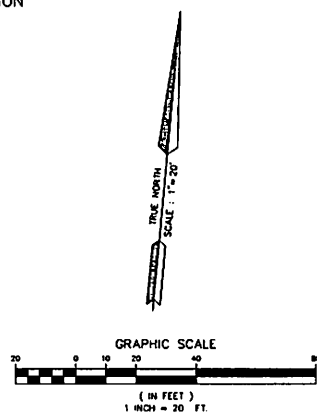
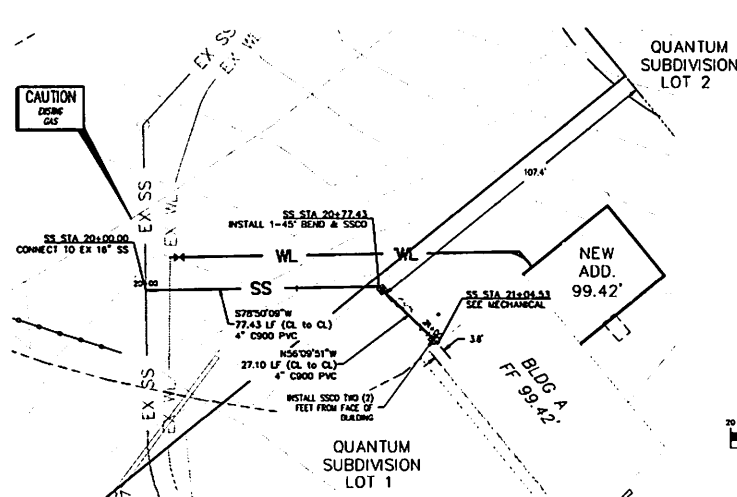




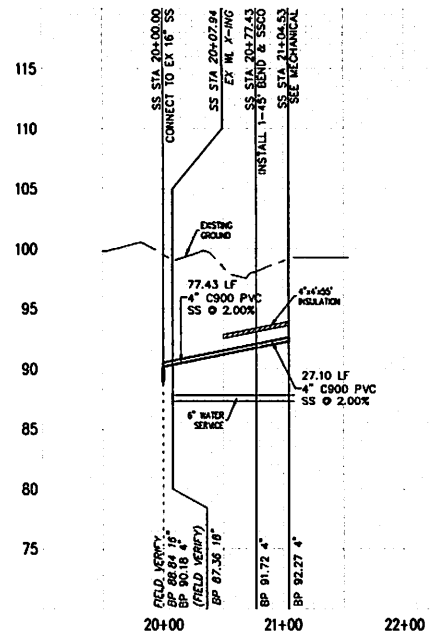
AC	ASPHALTED CONCRETE	PDP	PRECASTED CORRUGATED METAL PIPE
AD	BEGINNING OF PROJECT	PE	ELECTRIC PESTAL
BD	BOTTOM OF POOL	PI	PROPERTY LINE
BSB	BUILDING SETBACK	PIR	POINT ON CURVE
BSH	BACK OF SIDEWALK	POL	POLYUMULUM LINE
BSV	BUTTERFLY VALVE	PP	POINT OF SANGHENT
CA	CATCH BASIN	PVC	POINT OF REVERSE CURVE
CAI	CATCH BASIN	PVC	POINT OF SANGHENT
CL	CLASS OR CENTERLINE	PVC	POINT OF MATERIAL CURVATURE
CLC	CLEANOUT	PVC	POLYVINYL CHLORIDE PIPE
CP	COMPOUND POLYETHYLENE PIPE	Q	POINT OF MATERIAL INTERSECTION
CR	CURVE RETURN	PVI	POINT OF VERTICAL SANGHENT
D	DRAIN	RA	RECORDED ASPHALT PAVEMENT
E	ELECTRIC	REC	AREA RECORD DRAWING INFORMATION
EP	END OF PROJECT	RAP	RADIUS POINT
EPH	EDGE OF PAVEMENT	RI	RESTRAINER JOINT INTEGRAL BELL
ESHT	EASEMENT	SC	SEWER CONNECT
FC	FACE OF CURB	SD	STORM DRAIN
FD	FLOORING DRAIN	S	STREET INTERSECTION
FLD	FIELD SURVEY INFORMATION	STL	STREET LIGHT
FL	FIELD ELEVATION	ST	STREET LIGHT
FM	FIRE MARCHET	STL	STREET LIGHT
FR	FRESH GRADE	ST	STREET LIGHT
FL	FLOW LINE	T	TELEPHONE
GO	GOSTAR GAS	T&E	TELECOMMUNICATIONS & ELECTRICAL EASEMENT
GR	GRADE	LEAS	TELECOMMUNICATIONS, ELECTRICAL, & GAS
INT	INTERSECT TRACT	TBC	TOP BACK OF CURB
QV	Q&A VALUE	TS	TEST HOLE
QV	Q&A VALUE	TP	TEST PIT
LM	LINEAL FOOT	TP	TOP OF PIPE
MM	MOUNT POINT ON CURVE	TR	TRAFFIC
MPFC	NO DRIVING AREA UNOCCUPIED	TRN	ELECTRICAL PAW MOUNT TRANSFORMER
MS	MOUNTING SURFACE	TRA	TRAFFIC MARKING
OS	OUTSIDE DRAIN	TC	CABLE TELEVISION
QV	Q&A VALUE	UCV	UNDERGROUND ELECTRICAL, TELEPHONE & CABLE TV
QV	Q&A VALUE	UW	UNDERGROUND UTILITY
PC	PROPERTY CORNER	WBL	WALKWAY & PRIVATE LANDSCAPE EASEMENT
PC	PROPERTY CORNER	WBL	WALKWAY & PRIVATE LANDSCAPE EASEMENT
PC	POINT OF COMPOUND CURVATURE	WBL	WALKWAY & PRIVATE LANDSCAPE EASEMENT
PC	POINT OF COMPOUND CURVATURE	WBL	WALKWAY & PRIVATE LANDSCAPE EASEMENT

SHEET	C2 OF C3
DRAWING NO.	107-98-0000
TITLE	FULL COMPLEX LAYOUT
DESIGNED BY	JAY KIM
CHECKED BY	JAY KIM
DATE	MAY 2011
REVISIONS	
BY	
DATE	

EXHIBIT B



SEWER SERVICE PROFILE SCALE: HORZ: 1" = 50'  
VERT: 1" = 5'



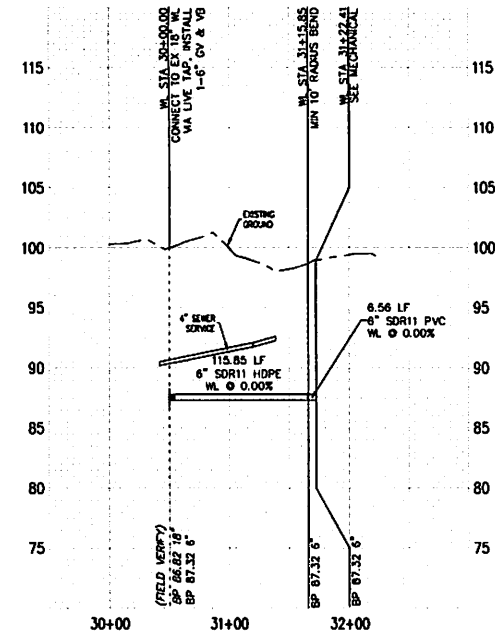
WATER SERVICE COORDINATE CHART (LOCAL)

DESCRIPTION	BEARING	STARTING POINT	ENDING POINT	DISTANCE	ASD DISTANCE	BEARING	ASD BEARING
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SEWER SERVICE COORDINATE CHART (LOCAL)

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WATER SERVICE PROFILE SCALE: HORZ: 1" = 50'  
VERT: 1" = 5'



**TRAVIS D. ADAMS**  
ENGINEERING LLC  
P.O. Box 11196  
Houston, Texas 77211  
(713) 847-0237  
TX-00012345

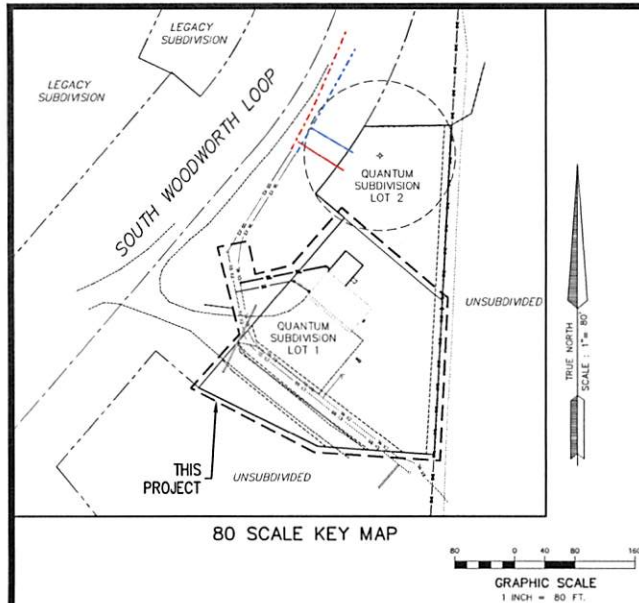
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**QUANTUM SUBDIVISION LOT 1 WATER & SEWER IMPROVEMENTS**

SHEET **C3** OF **C3**



**CALL BEFORE YOU DIG**

LOCAL CALL CENTER  
ANCHORAGE AREA ..... 815 OR 278-3031  
STATEWIDE ..... 800-478-3031

WHO WILL LOCATE THE FOLLOWING:  
ANCHORAGE TELEPHONE UTILITY - ANCHORAGE WATER & SEWERAGE UTILITY  
ANCHORAGE ELECTRIC UTILITY - ANCHORAGE ELECTRIC UTILITY  
ANCHORAGE GAS COMPANY - ANCHORAGE LIGHT & POWER DEPARTMENT  
ANCHORAGE PUBLIC WORKS DEPT STREET LIGHTS, STORM DRAINS & TRAFFIC SIGNALS  
PRIVATE CABLE TELEVISION - TELEPHONE CABLEVISION CORP. - CABLE CO. COMPANY  
ALASKA FREIGHT CORPORATION - ALASKA CABLE (DISPATCH)  
STATE OF ALASKA (DOT & P&T) STREET LIGHTS & STORM DRAINS  
WATKINS ELECTRIC ASSOCIATION - WATKINS TELEPHONE ASSOCIATION

U.S. ARMY (DPL) MILITARY PETROLEUM FUEL LINES ..... 800-4400  
ANCHORAGE AREA UTILITY COMPANY

# GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE INSTALLED AS SPECIFIED IN THE 2018 CITY OF PALMER SPECIFICATIONS. CONTRACTOR SHALL WARRANT UTILITY CONSTRUCTION FOR A PERIOD OF TWO (2) YEARS.
2. MAINTAIN MINIMUM OF TEN (10) FEET HORIZONTAL AND EIGHTEEN (18) INCHES VERTICAL SEPARATION BETWEEN ANY WATERLINE (DRAIN OR SERVICE) AND SANITARY SEWER (DRAIN OR SERVICE). STORM SEWER (STORM DRAIN, SUBURBAN, OR FOOTING DRAIN), SANITARY AND STORM SEWER PIPE JOINTS SHALL BE PLACED AT LEAST NINE (9) FEET FROM ANY FOOTING. CROSSING SEPARATION DISTANCES ARE MEASURED FROM THE OUTSIDE OF PIPES.
3. MAINTAIN A MINIMUM THIRTY-SIX (36) INCHES OF VERTICAL SEPARATION BETWEEN ANY STORM SEWER (STORM DRAIN OR FOOTING DRAIN) AND WATERLINE (DRAIN OR SERVICE) OR SANITARY SEWER (DRAIN OR SERVICE). IF THIRTY-SIX (36) INCHES CAN NOT BE MAINTAINED, PROVIDE A MINIMUM OF 4" HIGH THICK INSULATION MEETING ASTM C578 TYPE VI.
4. ALL WATER/SEWER/STORM PIPE INSULATION SHALL BE RIGID BOARD, HIGH DENSITY EXPANDED POLYSTYRENE, MIN. 60 P.S.I., FOR UNDERGROUND INSTALLATIONS EQUIVALENT TO R-20 PER FOUR (4) INCH THICK INSULATION MEETING ASTM C578 TYPE VI.
5. CONTRACTOR SHALL VERIFY AND RECORD THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ENCOUNTERED IN THE FIELD AND RECORD ANY CHANGES ON THE CONTRACTOR RECORD DRAWINGS.
6. CONTRACTOR SHALL RESTORE ALL PROPERTY, INCLUDING DRAINAGE SWALES, DISTURBED BY CONTRACT ACTIVITIES TO PRECONSTRUCTION CONDITION.
7. IN CASE OF CONFLICT BETWEEN STATIONING LOCATION OF PIPE OR FITTINGS, AND DIMENSIONED LOCATIONS RELATIVE TO CENTERLINE AND PROPERTY LINE, THE DIMENSIONED LOCATIONS SHALL GOVERN.
8. THE CONTRACTOR SHALL RECORD SURVEY NOTES FOR SUBMITTAL WITH RECORD DRAWING PLANS PRIOR TO CONTRACT FINAL PAYMENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS AS NECESSARY TO COMPLY WITH FEDERAL, STATE, AND MUNICIPAL LAWS THAT PROHIBIT UNAUTHORIZED DISCHARGE OF POLLUTANTS, INCLUDING SEDIMENTS, THAT ARE A RESULT OF EROSION AND OTHER CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL CONDUCT ALL WORK SO SEDIMENT IS NOT TRANSPORTED ONTO THE ROADWAY OR ADJACENT PROPERTY. AT A MINIMUM, THE CONTRACTOR SHALL SWEEP UP ANY SEDIMENT TRACKED ONTO PAVED SURFACES IN PUBLIC RIGHT-OF-WAY WITHIN 24 HOURS OF TRACKING TO MINIMIZE THE WASH-OFF OF SEDIMENT INTO THE STORM DRAINS OR WATERWAYS.
10. THE CONTRACTOR SHALL CONSPICUOUSLY POST ALL REQUIRED CITY OF PALMER, STATE AND FEDERAL PERMITS NEAR THE JOB ENTRANCE (S). THE CONTRACTOR/ENGINEER SHALL MAINTAIN ON THE JOBSITE AT ALL TIMES A CURRENT COPY OF THE APPROVED PLAN SET, THE APPROVED SHIPP/ESP, AND A CURRENT MATERIALS TESTING LOG.
11. NO OTHER UTILITY SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY WATER MAIN, SEWER MAIN, SERVICE CONNECTION, FIRE HYDRANT, VALVE, OR KEY BOX, EXCEPT WHERE SUCH UTILITY CROSSES WATER OR SEWER PIPES AT A 90° ANGLE.
12. A PRESSURE REDUCING VALVE MAY BE REQUIRED FOR THE DOMESTIC WATER SUPPLY WITHIN THE BUILDING AS STATIC WATER PRESSURE EXCEEDS 100 PSI.

## QUALITY CONTROL AND QUALITY ASSURANCE PROGRAM

1. COMPACTION TESTING SHALL BE PER ASTM D2922.
2. OVERVIEW BY THE PROJECT ENGINEER OR THEIR DESIGNEE, SHALL OCCUR DURING CONSTRUCTION.
3. CONTRACTOR SHALL PREPARE AND SUBMIT A CONNECTION WORK PLAN TO THE CITY OF PALMER PUBLIC WORKS FOR APPROVAL PRIOR TO BEGINNING WORK.
4. CONTRACTOR SHALL PROVIDE SUBMITTALS ON MATERIAL TYPES (TAPPING SLEEVES, VALVES, ETC.) A MINIMUM OF SEVEN (7) DAYS PRIOR TO START OF WORK. REFERENCE CPSS DETAILS 60-12 FOR WATER AND 50-14 FOR SEWER.

## EXISTING UTILITIES

1. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES (GAS, ELECTRIC, TELEPHONE, CABLE) PRIOR TO GRADING AND/OR CONSTRUCTION.
2. THE CONTRACTOR SHALL SCHEDULE ALL NECESSARY UTILITY RELOCATIONS (GAS, ELECTRIC, TELEPHONE, CABLE) PRIOR TO GRADING AND/OR CONSTRUCTION.

## LEGEND

- PROPOSED SEWER, STORM DRAIN OR WATER MAIN (PROFILE VIEW)
- EXISTING SEWER, STORM DRAIN OR WATER MAIN (PROFILE VIEW)
- EXISTING & PROPOSED WATER MAIN (PLAN VIEW)
- EXISTING & PROPOSED SEWER MAIN (PLAN VIEW)
- EXISTING & PROPOSED STORM MAIN (PLAN VIEW)
- PROPOSED TYPE 2 CURB & GUTTER
- OHU - EXISTING OVERHEAD ELECTRIC & TELEPHONE
- UGU - EXISTING UNDERGROUND ELECTRIC & TELEPHONE
- EA - EXISTING & PROPOSED ELECTRICAL PEDestal & TRANSFORMER
- TV - EXISTING UNDERGROUND TV CABLE
- FO - EXISTING FIBER OPTIC CABLE
- EXISTING FENCE
- LOT LINES/EDGE OF ROW
- PROPOSED LOT LINES/EDGE OF ROW
- PROPOSED/EXISTING EASEMENT
- PROPERTY LINE
- DATA LINE
- EXISTING CURB & GUTTER
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING MAJOR & MINOR CONTOURS
- PROPOSED MAJOR & MINOR CONTOURS

## LEGEND (continued)

- STREET CENTERLINE STATION
- UTILITY STATION (WATER, SEWER & STORM)
- EXISTING & PROPOSED GATE VALVE & VALVE BOX
- EXISTING & PROPOSED REDUCER
- EXISTING & PROPOSED FIRE HYDRANT
- EXISTING & PROPOSED WATER CONNECT
- EXISTING & PROPOSED SANITARY SEWER MANHOLE
- EXISTING & PROPOSED SEWER CLEANOUT
- EXISTING & PROPOSED SEWER CONNECT
- EXISTING & PROPOSED STORM DRAIN MANHOLE
- EXISTING & PROPOSED STORM DRAIN CATCH BASIN
- EXISTING & PROPOSED STORM DRAIN FOOTING CONNECT
- PROPOSED ROOF DRAIN CLEANOUT
- EXISTING & PROPOSED STREET LIGHT
- EXISTING & PROPOSED J-BOX LOCATION
- EXISTING & PROPOSED LOAD CENTER LOCATION
- EXISTING & PROPOSED METER PED LOCATION
- PROPOSED SIGN POST NUMBER
- EXISTING & PROPOSED BLOCK NUMBERS
- DRAINAGE FLOW ARROW
- BOLLARD
- PROPOSED SIGN
- BORING HOLE LOCATION/NUMBER

## SEWER NOTES

1. EXISTING CUSTOMERS SHALL BE NOTIFIED SEVENTY-TWO (72) HOURS IN ADVANCE OF SANITARY SEWER SERVICE INTERRUPTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY SANITARY SEWER SERVICE TO THE EXISTING CUSTOMERS IF DEEMED NECESSARY BY THE ENGINEER.
2. ALL SANITARY SEWER SERVICES SHALL BE 3000 PVC PIPE UNLESS OTHERWISE NOTED.
3. ALL SEWER SERVICE PIPE SHALL BE BEDDED PER THE MANUFACTURER'S RECOMMENDATIONS AND COMPACTED TO 95% OF MAXIMUM DENSITY.
4. STATIONING IS ALONG CENTERLINE OF SEWER PIPE.
5. ALL SEWER LINE ELEVATIONS SHOWN ARE TO INVERT OF PIPE.

## WATER NOTES

1. CITY OF PALMER AND EXISTING CUSTOMERS SHALL BE NOTIFIED SEVENTY-TWO (72) HOURS IN ADVANCE OF WATER SERVICE INTERRUPTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY WATER SERVICE TO THE EXISTING CUSTOMERS IF THE OUTAGE EXCEEDS SIX (6) HOURS OR DEEMED NECESSARY BY THE ENGINEER. (THE CONTRACTOR SHALL HAVE A TEMPORARY WATER SERVICE PLAN REVIEWED AND APPROVED BY THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION (ADEC)) - ONLY WHEN REQUIRED.
2. ALL WATER SERVICES SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) AND FITTINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH ANIR 4006. HDPE SHALL BE MANUFACTURED FROM PE4710 POLYETHYLENE COMPOUNDS THAT MEET OR EXCEED ASTM D3350 CELL CLASSIFICATION 440574. HDPE PIPE AND FITTING MATERIAL COMPOUND SHALL CONTAIN COLOR AND ULTRAVIOLET (UV) STABILIZER MEETING OR EXCEEDING THE REQUIREMENTS OF CODE C PER ASTM D3350. ELECTROFUSION FITTINGS SHALL COMPLY WITH ASTM F1055. ALL FITTINGS SHALL HAVE PRESSURE CLASS RATINGS NOT LESS THAN THE PRESSURE CLASS RATING OF THE PIPE TO WHICH THEY ARE JOINED.
3. WATER SERVICES SHALL BE PLACED NO CLOSER THAN 15 FEET HORIZONTALLY MEASURED TO ANY FIRE HYDRANT OR FIRE HYDRANT LEAD TO FEET HORIZONTALLY MEASURED TO ANY SANITARY SEWER MAIN, SANITARY SEWER SERVICE, STORM SEWER, FOOTING DRAIN, STREET LIGHT, TRANSFORMER PAD, ELECTRICAL/TELEPHONE/CABLE BOX, AND 5 FEET HORIZONTALLY MEASURED TO ANY SIDE LOT LINE.
4. CONTRACTOR TO PROVIDE A MEANS OF FLUSHING ALL WATER SERVICES.
5. ALL WATER MAINS AND SERVICES SHALL HAVE A MINIMUM OF 10' BURY AT ALL POINTS.
6. ALL WATER MAINS SHALL BE BEDDED PER THE MANUFACTURER'S RECOMMENDATIONS AND COMPACTED TO 95% OF MAXIMUM DENSITY.
7. ALL VALVE BOXES SHALL HAVE DUST PANS.
8. ALL WATER LINE ELEVATIONS SHOWN ARE TO BOTTOM OF PIPE. ALL DISTANCES ARE FROM CENTER TO CENTER OF FITTINGS OR APPURTENANCE.
9. STATIONING IS ALONG CENTERLINE OF THE WATER PIPE.
10. WATER SERVICE PROVIDED SHALL BE FOR A COMMERCIAL DEVELOPMENT.
11. THE CONTRACTOR SHALL PROVIDE CITY OF PALMER A MINIMUM OF 48-HOUR ADVANCE NOTIFICATION TO SCHEDULE A LIVE TAP.
12. CONTRACTOR SHALL FIELD INSTALL RESTRAINED FITTINGS ON ALL MECHANICAL JOINTS, UNLESS OTHERWISE LABELED ON THE PLANS. ALL PIPE AND FITTINGS ARE TO BE RESTRAINED REGARDLESS OF NOTES DELINEATING RESTRAINT, ALL PIPES EXHIBIT (8) FEET IN LENGTH AND LESS ARE TO BE RESTRAINED.

## ABBREVIATIONS

- |      |                              |      |  |
|------|------------------------------|------|--|
| AC   | ASPHALTIC CONCRETE           | POMP | PRECAST CORRUGATED METAL PIPE            |
| BOP  | BEGINNING OF PROJECT         | PEP  | ELECTRIC PEDestal                        |
| BP   | BOTTOM OF PIPE               | PL   | PROPERTY LINE                            |
| BSB  | BUILDING SETBACK             | POC  | POINT ON CURVE                           |
| BOW  | BACK OF SIDEWALK             | PLR  | PERIMETER OF LINE                        |
| BV   | BUTTERFLY VALVE              | PP   | POLYPROPYLENE PIPE                       |
| CB   | CATCH BASIN                  | PIC  | POINT OF REVERSE CURVE                   |
| CP   | CAST IRON PIPE               | PT   | POINT OF TANGENCY                        |
| CL   | CLASS OR CENTERLINE          | PVC  | POINT OF VERTICAL CURVATURE              |
| CL   | CLEANOUT                     | PVC  | POLYVINYL CHLORIDE PIPE                  |
| CP   | CORRUGATED POLYETHYLENE PIPE | PVI  | POINT OF VERTICAL INTERSECTION           |
| CR   | CURVE RETURN                 | PVT  | POINT OF VERTICAL TANGENCY               |
| DP   | DUCTILE IRON PIPE            | RAP  | RECYCLED ASPHALT PAVEMENT                |
| E    | ELECTRIC                     | REC  | ANNUAL RECORD DRAWING INFORMATION        |
| EOP  | END OF PROJECT               | RP   | RADIUS POINT                             |
| EP   | EDGE OF PAVEMENT             | RUB  | RESTRAINED JOINT INTEGRAL BELL           |
| ESMT | EASEMENT                     | SC   | SERVICE CONNECT                          |
| FC   | FACE OF CURB                 | SD   | STORM DRAIN                              |
| FD   | FOOTING DRAIN                | SI   | STREET INTERSECTION                      |
| FLD  | FIELD SURVEYED INFORMATION   | SIL  | STREET LIGHT                             |
| FF   | FINISH FLOOR ELEVATION       | SS   | SANITARY SEWER                           |
| FI   | FIRE HYDRANT                 | ST   | STREET                                   |
| FG   | FINISH GRADE                 | SW   | SIDEWALK                                 |
| FL   | FLOW LINE                    | T    | TELEPHONE                                |
| G    | ENSTAR GAS                   | T&E  | TELECOMMUNICATIONS & ELECTRICAL EASEMENT |
| GB   | GRABBER                      | TE&G | TELECOMMUNICATIONS, ELECTRICAL, & GAS    |
| GBT  | GREENBELT TRACT              | TBC  | TOP BACK OF CURB                         |
| GV   | GATE VALVE                   | TH   | TEST HOLE                                |
| HW   | PIPE INVERT                  | TP   | TEST PIT                                 |
| LF   | LINEAL FOOT                  | TP   | TOP OF PIPE                              |
| LI   | LINEAL INCH                  | TR   | TRAFFIC                                  |
| MHC  | MANHOLE                      | TW   | TEMPORARY FURNISHMENT                    |
| MP   | MANHOLE                      | TTA  | TEMPORARY FURNISHMENT                    |
| NGW  | NO GROUND WATER ENCOUNTERED  | TV   | TELEVISION                               |
| OD   | OUTSIDE DIAMETER             | UGU  | UNDERGROUND UTILITY                      |
| OHU  | OVERHEAD UTILITY             | WL   | WATER LINE                               |
| PC   | POINT OF CURVATURE           | WLP  | WALKWAY & PRIVATE LANDSCAPE EASEMENT     |
| PC   | PROPERTY CORNER              | WB   | UNDISTURBED BUTTER EASEMENT              |
| PCC  | PORTLAND CEMENT CONCRETE     | VB   | VALVE BOX                                |
| PCC  | POINT OF COMPOUND CURVATURE  |      |  |



**TRIAD ENGINEERING, LLC**  
1401 W. PALMER BLVD., SUITE 100  
ANCHORAGE, ALASKA 99501  
PHONE: 907.562.1811  
WWW.TRIADENGINEERING.COM

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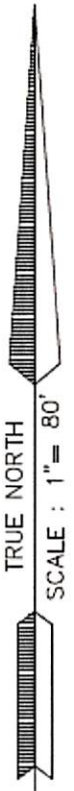
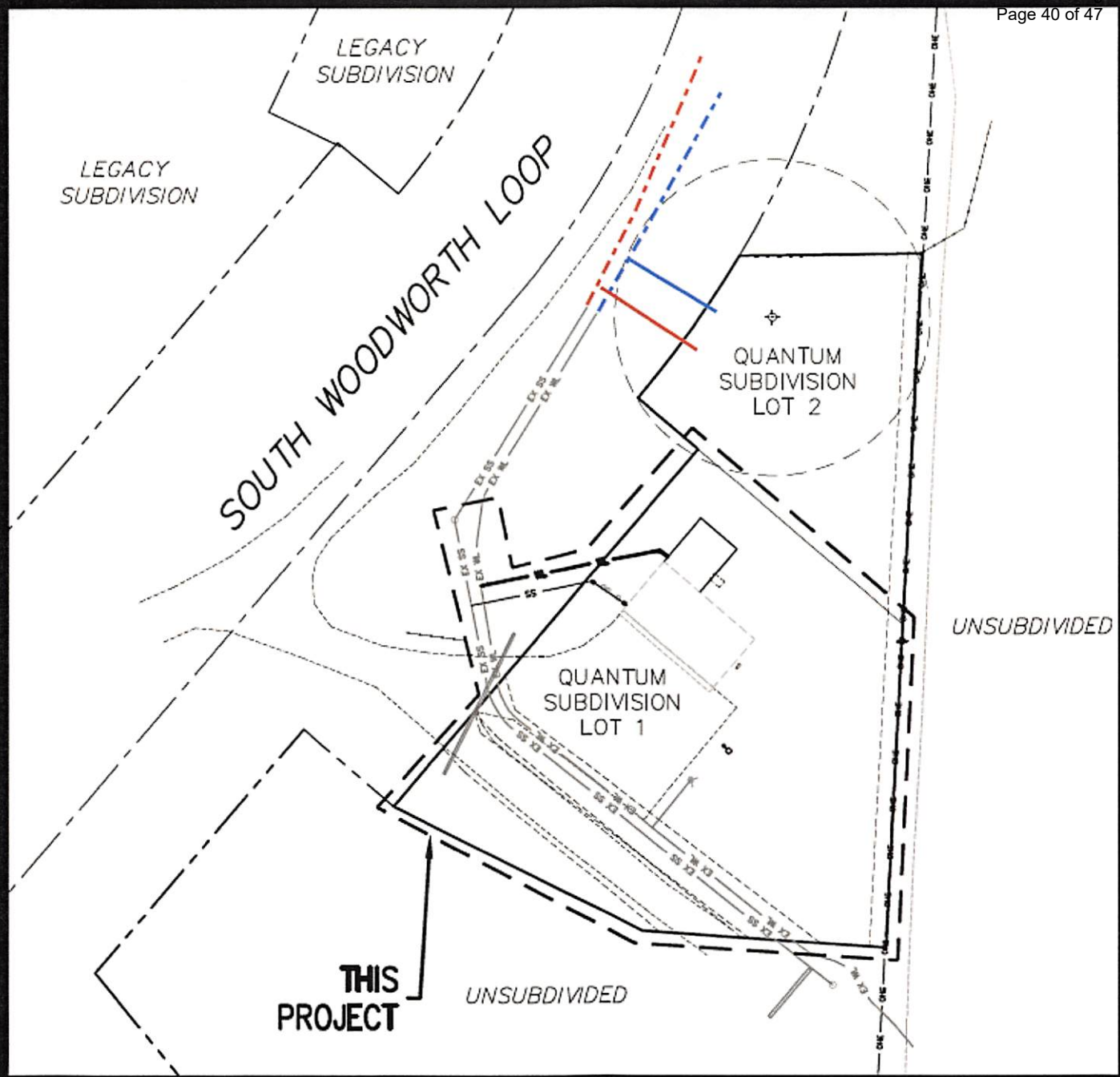
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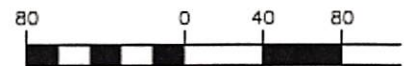
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80 SCALE KEY MAP







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.alaska.gov

July 20, 2023

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **PA 05 Krostek, Waiver 90-12 PWm, Palmer Fishhook & Farm Loop Road**
  - No objections to the proposed lot division.
  - No direct access to Palmer-Fishhook Road will be granted. Both lots must take access from Farm Loop Road.
- **WA 09 Quantum, Woodworth Loop**
  - No objection to the proposed plat.
  - Please be advised of plans for a future road connection between the Glenn Highway and Woodworth Loop in this vicinity.
- **Kelton's Circle (Revised), Parcel #3 MSB Waiver 76-4 (79-245w), Wasilla-Fishhook Road**
  - No objection to the proposed lot division.
  - DOT&PF requests clarification on intention for road names, as an existing Kelton's Circle in the nearby Wasilla-Fishhook Road vicinity could cause confusion, especially if proposed facility of Kelton's Circle/N Kelton's Knob Circle/Precision Circle is located south of the existing Kelton's Circle.
  - DOT&PF requests clarification of intention for road running south of circle in site plan along Lot 7 (Precision Ave) and recommends building it the full length south along the western portion of Lot 7 for connectivity purposes.
  - DOT&PF requests clarification of site plan easements, easements sizes and locations, and their use.
  - DOT&PF requests applicant dedicate right of way.

*"Keep Alaska Moving through service and infrastructure."*

**EXHIBIT C**

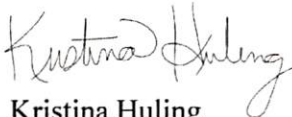
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or [kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov).

Sincerely,



Kristina Huling  
Mat-Su Area Planner, DOT&PF

cc: Jacob Ciufo, P.E., Regional Hydrologist, DOT&PF  
Sean Baski, Chief, Highway Design, DOT&PF  
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF  
Devki Rearden, Engineering Associate, DOT&PF  
Morris Beckwith, Right of Way, DOT&PF  
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB



## Jesse Curlin

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**From:** Daniel Dahms  
**Sent:** Wednesday, July 19, 2023 10:49 AM  
**To:** Jesse Curlin  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Quantum #2023-084

Chris,

PD&E has no comments.

Daniel Dahms, PE  
Department of Public Works  
Pre-Design and Engineering Division

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**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Wednesday, July 12, 2023 12:28 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; dnr.scro@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; davemtp@mtaonline.net; stark@mtaonline.net; sarah.myers@alaska.gov; colton.percy@alaska.gov; andrew.fraiser@enstarnaturalgas.com; james.christopher@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; mearow@mea.coop; row@mtasolutions.com; stephanienowersdistrict2@gmail.com; gatewaycommunitycouncil@gmail.com  
**Subject:** RFC Quantum #2023-084

The following contains a link for an Request for Comments for Quantum, #2023-084, Tax ID# 17N01E15D009. Comments are due by **July 24, 2023**. Please let me know if you have any questions.

[WA 09 Quantum](#)

Sincerely,

Jesse C. "Chris" Curlin  
Platting Technician  
Matanuska-Susitna Borough  
(907) 861-7873

## Jesse Curlin

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**From:** Rick Antonio  
**Sent:** Wednesday, July 12, 2023 4:38 PM  
**To:** Jesse Curlin  
**Cc:** Kim Sollien  
**Subject:** RFC Quantum #2023-084

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Development of the subject property is subject to Core Area Regulations.  
[Chapter 17.61 CORE AREA \(codepublishing.com\)](#)

Thanks,

Rick Antonio

*Planner II*

*Planning & Land Use Division*

Matanuska-Susitna Borough

[rick.antonio@matsugov.us](mailto:rick.antonio@matsugov.us)

[stormwater@matsugov.us](mailto:stormwater@matsugov.us)

Office- 907.861.7815

Remote- 907.707.4591



**Jesse Curlin**

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**From:** Gateway Community Council <gatewaycommunitycouncil@gmail.com>  
**Sent:** Wednesday, July 12, 2023 12:28 PM  
**To:** Jesse Curlin  
**Subject:** Automatic Reply Re: RFC Quantum #2023-084

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

Thank you for contacting us.

If you would like to receive future contacts, including upcoming meeting notices and dates, please sign up on our website, and check out our Eventbrite page:

<https://gateway-community-council.mailchimpsites.com/>

<https://www.eventbrite.com/o/gateway-community-council-59665776133>

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Respectfully,

Gateway Community Council

P.S.

If you would like to receive future contacts, including upcoming meeting notices and dates, please sign up on our website, and check out our Eventbrite page:

<https://gateway-community-council.mailchimpsites.com/>

<https://www.eventbrite.com/o/gateway-community-council-59665776133>



**ENSTAR Natural Gas Company, LLC**  
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

July 17, 2023

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 **QUANTUM SUBDIVISION LOTS 1-3 (MSB Case # 2023-084)** and advises that there is an existing natural gas service line which appears to cross proposed Lot 2 to serve proposed Lot 1. The preliminary plat is attached and the portion of the service line that requires an easement is highlighted. 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 add, "location of natural gas main and centerline of ten foot (10 FT) wide natural gas easement" to the depiction of the referenced service line.
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](mailto: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, LLC



