

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
November 2, 2023

ABBREVIATED PLAT: SHADOWRIDGE

LEGAL DESCRIPTION: SEC 32 & 33, T18N, R01E S.M., AK

PETITIONERS: MATANUSKA-SUSITNA BOROUGH

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS/ HANSON LAND SOLUTIONS

ACRES: 68.61 ± PARCELS: 8

REVIEWED BY: CHRIS CURLIN CASE #: 2022-052

REQUEST: The request is to create 8 lots from the east 60' of the south 600' of the SE1/4 NE1/4 Sec. 32, T 18N, R. 1E, SM, AK, U.S. Gov. Lot 1 and N1/2 of U.S. Gov. Lot 5 Sec. 32, T.18N. R.1E. SM, AK, Except therefrom the west 660' of U.S. Gov. Lot 1 and U.S. Gov. Lot 6 and N1/2 of U.S. Gov. Lot 7 Sec.33, T.18N, R.1E. SM, AK excepting therefrom a portion of U.S. Gov. Lot 6 described in 2021-017480-0, to be known as **SHADOWRIDGE**, containing 68.81 acres +/- . All proposed lots will access N. Ridgewater Street, which is not certified or maintained by the Borough. Petitioner to construct and dedicate a temporary turnaround. Petitioner is requesting a variance from MSB 43.20.140 for conformance with the Subdivision Construction Manual regarding tangent between horizontal curves. The plat is located west of Finger Lake, southeast of Finger Lake Elementary School and directly west and east of N. Ridgewater Street, located within Sections 32 & 33 Township 18 North, Range 01 East, Seward Meridian, Alaska. **This case was continued from the November 17, 2022 public hearing.**

EXHIBITS:

Vicinity Map

Exhibit A – 1 pg

MSB Pre-design and Engineering comment

Exhibit B – 2 pgs

DISCUSSION:

Due to comments received from MSB Department of Public Works (**Exhibit B**) regarding construction standards, development within wetlands, needed updates to the submitted variance, and an updated drainage plan, Platting staff is requesting this case be continued to January 4, 2024 to allow time to address the issues presented.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the continuation of the preliminary plat of Shadowridge, Section 32 & 33, Township 18 North, Range 01 East, Seward Meridian, Alaska, to the January 4, 2024 Platting Board hearing to allow time for submittal and review of required documentation.

Jesse Curlin

From: Craig Hanson <ceh@hlsalaska.com>
Sent: Monday, October 30, 2023 10:57 AM
To: Jesse Curlin
Subject: RE: Continuation Memo

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

Jesse, Let's push it to the 4th.
I will be gone quite a bit in December.

--

Respectfully,
Craig Hanson, RLS
Hanson Land Solutions, LLC
305 E. Fireweed Ave.
Palmer, AK 99645
(907)746-7738

---- On Mon, 30 Oct 2023 11:53:39 -0700 Jesse Curlin <Jesse.Curlin@matsugov.us> wrote ---

January 4th, then January 18th.

From: Craig Hanson <ceh@hlsalaska.com>
Sent: Monday, October 30, 2023 10:51 AM
To: Jesse Curlin <Jesse.Curlin@matsugov.us>
Subject: RE: Continuation Memo

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

what is the next date after the 21st?

--

Respectfully,
Craig Hanson, RLS
Hanson Land Solutions, LLC
305 E. Fireweed Ave.
Palmer, AK 99645
(907)746-7738

---- On Mon, 30 Oct 2023 11:34:22 -0700 Jesse Curlin <Jesse.Curlin@matsugov.us> wrote ---

Ok. Continue until December 21st?

From: Craig Hanson <ceh@hlsalaska.com>
Sent: Monday, October 30, 2023 10:29 AM

HANDOUT #1
SHADOWRIDGE
CASE #2022-052
MEETING DATE: NOVEMBER 2, 2023
PAGE 2 OF 3

To: Jesse Curlin <Jesse.Curlin@matsugov.us>

Subject: Re: Continuation Memo

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

Good morning, Jesse,

I'm afraid we will need to push this out to the next meeting. I will not be able to attend that Dec. 7 hearing date.

--

Respectfully,
Craig Hanson, RLS
Hanson Land Solutions, LLC
305 E. Fireweed Ave.
Palmer, AK 99645
(907)746-7738

---- On Thu, 26 Oct 2023 18:03:01 -0700 Jesse Curlin <Jesse.Curlin@matsugov.us> wrote ---

Hi Craig,

Please find attached the continuation memo for Shadowridge.
We will continue it on December 7th, not the 21st as previously mentioned

Sincerely,

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

HANDOUT #1
SHADOWRIDGE
CASE #2022-052
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PAGE 3 OF 3

MATANUSKA-SUSITNA BOROUGH

PLATTING DIVISION

350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

RECEIVED

OCT 3 0 2023

PLATTING

2698B01L008 17

DIEFFENDERFER JOHN C & S S TRDIEFFENDERFER JOHN&SHARON TRES
1750 N LANDMARK DR
PALMER AK 99645-9368

REVISED LOCATION: NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: 6R DEVELOPMENT GROUP LLC

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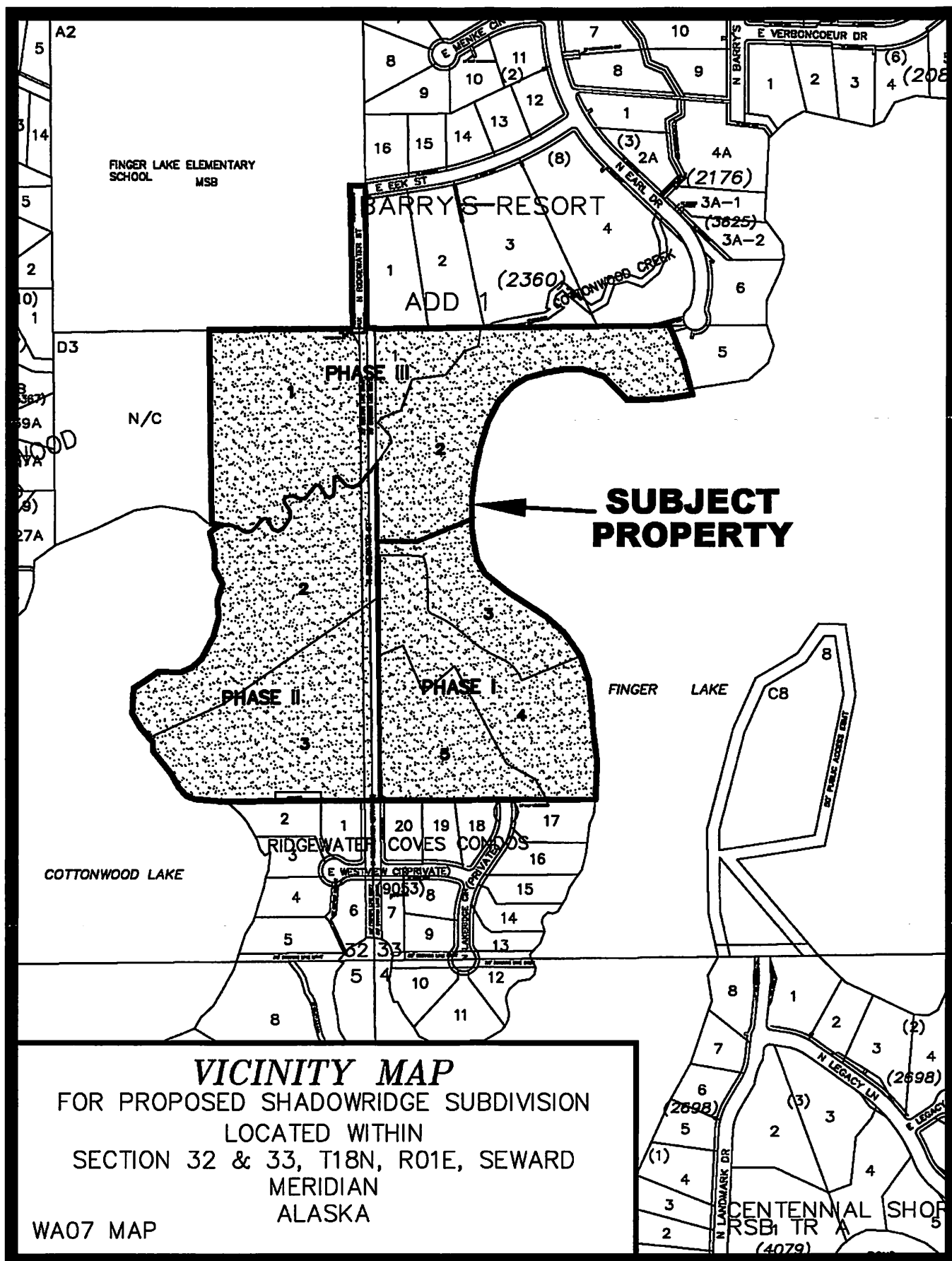
To request additional information please contact the Platting Technician, **Chris Curlin** at (907) 861-7873.

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

[] No Objection ☒ Objection ☒ Concern

Name: JOAN Dieffenderfer Address: 1750 N Landmark Dr, Palmer, AK

Comments: See attached concern

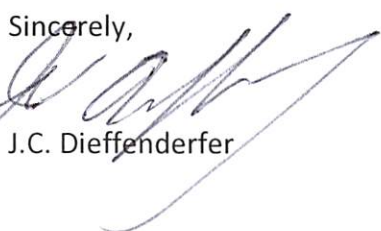


I have a few concerns related to the proposed development project to create 8 lakefront lots, to be known as SHADOWRIDGE on the shore of Finger Lake within the Mat-Su Borough. I've lived here on Finger Lake since 1998, and have watched first-hand how the development of lakeshore properties has impacted the quality of the lake itself. For this new development, there are some very specific concerns. First, Cottonwood Creek transits through portions of the subject property, and was historically used as a hiking/snow machine trail that allowed access from Fingerlake to Cottonwood lake along the side of that creek bed. The creek bed is a marshy swamp during the spring and summer, and is permanently saturated with water year round, and the creek itself is always filled with water. It is only solid when the surface is frozen. It appears to be overgrown with an abundance of wetland vegetation.

From appearances, at least part of the proposed development is on designated wetlands. As a further indicator, on the Mat-su Borough Wetlands Viewer it shows a large portion of land, part of which is intrusive to the parcel in question, as a designated "Kettle Wetland." It also shows that a portion of the subject property in an area that is a designated "discharge slope." Consequently, before any development should be allowed to take place in those areas it is important that a full and comprehensive wetlands assessment be done by the Corps of Engineers, and only after that assessment has been accomplished should permits to build be issued. If the area is in fact found to be wetlands, then appropriate measures need to be taken in accordance with existing local, state, and federal laws related to wetland development before construction approval is granted.

In the area of my subdivision, a wetlands assessment was required before building was allowed back in 1998. Strict adherence to the 75' setback requirement was also mandated. Since then, many additional lots have been developed on Finger Lake, and most houses that have been built have been cleared of tree vegetation, and replaced with sloping grass covered yards, and without any mandatory holding areas to prevent runoff into the lake. The consequences are obvious, and the unmitigated runoff has impacted the lake since we have lived there. Clearly, the combination of lawn maintenance, including the use of pesticides and fertilizer associated with these many properties, has definitely had long term impacts. At one time I could stand on my dock and see the lake bottom, but now that is no longer possible, and the weed growth in the lake, which was virtually non-existent when our home was built, has over the years become so problematic in the last several years that the west end of Finger Lake is unboatable in late summer, with weed growth so thick and copious that it reaches the surface. Consequently, before further lots are approved careful consideration should be given to the impact of subject property on both Finger Lake and Cottonwood Lakes. For the parcel in question, this could be especially problematic since Cottonwood Creek cuts through the parcel, and will directly carry rainfall runoff from the proposed properties into Cottonwood Lake, via the creek, as well as Finger Lake, via the shoreline slope of each proposed lakeshore lot.

I'm not against development of the subject property, as long as a wetland assessment has been accomplished by the Corps of Engineers, and careful planning is used to protect both Cottonwood Creek, its runoff into Cottonwood Lake, as well as the shoreline of Finger Lake.



HANDOUT #2
SHADOWRIDGE
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MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

HANDOUT #3
SHADOWRIDGE
CASE #2022-052
MEETING DATE: NOVEMBER 2, 2023
PAGE 1 OF 3

RECEIVED
OCT 30 2023
PLATTING

6522B19L025A 28
GRIMM RONALD V
PO BOX 1435
PALMER AK 99645-1435

NOTIFICATION OF PUBLIC HEARING

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[] No Objection [X] Objection [X] Concern

Name: Row Grimm Address: 5600 Cherry Circle

Comments: I have lived on Cottonwood Lake for over 40 years and know the subject property. This property is likely the last property (lake front) on ~~W~~ Finger Lake and Cottonwood Lake to be developed and for good

Case # 2022-052 CC

Note: Vicinity Map Located on Reverse Side

reason. A significant amount of the property is only a foot or two above the water table. AND All of the spring water coming out of Finger Lake flows beneath this property. There are major springs in Cottonwood Lake

that come out of Finger Lake. Finger Lake is spring fed from springs on the east end of Finger Lake and flow underground at an unknown depth into Cottonwood from the west end of Finger Lake, keeping Finger Lake at a constant level.

Cottonwood Creek also flows through the property and is the spawning ground not only to sockeye and coho salmon but is also the spawning area of the wild rainbow trout from Cottonwood Lake which is maintained as a wild rainbow trout habitat with no stocking from ADFG.

There is no way to determine what damage to the underground spring system that might occur. I have first hand knowledge of the lots adjacent to mine being developed. Both lots contained wet lands and springs flowing beneath them. (From Dawn Lake flowing into Cottonwood Lake).

The developer was allowed to develop the lots which were platted 40+ years ago and were the last in Cottonwood Shores Subdivision to be developed. Because of their wetlands. After filling in wet lands the ~~developer~~ developer was fined by EPA. But the damage has been done. One septic system has already failed after one year of usage, and I assume the second ~~and~~ septic will have the same issues when it comes online.

The chances of ground water issues is highly probable on this property. As I look at the Platted the only high ground that may be ~~developable~~ developable is the Phase I, lots 3, 4, 5. I am all for responsible development but I do oppose, but this property is a disaster waiting to happen.

Assembly member
Jude H.

Ron Grimm
10/26/23

that are out of focus like finger tips. It seems
the film is on an end of a finger tip and
the image is of a person's head and shoulders
from the front and slightly to the right. The image
is a constant level.
The image is the same as the one through the camera
lens. The image is not sharp but only slightly out of focus.
The image is a person's head and shoulders from the front
and slightly to the right. The image is a constant level.
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**MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION**
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

10/23/2023
JAK

HANDOUT #4
SHADOWRIDGE
CASE #2022-052
MEETING DATE: NOVEMBER 2, 2023
PAGE 1 OF 3

RECEIVED
OCT 27 2023
PLATTING

6445B19L021 49
KOIVUNEN JON & VALERIE FAM TRKOIVUNEN JON & VALERIE TRES
5525 E HEMLOCK DR
WASILLA AK 99654-4218

REVISED LOCATION: NOTIFICATION OF PUBLIC HEARING

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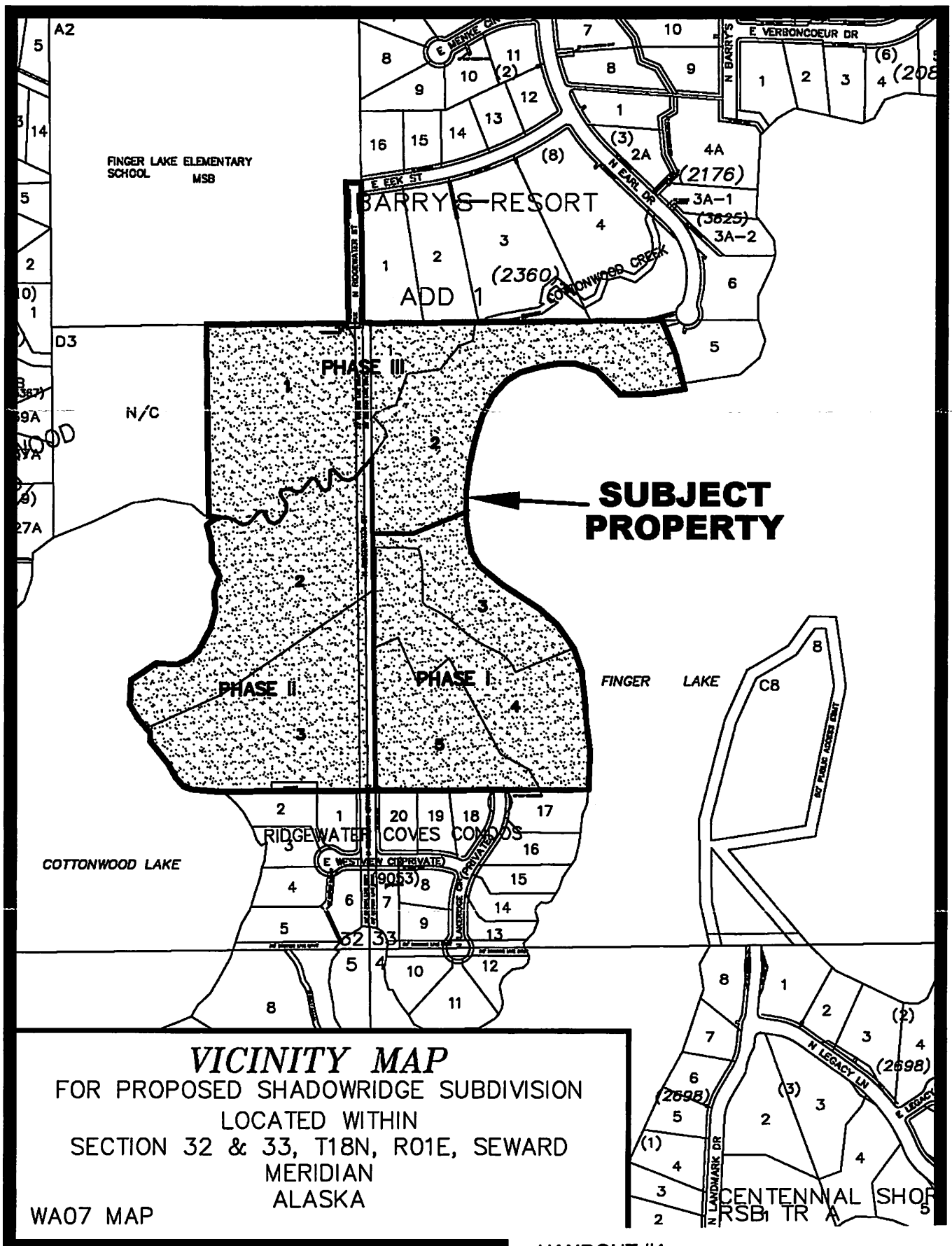
Name: Jon A. Koivunen Address: 5525 East Hemlock Drive, Wasilla, AK 99654

Comments: This is very low land, some of it wetland. Damage and pollution

to Finger and Cottonwood Lakes and lower section of Cottonwood Creek are
major concerns. Multiple species of fish use these waters; along with ducks,
geese, and trumpeter swans. Multiple agencies need to be involved to
protect this area (U.S. Army Corps of Engineers, EPA, DEC, and Public
Health Agencies. Thank you,
Jon A. Koivunen

Case # 2022-052-CC

Note: Vicinity Map Located on Reverse Side



Jesse Curlin

From: Adam Imperato <a_imperato@icloud.com>
Sent: Sunday, October 29, 2023 11:00 PM
To: MSB Platting
Subject: Shadow bridge

RECEIVED
OCT 30 2023
PLATTING

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

>
> To whom it may concern,
> As a resident of Ridgewater cove I think shadow bridge is a bad idea. First reason is financial for the owners of shadow bridge, I don't think they did the research to see how long it took for any of Ridgewater to sell. My other financial reason is that the lots are way over priced and will not see until foreclosure.
> My next point is I don't see how this can not harm animals. To build the lots next to Fingerlake Elementary there will have to be a lot of fill brought in since it's a swamp, this alone can hurt different habitats. Swans uses cottonwood creek as a stopping point in the fall and summer. This is also a salmon spawning stream which will most definitely get hurt by this subdivision. Think of all the fertilizer that will go into the creek once people move into this subdivision.
> The roads also will not be able to handle more traffic. I put the same two potholes in to the problem manager every month. There's one right at the Eek and Ridgewater and another at Eek and earl. Also there's a berm at the end of Ridgewater that makes it impossible to see kids walking to school. Speaking of school it's near impossible to get into Bogard during school times. You have to wait for one of the parents turning left on to earl to let you out. The other way out is through cottonwood shores down fireweed, I also see this has dangerous because there are many bus stops along that road.
> Also during construction the semi's park in the middle of Ridgewater making it impossible for anyone to get around them. Also kids walk to school with these big semi's in the way and the workers don't seem to care that they've almost hit the kids with many different pieces of equipment.
> Fingerlake is already crowded during the summer and this will add to the crowds.
> The more I think about this the worst the subdivision will be.
> Thanks
> Adam Imperato
>
> Sent from my iPhone

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

9053000L004 45
JORDAN JOHN C & WANDA J
5950 E WESTVIEW CIR
WASILLA AK 99654-4385

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[] No Objection [] Objection [X] Concern

Name: John Jordan Address: 5950 E Westview Circle, Wasilla AK

Comments: Notice only says the request is to create 8 lots. What is future plans for the 8 lots? Single family homes? Condos?

Townhouses? How much additional traffic is expected to be placed on N Ridgewater St if request is approved? How will

lot owners contribute to the expense of maintaining N Ridgewater St?

Case # 2022-052 CC

Note: Vicinity Map Located on Re

HANDOUT #5
SHADOWRIDGE
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MEETING DATE: NOVEMBER 2, 2023
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**MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION**
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

HANDOUT #6
SHADOWRIDGE
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MEETING DATE: NOVEMBER 2, 2023
PAGE 1 OF 2

RECEIVED
OCT 31 2023
PLATTING

9053000L009 73
POMRENKE ERICK STEVEN
1830 N LAKERIDGE CIR
WASILLA AK 99654

REVISED LOCATION: NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: 6R DEVELOPMENT GROUP LLC

REQUEST: The request is to create 8 lots from the east 60' of the south 600' of the SE1/4 NE1/4 Sec. 32, T.18N, R. 1E, SM, AK, U.S. Gov. Lot 1 and N1/2 of U.S. Gov. Lot 5 Sec. 32, T.18N, R.1E, SM, AK, Except therefrom the west 660' of U.S. Gov. Lot 1 and U.S. Gov. Lot 6 and N1/2 of U.S. Gov. Lot 7 Sec.33, T.18N, R.1E, SM, AK excepting therefrom a portion of U.S. Gov. Lot 6 described in 2021-017480-0, to be known as **SHADOWRIDGE**, containing 68.81 acres +/- All proposed lots will access N. Ridgewater Street, which is not certified or maintained by the Borough. Petitioner to construct and dedicate a temporary turnaround. Petitioner is requesting a variance from MSB 43.20.140 for conformance with the Subdivision Construction Manual regarding tangent between horizontal curves. The property is located west of Finger Lake, southeast of Finger Lake Elementary School and directly west and east of N. Ridgewater Street (Tax ID # 9222000T00A/U001-17&99); lying within Sections 32 & 33, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. ****This case was continued from the November 17, 2022 public hearing.**

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in **Conference Room 149 at Fire Station 6-2, 4568 S. Knik Goose Bay Road, Wasilla, Alaska** on the proposed **Subdivision**. The public hearing is scheduled for **November 02, 2023**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection ☒ Objection [] Concern

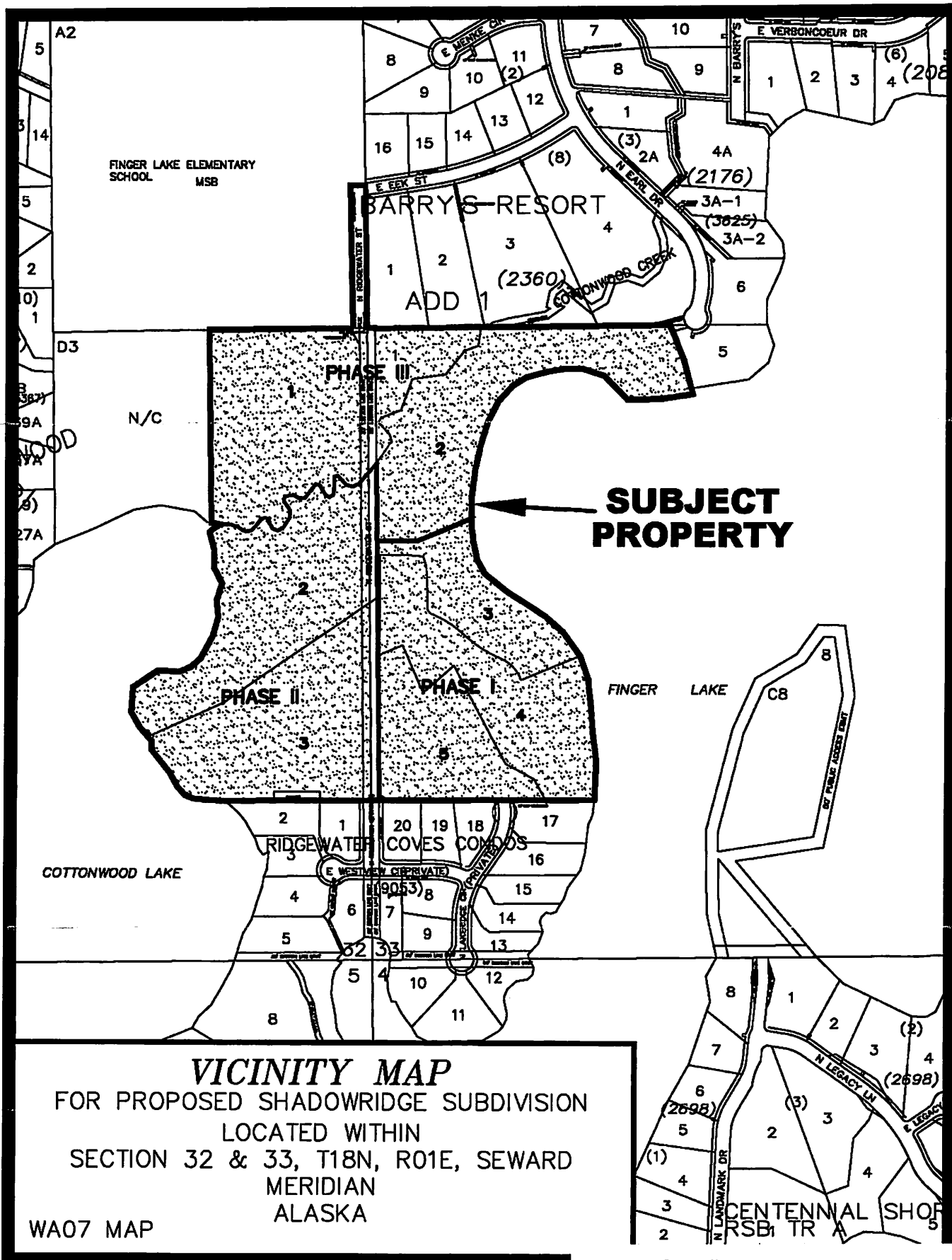
Name: ERICK POMRENKE Address: 1830 N LAKERIDGE CIRCLE, WASILLA AK.

Comments: HIGH TRAFFIC DEATHS ON EARLY BOGARD.
ONLY ONE ACCESS ROAD - NO ROAD AGREEMENT
IN PLACE. SAFETY CONCERNS WHEN CROSSING

Case # 2022-052 CC

Note: Vicinity Map Located on Reverse Side

BRIDGE - ROAD IS NOT UP TO BOROUGH
STANDARDS.



Matthew Goddard

From: kashapsnikoff <kashapsnikoff@gmail.com>
Sent: Sunday, October 22, 2023 1:01 PM
To: MSB Platting
Subject: Olympic Investments, Inc Request

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

My Husband, Andrew Looby, JR & I, Kimberly Shapsnikoff, own Tract F as well as lots 17 & 18 in Settlers Bay. We are opposed and object to the vacating of the current 33' easement. This move would bring us lot line to lot line. The lots 17 & 18 were purchased by my Grandparents in the 1970's and we bought them in 2007. We then purchased Tract F. We made these purchases with the understanding of the current easement. The proposed 53 lots being put into that tract knowing those easements are there is one thing – but to put 53 lots and rid an easement just brings us all way too close. The easement is accessed for utilities, equestrian and pedestrian use. Why not make lots 1-11 in Block 1 of proposed subdivision smaller and bring the lots 1-13 of block 3 more towards block 1? The idea that an easement has to be removed in order to cram as many lots on that block is crazy.

Thanks,
Andrew Looby & Kim Shapsnikoff

Sent from [Mail](#) for Windows

HANDOUT
SETTLERS BAY SOUTH
PAGE 1 OF 1
HANDOUT #1

11/02/2023
2023-094

Doug and Mary Wilber
PO Box 877764
Wasilla AK 99687

October 30, 2023

MATANUSKA-SUSITNA BOROUGH
PLATING DIVISION
350 E Dahlia Ave.
Palmer, AK 99645

REF: Development and Vacation of Section Line Easement (SLE) of (Tax ID# 16N02W04A008) NE Section 04, Township 16 North, Range 02 West, Seward Meridian, Alaska located in the Knik-Fairview Community Council in Assembly District #3 by Olympic Investments, Inc. to be known as Settlers Bay South.

Plating Division:

I reside at 6390 S. Calista Dr. (Blk 12 Lot 15A) Settlers Bay Subdivision #2. I have lived here over 20 years and have used the SLE for recreational commuting between lots and have also use it to determine placement and setback requirements for the buildings on my property, keeping in mind the future use of the easement and development of the above-mentioned property.

The elevation direction of my lot is split with drainage to both the East and West. Much of the drainage goes to the East towards the proposed subdivision into the easement. I have cleared the easement, adjoining my property, of debris left behind from the original 1970's development of the area for better drainage.

The SLE vacation requested conjoins with the SLE north of Borigo Dr., in Crocker Creek Sub Phase IV, south of said parcel, which was not vacated in the plating of that subdivision.

As a past President of the Settlers Bay Homeowners Association (SBHOA) the section line easement will visually separate the new proposed subdivision from Settlers Bay Subdivision #2 which will help delineate where Settlers Bay #2 ends and the new proposed subdivision begins. This will help with any future confusion between the subdivisions and any questions regarding SBHOA covenant restricted areas.

According to **AS 19.30.410 Vacation of rights-of-way**: "a reasonably comparable, established alternate right-of-way or means of access exists that is sufficient to satisfy all present and reasonably foreseeable uses." There is no proposed comparable access for the existing easement. The proposed streets intersect with Borough maintained roads which I am sure will adhere to the same laws as all other roads in this area.

The developer knew the SLE was in place before they acquired the property. The easement was established decades ago for obvious reasons and should not be vacated.

Thank you for your time and my comment consideration.

Douglas Wilber
907 244-7318

HANDOUT #2
SETTLERS BAY SOUTH
CASE # 2023-094
MEETING DATE: NOVEMBER 2, 2023

11/2/2023
2023-094

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the variance request from MSB 43.20.140 Physical Access, the vacation of the section line easement, and the preliminary plat of Settlers Bay South, Section 04, Township 16 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. Construct interior street and cul-de-sac MSB residential street standards, construct/certify W. Ohlson Drive and S. Calista Drive to MSB residential Subcollector street standards according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and construction plans to DPW for approval per SCM F01.2;
 - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - c) Install advanced warning signs prior to the intersection of Calista and Settler's Bay Drive. Type of sign and location to be reviewed and approved by PD&E at the Preconstruction Conference.
 - d) Extend the drainage easements on Lots 1 and 2, Block 1 to reach the back lot line to the west per PD&E's instructions.
 - e) Construct interior streets and cul-de-sacs to Residential Street standard according to the SCM.
 - f) Upgrade/Certify W. Ohlson Drive from the intersection of the proposed S. Olympic Drive to S. Calista Drive to MSB residential subcollector street standard according to the SCM.
 - g) Upgrade/Certify S. Calista Drive from W. Ohlson Drive to S. Settlers Bay Drive to MSB residential subcollector street standard according to the SCM.
 - h) Reclaim the existing cul-de-sac on W. Borigo Drive, per PD&E's instructions to be discussed at the pre-construction meeting.
 - i) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7, submit Final Report to Platting per F01.8, and obtain Certificate of Construction Acceptance from DPW per F01.9;
 - j) Submit as-built of streets and drainage improvements once construction is complete; and
 - k) Obtain approval of street names from Platting Assistant.
5. Provide an updated geotechnical report once all reverification/regrading has been completed showing that all lots contain the minimum required 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area.
6. Per MSB 43.15.049(I), construct the water lines, provide as-built drawing of the water system, and provide ADEC certificate to operate for the water system extension prior to recordation.
7. Add a plat note stating that no direct access shall be granted to Knik-Goose Bay Road unless otherwise authorized by the permitting authority.
8. Obtain approval of the vacation from the Assembly within 30 days of written decision.
9. Show all easements of record on final plat.
10. Provide final approval from state of Alaska for Section Line Easement Vacation.
11. Submit recording fees, payable to Department of Natural Resources (DNR).
12. Submit plat in full compliance with Title 43 and State of Alaska requirements.