

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Kayla Kinneen

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Wyatt Anderson



PLATTING BOARD
Chris Chiavetta, District 1
Michael Liebing, District 2
Eric Koan, District 3
Vice Chair Amanda Salmon, District 4
Chair Michelle Traxler, District 5
Sandra Kreger, District 6
Sidney Bertz, District 7
Karla McBride, Alternate A
Robert Hallford, Alternate B

PLATTING BOARD AGENDA **ASSEMBLY CHAMBERS** **350 E DAHLIA AVENUE PALMER**

PLATTING BOARD MEETING

1:00 P.M.

March 6, 2025

Ways you can participate in Platting Board meetings:

IN PERSON

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

TELEPHONIC TESTIMONY: (Audio only)

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

- Dial 1-855-290-3803; you will hear “Joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear “Your hand has been raised.”
- When it is your turn to testify you will hear “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

OBSERVE: You can observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough – YouTube

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

A. February 6, 2025

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **GREENFIELDS 19-1:** The request is to create 5 lots from Block 1, Lot 19, Greenfields Subdivision, Plat # 77-119, to be known as **Greenfields 19-1**, containing 5.77 acres +/- . The property is located north of N Pittman Rd, west of N Church Rd, and directly east of N Autumn Ln. (Tax ID #1349B01L019); within the SE ¼ Section 19, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. *(Petitioner/Owner: Matthew Estrada, Staff: Wyatt Anderson, Case # 2025-005)*

B. **THE COVE AT JEAN LAKE:** The request is to create 33 lots from Lot 4, Long Birch (Plat #98-126) and Tax Parcel B4, created by Warranty Deed recorded at 1999-013702-0, to be known as **THE COVE AT JEAN LAKE**, containing 128.37 acres +/- . The proposed design will include a gated entry with private internal roads. The property is directly west of Jean Lake, directly east of W. Long Lake Road (Tax ID #19N04W19B004 & 4788000L004); within the N ½ & S ½ Section 19, T19 North, Range 4 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. *(Petitioner/Owner: Walter Newman & Walter Newman Rev Trust, Staff: Chris Curlin, Case # 2025-006)*

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(If needed)*

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

B. Upcoming Platting Board Agenda Items *(Staff: Fred Wagner & Clerk: Kayla Kinneen)*

- March 20, 2025, Platting Board Meeting, we have 2 cases to be heard:
 - South Shore Waterfront Phase I
 - Haven Park

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on February 6, 2025, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)

Platting Board members present and establishing a quorum:

Mr. Chris Chiavetta, District Seat #1
Mr. Michael Liebing, District Seat #2
Mr. Eric Koan, District Seat #3
Ms. Amanda Salmon, District Seat #4
Ms. Michelle Traxler, District Seat #5
Ms. Sandra Kreger, District seat #6
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Sidney Bertz, District seat #7
Mr. Robert Hallford, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Alex Strawn, Planning Director
Ms. Kayla Kinneen, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician
Mr. Wyatt Anderson, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member Chiavetta led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

The agenda was approved unanimously.

D. Elections for Vice Chair

(a) Vice Chair

Platting Member Traxler inquired if the members could give a brief overview of their experience and if they would be interested in nominations for Vice Chair. Each member introduced themselves and only Platting Member Salmon mentioned she was interested in becoming Vice Chair. Platting Member Traxler nominated Platting Member Salmon as Vice Chair. Platting Member Koan

seconded. Platting Member Salmon accepted and the vote for Vice Chair was approved unanimously.

2. APPROVAL OF MINUTES

- January 2, 2025.

MOTION: Platting Member Kreger made motion to approve January 2, 2025 Minutes. Platting Member Koan seconded.

VOTE: The Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

PERSONS TO BE HEARD (Three minutes per person for items not scheduled for public hearing)

(None)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. **SAM & PAMS HOMESTEAD (VAC)**: The request is to vacate that portion of W. Independence Drive lying between N. Deception Drive and N. Craigie Ct. and to create 1 lot by eliminating the common lot lines between Tracts 1-1 & 1-2, lots 1-6, block 1, Lots 1-5, Block 4, Lucky Shot Acres, Plat #60-18, to be known as **SAM & PAM'S HOMESTEAD**, containing 7.09 acres +/- . The property is located north Deception Creek, south of W. Willow Fishhook Road and west of N. Four Mile Road (Tax ID #6200B01L001-L006, 6200B01T001-1-T001-2, 6200B04L001-L005); within the SE ¼ Section 02, Township 19 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. (*Petitioner/Owner: Sam & Pam Snyder, Staff: Matthew Goddard, Case #2024-141/142*)

Chair Traxler read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Kayla Kinneen provided the mailing report:

- Stating that 32 public hearing notices were mailed out on January 14, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 8 findings of facts.

Chair Traxler invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative, Owen Dicks spoke.

Chair Traxler opened the public hearing for public testimony.

There being no one to be heard Chair Traxler closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative chose not to speak.

Discussion ensued.

MOTION: Platting Member Kreger made a motion to approve the preliminary plat and vacation of Sam & Pam's Homestead. Platting Member Chiavetta seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

ITEMS OF BUSINESS & MISCELLANEOUS

(None)

7. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

Planning Director, Alex Strawn addressed the request for parliamentary and Board training.

Platting Clerk, Kayla Kinneen informed the board of upcoming items:

- There is not a Platting Board meeting on February 20th
- There are 2 cases scheduled for March 6, 2025 Platting Board.
 - Greenfield RSB B1 L19
 - The Cove @ Jean Lake

8. BOARD COMMENTS.

- Koan – We ended last year with a couple of discussions and would like to restate those since there is a new group. Last time we discussed working on better Community Council participation within the process. When dealing with Variances then we need to be consistent with the decisions and maybe have something clearer and more defined. Glad to be back.
- Salmon – Thanked everyone who put her up for Vice Chair and looks forward to the next couple of years.

- Chair Traxler – Looks forward to working with the new Board and welcomed all the new Members.

9. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **1:28 PM**.

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

KAYLA KINNEEN
Platting Board Clerk

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 6, 2025

PRELIMINARY PLAT: GREENFIELDS 19-1
LEGAL DESCRIPTION: SEC 19, T18N, R01W, SEWARD MERIDIAN AK
PETITIONERS: MATTHEW ESTRADA
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS/PIONEER ENGINEERING LLC
ACRES: 5.77 ± PARCELS: 5
REVIEWED BY: WYATT ANDERSON CASE #: 2025-005

REQUEST: The request is to create 5 lots from Block 1, Lot 19, Greenfields Subdivision, Plat # 77-119, to be known as **Greenfields 19-1**, containing 5.77 acres +/- . The property is located north of N Pittman Road, west of N Church Road, and directly east of N Autumn Lane.; within the SE ¼ Section 19, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Map and Aerial Photos	PAGES – 1-7
Topographic Map and As-Built	PAGES – 8-10
Geotechnical Report	PAGES – 11-16

AGENCY COMMENTS

Department of Public Works Pre-Design & Engineering	PAGE – 17
Code Compliance	PAGE – 18
ADOT&PF	PAGES – 19-21
Development Services	PAGE – 22
Utilities	PAGE – 23
Public Comment	PAGE – 24

DISCUSSION: The proposed subdivision is north of N Pittman Rd. Petitioner will be creating 5 lots, ranging in size from 1.02 acres to 1.25 acres. The lots will be accessed from N. Autumn Lane, which is a borough owned and maintained roadway.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements have been met.

Soils Report: A geotechnical report was submitted, pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, notes test holes were excavated to a minimum of 12'. Test hole location map and soils log are attached. Test Hole 1 & 3 are classified as SP soils, test hole 2 was classified as both SP and SW soils. No groundwater was encountered. All lots contain sufficient overall area. All lots have at least 10,000 sf of useable building area and all have at least 10,000 sf of contiguous useable septic area. Topographic map and as-built are at **Exhibit Pages 8-10**.

Comments:

Department of Public Works Pre-Design & Engineering (**Exhibit Page 17**) has no comments.

Code Compliance (**Exhibit Page 18**) has no comments.

ADOT&PF (**Exhibit Pages 19-21**) has no objections to the proposed design, but has the following comments:

- All lots to take access from N. Autumn Lane.
- See (*Staff Recommendation #4*)
- Subsequent development and subdivision of Lot 1 will require continued access through N. Autumn Lane.
- No New utility connections through Pittman Road or Pittman Road right of way
- Please be advised that this plat is within the boundary of DOT&PF project HSIP: Pittman Road Shoulder Widening and Slope Flattening, which may affect Lot 1.

MSB Development Services (**Exhibit Page 22**) has no objections with the proposed subdivision, but notes that, "Access to Lot 1 should be restricted to Autumn Lane. Pittman road is a Major Collector, and no new access points should be established to maintain traffic flow and safety. Additional access points contribute to congestion and increase the risk of accidents." (*Staff Recommendation #4*)

Utilities: (**Exhibit Page 23**) Enstar has no comments, recommendations or objections. MEA, MTA, & GCI did not respond.

Public Comments: (**Exhibit Page 24**) Camden Yehle, Meadow Lakes Resident, has no objections to this proposed subdivision.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; U.S. Postmaster; MSB Emergency Services, Community Development, Assessments; Meadow Lakes Community Council, FSA #136 West Lakes, RSA #028 Gold Trail, or assembly District#7; GCI, MEA, MTA.

CONCLUSION: The preliminary plat of Greenfields 19-1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

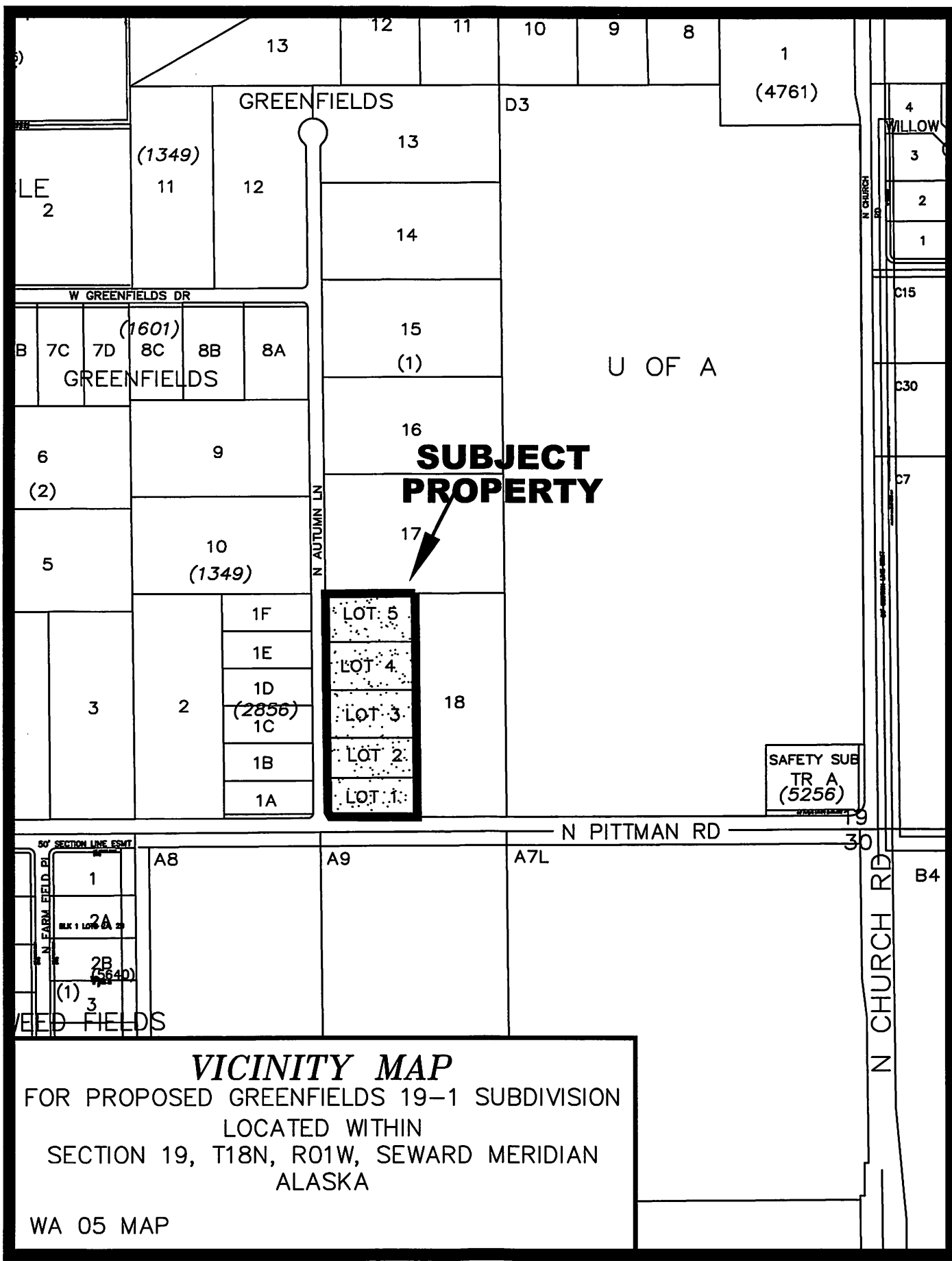
FINDINGS OF FACT

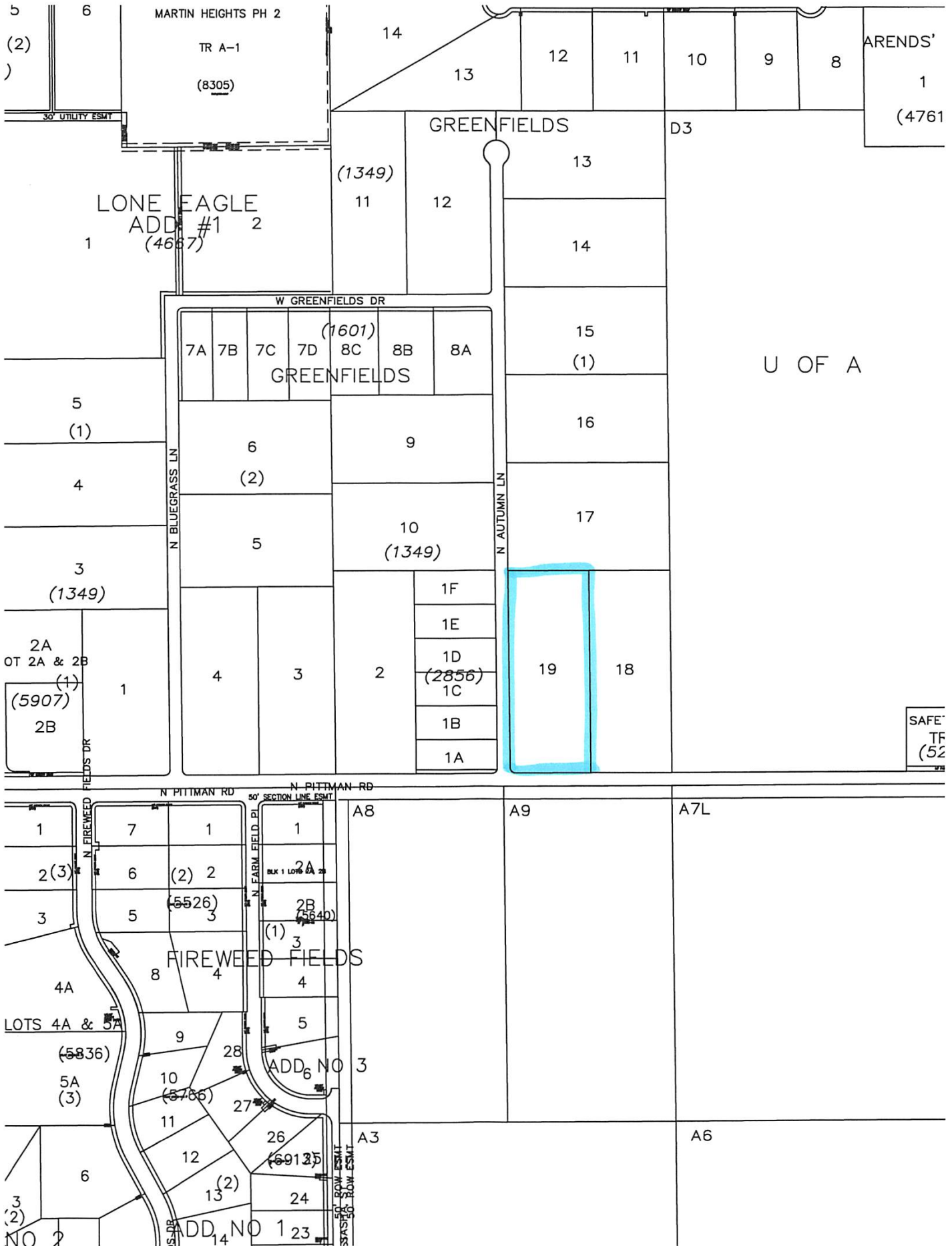
1. The plat of Greenfields 19-1 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; U.S. Postmaster; MSB Emergency Services, Community Development, Assessments; Meadow Lakes Community Council, FSA #136 West Lakes, RSA #028 Gold Trail, or assembly District#7; GCI, MEA, MTA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Greenfields 19-1, Section 19, Township 18 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations

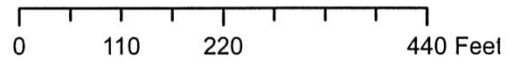
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Add Plat Note, "No direct access from Lot 1 to Pittman Road."
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit plat in full compliance with Title 43.

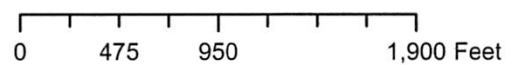






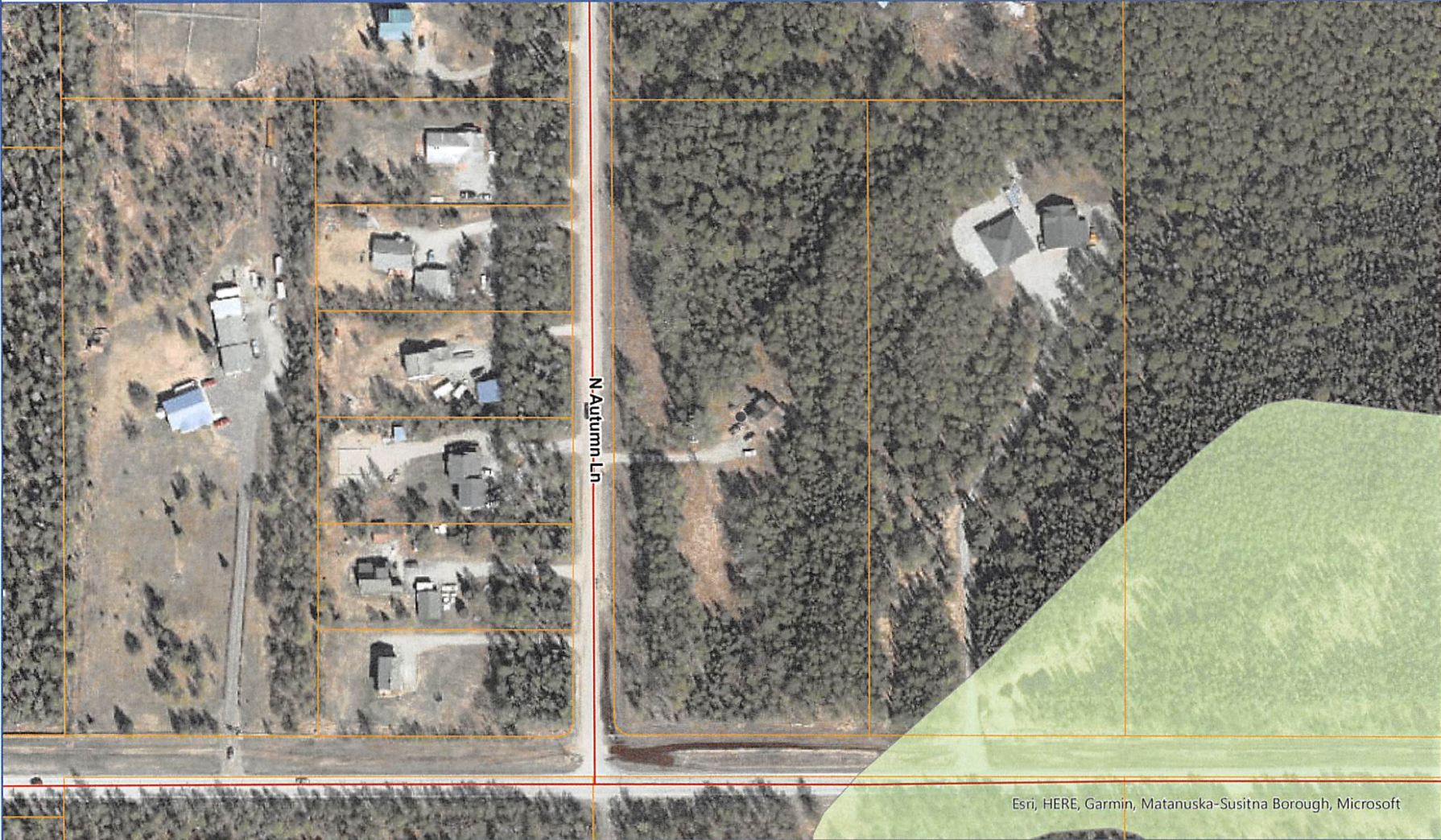
0 110 220 440 Feet







Mat-Su Borough Wetlands Viewer

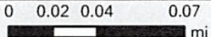


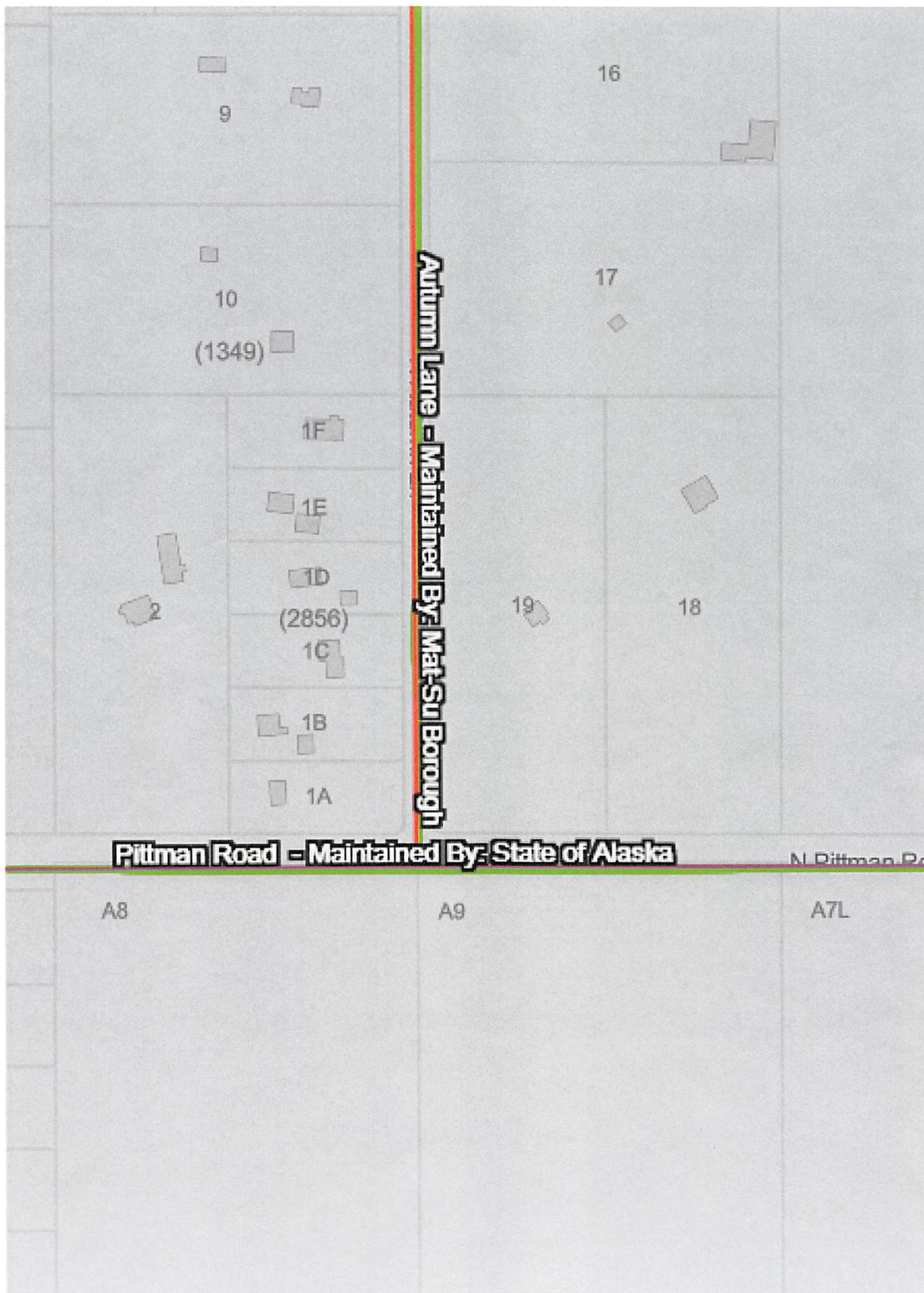
Esri, HERE, Garmin, Matanuska-Susitna Borough, Microsoft

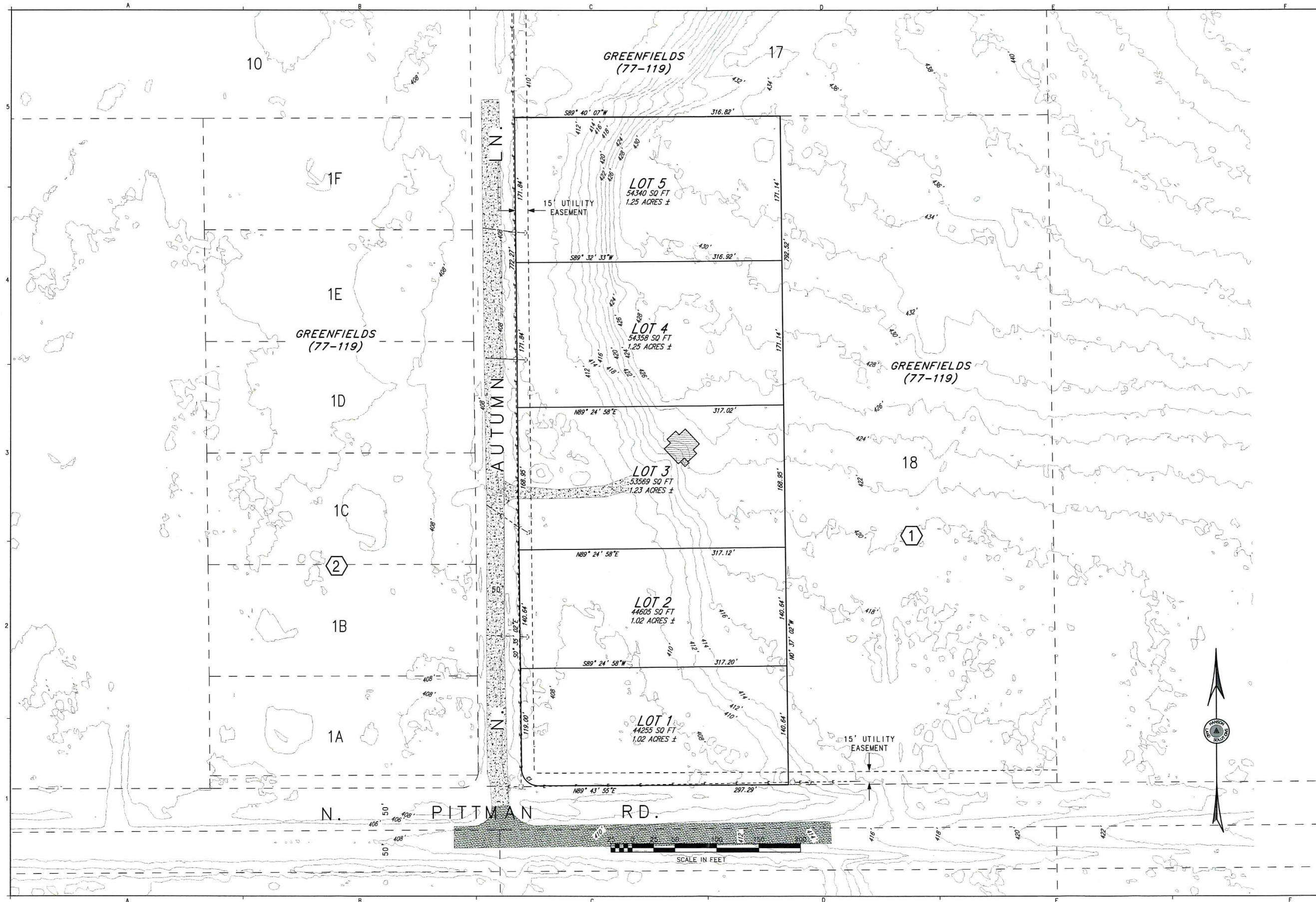


- Mat-Su Borough Parcels
- CookInlet Wetlands
- Discharge Slope

This map is solely for information purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.







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

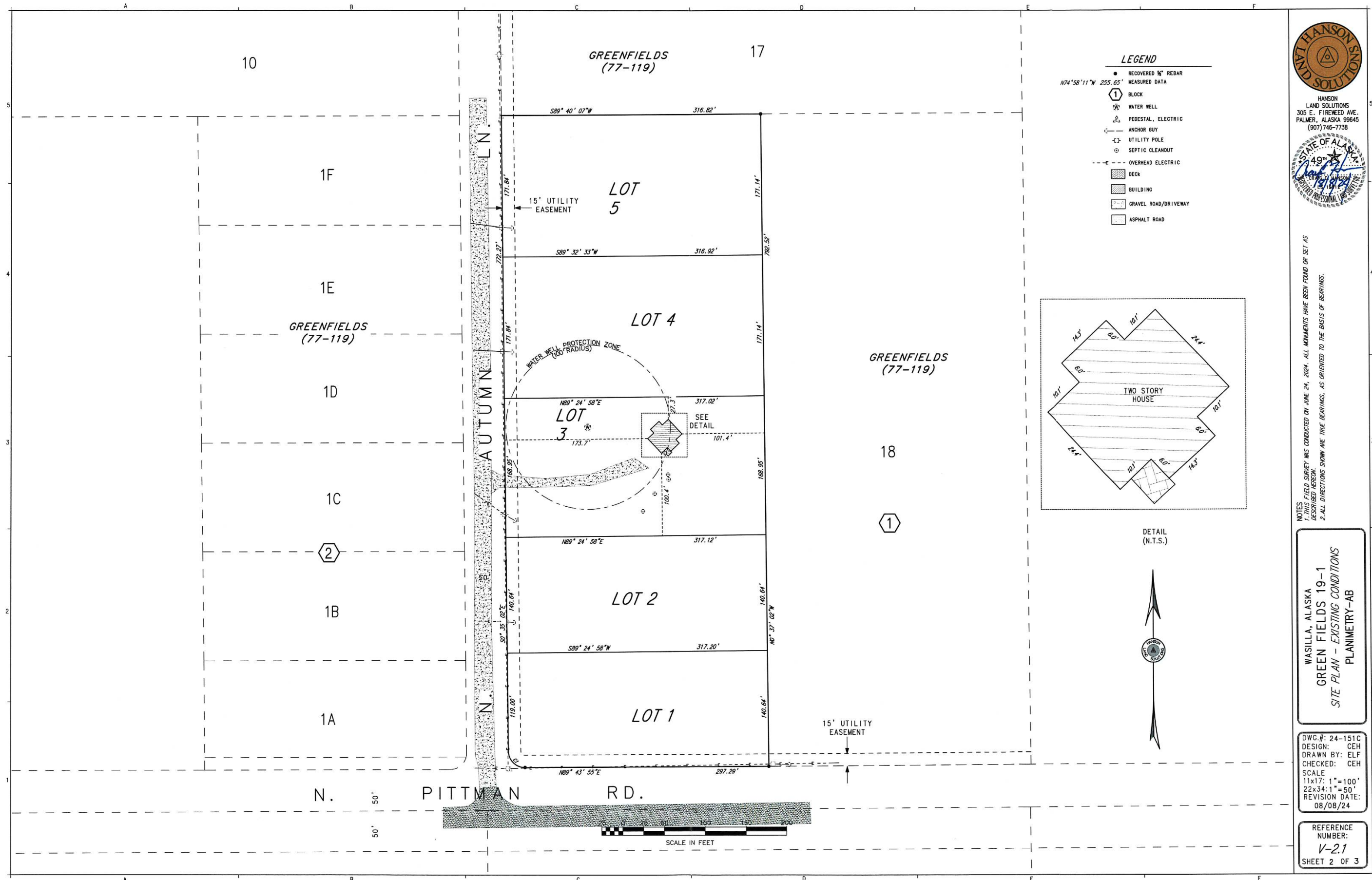


NOTES
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SLOTTINA BOROUGH
LAND/IMAGERY PROJECT OF 2019.
2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD83 (GEOID08)

WASILLA, ALASKA
GREEN FIELDS 19-1
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG.#: 24-151C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=100'
22x34: 1"=50'
REVISION DATE:
08/08/24

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 3

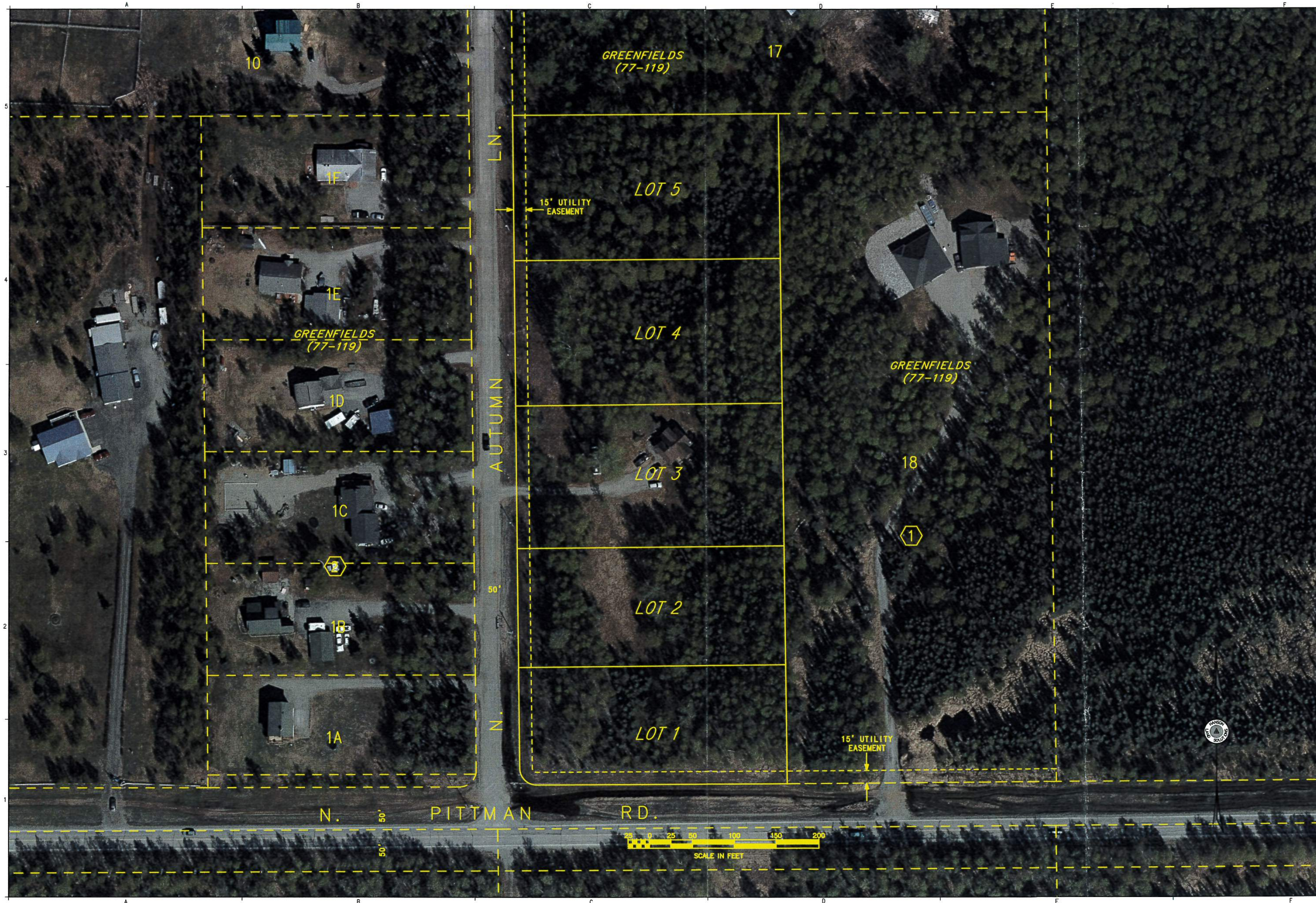


NOTES
 1. THIS FIELD SURVEY WAS CONDUCTED ON JUNE 24, 2024. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
 2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

WASILLA, ALASKA
 GREEN FIELDS 19-1
 SITE PLAN - EXISTING CONDITIONS
 PLANIMETRY-AB

DWG.#: 24-151C
 DESIGN: CEH
 DRAWN BY: ELF
 CHECKED: CEH
 SCALE
 11x17: 1"=100'
 22x34: 1"=50'
 REVISION DATE:
 08/08/24

REFERENCE
 NUMBER:
 V-2.1
 SHEET 2 OF 3



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



NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATANGOKA, SUSITNA, BRORUGH, JANGREY, PROJECT OF 2022.
2. THE HORIZONTAL DATUM IS NAD83 (GPO596 EPOCH 2003.0)

WASILLA, ALASKA
GREEN FIELDS 19-1
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG.#: 24-151C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=100'
22x34: 1"=50'
REVISION DATE:
08/08/24

REFERENCE
NUMBER:
V-2.0
SHEET 1 OF 3

USEABLE AREA CERTIFICATION

GREENFIELDS LOT 19, BLOCK 1

A SUBDIVISION OF

LOT 19, BLOCK 1 GREENFIELDS

INTRODUCTION TO INVESTIGATION

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

INDIVIDUAL LOTS: GEOMETRY

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

EXCEPTIONS:

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

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

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

SOILS INVESTIGATION

EXCAVATIONS

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

SOIL CLASSIFICATIONS

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

(GW) TEST HOLES: <input style="width: 150px; height: 15px;" type="text"/>	(GP) TEST HOLES: <input style="width: 150px; height: 15px;" type="text"/>
(SW) TEST HOLES: <input style="width: 150px; height: 15px; border-bottom: 1px solid black; border-top: 1px solid black;" type="text" value="2"/>	(SP) TEST HOLES: <input style="width: 150px; height: 15px; border-bottom: 1px solid black; border-top: 1px solid black;" type="text" value="1,2,3"/>

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

(GM) TEST HOLES: <input style="width: 150px; height: 15px;" type="text"/>	(SM) TEST HOLES: <input style="width: 150px; height: 15px;" type="text"/>
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- Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:

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

GROUND WATER INVESTIGATION

- No groundwater was encountered in any of the Test Holes
- Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

<input type="checkbox"/> Monitoring Test Holes May through October:	TEST HOLES: <input style="width: 150px; height: 15px;" type="text"/>
<input type="checkbox"/> Soil Mottling or Staining Analysis:	TEST HOLES: <input style="width: 150px; height: 15px;" type="text"/>

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

- Depth to seasonal high water is less than 8'

<input type="checkbox"/> Fill will be required	<input type="checkbox"/> A suitable standard design will be provided
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SUMMARY OF REQUIRED FURTHER ACTION

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

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

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

- No further action required to establish sufficient usable area.

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

William Klebesadel 7-22-24
 WILLIAM KLEBESADEL P.E. Date
 Professional Engineer



GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	GREENFIELDS LOT 19 BLOCK 1	TEST HOLE NO.	Date: 6-14-24
Insp. By:	WILSON	I	Job # 24-151

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																									
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached																																																																																									
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Date	WATER LEVEL

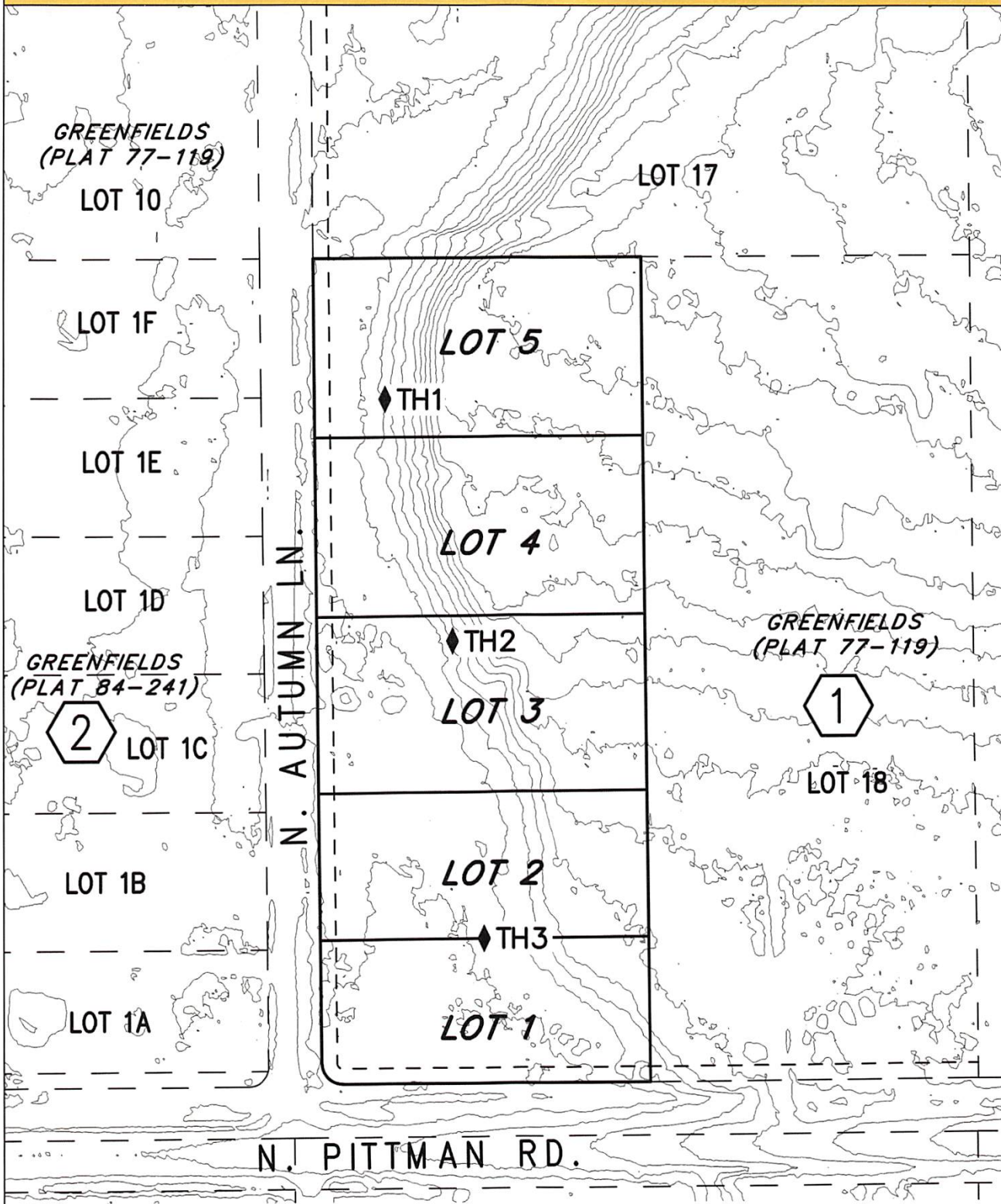
GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	GREENFIELDS LOT 19 BLOCK 1	TEST HOLE NO.	Date: 6-14-24
Insp. By:	WILSON	2	Job # 24-151

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Parcel:	GREENFIELDS LOT 19 BLOCK 1	TEST HOLE NO.	Date:	6-14-24
Insp. By:	WILSON	3	Job #	24-151

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP									
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TEST HOLE LOCATION EXHIBIT MAP



LEGEND
◆ TEST HOLE

GREENFIELDS L19, BLOCK 1		
FILE: 24-151	DRAWN: ELF	07/22/24

EXHIBIT A
Page 1 of 1

Wyatt Anderson

From: Pre-Design & Engineering
Sent: Tuesday, January 28, 2025 2:30 PM
To: Wyatt Anderson
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Greenfields 19-1 WA

Wyatt,

No comment or objections from PD&E.

PD&E

From: Wyatt Anderson <Wyatt.Anderson@matsugov.us>
Sent: Thursday, January 9, 2025 9:52 AM
To: kristina.huling@alaska.gov; david.post@alaska.gov; colton.percy@alaska.gov; sarah.myers@alaska.gov; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@mlccak.org; mschoming@crweng.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Borough.Planning.Department <Borough.Planning.Department@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com
Subject: RFC Greenfields 19-1 WA

Hello,

Attached is the RFC packet for Greenfields 19-1. Please ensure that all comments are submitted by January 30, 2025 so that they can be incorporated in the staff report packet that will be presented to the platting board.

 [Greenfields 19-1](#)

If you have any questions, feel free to contact me.

Respectfully,

Wyatt Anderson
Platting Technician
Matanuska Susitna Borough
907-761-7872

Wyatt Anderson

From: Code Compliance
Sent: Friday, January 10, 2025 1:22 PM
To: Wyatt Anderson
Subject: RE: RFC Greenfields 19-1 WA

No comments from Code Compliance.

Thank you,

Jennifer Monnin, CFM
Permit Technician
350 E Dahlia Ave
Palmer, AK 99645
Jennifer.monnin@matsugov.us
907-861-7822



From: Wyatt Anderson <Wyatt.Anderson@matsugov.us>
Sent: Thursday, January 9, 2025 9:52 AM
To: kristina.huling@alaska.gov; david.post@alaska.gov; colton.percy@alaska.gov; sarah.myers@alaska.gov; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@mlccak.org; mschoming@crweng.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Borough.Planning.Department <Borough.Planning.Department@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com
Subject: RFC Greenfields 19-1 WA



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

Department of Transportation and Public Facilities

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907-269-0520
Fax: 907-269-0521
dot.alaska.gov

January 16, 2025

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:

- **Greenfields 19-1; WA 05 HLS Estrada; Plat #77-119 (Pittman Road)**
 - No objection to lot division.
 - All lots to take access from N Autumn Lane.
 - Add plat note: "No direct access from Lot 1 to Pittman Road."
 - Subsequent development and subdivision of Lot 1 will require continued access through N Autumn Lane.
 - No new utility connections through Pittman Road or Pittman Road right of way.
 - Please be advised that this plat is within the boundary of DOT&PF project [HSIP: Pittman Road Shoulder Widening and Slope Flattening](#), which may affect Lot 1. Further questions can be directed to the project manager, Kristina Busch, at kristina.busch@alaska.gov or (907) 269-0567.

- **The Cove at Jean Lake; WI 15 Pilch – Schwager’s Subdivision; Plat #98-126 (Long Lake Road)**
 - No objection to the proposed subdivision.
 - Request dedicate 50 feet of right of way along Lot 4 at Long Lake Road.
 - Private entry gates should be located within subdivision roads at locations that allow for vehicles waiting for gate access to queue on subdivision roads and not Long Lake Road. Gate location may need to be defined when the Approach Road is going through the permitting process.
 - Recommend secondary subdivision emergency access connectivity through Lot 4B with subsequent development of Lot 4B. Recommend southeastern subdivision road connect to Lot 4B near lots 11 and 12 to provide future connectivity.
 - DOT&PF recommends subdivision replat access along the common lot line with Lots 4 and 4B to allow a consolidated intersection at Long Lake Road with Sides Drive.

“Keep Alaska Moving through service and infrastructure.”

Aligning access points across common alignments along Long Lake Road allows for safer turning conditions for users and a consolidated intersection for future capital improvements from both DOT&PF and MSB.

- Any proposed connection to a DOT&PF facility will need to meet state design standards.
 - DOT&PF will permit two access points to Long Lake Road – one for subdivision and one for Lot 4 and 4B, please plan accordingly.
 - Add plat note: “No direct access to Long Lake Road for Lot 30, 31, 32, 1, 2, 3, and 4.”
 - No direct access to all lots adjacent to Long Lake Road, except for Lot 4B. Lots 30, 31, 32, 1, 2, and 3 must take access through private subdivision road. Lot 4 and Lot 4B to share one access to Long Lake Road.
 - Dedicate a common access easement for lots 4 and 4B. Subsequent development for Lot 4 and 4B will be required to continue access through the common access easement. No additional access to Long Lake Road will be permitted.
 - Applicant must apply for an approach road permit for unnamed subdivision road where it connects to Long Lake Road.
 - Platting actions trigger a change of use and require existing driveway permits to be reapplied for. DOT&PF requires Lot 4 and 4B apply for a shared driveway permit for existing access onto Long Lake Road. Subsequent development of both Lot 4 and 4B will require continued use of existing driveway and may require upgrading to an approach road. No new access points to Long Lake Road will be authorized.
 - Driveway permits and Approach Roads can be applied for at DOT&PF’s online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF’s Right of Way division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - Utilities should be consolidated to connect through internal roads and accesses, and limit connection points through Long Lake Road. Subsequent development should utilize existing utility connects.
 - A Traffic Impact Analysis (TIA) may be required if the approach roads to Long Lake Road are likely to generate traffic counts of greater than 100 trips per hour. A limited TIA may be required if the private gates impact traffic on Long Lake Road.
 - [The Parks Highway Access Development Plan](#) manages Parks Highway and Parks Highway corridor access, including parallel alignments which serve to mitigate safety concerns along the Parks Highway. Long Lake Road is a parallel western corridor alignment to the Parks Highway in the Willow area. It has a functional class of minor collector. This means that it serves the community in Willow as a road providing connectivity from various local roads and through to the interstate (Parks). It is to the benefit of the community of Willow, MSB, and DOT&PF, to consider the impacts of development that could affect safety along this corridor. This is why DOT&PF recommends the above conditions.
- **Greensway; WA 08 HLS Green (MG) (Palmer-Wasilla Highway)**
 - Lot 1 must remove and obliterate existing access to the Palmer-Wasilla Highway, and take access from the existing Frontage Road.
 - Add plat note: “No direct access to Palmer-Wasilla Highway for Lot 1.”
 - Lot 2 will be permitted one access to the Palmer-Wasilla Highway. Platting actions invalidate existing driveway permits. Reapply for driveway access for Lot 2 after the plat is recorded. Driveway permits and Approach Road Review can be applied for at DOT&PF’s online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact

DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

- o No additional access points will be permitted.
- o DOT&PF supports and recommends extension of Frontage Road from the west across the southern portion of both Lots 1 and 2.
- o Construction of Frontage Road could change access for Lot 2, require Lot 2 access from the Frontage Road instead of the Palmer-Wasilla Highway, and require the addition of a plat note noting no direct access to the Palmer-Wasilla Highway for Lot 2.
- o Recommend dedication of portion of Lot 1 right of way to match existing Frontage Road right of way to the west of Lot 1 at Midtown Est I RSB B/12 L6&T1&4 Block 12 Lot 3.

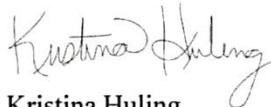
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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.

Sincerely,



Kristina Huling
Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, 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
Anna Bosin, Traffic & Safety Engineer, DOT&PF

Wyatt Anderson

From: Michelle Olsen
Sent: Wednesday, February 5, 2025 9:26 AM
To: Wyatt Anderson
Subject: RE: RFC Greenfields 19-1 WA

Access to Lot 1 should be restricted to Autumn Lane. Pittman Road is a Major Collector, and no new access points should be established to maintain traffic flow and safety. Additional access points contribute to congestion and increase the risk of accidents.

Michelle Olsen, RWA
ROW Coordinator
Matanuska-Susitna Borough
907-861-7822

From: Wyatt Anderson <Wyatt.Anderson@matsugov.us>
Sent: Thursday, January 9, 2025 9:52 AM
To: kristina.huling@alaska.gov; david.post@alaska.gov; colton.percy@alaska.gov; sarah.myers@alaska.gov; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@mlccak.org; mschoming@crweng.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Borough.Planning.Department <Borough.Planning.Department@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com
Subject: RFC Greenfields 19-1 WA

Hello,

Attached is the RFC packet for Greenfields 19-1. Please ensure that all comments are submitted by January 30, 2025 so that they can be incorporated in the staff report packet that will be presented to the platting board.

 [Greenfields 19-1](#)

If you have any questions, feel free to contact me.

Respectfully,

Wyatt Anderson
Platting Technician
Matanuska Susitna Borough
907-761-7872



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

January 9, 2025

Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

To whom it may concern:

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

- **GREENFILEDS 19-1**
(MSB Case # 2025-005)

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

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

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

Wyatt Anderson

From: Camden Yehle <camdenyehle@gmail.com>
Sent: Thursday, February 13, 2025 11:40 AM
To: Wyatt Anderson
Cc: Stephen Edwards; Patricia Fisher; Tim Swezey
Subject: Greenfields 19-1 - Case# 2025-005 - platting comment

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

Hi Wyatt - I'd like to submit the following comment as a Meadow Lakes resident. Normally I submit comments from the Meadow Lakes Community Council membership, but we didn't quite make quorum at our meeting last night.

I support the proposed subdivision.

Camden Yehle
Meadow Lakes resident
907-346-0506
camdenyehle@gmail.com

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF OWNERSHIP

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

MATTHEW ESTRADA DATE _____
6601 W. FULLER LAKE CIR.
WASILLA, AK 99623

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____, DAY OF _____, 20____,
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

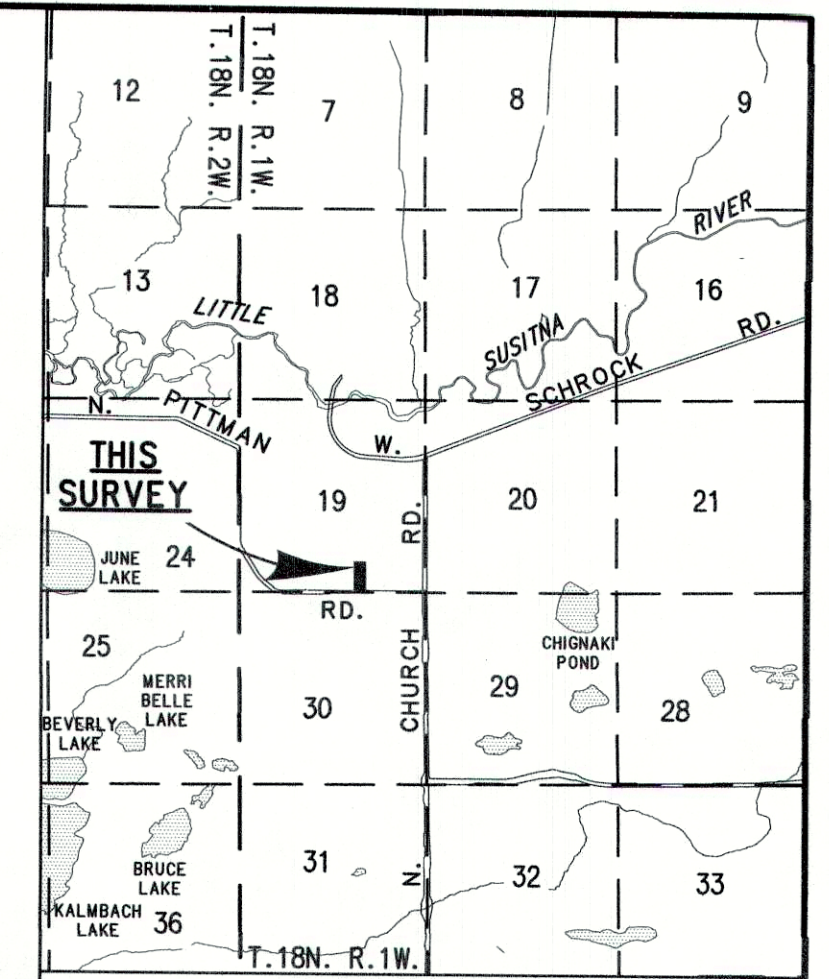
NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER (SURVEYED POINT 702) OF LOT 1A, A RECOVERED REBAR WITH A NETWORK GNSS GEODETIC POSITION OF 61° 37' 42.24"N 149° 31' 15.74"W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- THIS SUBDIVISION IS SUBJECT TO COVENANTS CONDITIONS AND RESTRICTIONS RECORDED ON OCTOBER 13, 1977 IN BOOK 150, PAGE 653.
- THIS SUBDIVISION IS SUBJECT TO MTA BLANKET EASEMENTS RECORDED ON JULY 29TH, 1977 IN BOOK 144, PAGE 808 AND ON JANUARY 16, 1978 IN BOOK 17, PAGE 237.

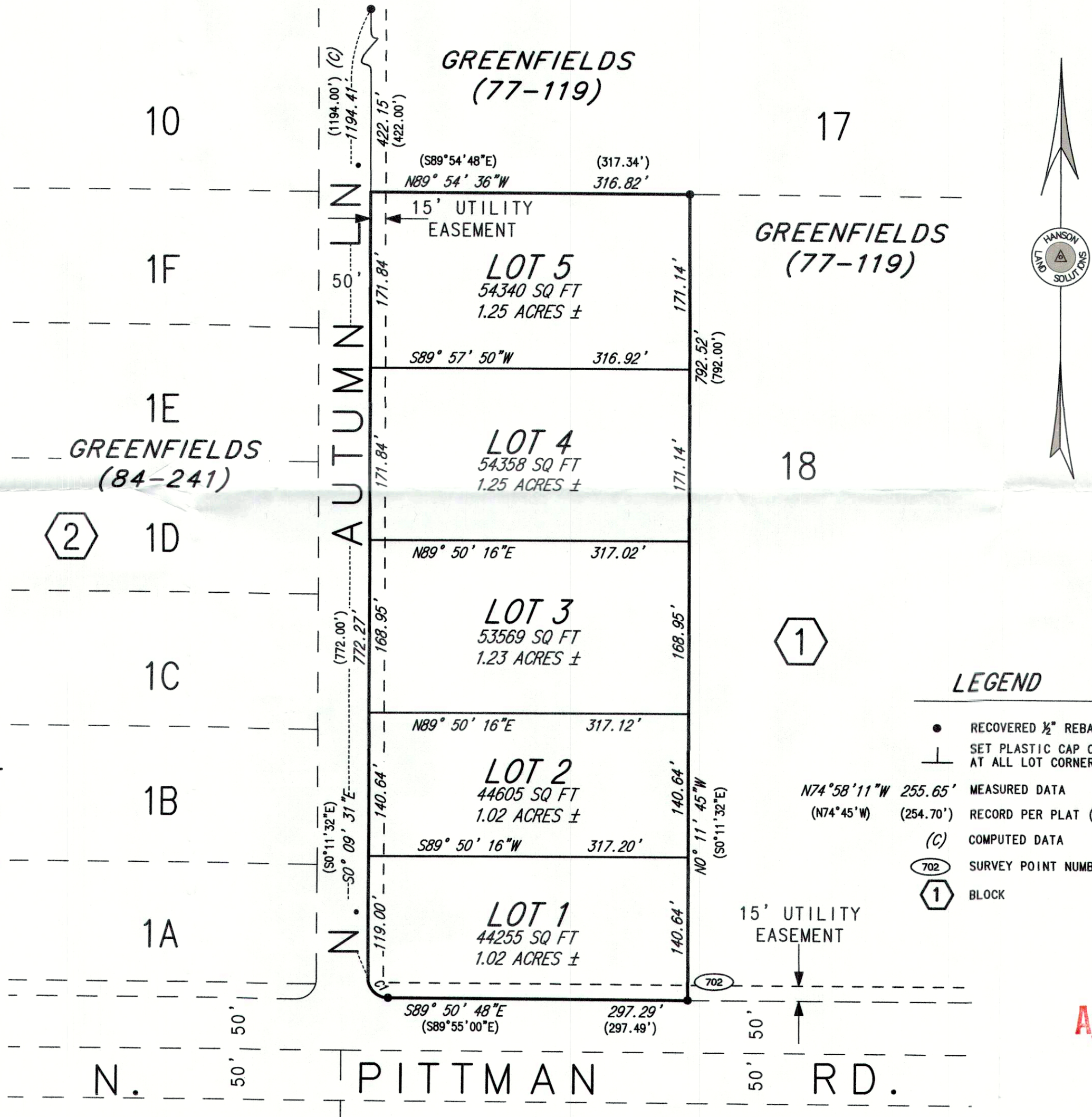
CERTIFICATE OF PAYMENT OF TAXES

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

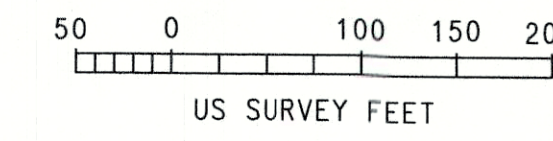
TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)



SOURCE: MSB TAX MAP H001, H008, WA04, & WA05 1"=5280'



- LEGEND**
- RECOVERED 1/2" REBAR
 - ⊥ SET PLASTIC CAP ON 3/8"x30" REBAR AT ALL LOT CORNERS, PT'S, AND PC'S
 - MEASURED DATA
 - RECORD PER PLAT (77-119)
 - (C) COMPUTED DATA
 - ⑦ SURVEY POINT NUMBER
 - ① BLOCK



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	31.42	20.01	89°58'59"	28.29	S45° 09' 14"E	20.00
(C1)	31.41	20.00				

SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR
RECEIVED
DEC 1 8 2024
PLATTING

A PLAT OF
GREENFIELDS 19-1
A SUBDIVISION OF
LOT 19, BLOCK 1 GREENFIELDS (77-119)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SE 1/4 SEC. 19, T.18N. R.1W. SM, AK
CONTAINING 5.77 ACRES MORE OR LESS

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

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 6, 2025

PRELIMINARY PLAT: THE COVE AT JEAN LAKE
LEGAL DESCRIPTION: SEC 19, T19N, R04W S.M., AK
PETITIONERS: WALTER NEWMAN
SURVEYOR/ENGINEER: PILCH LAND SURVEYING/PIONEER ENGINEERING
ACRES: 128.37 +/- PARCELS: 33
REVIEWED BY: CHRIS CURLIN CASE #: 2025-006

REQUEST:

The request is to create 33 lots from Lot 4, Long Birch (Plat #98-126) and Tax Parcel B4, created by Warranty Deed recorded at 1999-013702-0, to be known as **THE COVE AT JEAN LAKE**, containing 128.37 acres +/- . The proposed design will include a gated entry with private internal roads. The property is directly west of Jean Lake, directly east of W. Long Lake Road; within the N ½ & S ½ Section 19, T19 North, Range 4 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7.

EXHIBITS:

Vicinity Map and Aerial Photos	Exhibit A – 4 pgs
Soils Report	Exhibit B – 16 pgs
Topographic Narrative	Exhibit C – 1 pg
ADT	Exhibit D – 1 pg
Drainage Plan	Exhibit E – 1 pg

COMMENTS:

USACE	Exhibit F – 1 pg
ADOT&PF	Exhibit G – 3 pgs
MSB Pre-Design and Engineering	Exhibit H – 1 pg
MSB Permit Center	Exhibit I – 1 pg
Utilities	Exhibit J – 1 pgs

DISCUSSION: The proposed subdivision is creating 33 lots ranging in size from 1.33 acres to 54.55 acres. Proposed lots will take access from W. Long Lake Road, an ADOT&PF maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, 14 test holes were excavated on 11-7-23. They were generally sited on joint property lines between proposed lots to represent the soils on dual lots equally. The topsoil layer varied between 1 ½ and 3' feet thick. It was underlain by a transitional layer of well-graded sand (SW) and sand lenses (SP) that continued to the bottom of the test holes at 12 feet No percolation tests were warranted.

A copy of the soil logs and a location map are attached. No groundwater or seeps were noted in any of the test holes. The proposed lots have very few limitations on areas defined by MSB code as useable septic area or useable building area. Useable septic areas may be slightly limited by lot lines, topography, and groundwater.

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

COMMENTS:

USACE (**Exhibit F**) does not object and gave information on dredging/filling U.S. waters and wetlands. ADOT&PF (**Exhibit G**) No objection to the proposed subdivision.

- Request dedicate 50 feet of right of way along Lot 4 at Long Lake Road.
- Private entry gates should be located within subdivision roads at locations that allow for vehicles waiting for gate access to queue on subdivision roads and not Long Lake Road. Gate location may need to be defined when the Approach Road is going through the permitting process.
- Recommend secondary subdivision emergency access connectivity through Lot 4B with subsequent development of Lot 4B. Recommend southeastern subdivision road connect to Lot 4B near lots 11 and 12 to provide future connectivity.
- DOT&PF recommends subdivision replat access along the common lot line with Lots 4 and 4B to allow a consolidated intersection at Long Lake Road with Sides Drive. Aligning access points across common alignments along Long Lake Road allows for safer turning conditions for users and a consolidated intersection for future capital improvements from both DOT&PF and MSB.

Any proposed connection to a DOT&PF facility will need to meet state design standards.

- DOT&PF will permit two access points to Long Lake Road – one for subdivision and one for Lot 4 and 4B, please plan accordingly.
- Add plat note: “No direct access to Long Lake Road for Lot 30, 31, 32, 1, 2, 3, and 4.”
- No direct access to all lots adjacent to Long Lake Road, except for Lot 4B. Lots 30, 31, 32, 1, 2, and 3 must take access through private subdivision road. Lot 4 and Lot 4B to share one access to Long Lake Road.
- Dedicate a common access easement for lots 4 and 4B. Subsequent development for Lot 4 and 4B will be required to continue access through the common access easement. No additional access to Long Lake Road will be permitted.
- Applicant must apply for an approach road permit for unnamed subdivision road where it connects to Long Lake Road.
- Platting actions trigger a change of use and require existing driveway permits to be reapplied for. DOT&PF requires Lot 4 and 4B apply for a shared driveway permit for existing access onto Long Lake Road. Subsequent development of both Lot 4 and 4B will require continued use of existing driveway and may require upgrading to an approach road. No new access points to Long Lake Road will be authorized.
- Driveway permits and Approach Roads can be applied for at DOT&PF’s online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF’s Right of Way division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- Utilities should be consolidated to connect through internal roads and accesses, and limit connection points through Long Lake Road. Subsequent development should utilize existing utility connects.

- A Traffic Impact Analysis (TIA) may be required if the approach roads to Long Lake Road are likely to generate traffic counts of greater than 100 trips per hour. A limited TIA may be required if the private gates impact traffic on Long Lake Road.
- [The Parks Highway Access Development Plan](#) manages Parks Highway and Parks Highway corridor access, including parallel alignments which serve to mitigate safety concerns along the Parks Highway. Long Lake Road is a parallel western corridor alignment to the Parks Highway in the Willow area. It has a functional class of minor collector. This means that it serves the community in Willow as a road providing connectivity from various local roads and through to the interstate (Parks). It is to the benefit of the community of Willow, MSB, and DOT&PF, to consider the impacts of development that could affect safety

MSB DPW Pre-design and Engineering (**Exhibit D**) The ADT estimate looks acceptable. The comments I sent earlier today regarding drainage stand: According to SCM D02.1, show the ordinary high water mark on the drainage plan with a 100' upland offset. Provide a more detailed drainage plan showing proposed cross culverts, drainage arrows on all lots, and proposed drainage basins. Show proposed drainage easements on the plat. A large portion of runoff from the site appears to drain onto the north west corner of Lot 4 and then be detained in the natural basin. Show proposed drainage easement on Lot 4 for where the water is expected to be detained and provide a drainage path outlined in the drainage plan for the runoff to reach here.

Platting staff notes this is Condition of Approval #3.

MSB Permit Center (**Exhibit E**) has no comment.

Utilities: ENSTAR has no comments or recommendations. GCI, MTA, and MEA did not respond.

There were no objections received from Borough departments, outside agencies, or the public at the time this staff report was written. Comments received afterward, if any, can be found in the handouts.

CONCLUSION

The plat of THE COVE AT JEAN LAKE is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. A soils report was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, or utilities at the time of this staff report.

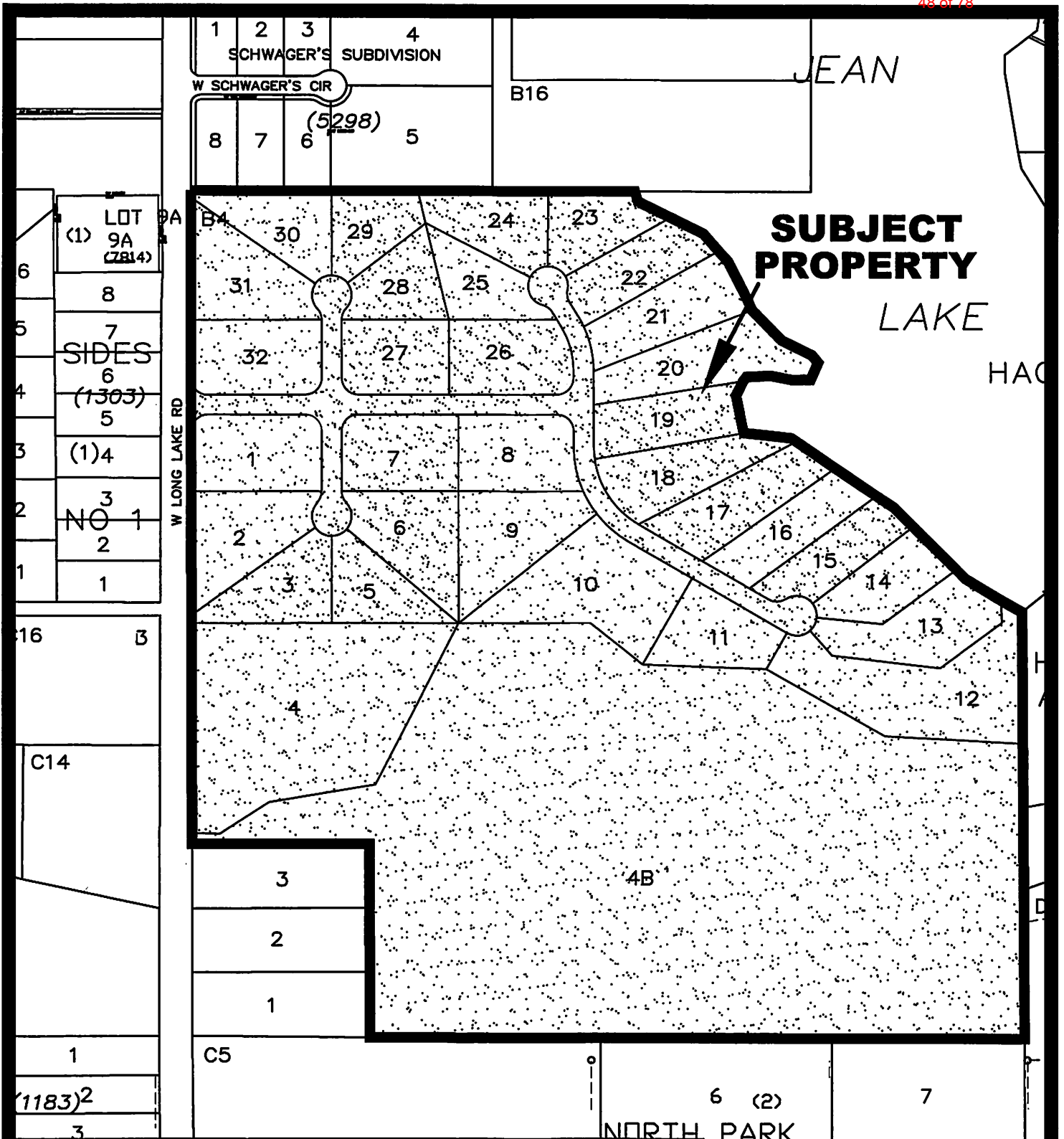
FINDINGS OF FACT:

1. The plat of THE COVE AT JEAN LAKE is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320
4. There were no objections from any borough departments, outside agencies, or utilities.
5. At the time of staff report write-up, there were no responses to the Request for Comments from, AKF&G, AKDNR, Community Development, or Assessments; or, MTA, MEA, or GCI.

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: I move to approve the Preliminary Plat of THE COVE AT JEAN LAKE, Section 19, Township 19 North, Range 04 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. Submit a drainage plan compliant with SCM D02.1
4. Construct interior streets and cul-de-sac to Residential Street standard according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) 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) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
5. Add plat note: "No direct access to Long Lake Road for Lot 30, 31, 32, 1, 2, 3, and 4."
6. Dedicate a common access easement for lots 4 and 4B.
7. Pay postage and advertising fees.
8. Show all easements of record on final plat.
9. Submit recording fees, payable to Department of Natural Resources (DNR).
10. Submit final plat in full compliance with Title 43.

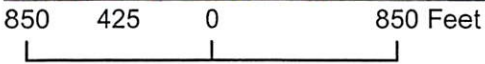
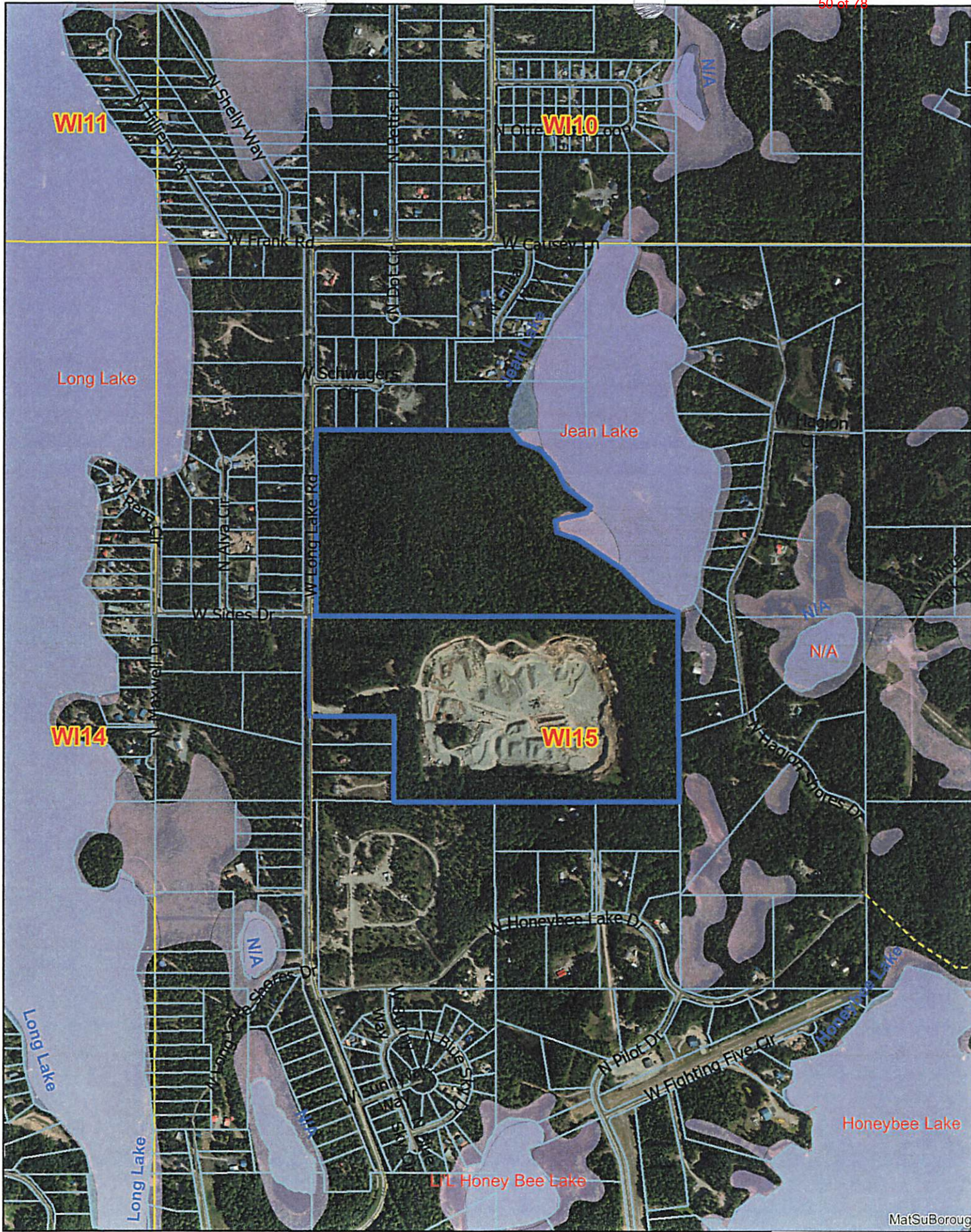


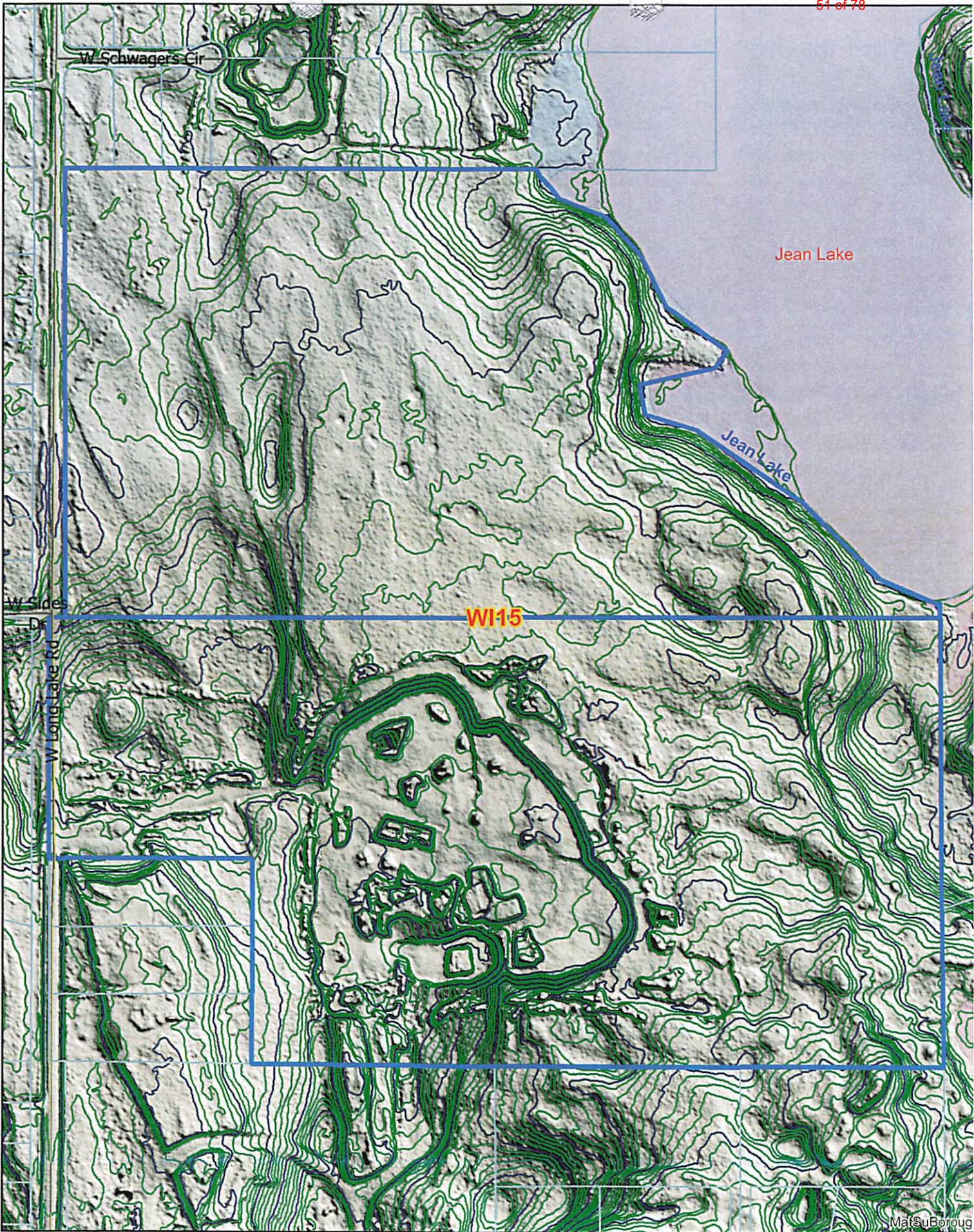
VICINITY MAP
FOR PROPOSED THE COVE SUBDIVISION
LOCATED WITHIN
SECTION 19, T19N, R04W, SEWARD MERIDIAN
ALASKA

W15 MAP



350 175 0 350 Feet





350 175 0 350 Feet

MatSuBorough



Pioneer Engineering LLC
Professional, Reliable, Local

September 4, 2024

RE: Usable Area Report
T19N R4W Section 19, Tax Parcel B4
25850 W Long Lake Road

Fred Wagner, PLS
Platting Officer, Mat-Su Borough
350 E. Dahlia Ave.
Palmer, AK 99645

RECEIVED
OCT 25 2024
PLATTING

Dear Mr. Wagner,

Description: Working on behalf of the owners and in coordination with Paul Pilch Surveying, we performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide the 57.4 acre parent parcel into 31 lots varying between 1 and 4 acres in size.

Test Hole:

14 test holes were excavated on 11-7-23. They were generally sited on joint property lines between proposed lots to represent the soils on dual lots equally. The topsoil layer varied between 1 1/2' and 3' feet thick. It was underlain by a transitional layer of well-graded sand (SW) and sand lenses (SP) that continued to the bottom of the test holes at 12 feet. No percolation tests were warranted. A copy of the soil logs and a location map are attached. No groundwater or seeps were noted in any of the test holes.

Useable Area: The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas may be slightly limited by lot lines, topography, and groundwater.

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

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.
Owner/Principal Engineer,
Pioneer Engineering LLC
16547 E Smith Road
Palmer, AK 99645
907-863-2455



SOIL LOG

Job Number: 2024-SW-032

Project Location: T19N R4W Section 19, Tax Parcel B4

Logged By: Steve Wilson

Date: 11-7-23

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	Sand (SP)
4	
5	
6	
7	Well-graded sand (SW)
8	
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:
See test hole map

COMMENTS:
Soils are capable of supporting a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2024-SW-032

Project Location: T19N R4W Section 19, Tax Parcel B4

Logged By: Steve Wilson

Date: 11-7-23

TEST HOLE NO. 2

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	Well-graded sand (SW)
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils are capable of supporting a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2024-SW-032

Project Location: T19N R4W Section 19, Tax Parcel B4

Logged By: Steve Wilson

Date: 11-7-23

TEST HOLE NO. 3

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	Sand (SP)
4	
5	
6	
7	Well-graded sand (SW)
8	
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:
See test hole map

COMMENTS:
Soils are capable of supporting a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2024-SW-032

Project Location: T19N R4W Section 19, Tax Parcel B4

Logged By: Steve Wilson

Date: 11-7-23

TEST HOLE NO. 4

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	Well-graded sand (SP/SW)
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:
See test hole map

COMMENTS:
Soils are capable of supporting a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2024-SW-032

Project Location: T19N R4W Section 19, Tax Parcel B4

Logged By: Steve Wilson

Date: 11-7-23

TEST HOLE NO. 5

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	Well-graded sand (SP/SW)
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:
See test hole map

COMMENTS:
Soils are capable of supporting a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2024-SW-032

Project Location: T19N R4W Section 19, Tax Parcel B4

Logged By: Steve Wilson

Date: 11-7-23

TEST HOLE NO. 6

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	Well-graded sand (SP/SW)
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils are capable of supporting a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2024-SW-032

Project Location: T19N R4W Section 19, Tax Parcel B4

Logged By: Steve Wilson

Date: 11-7-23

TEST HOLE NO. 7

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	Well-graded sand (SW)
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils are capable of supporting a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2024-SW-032

Project Location: T19N R4W Section 19, Tax Parcel B4

Logged By: Steve Wilson

Date: 11-7-23

TEST HOLE NO. 8

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	Well-graded sand (SP/SW)
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils are capable of supporting a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2024-SW-032

Project Location: T19N R4W Section 19, Tax Parcel B4

Logged By: Steve Wilson

Date: 11-7-23

TEST HOLE NO. 9

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	Well-graded sand (SW)
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils are capable of supporting a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2024-SW-032

Project Location: T19N R4W Section 19, Tax Parcel B4

Logged By: Steve Wilson

Date: 11-7-23

TEST HOLE NO. 10

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	Well-graded sand (SP/SW)
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils are capable of supporting a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2024-SW-032

Project Location: T19N R4W Section 19, Tax Parcel B4

Logged By: Steve Wilson

Date: 11-7-23

TEST HOLE NO. 11

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	Well-graded sand (SW)
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils are capable of supporting a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2024-SW-032

Project Location: T19N R4W Section 19, Tax Parcel B4

Logged By: Steve Wilson

Date: 11-7-23

TEST HOLE NO. 12

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	Well-graded sand (SW)
5	
6	
7	
8	
9	
10	
11	
12	Bottom of test hole No groundwater
13	
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:
See test hole map

COMMENTS:
Soils are capable of supporting a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2024-SW-032

Project Location: T19N R4W Section 19, Tax Parcel B4

Logged By: Steve Wilson

Date: 11-7-23

TEST HOLE NO. 13

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	Well-graded sand (SW)
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils are capable of supporting a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2024-SW-032

Project Location: T19N R4W Section 19, Tax Parcel B4

Logged By: Steve Wilson

Date: 11-7-23

TEST HOLE NO. 14

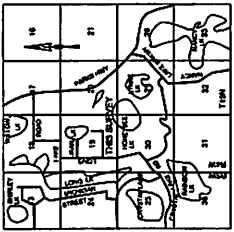
Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	Sand (SP)
5	
6	
7	Well-graded sand (SW)
8	
9	
10	
11	
12	Bottom of test hole No groundwater
13	
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:
See test hole map

COMMENTS:
Soils are capable of supporting a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.



VICINITY MAP 1" = 1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY AGREE TO ACCEPT THE BURDEN OF THE EASEMENTS, CONSENT, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NOTARY PUBLIC STATE OF ALASKA

NOTARIES ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF _____, 2024.

MY COMMISSION EXPIRES _____

PLAT APPROVAL

CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH LAND SUBDIVISION REGULATIONS OF THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A PLAT RESOLUTION AND DOES NOT REQUIRE ANY FURTHER RECORDING IN THE PUBLIC RECORDS OF THE STATE OF ALASKA, JUDICIAL DISTRICT, STATE OF ALASKA.

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH DECEMBER 31, 2024 SHOWN HEREON HAVE BEEN PAID.

SURVEYORS CERTIFICATE

I AM A PERSON TO WHOM THE ALASKA PROFESSIONAL SURVEYORS BOARD HAS GRANTED A LICENSE AND WHOSE LICENSE IS IN FULL FORCE AND EFFECT AND I AM A MEMBER IN GOOD STANDING OF THE BOARD OF SURVEYORS OF THE STATE OF ALASKA. THAT THIS PLAT REPRESENTS A PLAT RESOLUTION AND DOES NOT REQUIRE ANY FURTHER RECORDING IN THE PUBLIC RECORDS OF THE STATE OF ALASKA, JUDICIAL DISTRICT, STATE OF ALASKA.

THE COVE AT JEAN LAKE

NE1/4SW1/4, NW1/4SW1/4, SECTION 18
TOWNSHIP 18 N, RANGE 126 W
LONG BRANCH SUBDIVISION PLAT No. 96-126

PLOCH LAND SURVEYING

401 P. PLUCH, N.E.3, STE 202
WILLOW, ALASKA 99606
P.O. BOX 841 974-85-8111
974-85-8111
DATE USED _____ FILE SCALE SHEET
DRAWN BY _____ CORRESP 1" = 100' 1

CURVE DATA

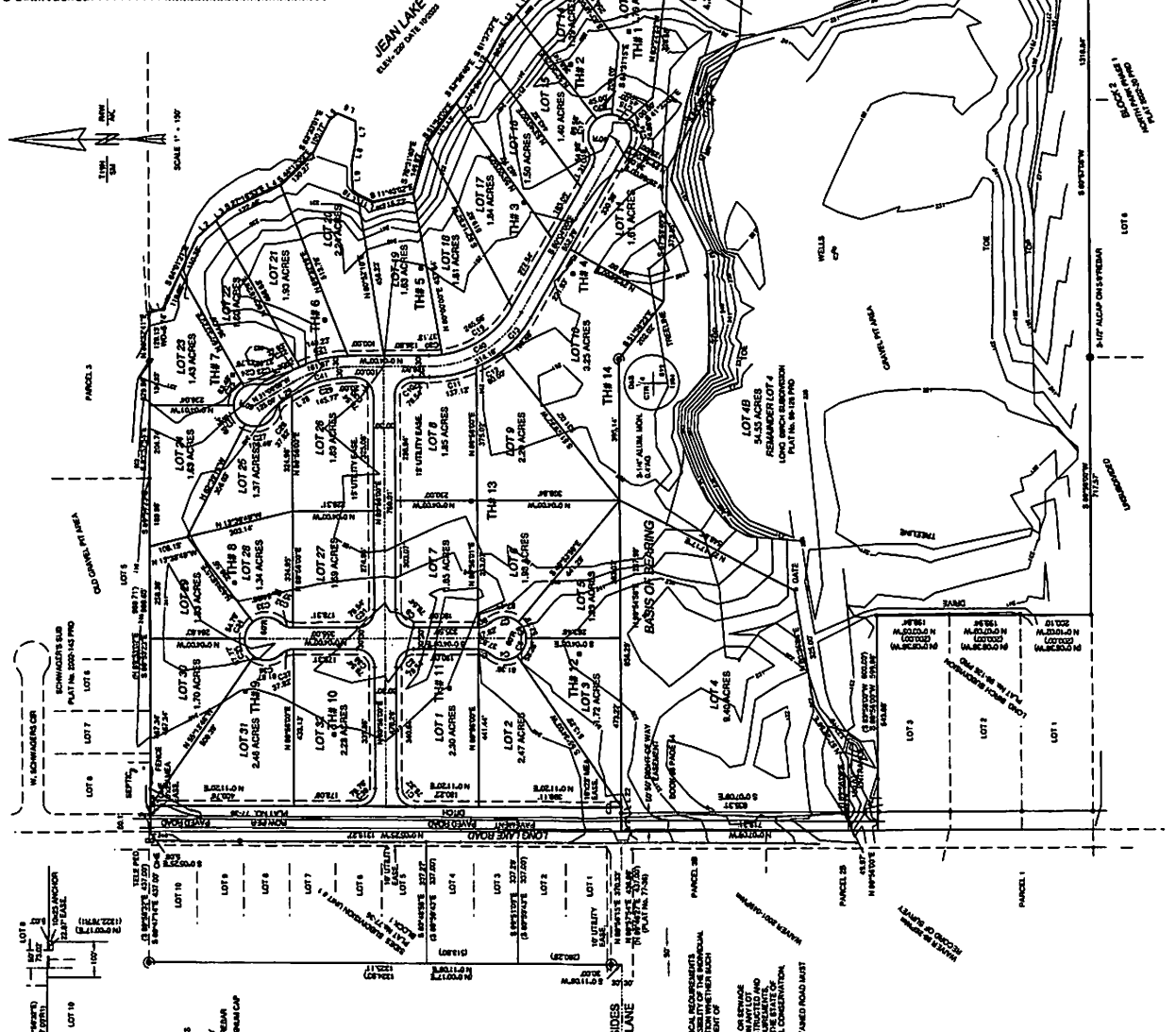
Station	Chord	Delta	Radius	Chord	Delta	Radius
12+25.85	145.00	114.86	104.72	145.00	114.86	104.72
12+64.90	145.00	114.86	104.72	145.00	114.86	104.72

LINE DATA

Station	Distance	Angle
12+00.00	100.00	90.00
12+100.00	100.00	90.00
12+200.00	100.00	90.00

DETAILED CURVE DATA

Station	Chord	Delta	Radius
12+00.00	100.00	90.00	100.00
12+100.00	100.00	90.00	100.00
12+200.00	100.00	90.00	100.00



LEGEND

- FOUND BRASS CAP MONUMENTS
- FOUND ALUMINUM MONUMENTS
- FOUND BY RESEARCH SURVEY
- SET 1/4" X 3/4" IRON NAIL WITH ALUMINUM CAP
- △ AT ALL CORNERS AND TOWNS
- RI RECORD DATA PLAT 77-36

NOTES

- NO PERSONAL WATER SUPPLY SYSTEMS OR SERVICE ARE SHOWN ON THIS PLAT. THE RESPONSIBILITY OF THE INDIVIDUAL PARCELS OWNER TO OBTAIN PERMITS FOR ANY SUCH SYSTEMS IS SOLELY HIS/HERS.
- NO INDIVIDUAL WATER SUPPLY SYSTEMS OR SERVICE ARE SHOWN ON THIS PLAT. THE RESPONSIBILITY OF THE INDIVIDUAL PARCELS OWNER TO OBTAIN PERMITS FOR ANY SUCH SYSTEMS IS SOLELY HIS/HERS.
- ACCESS TO A STATE OWNED AND MAINTAINED ROAD MUST BE APPROVED BY AOT/PA.



PILCH LAND SURVEYING
P.O. Box 641
Willow, AK 99688
907-495-6611

June 1, 2024

REF: Proposed Subdivision COVE at JEAN LAKE
Topo Narrative Lot 4 Long Birch Plat No.98-126

Lot 4 Long Birch is a active gravel pit. Numerous piles of graded rock and gravels are stock piled in various locations. Size and amounts change with use as different grades of material is manufactured and hauled off. The main operation is crushing different grade material from stock piles. Expansion is minimal.

Paul Pilch LS 7576
Pilch Land Surveying



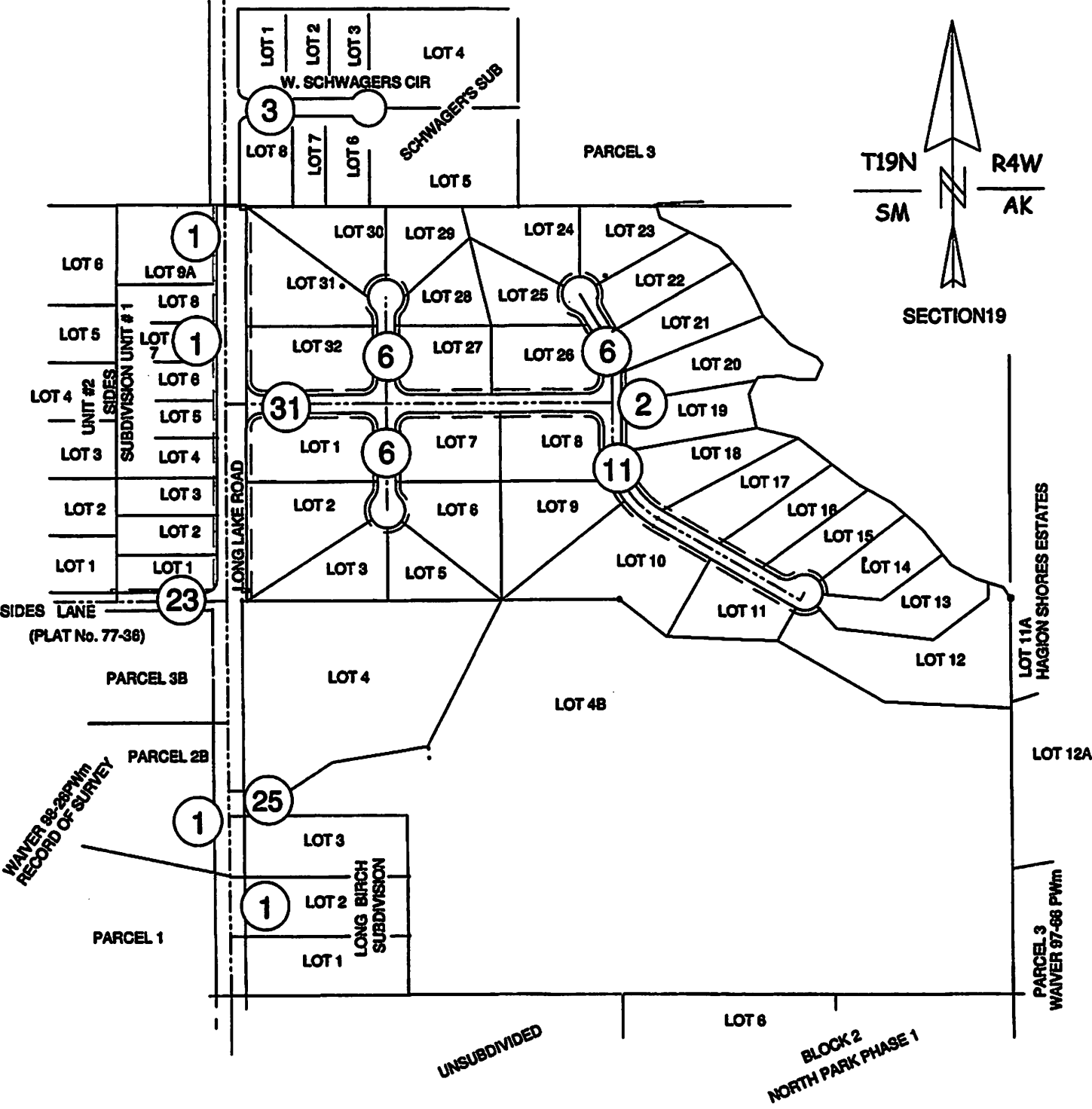
RECEIVED
OCT 25 2024
PLATTING

EXHIBIT C

TRAFFIC MAP

COVE AT JEAN LAKE SUBDIVISION

11/14/24



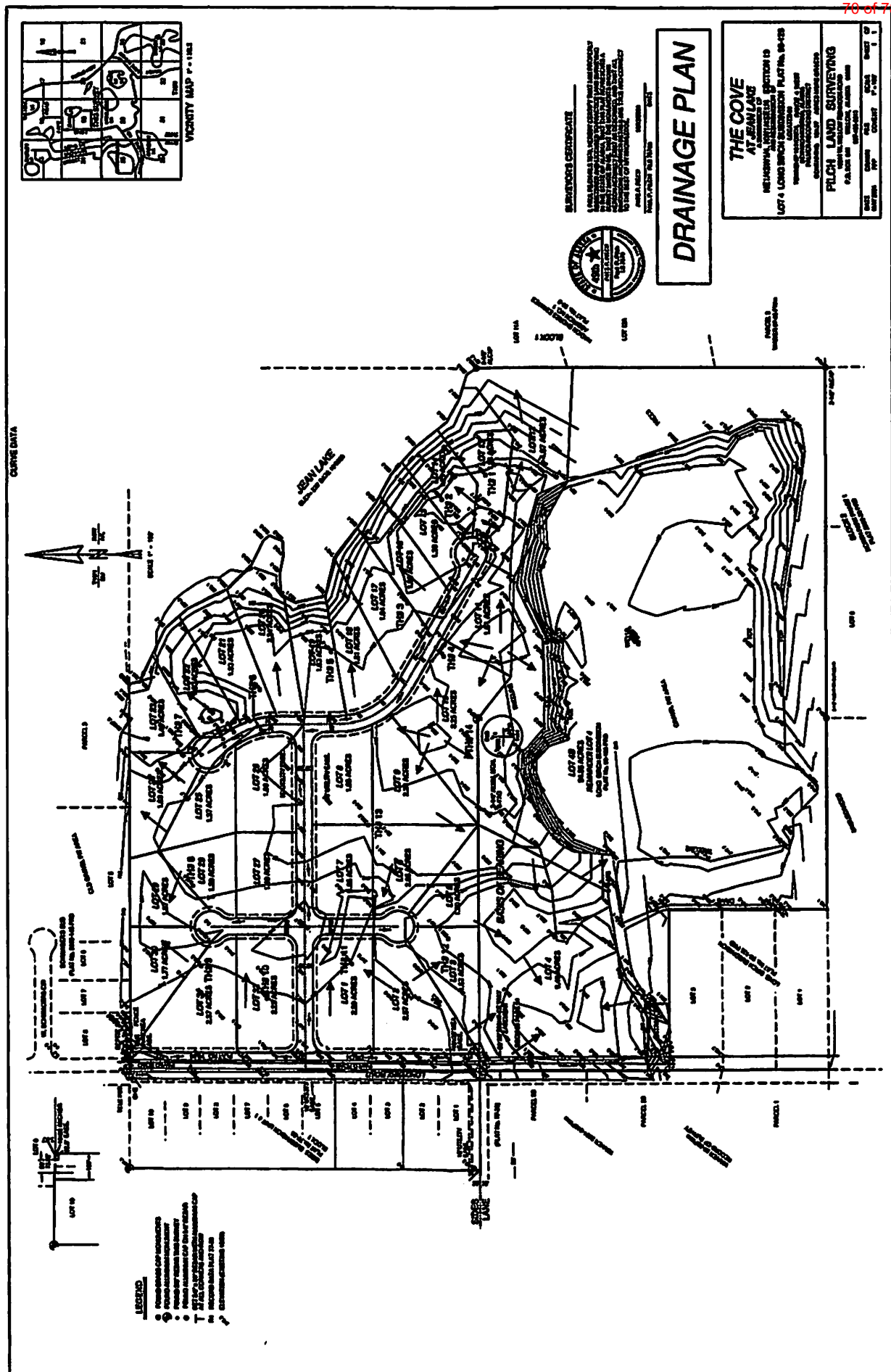


EXHIBIT E

Chris Curlin

From: Ortiz, Olivia K CIV USARMY CEPOA (USA) <Olivia.K.Ortiz@usace.army.mil>
Sent: Monday, January 13, 2025 2:01 PM
To: Chris Curlin
Subject: RFC The Cove at Jean Lake

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

Hi Mr. Curlin,

Thank you for bringing this project to our attention and for allowing us to comment. The Corps of Engineers does not have specific comments regarding The Cove at Jean Lake.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory.

Sample drawings can also be found on our website at

www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

The applicant is welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and they will be assigned a project manager to assist them. Please feel free to contact our main line if you or the applicant have any questions or concerns at 907-753-2712.

Thank you,
Olivia Ortiz
Regulatory Specialist
Alaska District | POA
U.S. Army Corps of Engineers
P: (907) 753-2586



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

Department of Transportation and
Public Facilities

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907-269-0520
Fax: 907-269-0521
dot.alaska.gov

January 16, 2025

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:

- **Greenfields 19-1; WA 05 HLS Estrada; Plat #77-119 (Pittman Road)**
 - No objection to lot division.
 - All lots to take access from N Autumn Lane.
 - Add plat note: "No direct access from Lot 1 to Pittman Road."
 - Subsequent development and subdivision of Lot 1 will require continued access through N Autumn Lane.
 - No new utility connections through Pittman Road or Pittman Road right of way.
 - Please be advised that this plat is within the boundary of DOT&PF project [HSIP: Pittman Road Shoulder Widening and Slope Flattening](#), which may affect Lot 1. Further questions can be directed to the project manager, Kristina Busch, at kristina.busch@alaska.gov or (907) 269-0567.
- **The Cove at Jean Lake; WI 15 Pilch – Schwager's Subdivision; Plat #98-126 (Long Lake Road)**
 - No objection to the proposed subdivision.
 - Request dedicate 50 feet of right of way along Lot 4 at Long Lake Road.
 - Private entry gates should be located within subdivision roads at locations that allow for vehicles waiting for gate access to queue on subdivision roads and not Long Lake Road. Gate location may need to be defined when the Approach Road is going through the permitting process.
 - Recommend secondary subdivision emergency access connectivity through Lot 4B with subsequent development of Lot 4B. Recommend southeastern subdivision road connect to Lot 4B near lots 11 and 12 to provide future connectivity.
 - DOT&PF recommends subdivision replat access along the common lot line with Lots 4 and 4B to allow a consolidated intersection at Long Lake Road with Sides Drive.

"Keep Alaska Moving through service and infrastructure."

Aligning access points across common alignments along Long Lake Road allows for safer turning conditions for users and a consolidated intersection for future capital improvements from both DOT&PF and MSB.

- Any proposed connection to a DOT&PF facility will need to meet state design standards.
 - DOT&PF will permit two access points to Long Lake Road – one for subdivision and one for Lot 4 and 4B, please plan accordingly.
 - Add plat note: “No direct access to Long Lake Road for Lot 30, 31, 32, 1, 2, 3, and 4.”
 - No direct access to all lots adjacent to Long Lake Road, except for Lot 4B. Lots 30, 31, 32, 1, 2, and 3 must take access through private subdivision road. Lot 4 and Lot 4B to share one access to Long Lake Road.
 - Dedicate a common access easement for lots 4 and 4B. Subsequent development for Lot 4 and 4B will be required to continue access through the common access easement. No additional access to Long Lake Road will be permitted.
 - Applicant must apply for an approach road permit for unnamed subdivision road where it connects to Long Lake Road.
 - Platting actions trigger a change of use and require existing driveway permits to be reapplied for. DOT&PF requires Lot 4 and 4B apply for a shared driveway permit for existing access onto Long Lake Road. Subsequent development of both Lot 4 and 4B will require continued use of existing driveway and may require upgrading to an approach road. No new access points to Long Lake Road will be authorized.
 - Driveway permits and Approach Roads can be applied for at DOT&PF’s online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF’s Right of Way division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - Utilities should be consolidated to connect through internal roads and accesses, and limit connection points through Long Lake Road. Subsequent development should utilize existing utility connects.
 - A Traffic Impact Analysis (TIA) may be required if the approach roads to Long Lake Road are likely to generate traffic counts of greater than 100 trips per hour. A limited TIA may be required if the private gates impact traffic on Long Lake Road.
 - [The Parks Highway Access Development Plan](#) manages Parks Highway and Parks Highway corridor access, including parallel alignments which serve to mitigate safety concerns along the Parks Highway. Long Lake Road is a parallel western corridor alignment to the Parks Highway in the Willow area. It has a functional class of minor collector. This means that it serves the community in Willow as a road providing connectivity from various local roads and through to the interstate (Parks). It is to the benefit of the community of Willow, MSB, and DOT&PF, to consider the impacts of development that could affect safety along this corridor. This is why DOT&PF recommends the above conditions.
- **Greensway; WA 08 HLS Green (MG) (Palmer-Wasilla Highway)**
 - Lot 1 must remove and obliterate existing access to the Palmer-Wasilla Highway, and take access from the existing Frontage Road.
 - Add plat note: “No direct access to Palmer-Wasilla Highway for Lot 1.”
 - Lot 2 will be permitted one access to the Palmer-Wasilla Highway. Platting actions invalidate existing driveway permits. Reapply for driveway access for Lot 2 after the plat is recorded. Driveway permits and Approach Road Review can be applied for at DOT&PF’s online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact

DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

- No additional access points will be permitted.
- DOT&PF supports and recommends extension of Frontage Road from the west across the southern portion of both Lots 1 and 2.
- Construction of Frontage Road could change access for Lot 2, require Lot 2 access from the Frontage Road instead of the Palmer-Wasilla Highway, and require the addition of a plat note noting no direct access to the Palmer-Wasilla Highway for Lot 2.
- Recommend dedication of portion of Lot 1 right of way to match existing Frontage Road right of way to the west of Lot 1 at Midtown Est I RSB B/12 L6&T1&4 Block 12 Lot 3.

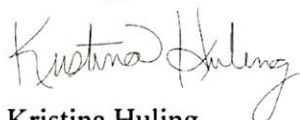
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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.

Sincerely,



Kristina Huling
Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, 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
Anna Bosin, Traffic & Safety Engineer, DOT&PF

Chris Curlin

From: Daniel Dahms
Sent: Tuesday, February 18, 2025 10:06 AM
To: Chris Curlin
Cc: Jamie Taylor; Brad Sworts; Tammy Simmons; Pre-Design & Engineering
Subject: RE: The Cove at Jean Lake

Chris,

Here are our comments on The Cove back from January. I thought I had sent these along back at the end of January, but may have missed it. Apologies if this was the case 😊 We have not responded to the email from last week that included the drainage plan and ADT estimate but you should get a response from us by the end of the day.

According to SCM D02.1, show the ordinary high water mark on the drainage plan with a 100' upland offset. Provide a more detailed drainage plan showing proposed cross culverts, drainage arrows on all lots, and proposed drainage basins. Show proposed drainage easements on the plat. A large portion of runoff from the site appears to drain onto the north west corner of Lot 4 and then be detained in the natural basin. Show proposed drainage easement on Lot 4 for where the water is expected to be detained and provide a drainage path outlined in the drainage plan for the runoff to reach here.

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, February 12, 2025 4:39 PM
To: Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>
Subject: The Cove at Jean Lake

Hello,

Did y'all have a chance to comment on The Cove?
I might have accidentally deleted it if you sent them already.

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough
(907) 861-7873

Chris Curlin

From: Permit Center
Sent: Monday, January 13, 2025 8:50 AM
To: Chris Curlin
Subject: RE: RFC The Cove at Jean Lake

No comments from the Permit Center.

Brandon Tucker

Permit Technician
[Matanuska-Susitna Borough Permit Center](#)
350 E Dahlia Ave
Palmer AK 99645
P (907) 861-7871
F (907) 861-8158

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, January 10, 2025 4:31 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; waco_chair@waco-ak.org; admin@waco-ak.org; thp@mtaonline.net; Richard Boothby <Richard.Boothby@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC The Cove at Jean Lake

Hello,

The following link contains a Request for Comments for The Cove at Jean Lake, MSB Case 2025-006 (tax ID # 19N04W19B004 & 4788000I004).

Comments are due by Monday January 24, 2025

 [The Cove at Jean Lake](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough



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

January 13, 2025

Matanuska-Susitna Borough, Platting Division
350 East Dahlia Avenue
Palmer, AK 99645-6488

To whom it may concern:

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

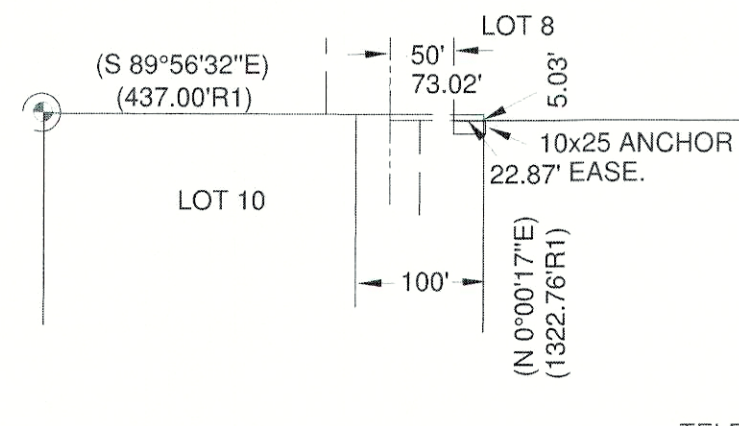
- **THE COVE AT JEAN LAKE**
(MSB Case # 2025-006)

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

Sincerely,

James Christopher

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



LEGEND

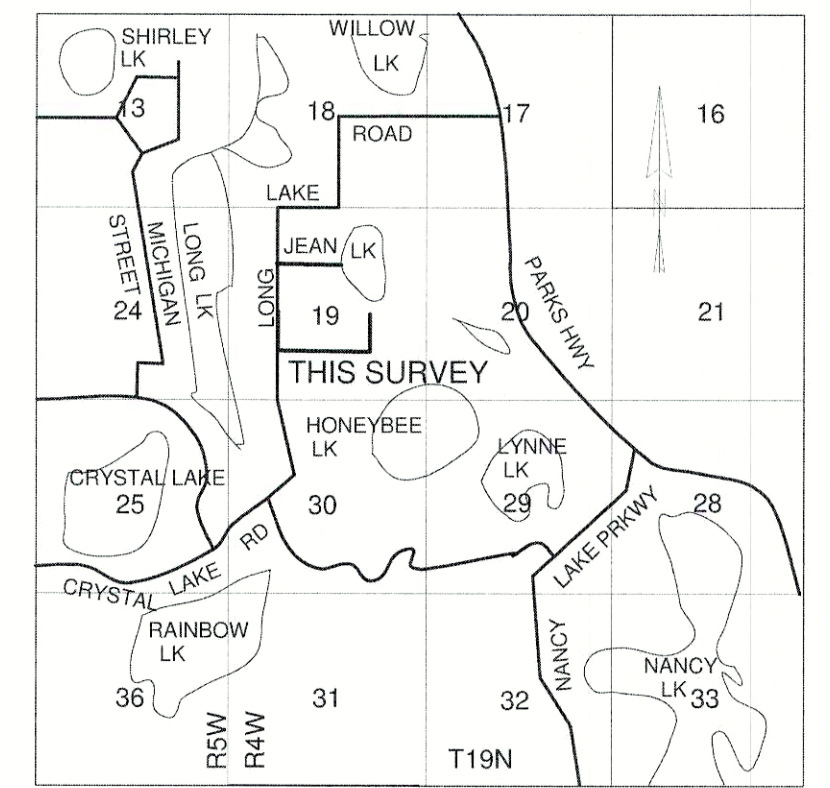
- FOUND BRASS CAP MONUMENTS
- FOUND ALUMINUM MONUMENT
- FOUND 5/8" REBAR THIS SURVEY
- FOUND ALUMINUM CAP ON 5/8" REBAR
- SET 5/8" x 30" REBAR WITH ALUMINUM CAP AT ALL CORNERS AND ROW
- R1 RECORD DATA PLAT 77-36

CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	89°44'40"	50.00	78.32	49.78	70.55	N 45°03'40"E 1
2	90°00'00"	50.00	78.54	50.00	70.71	S 45°04'00"E 2
3	43°20'34"	50.00	37.82	19.87	36.93	S 21°36'17"W 3
4	77°42'31"	60.00	81.38	48.34	75.28	S 42°25'15"W 4
5	55°38'03"	60.00	58.26	31.66	56.00	S 62°14'59"E 5
6	49°49'59"	60.00	52.19	27.87	50.50	N 65°01'00"E 6
7	83°30'35"	60.00	87.45	53.56	79.91	N 1°39'13"W 7
8	43°20'34"	50.00	37.82	19.87	36.93	N 21°44'17"W 8
9	90°00'00"	50.00	78.54	50.00	70.71	N 44°56'00"E 9
10	90°00'00"	50.00	78.54	50.00	70.71	S 45°03'59"E 10
11	23°48'24"	300.00	137.12	69.56	136.13	S 11°58'12"E 11
12	13°53'24"	300.00	80.00	40.20	79.80	S 30°49'05"E 12
13	22°18'13"	300.00	128.46	65.05	127.65	S 48°54'55"E 13
14	71°28'57"	60.00	74.86	43.18	70.10	N 84°11'32"E 14
15	42°58'19"	60.00	45.00	23.62	43.95	N 26°57'54"E 15
16	42°58'19"	60.00	45.00	23.62	43.95	N 16°00'25"W 16
17	85°32'18"	60.00	89.58	55.50	81.49	N 80°15'43"W 17
18	62°57'52"	50.00	54.95	30.82	52.22	S 82°27'04"W 18
19	52°06'36"	270.00	245.56	132.01	237.19	N 34°00'42"W 19
20	7°53'24"	270.00	37.18	18.62	37.15	N 4°00'41"W 20
21	24°20'50"	300.00	140.23	71.19	139.18	N 12°14'25"W 21
22	6°35'11"	300.00	37.93	19.89	37.91	N 27°42'28"W 22
23	43°20'33"	50.00	37.82	19.87	36.93	N 9°19'45"W 23
24	41°47'11"	60.00	43.76	22.90	42.80	N 8°33'09"W 24
25	60°37'21"	60.00	63.48	35.06	60.56	N 59°45'20"W 25
26	62°35'14"	60.00	65.54	36.47	62.33	S 58°38'22"W 26
27	101°41'19"	60.00	106.49	73.68	93.05	S 23°29'53"E 27
28	43°20'33"	50.00	37.82	19.87	36.93	S 52°40'18"E 28
29	30°56'01"	270.00	145.77	74.71	144.01	S 15°32'01"E 29
30	90°00'00"	50.00	78.54	50.00	70.71	S 44°56'01"W 30
31	90°00'00"	50.00	78.54	50.00	70.71	N 45°04'00"W 31
32	43°20'38"	50.00	37.82	19.87	36.93	N 21°36'19"E 32
33	81°01'23"	60.00	84.65	51.27	77.95	N 2°45'49"E 33
34	52°19'15"	60.00	54.79	29.47	52.91	N 63°54'23"W 34
35	55°09'48"	60.00	57.77	31.34	55.56	S 62°21'06"W 35
36	78°10'50"	60.00	81.87	48.75	75.67	S 41°19'05"E 36
37	43°20'38"	50.00	37.82	19.87	36.93	S 21°44'19"E 37
38	90°00'00"	50.00	78.54	50.00	70.71	S 44°56'00"W 38
39	90°00'00"	50.00	78.54	50.00	70.71	N 44°56'20"W 39
40	60°15'19"	300.00	314.16	173.21	300.00	S 30°04'00"E 40
41	30°56'01"	300.00	161.57	83.01	160.01	N 15°32'01"W 41

LINE DATA

Line	Bearing	Distance
1	S 15°13'23"E	40.88'
2	S 41°03'50"E	70.32'
3	S 23°22'41"E	41.12'
4	S 23°22'41"E	44.20'
5	S 39°20'09"E	29.66'
6	S 23°54'03"W	55.62'
7	S 89°18'54"W	56.30'
8	N 79°02'04"W	65.46'
9	S 87°14'49"W	72.64'
10	S 40°31'19"W	15.11'
11	S 28°43'37"W	49.58'
12	S 61°37'37"E	32.00'
13	S 48°09'09"E	59.07'
14	S 48°09'10"E	77.16'
15	S 38°15'01"E	45.13'
16	S 73°07'05"E	45.41'
17	S 73°07'05"E	52.68'
18	S 34°13'57"E	43.85'
19	N 31°00'01"W	50.00'
20	S 89°56'00"W	50.00'
21	N 89°54'59"E	50.00'
22	N 89°58'45"E	16.55'
23	N 0°04'00"W	21.19'
24	N 0°04'00"W	21.19'
25	N 18°41'25"W	50.00'
26	S 0°05'00"E	50.00'
27	S 89°56'00"W	22.75'
28	N 31°00'01"W	22.75'
29	N 31°00'01"W	26.75'
30	N 28°23'41"W	40.45'
31	S 60°04'00"E	66.72'
32	S 0°03'58"E	46.80'



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

WALTER E. NEWMAN
PO BOX 98
WILLOW, AK. 99688

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF _____, 2024 FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLAT APPROVAL

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____ 1999 AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

PLANNING DIRECTOR _____ DATE _____
ATTEST _____ PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

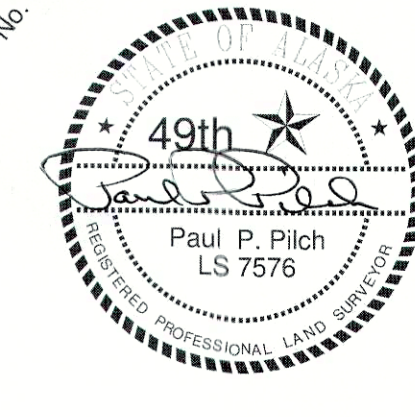
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH DECEMBER 31, 2024 AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION SHOWN HEREON HAVE BEEN PAID.

BOROUGH TAX OFFICIAL _____

SURVEYOR'S CERTIFICATE

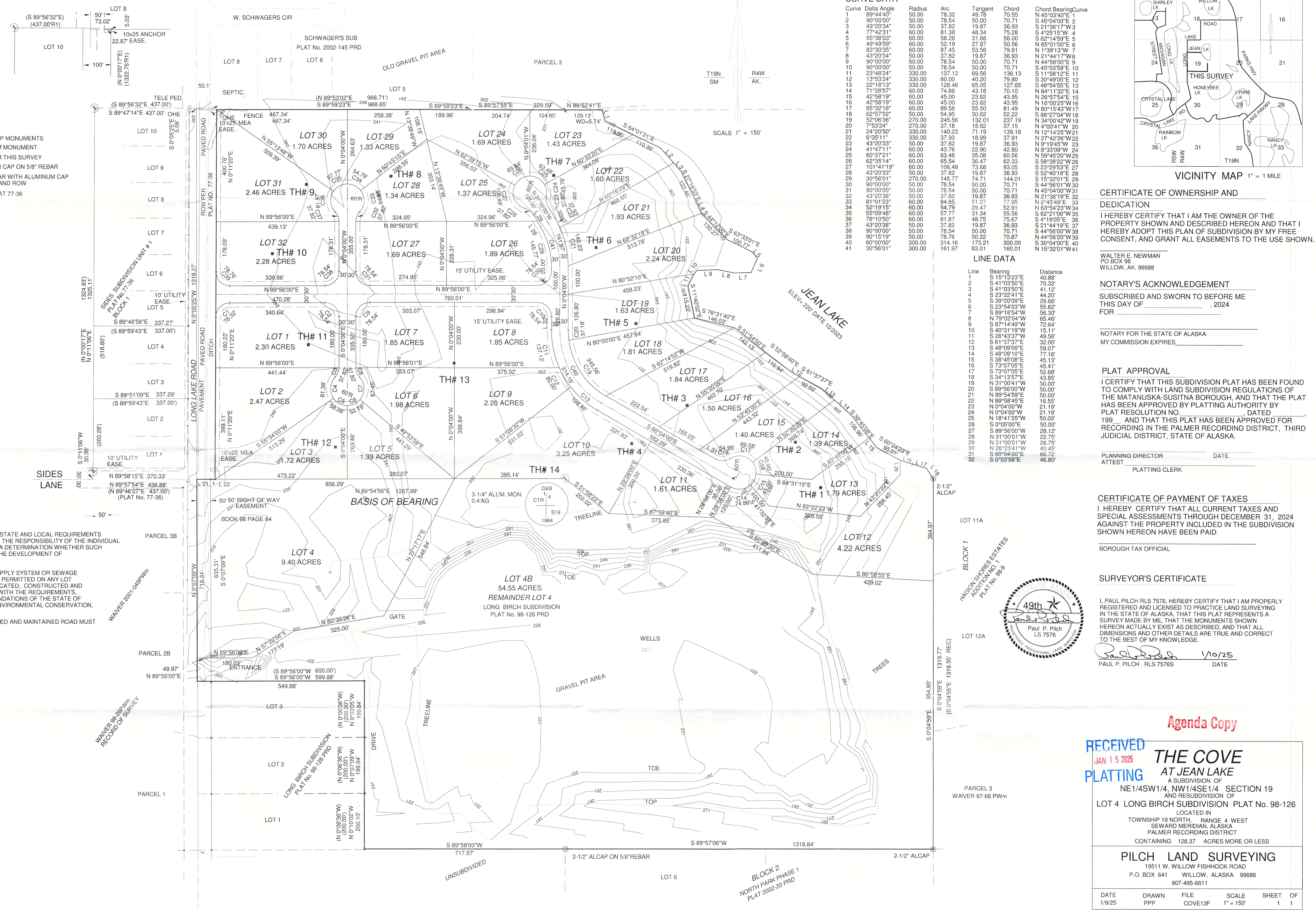
I, PAUL PILCH RLS 7576, HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Paul P. Pilch 1/10/25
PAUL P. PILCH RLS 7576S DATE



NOTES

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN SYSTEMS.
- ACCESS TO A STATE OWNED AND MAINTAINED ROAD MUST BE APPROVED BY ADOT&PF.



Agenda Copy

RECEIVED
JAN 15 2025
PLATTING

THE COVE
AT JEAN LAKE
A SUBDIVISION OF
NE1/4SW1/4, NW1/4SE1/4 SECTION 19
AND RESUBDIVISION OF
LOT 4 LONG BIRCH SUBDIVISION PLAT No. 98-126
LOCATED IN
TOWNSHIP 19 NORTH, RANGE 4 WEST
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
CONTAINING 128.37 ACRES MORE OR LESS

PILCH LAND SURVEYING
19511 W. WILLOW FISHHOOK ROAD
P.O. BOX 641 WILLOW, ALASKA 99688
907-495-6611

DATE	DRAWN	FILE	SCALE	SHEET	OF
1/9/25	PPP	COVE13F	1" = 150'	1	1