

**STATE OF ALASKA**  
**DEPARTMENT OF NATURAL RESOURCES**  
**Division of Mining, Land and Water**

**APPLICATION FOR EASEMENT**  
**AS 38.05.850**

ADL# 234220  
(to be filled in by State)

Applications that are submitted with unfilled sections or inadequate explanation and/or without application fees, a location figure and/or a completed Division of Mining, Land and Water (DMLW) Environmental Risk Questionnaire will be deemed incomplete. Incomplete applications will be returned without review. See DMLW's current fee regulations (11 AAC 05) and associated Director's Fee Order for applicable non-refundable fee amounts. The filing of an application does not guarantee processing or approval of the requested authorization.

Applicant: Matanuska-Susitna Borough Doing Business As: Municipal Corporation  
Agent: (if applicable; attach record of authorization to represent) Tracy McDaniel, Right of Way Acquisition Officer  
Mailing Address: [REDACTED] Email: [REDACTED]  
City/State/Zip: [REDACTED]  
Primary Phone: [REDACTED] Alternate Phone: (\_\_\_\_) \_\_\_\_\_  
General Location: Caswell Lakes - E. Hidden Hills Road Municipality: Matanuska-Susitna Borough  
Section(s): 22 Township: 22 North Range: 4 West Meridian: Seward  
Section(s): \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_ Meridian: \_\_\_\_\_

Attach a location figure, plan drawing or survey that shows the detailed location of the requested easement in relation to adjoining property boundaries and reference points. All features must be labeled.

Dimensions requested (Complete line 1 for a lineal easement or line 2 for an easement with an irregular shape):

1. Length: (feet) 100' Width: (feet) 10'

2. Area: \_\_\_\_\_ Are units in  square feet or  acres? (check one)

Term requested and rationale: Slope and Maintenance Esmt to accomodate cuts & fills for backslopes & foreslopes.

Are you applying for a  public or a  private easement? (check one) Rationale:

Maintain the slopes associated with the reconstruction of Hidden Hills Road outside of the traveled right of way esmt.

Development plan summary/specific purpose of easement: (e.g., electric utility, fiber-optic cable, road, bridge, airstrip/airport, driveway, trail, drainage). This information will be used to determine the scope of use of the easement.

This is part of a phased construction project to reconstruct Hidden Hills Road to collector standards. Phase 1 is from the Parks Highway to Caswell Lakes Road and the fish passage culvert replacement (LAS 34564). The easement request is part of a future construction phase that will reduce the grade of Hidden Hills Road at the easement location for a safer travel way.

Is this an existing use?  Yes  No. If yes, explain extent and duration of use to date:

Describe plans for initial construction. Be detailed. Include a list of authorizations for portions of the project that are proposed for construction on adjoining lands, other permitting, and/or third-party non-objections: (Use extra sheets as needed)

Initial construction for Phase 1 starts summer of 2023 to reconstruct Hidden Hills Road to collector standards from the Parks Highway to Caswell Lakes Road and the culvert replacement project for a tributary of Caswell Creek (Station 135 +00 through 136+00). DNR Issued Temporary Water Authorization (TWUA A2023-38) on May 2, 2023, and a Temporary Land Use Permit (LAS 34564) that is in the process of signatures. The Borough is in the process of acquiring an easement needed from a private party within Section 15, Township 22 North, Range 4 West, SM, AK., north of the proposed request.

Anticipated construction timeframe: 2024-2026

If this authorization is granted, I agree to construct and maintain the authorized improvements in an acceptable manner, and to keep the area in a neat and sanitary condition; to comply with all the laws, rules, and regulations pertaining thereto; and provided further that upon termination of the easement for which application is being made, I agree to remove or relocate the improvements and restore the area without cost to the State and to the satisfaction of DMLW.

Tom Adams

Digitally signed by Tom Adams  
Date: 2023.06.05 16:26:38 -0800

Applicant's Signature \_\_\_\_\_

Date: \_\_\_\_\_

This form must be filled out completely and submitted with the applicable fees. Failure to do so will result in a delay in processing. AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(8) and confidentiality is requested, AS 43.05.230, or AS 45.48). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210.

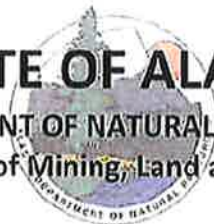
In submitting this form, the applicant certifies that he or she has not changed the original text of the form or any attached documents provided by the Division. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010 – AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the department may retain this record as an electronic record and destroy the original.

**For Department Use Only**  
Application received date stamp

Receipt Types:

- 13A Pipeline Easement
- 13 Other Easement

ADL # \_\_\_\_\_

  
**STATE OF ALASKA**  
**DEPARTMENT OF NATURAL RESOURCES**  
**Division of Mining, Land and Water**

Land Conveyance Section  
 550 W. 7<sup>th</sup> Ave, Suite 640  
 Anchorage, AK 99501-3576  
 (907) 269-8594

Northern Region  
 3700 Airport Way  
 Fairbanks, AK 99709-4699  
 (907) 451-2740  
[nro.lands@alaska.gov](mailto:nro.lands@alaska.gov)

Southcentral Region  
 550 W. 7<sup>th</sup> Ave, Suite 900C  
 Anchorage, AK 99501-3577  
 (907) 269-8503  
[dnr.pic@alaska.gov](mailto:dnr.pic@alaska.gov)

Southeast Region  
 P. O. Box 111020  
 Juneau, AK 99811-1020  
 (907) 465-3400  
[sero@alaska.gov](mailto:sero@alaska.gov)

Statewide TTY – 771 for Alaska Relay or 1-800-770-8973

**APPLICANT ENVIRONMENTAL RISK QUESTIONNAIRE**

The purpose of this questionnaire is to help clarify the types of activities you propose to undertake. The questions are meant to help identify the level of environmental risk that may be associated with the proposed activity. The Division of Mining, Land and Water's evaluation of environmental risk for the proposed activity does not imply that the parcel or the proposed activity is an environmental risk from the presence or use of hazardous substances.

Through this analysis, you may become aware of environmental risks that you did not know about. If so, you may want to consult with an environmental engineer or an attorney.

Matanuska-Susitna Borough

Municipal Corporation

Applicant's Name

Doing Business As

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Address

City

State

Zip

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Message Phone

Work Phone

Email

Contact Person

Describe the proposed activity:

Reconstruction of Hidden Hills Road to collector standards with the necessary slopes for maintenance.

In the course of your proposed activity will you generate, use, store, transport, dispose of, or otherwise come in contact with toxic and/or hazardous materials, and/or hydrocarbons?  Yes  No. If yes, please list the substances and the associated quantities. Use a separate sheet of paper, if necessary.

Fuel and hydroaulic fluid for equipment required for the reconstruction of Hidden Hills Road improvements.

ADL # \_\_\_\_\_

If the proposed activities involve any storage tanks, either above or below ground, address the following questions for each tank. Please use a separate sheet of paper, if necessary, and, where appropriate, include maps or plats:

- a. Where will the tank be located?
  
  
  
  
  
  
  
  
  
  
- b. What will be stored in the tank?
  
  
  
  
  
  
  
  
  
  
- c. What will be the tank's size in gallons? \_\_\_\_\_
- d. What will the tank be used for? (Commercial or residential purposes?)
  
  
  
  
  
  
  
  
  
  
- e. Will the tank be tested for leaks? \_\_\_\_\_
- f. Will the tank be equipped with leak detection devices?  Yes  No. If yes, describe:

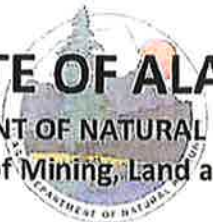
Do you know or have any reason to suspect that the site may have been previously contaminated?  Yes  No.  
If yes, please explain:

I certify that due diligence has been exercised and proper inquiries made in completing this questionnaire, and that the foregoing is true and correct to the best of my knowledge.

Applicant Signature: Tom Adams Digitally signed by Tom Adams  
Date: 2023.06.05  
16:30:56 -0800 Date: \_\_\_\_\_

**AS 38.05.035(a) authorizes the director to decide what information is needed to process an application for the sale or use of state land and resources. This information is made a part of the state public land records and becomes public information under AS 40.25.110 and 40.25.120 (unless the information qualifies for confidentiality under AS 38.05.035(a)(9) and confidentiality is requested). Public information is open to inspection by you or any member of the public. A person who is the subject of the information may challenge its accuracy or completeness under AS 44.99.310, by giving a written description of the challenged information, the changes needed to correct it, and a name and address where the person can be reached. False statements made in an application for a benefit are punishable under AS 11.56.210. In submitting this form, the applicant certifies that he or she has not changed the original text of the form or any attached documents provided by the Division. In submitting this form, the applicant agrees with the Department to use "electronic" means to conduct "transactions" (as those terms are used in the Uniform Electronic Transactions Act, AS 09.80.010 – AS 09.80.195) that relate to this form and that the Department need not retain the original paper form of this record: the department may retain this record as an electronic record and destroy the original.**

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Northern Region Land Office  
3700 Airport Way  
Fairbanks, AK 99709-4699  
(907) 451-2740  
[nro.lands@alaska.gov](mailto:nro.lands@alaska.gov)

Southcentral Region Land Office  
550 West 7<sup>th</sup> Ave, Suite 900C  
Anchorage, AK 99501-3577  
(907) 269-8503  
[dnr-pic@alaska.gov](mailto:dnr-pic@alaska.gov)

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(907) 465-3400  
[sero@alaska.gov](mailto:sero@alaska.gov)

Statewide TTY – 771 for Alaska Relay or 1-800-770-8973

## **INSTRUCTIONS FOR COMPLETING A DEVELOPMENT PLAN**

A development plan is a written statement (narrative) and a sketch or blueline drawing describing the proposed use and development of state land. The information contained in a development plan is needed to provide a complete review of the application and the proposed use and development, and helps to determine the terms and conditions of the authorization and the level of bonding and insurance that may be required.

Most applications submitted to the Division of Mining, Land and Water must have an attached development plan. The few exceptions to this rule include applications for state land sales and some types of land use permit. The amount and type of information included in the development plan will depend on the proposed use and level of development. Insufficient information in the development plan and/or application or failure to provide a development plan may result in a delay in processing the application. If you are unsure whether your application will require a development plan, contact the regional office responsible for managing the area you are planning to use (regional office addresses and phone numbers are shown at the top of this sheet).

If the application is approved, the approved development plan becomes a part of the authorization document. Authorized activities are limited to those described in the development plan and/or authorization document. The development plan must be updated if changes to an approved project are proposed before or during the project's siting, construction, or operation; if any additional structures, buildings, or improvements are proposed; or if there is a change in activity that was not addressed during consideration of the application. Please note that these development plans or plan changes must be approved by the Division of Mining, Land and Water before any change occurs in use, construction, or activity. Conducting activities that are not authorized by the development plan and authorization document could result in revocation and termination of the authorization and/or other appropriate legal action.

- I. **General Guidelines for Preparing a Development Plan** For new authorizations, the development plan must show the proposed improvements and/or use areas, as well as preconstruction plans. For existing authorizations without a current development plan or if the development plan is being updated, the plan must show existing improvements and/or use areas, etc., and any known future changes. The development plan must include:
  - **Maps:** a USGS map at a scale of at least 1:63,360 showing the location of the proposed project; a blueline drawing or sketch, drawn to scale (the attached diagram may be used); and
  - **Written Project description:** a detailed written description (narrative) of the intended use and level of development planned under the authorization and an explanation of the sketch or blueline drawing.

- II. **Land Use Permits** Permanent improvements cannot be authorized by a land use permit. However, a development plan accompanying a land use permit application must describe nonpermanent structures and activities. (Nonpermanent structures are structures that can be easily and quickly taken down and removed from the site, without any significant disturbance or damage to the area.) Several of the specific development plan items listed below will not apply to activities authorized under a land use permit; those items that do apply should be described in as much detail as possible, to enable prompt review of the application. If the proposed land use permit activity is of a mobile nature, such as a permit to move heavy equipment across state land, a development plan is not required; but a map showing the proposed route of travel is required. If the impact would not have a significant effect on the environment, such as a permit to harvest wild produce, a development plan is not required, but a map showing the location of the proposed harvest area is required.
- III. **Narrative portion of the development plan** Describe the type of activities or development planned for the site; specify if any facilities are intended for commercial use, or will be rented out; and provide a description and explanation of the items shown on the sketch or blueline. Following is a list of specific information to be included in the narrative, if applicable to the proposed project:
- **Legal description.** Provide a legal description of the parcel, i.e. a metes and bounds description, survey, lot and block, aliquot part, or other legal description.
  - **Terrain/ground cover.** Describe the existing terrain/ground cover, and proposed changes to the terrain/ground cover.
  - **Access.** Describe existing and planned access, and mode of transportation. If public access is to be restricted, define possible alternative public access routes.
  - **Buildings and other structures.** Describe each building or structure, whether permanent or temporary, including a description of the foundation as well as the building and floor construction; the date when the structure is to be constructed or placed on the parcel; the duration of use; and what activities are to occur within each structure.
  - **Power source.** Describe type and availability of power source to the site.
  - **Waste types, waste sources, and disposal methods.** List the types of waste that will be generated on-site, including solid waste, the source, and method of disposal.
  - **Hazardous substances.** Describe the types and volumes of hazardous substances present or proposed, the specific storage location, and spill plan and spill prevention methods. Describe any containment structure(s) and volume of containment structure(s), the type of lining material, and configuration of the containment structure. Provide Material Safety Data Sheets (MSDS).
  - **Water supply.** Describe the water supply and wastewater disposal method.
  - **Parking areas and storage areas.** Describe long-term and short-term parking and storage areas, and any measures that will be taken to minimize drips or spills from leaking vehicles or equipment. Describe the items to be stored in the storage areas.
  - **Number of people using the site.** State the number of people employed and working on the parcel, and describe the supervisor/staff ratio. Estimate the number of clients that will be using the site.
  - **Maintenance and operations.** Describe the long-term requirements, how they will occur and who will perform the work. Specify if any subcontractors will be involved, and explain the tasks they will perform.
  - **Closure/reclamation plan.** Provide a closure/reclamation plan, if required for the type of authorization being applied for, e.g. material sale.
- IV. **Sketch or blueline portion of the development plan** The sketch or blueline must be drawn to scale, and each item labeled in such a way that the information contained in the drawing can be located in the narrative portion of the development plan (professional quality drafting and mechanical lettering is preferred). Following is a list of information to be shown on the drawing, if applicable:

- Section, Township, and Range lines; North arrow; scale; title; and legend (attached is an acceptable format).
- All property boundaries, ordinary or mean high water lines, and existing or proposed rights-of-way; major topographic features such as roads, streams, rivers, and lakes, and their geographic names.
- Location and dimensions of any gravel pads, or cement foundations, buildings, and other structures and improvements, appropriately labeled.
- Location of any buried or above-ground utility lines (power, water, fuel, natural gas, etc.); sewage facilities, including sewage and wastewater outfall point; underground water system; and water source (if any).
- Location where any hazardous substances, including but not limited to oil, lubricants, fuel oil, gasoline, solvents, and diesel fuel, are stored. Method of storage (tank, drum, etc.).
- Location of parking areas, and areas for the storage of inactive vehicles; snow storage areas; storage areas for any other items not mentioned above (drill rigs, camps, pipe, watercraft, etc.).

### Site Development Diagram

	VICINITY MAP
<b>Date Prepared:</b>	<b>Applicant's Name:</b>
<b>Alaska Department of Natural Resources Division of Mining, Land &amp; Water Land Use Permit</b>	
<b>Site Development Diagram</b>	
<b>Sec(s)</b> _____ <b>T</b> _____ <b>R</b> _____ <b>M</b> _____	
<b>Sheet of</b>	<b>File #</b>



## Development Plan - E. Hidden Hills Road

Legal Description: N1/2 of Section 22, Township 22 North, Range 4 West, Seward Meridian, Alaska.

Maps: Attached

Project Description: Reconstruct Hidden Hills Road to collector standards from the Parks Highway to Caswell Loop and Passthebait Avenue to Bendapole within the Caswell Lakes area. The first phase of the project constructs Hidden Hills Road from the Parks Highway to Caswell Lake Road and a culvert replacement project. The proposed easement area is 100'x 10' (1,000 SQ/FT) and located within the northeast corner of the N1/2, Section 22, Township 22 North, Range 4 West, Seward Meridian, Alaska, for a future phase.

Land Use Permits: N/A

Terrain/ground cover: The terrain is sloping to moderately steep hills and forested with Birch and Spruce trees with natural vegetative ground cover.

Access: Highway vehicle. During construction public access will be maintained with traffic control restrictions for Hidden Hills Road right of way adjacent to the proposed easement area.

Buildings and other structures: The proposed easement area is for foreslopes and backslopes (ditching) associated with Hidden Hills Road right of way that will provide adequate drainage for seasonal water runoff and snow storage.

Power source: Gas and Diesel sources, such as generators.

Waste types, waster sources, and disposal methods: N/A

Hazardous substances: Diesel and hydraulic fluids from equipment used and stored during construction within the right of way for Hidden Hills Road. The contractor shall be required to provide a Spill and Prevention and Response Plan and consist of the following:

- Regular inspection of equipment (including fuel and hydraulic lines).
- Identifying potential dangers and environmental hazards.
- Spill response will consist of communicate the spill, control the spill, contain the spill, and clean the spill.

Water supply: Unnamed tributary to Caswell Creek. Upstream of the project area will be diverted into a temporary diversion culvert to allow for replacement of the two culverts with a widened eight-foot steel plate culvert and downstream reinforcement at the unnamed tributary to Caswell Creek.

Parking areas and storage areas: The parking areas and storage areas will be within the right of way for Hidden Hills Road.

Number of people using the site: 4-10 people during construction.

Maintenance and operations: The proposed easement will be maintained by the Matanuska-Susitna Borough, Operations and Maintenance Division, as part of the Caswell Lakes Road Service Area (015) maintenance schedule.

Closure/reclamation plan: N/A

Attachments:

- 95% Plan Set Cover Sheet, Sheets F13 & F14
- 95% Cross Sections Sheets X51 – X53
- Easement Exhibit

# MATANUSKA-SUSITNA BOROUGH

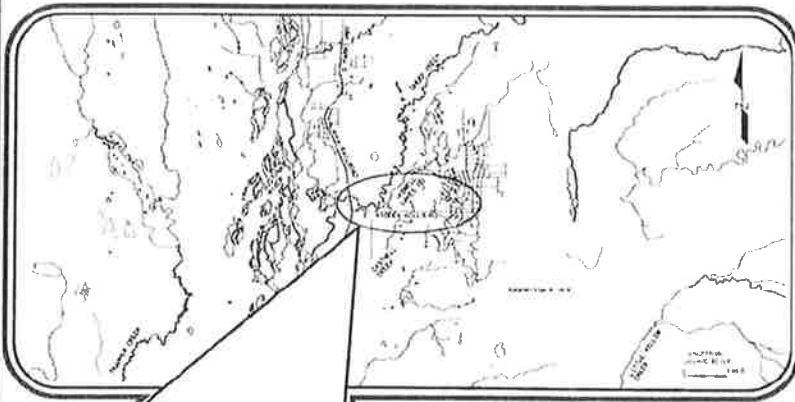
## PUBLIC WORKS DEPARTMENT

STATE 2021 SHEET 2016  
ALASKA 2021 A1 A9



### 2021 TRANSPORTATION INFRASTRUCTURE PROGRAM E. HIDDEN HILLS IMPROVEMENTS GRADING, DRAINAGE AND SURFACING

PROJECT NUMBER:  
35472-1815



LOCATION MAP



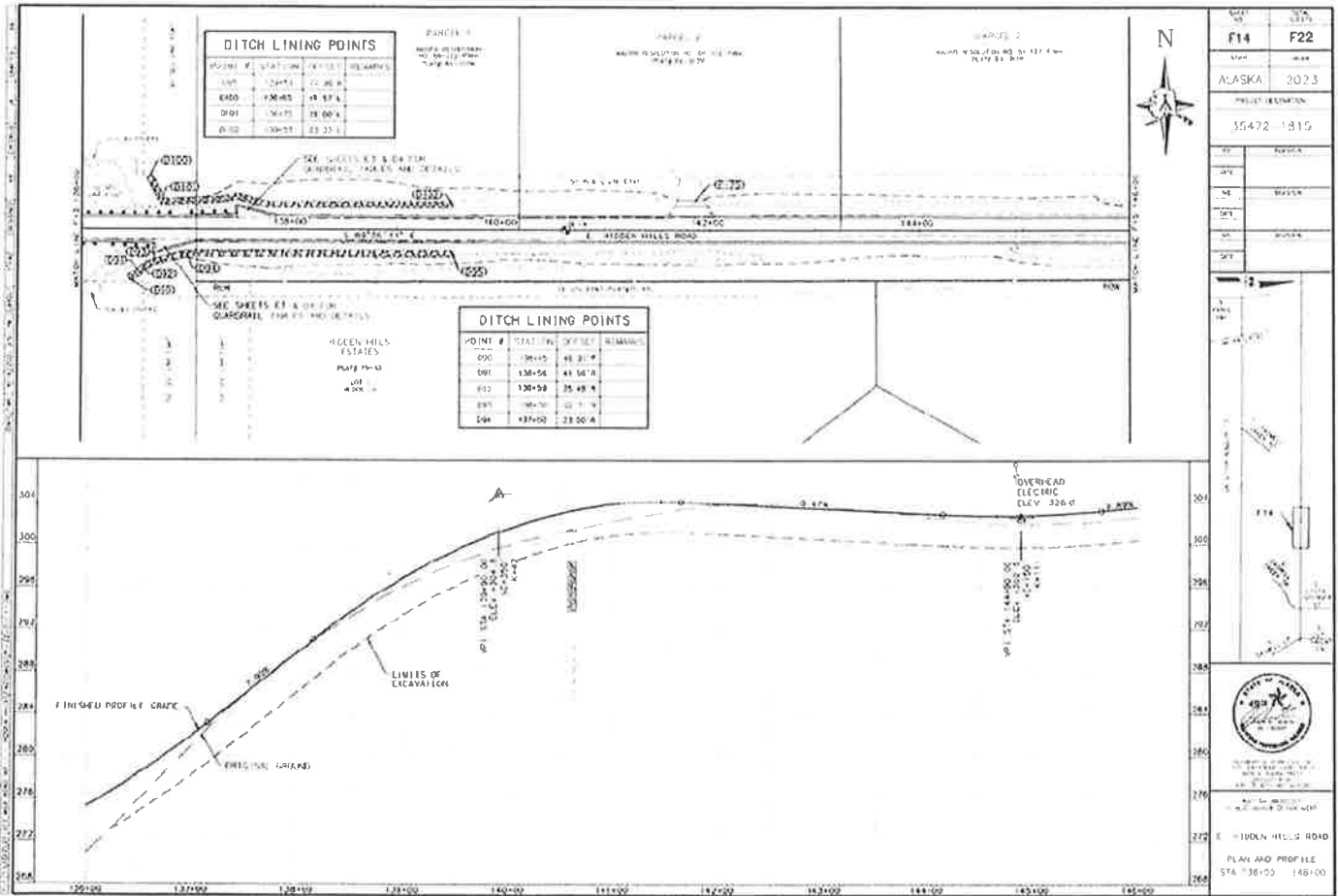
COUNTY MAP  
RSA 8-5  
TAX MAP BCA01 CA02

INDEX	
SHEET NO.	DESCRIPTION
A1	TITLE SHEET
A2	LEGEND & ABBREVIATIONS
A3-A8	SURFACE CONTROL SHEETS
B1	PROPOSED PLAN
B2-B3	VERTICAL SECTIONS
C1	ANTHROPIC QUALITIES
D1-D2	STANDARD TABLES
E1-E4	DETAILS
F1-F22	PLAN AND PROFILE
G1-G3	SIGN SUMMARY
H1-H2	TRAFFIC CONTROL PLAN
A1-A5	RISH PASSAGE IMPROVEMENTS
Q1-Q2	EROSION AND SEDIMENT CONTROL PLAN

THE FOLLOWING DGS&P STANDARD  
PLANS APPLY TO THIS PROJECT  
S15-AN-01-01-01-01  
S15-AN-01-01-01-02  
S15-AN-01-01-01-03  
S15-AN-01-01-01-04  
S15-AN-01-01-01-05  
S15-AN-01-01-01-06  
S15-AN-01-01-01-07  
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S15-AN-01-01-01-97  
S15-AN-01-01-01-98  
S15-AN-01-01-01-99  
S15-AN-01-01-01-100







POINT #	STATION	OFFSET	REMARKS
100	136+45	22.80 R	
101	136+75	18.57 L	
102	136+75	28.00 R	
103	136+75	22.25 L	

POINT #	STATION	OFFSET	REMARKS
104	136+45	48.31 R	
105	136+56	41.56 R	
106	136+58	35.49 R	
107	136+75	22.25 L	
108	137+00	22.00 R	

SHEET NO.	14	TOTAL SHEETS	22
STATE	ALASKA	YEAR	2023
PROJECT DESCRIPTION	15472 - 1815		
DATE		DESIGNER	
DATE		CHECKER	
DATE		APPROVER	

STATE OF ALASKA  
 CIVIL ENGINEERING  
 LICENSE NO. 4997  
 EXPIRES 12/31/2024

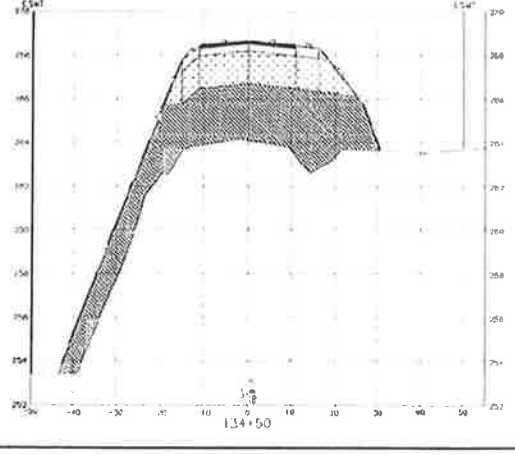
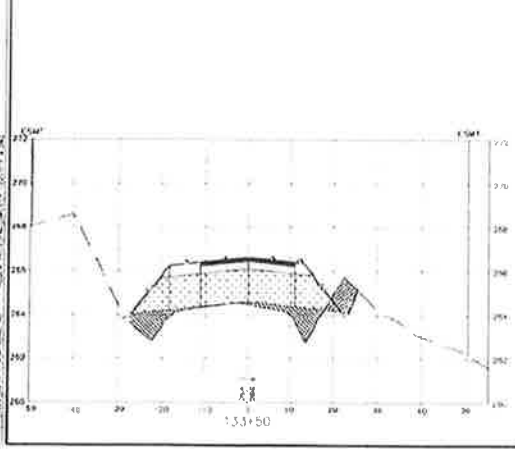
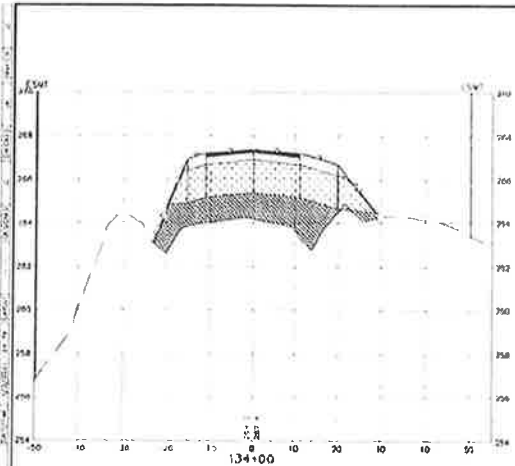
DATE	BY
NOV 13 2022	X68
PROJECT	ALASKA
YEAR	2022
PROJECT INFORMATION	
35472 1815	

- LEGEND**
- UNDESIGNED GRADE
  - FILL
  - DRAINAGE DITCH
  - ADJUSTED ROAD CENTERLINE
  - PAV. TYPE 1, CLASS 4



DESIGNED BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]

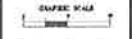
**E. HODDER HILLS ROAD**  
 CROSS SECTIONS  
 STA. 133+50 - 134+50



DATE	BY
4/22	XDB
STATE	PROJECT
ALASKA	2022
PROJECT INFORMATION	
35472 1810	

**LEGEND**

- UNPAVED SHOULDER
- PAVEMENT
- SUBGRADE
- EXISTING FILL
- FILL, TYPE 1, GRADE 3



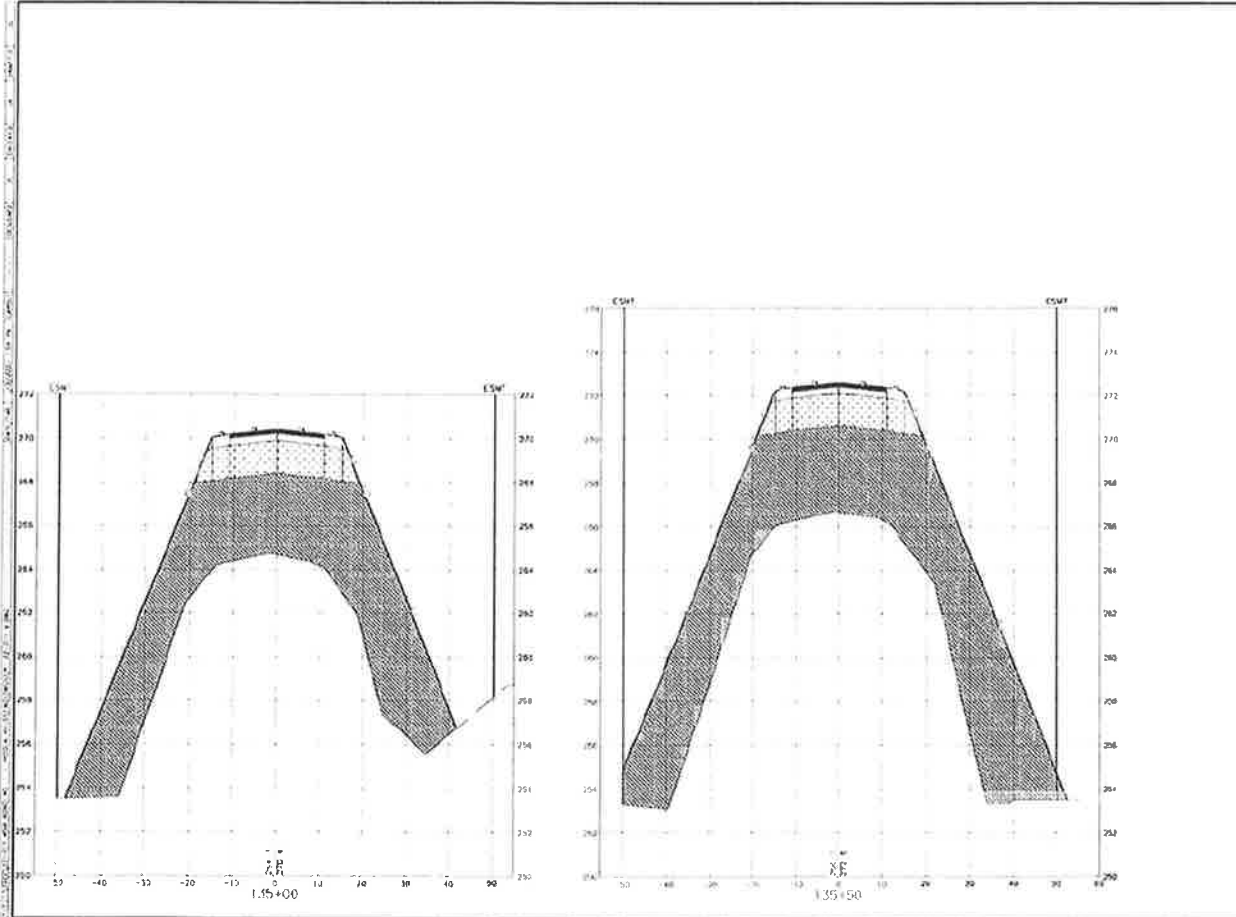
BEFORE YOU BEGIN CONSTRUCTION, CHECK FOR ANY EXISTING UTILITIES AND OBTAIN NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.

DESIGNED BY: [Signature]

DATE: 4/22/22

**HIDDEN HILLS ROAD**

CROSS SECTIONS  
STA 135+00 - 135+50



NO.	NO.
X53	X68
DATE	YEAR
ALASKA	2022
PROJECT NUMBER	
55472-1815	
LEGEND	
<p>NOT FOR CONSTRUCTION</p> <p>DATE: 1/20/22</p> <p>BY: [Signature]</p> <p>SCALE: 1" = 40'</p>	
<p>CROSS SECTION</p> <p>STA. 136+00 - 136+50</p>	

