

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Kinneen



PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Wyatt Anderson

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA
ASSEMBLY CHAMBERS
350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

February 12, 2025

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

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. **SHERWOOD FOREST:** The request is to create three lots from Tax Parcel B5, to be known as **SHERWOOD FOREST**, containing 5.0 acres +/- . The property is located east of E. Outer Springer Loop, west of the Matanuska River, and directly north of E. Lawalter Road (Tax ID # 17N02E10B005); within the NW ¼ Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater palmer Community Council and in Assembly District #2. *(Petitioner/Owner: Thomas & Marissa Van Thiel, Staff: Matthew Goddard, Case #2025-008)*

B. **RABBIT HOLLOW:** The request is to create three lots from Block 7, Lot 12 of Tract B, Wilderness East Subdivision, Plat No. 73-16, to be known as **RABBIT HOLLOW**, containing 3.97 acres +/-, (Tax ID 6413B07L012). The plat is located directly south of S. Lower Road, north of E. Lonesome Drive, and West of E Upper Mesa Drive; located within the SE ¼ Section 09, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3. *(Petitioner/Owner: David & Sherry Robinson, Staff: Wyatt Anderson, Case #2025-009)*

- C. **MADELYN ESTATES:** The request is to create 4 lots from Block 3, Tract B, Southland Subdivision, Plat No. 84-185, to be known as **MADELYN ESTATES**, containing 5.60 acres +/-, (Tax ID 2831000T00B). The plat is located directly North of S. Lark Circle, South of W. Shearwater Street, and East of S Hallie Drive; located within the NE ¼ Section 05, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (*Petitioner/Owner: Hong Nguyen, Staff: Wyatt Anderson, Case #2025-010*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **February 12, 2025**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

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

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 12, 2025

ABBREVIATED PLAT: SHERWOOD FOREST
LEGAL DESCRIPTION: SEC 10, T17N, R02E, SEWARD MERIDIAN AK
PETITIONERS: THOMAS & MARISSA VAN THIEL
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING / AK RIM ENGINEERING
ACRES: 5.0 ± PARCELS: 3
REVIEWED BY: MATTHEW GODDARD CASE #: 2025-008

REQUEST: The request is to create three lots from Tax Parcel B5, to be known as **SHERWOOD FOREST**, containing 5.0 acres +/- . The property is located east of E. Outer Springer Loop, west of the Matanuska River, and directly north of E. Lawalter Road; within the NW ¼ Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater palmer Community Council and in Assembly District #2.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 5 pgs
EXHIBIT B – 17 pgs

AGENCY COMMENTS

MSB Department of Public Works
MSB Development Services
Utilities

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

DISCUSSION: The proposed subdivision is creating three lots. Lots 1 and 2 are flag lots. Access is from E. Lawalter Road, a Borough Maintained Road. Per the provided as-built, there is a connex on the western boundary of proposed Lot 3 that will be in violation of MSB 17.55.010 Setbacks. The connex will need to be moved prior to recordation and proof provided showing that no setback violations will exist prior to recordation (**Recommendation #5**). Per MSB 43.20.300(E)(5) Flag lots containing three acres or less, the minimum pole portion width is forty feet for a single pole portion. The pole portion of proposed Lot 2 needs to be a minimum of 40' wide where it separates from Lot 1's pole portion (**Recommendation #6**). The petitioner will need to grant a common access easement over the side by side flag pole portion, Pursuant to MSB 43.20.300(E)(4) (**Recommendation #7**).

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Charles Leet, Registered Professional Engineer, notes that on June 22, 2024, a subsurface soils investigation was conducted on the parent parcel. One test hole was dug near the approximate corner of Lots 1 and 2. The test was visually rated, see the attached drawing for test hole location. The soils encountered consisted of sand

and gravel overlain with silt and organics. No impermeable layers or water were encountered in the test holes. MSB imagery indicate the topography of the subject lot and surrounding area indicate that the terrain on Lots 1, 2, & 3, slopes down to E. Lawalter Road from the north to south, with an elevation change of 204 feet to 198+/- feet. There are no portions on the parent parcel that has slopes greater than 25%. The proposed lots will be 40,000 square feet or greater with a minimum of 10,000 square feet of contiguous useable septic area and 10,000 square feet of useable building area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.281(A)(1). As-Built information and topographic mapping were submitted and can be found on the Agenda Plat.

Comments:

Department of Public Works (**Exhibit C**) notes the existing non-conforming driveway should be removed. (**Recommendation #4**)

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

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

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, or Planning Division; GCI, MEA, or MTA.

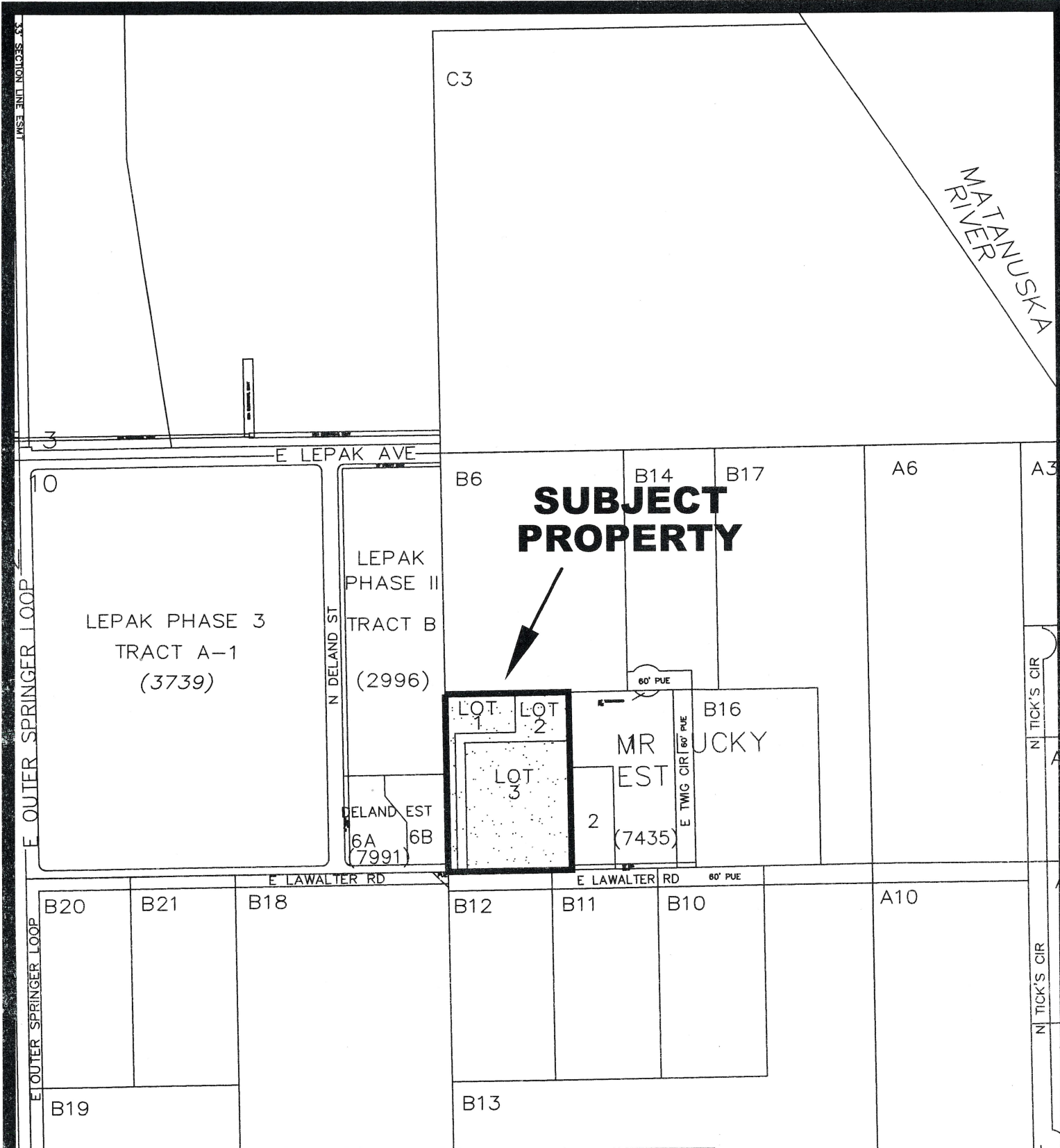
CONCLUSION: The abbreviated plat of Sherwood Forest is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response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

FINDINGS OF FACT

1. The plat of Sherwood Forest is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, or Planning Division; GCI, MEA, or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

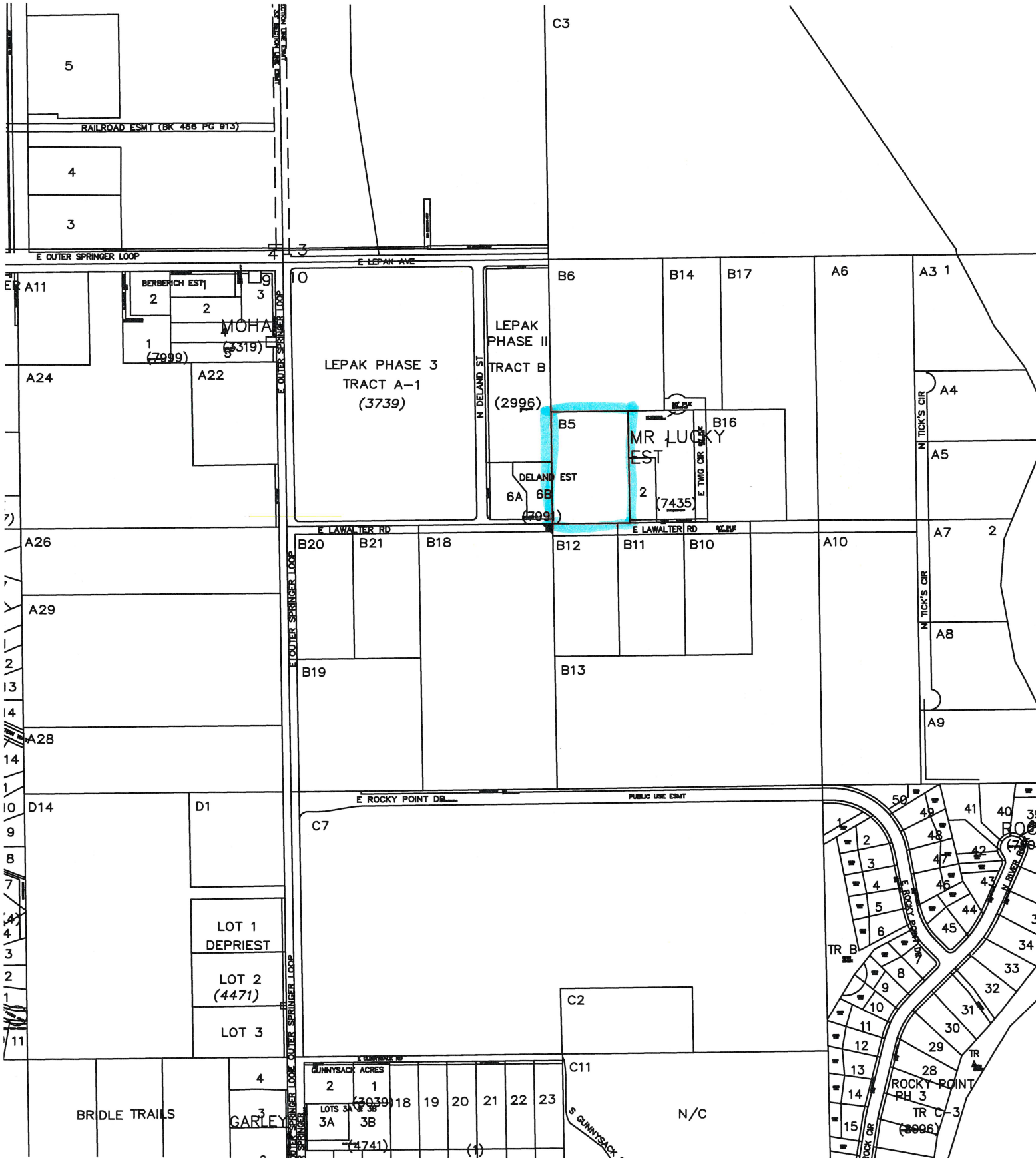
RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Sherwood Forest, Section 10, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Remove the non-conforming driveway on the southwest corner of the parent parcel. Provide platting staff proof of the removal.
5. Provide platting staff proof that no setback violations will be created by this platting action.
6. Increases the pole portion width of Lot 2 to 40' for the portion that is separate from Lot 1's pole portion.
7. Grant a common access easement overlaying the side by side flag pole portions.
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.

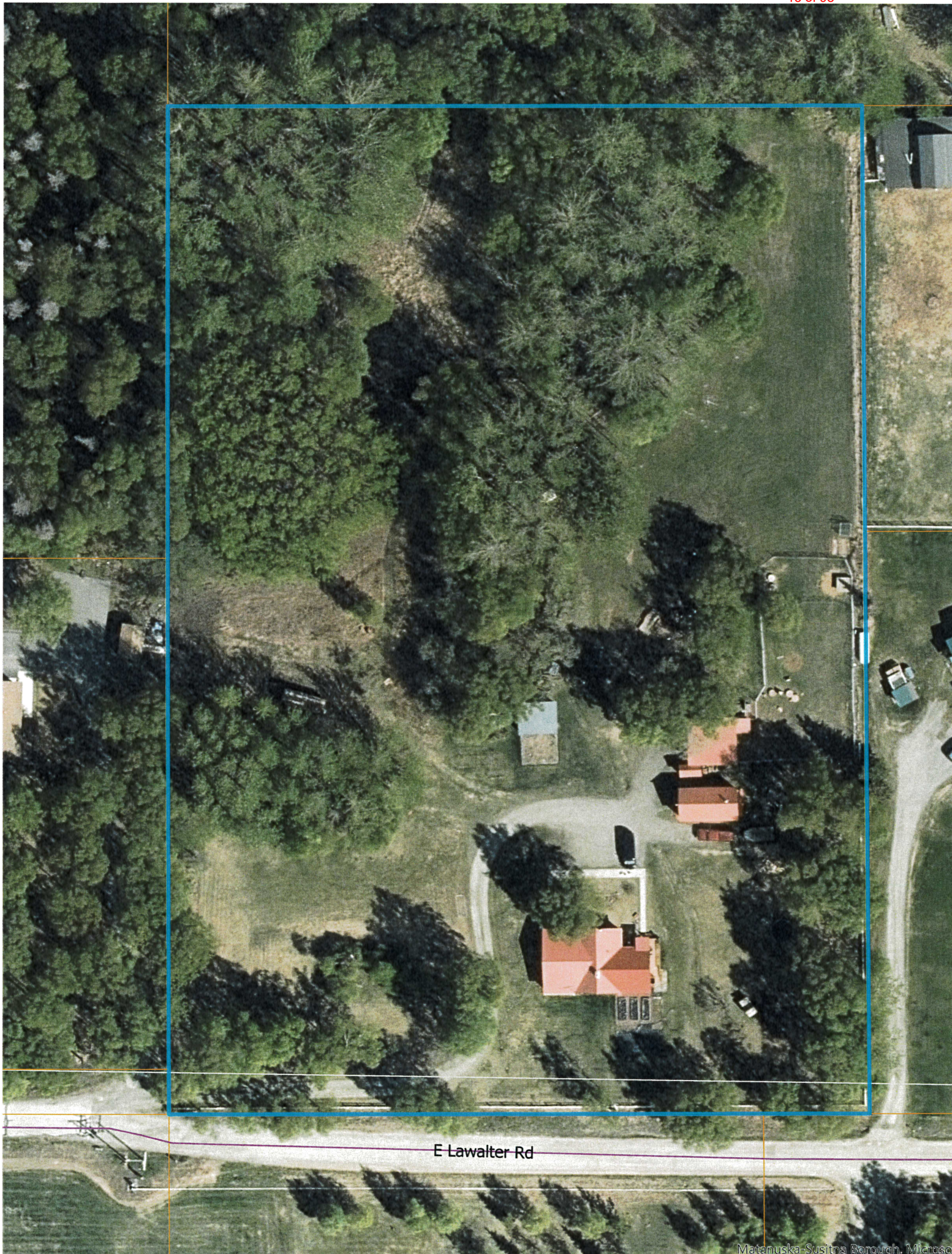


VICINITY MAP
FOR PROPOSED SHERWOOD FOREST SUBDIVISION
LOCATED WITHIN
SECTION 10, T17N, R02E, SEWARD MERIDIAN
ALASKA
PA 11 MAP

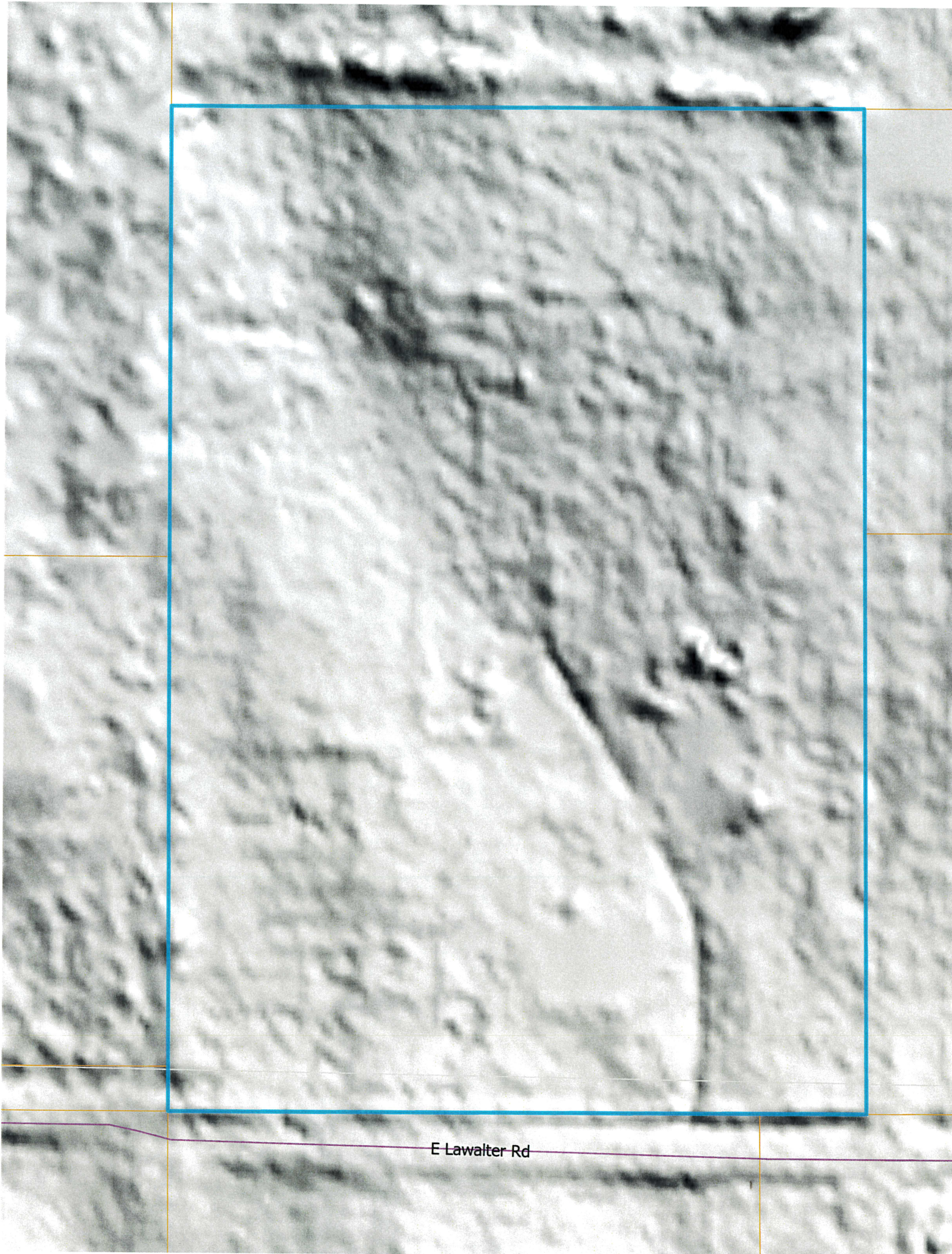
EXHIBIT A







E Lawalter Rd





ARE, LLC
dba ALASKA RIM ENGINEERING
CONSULTING CIVIL ENGINEERS – PLANNERS
1920 Kentucky Derby Dr.
Palmer, Alaska 99645
Telephone (907) 775-2347
Email: alaskarinengineering.llc@gmail.com

October 17, 2024

RECEIVED
OCT 21 2024
PLATTING

Mr. Fred Wagner, PLS
Matanuska Susitna Borough
Platting Department
350 E. Dahlia
Palmer, AK 99645

RE: Proposed, plat of Sherwood Forest
Subject: Usable Area Report

Dear Mr. Wagner,

The owner of the above referenced parcels of land is proposing to subdivide this parcel into 3 lots: to be known as Lots 1, 2 and 3, Van Thiel Estates. Each proposed lot will be in excess of 40,000 square feet, meeting the Borough's minimum lot size. Access to the properties is e. E. Lawalter Road.

GEOTECHNICAL FIELD EXPLORATION

On June 22, 1924, a subsurface soils investigation was conducted on the parent parcel. One test hole was dug near the approximate corner of Lots 1 and 2 test were visually rated, see attached drawing for test hole location. The soil encountered consisted of sand and gravel overlain with silt and organics. (see test hole log #1). No impermeable layers or water were encountered in the test holes.

TOPOGRAPHY & DRAINAGE

Matanuska Susitna Imagery indicate the topography of the subject lot and surrounding area. The terrain on Lots 1, 2 and 3, slopes down to E. Lawalter Road from north to south, with an elevation change of 204 ft to 198± ft.

There are no portions on the parent parcel has slopes greater than 25%, there is adequate area on the proposed lot to accommodate development

Lot 1 has been developed and has a functioning well and septic The parent tracts has been developed and has a ADEC approved septic system.

The tracts are vegetated with birch, spruce, cottonwood and brush. The parent parcel is boarded by develop lots.

SUBDIVISION DESIGN CRITERIA

Professional Consulting --- Practical Solutions

EXHIBIT B

The proposed lots will be 40,000 SF or greater of total area with a minimum of 10,000 SF of contiguous useable septic and 10,000 SF of useable building area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.28(A)(1). The subdivision is designed based on the criteria found in the MSB Title 43 and the current Subdivision Construction Manual.

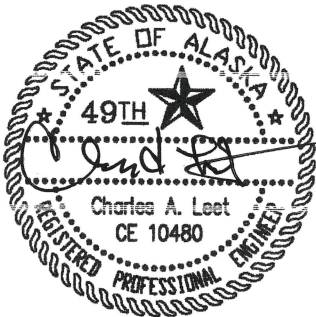
A review of the MSB GIS Mapping would shows there is less than one percent chance that any part of the platted area will be inundated by the Base Flood Event in any given year. Certainly, the proposed lots develop area is outside any potential flood hazzard.

This report is presented for the sole purpose of subdividing the above referenced parcel of land.

Based on the information presented in this report and our experience in the subject area, there is 10,000 sq.ft. of contiguous area on the proposed lots for initial and replacement wastewater disposal systems with associated appurtenances.

If you have any questions or wish to discuss this matter further, please contact me.

Sincerely,
ALASKA RIM ENGINEERING
Charles A. Leet, P.E.
Professional Engineer



10/17/2024

Attachment:

- Test Hole Location
- Test Hole Log 1
- Hansen Engineering, Inc. Gradation
- ADEC Document of Construction

Charles A. Leet, P.E.
Project Engineer

Cc: Thomas Van Thiel
Bull Moose Surveying, LLC
AK Rim File No. 2024035

Professional Consulting --- Practical Solutions



SOIL LOG

TEST HOLE 1

ARE, LLC
CONSULTING CIVIL ENGINEERS – PLANNERS
1920 Kentucky Derby Dr.
Palmer, Alaska 99645
Telephone (907) 775-2347
Email: alaskarimengineering.llc@gmail.com

Project: Sherwood Forest
Date: 6/22/2024

AK Rim File No. 24-035
Logged By: Chuck Leet

Depth (feet)	Description
1	Top Soil PT
2	Silty Gravel, with Sand (GM)
3	
4	Soil Sample
5	Sand, Gravel, Cobbles (SW)
6	
7	
8	
9	
10	
11	
12	
13	
14	Bottom of Test Hole
15	
16	
17	
18	
19	
20	
	Callout, Color, Density, Moisture Content, USC



TEST HOLE LOCATION:

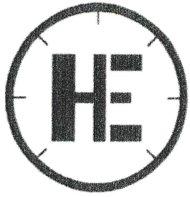
See Test Hole Location Map

COMMENTS:

No water or impermeable layers were encountered.

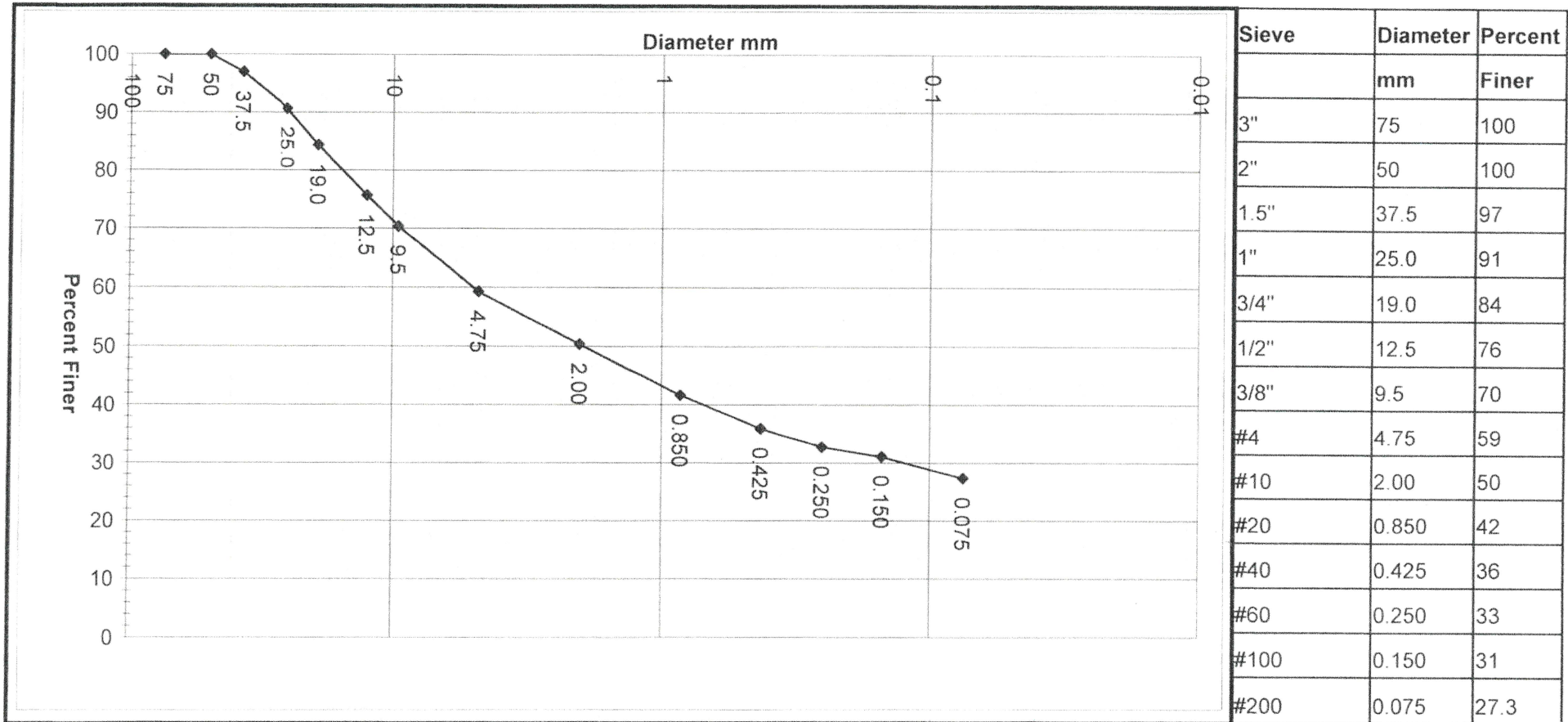
A soil sample of this layer of was delivered to Hansen Engineering, inc. Gradation see attached report.

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 properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk. Rev 11/2020



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Client: **Alaska Rim Engineering,** Soil Description: Silty Gravel with Sand

Project: Van Thiel Unified Classification: GM

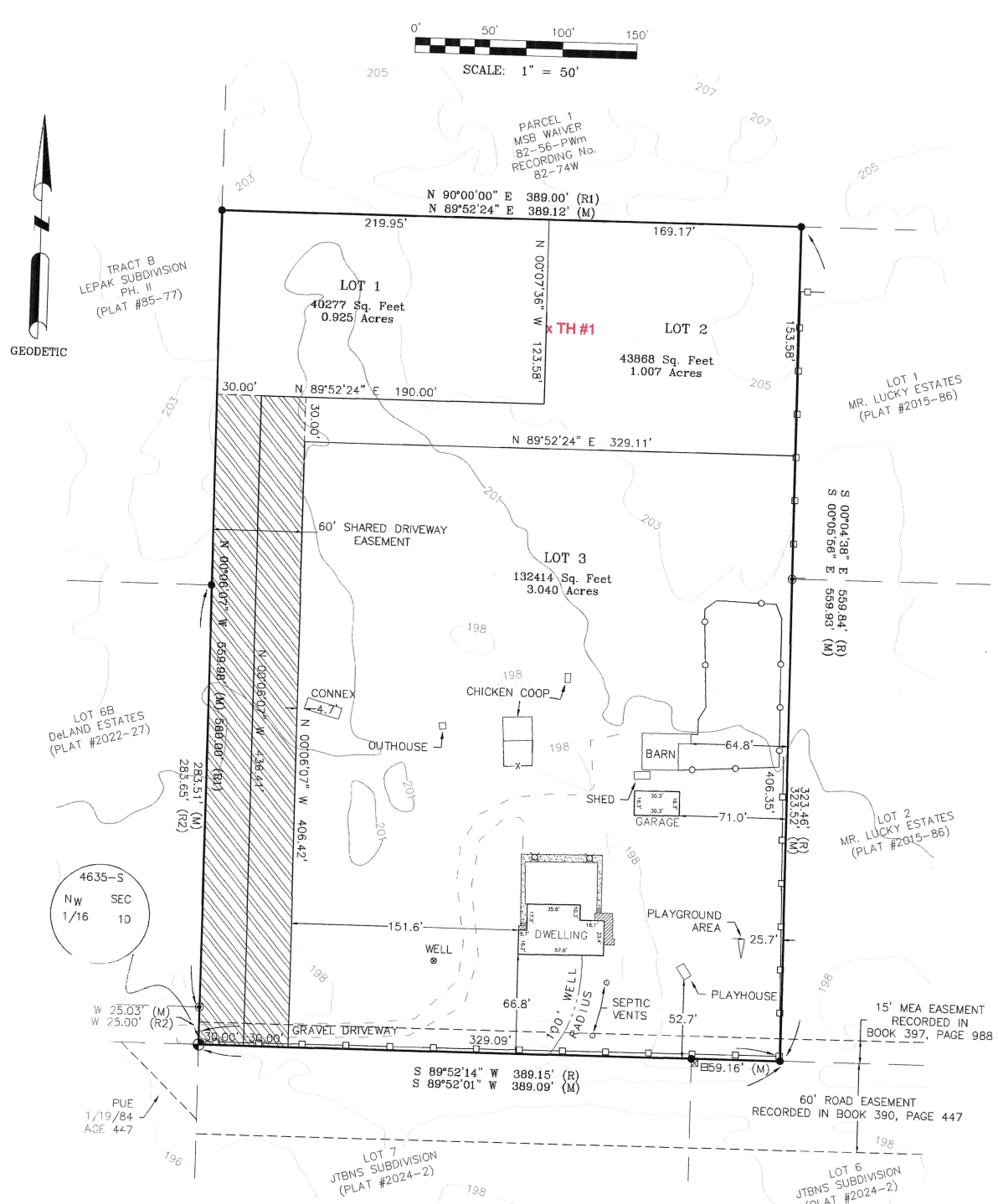
Sample Location: Submitted

Date: 7/16/2024

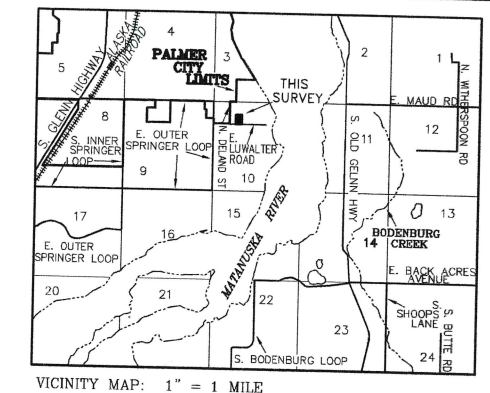
Sample Date: 6/22/2024

Proj. no: 24034





- LEGEND**
- FOUND MONUMENT AS NOTED
 - FOUND ORANGE PLASTIC CAP ON 5/8" REBAR (KEYSTONE, 7330-S)
 - FOUND 5/8" REBAR
 - (R) RECORD VALUE PER MR. LUCKY ESTATES (PLAT #2015-86)
 - (R1) RECORD VALUE PER MSB WAIVER RES. NO. 86-40-PWm (RECORDING NO. 86-150W)
 - (R2) RECORD VALUE PER DeLAND ESTATES (PLAT #2020-27)
 - (M) MEASURED VALUE THIS SURVEY
 - SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
 - UTILITY PEDESTALS
 - ⊗ LIGHT POLE
 - PLASTIC FENCE
 - X- WIRE FENCE
 - METAL FENCE



CERTIFICATE OF OWNERSHIP AND DEDICATION
WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT AND DEDICATE ALL EASEMENTS TO THE USE SHOWN.

THOMAS N. VAN THIEL _____ DATE
14751 E LoWALTER ROAD
PALMER, ALASKA 99645

MARISSA J. VAN THIEL _____
14751 E LoWALTER ROAD
PALMER, ALASKA 99645

NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR THOMAS N. VAN THIEL
FOR MARISSA J. VAN THIEL

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.
THROUGH _____, AGAINST THE PROPERTY
DATE _____ BOROUGH TAX COLLECTION OFFICIAL

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 NO. _____
DATE _____ 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 THIS PLAT IS LOCATED.
PLANNING AND LAND USE DIRECTOR _____ DATE _____
ATTEST: _____ PLATTING CLERK

ARNG° IS GEODETIC NORTH AS OBSERVED ON 6/25/2024, AT THE SOUTH WEST CORNER. THIS SURVEY WAS CONDUCTED USING ISS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND C SURVEY (NGS) GEOD 12B (ALASKA).

DERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION EQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.

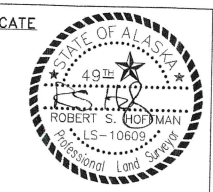
TER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT L CONSERVATION, WHICH GOVERN THOSE SYSTEMS.

FROM M.S.B. 2011 LIDAR PROJECT.

PRELIMINARY SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ROBERT S. HOFFMAN, P.L.S. _____ DATE 8/29/2024
LS-10609 PROFESSIONAL LAND SURVEYOR

PRELIMINARY



A PLAT OF
SHERWOOD FOREST

A REPLAT OF:
PARENT PARCEL EXCEPTION,
PARCEL NO. 2

LOCATED WITHIN:
SECTION 10, T17N R2E
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 5.0 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC
LICENSE #200746
200 HYGRADE LANE OFFICE: (907) 357-6957
WASILLA, ALASKA 99654 office@bullmoosesurveying.com

DRAWN BY: TGC/RSD DRAWING SCALE:
DATE: 7/29/2024 1"=50'
CHECKED BY: RSH SHEET
1 OF 1



ARE, LLC
dba ALASKA RIM ENGINEERING
CONSULTING CIVIL ENGINEERS – PLANNERS
1920 Kentucky Derby Dr.
Palmer, Alaska 99645
Telephone (907) 775-2347
Email: alaskarinengineering.llc@gmail.com

October 13, 2024

Mr. Fred Wagner, PLS
Matanuska Susitna Borough
Platting Department
350 E. Dahlia
Palmer, AK 99645

RECEIVED
DEC 04 2024
PLATTING

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Professional Consulting --- Practical Solutions

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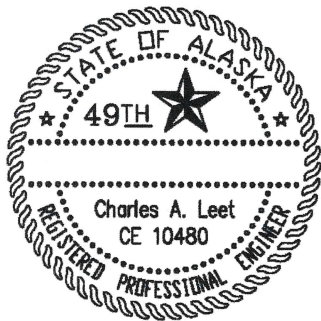
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If you have any questions or wish to discuss this matter further, please contact me.

Sincerely,
ALASKA RIM ENGINEERING
Charles A. Leet, P.E.
Professional Engineer



12/4/2024

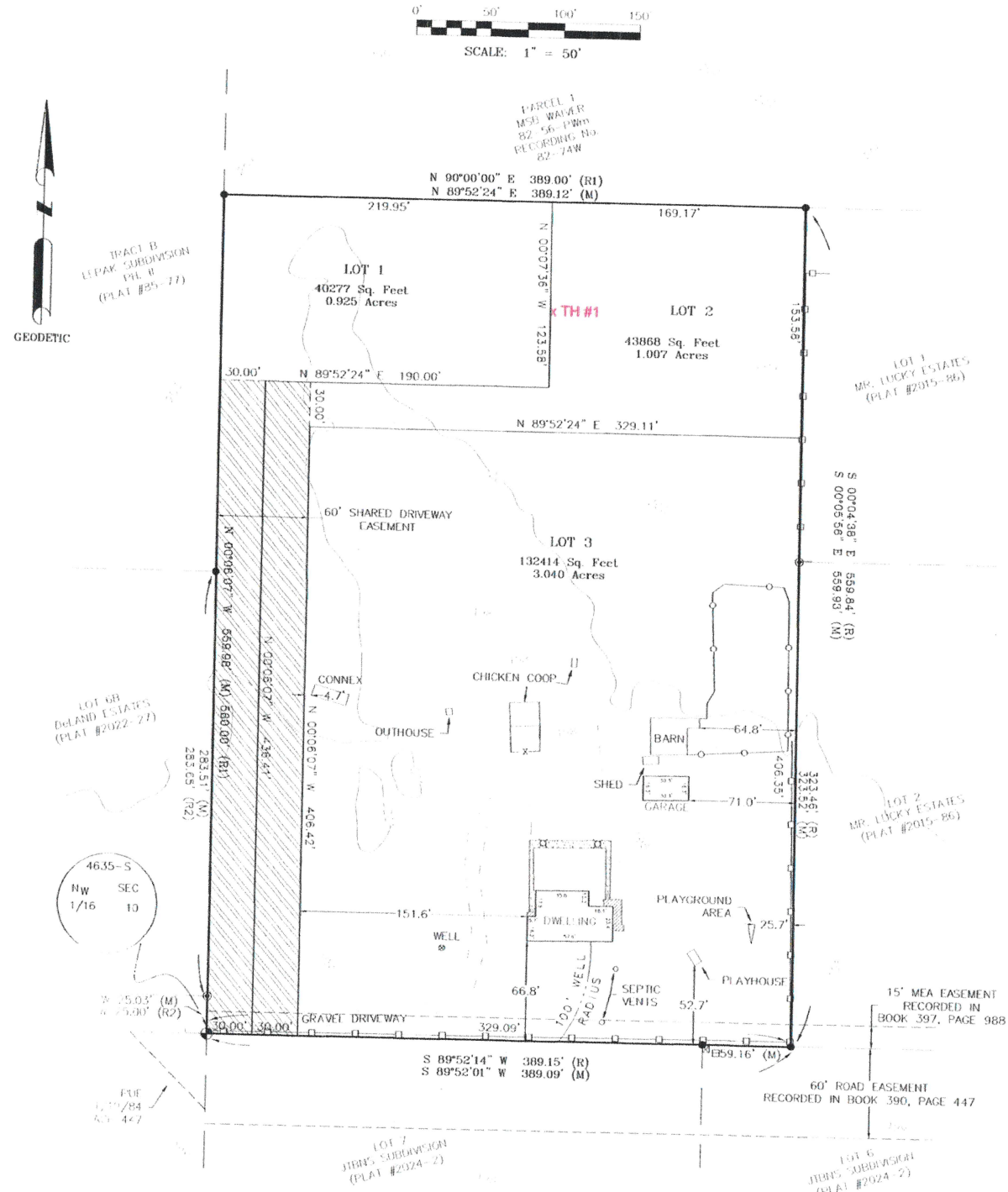
Attachment:

- Test Hole Location
- Test Hole Log 1 & 2

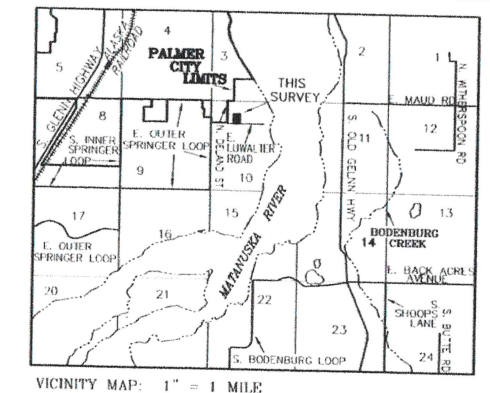
Charles A. Leet, P.E.
Project Engineer

Cc: Thomas Van Thiel
Bull Moose Surveying, LLC
AK Rim File No. 2024035

Professional Consulting --- Practical Solutions



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THOMAS N. VAN THIEL DATE
14751 E LOWATER ROAD
PALMER, ALASKA 99645

MARISSA J. VAN THIEL
14751 E LOWATER ROAD
PALMER, ALASKA 99645

NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN BEFORE ME
THIS DAY OF
FOR THOMAS N. VAN THIEL
FOR MARISSA J. VAN THIEL

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES

CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH- AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.
DATE BOROUGH TAX COLLECTION OFFICIAL

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 NO.
DATED 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 THIS PLAT IS LOCATED.
PLANNING AND LAND USE DIRECTOR DATE
ATTEST: PLATTING CLERK

ASNG" IS GEODETIC NORTH AS OBSERVED ON 6/25/2024, AT THE SOUTH WEST CORNER. THIS SURVEY WAS CONDUCTED USING GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NAD83 (NGS) GLOD 12B (ALASKA).

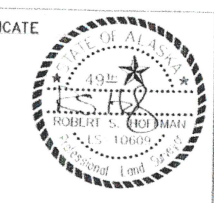
STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.

FOR SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF CONSERVATION, WHICH GOVERN THOSE SYSTEMS.

FROM M.S.B. 2011 UDAR PROJECT.

PRELIMINARY SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
ROBERT S. HOFFMAN, P.L.S.
LS-10609 PROFESSIONAL LAND SURVEYOR
8/29/2024
DATE

PRELIMINARY



A PLAT OF
SHERWOOD FOREST

A REPLAT OF:
PARENT PARCEL EXCEPTION,
PARCEL NO. 2

LOCATED WITHIN:
SECTION 10, T17N R2E
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 5.0 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC
200 HYGRADE LANE
WASILLA, ALASKA 99654
LICENSE #200746
OFFICE: (907) 357-6957
office@bullmoosesurveying.com

DRAWN BY: TGC/RSD	DRAWING SCALE: 1"=50'
DATE: 7/29/2024	SHEET 1 OF 1
CHECKED BY: RSH	

TEST HOLE LOCATION MAP

SOIL LOG

Project: **T17N, R2E, Sec. 10, Tax Parcel B5**

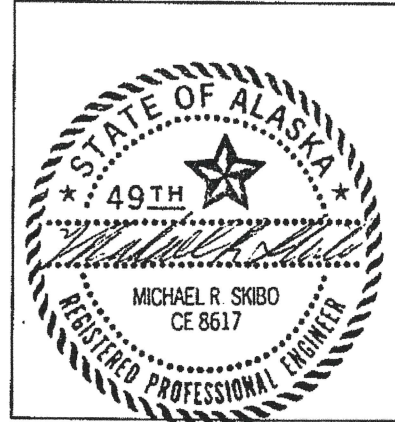
Date: **July 10, 2000**

Logged By: **Kent Sheets**

TEST HOLE NO. 1

AK Rim File No. 00-00345

Depth (feet)	Description
1	Silt
2	
3	
4	
5	
6	Sand, Gravel (SW)
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	Bottom of Test Hole
19	
20	
21	
22	
23	
24	



TEST HOLE LOCATION:
Within 25' of proposed SAS.

COMMENTS:
No water or impermeable layers were encountered.

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 properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.



SOIL LOG

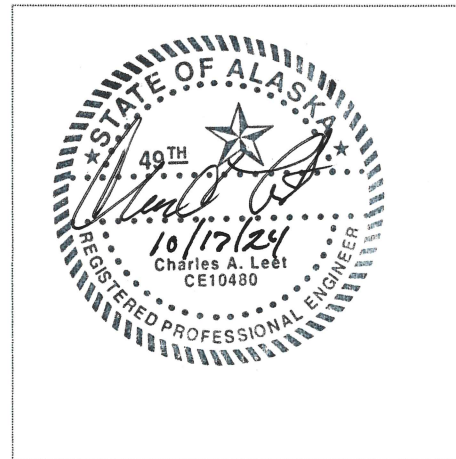
TEST HOLE 1

ARE, LLC
CONSULTING CIVIL ENGINEERS – PLANNERS
1920 Kentucky Derby Dr.
Palmer, Alaska 99645
Telephone (907) 775-2347
Email: alaskarimengineering.llc@gmail.com

Project: Sherwood Forest
Date: 6/22/2024

AK Rim File No. 24-035
Logged By: Chuck Leet

Depth (feet)	Description
1	Top Soil PT
2	Silty Gravel, with Sand (GM)
3	
4	
5	Sand, Gravel, Cobbles (SW)
6	
7	
8	
9	
10	
11	
12	
13	
14	Bottom of Test Hole
15	
16	
17	
18	
19	
20	
Callout, Color, Density, Moisture Content, USC	



TEST HOLE LOCATION:

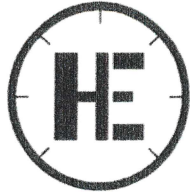
See Test Hole Location Map

COMMENTS:

No water or impermeable layers were encountered.

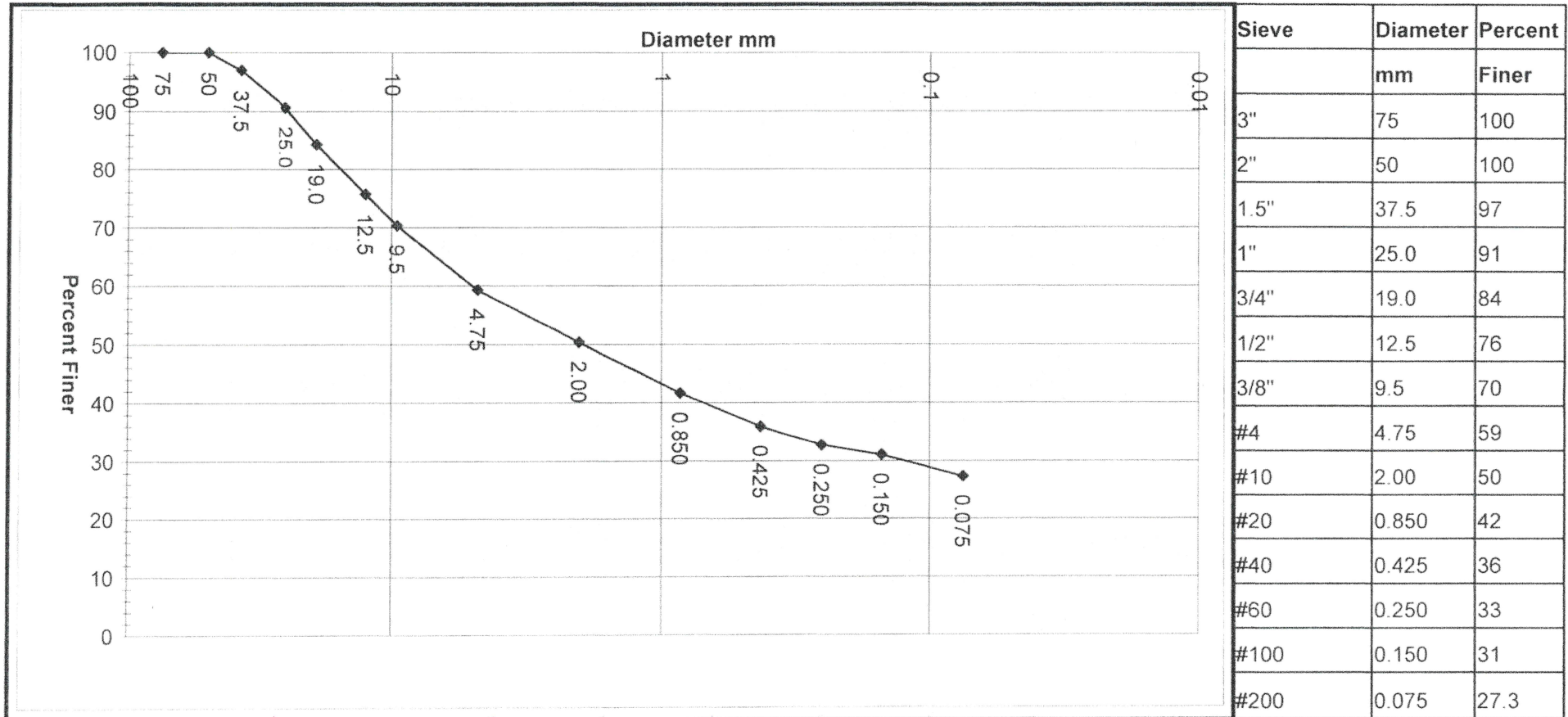
A soil sample of this layer of was delivered to Hansen Engineering, Inc. Gradation see attached report.

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 properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk. Rev 11/2020



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Client: **Alaska Rim Engineering, LLC** Soil Description: Silty Gravel with Sand

Project: Van Thiel Unified Classification: GM

Sample Location: Submitted

Date: 7/16/2024

Sample Date: 6/22/2024

Proj. no: 24034

DOCUMENTATION OF AN ON-SITE WASTEWATER DISPOSAL SYSTEM

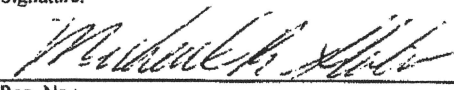
GENERAL INFORMATION		AK Rim File No. 00-00345
Legal Description of the Location: T17N, R2E, Sec. 10, Tax Parcel B5		
Applicant Name: Carol Strouse	RECEIVE	Applicant is: <input checked="" type="checkbox"/> Owner/Builder <input type="checkbox"/> Excavator <input type="checkbox"/> Engineer <input type="checkbox"/> Bank
Mailing Address: PO Box 354	Type of Residence: <input checked="" type="checkbox"/> Single-Family <input type="checkbox"/> Multi-Family	Total Number of Bedrooms: 3
City, State and Zip Code: Palmer, AK 99645	Telephone: 745-3532	

DEPARTMENT OF ENVIRONMENTAL CONSERVATION
MSDO

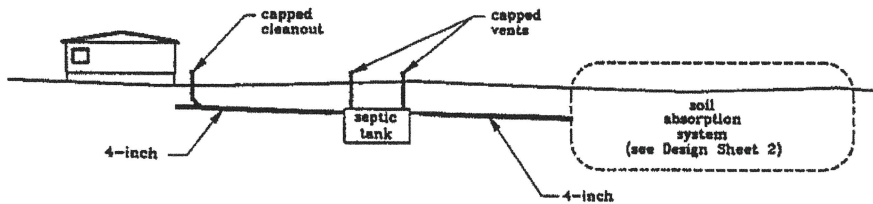
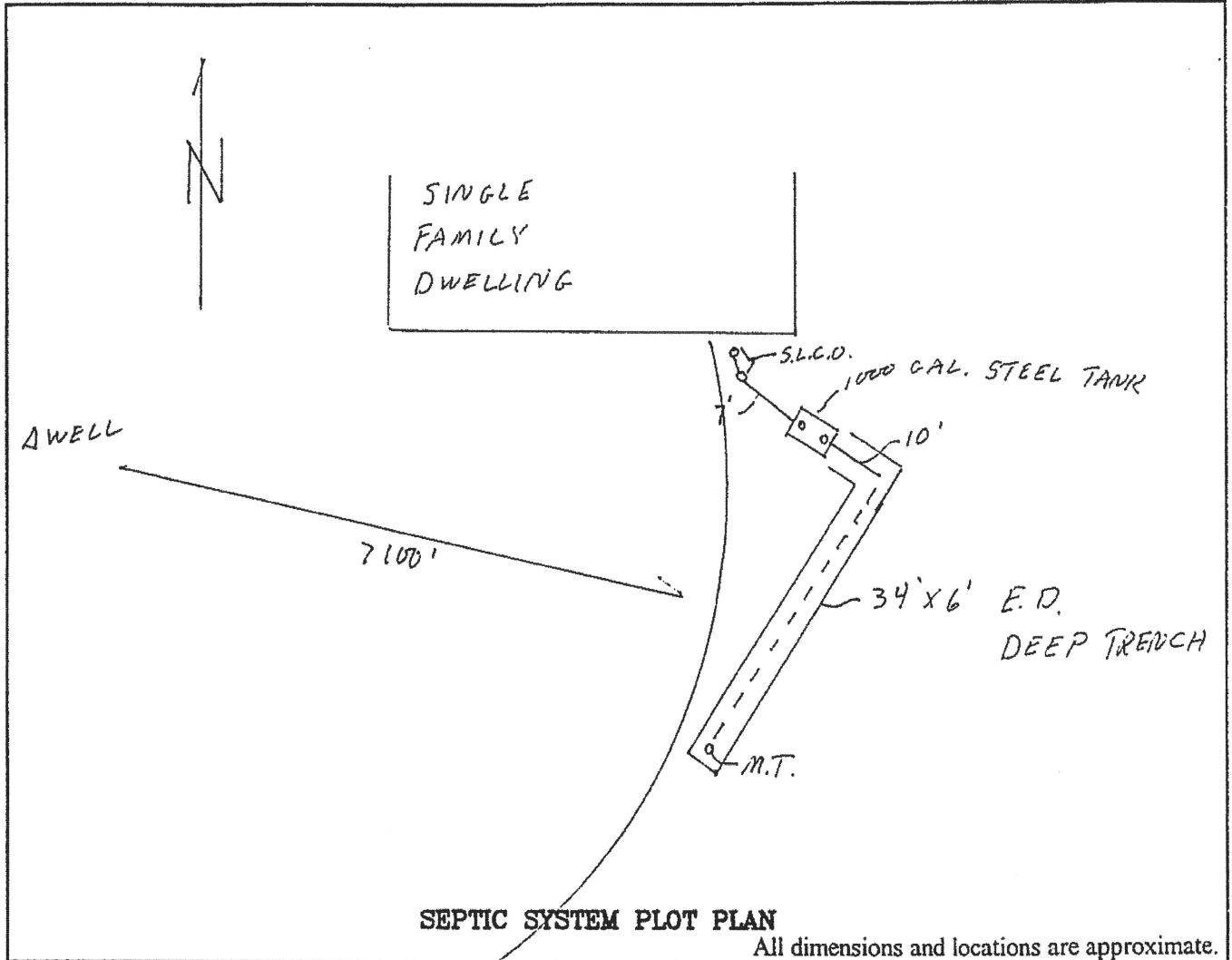
<input checked="" type="checkbox"/> NEW SYSTEM	
Name of Installer: Ken Loyer Construction	Date Installed: July 10, 2000
<input type="checkbox"/> Owner / Builder: <input type="checkbox"/> Certified Installer No.: <input checked="" type="checkbox"/> Other: contractor	Septic Tank Type / Manufacturer: steel - Greer
Septic Tank Size (Gallons): 1000	Number of Compartments: 2
Soil Type and Rating: SW (well graded sand) 125 sq. ft. / bdrm.	
Type Soil Absorption System: deep trench	Dimensions / Size Soil Absorption System: 34' x 6' E.D. / 408 sq. ft.
Type/Quantity Backfill Material Used for Soil Absorption System: 3/4" - 3" sewer rock / 38 cu. yds.	
Percolation Test Results: (Attach Copy of Report) n/a - visual (7/10/00)	Percolation Test by: (Name) visually rated by: Kent Sheets, Alaska Rim Engineering, Inc.
Minimum Ground Cover over Absorption Area: 4 Feet	Minimum Ground Cover over Septic Tank: 4 Feet
Cleanout Pipes / Caps Installed on Septic Tank: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Cleanout Pipes / Caps Installed on Absorption System: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance To: >100 Feet	Water Supply Source on Lot: >100 Feet
Nearest Water Supply Source on Adjacent Lot: >100 Feet	Nearest Body of Water: >100 Feet
Water Table/Bedrock: >4' / >6'	Lot Line: unknown
Comments / Recommendations: A cleanout is located <input type="checkbox"/> inside <input checked="" type="checkbox"/> outside of the foundation. This data represents the as-constructed condition of the improvements documented above. Based on periodic visual observations and information obtained from the installer, this data appears reasonable and represents that the project was constructed in general conformance with current 18 AAC 72 regulations and ADEC policies.	

<input type="checkbox"/> EXISTING SYSTEM	
Name of Installer:	Date Installed:
<input type="checkbox"/> Owner / Builder: <input type="checkbox"/> Certified Installer No.: <input type="checkbox"/> Other:	Septic Tank Type / Manufacturer:
Septic Tank Size (Gallons):	Number of Compartments:
Soil Type and Rating:	
Type Soil Absorption System:	Dimensions / Size Soil Absorption System:
Type/Quantity Backfill Material Used for Soil Absorption System:	
Adequacy Test Results: (Attach copy of Report) <input type="checkbox"/> Pass <input type="checkbox"/> Fail ()	Adequacy Test Performed By: (Name)
Date Septic Tank Pumped: (Attach Copy of Receipt) ()	
Minimum Ground Cover over Absorption Area:	Minimum Ground Cover over Septic Tank:
Cleanout Pipes / Caps Installed on Septic Tank: <input type="checkbox"/> Yes <input type="checkbox"/> No	Cleanout Pipes / Caps Installed on Absorption System: <input type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance to:	Water Supply Source on Lot:
Nearest Water Supply Source on Adjacent Lot:	Nearest Body of Water:
Water Table/Bedrock:	Lot Line:
Comments / Recommendations: A cleanout is located <input type="checkbox"/> inside <input type="checkbox"/> outside of the foundation.	
<u>Data Legend</u> (1) From site visit on (2) ADEC records (3) (4) (5)	

This documentation does not constitute a guarantee of any kind, explicit or implied, as to future performance of this wastewater disposal system. It does accurately portray the conditions found on the date it was tested and/or documented.

This information is correct to the best of my knowledge.	
Signature: 	Typed / Printed Name: Michael R. Skibo, P.E.
Reg. No.: CE-8617	Date: July 10, 2000

IV. DIAGRAM OF SYSTEM



Conventional Single Family Residential SEPTIC SYSTEM DESIGN Sheet 1 of 2

Legal Description: *T17N, R2E, SEC. 10, TAX PARCEL B5*

RECORD DRAWING

This record drawing represents the as-constructed condition of the improvements documented above. Based on periodic visual observations and information obtained from the installer, this data appears reasonable and represents that the project was constructed in general conformance with current 18 AAC 72 regulations and ADEC policies.

Alaska Rim Engineering, Inc.

Design Date *7/10/00*

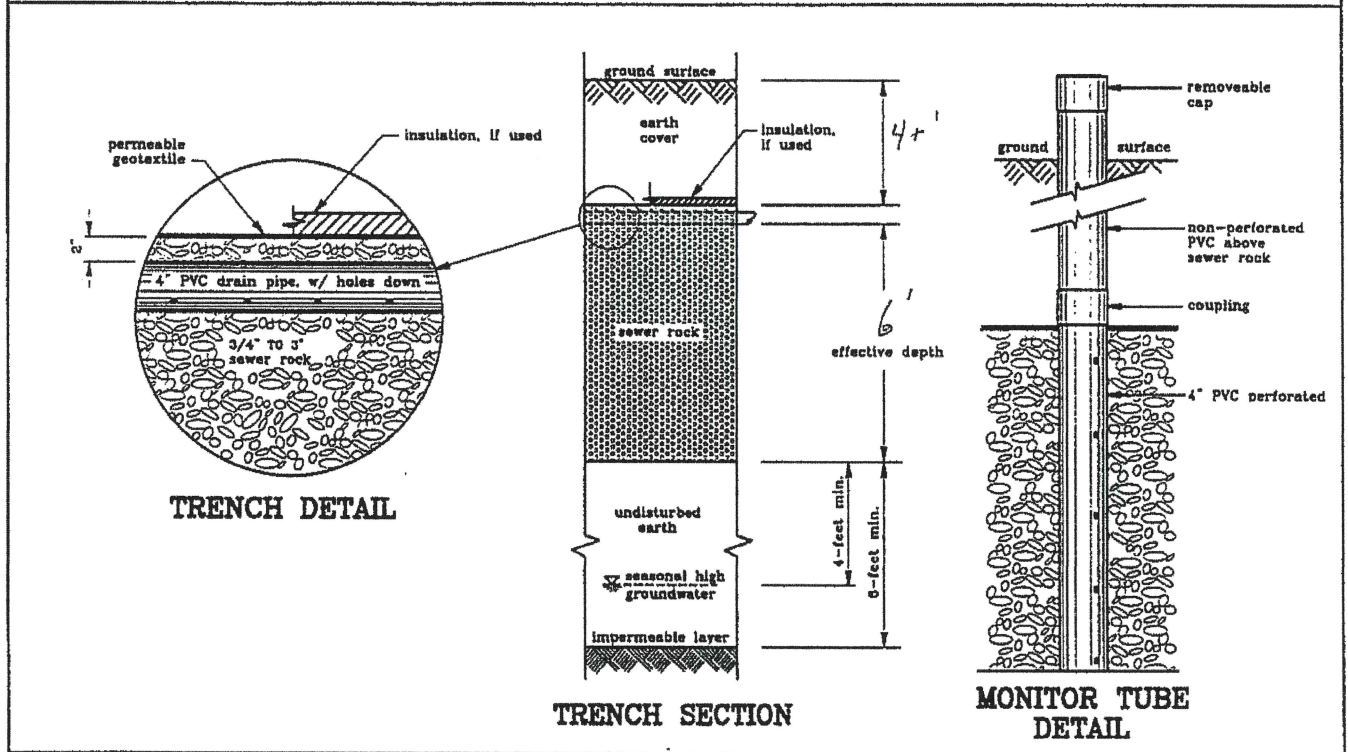
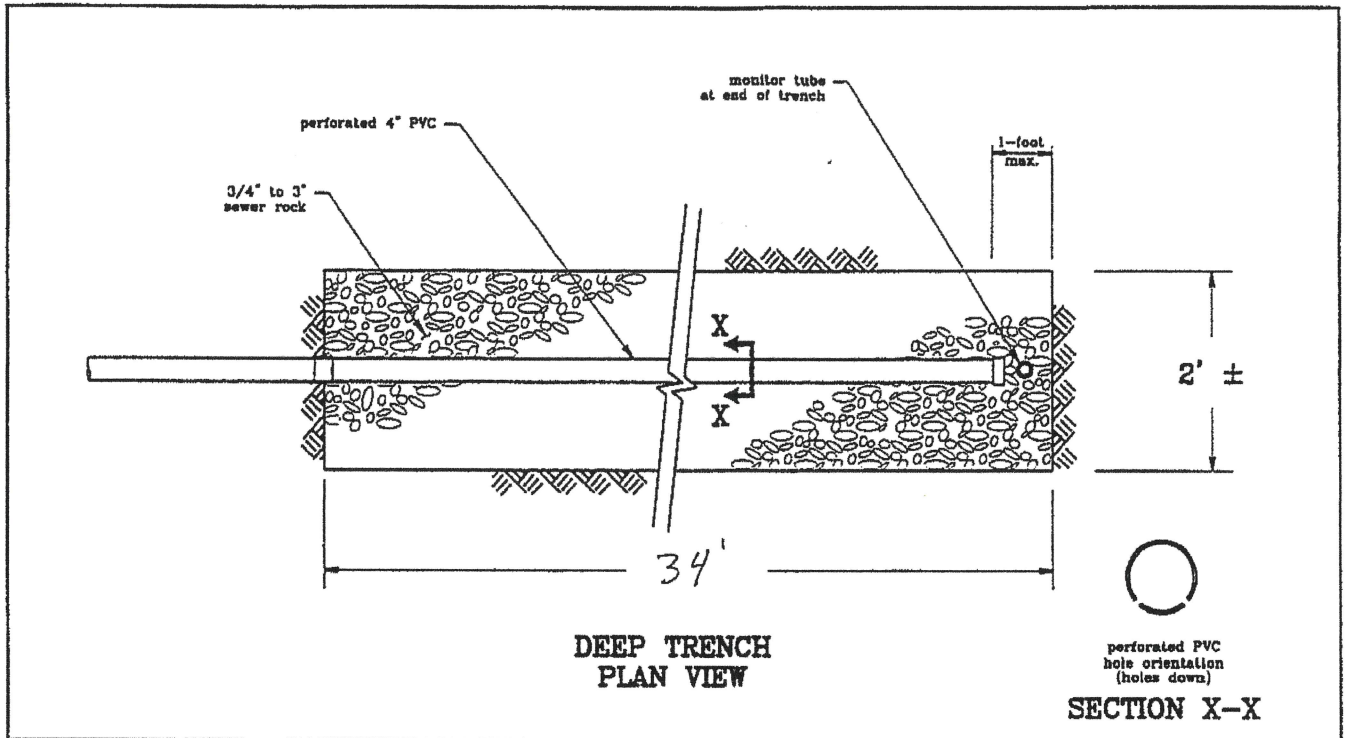
Completed Date *7/10/00*

No Scale



SHT1.DWG REV 960532

IV. DIAGRAM OF SYSTEM



	<h2>Conventional Single Family Residential SEPTIC SYSTEM DESIGN Sheet 2 of 2</h2>	
	Legal Description: <i>T17N, R2E, SEC.10, TAX PARCEL B5</i>	
	RECORD DRAWING This record drawing represents the as-constructed condition of the improvements documented above. Based on periodic visual observations and information obtained from the installer, this data appears reasonable and represents that the project was constructed in general conformance with current 18 AAC 72 regulations and ADEC policies.	
	Alaska Rim Engineering, Inc. Design Date: <i>7/10/00</i>	Completed Date: <i>7/10/02</i> No Scale

SHT2_DTI.DWG REV 980817

Alaska
Rim
Engineering, Inc.



Phone (907) 745-0222
Fax (907) 746-0222
akrim@mtaonline.net

P.O. Box 2749
Palmer, Alaska 99645

RECEIVE

JUL 13 2000

July 10, 2000

Carol Strouse
PO Box 354
Palmer, AK 99645

DEPARTMENT OF
ENVIRONMENTAL CONSERVATION
MSDO

Re: T17N, R2E, Sec. 10, Tax Parcel B5
Single-Family On-Site Wastewater Disposal System Documentation

LETTER OF VERIFICATION

You have requested verification that the wastewater disposal system for the three (3) bedroom, single-family dwelling on this property was designed in conformance with current wastewater disposal system regulations and ADEC policies.

A subsurface soil investigation was conducted and an appropriate septic system was designed for this dwelling based on the soil conditions. The construction of the septic system was completed by others in general conformance with ADEC standards.

The enclosed record documents were prepared based on periodic visual observations and information obtained from the installer during our construction observations. This data appears reasonable and represents that the septic tank and soil absorption system was adequately sized and installed in general conformance with current 18 AAC 72 Wastewater Disposal regulations and ADEC policies.

The location of the wastewater disposal system relative to property lines, easements, or any restrictive covenants was based on information provided by others and the Engineer's observations of readily identifiable features. That location has not been confirmed by a professional land surveyor.

If you have any questions, please contact me.

Sincerely,

Michael R. Skibo, P.E.

Encl: Documentation of On-Site Wastewater Disposal System
Soils Log
Perk Test Form (If Applicable)
Diagram of System (2)

cc: ADEC
AK Rim File No. 00-00345

Alaska
Rim
Engineering, Inc.



Phone (907) 745-0222
Fax (907) 746-0222
akrim@mtaonline.net

P.O. Box 2749
Palmer, Alaska 99645

To Whom It May Concern:

Submitted under this cover is our instrument of service called a "Letter of Verification." This instrument of service documents the construction of a new wastewater disposal system.

Our "Letter of Verification" documentation will be submitted to the State of Alaska Department of Environmental Conservation as required by 18 AAC 72 Wastewater Disposal regulations.

This documentation can be submitted to financial organization for financing purposes. It must be submitted with the financial organizations understanding that only the construction of the wastewater disposal system was documented by a registered professional engineer.

Our "Letter of Verification" with its noted enclosures stands alone as one document signed by a professional engineer licensed in the State of Alaska. Any altering of this document for any purpose is not acceptable and appropriate action will be taken.

If you have any questions or wish to discuss this matter further, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Paul Campbell".

H. Paul Campbell
President

November 18, 1999

Matthew Goddard

From: Pre-Design & Engineering
Sent: Friday, January 24, 2025 1:02 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Sherwood Forest (MG)

Matthew,

A condition of approval of the subdivision should be made to remove the existing non-conforming driveway (driveway permit 31382).

PD&E

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, January 13, 2025 5:12 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; APP <stark@mtaonline.net>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; 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>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@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>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Sherwood Forest (MG)

Hello,

The following link is a request for comments on the proposed Sherwood Forest Subdivision. Please ensure all comments have been submitted by January 23, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Sherwood Forest](#)

Feel free to contact me if you have any questions.

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

Matthew Goddard

From: Permit Center
Sent: Tuesday, January 14, 2025 8:29 AM
To: Matthew Goddard
Subject: RE: RFC Sherwood Forest (MG)

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, January 13, 2025 5:12 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; APP <stark@mtaonline.net>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; 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>; Code Compliance <Code.Compliance@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@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>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Sherwood Forest (MG)

Hello,

The following link is a request for comments on the proposed Sherwood Forest Subdivision. Please ensure all comments have been submitted by January 23, 2025, so they can be incorporated in the staff report packet that will be presented to the Platting Officer.

 [Sherwood Forest](#)

Feel free to contact me if you have any questions.

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



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 14, 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.

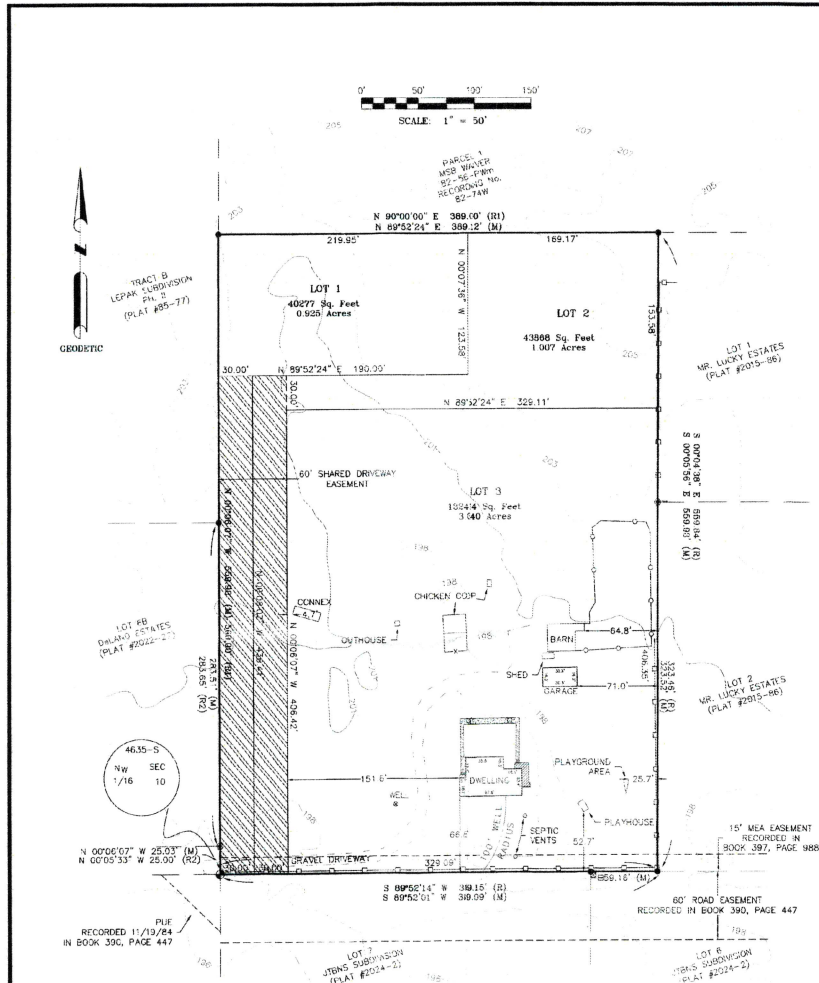
- **SHERWOOD FOREST**
(MSB Case # 2025-008)

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

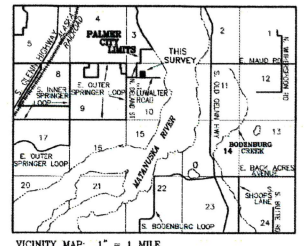
Sincerely,

A handwritten signature in black ink that reads "James Christopher". The signature is written in a cursive style with a large, prominent "J" and "C".

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



- LEGEND**
- FOUND MONUMENT AS NOTED
 - ◆ FOUND ORANGE PLASTIC CAP ON 5/8" REBAR (KEYSTONE, 7330-S)
 - FOUND 5/8" REBAR
 - (R) RECORD VALUE PER MR. LUCKY ESTATES (PLAT #2015-86)
 - (R1) RECORD VALUE PER MSR WAIVER RES. NO. 86-40-PWR (RECORDING NO. 86-150W)
 - (R2) RECORD VALUE PER DALAND ESTATES (PLAT #2020-27)
 - (M) MEASURED VALUE THIS SURVEY
 - SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
 - UTILITY PEDESTALS
 - ⊕ LIGHT POLE
 - PLASTIC FENCE
 - X- WIRE FENCE
 - METAL FENCE



CERTIFICATE OF OWNERSHIP AND DEDICATION
WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT AND DEDICATE ALL EASEMENTS TO THE USE SHOWN.

THOMAS N. VAN THIEL (DATE)
14751 E LOWALTER ROAD
PALMER, ALASKA 99645

MARISSA J. VAN THIEL
14751 E LOWALTER ROAD
PALMER, ALASKA 99645

NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN BEFORE ME
THIS DAY OF
FOR THOMAS N. VAN THIEL
FOR MARISSA J. VAN THIEL
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES

CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.
DATE BOROUGH TAX COLLECTION OFFICIAL

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-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATING AUTHORITY BY
PLAT RESOLUTION NO.
DATED 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 THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR DATE
ATTEST: PLATING CLERK

RECEIVED
DEC 04 2024
PLATTING

PRELIMINARY

PRELIMINARY SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
ROBERT S. HOFFMAN, P.L.S.
LS-10609 PROFESSIONAL LAND SURVEYOR
8/29/2024
DATE



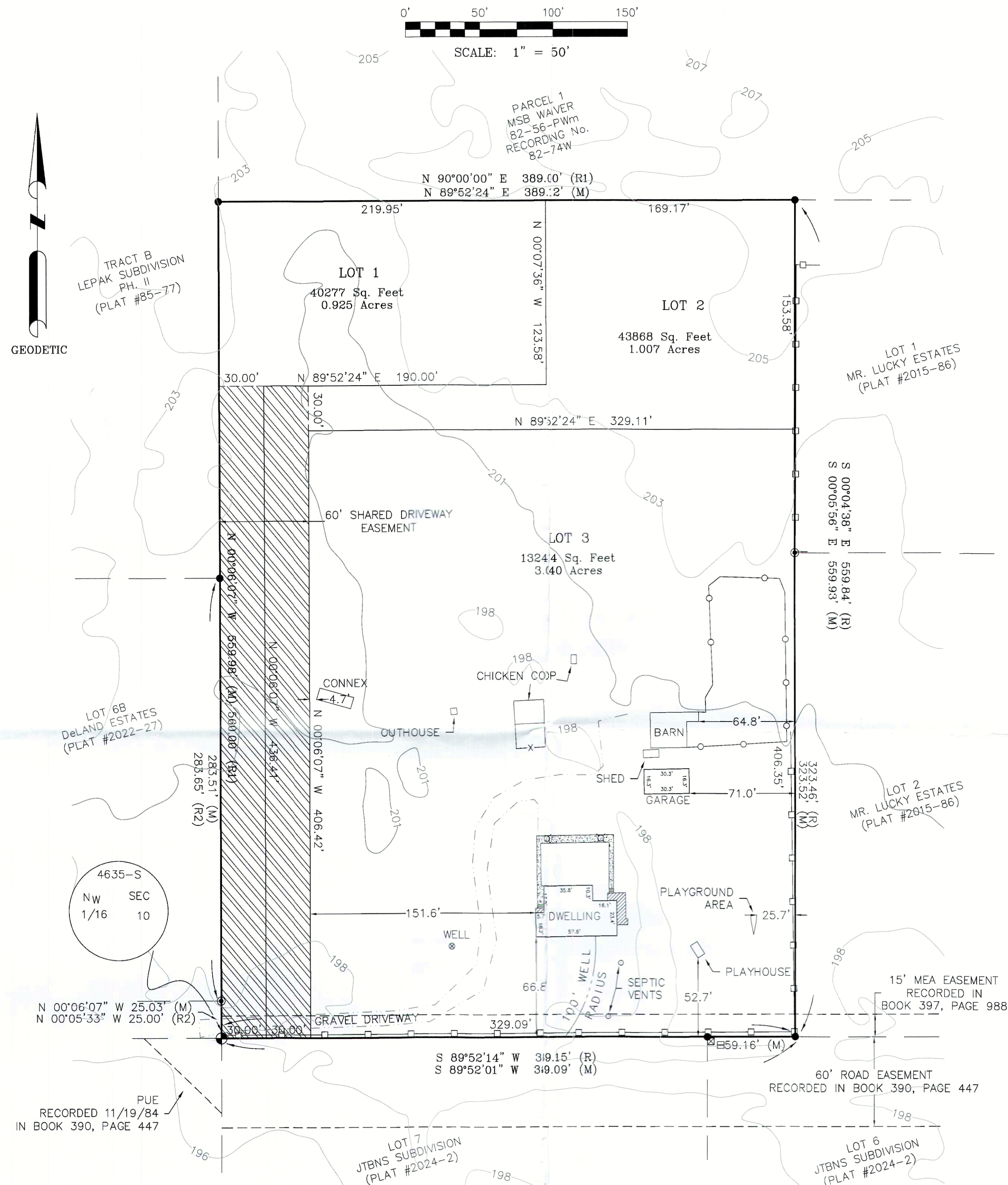
A PLAT OF
SHERWOOD FOREST

A REPLAT OF:
PARENT PARCEL EXCEPTION,
PARCEL NO. 2

LOCATED WITHIN:
SECTION 10, T17N R2E
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 5.0 ACRES MORE OR LESS

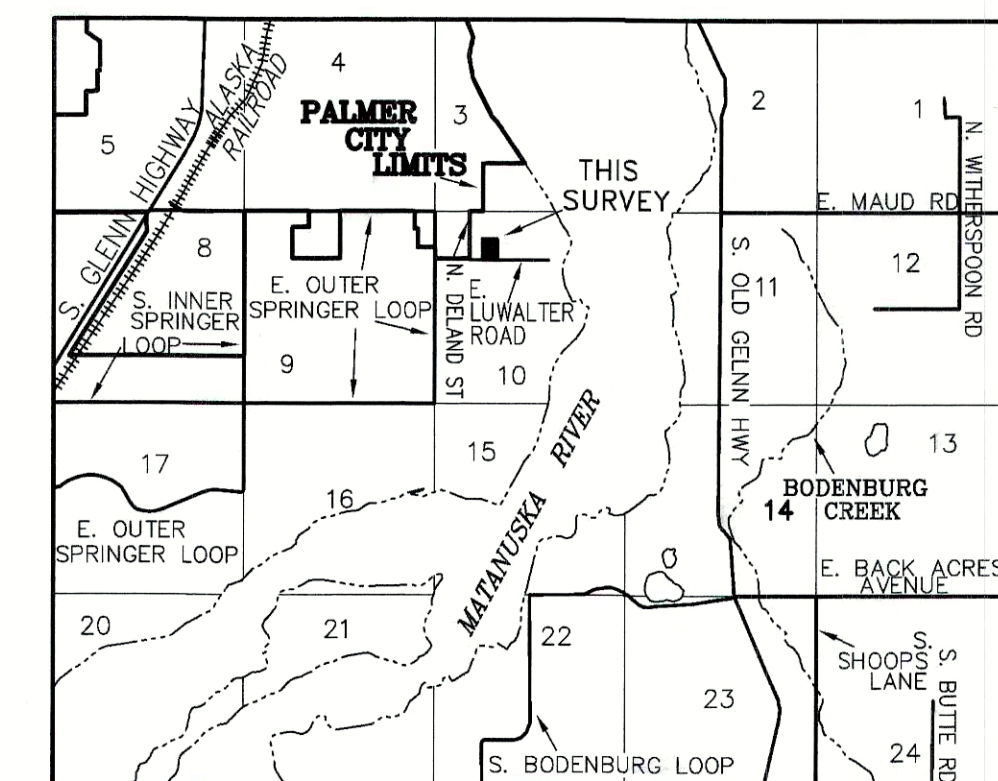
BULL MOOSE SURVEYING LLC
200 HYDRATE LANE, WASHILLA, ALASKA 99654 OFFICE: (907) 227-8827
DRAWN BY: TCC/RSD DRAWING SCALE: 1"=50'
CHECKED BY: PSH SHEET 1 OF 1

- NOTES**
- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON 8/25/2024, AT THE SOUTH-WEST CORNER. THIS SURVEY WAS CONDUCTED USING CARLSON BRV7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA).
 - 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.
 - 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 GOVERN THOSE SYSTEMS.
 - CONTOURS TAKEN FROM M.S.B. 2011 LIDAR PROJECT.



LEGEND

- FOUND MONUMENT AS NOTED
- FOUND ORANGE PLASTIC CAP ON 5/8" REBAR (KEYSTONE, 7330-S)
- FOUND 5/8" REBAR
- (R) RECORD VALUE PER MR. LUCKY ESTATES (PLAT #2015-86)
- (R1) RECORD VALUE PER MSB WAIVER RES. NO. 86-40-PWm (RECORDING NO. 86-150W)
- (R2) RECORD VALUE PER DeLAND ESTATES (PLAT #2020-27)
- (M) MEASURED VALUE THIS SURVEY
- SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
- UTILITY PEDESTALS
- ⊗ LIGHT POLE
- PLASTIC FENCE
- X- WIRE FENCE
- METAL FENCE



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT AND DEDICATE ALL EASEMENTS TO THE USE SHOWN.

THOMAS N. VAN THIEL DATE
14751 E LoWALTER ROAD
PALMER, ALASKA 99645

MARISSA J. VAN THIEL
14751 E LoWALTER ROAD
PALMER, ALASKA 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR THOMAS N. VAN THIEL
FOR MARISSA J. VAN THIEL

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

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 NO. _____
DATED _____
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 THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____
ATTEST: _____ PLATTING CLERK

Agenda Copy

RECEIVED
DEC 04 2024
PLATTING

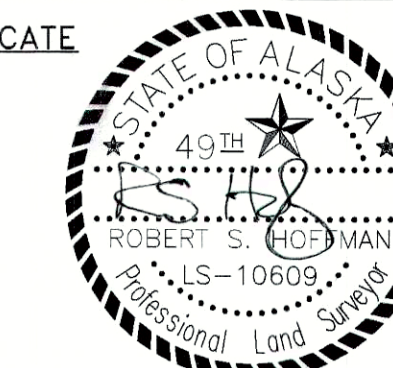
PRELIMINARY

NOTES

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON 6/25/2024, AT THE SOUTH-WEST CORNER. THIS SURVEY WAS CONDUCTED USING CARLSON BRx7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA).
- 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.
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- CONTOURS TAKEN FROM M.S.B. 2011 LIDAR PROJECT.

PRELIMINARY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



ROBERT S. HOFFMAN, P.L.S.
LS-10609 PROFESSIONAL LAND SURVEYOR

8/29/2024
DATE

A PLAT OF
SHERWOOD FOREST

A REPLAT OF:
PARENT PARCEL EXCEPTION,
PARCEL NO. 2

LOCATED WITHIN:
SECTION 10, T17N R2E

SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 5.0 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC

200 HYGRADE LANE OFFICE: (907) 357-6957
WASILLA, ALASKA 99654 office@bulmoosesurveying.com

DRAWN BY: TCC/RSD	DRAWING SCALE: 1"=50'
DATE: 7/29/2024	SHEET 1 OF 1
CHECKED BY: RSH	

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 12, 2025

ABBREVIATED PLAT: RABBIT HOLLOW
LEGAL DESCRIPTION: SEC 09, T17N, R01E, SEWARD MERIDIAN AK
PETITIONERS: DAVID & SHERRY ROBINSON
SURVEYOR/ENGINEER: DENALI NORTH
ACRES: 3.97 ± PARCELS: 3
REVIEWED BY: WYATT ANDERSON CASE #: 2025-009

REQUEST The request is to create three lots from Block 7, Lot 12 of Tract B, Wilderness East Subdivision, Plat No. 73-16, to be known as **RABBIT HOLLOW**, containing 3.97 acres +/- . The plat is located directly south of S. Lower Road, north of E. Lonesome Drive, and West of E Upper Mesa Drive; located within the SE ¼ Section 09, Township 17 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 5 pgs
Soils Report	EXHIBIT B – 9 pgs
Legal Non-Conforming Determination	EXHIBIT C – 10 pgs
<u>AGENCY COMMENTS</u>	
Department of Public Works	EXHIBIT D – 1 pg
Department of Emergency Services	EXHIBIT E – 1 pg
Utilities	EXHIBIT F – 2 pgs
Permit Center	EXHIBIT G – 1 pgs
Public Comment-Price	EXHIBIT H – 1 pg

DISCUSSION: The proposed subdivision is creating three lots. Lot 1 is 1.03 acres; Lot 2 is 1.46 acres; Lot 3 is 1.48 acres. Access is from S. Lower Road. S. Lower Road is a Mat-Su Borough owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). James Rowland, PE, notes that, “A soils investigation has been completed for the referenced proposed three lot subdivision. The investigation was to determine if the subsurface soil and groundwater conditions are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72 Wastewater Disposal Regulations. Attached are two test holes logs performed on the property dated 11-20-17 and 06-24-19. Also attached is septic system documentation for lots 12 and 13, block 7 Wilderness Acres Subdivision. The soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72. Based on the test hole data and my observations of topography, there is a minimum of 10,000 square feet

of useable building area and 10,000 square feet of contiguous useable septic area within each of the proposed lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.281. In accordance with MSB 43.15.016(A) the drainage/topo map is included. Drainage patterns will not be altered as a result of this subdivision.”

Comments: Department of Public Works (**Exhibit D**) notes, “ The petitioner should provide an additional test hole in south western portion of the subdivision to display how the soil and ground water table here meet the code requirements of Title 43.20.281. It appears that areas with steeper than 25% grade are being currently included as useable septic area. Remove these areas from the useable septic area in the report.”

Department of Emergency Services (**Exhibit E**) noted, “It is the recommendation of this office that any proposed subdivision of land is done so in compliance with regard to section 503 (Fire Apparatus Access Roads), and Appendix D of the 2021 International Fire Code as a minimum construction standard. The potential usages of such land necessitates that due care is taken during the platting stage to maintain the safest community and buildings possible now and in the future.”

Utilities: (**Exhibit F**) MTA noted “MTA has reviewed Rabbit Hollow and would like to request a 15’ utility esmt, lot 2 and 3, North side of lot along the road.”

Enstar has no comments, recommendations or objections. MEA did not respond. GCI did not respond. Staff notes an abbreviated plat cannot grant public utility easements. If the petitioner so chooses, they may grant the requested easement by document and recorded information will show on final plat.

Permit Center (**Exhibit G**) notes, “They’ll need a DW permit as shown. No other comments from the Permit Center.” (See recommendation 4.)

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council Gateway; Road Service Area #009 Midway RSA; MSB Community Development, Assessments, Planning Division, or Development Services.

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

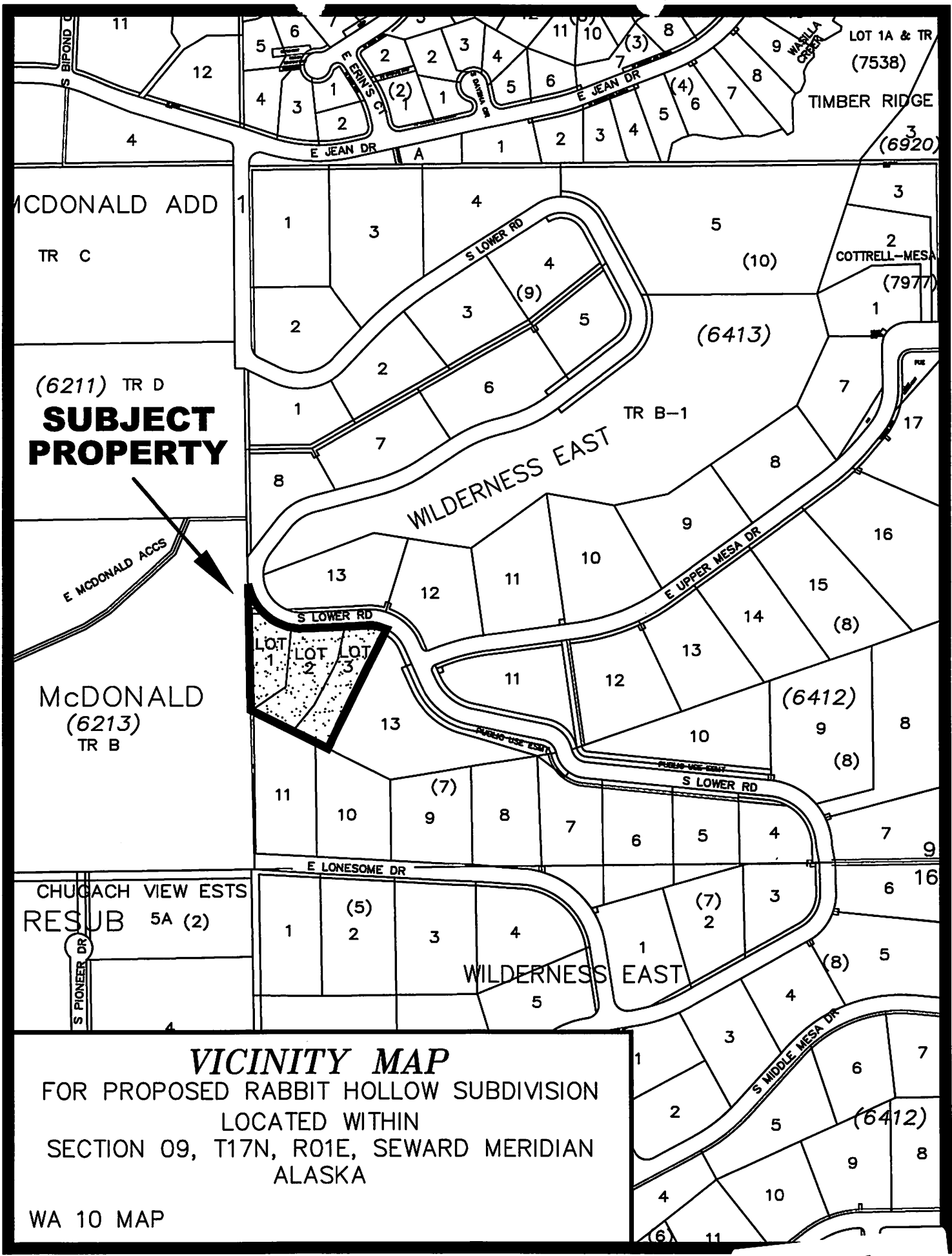
FINDINGS OF FACT

1. The plat of Rabbit Hollow is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.

5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council Gateway Area; Road Service Area #009 Midway RSA; MSB Community Development, Assessments, Planning Division, or Development Services.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Rabbit Hollow, Section 09, Township 17 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Petitioner will provide updated soils log with an additional test hole in the south western portion of the subdivision Pursuant to 43.20.281; and revise the usable area calculations with the areas of grade over 25% not included in the usable septic area calculations.
4. Apply for driveway permit for existing driveway and provide staff with a copy of the application.
5. Pay postage and advertising fees.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.

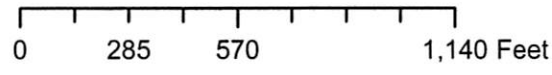


VICINITY MAP

FOR PROPOSED RABBIT HOLLOW SUBDIVISION
LOCATED WITHIN
SECTION 09, T17N, R01E, SEWARD MERIDIAN
ALASKA

WA 10 MAP

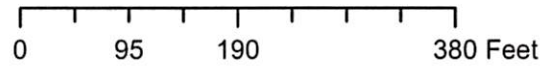


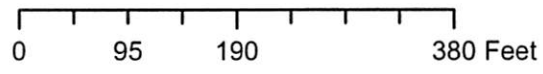
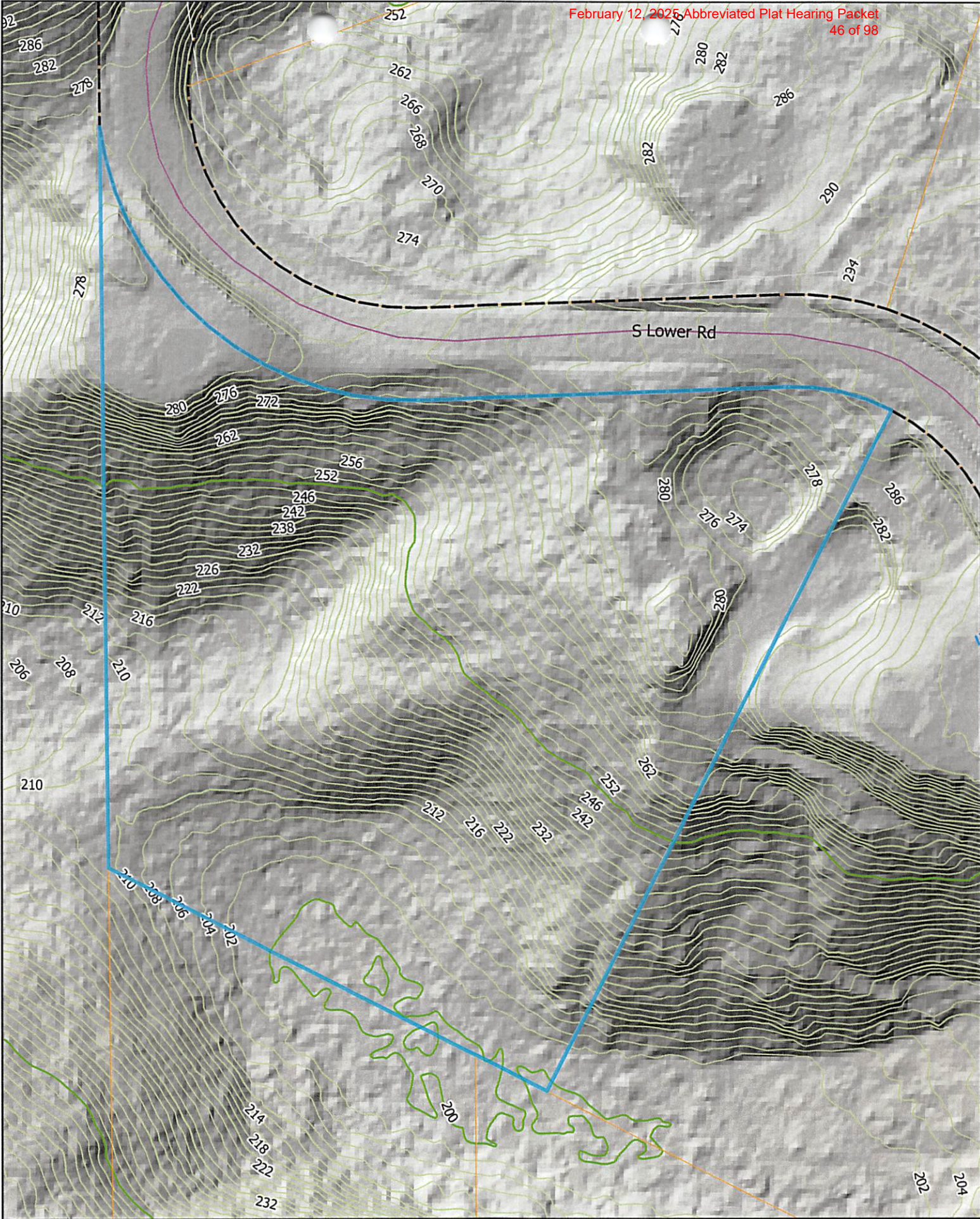




S Lower Rd

Matanuska-Susitna Borough, Microsoft





RECEIVED

JAN 09 2025

PLATTING

July 11th, 2024

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

RE: Lot 12, block 7 Tract B of Wilderness Acres Subdivision

SOILS INVESTIGATION:

A soils investigation has been completed for the referenced proposed three lot subdivision. The investigation was to determine if the subsurface soil and groundwater conditions are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72 Wastewater Disposal Regulations.

Attached are two test holes logs performed on the property dated 11-20-17 and 06-24-19. Also attached is septic system documentation for lots 12 and 13, block 7 Wilderness Acres Subdivision. The soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72. Based on the test hole data and my observations of topography, there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the proposed lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.281.

SITE PLAN:

In accordance with MSB 43.15.016(A) the drainage/topo map is included. Drainage patterns will not be altered as a result of this subdivision.

If you have any questions, please feel free to contact the office at (907)376-9535.

Sincerely


James Rowland, P.E.



EXHIBIT B

DENALI NORTH

847 W. Evergreen Avenue
Palmer, Alaska 99645

SOIL LOG

PERCOLATION TEST

SOIL LOG

PERCOLATION TEST

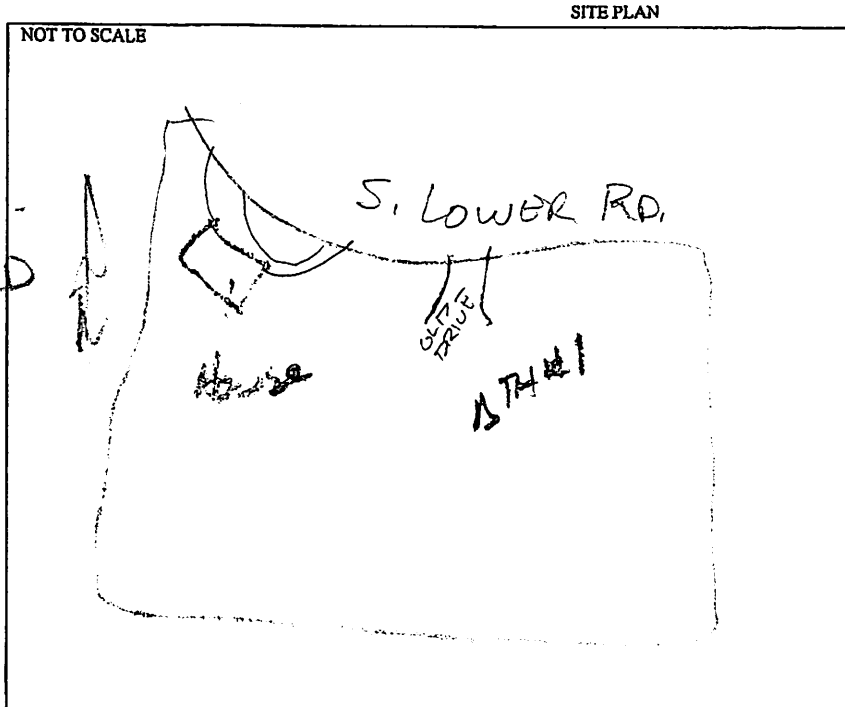
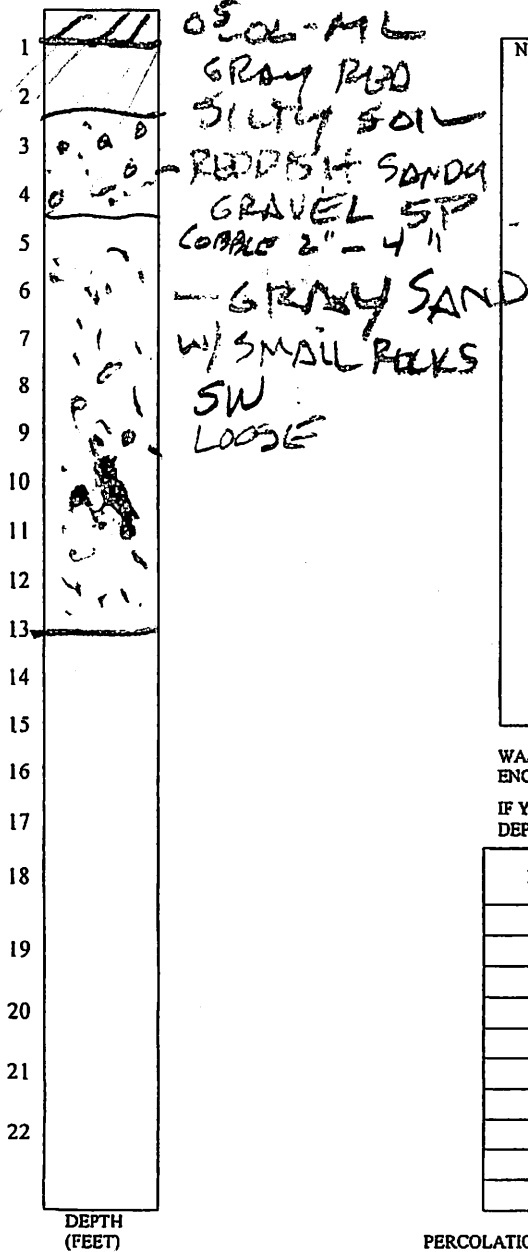
___ BEDROOMS

PERFORMED FOR: DAVE ROBINSON

JOB NUMBER: 17-327

DATE PERFORMED: 6-24-19

LEGAL DESCRIPTION: LOT 12, BLOCK 7 WILDERNESS EAST



WAS GROUND WATER ENCOUNTERED? No
IF YES, AT WHAT DEPTH? _____

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

PERCOLATION RATE _____ (minutes/inches)
TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS RATING 150 soft PER BEDROOMS

PERFORMED BY: _____ CERTIFIED BY: _____ DATE: _____

DENALI NORTH
1190 N. HELEN LN.
WASILLA, AK 99654

SOIL LOG #2
 PERCOLATION TEST

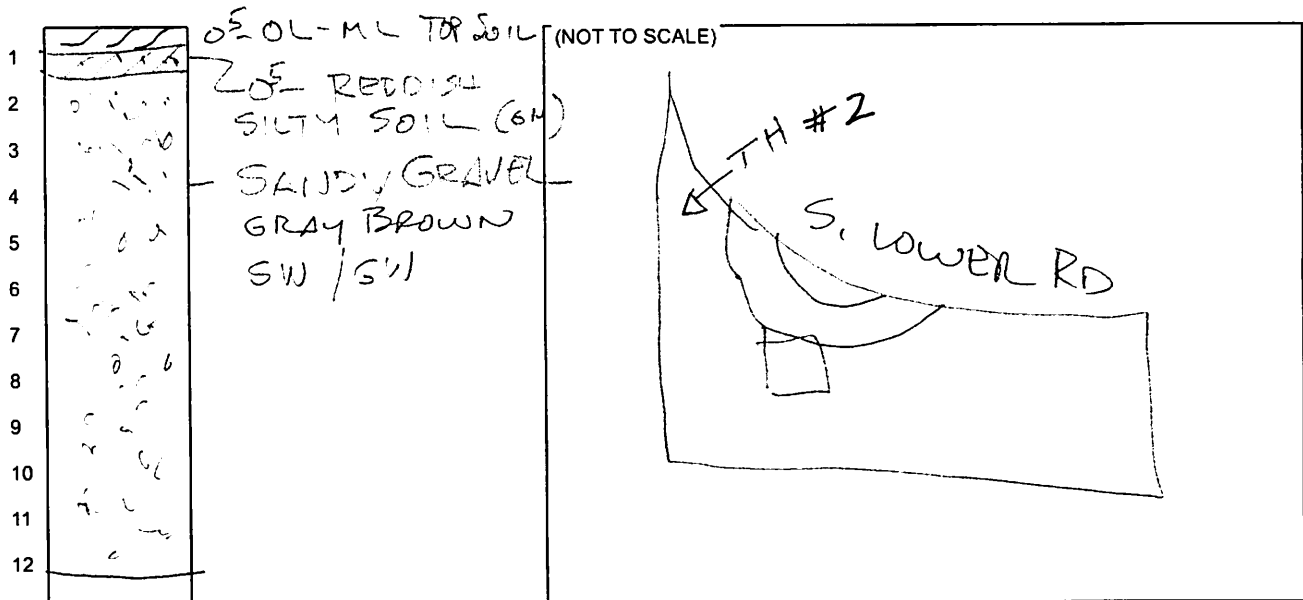
SOIL LOG/PERCOLATION TEST

BEDROOMS _____

JOB NUMBER: 17-327

PERFORMED FOR: DAVE ROBINSON DATE PERFORMED: 11-20-17

LEGAL DESCRIPTION: LOT 12, BLOCK 7 WILDERNESS EAST



13
14
15
16
17
18
19
20
21
22
23
24
25

DEPTH (FEET)

WAS GROUND WATER ENCOUNTERED? NO
IF YES, AT WHAT DEPTH? _____

DATE	READING	GROSS TIME	NET TIME	DEPTH TO WATER	NET DROP	REFILLED

PERCOLATION RATE _____ (MIN/INCH)
REST RUN BETWEEN _____ FEET AND _____ FEET.

COMMENTS VISUAL RATING ISO 4 PER BEDROOM
PERFORMED BY: _____ CERTIFIED BY: _____ DATE: _____

Date Received
RECEIVED
OCT 04 1984
Environmental Conservation

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

0623

APPLICATION FOR ON-SITE WATER AND SEWER
SYSTEM APPROVAL

I. GENERAL INFORMATION	
Legal Description of the Location Lot 12 Block 7 Wilderness EAST	
Applicant Name Scheele INC.	Applicant is: (Check one) <input type="checkbox"/> Bank <input checked="" type="checkbox"/> Owner/Builder Certified Installer No. _____
Address (Street or P. O. Box)	Type of Residence <input type="checkbox"/> Single Family <input checked="" type="checkbox"/> Multi-Family Total No. of Bedrooms 3
City, State and Zip Code P.O. Box 870974	Telephone 376-3956 376-5603
Send Approval to: <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Other: (Give Name & Address)	

WATER SUPPLY SYSTEM				
Source of Water and Containment (Check all that Apply): <input checked="" type="checkbox"/> Well (Drilled or Driven) <input type="checkbox"/> Surface (Identify) _____ <input type="checkbox"/> Roof Catchment _____ <input type="checkbox"/> Holding Tank _____		Type of Water Supply System <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public (Serves more than one family)		Treatment of Water (Check all that Apply): <input checked="" type="checkbox"/> None <input type="checkbox"/> Chlorination <input type="checkbox"/> Filtration <input type="checkbox"/> Mineral Removal <input type="checkbox"/> Other _____
Well Data				
Is the Height of the Well Casing more than 12" above the Ground?				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is a sanitary seal installed on the well casing?				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is drainage directed away from or around the casing within a radius of 10 feet of the well casing?				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date Drilled 6-14-84	Depth of Well (Feet) 121	Static Water Level (Feet) 70	Yield (If Available) 70 Gal/Min	Pump Rate (If Available) Gal/Min
Separation Distances from the Well Casing to each of the Following Sources of Contamination:				
Septic/Holding Tank on Lot 100+		Sewer Lines on Lot 100+		Absorption Area on Lot 100+
Closest Septic/Holding Tank on Adjacent Lot 100+		Closest Sewer Lines on Adjacent Lot 100+		Closest Edge of an Absorption Area on Adjacent Lot 100+
If toxic materials are stored on the property, including fuel tanks, paints, lubricants and other petroleum based materials, pesticides, fungicides or herbicides, indicate distance from contaminants to well casing:			On Lot N/A	On Adjacent Lot N/A
Water Sample Taken by Name DAVE ROBINSON			Sampler is: <input checked="" type="checkbox"/> Buyer <input type="checkbox"/> Engineer <input type="checkbox"/> Banker <input type="checkbox"/> Government Official	
Address Box 87030 WASILLA				
Water Sample Results: Attach Copy <input checked="" type="checkbox"/> Satisfactory Date: 9-27-84 <input type="checkbox"/> Unsatisfactory - Date: _____				
Comments/Recommendations				

I certify that the above information is correct:			
Signature Robert H. Scheele	Typed/Printed Name ROBERT H. SCHEELE	Title CONTRACTOR	Date 10-3-84

III. WASTEWATER DISPOSAL			
<input checked="" type="checkbox"/> Septic Tank/Absorption System		<input type="checkbox"/> Package Treatment: (Specify Brand Name or Process)	
<input type="checkbox"/> Holding Tank Specify:	Capacity of Tank 1000	Where Waste is Disposed	Frequency of Pumping
<input type="checkbox"/> Septic Tank Outfall Discharged To		<input type="checkbox"/> Other (Specify): (Outhouse, Incinerator, etc.)	

<input checked="" type="checkbox"/> New System			
Name of Installer Paul Minnick			Date Installed 6-21-84
<input type="checkbox"/> Owner/Builder		<input checked="" type="checkbox"/> Certified Installer No. 85-65	<input type="checkbox"/> Other
Type/Manufacturer Steel			
Septic Tank Size (Gallons) 1000	Number of Compartments 2	Soil Type or Rating 85	
Type Soil Absorption System seepage Pit	Dimensions/Size Soil Absorption System 12' x 12' x 6'	Type/Quantity Backfill Material used for Soil Absorption System 40 yard 3" Rock	
Percolation Test Results	Percolation Test by (Name)		
Minimum Ground Cover over Absorption Area 4+ Feet	Minimum Ground Cover over Septic Tank 4+ Feet	Cleanout Pipes/Caps Installed on Septic Tank <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Cleanout Pipes/Caps Installed on Absorption System <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance to: 104 Feet	Water Supply Source on Lot	Nearest Water Supply Source on Adjacent Lot OVER 300 Feet	Nearest Body of Water None Feet
Water Table/Bedrock OVER 5 Feet		Lot Line 15 Feet	
Comments/Recommendations All cast, Below bottom of pit			

I certify that the above information is correct:

Signature Paul Minnick	Typed/Printed Name Paul Minnick	Title, Reg./Cert. No., Inst. No. 85-65-	Date 8-10-84
----------------------------------	---	---	------------------------

NOTE: Must be signed by a certified installer, professional engineer or DEC Staff.

<input type="checkbox"/> Existing System			
Name of Installer			Date Installed
<input type="checkbox"/> Owner/Builder		<input type="checkbox"/> Certified Installer No. _____	<input type="checkbox"/> Other
Type/Manufacturer			
Septic Tank Size (Gallons)	Number of Compartments	Soil Type or Rating	
Type Soil Absorption System	Dimensions/Size Soil Absorption System	Type/Quantity Backfill Material used for Soil Absorption System	
Adequacy Test Results <input type="checkbox"/> Pass <input type="checkbox"/> Fail	Adequacy Test Performed By (Attach Copy of Report)	Date Septic Tank Pumped (Attach Copy of Receipt)	
Minimum Ground Cover over Absorption Area Feet	Minimum Ground Cover over Septic Tank Feet	Cleanout Pipes/Caps Installed on Septic Tank <input type="checkbox"/> Yes <input type="checkbox"/> No	Cleanout Pipes/Caps Installed on Absorption System <input type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance to: Feet	Water Supply Source on Lot	Nearest Water Supply Source on Adjacent Lot Feet	Nearest Body of Water Feet
Water Table/Bedrock Feet	Lot Line Feet		
Comments/Recommendations			

I certify that the above information is correct:

Signature	Typed/Printed Name	Title, Reg./Cert. No., Inst. No.	Date
-----------	--------------------	----------------------------------	------

NOTE: Must be signed by a professional engineer.

SEAL
Registered Professional Engineer

INSTRUCTIONS FOR DIAGRAM

1. In a plan view, locate and identify each of the following:

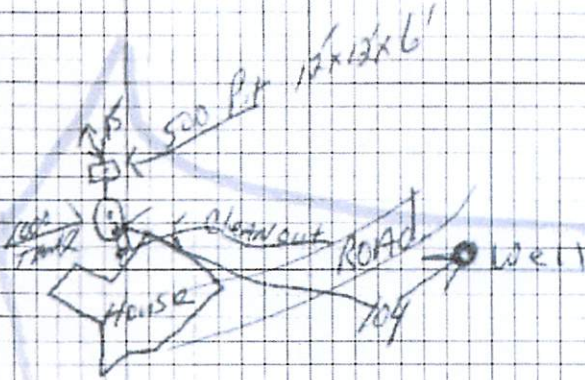
- a) Well
- b) All Structures
- c) Septic Tank
- d) Soil Absorption System (Include Dimensions)
- e) Surface Water
- f) Sources of Contamination
- g) Property Line
- h) Closest well on an adjacent property
- i) Closest septic tank on an adjacent property
- j) Closest edge of an absorption field on an adjacent property

2. Show distances between the well and each of the other items listed in 1.

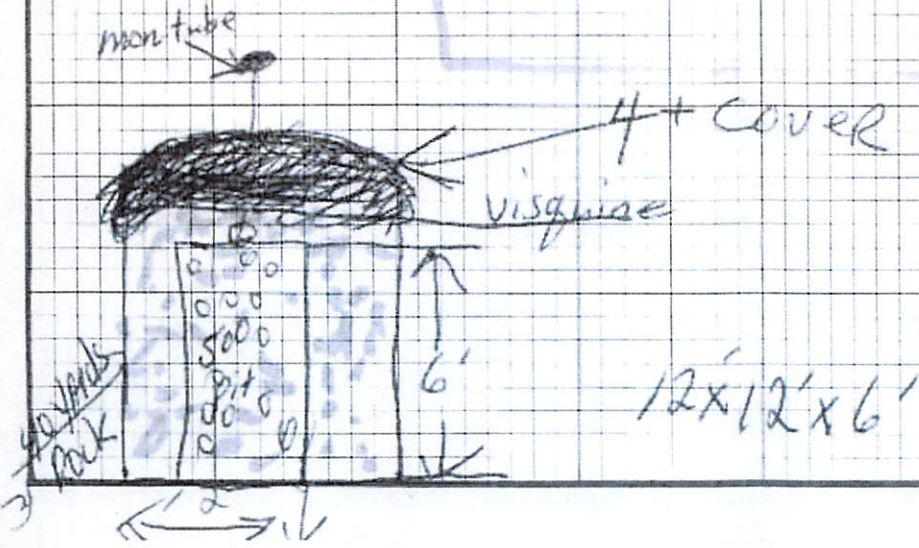
3. Show distances between water bodies and each of the other items listed in 1.

4. In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:

- a) Soil Cover
- b) Absorption Material
- c) Water Table
- d) Bedrock
- e) Discharge Pipes



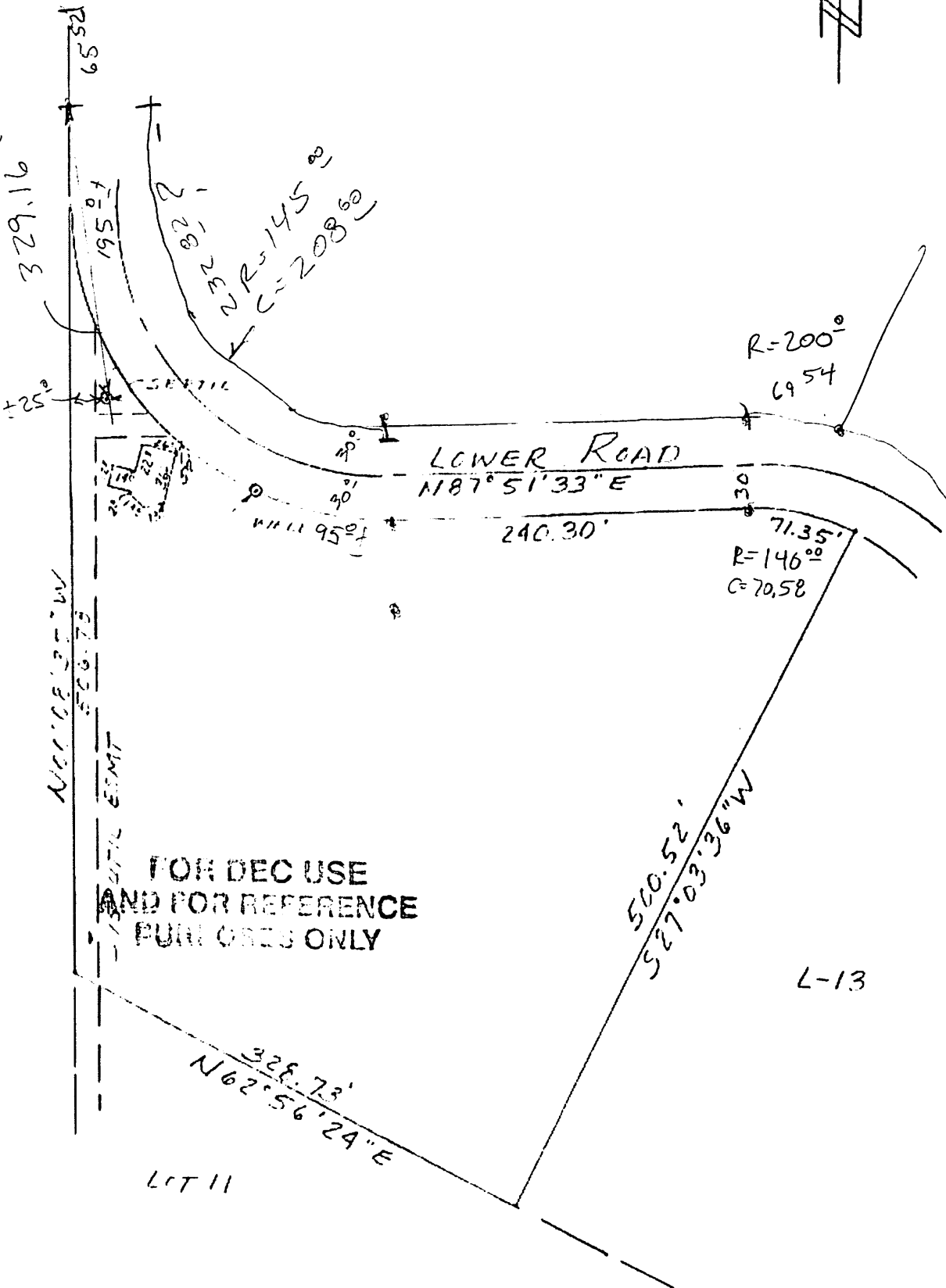
Lot 12
 Block 7
 Wilderness East.





TRACT #

McDONALD SUBDIVISION 2055



WELL LOG

Wheaton Water Wells, Inc.

Box 871218 - Wasilla, Alaska 99687 - 376-2041

OWNER SHEEL ENTERPRISES DEPTH OF WELL 121'
ADDRESS P.O. Box 870974, WASILLA, AK 99687 STATIC LEVEL 70'
WELL - SITE WILDERNESS EAST TRACT-A GALS. PER MIN. 10
LOT 12 SCREENED —
BLOCK 7 PERFORATED —
DATE 6-14-84 SIZE OF CASING 6" I.D.

KIND OF FORMATION:

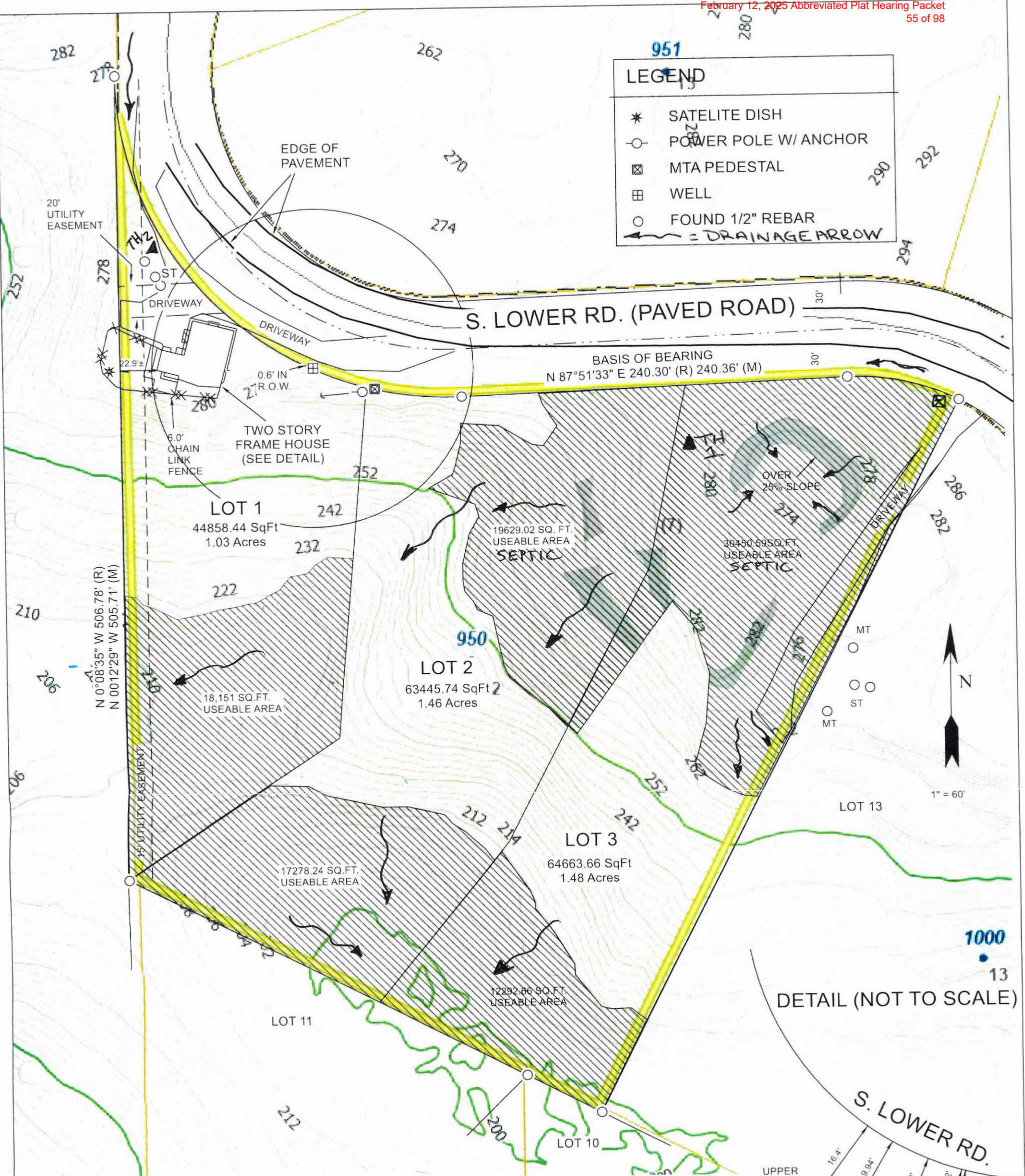
FROM <u>0</u> Ft. to <u>34</u> Ft. <u>Gravel</u>	FROM _____ Ft. to _____ Ft. _____
FROM <u>34</u> Ft. to <u>94</u> Ft. <u>Sand</u>	FROM _____ Ft. to _____ Ft. _____
FROM <u>94</u> Ft. to <u>116</u> Ft. <u>Sand-Gravel</u>	FROM _____ Ft. to _____ Ft. _____
FROM <u>116</u> Ft. to <u>121</u> Ft. <u>Gravel-Water</u>	FROM _____ Ft. to _____ Ft. _____
FROM _____ Ft. to _____ Ft. _____	FROM _____ Ft. to _____ Ft. _____
FROM _____ Ft. to _____ Ft. _____	FROM _____ Ft. to _____ Ft. _____
FROM _____ Ft. to _____ Ft. _____	FROM _____ Ft. to _____ Ft. _____

DRILLER Chuck Holstad

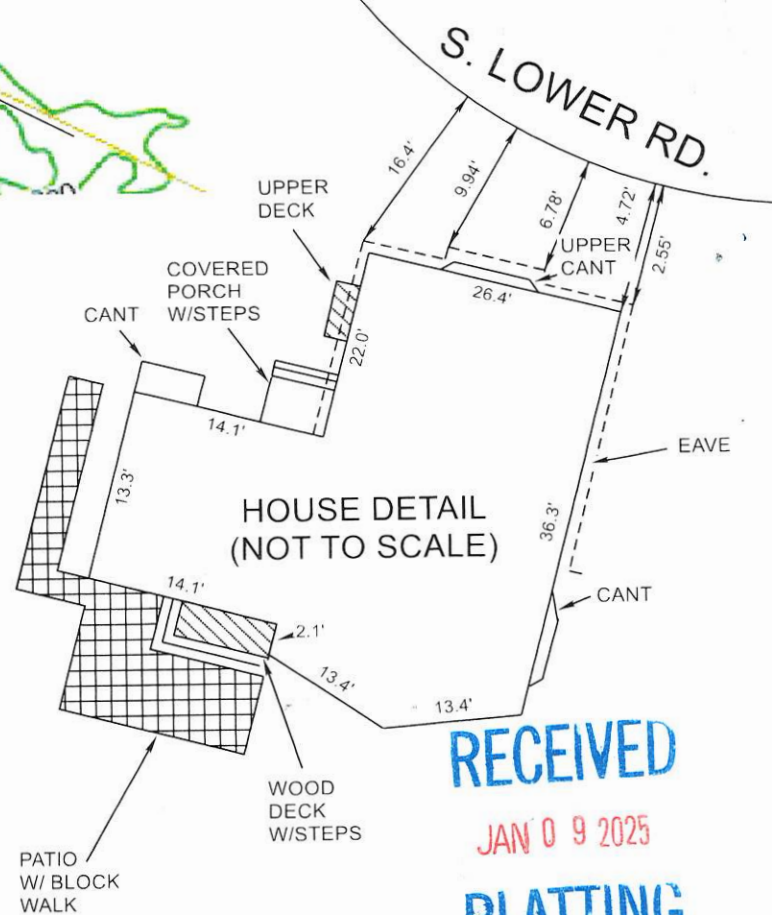
951

LEGEND

- * SATELITE DISH
- POWER POLE W/ ANCHOR
- ⊠ MTA PEDESTAL
- ⊞ WELL
- FOUND 1/2" REBAR
- ↔ DRAINAGE ARROW



1000
13
DETAIL (NOT TO SCALE)



RECEIVED
JAN 09 2025
PLATTING

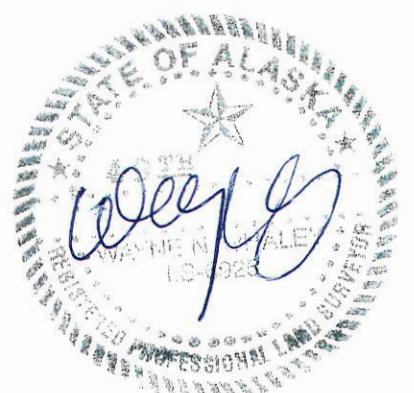


REVISION DONE ON 2/8/18

DENALI NORTH

847 W. Evergreen Ave. Palmer, Alaska 99645
Phone (907) 745-1110

I HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY: LOT 12 BLOCK 7 TRACT B WILDERNESS EAST SUBDIVISION PLAT NO. 73-16 PALMER RECORDING DISTRICT, AND THERE ARE NO ENCROACHMENTS VISIBLE AT THE TIME OF THIS SURVEY, EXCEPT AS INDICATED. DATED THIS 28TH DAY OF SEPT. 2017 AT PALMER, ALASKA. IT IS THE RESPONSIBILITY OF THE OWNERS OR BUILDERS TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINES. THIS IS NOT A LOT CORNER SURVEY.



JOB NO. 24-161TOPO	CLIENT	FIELD BOOK/PG(S). 289/33
SCALE 60 Ft/in	ASBUILT X	DRAWN HW
PLOT PLAN	MAP	CKD. WW

Natasha Heindel

From: Peggy Horton
Sent: Tuesday, August 13, 2024 11:08 AM
To: Natasha Heindel
Subject: RE: Preapp WA10 Robinson
Attachments: LNC Determination Issued.pdf; D-21-147895 PLN - DVS - Permits - DVS - 6413B07L012 - Encroachment - E22949 - Wilderness E - Closed Final(2).pdf; CMP-7-6-6-432-1 Development Services - COMPLIANCE - Permits - Encroachment - S 17N01E09 ROW WORK E084021(2).pdf

Natasha,

I've attached the 2006 legal nonconforming determination, which was approved for the wood frame single-story structure that is 4.8 feet from the Lower Road right-of-way.

I've also attached the 1984 encroachment permit and the 2018 encroachment permit for the well.

Peggy Horton
Current Planner
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645
907-861-7862

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Tuesday, August 13, 2024 10:30 AM
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>; Code Compliance <Code.Compliance@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Peggy Horton <Peggy.Horton@matsugov.us>
Subject: Preapp WA10 Robinson

Hello team,

The following link contains a Preapplication Request to create three lots off of S. Lower Rd; tax ID# 6413B07L012.

Comments are due by **Friday 08/23/2024**.



2006-029551-0

Recording Dist: 311 - Palmer
10/12/2006 2:01 PM Pages: 1 of 4

A
L
A
S
K
A



cc



MATANUSKA-SUSITNA BOROUGH
350 East Dahlia Avenue, Palmer, Alaska 99645-6488
Planning and Land Use Department
Code Compliance Division
(907) 745-9853 FAX (907) 745-9876
E-mail ccb@msb.co.mat-su.ak.us

**LEGAL NONCONFORMING STATUS DETERMINATION
FOR A STRUCTURE
APPLICATION FORM**

Matanuska-Susitna Borough
Code Compliance

TAX PARCEL ID#: 6413B07L012

Owners: DAVID ROBINSON

SEP 12 2006

Received

of the real property, legally described as follows:

Lot 12 Block 7 Wilderness East Subdivision 950 Lower Rd
Plat #: 73-2 T.R.S.M. Sec. 9, T17N, R1E, S.M. AK

Hereby apply for a determination of legal nonconforming status in accordance with the requirements of MSB 17.80 Nonconforming Structures. The undersigned owner(s), in support of this application, state the following to be true to the best of their knowledge:

1. The structure consists of a house,

whose construction was completed on or about AUGUST 1904
located 4.8 feet from the public use easement. feet from the side lot line. feet
from the rear lot line as shown on the attached as-built drawing.

2. The structure(s) is are in the condition and location depicted in the attached*
photograph(s) dated AUGUST 25, 2006 and the as-built drawing, prepared
by John Shadrach, RLS and dated Sept. 1, 2006

*Photographs to be retained in Borough files, not part of recorded document.

3. The owner(s) listed above are all the owners of the subject property.

4. Attached is evidence that the above referenced structure(s) was/were constructed prior to the adoption of MSB 17.01 Acknowledgement of Existing Regulations on December 7, 1993.

*Evidence retained in Borough files, not part of recorded document.

MSB Tax Map # WA 10 MSB File # OP 2006-6078

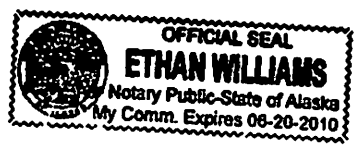
I certify that I am a legal owner of the above described real property and that statements set forth in this application are true and accurate.

David Robinson
Signature

Date: 9/7/06 Owner: DAVID ROBINSON
Phone: 376-2835 Address: PO BOX 873030 WASHAK AK

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

On this 7th day of September 2006 David A. Robinson personally appeared before me, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he/she executed it.



Ethan Williams
Notary Public for Alaska
My Commission expires: 6-20-2010

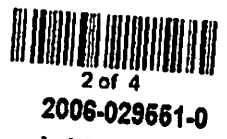
I certify that I am legal owner of the above described real property and that statements set forth in this application are true and accurate.

Signature
Date: _____ Owner: _____
Phone: _____ Address: _____

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

On this day of _____ 20____, _____ personally appeared before me, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he/she executed it.

Notary Public for Alaska
My commission expires: _____



OP 2006 - 0078
LCWJ

LEGAL NONCONFORMING STATUS DETERMINATION
ORDER

- 1) A determination of legal nonconforming status does not relieve the property owner of any other federal, state or local requirements governing land use.
- 2) This order does not release the property owner from any obligations under any existing relevant subdivision covenants.
- 3) Any expansion of the nonconforming structure envelope (i.e. volume, height, width or area) which would increase the nonconformity is prohibited.
- 4) All subsequent development on the subject property must comply with the land use regulations of the Matanuska-Susitna Borough.
- 5) The subject structure is not eligible for reconstruction under MSB 17.80 Nonconforming Structures.
- 6) *If additional right-of-way needs to be purchased within 25 feet of the public right-of-way line, no value will be paid for any structures within the 25' setback. Only raw land will be valued for right-of-way purchase.*

Based on the facts set out in the above application and supporting documentation, as reflected in my findings of fact and conclusions dated October 11, 2006, it is my determination that the structure, a wood frame single-family residence, located 4.8 feet from the Lower Road right-of-way and the eave located 2.5 feet from the right-of-way, on Block 7, Lot 12, Wilderness East Subdivision, Plat No. 73-2, within Township 17 North, Range 1 East, Section 17, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska, qualifies for legal nonconforming status for minimum required setbacks from MSB 17.55.010(A), as authorized by MSB 17.80.020(B)(3).

This order may be appealed in accordance with MSB 15.39 – Board of Adjustment and Appeals, within 15 days of the date of this order.

Date: 10/11/06

George K Hudson
Chief of Code Compliance, Matanuska-Susitna Borough

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

THIS IS TO CERTIFY that on this 11 day of October, 2006 before me, the undersigned a Notary Public in and for the state of Alaska, duly commissioned and sworn as such, personally appeared George K Hudson, to me known to be the Chief of Code Compliance, of the Matanuska-Susitna Borough, a municipal corporation organized and existing under the laws of the state of Alaska, and who acknowledged to me that he executed the within and foregoing document on behalf of said corporation by authority of its borough assembly as the voluntary act and deed for the uses and purposes stated therein.

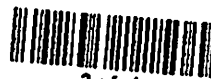
Official Seal
State of Alaska
Notary Public
Carol P. Vardeman
Commission Expires 10/01/08



Carol P Vardeman
Notary Public for Alaska
My commission expires: 10/01/08

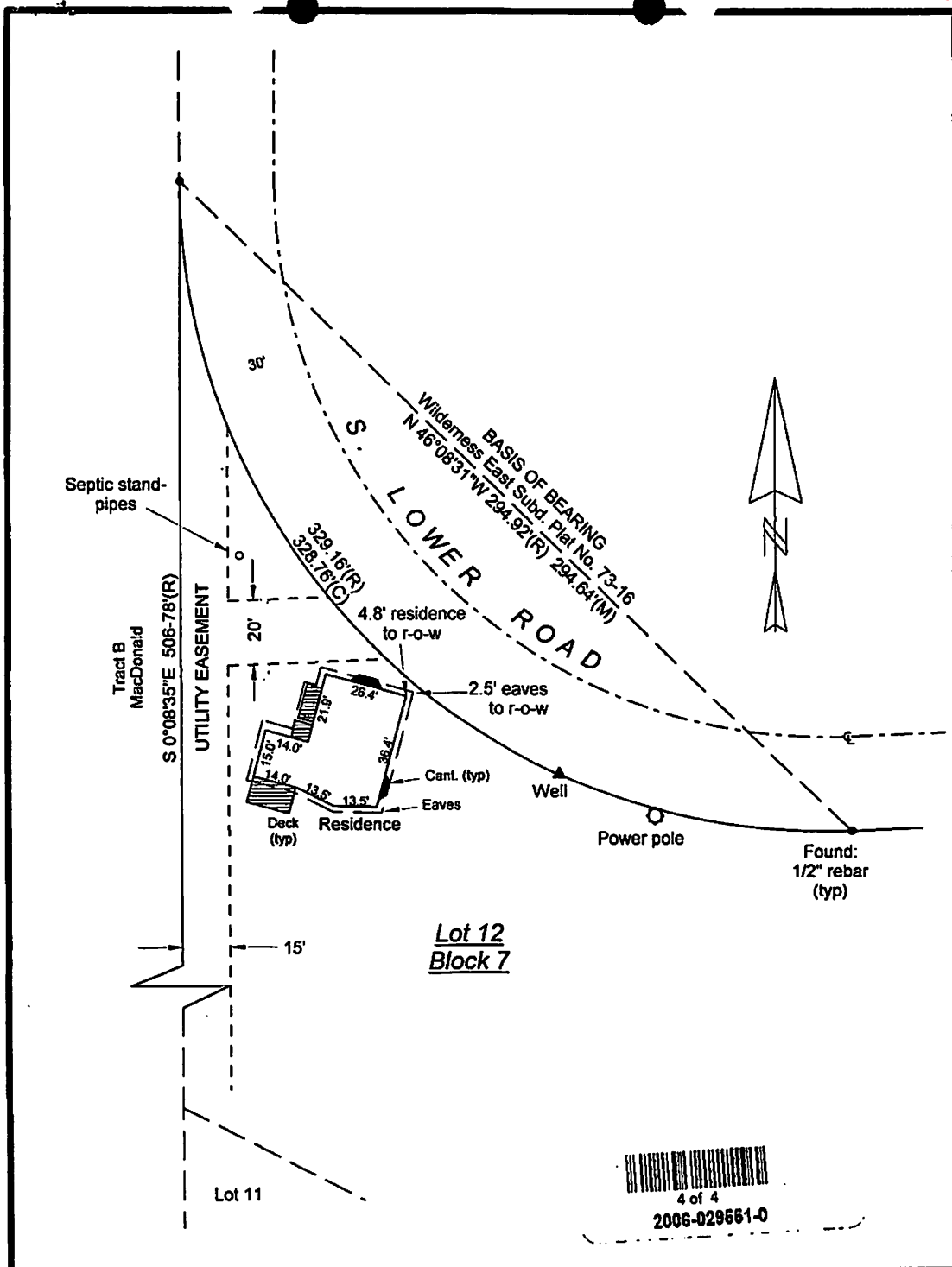
AFTER RECORDING RETURN TO: Matanuska-Susitna Borough, 350 E. Dahlia Avenue, Palmer, Alaska 99645

MSB File# OP2006-0078



3 of 4

2006-029661-0



4 of 4
2006-029661-0

Lot 12 Block 7 Wilderness East Subdivision

PLAT No. 73-2, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS DRAWING IS A TRUE AND ACCURATE REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DIMENSIONAL INFORMATION IS SHOWN CORRECTLY AND THE ERROR OF CLOSURE FOR THE FIELD TRAVERSE DOES NOT EXCEED 1:5000, AND THAT THE MONUMENTS AND/OR LOT CORNER MARKERS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED.



NONCONFORMITY SURVEY

John Shadrach, PLS

P.O. Box 871497
Wasilla, Alaska 99687
907-376-2260

Scale:	Date:
1" = 40'	Sept. 1, 2006
FB Ref:	File:
06-06	we12-7nc
	Sheet:
	of

OP 2006-0078



Matanuska-Susitna Borough
Planning and Land Use Department
Development Services Division

350 East Dahlia Ave Palmer, AK 99645
 Phone (907) 861-7822 / Fax (907) 861-8158

www.matsugov.us

ENCROACHMENT PERMIT ~~E018010~~ — E22949
Single Family Water Well
Lower Road ROW

THIS PERMIT, is issued this 25th day of October, 2018, by the MATANUSKA-SUSITNA BOROUGH, to:

Dave Robinson
 P.O. Box 873030
 Wasilla, AK. 99687

Phone #: (907)-376-2835

E-mail: N/A

TAX MAP : PA12

WITNESSETH: The Borough does hereby grant an Encroachment Permit in the following described Public Right of Way or Easement Area to Wit: **Within the 60' right of way of Lower Road as described on survey and within Wilderness East Subdivision as recorded in the Palmer Recording District. See Attached Survey and map for exact location.**

The encroachment hereby authorized is described as and limited to the following: **(1) 6" single family water well casing approximately 3 foot above grade. This encroachment is for Lot 12 Block 7, Wilderness East Subdivision and MSB Parcel#6413B07L012.**

This permit will include a decorative well house snow plow protection identifier. Andy Dean 12-21-2021.
 Special Conditions:

- 1) This Encroachment Permit shall be an appurtenance to **Lot 12, Block 7, Wilderness East Subdivision** and the terms and conditions shall be binding upon the Permittee, owner of the property, all new owners, and lessee. It is the Permittee's responsibility to inform the property owner, new owner, or lessee of the Encroachment Permit and the conditions.
- 2) The Matanuska-Susitna Borough and its Contractors shall not be held liable for the damage to the encroachment while performing normal maintenance and snow removal operations adjacent to the encroachment.
- 3) This encroachment permit does not grant the permittee exclusive use of the area encroached upon.
- 4) No additional encroachments may be placed within the platted public easements or rights of way without the Borough's authorization in the form of an Encroachment Permit.

Providing Outstanding Borough Services to the Matanuska-Susitna Community

In consideration for this permit, the Permittee shall indemnify, defend, and hold and save the Borough, its elected officers, agents and employees, harmless from any and all claims, demands, suits, or liability of any nature, kind of character, including costs, expenses, and attorney's fees. The permittee shall be responsible under this clause for any and all legal actions or claims of any character resulting from injuries, death, economic loss, damages, violation of statutes, ordinances, constitutions or other laws, rules or regulations, contractual claims, or any other kind of loss, tangible or intangible, sustained by any person, or property arising from the Permittee's construction, alteration or maintenance and existence of the above described encroachment or for any damages whatsoever arising out of the granting of this permit.

The Borough reserves the right to revoke this permit upon twenty (20) days written notice to the Permittee. The Permittee, agrees upon said notice of revocation, to immediately remove said encroachment from the easement, street, or public right of way. Should the Permittee refuse or fail to comply with said written notice, the Borough, may without further notice to the Permittee, remove or cause to be removed the encroachment and the Permittee hereby agrees to reimburse the Borough for all costs incidental to the repair thereof.

PERMITTEE



DAVE ROBINSON

MATANUSKA-SUSITNA BOROUGH



ROW COORDINATOR – ANDY DEAN

m084021

PERMIT NO. M-21-84

MATANUSKA-SUSITNA BOROUGH
ENCROACHMENT PERMIT

6418 B071.012
6415

THIS PERMIT, is issued this 12th day of October, 1984,
by the MATANUSKA-SUSITNA BOROUGH, to Scheel Ent., Inc.
Robert A Scheel, Permittee

01746

WITNESSETH: The Borough does hereby grant an Encroachment Permit
in the following described Public Right of Way or Easement Area to Wit:

LOWER RD

Wilderness East Subdivision Lot 12, Block 7

The encroachment hereby authorized is described as and limited to the
following: Well encroachment specifically within the dedicated ROW of
Lower Road 30' to 40' from the road, which is built on the northern
side of the dedicated ROW. (See attached asbuilt)

Special Conditions: NONE S 17N01E09
21044

In consideration for this permit, the Permittee agrees that he will
indemnify and hold harmless the Borough against any and all claims which
may arise or be caused by the construction, alteration or maintenance
and existence of the above described encroachment or for any damages
whatsoever arising out of the granting of this permit.

The Borough reserves the right to revoke this permit upon twenty
(20) days written notice to the Permittee. The Permittee, agrees upon
said notice of revocation, to immediately remove said encroachment from
the easement, street, or public right of way. Should the Permittee
refuse or fail to comply with said written notice, the Borough, may
without further notice to the Permittee, remove or cause to be removed
the encroachment, and the Permittee hereby agrees to reimburse the
Borough for all cost incidental to the removal thereof.

IN WITNESS WHEREOF, the parties hereto have hereunto set their
hands and seals the day and year first above written.

PERMITTEE: Robert A. Scheel

Subscribed and sworn to before me this 12th day of October, 1984.

Notary Public: Lynne A. Ptman

My Commission expires: Aug 8, 1988

MATANUSKA-SUSITNA BOROUGH: Lynne M. Phillips
Borough Representative

Subscribed and sworn to before me this 12th day of October, 1984.

Notary Public: Lynne A. Ptman

My Commission expires: Aug 8, 1988

SC

MATANUSKA-SUSITNA BOROUGH ENCROACHMENT PERMIT APPLICATION

Applicant: SCHHEEL ENT., INC. DATE: 10-11-84
(Please Print Clearly)

Address: P.O. Box 870974 WASHILLA, ALASKA TELEPHONE: 376-3956

1. Description (i.e. legal description, street address, street name and cross streets, general area):

LOT 12, Block 7 WILDERNESS EAST
Lower Road

2. Use desired of such public place (i.e. street construction, utility installation, culvert, driveway, material storage, encroachment, other):

WELL ENCROACHMENT PERMIT

3. Plans, specifications, description of work, estimated cost of construction, limits of work, methods to be employed, and other information necessary to evaluate the design. (The location of all aerial, surficial or underground facilities shall be shown on the plans):

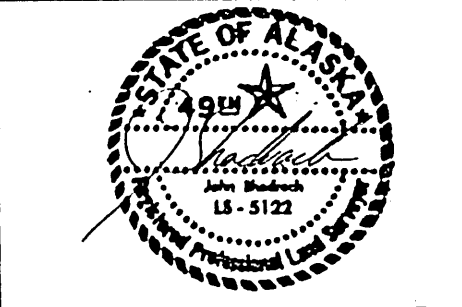
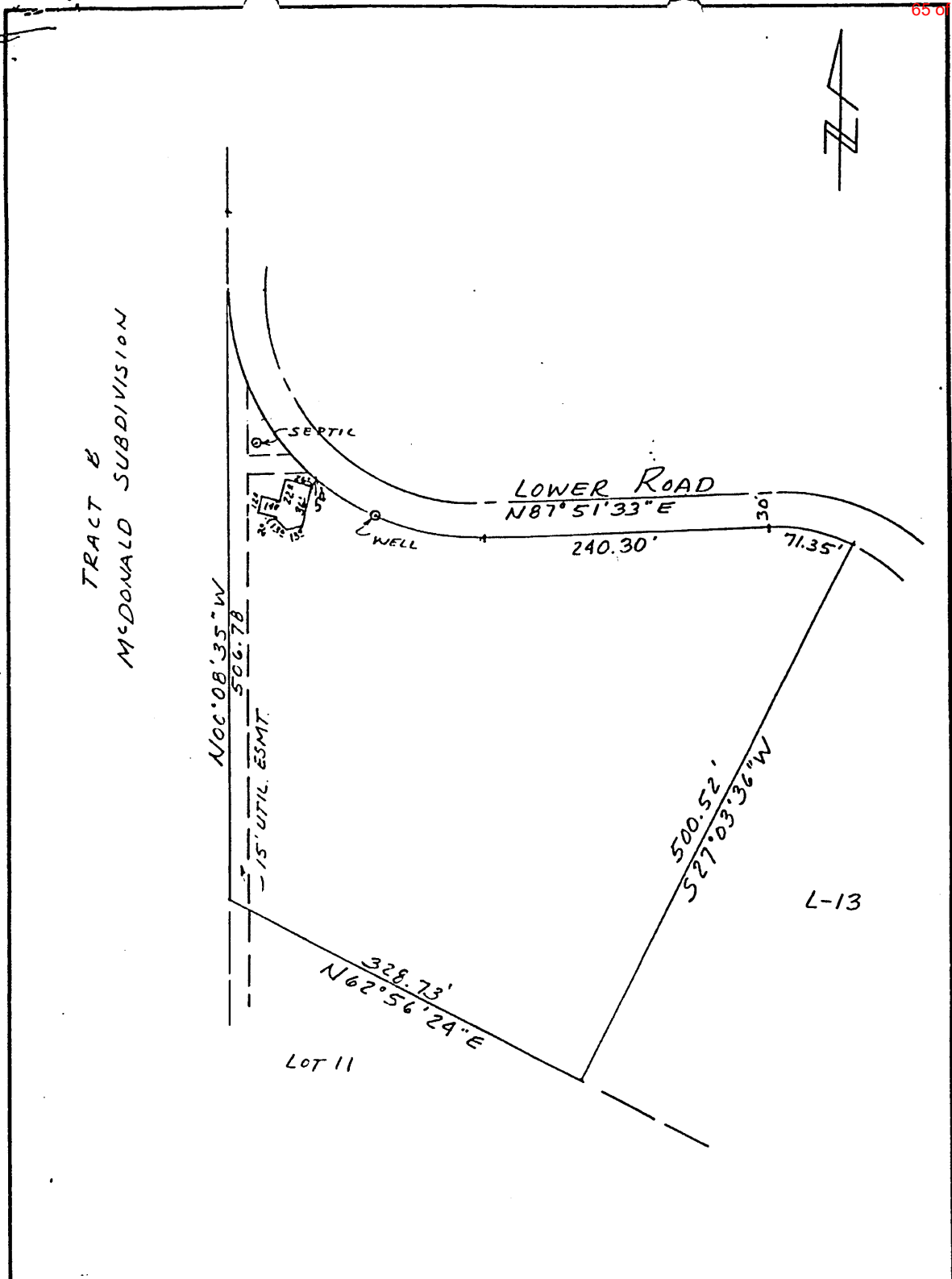
well is actually 30' to 40' from the
road, which is built on the northern
side of "right-of-way".

Robert A. Schheel
Applicant's Signature

Bond required: No

Permit Issued: 11-21-84

Date: 10-12-84



AS BUILT SURVEY

SURVEYOR:
JOHN SHADRACH, R.L.S.
P.O. BOX 1497 WASILLA, ALASKA 99687

DESCRIPTION: Lot 12 Block 7
WILDERNESS EAST

DATE:
6-28-84

BOB SCHEEL

SCALE:
1" = 100'

DRAWN BY:
C.L.B.

BOOK No.
84-24 pg 5

Wyatt Anderson

From: Pre-Design & Engineering
Sent: Friday, January 24, 2025 3:44 PM
To: Wyatt Anderson
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Daniel Dahms
Subject: RE: RFC Rabbit Hollow

Wyatt,

The petitioner should provide an additional test hole in south western portion of the subdivision to display how the soil and ground water table here meet the code requirements of Title 43.20.281. It appears that areas with steeper than 25% grade are being currently included as useable septic area. Remove these areas from the useable septic area in the report.

PD&E

From: Wyatt Anderson <Wyatt.Anderson@matsugov.us>
Sent: Wednesday, January 15, 2025 2:21 PM
To: colton.percy@alaska.gov; sarah.myers@alaska.gov; gatewaycommunitycouncil@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@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>; Planning <planning@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>; Dee McKee <Dee.McKee@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; antiquetuck@gmail.com; regpagemaster@usace.army.mil
Subject: RFC Rabbit Hollow

Hello,

Attached is the RFC packet for Rabbit Hollow. Please ensure that all comments are submitted by January 27, 2025 so that they can be incorporated in the staff report packet that will be presented to the platting Officer.

[Rabbit hollow](#)

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

Respectfully,

Wyatt Anderson
Platting Technician
Matanuska Susitna Borough
907-861-7872

Wyatt Anderson

From: Jeffrey Anderson
Sent: Friday, January 17, 2025 3:49 PM
To: Platting
Subject: RE: RFC Rabbit Hollow

It is the recommendation of this office that any proposed subdivision of land is done so in compliance with regard to section 503 (Fire Apparatus Access Roads), and Appendix D of the 2021 International Fire Code as a minimum construction standard. The potential usages of such land necessitates that due care is taken during the platting stage to maintain the safest community and buildings possible now and in the future.



JEFF ANDERSON

Assistant Chief / Fire Marshal
CENTRAL MAT-SU FIRE DEPARTMENT
Fire & Life Safety Division (907) 861-8383
FireCode@matsugov.us

From: Wyatt Anderson <Wyatt.Anderson@matsugov.us>

Sent: Wednesday, January 15, 2025 2:21 PM

To: colton.percy@alaska.gov; sarah.myers@alaska.gov; gatewaycommunitycouncil@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@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>; Planning <planning@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>; Dee McKee <Dee.McKee@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; antiquetuck@gmail.com; regpagemaster@usace.army.mil

Subject: RFC Rabbit Hollow

Hello,

Attached is the RFC packet for Rabbit Hollow. Please ensure that all comments are submitted by January 27, 2025 so that they can be incorporated in the staff report packet that will be presented to the platting Officer.

[Rabbit hollow](#)

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

Respectfully,

Wyatt Anderson

Wyatt Anderson

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Monday, January 27, 2025 10:06 AM
To: Wyatt Anderson
Subject: RE: RFC Rabbit Hollow

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

Hi Wyatt,

MTA has reviewed Rabbit Hollow and would like to request a 15' utility esmt, lot 2 and 3, North side of lot along the road.

Thank you,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | www.mtasolutions.com



Life. Technology. Together.

From: Wyatt Anderson <Wyatt.Anderson@matsugov.us>
Sent: Wednesday, January 15, 2025 2:21 PM
To: colton.percy@alaska.gov; sarah.myers@alaska.gov; gatewaycommunitycouncil@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@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>; Planning <planning@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>; Dee McKee <Dee.McKee@matsugov.us>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; antiquetuck@gmail.com; regpagemaster@usace.army.mil
Subject: RFC Rabbit Hollow

Hello,



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 21, 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.

- **RABBIT HOLLOW**
(MSB Case # 2025-009)

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

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

Wyatt Anderson

From: Permit Center
Sent: Wednesday, January 15, 2025 2:24 PM
To: Wyatt Anderson
Subject: RE: RFC Rabbit Hollow
Attachments: Screenshot 2025-01-15 142309.png

They'll need a DW permit as shown. No other 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: Wyatt Anderson <Wyatt.Anderson@matsugov.us>
Sent: Wednesday, January 15, 2025 2:21 PM
To: colton.percy@alaska.gov; sarah.myers@alaska.gov; gatewaycommunitycouncil@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@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>; Planning <planning@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>; Dee McKee <Dee.McKee@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; antiquetuck@gmail.com; regpagemaster@usace.army.mil
Subject: RFC Rabbit Hollow

Hello,

Attached is the RFC packet for Rabbit Hollow. Please ensure that all comments are submitted by January 27, 2025 so that they can be incorporated in the staff report packet that will be presented to the platting Officer.

[Rabbit hollow](#)

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

Respectfully,

Wyatt Anderson
Platting Technician
Matanuska Susitna Borough
907-861-7872

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

6413B09L006 20
PRICE RODNEY & GERALDINE
700 S LOWER RD
PALMER, AK 99645

RECEIVED
JAN 27 2025
PLATTING

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: DAVID & SHERRY ROBINSON

REQUEST: The request is to create three lots from Block 7, Lot 12 of Tract B, Wilderness East Subdivision, Plat No. 73-16, to be known as RABBIT HOLLOW, containing 3.97 acres +/-, (Tax ID 6413B07L012). The plat is located directly south of S. Lower Road, north of E. Lonesome Drive, and West of E Upper Mesa Drive; located within the SE ¼ Section 09, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #3.

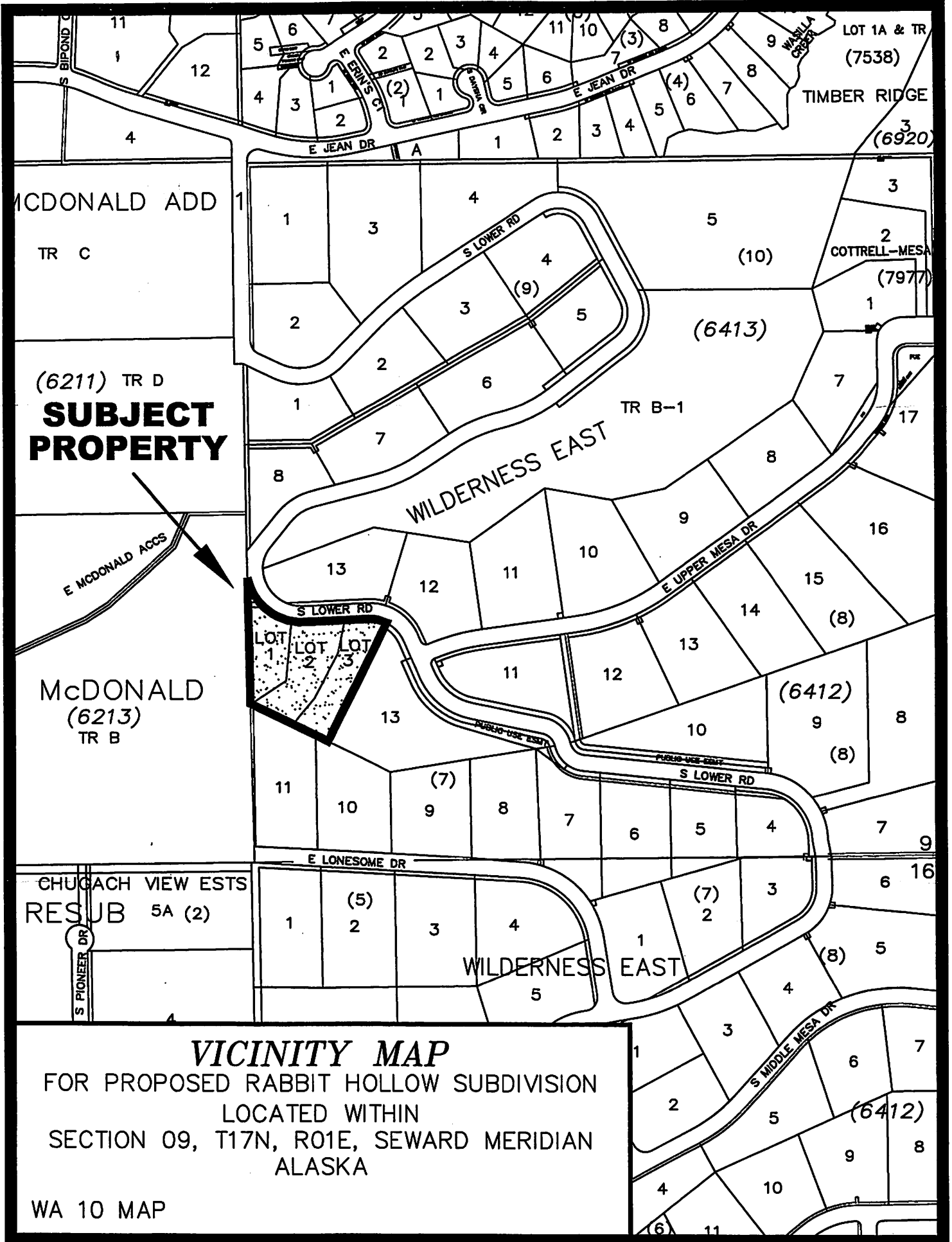
The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **February 12 2025**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: plattling@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Wyatt Anderson** at (907) 861-7872. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

No Objection [] Objection [] Concern

Name: RODNEY LENIER PRICE Address: 700 S LOWER RD, PALMER, AK 99645

Comments: _____



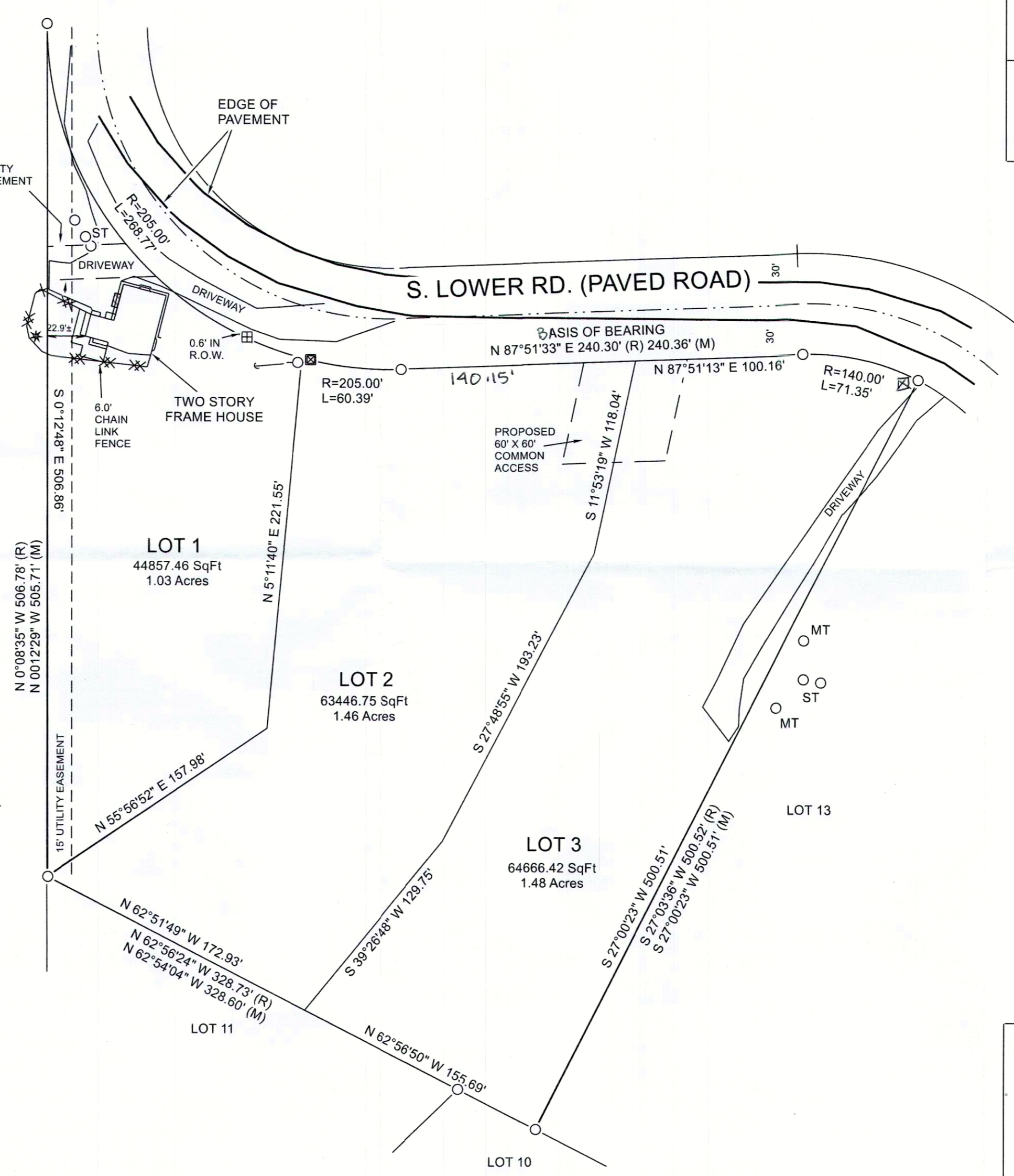
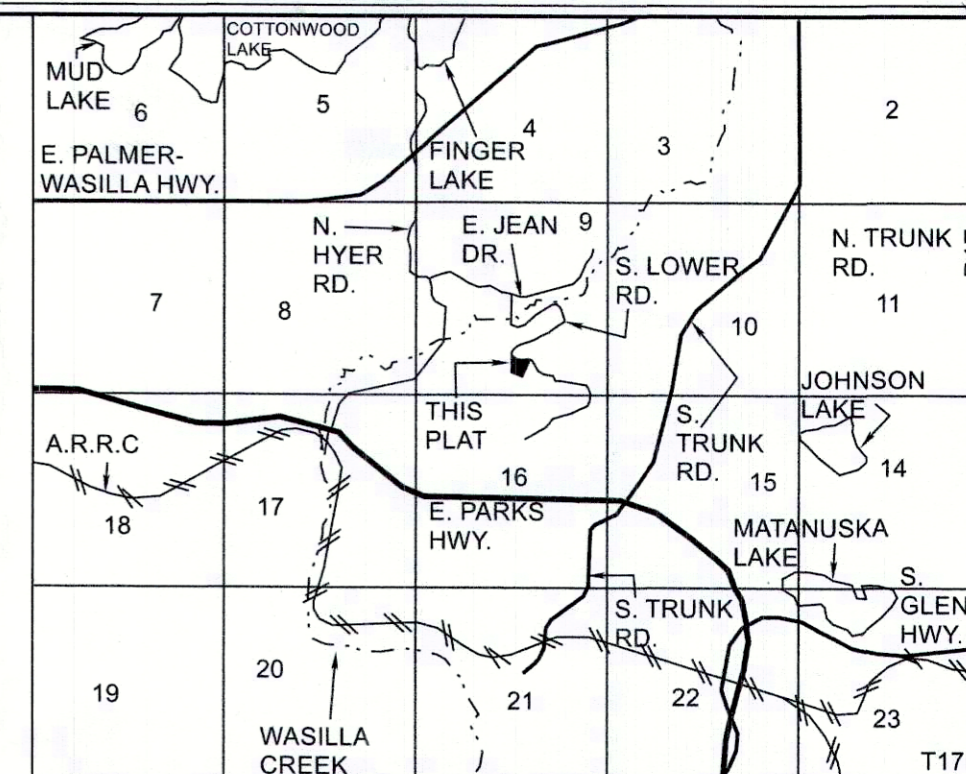
VICINITY MAP

FOR PROPOSED RABBIT HOLLOW SUBDIVISION
LOCATED WITHIN
SECTION 09, T17N, R01E, SEWARD MERIDIAN
ALASKA

WA 10 MAP

NOTES:

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER & WASTEWATER 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 GOVERNS THOSE SYSTEMS.



CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____, 20____ TAX COLLECTION OFFICIAL (BOROUGH)

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

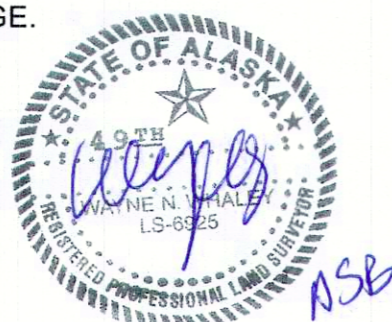
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN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

DATE _____, 20____
PLANNING AND LAND USE DIRECTOR ATTEST: _____ PLATTING CLERK

SURVEYOR'S CERTIFICATE

I, WAYNE N. WHALEY, CERTIFY THAT I AM A REGISTERED 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 HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____
WAYNE N. WHALEY
REGISTERED LAND SURVEYOR
REGISTRATION NO. 6925-S



LEGEND	
* (with star symbol)	SATELITE DISH
○ (with dot in center)	POWER POLE W/ ANCHOR
⊠ (with cross in center)	MTA PEDESTAL
⊠ (with dot in center)	WELL
○ (with dot in center)	FOUND 1/2" REBAR

RECEIVED
JAN 09 2025
PLATTING Agenda Copy

PRELIMINARY PLAT
A PLAT OF:
RABBIT HOLLOW
A REPLAT OF:
LOT 12 BLOCK 7 WILDERNEASS EAST
SUBDIVISION PLAT NO. 73-16
LOCATED WITHIN:
SECTION 9 TOWNSHIP 17 NORTH RANGE 1 EAST
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
CONTAINING 3.97 ACRES MORE OR LESS

DENALI NORTH
1190 N. HELEN LN. WASILLA, AK 99654

JOB NO. 24-161 DATE: 12/10/2024 DWN: HW CHK: WW
SCALE: 1" = 60' FB: 289 PG: 32 SHEET 1 OF 1

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 12, 2025

ABBREVIATED PLAT: MADELYN ESTATES
LEGAL DESCRIPTION: SEC 05, T16N, R02W, SEWARD MERIDIAN AK
PETITIONERS: HONG NGUYEN
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING/HOLLER ENGINEERING
ACRES: 5.60 ± PARCELS: 4
REVIEWED BY: WYATT ANDERSON CASE #: 2025-010

REQUEST: The request is to create 4 lots from Block 3, Tract B, Southland Subdivision, Plat No. 84-185, to be known as MADELYN ESTATES, containing 5.60 acres +/-, (Tax ID 2831000T00B). The plat is located directly North of S. Lark Circle, South of W. Shearwater Street, and East of S Hallie Drive; located within the NE ¼ Section 05, Township 16 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 5 pgs
Soils Report	EXHIBIT B – 8 pgs
<u>AGENCY COMMENTS</u>	
Department of Public Works	EXHIBIT C – 1 pg
Department of Emergency Services	EXHIBIT D – 1 pg
USACE	EXHIBIT E – 1 pg
Utilities	EXHIBIT F – 1 pg
Permit Center	EXHIBIT G – 1 pg
Shulsky/Akes- Public	EXHIBIT H – 1 pg

DISCUSSION: The proposed subdivision is creating four lots. Lot 1 is 1.02 acres; Lot 2 is 1.35 acres; Lot 3 is 2.28 acres; and Lot 4 is .96 acres. Access is S. Lark Circle. S. Lark Circle is a Mat-Su Borough owned and maintained road.

Soils Report: Professional Engineer Curtis Holler noted, “The proposed lots have a few limitations on areas defined by MSB code as useable septic area or useable building area. Useable septic areas will be limited by setbacks to neighboring/existing water wells, setbacks to the low/wet area, and lot lines. For useable building area, lot lines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, the proposed four new lots will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.”

Comments: Department of Public Works (**Exhibit C**) noted, “No comments from PD&E.”

Department of Emergency Services (**Exhibit D**) noted, “It is the recommendation of this office that any proposed subdivision of land is done so in compliance with regard to section 503 (Fire Apparatus Access Roads), and Appendix D of the 2021 International Fire Code as a minimum construction standard. The potential usages of such land necessitates that due care is taken during the platting stage to maintain the safest community and buildings possible now and in the future.”

USACE (**Exhibit E**) noted, “The Corps of Engineers (Corps) believes that there are aquatic resources located on the subject property that may be jurisdictional to the Corps and would require authorization prior to the placement or discharge of dredged and/or fill material into waters of the U.S. 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 you will be assigned a project manager to assist you.”

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

Permit Center (**Exhibit G**) noted, “No comments from the Permit Center.”

Shulsky/Akes- Public (**Exhibit H**) noted that they objected to this platting action, but did not say why.

At the time of staff report write-up, there were no responses to the Request for Comments from Community Council Knik Fairview Area; Road Service Area #017 Knik RSA; MSB Community Development, Assessments, Planning Division, or Development Services.

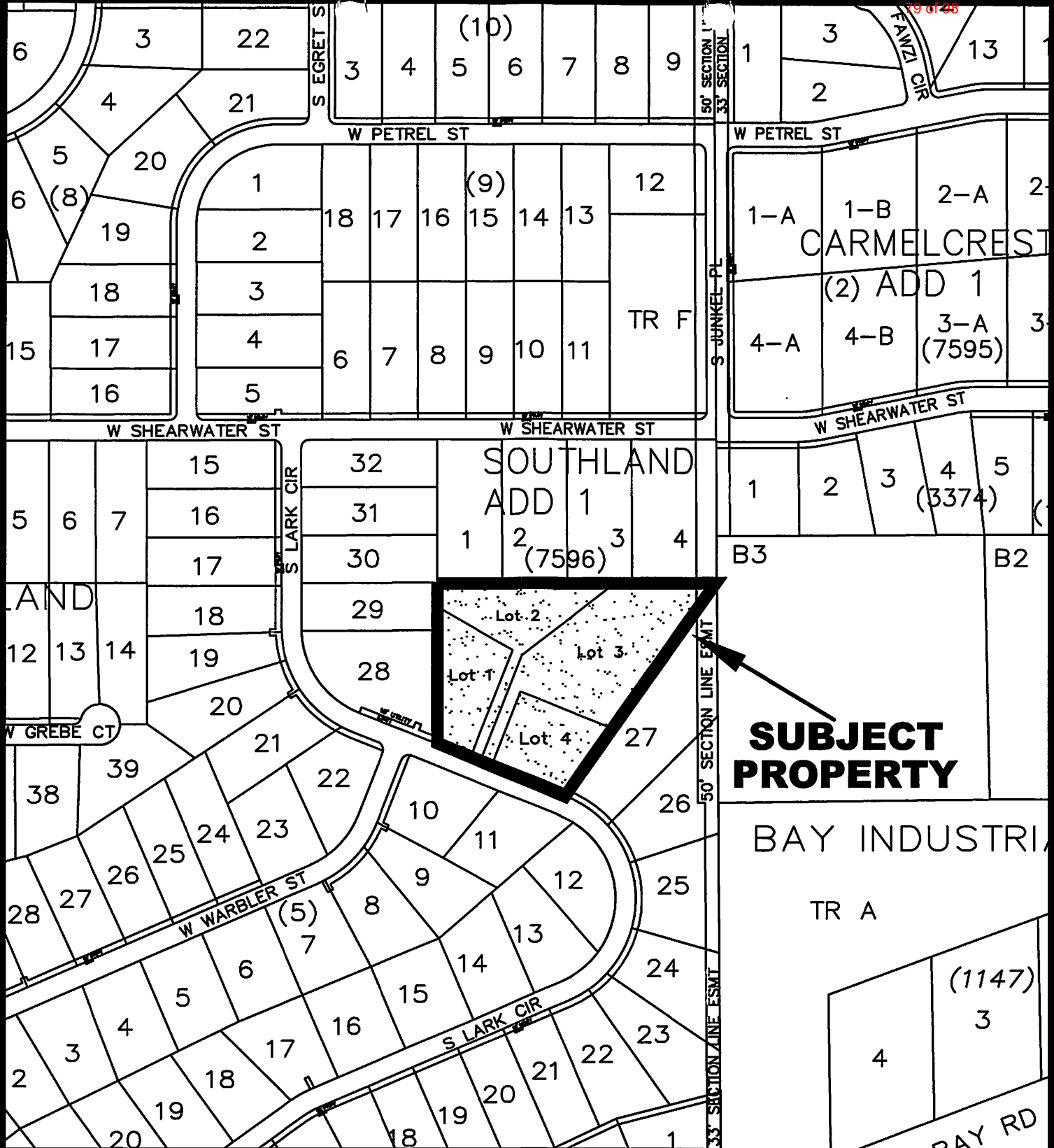
CONCLUSION: The abbreviated plat of Madelyn Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There was 1 objection to the plat from the public in response to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

FINDINGS OF FACT

1. The plat of Madelyn Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council Knik Fairview Area; Road Service Area #017 Knik RSA; MSB Community Development, Assessments, Planning Division, or Development Services. GCI did not respond. MTA did not respond. MEA did not respond.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There was 1 objection from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Madelyn Estates, Section 05, Township 16 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.



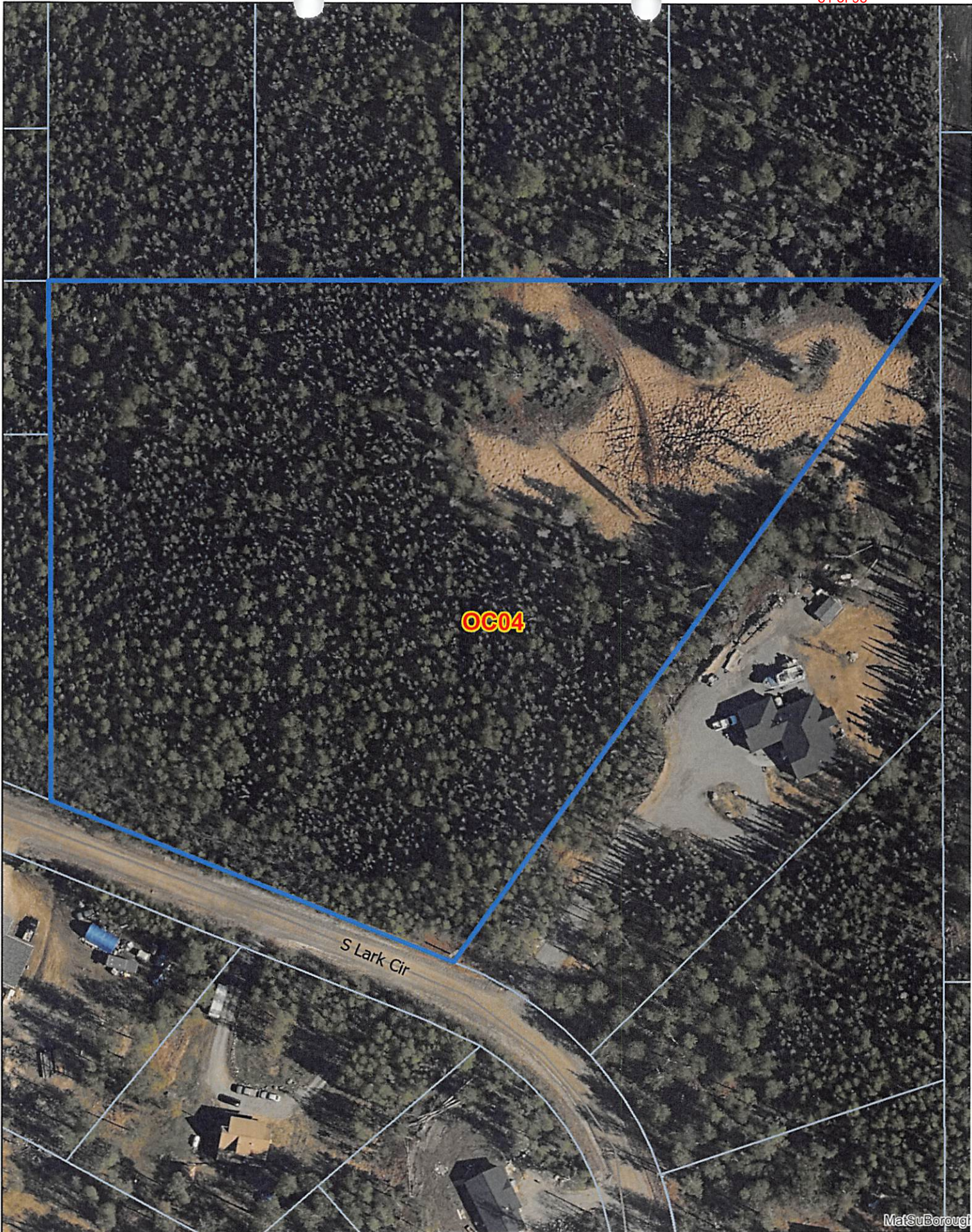
**SUBJECT
PROPERTY**

VICINITY MAP
FOR PROPOSED MADELYN ESTATES SUBDIVISION
LOCATED WITHIN
SECTION 05, T16N, R02W, SEWARD MERIDIAN
ALASKA

OC 04 MAP

EXHIBIT A

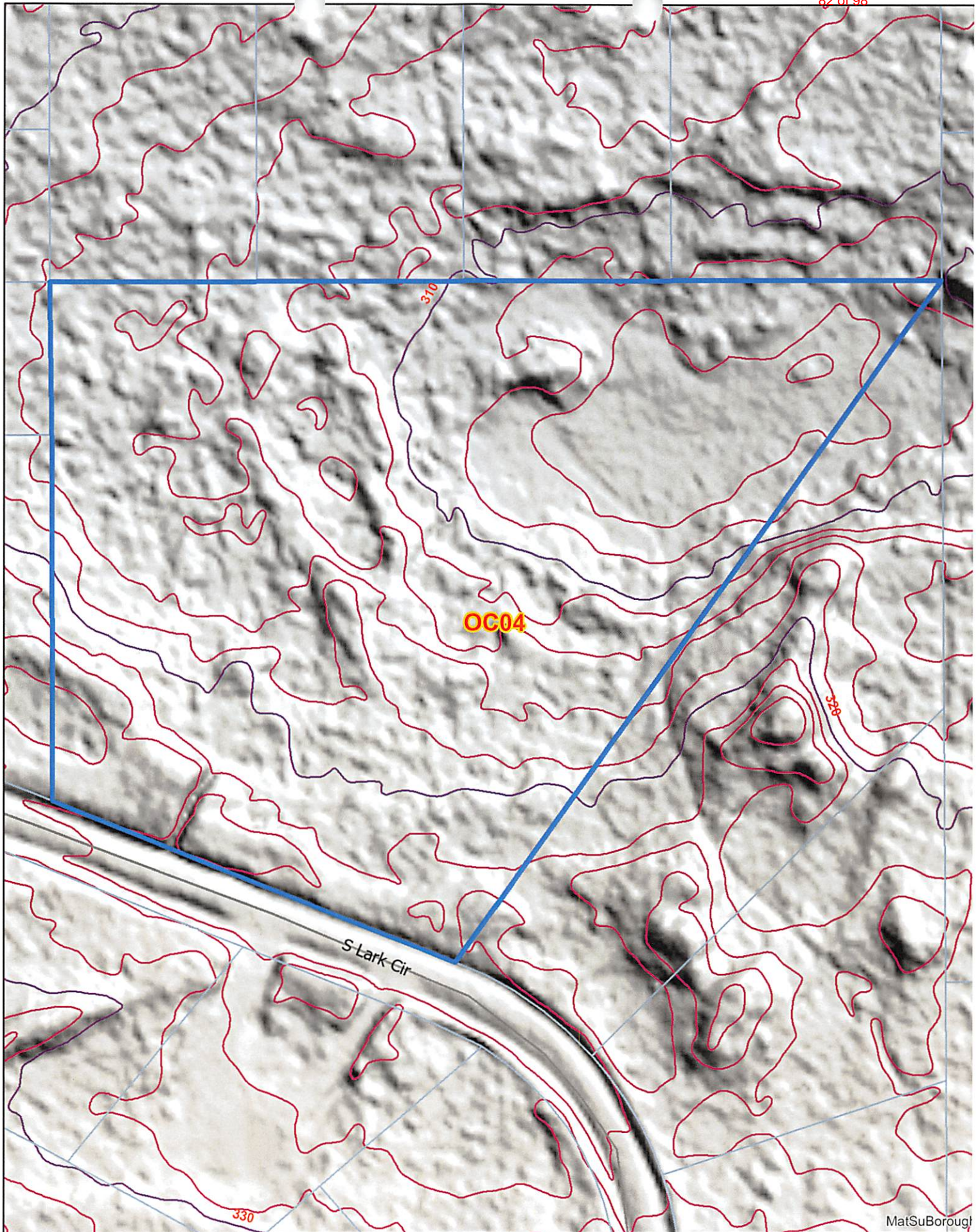




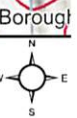
90 45 0 90 Feet

MatSu Borough

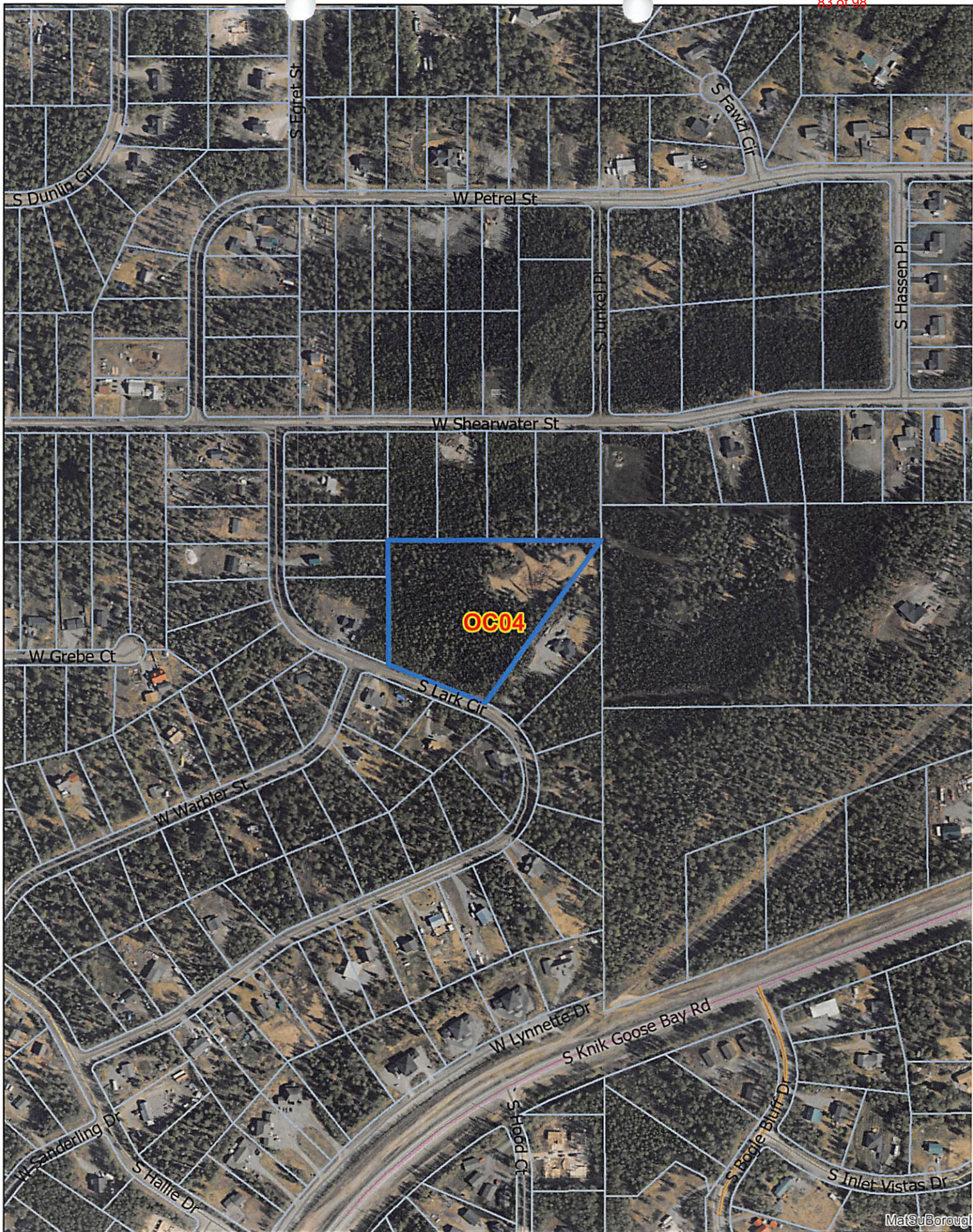




90 45 0 90 Feet



MatSuBorough



390 195 0 390 Feet

MatSu Borough





HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

August 8, 2024

Fred Wagner
MSB Platting Officer
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED
OCT 29 2024
PLATTING

Re: *Madelyn Estates*; Useable Areas, Soils, and Drainage
HE #23058

Dear Mr. Wagner:

At the request of the project owner, Hong Nguyen, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create four new lots from one existing parent parcel totaling 5.6 acres. Our soils evaluation included logging three new testholes on the parent parcel, review of adjacent existing soils information, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms an irregular rectangular shape north of S. Lark Circle and south of W. Shearwater Street. The majority of the parent parcel contains shallowly sloped terrain which gradually slopes towards a natural low region to the northeast. No significant regions with steep slopes over 25% were noted on the parent parcel. The total elevation differential indicated from the provided topographical map is approximately 18'.

Soils & Vegetation. The parent parcel remains in a native vegetated state, with no clearings or structures of note. There is a low, grassy seasonally wet area to the northwest, with the remainder of the parcel containing young growth willow, spruce, and birch trees. Three new testholes were dug on the parent parcel on 9/18/23 in order to evaluate existing soils conditions. Near surface soils encountered in the testholes typically included a thin organic mat over a thick layer of silty loess topsoils which extend down as deep as 3'. Typical receiving soils under the topsoils were found to consistently be dense silty sands and gravels varying to sands and gravels with a moderate silt content. The holes were dug to depths of 16' to 17'. Samples were taken from testholes 1 & 2 for the purpose of sieving, with testhole 3 being considered supplemental information. Sieve tests returned results of 27% fines for both samples. A copy of the testhole logs, sieve sample results, and a location/topography map is attached.

Groundwater. Groundwater was not encountered on the parent property in any of the testholes, which were logged on 9/18/23 and dug to depths of 16', 17' and 17' during a

particularly rainy fall season. Groundwater likely exists near the seasonal surface waters, in the natural low area near the northeast corner. Groundwater is not expected to be a significant limiting factor for other areas on the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to neighboring/existing water wells, setbacks to the low/wet area, and lotlines. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***the proposed four new lots will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Roads and Drainage. As no new roads are required or proposed, no drainage plan is required. Each of the proposed lots will be accessed via shared or individual driveways onto S. Lark Circle. General existing drainage patterns are shown on the attached map.

Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: H. Nguyen, w/attachments

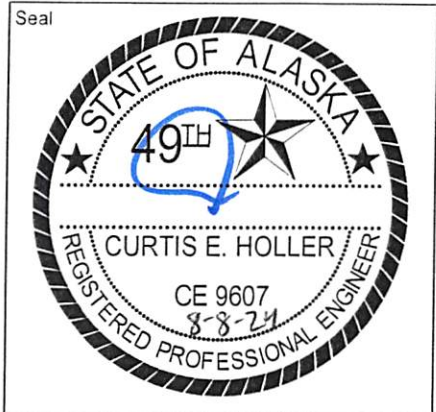




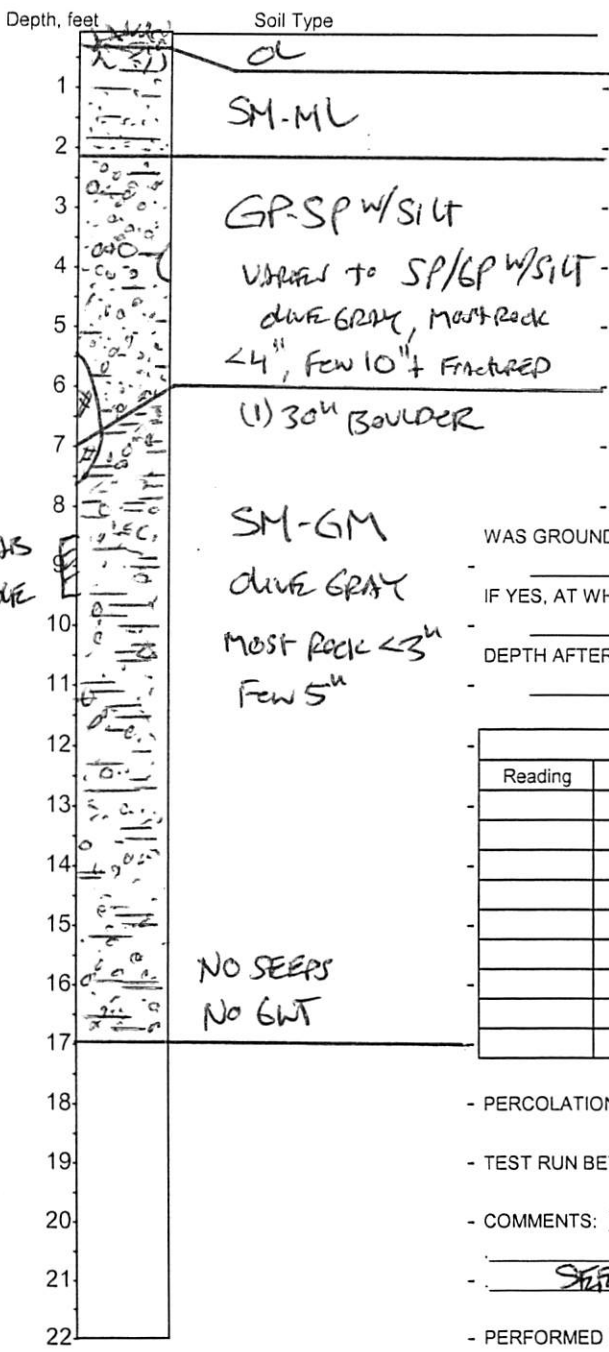
HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST



TEST HOLE # 1 of 3
 Performed For: H Nguyen
 Legal Description: Madelyn Estates/Southland Tr F



GRASS
SAMPLE

Slope

Site Plan

See attached testhole & topo map.

↑
N
↓

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

Slope

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

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

- TEST RUN BETWEEN 1 FT AND _____ FT DEPTH

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

- SEE SIEVE TEST @ 9' = 27% FINES CONTENT

- PERFORMED BY: J. Wilkins

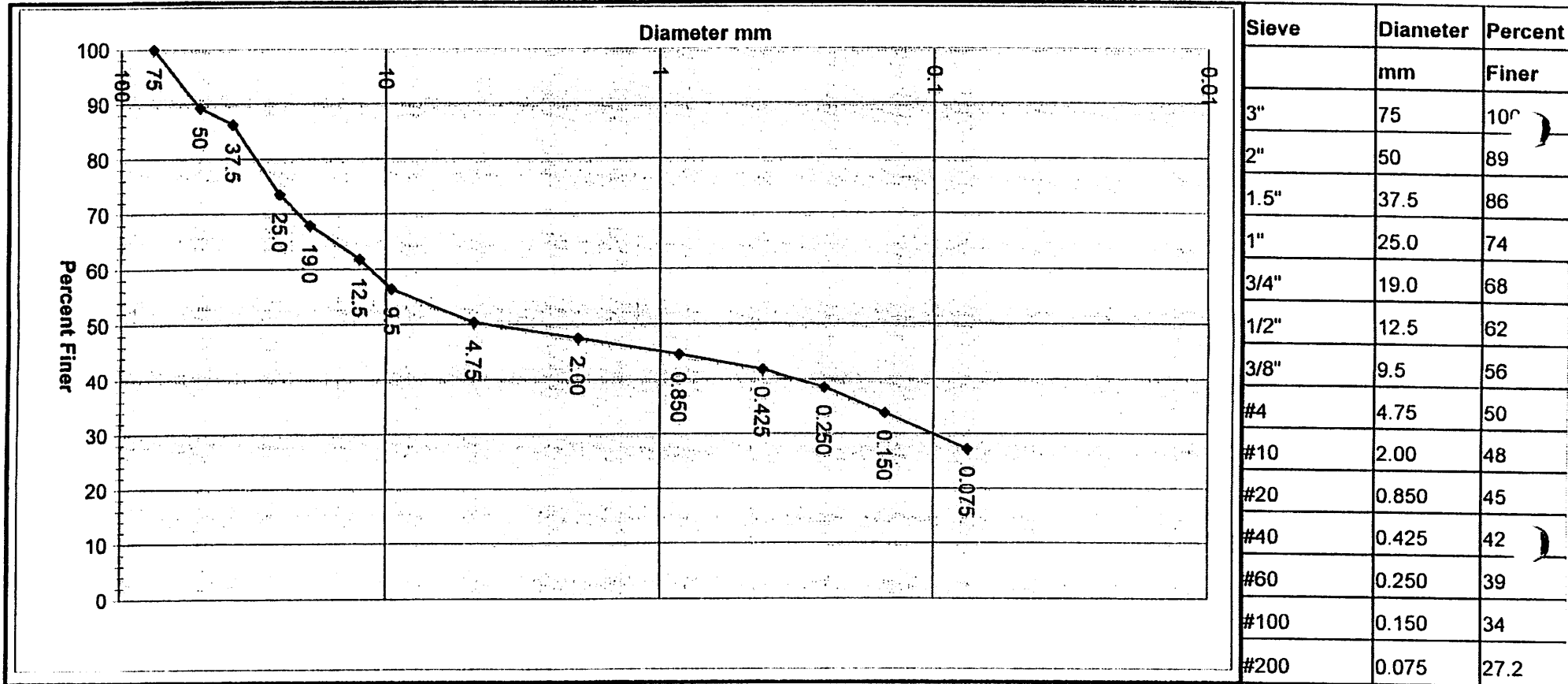
DATE: 9-18-2023



HANSEN ENGINEERING, INC.

February 12, 2025 Abbreviated Plat Hearing Packet
87 of 98

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Client: **Hong Nguyen/ Holler Eng**

Soil Description: **Silty Gravel with Sand**

Project: **Tract B Southland**

Unified Classification: **GM**

Date: **6/24/2024**

Sample Location: **TH #1 @ 9'**

Sample appears to have a low PI

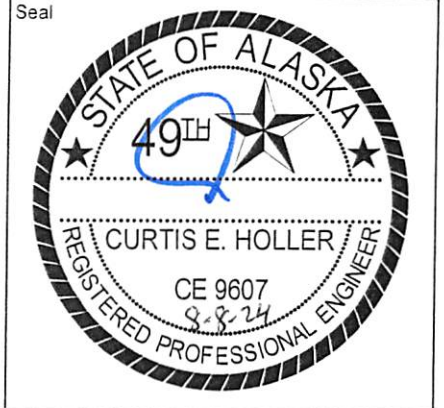
Sample Date: **9/18/2023**

Proj. no: **24056**



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 3
 Performed For: H Nguyen
 Legal Description: Madelyn Estates/Southland Tr F

Depth, feet	Soil Type
0 - 1	OL
1 - 3	SM-ML, soft
3 - 6	SP-GP w/ SILT, dark olive most rock to 3', few 7" ① 20" fractured
6 - 8	SM-GM
8 - 9	GRAB SAMPLE dune GRAY
9 - 10	most rock to 3"
10 - 11	Few to 8"
11 - 17	NO SEEP/NO GWT

Slope

Site Plan

See attached testhole & topo map.

↑
N
↓

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

Slope

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

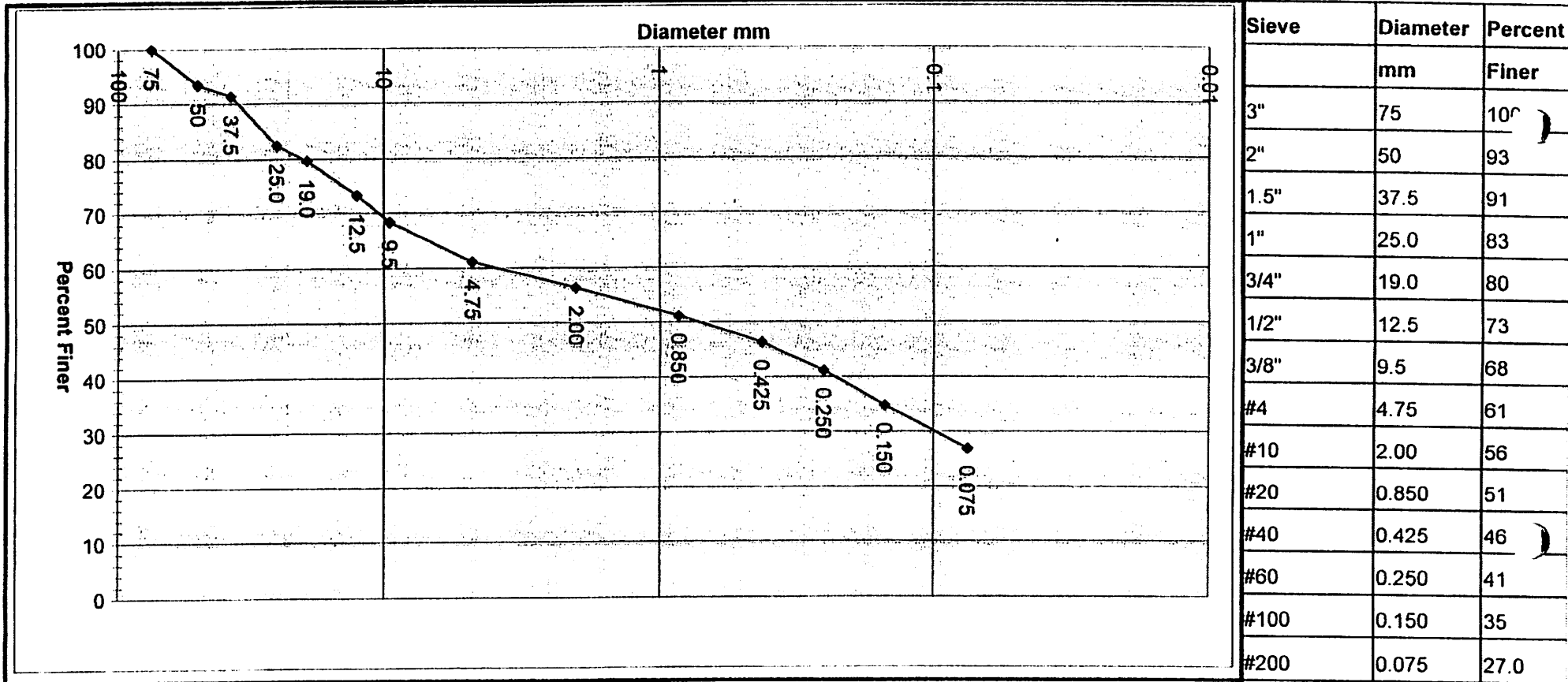
- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN FT AND FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
SEE SIEVE TEST @ 8' = 27% FINES CONTENT
 - PERFORMED BY: J. Wilkins DATE: 9-18-2023



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net

February 12, 2025 Abbreviated Plat Hearing Packet
89 of 98



Client: Hong Nguyen/ Holler Eng

Soil Description: Silty Gravel with Sand

Project: Tract B Southland

Unified Classification: GM

Sample Location: TH #2 @ 8'

Sample appears to be Non-Plastic

Date: 6/24/2024

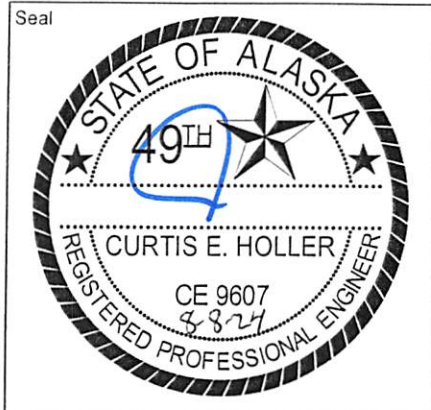
Sample Date: 9/18/2023

Proj. no: 24056



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 3
 Performed For: H Nguyen
 Legal Description: Madelyn Estates/Southland Tr F

Depth, feet	Soil Type
0 - 1	OL
1 - 2	SM-ML
2 - 3	
3 - 4	
4 - 6	SM-GM
6 - 7	CLAYE GCM, most
7 - 8	Rock to 3" from 8"
8 - 9	
9 - 10	
10 - 11	
11 - 12	
12 - 13	
13 - 14	
14 - 15	
15 - 16	NO GWT / NO STEPS
16 - 17	
17 - 18	
18 - 19	
19 - 20	
20 - 21	
21 - 22	

GRAB sample (NOT USED)

Slope

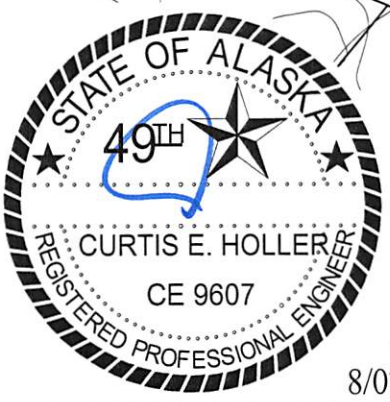
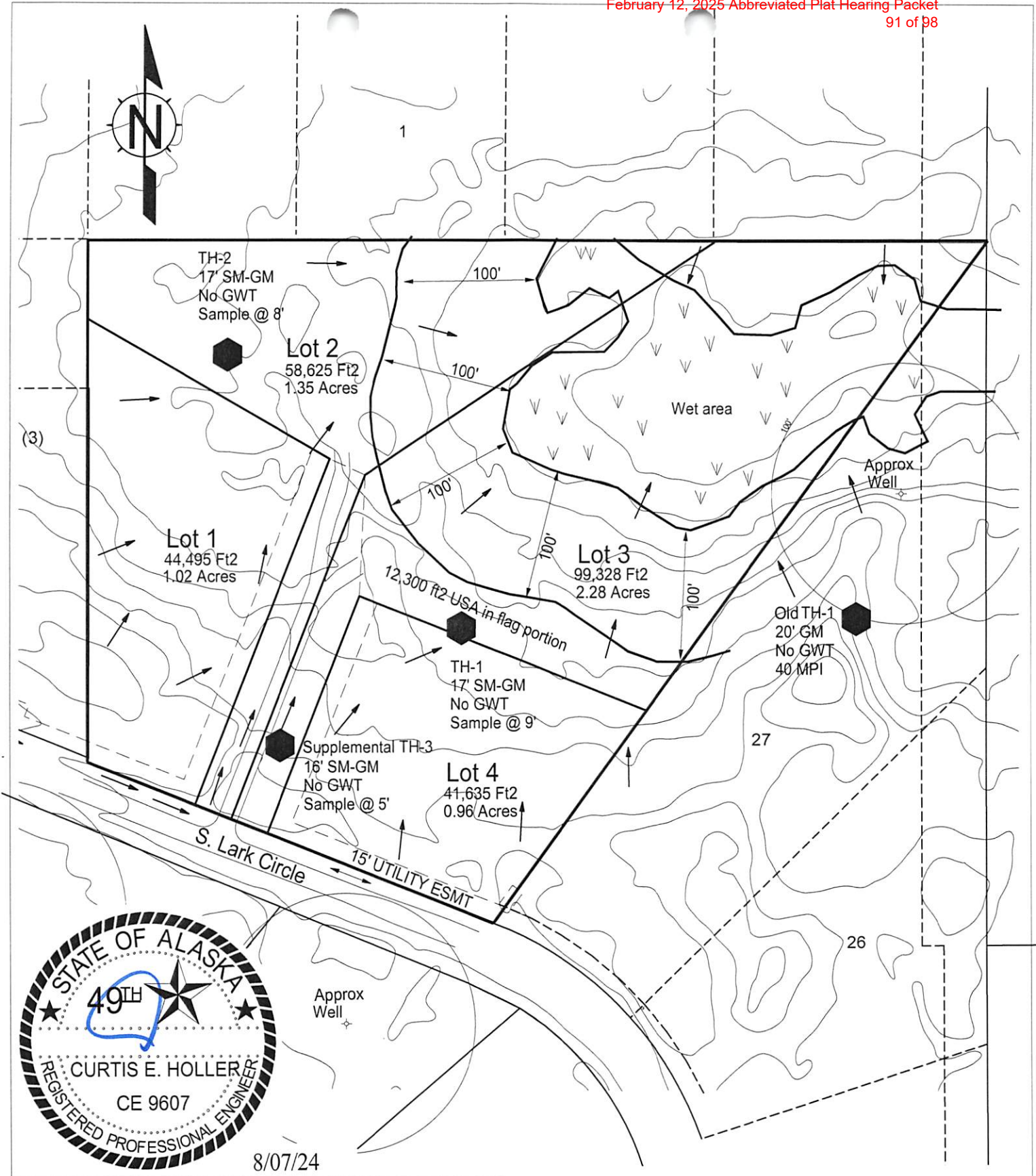
Site Plan
 See attached testhole & topo map.

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

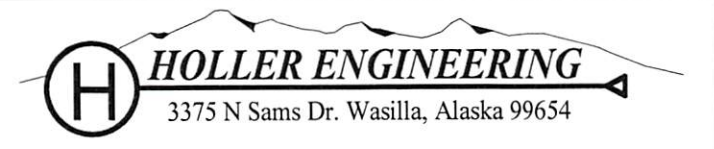
Slope

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

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN _____ FT AND _____ FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 - (TH FOR SUPPLEMENTAL USE, NO SIEVE TEST)
 - PERFORMED BY: J. Wilkins DATE: 9-18-2023



Madelyn Estates
Testhole, Topography & Drainage Map



Job # 23058 | Scale: 1" = 100' | Date: 8/07/24

Notes

1. Base drawing provided by surveyor.
2. MSB 2011 2' LiDAR topo not verified.
3. Arrows denote apparent drainage patterns.
4. Testhole locations approximate.

Wyatt Anderson

From: Pre-Design & Engineering
Sent: Friday, January 24, 2025 12:24 PM
To: Wyatt Anderson
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Daniel Dahms
Subject: RE: RFC Madelyn Estates

Wyatt,

No comments from PD&E.

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

From: Wyatt Anderson <Wyatt.Anderson@matsugov.us>
Sent: Thursday, January 16, 2025 3:35 PM
To: colton.percy@alaska.gov; sarah.myers@alaska.gov; billydoc56@hotmail.com; pcook@alaskan.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@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>; Planning <planning@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>; Bill Gamble <Bill.Gamble@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; dglsaviatn@aol.com; regpagemaster@usace.army.mil
Subject: RFC Madelyn Estates

Hello,

Attached is the RFC packet for Madelyn Estates. Please ensure that all comments are submitted by January 27, 2025 so that they can be incorporated in the staff report packet that will be presented to the platting Officer.

[☐ Madelyn Est](#)

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

Respectfully,

Wyatt Anderson
Platting Technician
Matanuska Susitna Borough
907-861-7872

Wyatt Anderson

From: Jeffrey Anderson
Sent: Friday, January 17, 2025 4:09 PM
To: Platting
Subject: RE: RFC Madelyn Estates

It is the recommendation of this office that any proposed subdivision of land is done so in compliance with regard to section 503 (Fire Apparatus Access Roads), and Appendix D of the 2021 International Fire Code as a minimum construction standard. The potential usages of such land necessitates that due care is taken during the platting stage to maintain the safest community and buildings possible now and in the future.



JEFF ANDERSON

Assistant Chief / Fire Marshal
CENTRAL MAT-SU FIRE DEPARTMENT
Fire & Life Safety Division (907) 861-8383
FireCode@matsugov.us

From: Wyatt Anderson <Wyatt.Anderson@matsugov.us>

Sent: Thursday, January 16, 2025 3:35 PM

To: colton.percy@alaska.gov; sarah.myers@alaska.gov; billydoc56@hotmail.com; pcook@alaskan.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@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>; Planning <planning@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>; Bill Gamble <Bill.Gamble@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; dglsaviatn@aol.com; regpagemaster@usace.army.mil

Subject: RFC Madelyn Estates

Hello,

Attached is the RFC packet for Madelyn Estates. Please ensure that all comments are submitted by January 27, 2025 so that they can be incorporated in the staff report packet that will be presented to the platting Officer.

[Madelyn Est](#)

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

Respectfully,

Wyatt Anderson

Wyatt Anderson

From: Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>
Sent: Wednesday, January 22, 2025 11:06 AM
To: Wyatt Anderson
Subject: RE: RFC Madelyn Estates

Mr. Anderson,

The Corps of Engineers (Corps) believes that there are aquatic resources located on the subject property that may be jurisdictional to the Corps and would require authorization prior to the placement or discharge of dredged and/or fill material into waters of the U.S.

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 you will be assigned a project manager to assist you.

Sincerely,
Carolyn Farmer

From: Wyatt Anderson <Wyatt.Anderson@matsugov.us>
Sent: Thursday, January 16, 2025 3:35 PM
To: colton.percy@alaska.gov; sarah.myers@alaska.gov; billydoc56@hotmail.com; pcook@alaskan.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@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>;



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 21, 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.

- **MADELYN ESTATES**
(MSB Case # 2025-010)

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: Permit Center
Sent: Thursday, January 16, 2025 4:04 PM
To: Wyatt Anderson
Subject: RE: RFC Madelyn Estates

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: Wyatt Anderson <Wyatt.Anderson@matsugov.us>
Sent: Thursday, January 16, 2025 3:35 PM
To: colton.percy@alaska.gov; sarah.myers@alaska.gov; billydoc56@hotmail.com; pcook@alaskan.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@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>; Planning <planning@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>; Bill Gamble <Bill.Gamble@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; dglsaviatn@aol.com; regpagemaster@usace.army.mil
Subject: RFC Madelyn Estates

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[Madelyn Est](#)

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

Respectfully,

Wyatt Anderson
Platting Technician
Matanuska Susitna Borough
907-861-7872

Wyatt Anderson

From: Google Calendar <calendar-notification@google.com> on behalf of mel shulsky <mshulsky@gmail.com>
Sent: Friday, January 24, 2025 6:46 PM
To: Platting; mel shulsky
Subject: Abbreviated Plat / Objection/ Public Hearing 2/12/2025

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

We OBJECT to the addition of Madelyn Estates within Southland Subdivision.
Melanie Shulsky
Robert Akes
8699 W Petrel, Wasilla, AK 99623

Abbreviated Plat

Wednesday Feb 12, 2025 · 8:30am (Alaska Time - Anchorage)

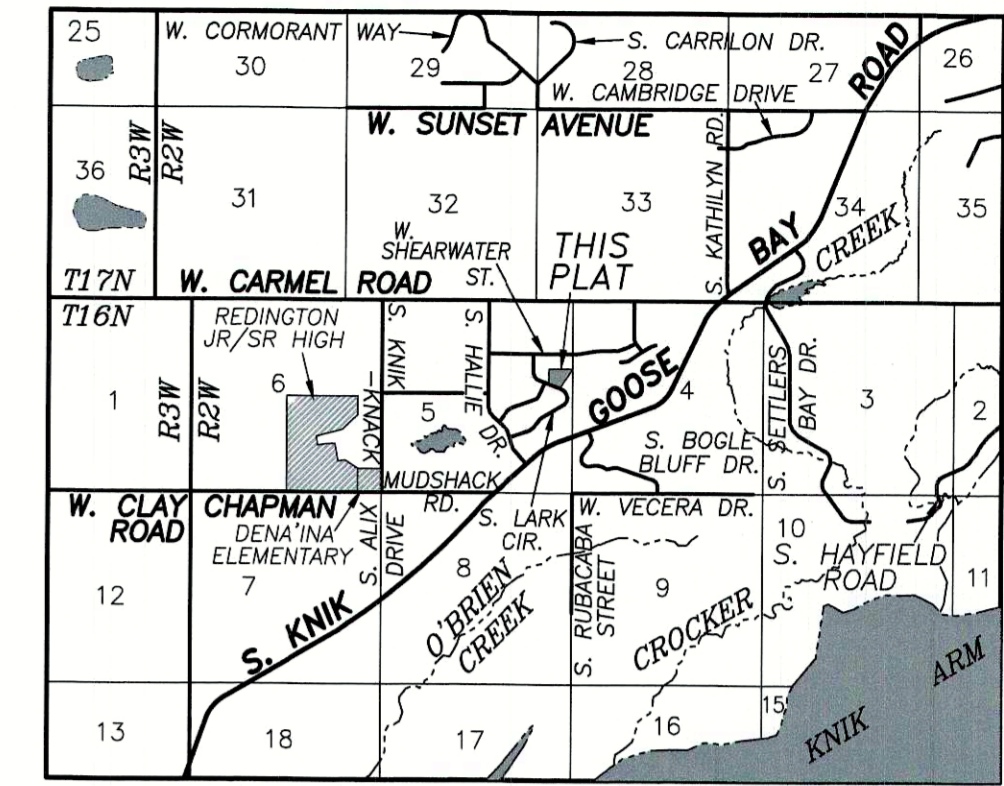
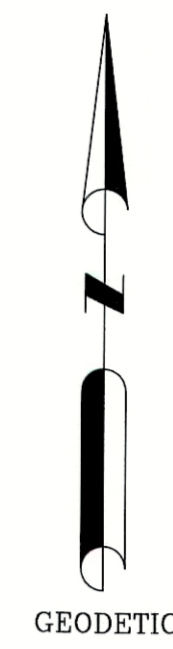
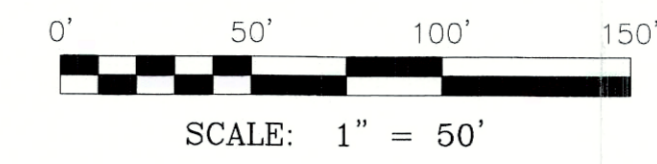
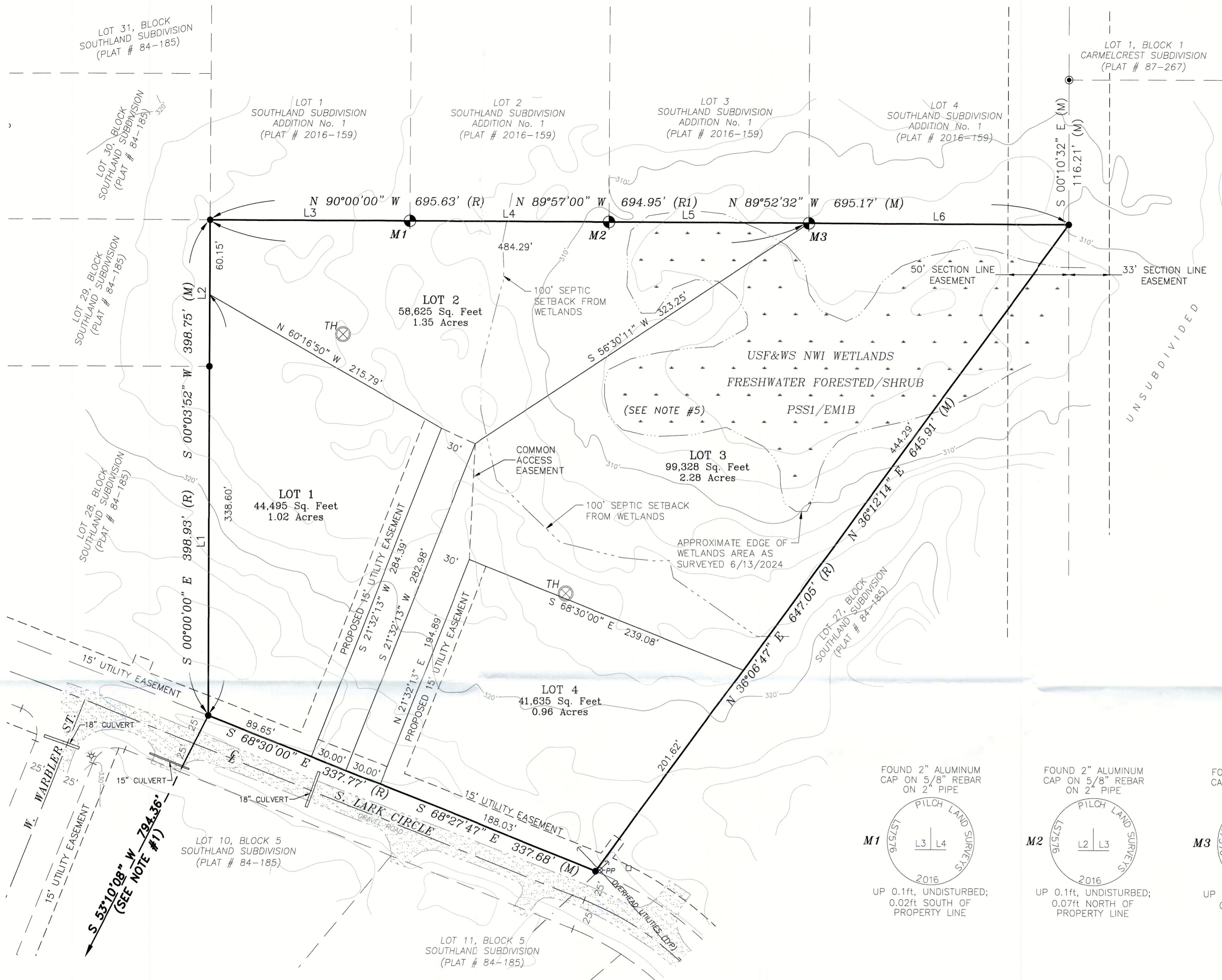
Kayla Kinneen

Location

Assembly Chambers, 350 E Dahlia Ave, Palmer, AK 99645, USA

[View map](#)

Guests



VICINITY MAP: 1" = 1 MILE

LEGEND

- ◆ FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR WITH 2" RED PLASTIC CAP LABELED "ACUTEK GEOMATICS 9106-S"
- FOUND 5/8" REBAR
- (R) RECORD VALUE PER SOUTHLAND SUBDIVISION (PLAT # 84-185)
- (R1) RECORD VALUE PER SOUTHLAND SUBDIVISION ADDITION No. 1 (PLAT # 2016-159)
- (M) MEASURED VALUE THIS SURVEY
- (C) COMPUTED VALUE THIS SURVEY
- SET 5/8"x30" REBAR WITH 1" PLASTIC CAP LABELED "BULL MOOSE LS 10609"
- ⊕ POWER POLE
- ⊙ GUY ANCHOR
- ⊠ POWER METER
- * TRAFFIC SIGN

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 NO. _____

DATED _____

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 THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ PLATTING CLERK _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

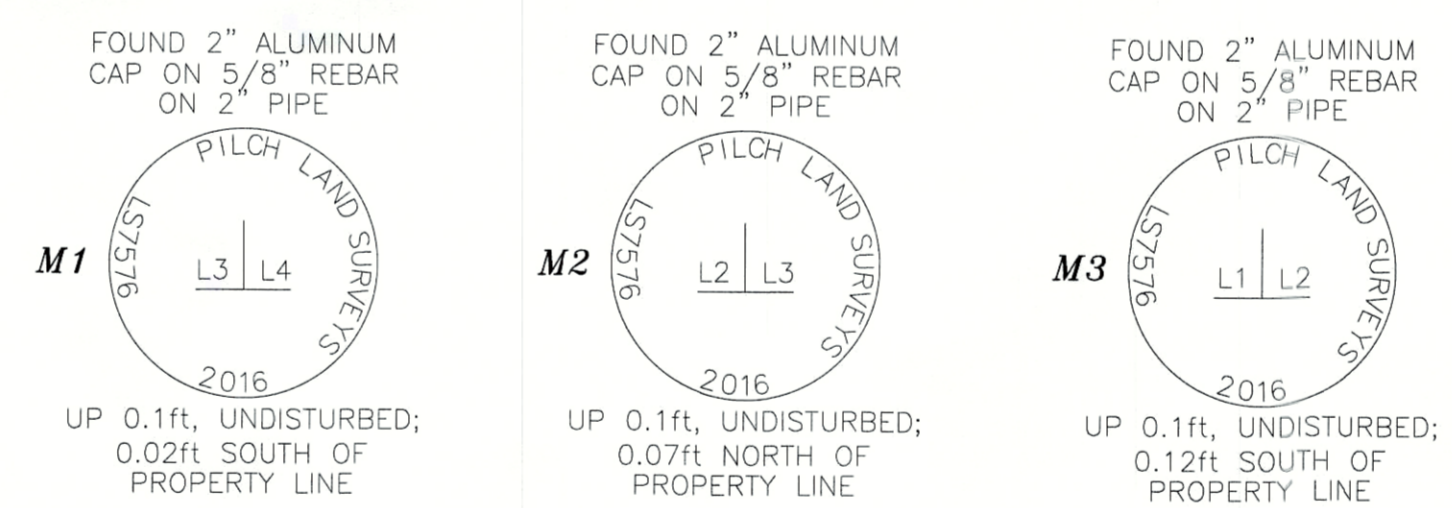
I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT AND GRANT ALL EASEMENTS TO THE USE SHOWN.

HONG NGUYEN _____ DATE _____
 801 S. HERMAN ROAD
 WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
 THIS _____ DAY OF _____
 FOR HONG NGUYEN _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____



FOUND 2" ALUMINUM CAP ON 5/8" REBAR ON 2" PIPE

M1 UP 0.1ft. UNDISTURBED; 0.02ft. SOUTH OF PROPERTY LINE

M2 UP 0.1ft. UNDISTURBED; 0.07ft. NORTH OF PROPERTY LINE

M3 UP 0.1ft. UNDISTURBED; 0.12ft. SOUTH OF PROPERTY LINE

NOTES

1. THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON JUNE 12, 2024 AT A SET 6" SPIKE THAT BEARS S 53°10'08" W 794.36' FROM SOUTHWESTERN PROPERTY CORNER. CONTROL POINT HAS A LATITUDE OF 61°30'16.59362"N AND A LONGITUDE OF 149°40'03.48895"W AS TAKEN FROM AN OPUS SOLUTION OF STATIC DATA OBSERVED AT THE CONTROL POINT. THIS SURVEY WAS CONDUCTED USING LEICA VIVA GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
2. 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.
3. 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 GOVERN THOSE SYSTEMS.
4. CONTOURS TAKEN FROM M.S.B. 2011 LIDAR PROJECT.
5. WETLANDS INFORMATION TAKEN FROM A COMBINATION OF MAPPING FROM THE U.S. FISH & WILDLIFE SERVICE (USF&W) NATIONAL WETLANDS INVENTORY (NWI) ESRI MAPPING PROJECT AND SURVEY ON SITE OF TERRAIN MATCHING USF&W NWI MAP. BULL MOOSE SURVEYING IS NOT CERTIFIED TO DELINEATE WETLANDS AND IS SHOWING THE APPROXIMATE EDGE OF POSSIBLE WETLANDS FOR PURPOSES OF USABLE AREA FOR INDIVIDUAL SEPTICS.
6. COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDED: SEPTEMBER 7, 1984 IN BOOK 377, PAGE 914

LINE TABLE

LINE	BEARING	DISTANCE
L1(R)	S 00°00'00" W	281.13'
L1(M)	S 00°03'04" W	281.01'
L2(R)	S 00°00'00" W	117.81'
L2(M)	S 00°05'47" W	117.74'
L3(R1)	N 89°57'00" W	161.42'
L3(M)	N 89°52'05" W	161.39'
L4(R1)	N 89°57'00" W	161.42'
L4(M)	N 89°54'32" W	161.35'
L5(R1)	N 89°57'00" W	161.42'
L5(M)	N 89°48'25" W	161.55'
L6(R1)	N 89°57'00" W	210.69'
L6(M)	N 89°54'31" W	210.88'

CERTIFICATE OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

PRELIMINARY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



ROBERT S. HOFFMAN, P.L.S. _____ 8/7/2024
 LS-10609 PROFESSIONAL LAND SURVEYOR DATE

PRELIMINARY

RECEIVED
 Agenda Copy AUG 15 2024
PLATTING

A PLAT OF

MADelyn ESTATES

A REPLAT OF:
 TRACT B, BLOCK 3,
 SOUTHLAND SUBDIVISION
 PLAT # 84-185

LOCATED WITHIN:
 SECTION 5, T16N R2W

SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA

CONTAINING 5.60 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC
 LICENSE #200746
 200 HYGRADE LANE WASILLA, ALASKA 99654 OFFICE: (907) 357-6957
 office@bullmoosesurveying.com

DRAWN BY: EEG DRAWING SCALE: 1"=50'
 DATE: 8/7/2024 SHEET 1 OF 1
 CHECKED BY: TGC/RSR