

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 19, 2025**

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattling@matsugov.us 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. **MEADOW LAKES TOWN CENTER RSB B3 L7:** The request is to create 2 lots from Block 3, Lot 7 of, Meadow Lakes Town Center Phase 1 Subdivision, Plat No. 2010-73, (Tax ID #6990B03L007) to be known as **MEADOW LKS TWN CTR RSB B/3 L/7**, containing 12.57 acres +/- . The plat is located directly North of W. Marigold Drive, East of W. Parks Highway, and directly West of S. Sylvan Road; located within the NE ¼ Section 09, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. *(Petitioner/Owner: Meadow Lakes Investment, LLC, Staff: Wyatt Anderson, Case #2025-011)*
- B. **DAKOTA RIDGE:** The request is to create four lots from Lot 1, Brendon Woods (Plat # 2021-99), to be known as **DAKOTA RIDGE**, containing 10.76 acres +/- . The property is located directly north of E. Huntley Road and east of N. Koppenburg Road; (Tax ID 8169000L001); within Section 25, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and Assembly District #1. *(Petitioner/Owner: John Harmon, Staff: Chris Curlin, Case #2025-013)*

- C. **SCORPION:** The request is to create two lots from Lot 1A, McCallister Subdivision, Plat No. 2014-11 to be known as **SCORPION**, containing 4.3 acres +/- . The property is located north of the Alaska Railroad, east of N. Stanley Road, and directly south of W. Parks Highway (Tax ID # 7267B01L001A); within the NW ¼ Section 07, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Dan Hacker & McCallister Investment Group, LLC, Staff: Matthew Goddard, Case #2025-014*)
- D. **ROWLAND FOREST RSB L4-5:** The request is to create two lots by adjusting the common lot line between Lots 4 & 5, Rowland Forest Subdivision, Plat No. 2019-20 to be known as **Lots 4A & 5A**, containing 6.76 acres +/- . The property is located west of N. Tranquility Lane, east of N. Smith Road, & north of E. Maud Road (Tax ID # 7837000L004 / L005); within the SW ¼ Section 01, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. (*Petitioner/Owner: Rowland Properties, LLC, Staff: Matthew Goddard, Case #2025-015*)

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **February 19, 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 19, 2025

ABBREVIATED PLAT: MEADOW LKS TWN CTR RSB B/3 L/7
LEGAL DESCRIPTION: SEC 09, T17N, R02W, SEWARD MERIDIAN AK
PETITIONERS: MEADOW LAKES INVESTMENT, LLC.
SURVEYOR/ENGINEER: THE BOUTET CO., TRIAD ENGINEERING
ACRES: 12.57 ± PARCELS: 2
REVIEWED BY: WYATT ANDERSON CASE #: 2025-011

REQUEST: The request is to create 2 lots from Block 3, Lot 7 of, Meadow Lakes Town Center Phase 1 Subdivision, Plat No. 2010-73, to be known as MEADOW LKS TWN CTR RSB B/3 L/7, containing 12.57 acres +/- . The plat is located directly North of W. Marigold Drive, East of W. Parks Highway, and directly West of S. Sylvan Road; located within the NE ¼ Section 09, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow lakes Community Council and Assembly District #7.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 5 pgs
EXHIBIT B – 4 pgs

AGENCY COMMENTS

Department of Public Works
Permit Center
ADOT
Utilities

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

DISCUSSION: The proposed subdivision is creating two lots. Lot 7A is 7.56 acres and Lot 7B is 5.00 acres. Access for Lot 7A is W. Marigold Drive, and access for Lot 7B is S. Sylvan Road. W. Marigold Drive and S. Sylvan Road are both Mat-Su Borough owned and maintained roads.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Grant Mathews PE, notes that Triad Engineering, LLC performed a soils investigation on November 25, 2024. A test hole was excavated at the location shown on the map. Soils encountered during the investigation were visually classified in general accordance with the Unified Soil Classification System (USCS). The general subsurface profile encountered for Lot 7B consisted of well graded sands and gravels (SW/GW) from the surface down to bottom of the test hole, at 12 feet. Based on the soils encountered, no confirmation percolation testing was warranted. Perc rates less than 1 min/inch are anticipated based on the visual classification of the soils. No groundwater or weeps in the trench sidewalls were encountered during the excavation. A test hole log is attached with this report. Based on field observations and review of the existing topography, adjacent properties, and site conditions, the proposed Lots 7A & 7B have at least

10,000 square feet of usable building area and 10,000 square feet of contiguous usable area for a septic drain field in accordance with the MSB Title 43 Code, section 43.20.281.

Comments: Department of Public Works (**Exhibit C**) has no comments.

Permit Center (**Exhibit D**) has no comments.

ADOT (**Exhibit E**) has no objections.

Utilities: (**Exhibit F**) Enstar has no comments, recommendations or objections. MTA commented, “MTA has existing facilities placed jointly with MEA on lot 7 of plat 2010-73. We will be reaching out to the land owner for our own easement.”. MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G, U.S. Postmaster, Meadow Lakes Community Council; Fire Service Area #136 West Lakes; Road Service Area #027 Meadow Lakes; Assembly District #007, MSB Community Development, Emergency Services, Assessments, Planning Division, or Development Services; or MEA.

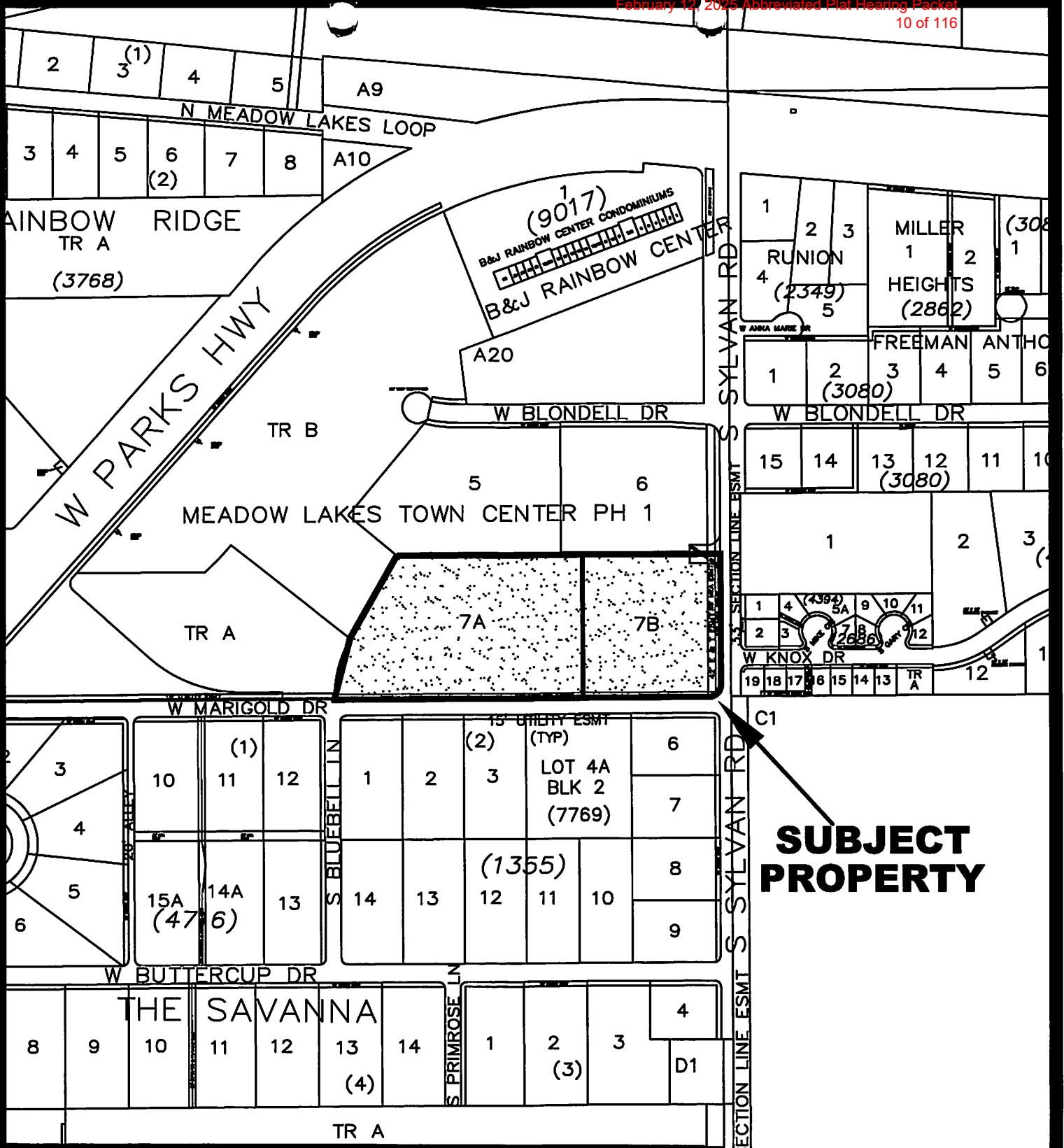
CONCLUSION: The abbreviated plat of Meadow Lks Twn Ctr Rsb B/3 L/7 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public 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 Meadow Lks Twn Ctr Rsb B/3 L/7 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; ADF&G, U.S. Postmaster, Meadow Lakes Community Council; Fire Service Area #136 West Lakes; Road Service Area #027 Meadow Lakes; Assembly District #007, MSB Community Development, Emergency Services, Assessments, Planning Division, or Development Services; or MEA.
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 Meadow Lks Twn Ctr Rsb B/3 L/7, Section 09, Township 17 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 MEADOW LAKES TOWN CENTER
RSB B/3 L/7. LOCATED WITHIN
SECTION 09, T17N, R02W, SEWARD MERIDIAN
ALASKA

HO 10 MAP

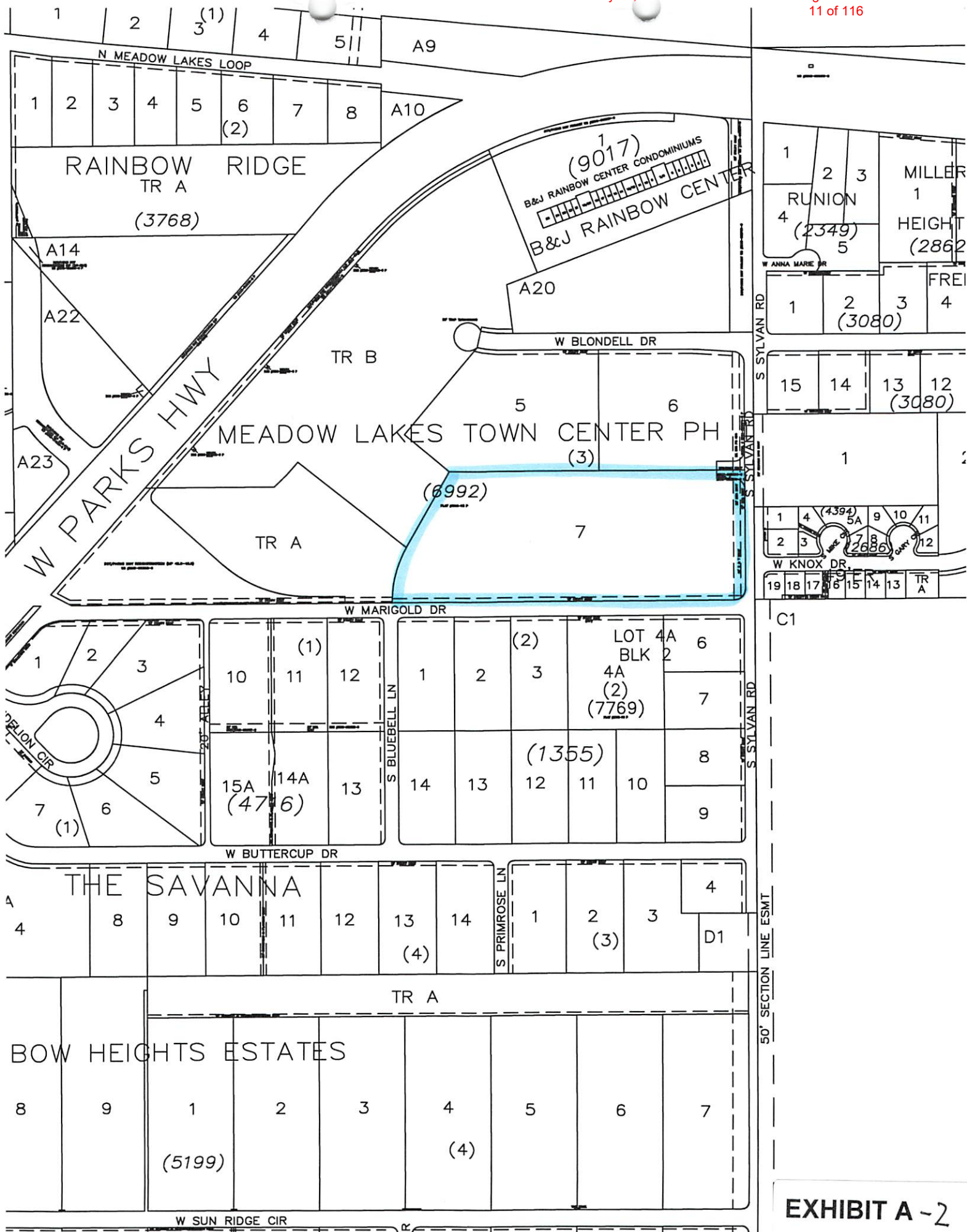


EXHIBIT A-2



Mazurcka-Suzina Borough, Maxar, Microsoft



50' TEMP TURNAROUND

W Blondell Dr

33' SECTION LIN

W Knox Dr

W Marigold Dr

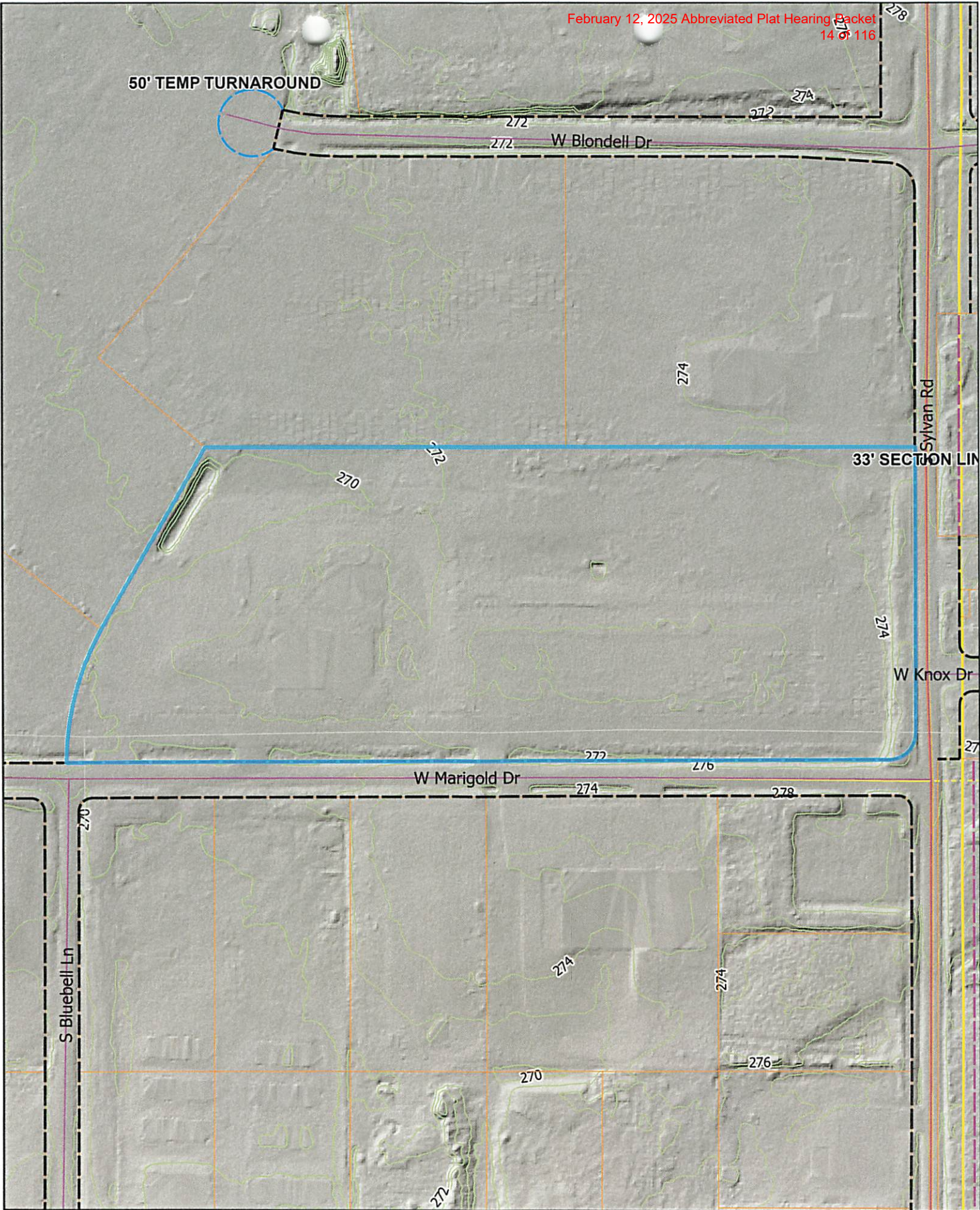
S Bluebell Ln

Sylvan Rd

Matanuska-Susitna Borough, MicroScale



50' TEMP TURNAROUND



TRIAD

ENGINEERING, LLC

PHYSICAL

615 E. 82nd Ave., Suite 101
Anchorage, AK 99518

MAILING

P.O. Box 111989
Anchorage, AK 99511

OFFICE

907-561-6537

WEB

triadak.com

January 14th, 2025

Mat-Su Borough Planning Department
350 E. Dahlia Ave.
Palmer, AK 99645

Attention: Fred Wagner, PLS
Subject: **Meadow Lakes Town Center, Lots 7A & 7B
Usable Area Report**

RECEIVED

JAN 14 2025

PLATTING

Mr. Wagner,

This letter provides a usable area analysis for proposed Lots 7A & 7B, Meadow Lakes Town Center in accordance with the Mat-Su Borough (MSB) Title 43 Code Requirements.

Project Description

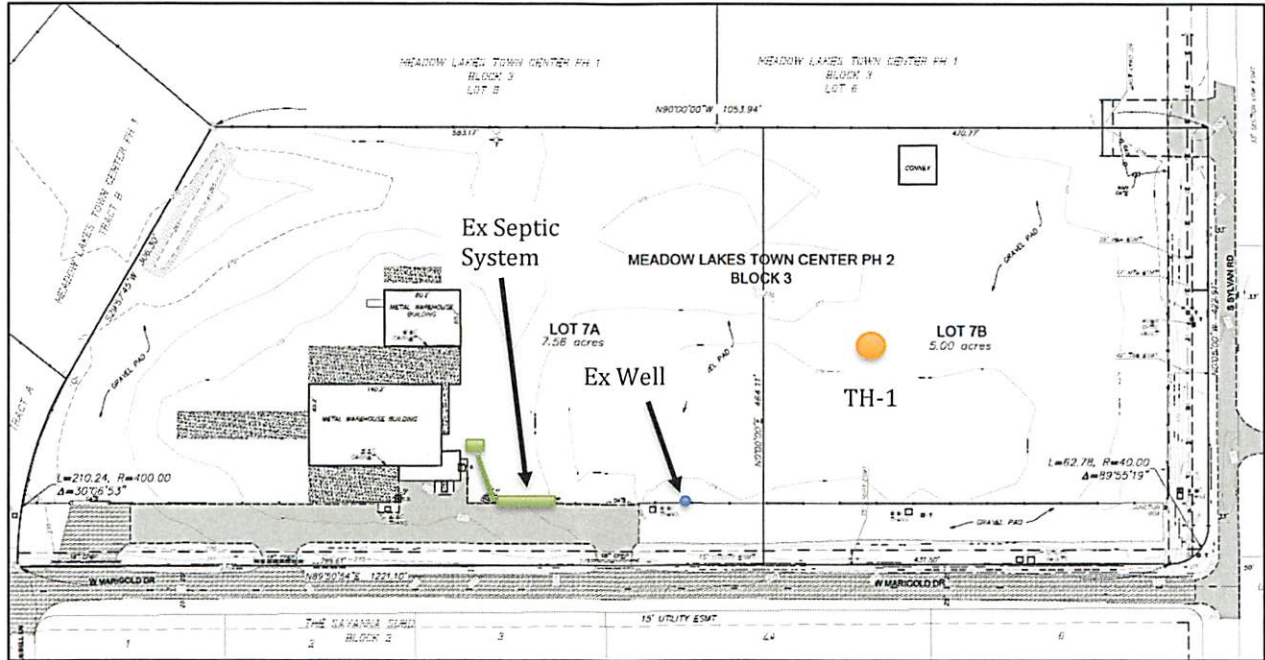
The project site consists of an existing 12.6-acre parcel identified as Lot 7, Block 3, Meadow Lakes Town Center, Phase 1 Subdivision. The parcel is located in Meadow Lakes at the northwest quadrant of the intersection of W Marigold Dr and Sylvan Rd. The property contains two metal warehouse buildings, associated parking, and a well and septic system. The proposed plat will subdivide the parcel into two lots, creating a 5-acre parcel along Sylvan Rd out of an area that is currently a graded, gravel pad but otherwise undeveloped.

Soils Investigation

Triad Engineering, LLC performed a soils investigation on November 25th, 2024. Dirtworks, Inc mobilized a Hitachi 135 excavator to the site and provided an operator for the investigation. A test hole was excavated at the location shown in the map on the following page.

Soils encountered during the investigation were visually classified in general accordance with the Unified Soil Classification System (USCS). The general subsurface profile encountered for Lot 7B consisted of well graded sands and gravels (SW/GW) from the surface down to bottom of the test hole at 12 feet. Based on the soils encountered, no confirmation percolation testing was warranted. Perc rates less than 1 min/inch are anticipated based on the visual classification of the soils. No groundwater or weeps in the trench sidewalls were encountered during the excavation. A test hole log is attached with this report.

January 14th, 2025
Subject: Meadow Lakes Town Center Lots 7A & 7B
Usable Area Report
Page 2 of 2



Location Map

Useable Area

Based on field observations and review of the existing topography, adjacent properties, and site conditions, the proposed Lots 7A & 7B have at least 10,000 square feet of usable building area and 10,000 square feet of contiguous usable area for a septic drain field in accordance with the MSB Title 43 Code, section 43.20.281.

The existing well and septic system on Lot 7A will continue to serve the warehouse buildings.

Thank you for your time and consideration in this matter. If you require additional information, please call 907-644-3981 or email me at grantmathews@triadak.com.

Sincerely,
TRIAD ENGINEERING, LLC

Grant Mathews, P.E.



Attachments: Excavation photo
Test Hole log



Municipality of Anchorage
Development Services Department
On-Site Water and Wastewater Section
4700 Elmore St.
P.O. Box 196650 Anchorage, AK 99519-6650
www.muni.org/onsite
(907) 343-7904



Soils Log - Percolation Test

Performed For: Mark Larson - Keystone Holdings Date Performed: 11.25.24

Legal Description: Meadow Lakes Town Center Lot 7B Township, Range, Section: _____

	Slope	Site Plan
Depth (Feet)		
1-		
2-		
3-		
4-		
5-		
6-		
7-		
8-		
9-		
10-		
11-		
12-		
13-		
14-		
15-		
16-		
17-		
18-		
19-		
20-		

Clean Sand & Gravel
SW/GW

BOH @ 12'

WAS GROUND WATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? _____

Depth to Water After Monitoring? N/A

Date: 11.25.24

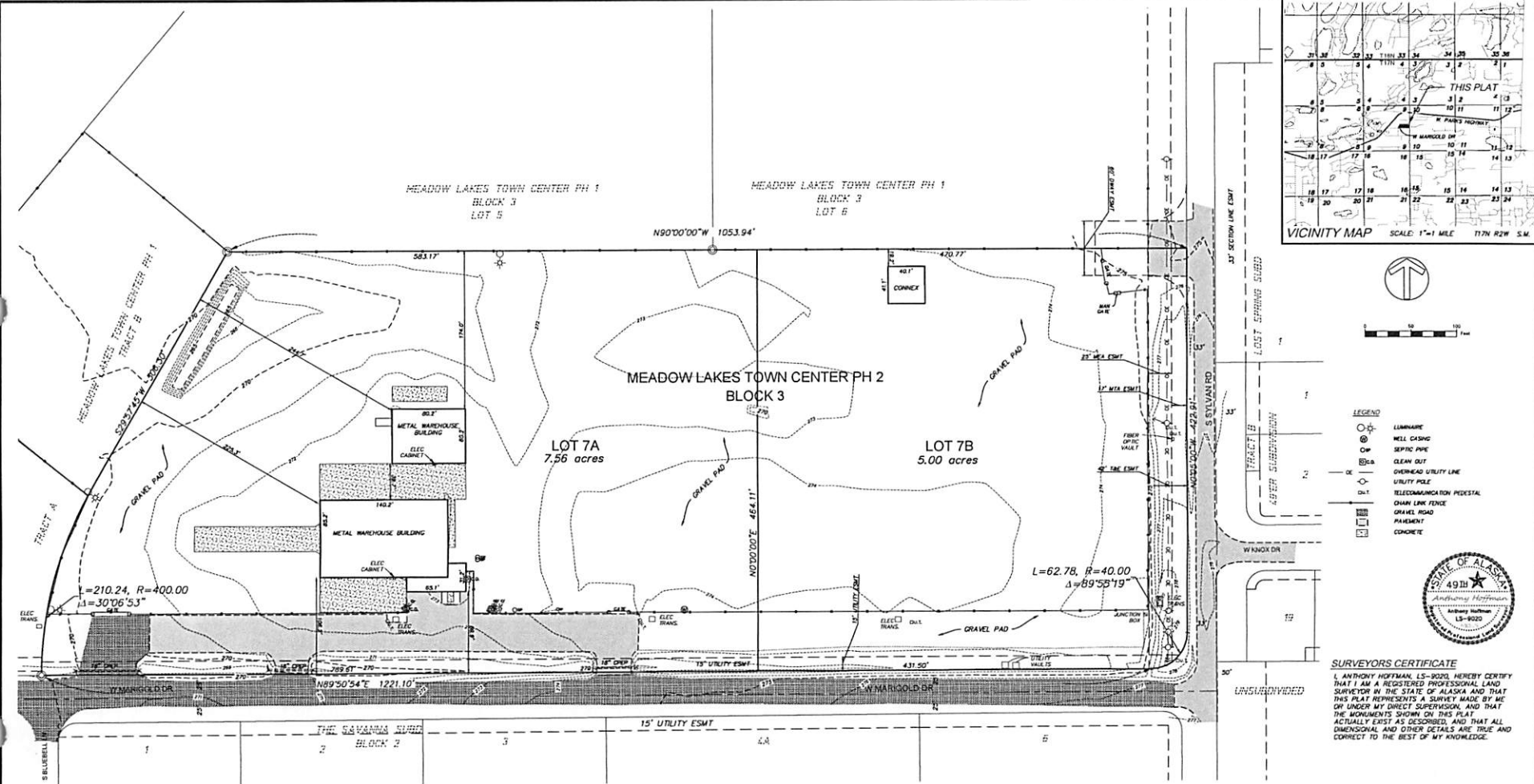
S
L
O
P
E

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

PERCOLATION RATE _____ (minutes/inch) PERC HOLE DIAMETER _____
TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS No perc test completed. Anticipated perc rate <1 min/inch based on visual observations.

PERFORMED BY: Triad Engineering, LLC | Grant Mathews CERTIFY THAT THIS TEST WAS PERFORMED IN ACCORDANCE WITH ALL STATE AND MUNICIPAL GUIDELINES IN EFFECT ON THIS DATE. DATE: 1.14.25



SURVEYOR'S CERTIFICATE
I, ANTHONY HOFFMAN, LS-9020, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____, FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

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

MEADOW LAKES INVESTMENT, LLC
251 E. 104TH AVE., ANCHORAGE, AK., 99515
DATE _____

GENERAL NOTES
1. DISTANCES SHOWN ARE IN FEET. DISTANCES SHOWN TO THE FOOT ARE TO THAT FOOT (I.E. 20'-30.00").
2. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS CONCERNING LAND USE. THE INDIVIDUAL PARCELS OWNERS SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
3. NO INDIVIDUAL, GROUP, SUPPLY SYSTEM, OR SERVICE SYSTEM SHALL BE POINTED ON ANY LOT UNLESS THE SYSTEM IS LAID OUT, CONSTRUCTED, AND OPERATED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS SUCH SYSTEMS.

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 MATANGUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____ 2018, 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.
_____, 2023

PLANNING AND LAND USE DIRECTOR
ATTEST:
PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREBY HAVE BEEN PAID.
_____, 20____
TAX COLLECTION OFFICIAL (BOROUGH)

Preliminary Plat of:
MEADOW LAKES TOWN CENTER
Lots 7A and 7B
A Subdivision of Lot 7, Block 3, Meadow Lakes Town Center, Phase 1 Subdivision, per Plat 2010-73, Located in the NE1/4 of Section 9, Township 17 North, Range 2 West, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska, Containing 12.57 Acres, More or Less

Case No:
FB/PC:
Tax Map:
Scale: 1"=50'
Drawn By: TH
Checked: JZ
Date: 1/10/25
SHEET: 1 of 1



Wyatt Anderson

From: Pre-Design & Engineering
Sent: Tuesday, February 4, 2025 3:09 PM
To: Wyatt Anderson
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Daniel Dahms
Subject: RE: Meadow Lakes Town Center RSB B/3 L/7

Wyatt,

No comments from PD&E.

PD&E

From: Wyatt Anderson <Wyatt.Anderson@matsugov.us>
Sent: Tuesday, January 21, 2025 1:08 PM
To: kristina.huling@alaska.gov; erica.kostelecky@alaska.gov; david.post@alaska.gov; colton.percy@alaska.gov; sarah.myers@alaska.gov; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@mlccak.org; mschoming@crweng.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; 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>; Ron Bernier <Ron.Bernier@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com
Subject: Meadow Lakes Town Center RSB B/3 L/7

Hello,

Attached is the RFC packet for Meadow Lakes Town Center RSB B/3 L/7. Please ensure that all comments are submitted by February 7, 2025 so that they can be incorporated in the staff report packet that will be presented to the Platting Officer.

[☐ Meadow Lks Twn Ctr RSB B3 L7](#)

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

Respectfully,

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

Wyatt Anderson

From: Permit Center
Sent: Tuesday, January 21, 2025 2:21 PM
To: Wyatt Anderson
Subject: RE: Meadow Lakes Town Center RSB B/3 L/7

No comments from permitting.

Thank you,

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



From: Wyatt Anderson <Wyatt.Anderson@matsugov.us>
Sent: Tuesday, January 21, 2025 1:08 PM
To: kristina.huling@alaska.gov; erica.kostelecky@alaska.gov; david.post@alaska.gov; colton.percy@alaska.gov; sarah.myers@alaska.gov; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@mlccak.org; mschoming@crweng.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; 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>; Ron Bernier <Ron.Bernier@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com
Subject: Meadow Lakes Town Center RSB B/3 L/7



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

Department of Transportation and
Public Facilities

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

January 27, 2025

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **Meadow Lks Twm Ctr RSB B3 L7; Plat #2010-73 (Sylvan Road)**

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

- **PA 14 HLS Johansson; Tax Parcel D12, Gov't Lots 15 & 17 (Old Glenn Highway)**
 - No objection to lot division.
 - Lot 1 & 2 to share one common access from the Old Glenn Highway.
 - If access is through Old Glenn Highway, applicant must apply for an Approach Road Review. Approach Road Review's can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - Utility connections must be through driveway or approach road and not through the Old Glenn Highway.
 - <https://dot.alaska.gov/permits/>
- **Dakota Ridge; PA 06 Harmon; Plat #2021-99 (Huntley Road)**
 - No objection to the proposed plat.
 - Platting actions invalidate existing driveway permits. Reapply or apply for new driveway permits at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

- **WA 08 North Village; WM Construction; Tax Parcel B19 (MSB owned portion of Bogard Road)**
 - This subdivision is within the boundary of the Mat-Su Borough Bogard Road Corridor Access Management Plan (CAMP) which recommends reduced and limited access to Bogard Road throughout the corridor.
 - Mat-Su Borough's Official Streets and Highways Plan at this location shows a frontage road along Bogard Road between Manna Dr and Eminent Domain Circle, and Scott Road development west along the northern section line easement adjacent to this lot.
 - DOT&PF recommends coordination with the Mat-Su Borough to reconcile subdivision development with road development and interconnectivity plans.
 - Recommend No Direct Access for all lots to Bogard Road.

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

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments, please feel free to contact me at (907) 269-0516 or erica.kostelecky@alaska.gov.

Sincerely,



Erica Kostelecky
Yukon-Kuskokwim Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Morris Beckwith, Right of Way, DOT&PF
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB
Anna Bosin, Traffic & Safety Engineer, DOT&PF
Kristina Huling, Mat-Su Area Planner, DOT&PF



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.

- **MEADOW LAKES TOWN CENTER LOTS 7A and 7B
(MSB Case # 2025-011)**

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: Cayla Ronken <cronken@mtasolutions.com>
Sent: Tuesday, January 28, 2025 1:54 PM
To: Wyatt Anderson
Subject: RE: Meadow Lakes Town Center RSB B/3 L/7

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

Hi Wyatt,

MTA has existing facilities placed jointly with MEA on lot 7 of plat 2010-73. We will be reaching out to the land owner for a our own easement.

Thank you,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

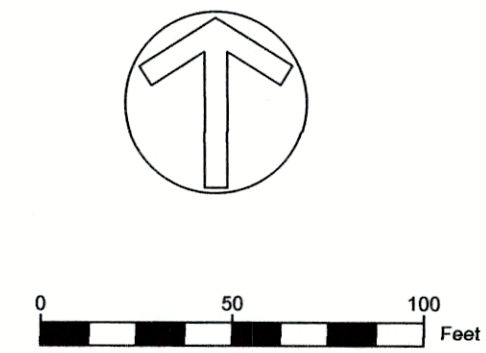
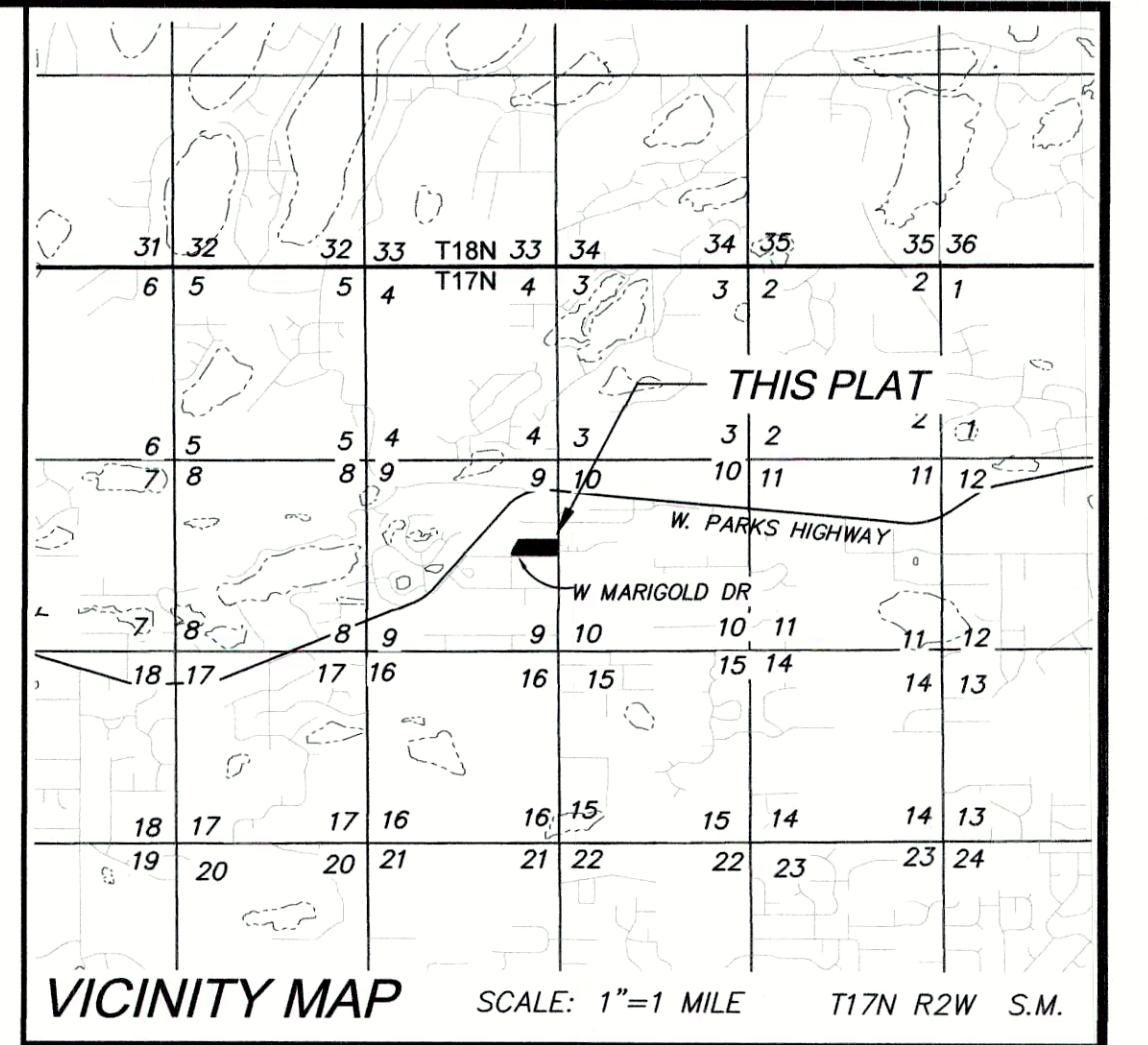
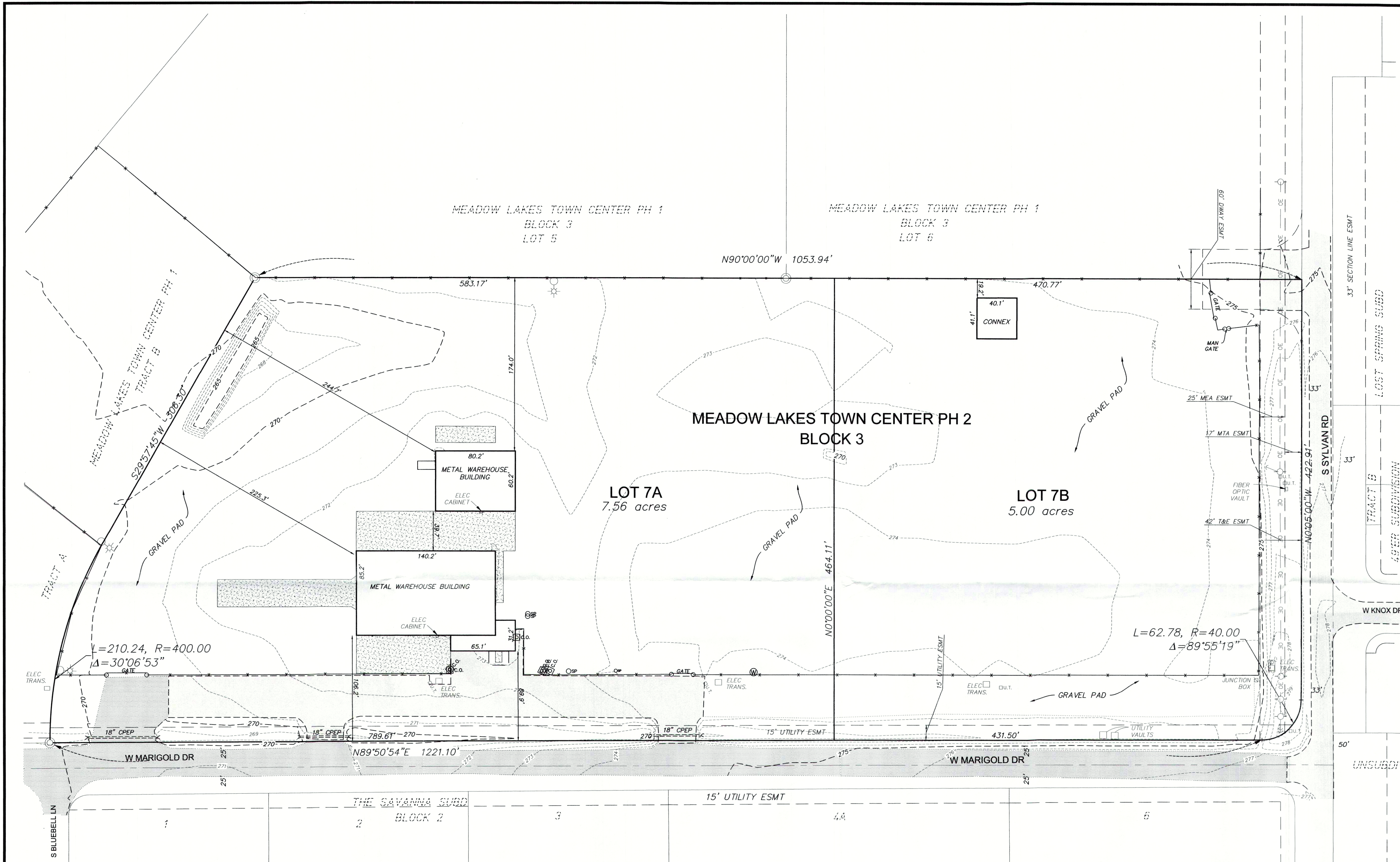
Office: (907) 761-2465 | www.mtasolutions.com



Life. Technology. Together.

From: Wyatt Anderson <Wyatt.Anderson@matsugov.us>
Sent: Tuesday, January 21, 2025 1:08 PM
To: kristina.huling@alaska.gov; erica.kostelecky@alaska.gov; david.post@alaska.gov; colton.percy@alaska.gov; sarah.myers@alaska.gov; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@mlccak.org; mschoming@crweng.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; 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>; Ron Bernier <Ron.Bernier@matsugov.us>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com
Subject: Meadow Lakes Town Center RSB B/3 L/7

Hello,



LEGEND

	LUMINAIRE
	WELL CASING
	SEPTIC PIPE
	CLEAN OUT
	OVERHEAD UTILITY LINE
	UTILITY POLE
	TELECOMMUNICATION PEDESTAL
	CHAIN LINK FENCE
	GRAVEL ROAD
	PAVEMENT
	CONCRETE



SURVEYORS CERTIFICATE
 I, ANTHONY HOFFMAN, LS-9020, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

RECEIVED
 Agenda Copy JAN 14 2025
 PLATTING

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-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ 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 THE PLAT IS LOCATED.

_____, 2023

PLANNING AND LAND USE DIRECTOR

ATTEST:

PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES

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

_____, 20____

TAX COLLECTION OFFICIAL (BOROUGH)

NOTARYS ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____, FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

MEADOW LAKES INVESTMENT, LLC
 351 E. 104TH AVE, ANCHORAGE, AK., 99515

DATE

GENERAL NOTES

- DISTANCES SHOWN ARE IN FEET. DISTANCES SHOWN TO THE FOOT ARE TO THAT FOOT (I.E. 30'-30.00').
- 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 GOVERNS THOSE SYSTEMS.

Preliminary Plat of:
MEADOW LAKES TOWN CENTER
 Lots 7A and 7B

A Subdivision of Lot 7, Block 3, Meadow Lakes Town Center, Phase 1 Subdivision, per Plat 2010-73, Located in the NE $\frac{1}{4}$ of Section 9, Township 17 North, Range 2 West, Seward Meridian, Palmer Recording District, Third Judicial District, State of Alaska. Containing 12.57 Acres, More or Less

Case No:	
FB/PG:	
Tax Map:	
Scale:	1"=50'
Drawn By:	TH
Checked:	JZ
Date:	1/10/25
SHEET: 1 of 1	

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 19, 2025

ABBREVIATED PLAT: DAKOTA RIDGE
LEGAL DESCRIPTION: SEC 25, T18N, R02E S.M., AK
PETITIONERS: JOHN HARMON
SURVEYOR/ENGINEER: LAVENDER/PIONEER ENGINEERING, LLC
ACRES: 10.76 +/- PARCELS: 4
REVIEWED BY: CHRIS CURLIN CASE #: 2025-13

REQUEST:

The request is to create four lots from Lot 1, Brendon Woods (Plat # 2021-99), to be known as Dakota Ridge, containing 10.76 acres +/- . The property is located directly north of E. Huntley Road and east of N. Koppenburg Road; within Section 25, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and Assembly District 1.

EXHIBITS:

Vicinity Map and Aerial Photos **Exhibit A – 4 pgs**
Soils Report **Exhibit B – 10 pgs**

COMMENTS:

ADOT&PF **Exhibit C – 2 pgs**
MSB Pre-Design & Engineering **Exhibit D – 1 pg**
Utilities **Exhibit E – 2 pgs**

DISCUSSION: The proposed subdivision is creating four lots ranging in size from 2 to 3.38 acres. All proposed lots will take access from E. Huntley Road, a DOT&PF owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, P.E., Working on behalf of the owners and in coordination with Lavender Surveying, we performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide the parent parcel into four lots.

Four test holes were excavated on 9-25-24. Each test hole was sited on a proposed lot. All test holes were similar in composition in that they had 1' of topsoil (OL) overlaying silty sand (SM) that extended to the bottom of each test hole at 14 feet. Groundwater was noted at various depths ranging from 8' to 10' deep in test holes 1-3 and 5' deep in test hole #4. No percolation tests were performed,

but samples were taken in each test hole and gradations were performed on those samples. Copies of the soil logs, gradations, and a location map are attached.

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

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, after regrading Lot 4, each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA.

COMMENTS:

ADOT&PF (Exhibit C) No objection to the proposed plat.

Platting actions invalidate existing driveway permits. Reapply or apply for new driveway permits at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

MSB Pre-Design & Engineering (Exhibit D) The petitioner should coordinate with AKDOT for access onto Huntley Road. If more than 10,000 sf of grading is required to provide the useable septic area on lot 4, they will need to provide a drainage report showing how the proposed development meets the requirements of SCM section D. Approval of the drainage report from PD&E must take place prior to any regrading work.

Staff notes this is COA # 3.

Utilities: (Exhibit E) ENSTAR has no comments or recommendations. MTA, GCI, & MEA did not respond.

There were no objections received from Borough departments, outside agencies or the public at the time of this staff report.

CONCLUSION

The plat of Dakota Ridge is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. A soils report was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

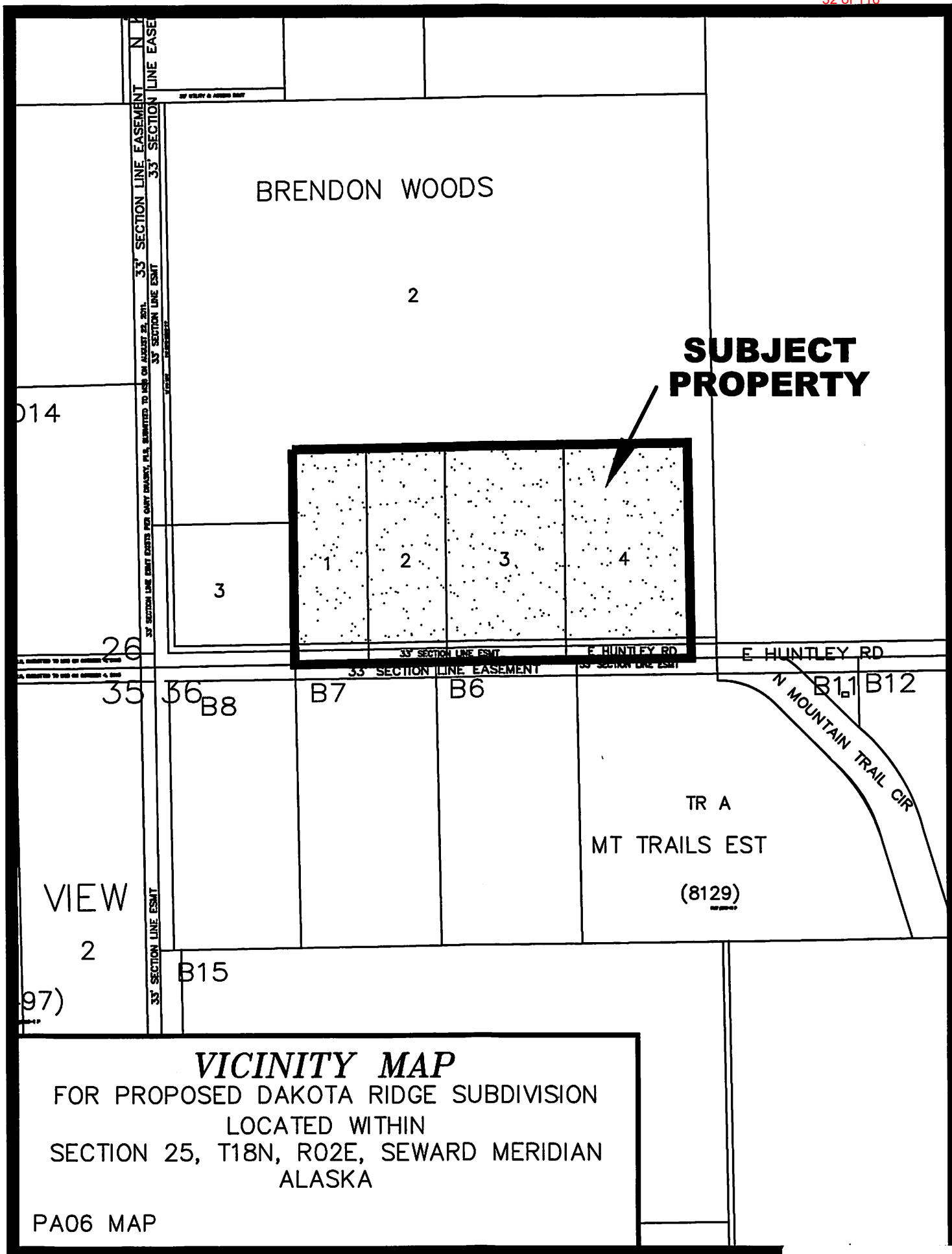
FINDINGS of FACT:

1. The abbreviated plat of Dakota Ridge 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). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #15 Lazy Mountain; Road Service Area #19 Lazy Mountain; MSB Emergency Services, Community Development, or Assessments; MTA, GCI, or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Dakota Ridge, within the SW ¼ Section 25, Township 18 North, Range 02 East, Seward Meridian, Alaska, contingent on the following recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Submit a drainage plan pursuant to SCM 2022 and obtain PD&E approval before regrading.
4. Provide platting staff an updated soils report after regrading.
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.





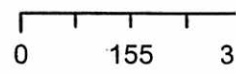
33' SECTION LINE ESMT

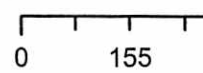
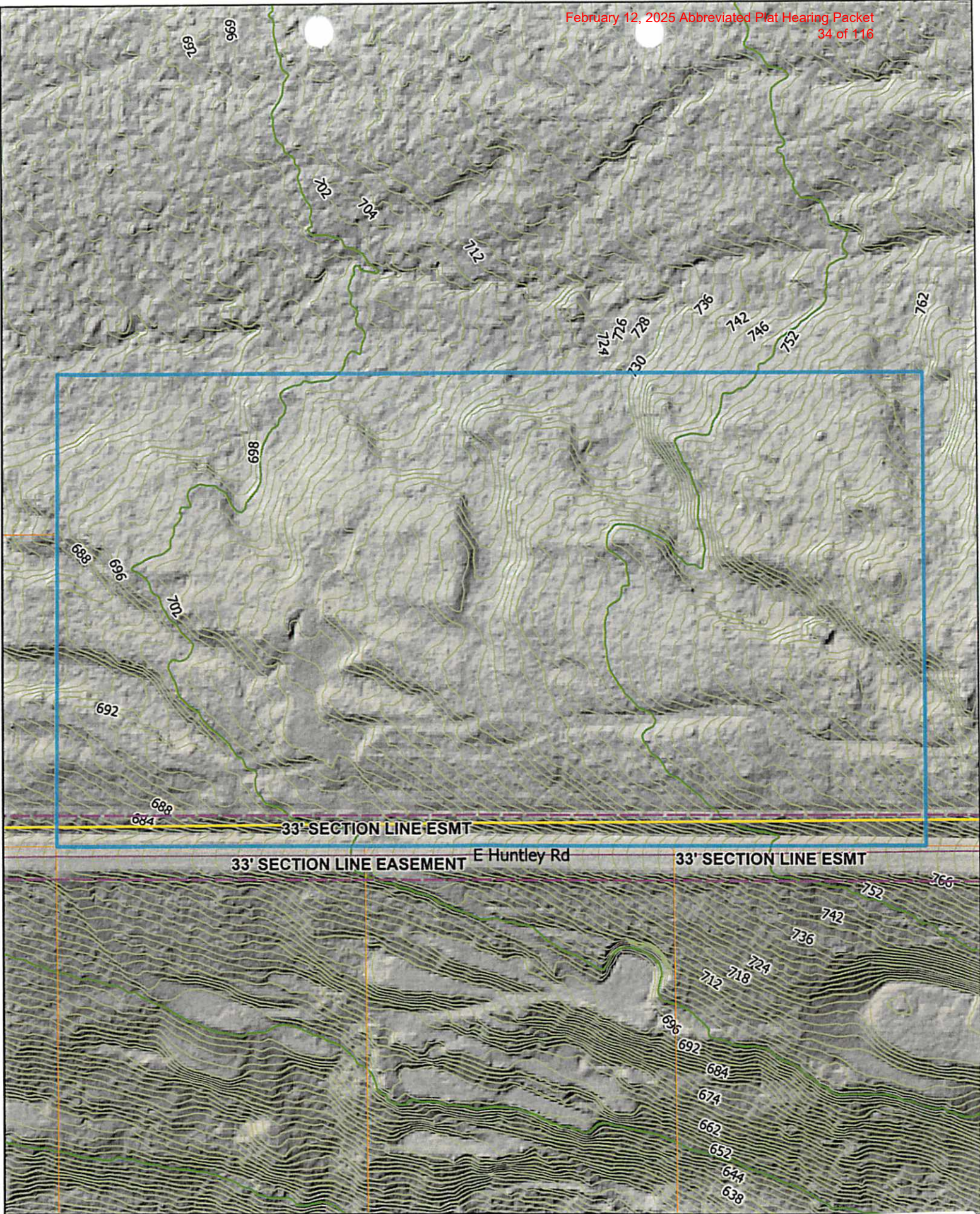
33' SECTION LINE EASEMENT

E Huntley Rd

33' SECTION LINE ESMT

Windows and the Edge are trademarks of Microsoft







33' SECTION LINE EASEMENT

33' SECTION LINE EASEMENT

33' SECTION LINE ESMT

N Koppenburg Rd

33' SECTION LINE ESMT

E Hurtlely Rd

33' SECTION LINE EASEMENT

33' SECTION LINE ESMT

N Mountain Trail Cir

33' SECTION LINE ESMT

Map made using Google Earth, Microsoft

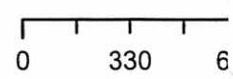


EXHIBIT A -4



Pioneer Engineering LLC
Professional, Reliable, Local

December 21, 2024

**RE: Usable Area Report
Subdivision of Brendon Woods, Lot 1**

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

RECEIVED
JAN 15 2025
PLATTING

Dear Mr. Wagner,

Description: Working on behalf of the owners and in coordination with Lavender Surveying, we performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide the parent parcel into 4 lots (2.06, 2.02, 3.32 and 3.35 acres).

Test Hole:

Four test holes were excavated on 9-25-24. Each test hole was sited on a proposed lot. All test holes were similar in composition in that they had 1' of topsoil (OL) overlaying silty sand (SM) that extended to the bottom of each test hole at 14 feet. Groundwater was noted at various depths ranging from 8' to 10' deep in test holes 1-3 and 5' deep in test hole #4. No percolation tests were performed, but samples were taken in each test hole and gradations were performed on those samples. Copies of the soil logs, gradations, and a location map are attached.

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

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, *after regrading Lot 4, each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA.*

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

Sincerely,

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



SOIL LOG

Job Number: 2024-SW-305

Project Location: Brendon Woods, Lot 1 - 17001 E Huntley Road

Logged By: Jacquelyn Kack

Date: 9-25-24

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Silty sand (SM)
3	
4	
5	
6	
7	
8	
9	Groundwater @ 9'
10	Silty sand (SM)
11	
12	
13	
14	
15	Bottom of test hole
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:
See test hole map

COMMENTS:
Soils can support a conventional onsite wastewater system.

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

SOIL LOG

Job Number: 2024-SW-305

Project Location: Brendon Woods, Lot 1 - 17001 E Huntley Road

Logged By: Jacquelyn Kack

Date: 9-25-24

TEST HOLE NO. 3

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Silty sand (SM)
3	
4	
5	
6	
7	
8	
9	
10	
11	Silty sand (SM)
12	
13	
14	
15	Bottom of test hole
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

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

SOIL LOG

Job Number: 2024-SW-305

Project Location: Brendon Woods, Lot 1 - 17001 E Huntley Road

Logged By: Jacquelyn Kack

Date: 9-25-24

TEST HOLE NO. 4

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Silty sand (SM)
3	
4	
5	
5	Groundwater @ 5'
6	Silty sand (SM)
7	
8	
9	
10	
11	
12	
13	
14	Bottom of test hole
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system. Insulation and mounding may be necessary.

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

SOIL LOG

Job Number: 2024-SW-305

Project Location: Brendon Woods, Lot 1 - 17001 E Huntley Road

Logged By: Jacquelyn Kack

Date: 9-25-24

TEST HOLE NO. 2

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Silty sand (SM)
3	
4	
5	
6	
7	
8	
9	Silty sand (SM)
10	
11	
12	
13	
14	
15	Bottom of test hole
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

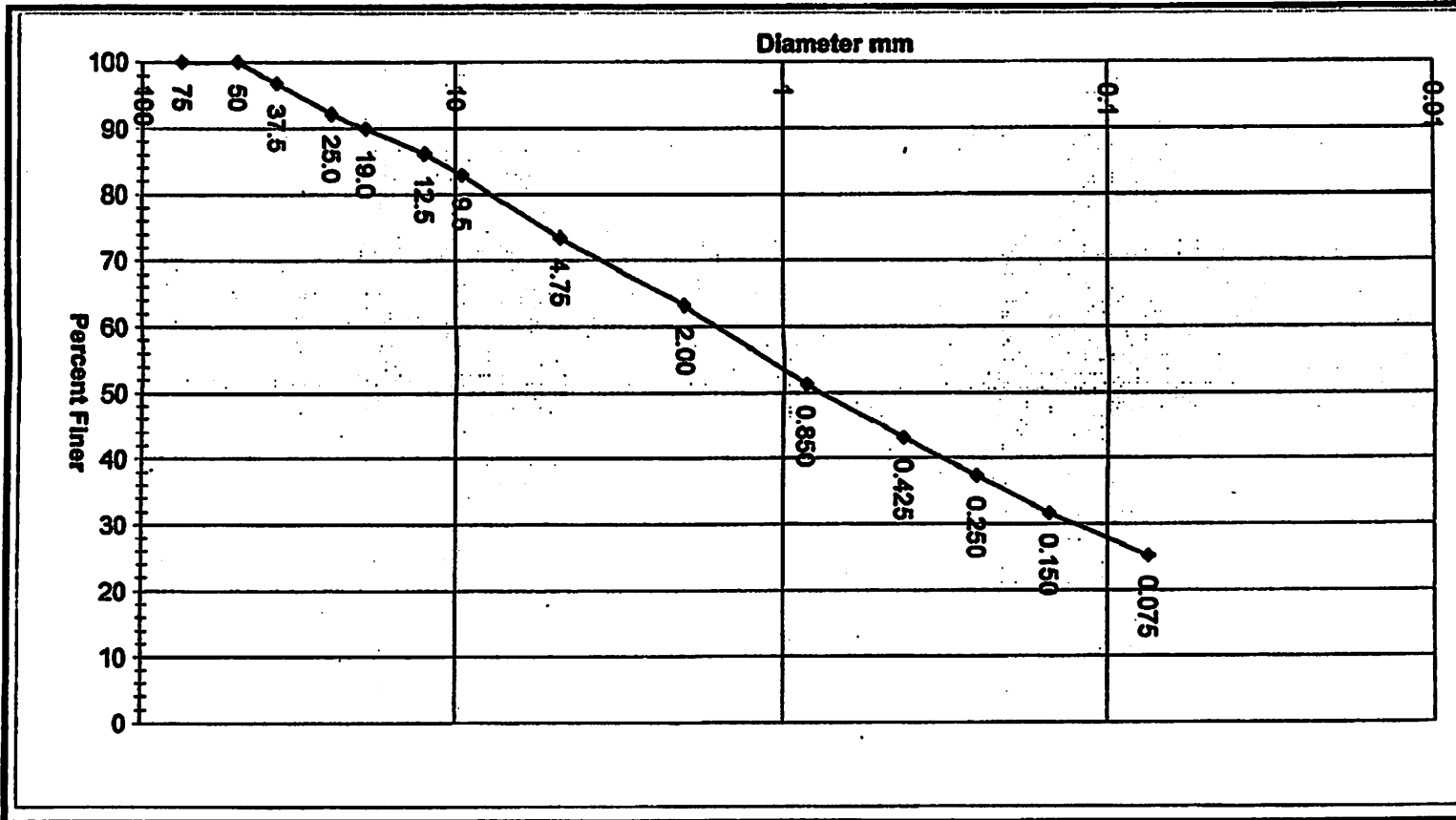
Soils can support a conventional onsite wastewater system.

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



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
 2605 N. Old Glenn Hwy, Palmer, AK 99845 Phone: (907) 745-4721
 e-mail: mhpe@mtaonline.net



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	100
1.5"	37.5	97
1"	25.0	92
3/4"	19.0	90
1/2"	12.5	86
3/8"	9.5	83
#4	4.75	73
#10	2.00	63
#20	0.850	51
#40	0.425	43
#60	0.250	37
#100	0.150	32
#200	0.075	25.2

Client: Pioneer Engineering
 Project: Brendon Woods Lot 1
 Sample Location: TH #1

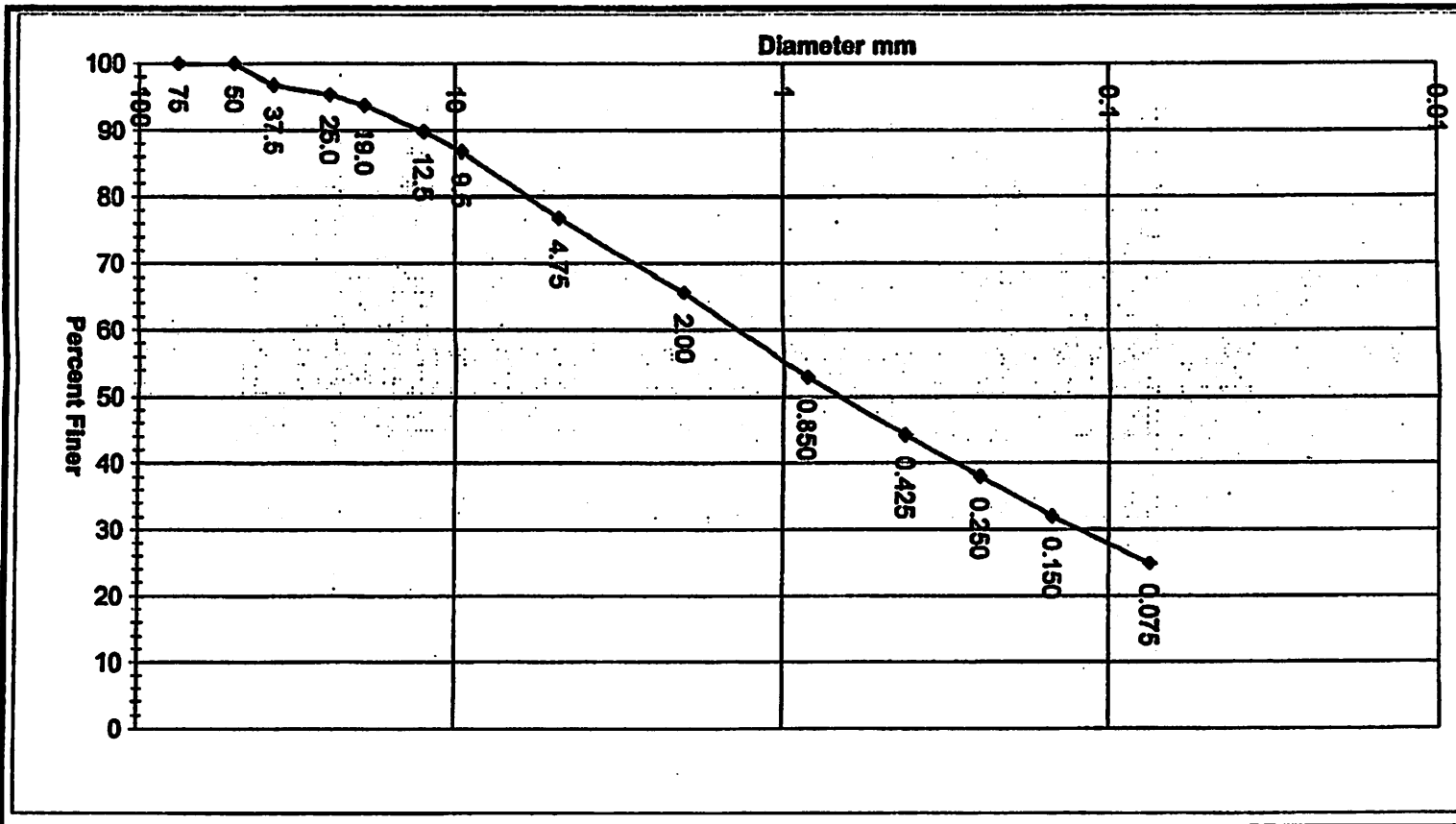
Soil Description: Silty Sand with Gravel
 Unified Classification: SM
 Sample appears to be nonplastic to very low PI

Date: 10/30/2024
 Sample Date: 9/25/2024
 Proj. no: 24085



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99845 Phone: (907) 745-4721
e-mail: mhpe@mtconline.net



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	100
1.5"	37.5	97
1"	25.0	95
3/4"	19.0	94
1/2"	12.5	90
3/8"	9.5	87
#4	4.75	77
#10	2.00	66
#20	0.850	53
#40	0.425	44
#60	0.250	38
#100	0.150	32
#200	0.075	24.9

Client: Pioneer Engineering

Soil Description: Silty Sand with Gravel

Project: Brendon Woods Lot 1

Unified Classification: SM

Sample Location: TH #2

Sample appears to be nonplastic to very low PI

Date: 10/30/2024

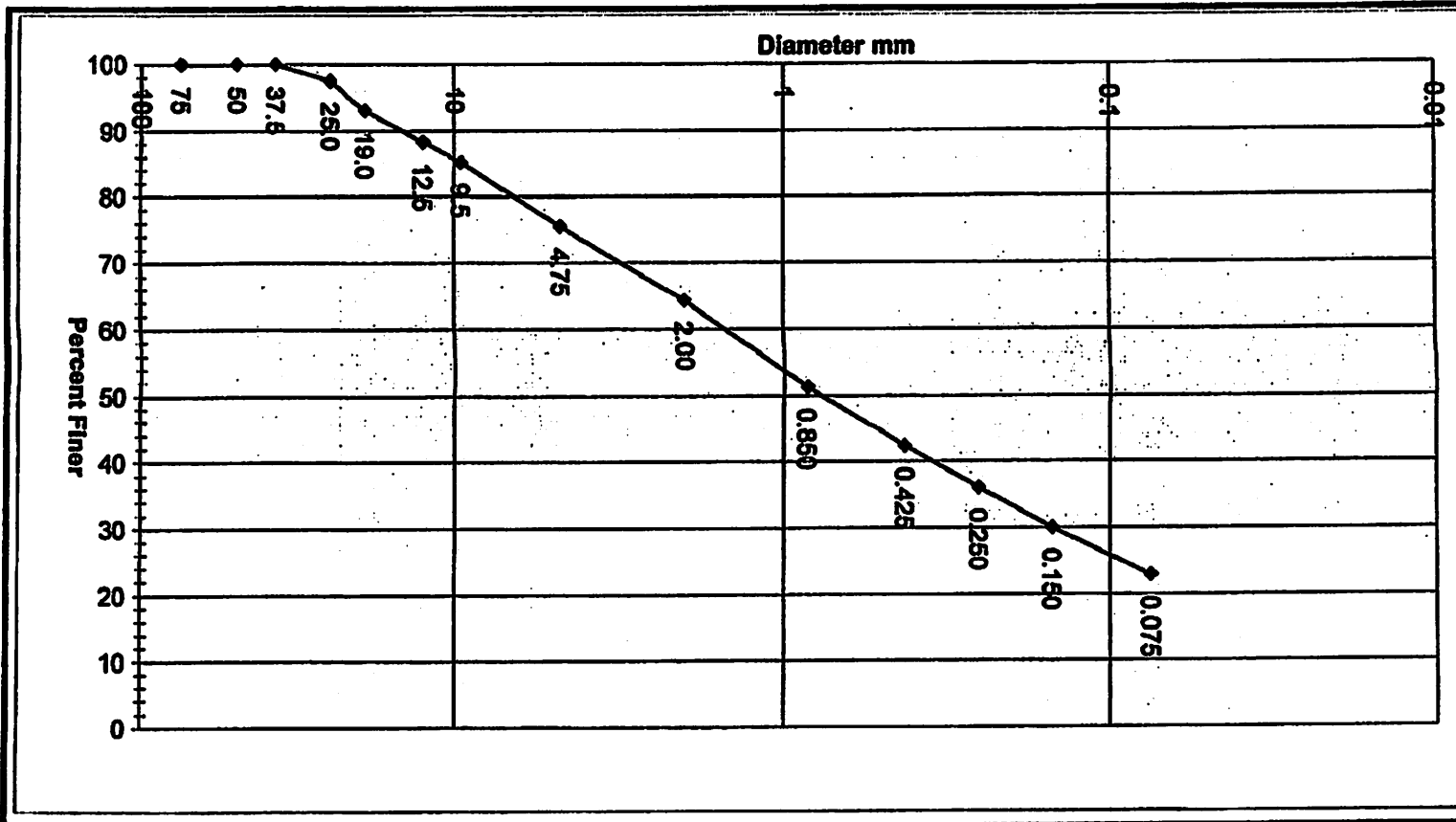
Sample Date: 9/25/2024

Proj. no: 24085



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99845 Phone: (907) 745-4721
e-mail: mhpe@mtconline.net



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	100
1.5"	37.5	100
1"	25.0	98
3/4"	19.0	93
1/2"	12.5	88
3/8"	9.5	85
#4	4.75	75
#10	2.00	64
#20	0.850	51
#40	0.425	42
#60	0.250	36
#100	0.150	30
#200	0.075	22.9

Client: Pioneer Engineering
Project: Brendon Woods Lot 1
Sample Location: TH #3

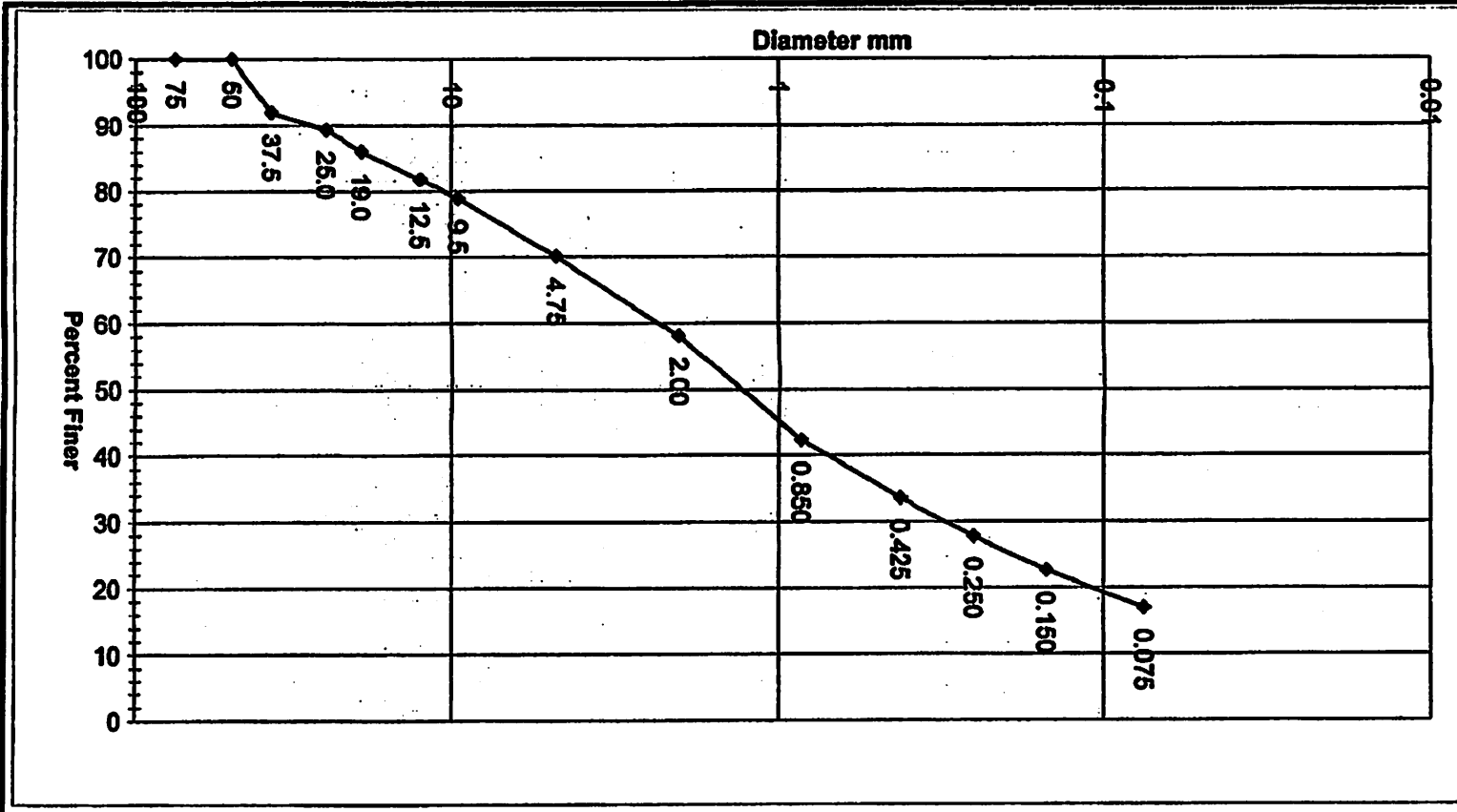
Soil Description: Silty Sand with Gravel
Unified Classification: SM
Sample appears to be nonplastic to very low PI

Date: 10/30/2024
Sample Date: 9/25/2024
Proj. no: 24085



HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99845 Phone: (907) 745-4721
e-mail: mhpe@mtconline.net



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	100
1.5"	37.5	92
1"	25.0	89
3/4"	19.0	86
1/2"	12.5	82
3/8"	9.5	79
#4	4.75	70
#10	2.00	58
#20	0.850	42
#40	0.425	34
#60	0.250	28
#100	0.150	23
#200	0.075	16.9

Client: Pioneer Engineering

Soil Description: Silty Sand with Gravel

Project: Brendon Woods Lot 1

Unified Classification: SM

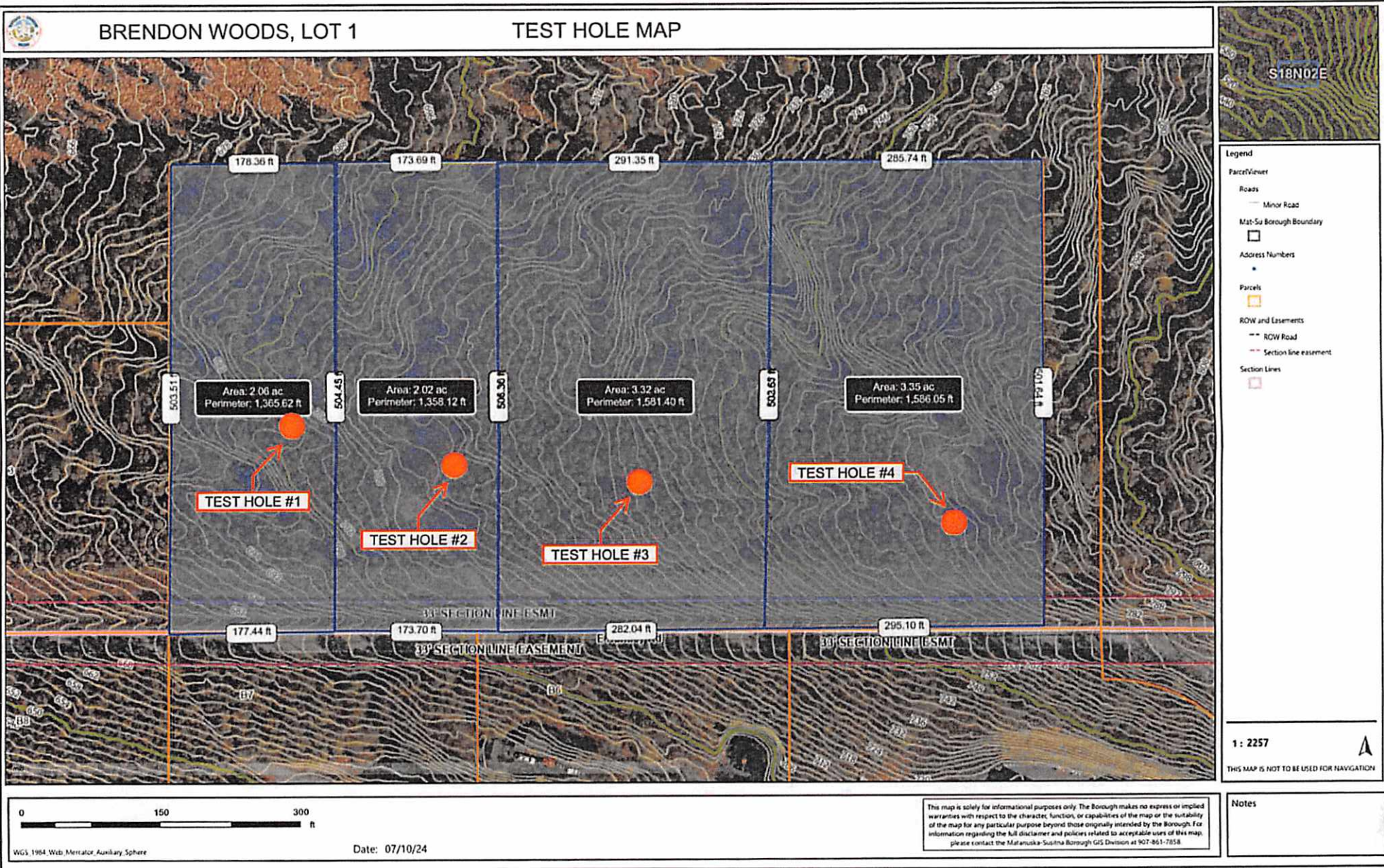
Sample Location: TH #4

Sample appears to be nonplastic to very low PI

Date: 10/30/2024

Sample Date: 9/25/2024

Proj. no: 24085





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

Department of Transportation and
Public Facilities

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

January 27, 2025

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments:

- **Meadow Lks Twn Ctr RSB B3 L7; Plat #2010-73 (Sylvan Road)**

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

- **PA 14 HLS Johansson; Tax Parcel D12, Gov't Lots 15 & 17 (Old Glenn Highway)**
 - No objection to lot division.
 - Lot 1 & 2 to share one common access from the Old Glenn Highway.
 - If access is through Old Glenn Highway, applicant must apply for an Approach Road Review. Approach Road Review's can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - Utility connections must be through driveway or approach road and not through the Old Glenn Highway.
 - <https://dot.alaska.gov/permits/>
- **Dakota Ridge; PA 06 Harmon; Plat #2021-99 (Huntley Road)**
 - No objection to the proposed plat.
 - Platting actions invalidate existing driveway permits. Reapply or apply for new driveway permits at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT C

- **WA 08 North Village; WM Construction; Tax Parcel B19 (MSB owned portion of Bogard Road)**
 - This subdivision is within the boundary of the Mat-Su Borough Bogard Road Corridor Access Management Plan (CAMP) which recommends reduced and limited access to Bogard Road throughout the corridor.
 - Mat-Su Borough's Official Streets and Highways Plan at this location shows a frontage road along Bogard Road between Manna Dr and Eminent Domain Circle, and Scott Road development west along the northern section line easement adjacent to this lot.
 - DOT&PF recommends coordination with the Mat-Su Borough to reconcile subdivision development with road development and interconnectivity plans.
 - Recommend No Direct Access for all lots to Bogard Road.

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

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments, please feel free to contact me at (907) 269-0516 or erica.kostelecky@alaska.gov.

Sincerely,



Erica Kostelecky
Yukon-Kuskokwim Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Morris Beckwith, Right of Way, DOT&PF
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB
Anna Bosin, Traffic & Safety Engineer, DOT&PF
Kristina Huling, Mat-Su Area Planner, DOT&PF

Chris Curlin

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, January 28, 2025 4:35 PM
To: Daniel Dahms
Subject: RE: Pre-application PA 06 Rumfelt Harmon

Is this for Dakota Ridge?

From: Pre-Design & Engineering <pde@matsugov.us>
Sent: Tuesday, January 28, 2025 4:28 PM
To: Chris Curlin <Jesse.Curlin@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: Pre-application PA 06 Rumfelt Harmon

Chris,

The petitioner should coordinate with AKDOT for access onto Huntley Road. If more than 10,000 sf of grading is required to provide the useable septic area on lot 4, the will need to provide a drainage report showing how the proposed development meets the requirements of SCM section D. Approval of the drainage report from PD&E must take place prior to any regrading work.

PD&E

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Tuesday, July 16, 2024 2:52 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; MSB Farmers <MSB.Farmers@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>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>
Subject: Pre-application PA 06 Rumfelt Harmon

Hello,

The following link is a pre-application request to create four lots from 8169000L001. Please ensure all comments have been submitted by **August 1, 2024** so they can be incorporated in the pre-application notes packet that will be returned to the petitioner.

[PA 06 Rumfelt Harmon](#)



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 28, 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 abbreviated plat and has no comments or recommendations.

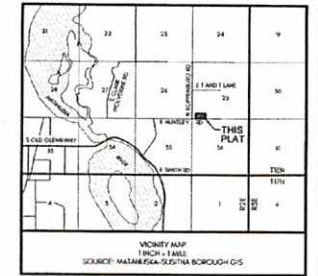
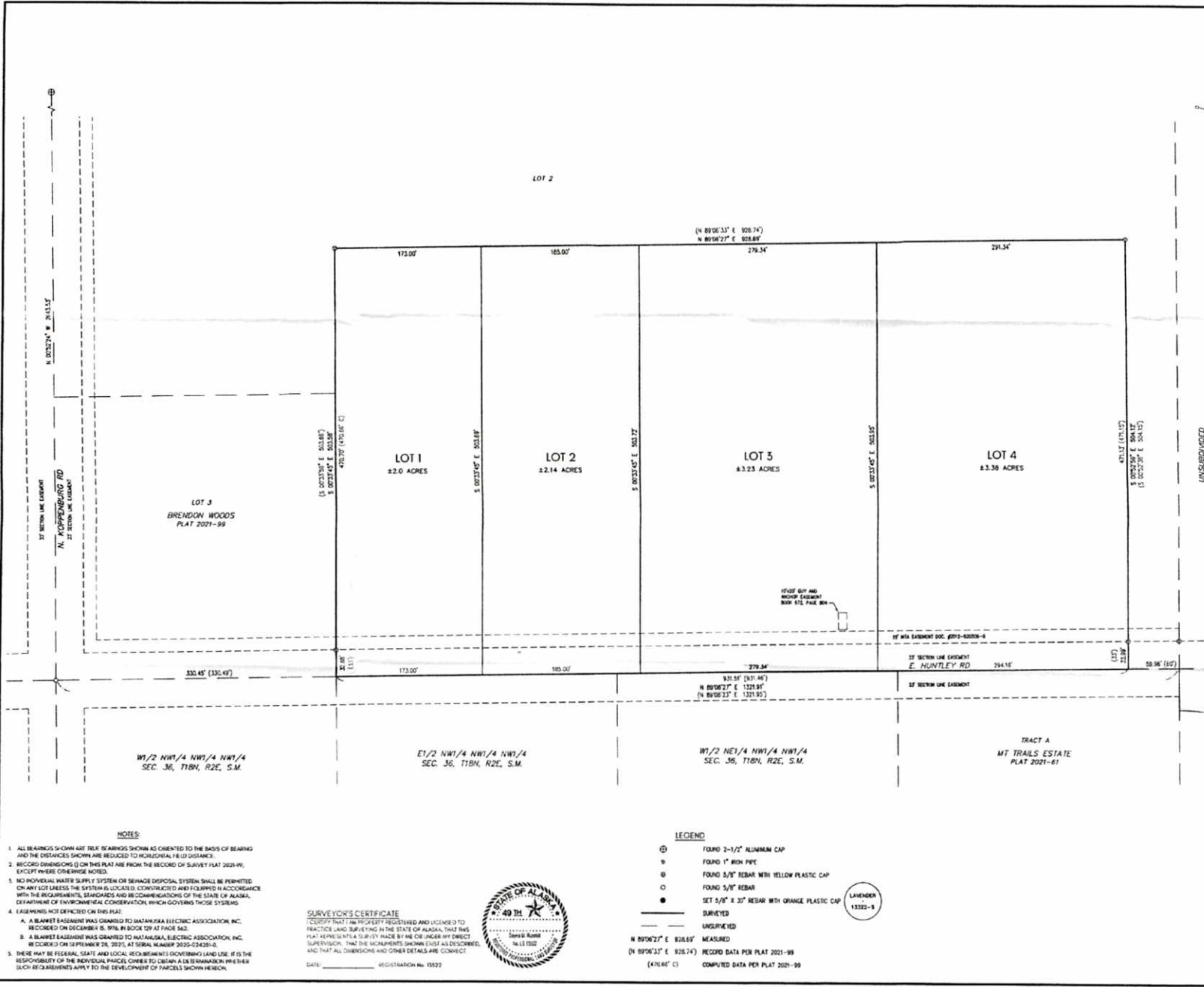
- **DAKOTA RIDGE**
(MSB Case # 2025-013)

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



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

JENNIFER TOMAS HANBACH DATE _____
1000 E. HUNTLEY RD.
PALMER, ALASKA 99645

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2025.
FOR: _____

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES _____

CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 2025, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

MATTHEWSA-SUSTINA BOROUGH LIKE COCLER CLERK OFFICIAL DATE _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATTHEWSA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____, 2025, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDER'S DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR DATE _____
ATTEST: PLANNING CLERK _____

- NOTES:**
1. ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS OBLIQUE TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
 2. RECORD DIMENSIONS (L) ON THIS PLAN ARE FROM THE RECORD OF SURVEY PLAT 2021-99, EXCEPT WHERE OTHERWISE NOTED.
 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 GOVERNS THOSE SYSTEMS.
 4. EASEMENTS NOT DESCRIBED ON THIS PLAN:
 - A. A BLANKET EASEMENT WAS GRANTED TO MATTHEWSA ELECTRIC ASSOCIATION, INC. RECORDED ON DECEMBER 15, 1978 IN BOOK 129 AT PAGE 562.
 - B. A BLANKET EASEMENT WAS GRANTED TO MATTHEWSA ELECTRIC ASSOCIATION, INC. IN CONNECTION WITH SEPTEMBER 26, 2020, AT SERIAL NUMBER 2020-224226-03.
 5. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION FROM THE SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.

SURVEYOR'S CERTIFICATE
I, _____, LICENSED PROFESSIONAL SURVEYOR REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MEASUREMENTS SHOWN HEREON AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: _____ REGISTRATION NO. 15522



- LEGEND**
- ⊕ FOUND 2-1/2" ALUMINUM CAP
 - ⊙ FOUND 1" IRON PIPE
 - ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
 - ⊙ FOUND 5/8" REBAR
 - ⊙ SET 5/8" X 33" REBAR WITH ORANGE PLASTIC CAP
 - SURVEYED
 - UNSURVEYED
 - MEASURED
 - COMPUTED DATA PER PLAT 2021-99
 - COMPUTED DATA PER PLAT 2021-99
- (N 89°06'33" E 928.74')
(N 89°06'27" E 928.69')
(476.66' C)



Agenda Copy RECEIVED
JAN 15 2025
PLATTING

PLAT OF
DAKOTA RIDGE
A RESUBDIVISION OF LOT 4 BRENDON WOODS, PLAT 2021-99,
PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
LOCATED WITHIN
S1/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 2 EAST,
SEWARD MERIDIAN, ALASKA
(CONTAINING 12.33 ACRES, MORE OR LESS)

LAVENDER
320 N. TEE STREET, PALMER, AK 99645
SARAH.HENDERSON@LAVENDER.COM (907)261-8177

DRAWN BY: SPK (SPD. PAID: _____) SCALE: 1" = 30'
CHECKED BY: DAR FILE: 24-215 DATE: 1/8/2025 SHEET: 1 OF 1

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 19, 2025

ABBREVIATED PLAT: SCORPION
LEGAL DESCRIPTION: SEC 07, T17N, R01W, SEWARD MERIDIAN AK
PETITIONERS: DAN HACKER
SURVEYOR/ENGINEER: BUSH CONSTRUCTION SERVICES
ACRES: 4.3 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2025-014

REQUEST: The request is to create two lots from Lot 1A, McCallister Subdivision, Plat No. 2014-11 to be known as **SCORPION**, containing 4.3 acres +/- . The property is located north of the Alaska Railroad, east of N. Stanley Road, and directly south of W. Parks Highway; within the NW ¼ Section 07, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report
As-Built

EXHIBIT A – 5 pgs
EXHIBIT B – 13 pgs
EXHIBIT C – 1 pg

AGENCY COMMENTS

ADOT&PF
MSB DPW PD&E
MSB Planning
MSB Permit Center
MSB Fire & Life Safety
Utilities

EXHIBIT D – 2 pgs
EXHIBIT E – 1 pg
EXHIBIT F – 2 pgs
EXHIBIT G – 1 pg
EXHIBIT H – 1 pg
EXHIBIT I – 3 pgs

DISCUSSION: The proposed subdivision is creating two lots from Lot 1A, McCallister Subdivision, Plat #2014-11. Access is from S. McCallister Drive, a Borough maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Timothy Alley, Registered Professional Engineer, notes the proposed subdivision creates two lots in excess of 40,000 sf. Lot 2 area equal to 3.2 acres and Lot 1 area equal to 1.1 acres. Two test pit soil explorations were observed in November 2017 and June 2018. Test pits were excavated to a depth of 12.5' and 12', no ground water was encountered. There were no slopes onsite greater than 25%. There is an 82' PLO located along the northern property boundary, the usable septic and building area are outside of this PLO. Permafrost was not suspected nor encountered. Receiving soils were found to be poorly graded gravel (GP) and are expected to have a percolation rate greater than 15 minutes per inch. Both lots 1 and 2 will be greater than 40,000 SF. All areas outside of required setbacks per MSB code have been determined to be "Usable Building

Area” and exceeds 10,000 SF per lot. Based on soil tests pit there is an additional contiguous 10,000 SF available for septic area on each lot.

As-Built/Topographic Mapping: An as-built with topographic contour lines was submitted (**Exhibit C**). Based on the provided as-built information, there are no existing setback violations and no new violations would be created by the proposed subdivision.

Comments:

Alaska Department of Transportation & Public Facilities (**Exhibit D**) has the following comments:

- No objection to the proposed plat.
- No direct access shall be granted to the Parks Highway (**Recommendation #4**).
- DOT&PF recommends the Mat-Su Borough consider through road development gals in the area of Seims Street between the Parks Highway and McCallister Drive.
- DOT&PF requests that the applicant doesn’t develop anything that precludes a future connection of Seims Street between the Parks Highway and McCallister Drive.

MSB DPW Pre-Design and Engineering Division (**Exhibit E**) The petitioner should provide a figure showing how a driveway could be constructed to Lot 1 that meets the current driveway standards or the plat should include shared access for the lots.

Platting staff notes that while not a requirement, should a shared access be needed to provide driveway access, it is recommended that a common access easement be added at the design allowing for shared access.

MSB Planning Department (**Exhibit F**) notes that a marijuana retail and standard cultivation permit (M10165 & M10166) was issued on this property in 2019. Since then, expansion has occurred on the north, west, and south sides of the commercial building depicted in the survey. MSB 17.60 requires permits to be modified if the operation expands and/or significant changes occur.

1. Standard Marijuana Cultivation CUPs require a 100’ setback distance from the side and rear lot lines and 50’ from rights-of-way, according to MSB 17.60.160. A portion of the building on the north side of the commercial structure is less than 100’ from the nearest lot line. The operation is permitted to operate within the footprint described in the application and approved by PC Resolution 19-05. The standard marijuana cultivation operation must maintain the required setback distances according to MSB 17.60.
2. Retail marijuana CUP M10165 was issued in 2019 after PC Resolution 19-06 was approved, which did not include a drive-thru/walk-up window. A drive-thru/walk-up window is only authorized upon a modification to the existing CUP.

Platting staff notes that upon discussion with Rick Benedict, this comment is for informational purposes and the existing property is currently in compliance with CUPs M10165 & M10166.

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

MSB Fire & Life Safety Division (**Exhibit H**) notes that this proposal may affect a structure regulated by their office for conformity to the Fire and Life Safety Standards as per AS 18.70.080. Before beginning the construction, alteration, repair, or changing the occupancy of a building, substantial land structure, or structure regulated by the state division of fire and life safety, plans and specifications need to be submitted to their office. 13 AAC 50.027.

Utilities: (Exhibit F) ENSTAR advises that there is an existing ten foot wide natural gas easement located within proposed Lot 1. Please show this 10 foot wide natural gas easement as depicted on McCallister Subdivision Lot 1A, 2A, and 3A, Block 1, filed under Plat No. 2014-11, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

Platting staff notes that all easements of record will be shown on the final mylar (Recommendation #5)

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; Community Council #1 Meadow Lakes; Road Service Area #27 Meadow Lakes; MSB Community Development, or Assessments; GCI, MEA, or MTA.

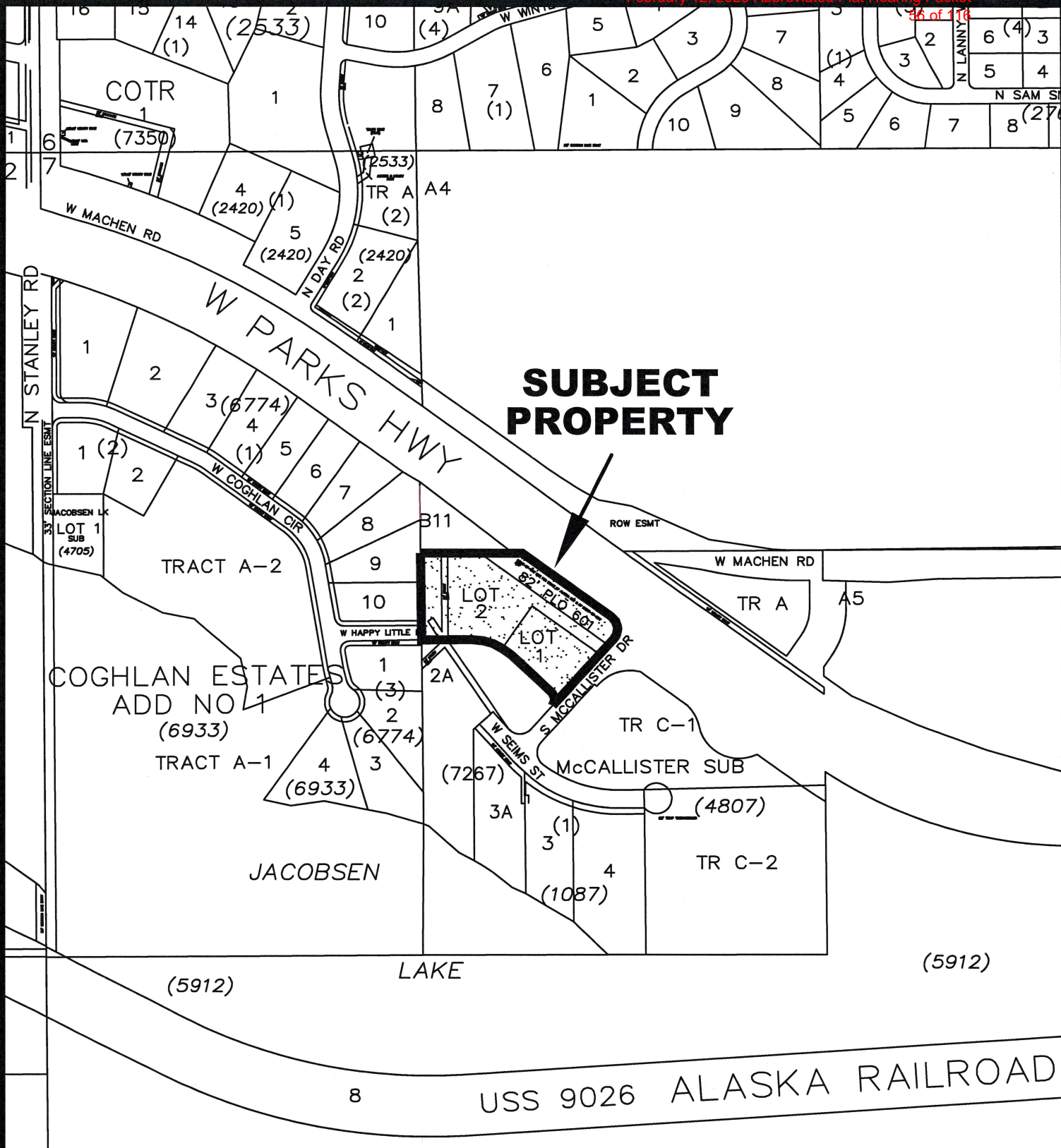
CONCLUSION: The abbreviated plat of Scorpion is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the 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 Scorpion 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. Both lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Both lots have 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; Community Council #1 Meadow Lakes; Road Service Area #27 Meadow Lakes; MSB Community Development, or Assessments; 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 Scorpion, Section 07, Township 17 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:

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



SUBJECT PROPERTY

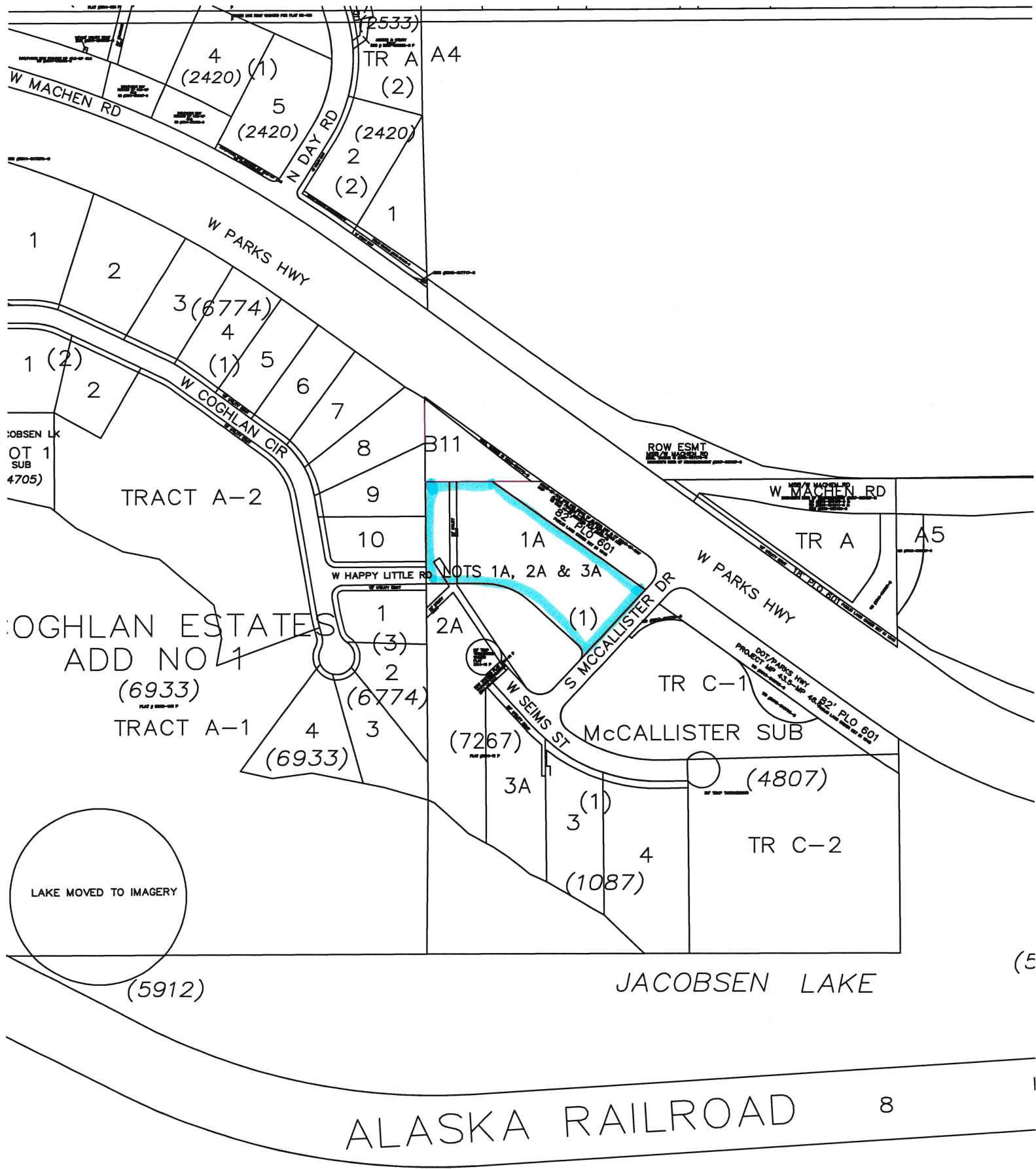
VICINITY MAP

FOR PROPOSED SCORPION SUBDIVISION
LOCATED WITHIN
SECTION 07, T17N, R01W, SEWARD MERIDIAN
ALASKA

WA 12 MAP

EXHIBIT A

W AVATION AVE



JACOBSEN LK
LOT 1
SUB
(4705)

TRACT A-2

COGHLAN ESTATES
ADD NO 1
(6933)

TRACT A-1

LOTS 1A, 2A & 3A
(1)

MCCALLISTER SUB

TRACT C-1

TRACT C-2

LAKE MOVED TO IMAGERY

(5912)

JACOBSEN LAKE

ALASKA RAILROAD

8

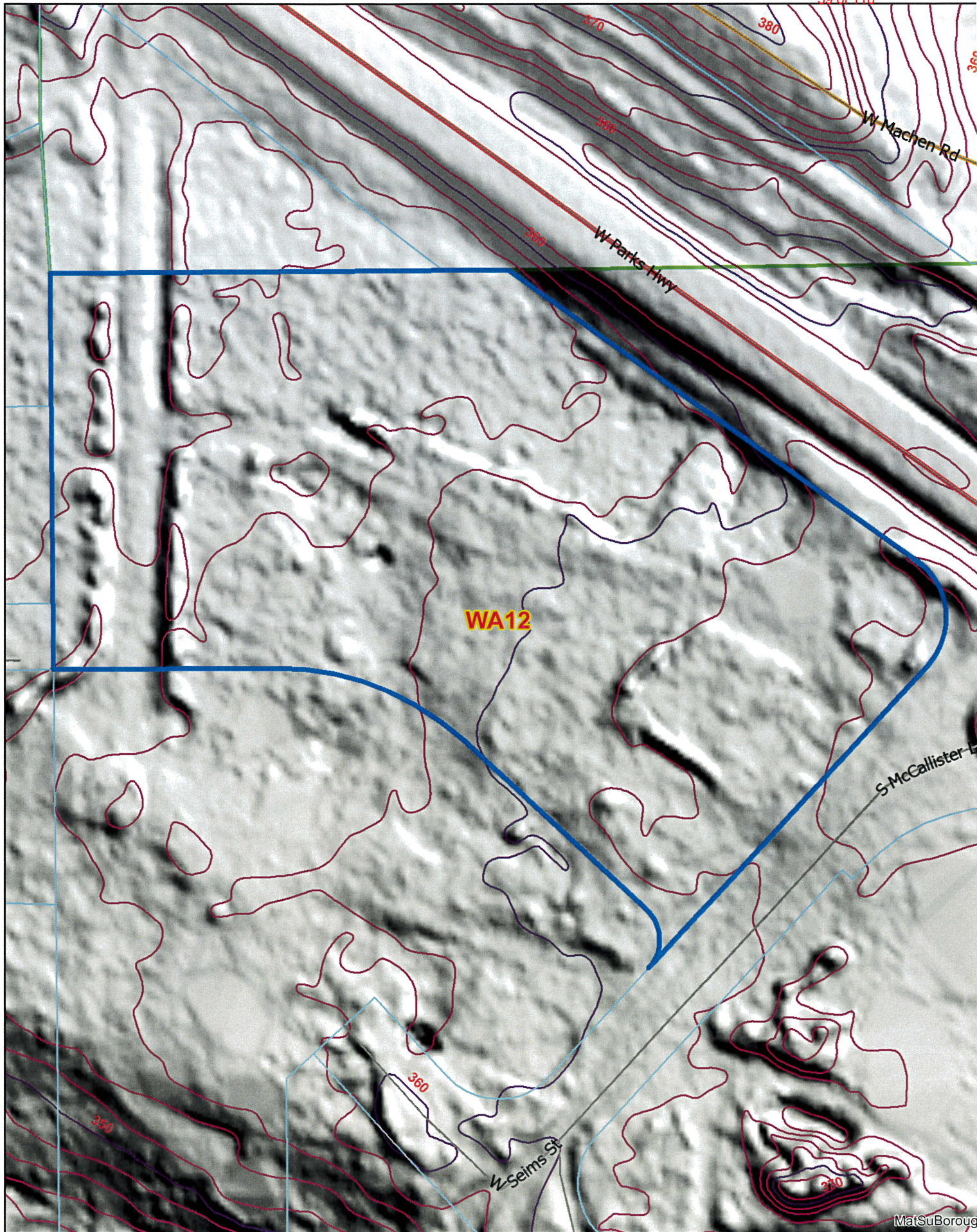
(5



90 45 0 90 Feet

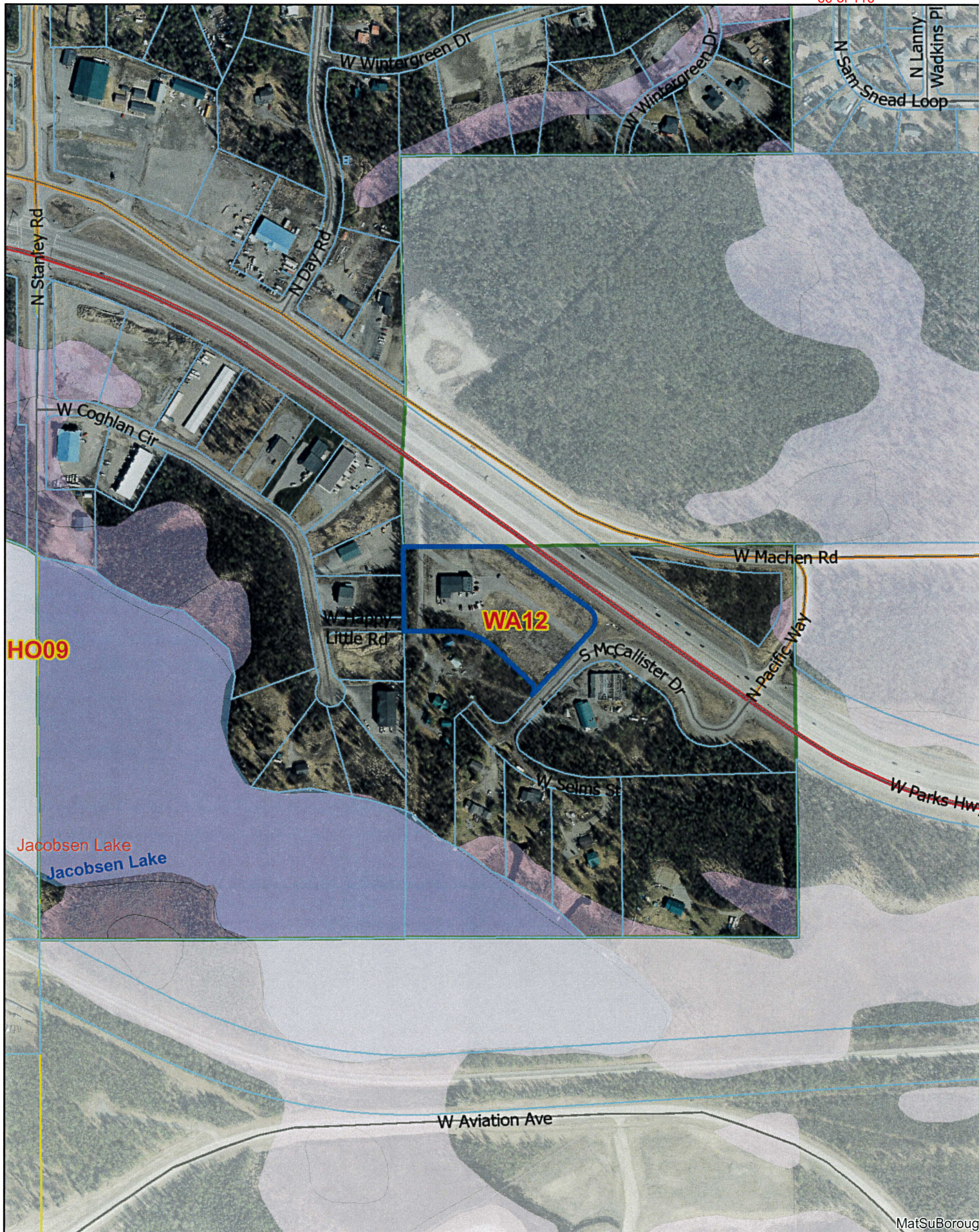
MatSu Borough





90 45 0 90 Feet





410 205 0 410 Feet





The Boutet Company, Inc.
1508 E. Bogard Road, Unit 7
Wasilla, Alaska 99654

Phone 907.357.6770
www.tbca.com

November 18, 2024

Mr. Fred Wagner, LS
Matanuska-Susitna Borough
Platting Department
350 E. Dahlia Avenue
Palmer, Alaska 99645

RECEIVED
NOV 18 2024
PLATTING

RE: Usable Area Report
Mccallister RSB T/B & B/1 L/2 Block 1 Lot 1A

Dear Mr. Wagner,

The applicant McCallister Investment Group is proposing to subdivide Mccallister RSB T/B & B/1 L/2 Block 1 Lot 1A into two lots.

The subject property is within the Matanuska-Susitna Borough Core Area and located outside any city limits. The lots created in the proposed subdivision will be/are served by onsite private water and septic systems. Both the water and septic system will be designed and installed per Department of Environmental Conservation Regulations.

Pursuant to MSB Platting Code 43.20, Lots will require usable area as defined by 43.20.281. The following Usable Area Report is intended to address these two tracts. The existing lot currently has a structure and septic system constructed. Below are criteria responses to the applicable portions of the Matanuska-Susitna Borough Code defining area requirements for subdivisions:

43.20.281 AREA

(A) Unless designated otherwise by another authority having jurisdiction, minimum lot sizes shall be as follows:

(1) Except as allowed under subsections (A)(2), (3), and (4) of this section, all lots within this district shall contain at least 40,000 square feet of area with at least 10,000 square feet of usable building area and 10,000 square feet of contiguous usable septic area. Lots having 20,000 square feet or less of the total of usable building area and usable septic area shall have 10,000 square feet of contiguous usable septic area surrounded by a well exclusion area extending 100 feet from the perimeter, delineated and reserved on the plat at the discretion of the platting board.

Proposed subdivision creates two lots in excess of 40,000 sf. Lot 2 area equal to 3.2 acres and Lot 1 area equal to 1.1 acres.

November 18, 2024
Mr. Fred Wagner, LS
McCallister Subdivision
Usable Area Report
Page 2 of 4

(a) Usable septic area is that area where seasonal high water table is a minimum of eight feet below the surface. Where water is encountered at ten feet or less below the surface, the seasonal high subsurface water is to be determined between May 1st and October 30th, and:

The civil engineer, Tim Alley, PE, directed and observed two test pit soil explorations in November 2017 and June 2018. The soils logs may be found attached to this document.

(i) that area where slopes are less than 25 percent;

There are no slopes onsite greater than 25%.

(ii) that area which is more than 100 feet from open water, surface waters, and wetlands;

The entirety of the lot being subdivide is greater than 100 feet from open water, surface water and wetlands.

(iii) that area which is located at least 50 feet from the top of a slope which is greater than 25 percent and has more than ten feet of elevation change;

Not applicable to this site.

(iv) that area which is not within an area dedicated to public use;

An 82' PLO is located along the northern property boundary. The usable septic and building area are outside of this PLO.

(v) that area which is outside of utility or other easements that would affect the use of the areas for on-site septic installation;

Acknowledged.

(vi) that area which is outside of a protective well radius;

Acknowledged.

(vii) that area which is outside of any known debris burial site; and

No known burial area on site.

(viii) [Repealed by Ord. 17-033, § 55, 2017]

(b) Water table and ability of soils to accept effluent shall be determined by a number of borings or test holes sufficient to indicate subsurface conditions over the entire area of the subdivision. All of the borings and test holes shall be located within the perimeter of the proposed subdivision. Borings and test holes must have the following minimum depths below the ground surface:

(i) in areas known or suspected to contain permafrost, the lesser of:

Permafrost was not suspected, nor encountered.

November 18, 2024
Mr. Fred Wagner, LS
McCallister Subdivision
Usable Area Report
Page 3 of 4

(ii) the least depth associated with the following conditions, where they apply:

(aa) two feet below the depth where the water table is encountered;

Test pits were excavated to a depth of 12.5' and 12'. No groundwater was encountered.

(bb) twelve feet deep for shallow trench or bed systems;

The engineer is anticipating a bed systems with sand liners be used due to the clean gravel (GP) soils within the absorption areas.

(cc) sixteen feet deep for areas where deep trench or seepage pits will likely be used;

See (bb).

(dd) the depth to bedrock, clay, or other impermeable strata with an expected percolation rate slower than 120 minutes per inch; or

None of the above criteria were encountered.

(ee) As determined by the engineer, a lesser depth as required to verify usable areas is acceptable for hand-dug excavations on parcels with limited or no access for heavy equipment.

(c) The minimum number of test holes shall be determined by the engineer.

The 2017 test pit was excavated Approximately 30' northwest of the midpoint of the southeastern property line of Lot 1A. A second test pit was excavated on June 18, 2018 approximately 150' east of the western property line and 50' north of the southern property line.

(d) When the water table is encountered in the test holes, the depth to the seasonal high water table must be determined by:

No groundwater encountered.

(e) The depth to any seeps must be noted and may require subsequent monitoring.

No seeps were encountered during the soils investigation.

(f) Soils in a usable wastewater disposal area must be:

(i) clearly shown to be visually classified as GW, GP, SW, or SP under the Unified Soils Classification System and expected to have a percolation rate of 15 minutes per inch or less (faster);

Only the top 2' in the test holes contained silty sand and gravel. The soil strata in the location (approximately 4'-5' below ground surface) of an absorption field and below were found to be poorly graded gravel (GP) expected to have a percolation rate greater than 15 minutes per inch.

November 18, 2024
Mr. Fred Wagner, LS
McCallister Subdivision
Usable Area Report
Page 4 of 4

(ii) clearly shown to be GM or SM under the Unified Soils Classification System by a sieve analysis; or

GM soils were not encountered in this test pit.

(iii) shown by a percolation test conducted in accordance with (ADEC) Alaska State Department of Environmental Conservation regulations to have a percolation rate of 60 minutes per inch or less (faster).

Due to the visual identification of gravel (GP) soils, a percolation test was not required.

(g) These borings or test holes shall be accomplished under the direct supervision of a state of Alaska registered civil engineer, who shall submit soil logs and other findings in writing to the Matanuska-Susitna Borough certifying 10,000 square feet of contiguous usable area for septic drain field use.

Both lots 1 and 2 will be greater than 40,000 SF. All areas outside of required setbacks per MSB code have been determined to be "Usable Building Area" and exceeds 10,000 SF per lot. Based on soil tests pit there is an additional contiguous 10,000 SF available for septic area on each lot.

If you have any questions, please contact me with any questions you may have.

Sincerely,



Timothy Alley, PE
Principal/Vice President
The Boutet Company, Inc
1508 E. Bogard Rd #7
Wasilla, AK 99654
(907) 357-6760
talley@tbcak.com



SOIL LOG

Job Number: _____

Project Location: McCallister Lot 1A

Logged By: Tim Alley

Date: 11-08-2017

TEST HOLE NO. 2017

Depth (feet)	Description
0	
1	Organics, with silt
2	Silty Sand with Gravel (SM/GM), Tan/Brown
3	Poorly graded Sandy Gravel (GP), Brown
4	
5	
6	Sandy Gravels (GP), grey
7	
8	
9	
10	
11	
12	
13	12' Bottom of test hole (No Groundwater Encountered)
14	
15	
16	
17	
18	
19	
20	

TEST HOLE LOCATION:

Approximately 50' northwest of the mid point of the southeastern property line. See attached.

COMMENTS:

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

SOIL LOG

Job Number: _____

Project Location: McCallister Lot 1A

Logged By: Tim Alley

Date: 06-18-2018

TEST HOLE NO. 2018

Depth (feet)	Description	
0		
1	Organics, with silt	
2	Silty Sand with Gravel (SM/GM), Tan/Brown	
3	Poorly graded Sandy Gravel (GP), Brown	
4		
5		
6		
7	Sandy Gravels (GP), grey	
8		
9		
10		
11		
12		
13		12.5' Bottom of test hole (No Groundwater Encountered)
14		
15		
16		
17		
18		
19		
20		

TEST HOLE LOCATION:

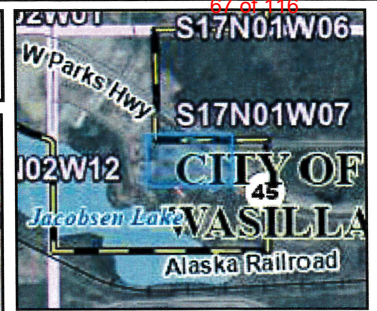
Approximately 50' north of the south property line and 150' east of the west property line

COMMENTS:

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



Map Title

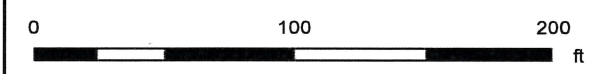


Legend

ParcelViewer

- Roads
 - Highway
 - Minor Road
 - Not Constructed
- Mat-Su Borough Boundary
- Incorporated Cities
- Address Numbers
- Parcels
- ROW and Easements
 - ROW Road
 - ROW Easement
- Section Lines

1 : 1810
THIS MAP IS NOT TO BE USED FOR NAVIGATION



WGS_1984_Web_Mercator_Auxiliary_Sphere

Date: 10/07/24

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

Notes



The Boutet Company, Inc.
1508 E. Bogard Road, Unit 7
Wasilla, Alaska 99654

Phone 907.357.6770
www.tbca.com

October 7, 2024

Mr. Fred Wagner, LS
Matanuska-Susitna Borough
Platting Department
350 E. Dahlia Avenue
Palmer, Alaska 99645

RECEIVED
NOV 13 2024
PLATTING

RE: Usable Area Report
Mccallister RSB T/B & B/1 L/2 Block 1 Lot 1A

Dear Mr. Wagner,

The applicant McCallister Investment Group is proposing to subdivide Mccallister RSB T/B & B/1 L/2 Block 1 Lot 1A into two lots.

The subject property is within the Matanuska-Susitna Borough Core Area and located outside any city limits. The lots created in the proposed subdivision will be/are served by onsite private water and septic systems. Both the water and septic system will be designed and installed per Department of Environmental Conservation Regulations.

Pursuant to MSB Platting Code 43.20, Lots 1 will require usable area as defined by 43.20.281. The following Usable Area Report is intended to address these two tracts. Lot currently has a structure and septic system constructed. Below are criteria responses to the applicable portions of the Matanuska-Susitna Borough Code defining area requirements for subdivisions:

43.20.281 AREA

(A) Unless designated otherwise by another authority having jurisdiction, minimum lot sizes shall be as follows:

(1) Except as allowed under subsections (A)(2), (3), and (4) of this section, all lots within this district shall contain at least 40,000 square feet of area with at least 10,000 square feet of usable building area and 10,000 square feet of contiguous usable septic area. Lots having 20,000 square feet or less of the total of usable building area and usable septic area shall have 10,000 square feet of contiguous usable septic area surrounded by a well exclusion area extending 100 feet from the perimeter, delineated and reserved on the plat at the discretion of the platting board.

Proposed subdivision creates two lots in excess of 40,000 sf. Lot 2 area equal to 3.2 acres and Lot 1 area equal to 1.1 acres.

October 7, 2024
Mr. Fred Wagner, LS
McCallister Subdivision
Usable Area Report
Page 2 of 4

(a) Usable septic area is that area where seasonal high water table is a minimum of eight feet below the surface. Where water is encountered at ten feet or less below the surface, the seasonal high subsurface water is to be determined between May 1st and October 30th, and:

The civil engineer directed and observed test pit soil exploration in November 2017.
The soils log may be found attached to this document.

(i) that area where slopes are less than 25 percent;
There are no slopes onsite greater than 25%.

(ii) that area which is more than 100 feet from open water, surface waters, and wetlands;
The entirety of the lot being subdivide is greater than 100 feet from open water, surface water and wetlands.

(iii) that area which is located at least 50 feet from the top of a slope which is greater than 25 percent and has more than ten feet of elevation change;
Not applicable to this site.

(iv) that area which is not within an area dedicated to public use;
An 82' PLO ius locate along the northern property boundary. The usable septic and building area are outside of this PLO.

(v) that area which is outside of utility or other easements that would affect the use of the areas for on-site septic installation;
Acknowledged.

(vi) that area which is outside of a protective well radius;
Acknowledged.

(vii) that area which is outside of any known debris burial site; and
No known burial area on site.

(viii) [Repealed by Ord. 17-033, § 55, 2017]

(b) Water table and ability of soils to accept effluent shall be determined by a number of borings or test holes sufficient to indicate subsurface conditions over the entire area of the subdivision. All of the borings and test holes shall be located within the perimeter of the proposed subdivision. Borings and test holes must have the following minimum depths below the ground surface:

(i) in areas known or suspected to contain permafrost, the lesser of:
Permafrost was not suspected, nor encountered.

October 7, 2024
Mr. Fred Wagner, LS
McCallister Subdivision
Usable Area Report
Page 3 of 4

(ii) the least depth associated with the following conditions, where they apply:

(aa) two feet below the depth where the water table is encountered;

Test pit was excavated to a depth of 12'. No groundwater was encountered.

(bb) twelve feet deep for shallow trench or bed systems;

The engineer is anticipating a bed system with sand liner be used due to the clean gravel (GP) soils within the absorption area.

(cc) sixteen feet deep for areas where deep trench or seepage pits will likely be used;

See (bb).

(dd) the depth to bedrock, clay, or other impermeable strata with an expected percolation rate slower than 120 minutes per inch; or

None of the above criteria were encountered.

(ee) As determined by the engineer, a lesser depth as required to verify usable areas is acceptable for hand-dug excavations on parcels with limited or no access for heavy equipment.

(c) The minimum number of test holes shall be determined by the engineer.

The 2017 test pit was excavated Approximately 30' northwest of the midpoint of the southeastern property line of Lot 1A. A septic system has already been installed on Lot 2 and adequate area is available for a replacement system if/when needed.

(d) When the water table is encountered in the test holes, the depth to the seasonal high water table must be determined by:

No groundwater encountered.

(e) The depth to any seeps must be noted and may require subsequent monitoring.

No seeps were encountered during the soils investigation.

(f) Soils in a usable wastewater disposal area must be:

(i) clearly shown to be visually classified as GW, GP, SW, or SP under the Unified Soils Classification System and expected to have a percolation rate of 15 minutes per inch or less (faster);

Only the top 2' in the test hole contained silty sand and gravel. The soil strata in the location (approximately 4' below ground surface) of an absorption field and below were found to be poorly graded gravel (GP) expected to have a percolation rate greater than 15 minutes per inch.

October 7, 2024
Mr. Fred Wagner, LS
McCallister Subdivision
Usable Area Report
Page 4 of 4

(ii) *clearly shown to be GM or SM under the Unified Soils Classification System by a sieve analysis; or*

GM soils were not encountered in this test pit.

(iii) *shown by a percolation test conducted in accordance with (ADEC) Alaska State Department of Environmental Conservation regulations to have a percolation rate of 60 minutes per inch or less (faster).*

Due to the visual identification of gravel (GP) soils, a percolation test was not required.

(g) *These borings or test holes shall be accomplished under the direct supervision of a state of Alaska registered civil engineer, who shall submit soil logs and other findings in writing to the Matanuska-Susitna Borough certifying 10,000 square feet of contiguous usable area for septic drain field use.*

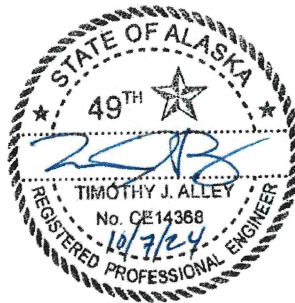
Both lots 1 and 2 will be greater than 40,000 SF. All areas outside of required setbacks per MSB code have been determined to be "Usable Building Area" and exceeds 10,000 SF per lot. Note, lot 2 currently has a structure and septic system installed. Based on soil test pit there is an additional 10,000 SF available for septic area on Lot 1.

If you have any questions, please contact me with any questions you may have.

Sincerely,



Timothy Alley, PE
Principal/Vice President
The Boutet Company, Inc
1508 E. Bogard Rd #7
Wasilla, AK 99654
(907) 357-6760
talley@tbcak.com



SOIL LOG

Job Number: _____

Project Location: McCallister Lot 1A

Logged By: Tim Alley

Date: 11-08-2017

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Organics, with silt
2	Silty Sand with Gravel (SM/GM), Tan/Brown
3	Poorly graded Sandy Gravel (GP), Brown
4	
5	
6	Sandy Gravels (GP), grey
7	
8	
9	
10	
11	
12	
13	12' Bottom of test hole (No Groundwater Encountered)
14	
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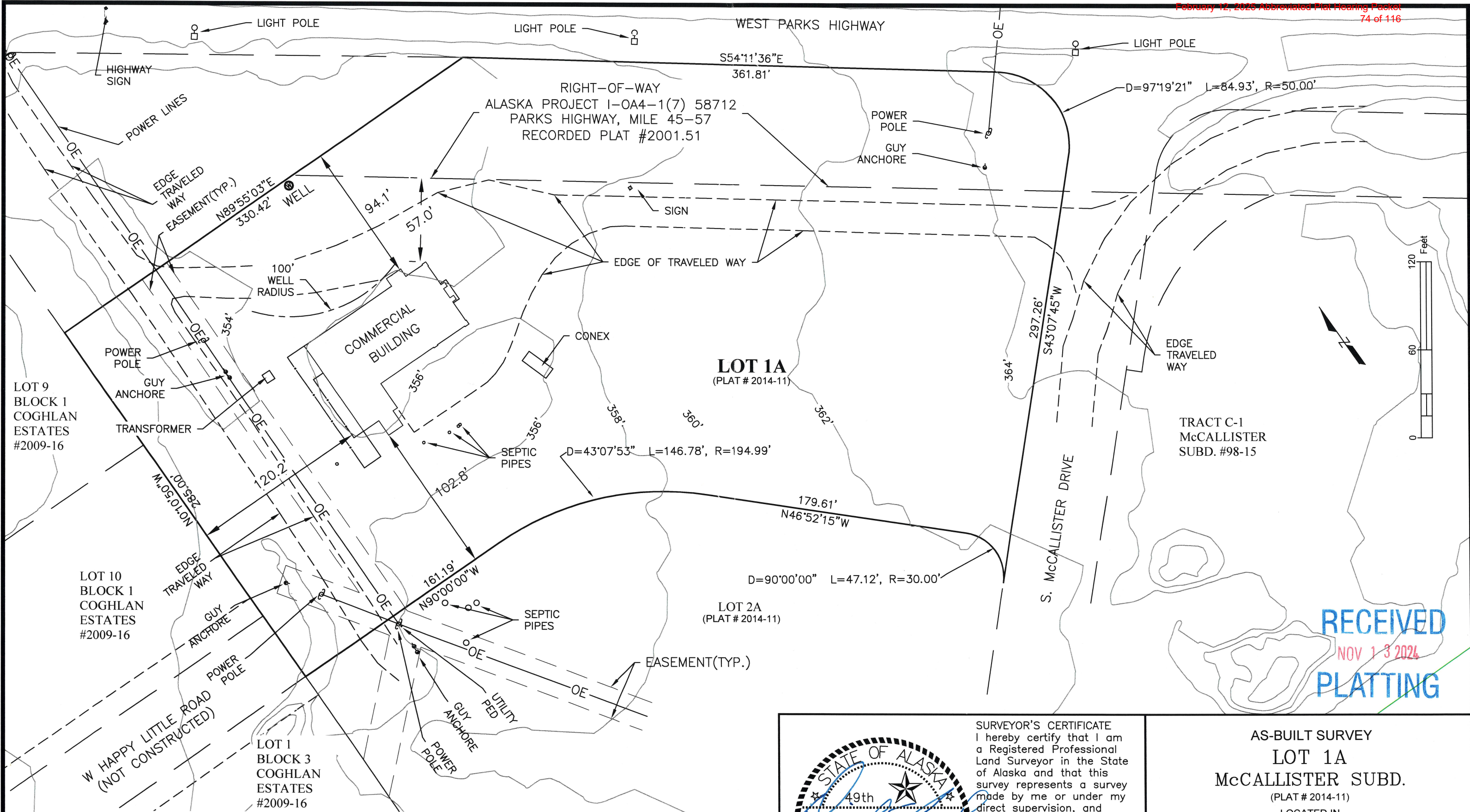
TEST HOLE LOCATION:

Approximately 50' northwest of the mid point of the southeastern property line. See attached.

COMMENTS:

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





RECEIVED
NOV 13 2024
PLATTING

- NOTES:
1. THIS SURVEY REPRESENTS VISIBLE IMPROVEMENTS & CONDITIONS ON THE DATE OF SURVEY.
 2. A TITLE REPORT WAS NOT OBTAINED FOR THIS SURVEY.
 3. LOT LINE BEARINGS AND DISTANCES ARE FROM RECORDED PLAT #2014-11.
 4. DATE OF FIELDWORK 5-11-2023. JW
 5. THE CONTOURS SHOWN ARE FROM MSB 2019 LIDAR DATA FILES.
 6. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY A.S. 40.15.900 (5)(A).

SURVEYOR'S CERTIFICATE
I hereby certify that I am a Registered Professional Land Surveyor in the State of Alaska and that this survey represents a survey made by me or under my direct supervision, and that the monuments shown thereon actually exist as described, and that all dimensional and other details are true and correct to the best of my knowledge.

DATED: 6.12.24

AS-BUILT SURVEY LOT 1A McCALLISTER SUBD. (PLAT # 2014-11) LOCATED IN Sec. 7, T 17 N, R 1 W S.M. ALASKA, PALMER RECORDING DISTRICT	
PAGE: 1 of 1	BUSH CONSTRUCTION SURVEYS, INC. 3167 COTTLE LOOP, WASILLA, ALASKA 99654 P.O. BOX 876390, WASILLA, ALASKA 99687 ALASKA E
DATE: 05/20/2024	EXHIBIT C



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

Department of Transportation and Public Facilities

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

January 31, 2025

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **Scorpion, WA 12 Hacker, Plat #2014-11 (Parks Highway)**
 - No objection to the proposed plat.
 - No direct access to the Parks Highway will be granted. All proposed lots must take access from McCallister Dr.
 - DOT&PF recommends the Mat-Su Borough consider through road development goals in the area of Seims Street between the Parks Highway, Coghlan Circle and McCallister Dr.
 - DOT&PF requests applicant doesn't develop anything that precludes a future connection of Seims Street between the Parks Highway and McCallister Dr.

- **HO 16 BMS Molodkin, Plat#72-80 (Knik Goose Bay Rd)**
 - No objection to the proposed lot line adjustment.
 - No direct access to Knik Goose Bay Road will be granted.
 - Lots 4 & 10 to take access from Paper Birch Lane.
 - DOT&PF recommends shared access for all subsequent development.

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

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of

those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments, please feel free to contact me at (907) 269-0516 or erica.kostelecky@alaska.gov.

Sincerely,



Erica Kostelecky
Yukon-Kuskokwim Area Planner, DOT&PF

cc: Sean Baski, Highway Design Chief, DOT&PF
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Morris Beckwith, Right of Way, DOT&PF
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB
Anna Bosin, Traffic & Safety Engineer, DOT&PF
Kristina Huling, Mat-Su Area Planner, DOT&PF

Matthew Goddard

From: Pre-Design & Engineering
Sent: Tuesday, January 28, 2025 3:47 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Scorpion (MG)

Matthew,

The petitioner should provide a figure showing how a driveway could be constructed to Lot 1 that meets the current driveway standards or the plat should include shared access for the lots.

PD&E

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, January 22, 2025 3:43 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Kostelecky, Erica D (DOT) <erica.kostelecky@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Tim Swezey <tim.swezey@mlccak.org>; psfisherak49@gmail.com; information@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; lana@mtaonline.net; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@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 <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; Peggy Horton <Peggy.Horton@matsugov.us>; Rick Benedict <Rick.Benedict@matsugov.us>; Natasha Heindel <Natasha.Heindel@matsugov.us>
Subject: RFC Scorpion (MG)

Hello,

The following link is a request for comments for the proposed Scorpion Subdivision. Please ensure all comments have been submitted by February 3, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Scorpion](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

From: Rick Benedict
Sent: Monday, January 27, 2025 11:04 AM
To: Matthew Goddard
Subject: RE: RFC Scorpion (MG)

A marijuana retail and standard cultivation permit (M10165 & M10166) was issued on this property in 2019. Since then, expansion has occurred on the north, west, and south sides of the commercial building depicted in the survey. MSB 17.60 requires permits to be modified if the operation expands and/or significant changes occur.

- 1) Standard marijuana cultivation CUPs require a 100' setback distance from the side and rear lot lines and 50' from rights-of-way, according to MSB 17.60.160. A portion of the building on the north side of the commercial structure is less than 100' from the nearest lot line. The operation is permitted to operate within the footprint described in the application and approved by PC Resolution 19-05. The standard marijuana cultivation operation must maintain the required setback distances according to MSB 17.60.
- 2) Retail marijuana CUP M10165 was issued in 2019 after PC Resolution 19-06 was approved, which did not include a drive-thru/walk-up window. A drive-thru/walk-up window is only authorized upon a modification to the existing CUP.

For questions or clarification on the requirements of MSB 17.60 or issued permits, please contact a member of the Current Planner staff.

MSB Planning Department
Development Services Division
Current Planners
(907) 861-7822

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, January 22, 2025 3:43 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Kostelecky, Erica D (DOT) <erica.kostelecky@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Tim Swezey <tim.swezey@mlccak.org>; psfisherak49@gmail.com; information@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; lana@mtaonline.net; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@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 <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; Peggy Horton <Peggy.Horton@matsugov.us>; Rick Benedict <Rick.Benedict@matsugov.us>; Natasha Heindel


<Natasha.Heindel@matsugov.us>

Subject: RFC Scorpion (MG)

Hello,

The following link is a request for comments for the proposed Scorpion Subdivision.

Please ensure all comments have been submitted by February 3, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Scorpion](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

Platting Technician

907-861-7881

Matthew.Goddard@matsugov.us

Matthew Goddard

From: Permit Center
Sent: Wednesday, January 22, 2025 4:02 PM
To: Matthew Goddard
Subject: RE: RFC Scorpion (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: Wednesday, January 22, 2025 3:43 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Kostelecky, Erica D (DOT) <erica.kostelecky@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Tim Swezey <tim.swezey@mlccak.org>; psfisherak49@gmail.com; information@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; lana@mtaonline.net; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@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 <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; Peggy Horton <Peggy.Horton@matsugov.us>; Rick Benedict <Rick.Benedict@matsugov.us>; Natasha Heindel <Natasha.Heindel@matsugov.us>
Subject: RFC Scorpion (MG)

Hello,

The following link is a request for comments for the proposed Scorpion Subdivision. Please ensure all comments have been submitted by February 3, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Scorpion](#)

Feel free to contact me if you have any questions.

Matthew Goddard

From: Jeffrey Anderson
Sent: Friday, January 24, 2025 5:22 PM
To: Platting
Subject: RE: RFC Scorpion (MG)

It appears this proposal may affect a structure regulated by this office for conformity to Fire and Life Safety Standards as per AS 18.70.080.

Before beginning the construction, alteration, repair, or changing the occupancy of a building, substantial land structure, or structure regulated by the state division of fire and life safety, plans and specifications need to be submitted to this office. 13 AAC 50.027



JEFF ANDERSON

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>

Sent: Wednesday, January 22, 2025 3:43 PM

To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Kostelecky, Erica D (DOT) <erica.kostelecky@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Tim Swezey <tim.swezey@mlccak.org>; pfisherak49@gmail.com; information@mlccak.org; Camden Yehle <camdenyehle@gmail.com>; lana@mtaonline.net; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@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 <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; Peggy Horton <Peggy.Horton@matsugov.us>; Rick Benedict <Rick.Benedict@matsugov.us>; Natasha Heindel <Natasha.Heindel@matsugov.us>

Subject: RFC Scorpion (MG)

Hello,

The following link is a request for comments for the proposed Scorpion Subdivision.

Please ensure all comments have been submitted by February 3, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.



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 27, 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 abbreviated plat **SCORPION (MSB Case # 2025-014)** and advises that there is an existing ten feet (10FT) wide natural gas easement located within proposed Lot 1. Please show this 10FT wide natural gas easement as depicted on McCALLISTER SUBDIVISION LOTS 1A, 2A AND 3A, BLOCK 1, filed under Plat No. 2014-11, in the records of the Palmer Recording District, Third Judicial District, State of Alaska.

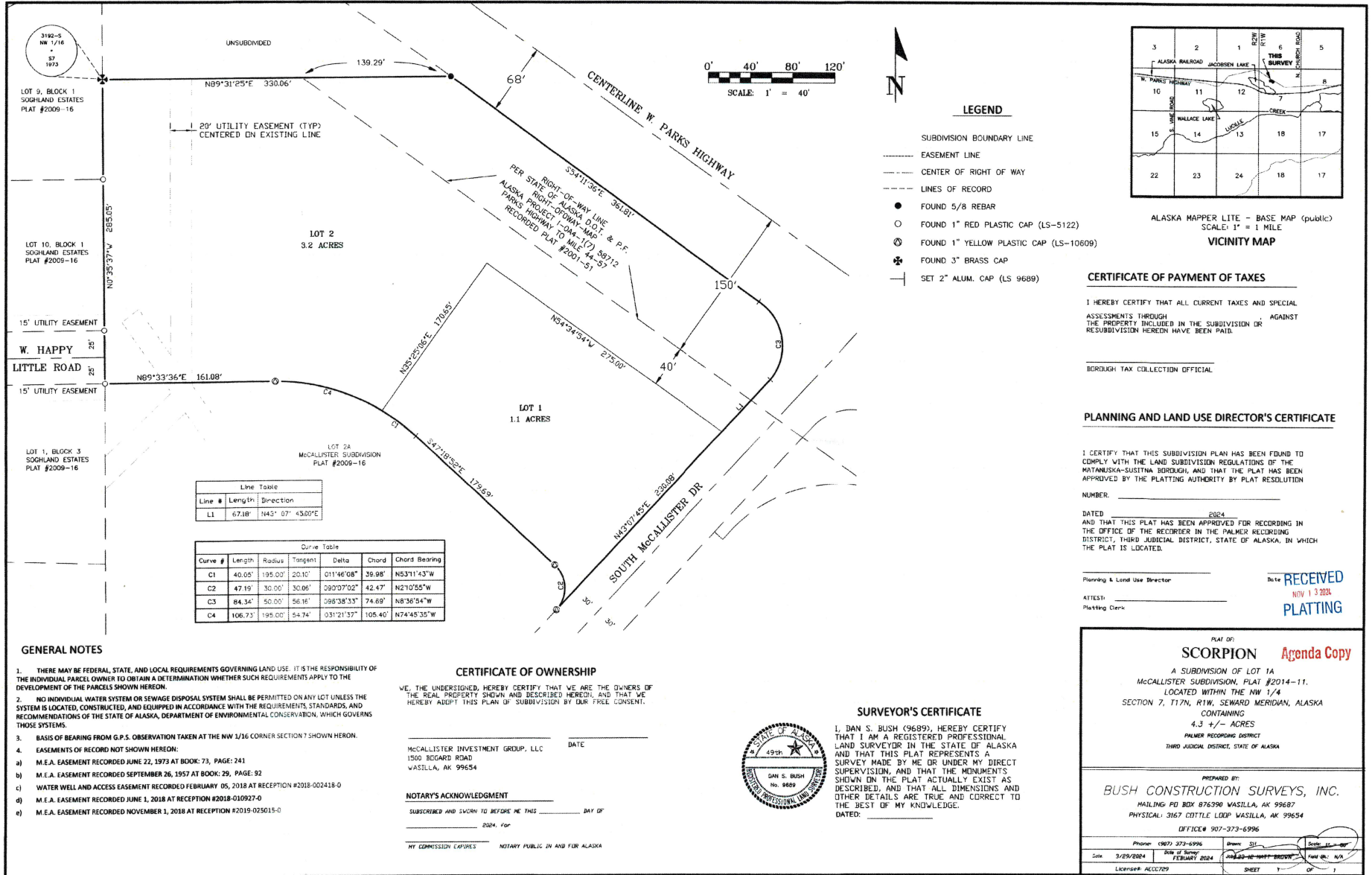
If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

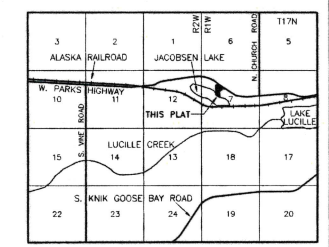
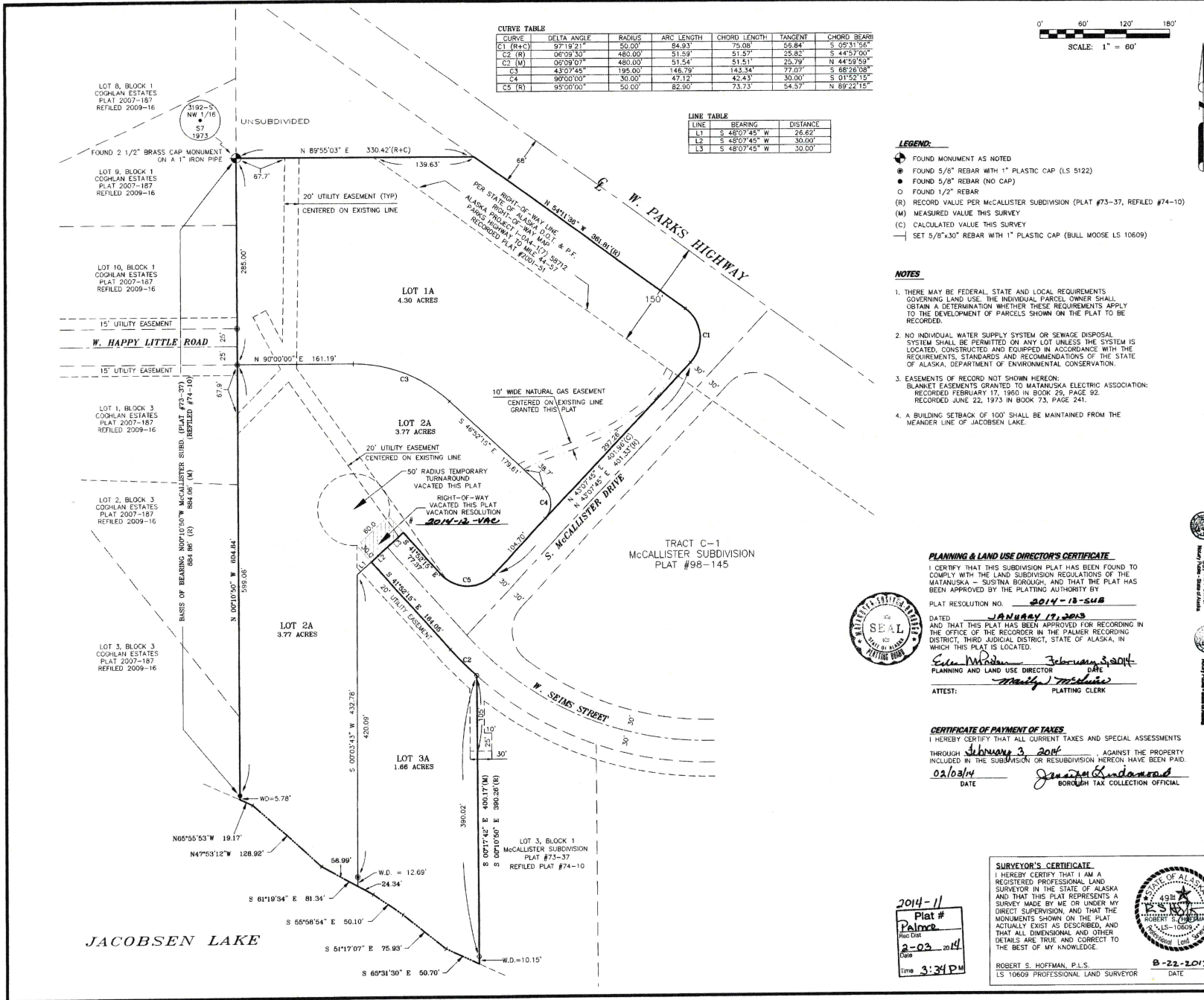
Sincerely,

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

James Christopher
Right Of Way Agent
ENSTAR Natural Gas Company, LLC

EXHIBIT I





OWNERSHIP AND DEDICATION CERTIFICATE
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 GRANT ALL EASEMENTS TO THE USE SHOWN.

Thomas Moe 8-27-13
THOMAS MOE DATE
P.O. BOX 298585
WASILLA, ALASKA 99629 - 8585

Tyra L. Moe 8-27-13
TYRA L. MOE DATE
P.O. BOX 298585
WASILLA, ALASKA 99629 - 8585

Robert Wallace Seims 10-10-13
ROBERT WALLACE SEIMS DATE
P.O. BOX 870601
WASILLA, ALASKA 99687

Donna J. Seims 10/10/13
DONNA J. SEIMS DATE
P.O. BOX 870601
WASILLA, ALASKA 99687

NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN BEFORE ME
THIS 27TH DAY OF August, 2013
FOR THOMAS MOE
FOR TYRA L. MOE
FOR Robert Wallace Seims
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 3-13-17

NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN BEFORE ME
THIS 10TH DAY OF October, 2013
FOR ROBERT WALLACE SEIMS
FOR DONNA J. SEIMS
FOR Donna J. Seims
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES 3-13-17

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR WITH 1" PLASTIC CAP (LS 5122)
- FOUND 5/8" REBAR (NO CAP)
- FOUND 1/2" REBAR
- (R) RECORD VALUE PER McCALLISTER SUBDIVISION (PLAT #73-37, REFILED #74-10)
- (M) MEASURED VALUE THIS SURVEY
- SET 5/8"x30" REBAR WITH 1" PLASTIC CAP (BULL MOOSE LS 10609)

NOTES

- 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.
- EASEMENTS OF RECORD NOT SHOWN HEREON: BLANKET EASEMENTS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION: RECORDED FEBRUARY 17, 1990 IN BOOK 29, PAGE 82. RECORDED JUNE 22, 1973 IN BOOK 73, PAGE 241.
- A BUILDING SETBACK OF 100' SHALL BE MAINTAINED FROM THE MEANDER LINE OF JACOBSEN LAKE.

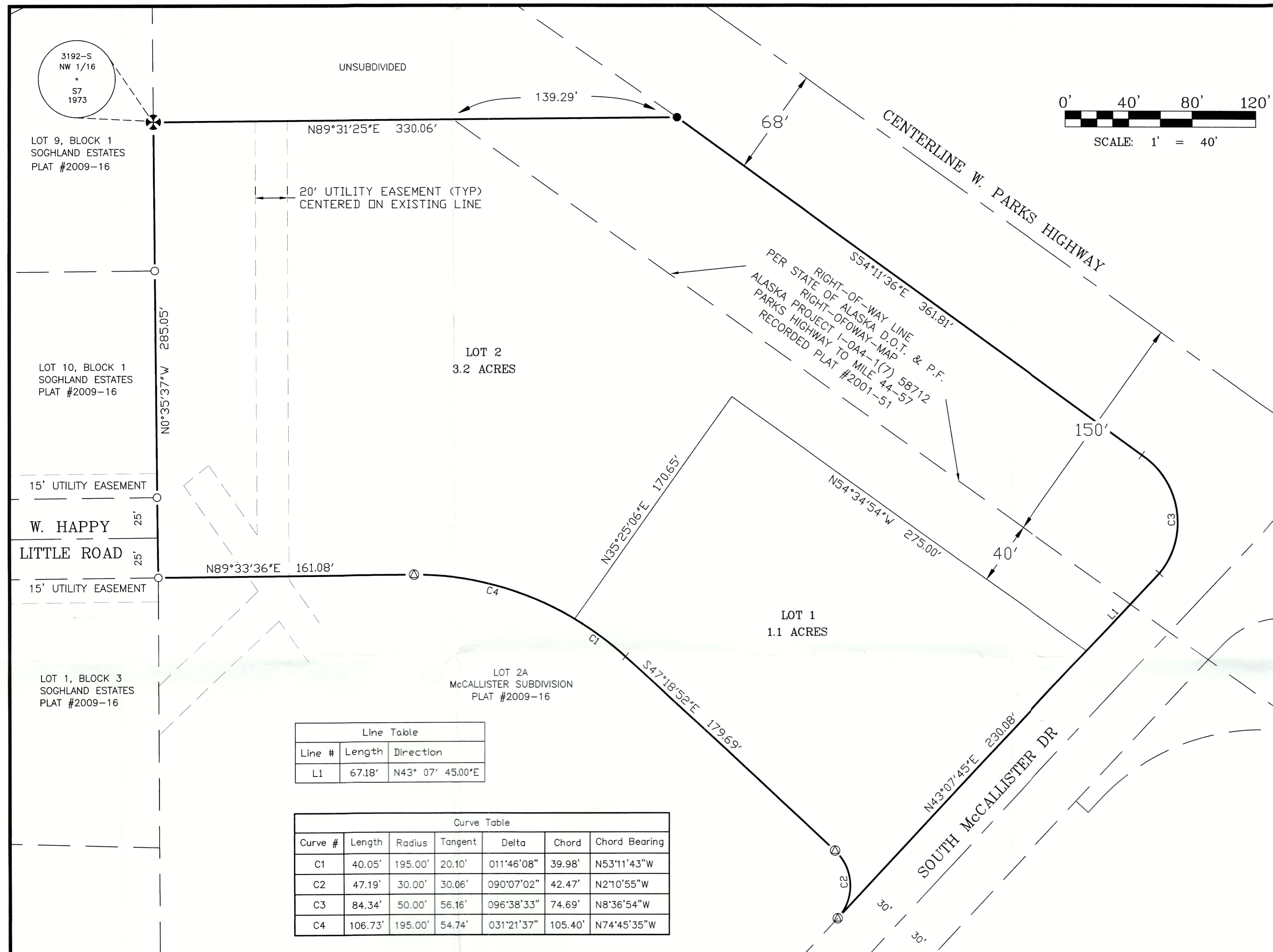
PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY
PLAT RESOLUTION NO. 2014-18-SUB
DATED JANUARY 17, 2013
AND 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.
Eric M. Johnson February 3, 2014
PLANNING AND LAND USE DIRECTOR
Heidi J. Meloy DATE
ATTEST: PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH February 3, 2014, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.
02/03/14 DATE
Joanna Lundemo BOROUGH TAX COLLECTION OFFICIAL

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
ROBERT S. HOFFMAN, P.L.S.
LS 10609 PROFESSIONAL LAND SURVEYOR
B-22-2013 DATE

A PLAT OF
McCALLISTER SUBDIVISION
LOTS 1A, 2A AND 3A, BLOCK 1
AND LOT 2, BLOCK 1
A REPLAT OF TRACT B
AND LOT 2, BLOCK 1
McCALLISTER SUBDIVISION
PLAT #73-37, REFILED #74-10
AND VACATION OF A PORTION OF
W. SEIMS STREET
LOCATED WITHIN:
SECTION 7, T17N R1W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 9.73 ACRES MORE OR LESS

BULL MOOSE SURVEYING
ROBERT S. HOFFMAN P.L.S.
200 HYDRIDE LANE
WASILLA, ALASKA 99654
OFFICE: (907) 357-6957
FAX: (907) 357-6977
DRAWN BY: RSH
DATE: 8/22/2013
CHECKED BY: RSH
DRAWING SCALE: 1"=60'
SHEET 1 OF 1



LEGEND

- SUBDIVISION BOUNDARY LINE
- EASEMENT LINE
- CENTER OF RIGHT OF WAY
- LINE OF RECORD
- FOUND 5/8 REBAR
- FOUND 1" RED PLASTIC CAP (LS-5122)
- FOUND 1" YELLOW PLASTIC CAP (LS-10609)
- FOUND 3" BRASS CAP
- SET 2" ALUM. CAP (LS 9689)

VICINITY MAP

ALASKA MAPPER LITE - BASE MAP (public) SCALE: 1" = 1 MILE

CERTIFICATE OF PAYMENT OF TAXES

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

BOROUGH TAX COLLECTION OFFICIAL

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-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION

NUMBER: _____

DATED: 2024

AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

Planning & Land Use Director _____ Date **RECEIVED**
 ATTEST: _____ NOV 13 2024
 Platting Clerk _____ **PLATTING**

- GENERAL NOTES**
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
 - NO INDIVIDUAL WATER SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
 - BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE NW 1/16 CORNER SECTION 7 SHOWN HERON.
 - EASEMENTS OF RECORD NOT SHOWN HEREON:
 - M.E.A. EASEMENT RECORDED JUNE 22, 1973 AT BOOK: 73, PAGE: 241
 - M.E.A. EASEMENT RECORDED SEPTEMBER 26, 1957 AT BOOK: 29, PAGE: 92
 - WATER WELL AND ACCESS EASEMENT RECORDED FEBRUARY 05, 2018 AT RECEPTION #2018-002418-0
 - M.E.A. EASEMENT RECORDED JUNE 1, 2018 AT RECEPTION #2018-010927-0
 - M.E.A. EASEMENT RECORDED NOVEMBER 1, 2018 AT RECEPTION #2019-025015-0

Line Table

Line #	Length	Direction
L1	67.18'	N43° 07' 45.00"E

Curve Table

Curve #	Length	Radius	Tangent	Delta	Chord	Chord Bearing
C1	40.05'	195.00'	20.10'	011°46'08"	39.98'	N53°11'43"W
C2	47.19'	30.00'	30.06'	090°07'02"	42.47'	N2°10'55"W
C3	84.34'	50.00'	56.16'	096°38'33"	74.69'	N8°36'54"W
C4	106.73'	195.00'	54.74'	031°21'37"	105.40'	N74°45'35"W

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

McCALLISTER INVESTMENT GROUP, LLC
 1500 BOGARD ROAD
 WASILLA, AK 99654

DATE _____

NOTARY'S ACKNOWLEDGMENT

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR ALASKA



SURVEYOR'S CERTIFICATE

I, DAN S. BUSH (9689), HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATED: _____

PLAT OF:
SCORPION Agenda Copy
 A SUBDIVISION OF LOT 1A
 McCALLISTER SUBDIVISION, PLAT #2014-11.
 LOCATED WITHIN THE NW 1/4
 SECTION 7, T17N, R1W, SEWARD MERIDIAN, ALASKA
 CONTAINING
 4.3 +/- ACRES
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT, STATE OF ALASKA

PREPARED BY:
BUSH CONSTRUCTION SURVEYS, INC.
 MAILING: PO BOX 876390 WASILLA, AK 99687
 PHYSICAL: 3167 COTTLE LOOP WASILLA, AK 99654
 OFFICE# 907-373-6996

Phone# (907) 373-6996 Drawn: SH Scale: 1" = 40'
 Date: 3/29/2024 Date of Survey: FEBRUARY 2024 Job# 23-1E-MATT BROWN Field Bk: N/A
 License# AECC729 SHEET 1 OF 1

D

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
February 19, 2025

ABBREVIATED PLAT: ROWLAND FOREST RSB L/4-5
LEGAL DESCRIPTION: SEC 01, T17N, R02E, SEWARD MERIDIAN AK
PETITIONERS: MICK EWING
SURVEYOR/ENGINEER: RECON
ACRES: 6.76 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2025-015

REQUEST: The request is to create two lots by adjusting the common lot line between Lots 4 & 5, Rowland Forest Subdivision, Plat No. 2019-20 to be known as **Lots 4A & 5A**, containing 6.76 acres +/- . The property is located west of N. Tranquility Lane, east of N. Smith Road, & north of E. Maud Road (Tax ID # 7837000L004 / L005); within the SW ¼ Section 01, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 5 pgs
EXHIBIT B – 13 pgs

AGENCY COMMENTS

MSB DPW Pre-Design and Engineering Division
MSB Development Services
Utilities

EXHIBIT C – 2 pgs
EXHIBIT D – 2 pgs
EXHIBIT E – 2 pgs

DISCUSSION: The proposed subdivision creating two lots by adjusting the common lot line between Lots 4 & 5, Rowland Forest Subdivision, Plat No. 2019-20. Access for Lot 4A is from E. Browns Avenue, a Borough maintained road. Access for Lot 5A is from E. Maud Road, an ADOT&PF maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Steven Rowland, Registered Professional Engineer, notes that RECON, LLC completed an assessment of the subject property to determine compliance with MSB requirements for “usable area” as defined in Title 43 of Borough Code. In September 2024 and January 2025, Steve Rowland, PE completed an on-site property evaluation to verify that no change to the site conditions has occurred since the original subdivision site assessment was completed in 2018. In summary, Steve Rowland, PE, of RECON, LLC has reviewed the proposed lot line adjustment for Lots 4 & 5 of Rowland Forest Subdivision, topographic maps, geologic maps of the immediate area, and soils information of record and on adjacent properties. Based on the Subsurface investigation and the engineer’s traverse of the property and familiarity with soils and geology of the subject area, it has been determined that each of the two proposed lots has the required minimum 10,000 square feet of “useable building area” and the required 10,000 contiguous square feet of “useable

septic area” as defined in MSB Title 43.20.281. There are no excessive slopes of significant extent that occur within the property, and there is no occurrence of surface water that impacts the proposed subdivision plan.

As-Built and Topographic Mapping: An as-built and topographic mapping information were submitted and are shown on the Agenda Plat. Based on the submitted as-built, no setback violations exist, nor will the proposed platting action create any violations.

Comments:

MSB DPW Pre-Design and Engineering Division (**Exhibit C**) has no comments.

MSB Permit Center (**Exhibit D**) notes that a driveway permit is required for the non-permitted access on Browns Avenue (**Recommendation #4**).

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; Community Council #5 Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Community Development, Emergency Services, Assessments, or Planning Division; GCI MEA or MTA.

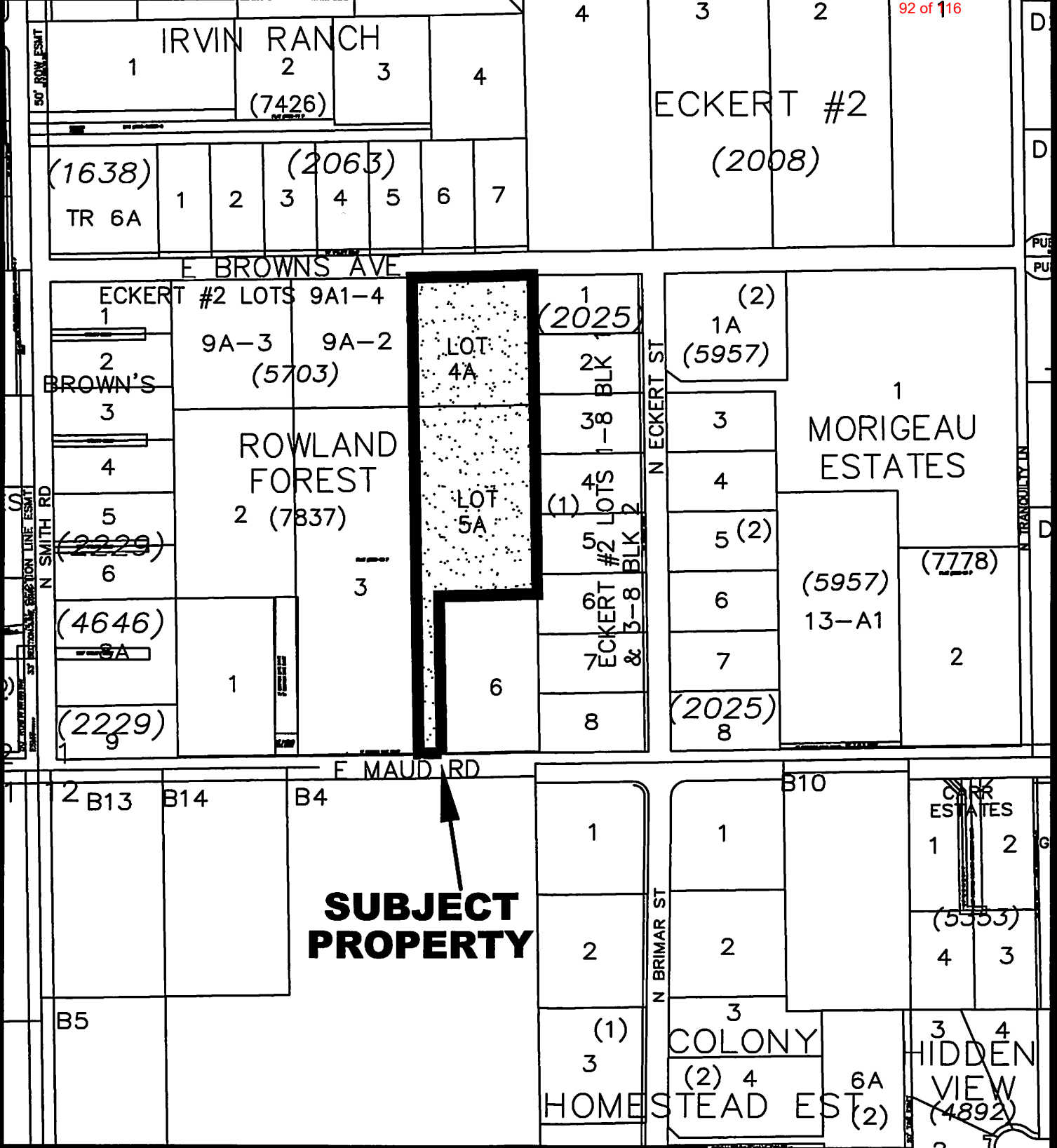
CONCLUSION: The abbreviated plat of Rowland Forest RSB L/4-5 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in 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 Rowland Forest RSB L/4-5 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; Community Council #5 Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; 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 Rowland Forest RSB L/4-5, Section 01, 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. Apply for driveway permits for all non-permitted accesses. Provide platting staff a copy of all driveway permits/permit applications.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



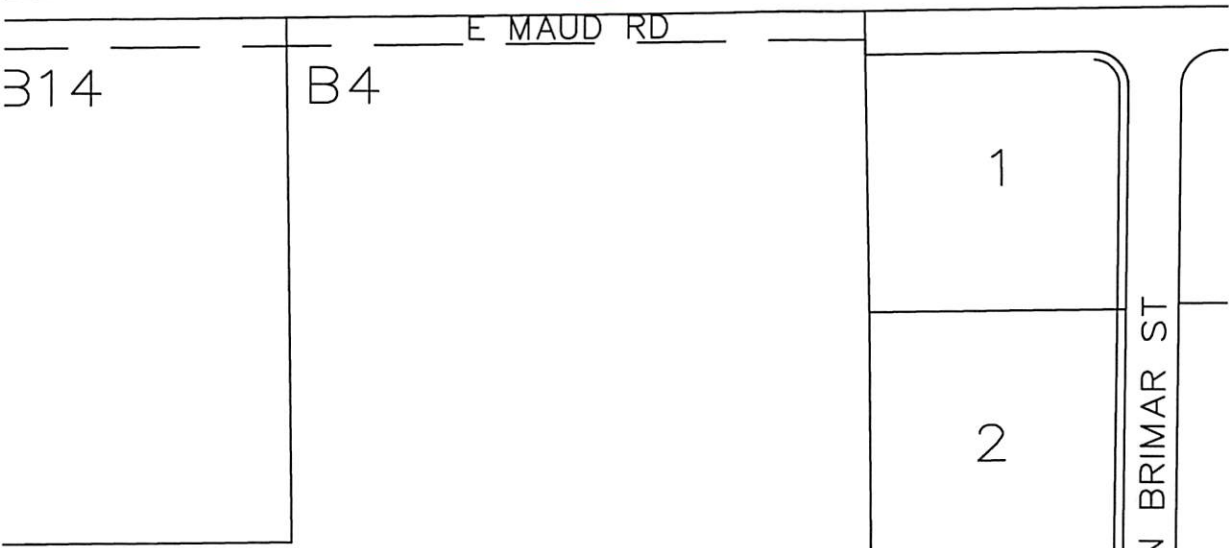
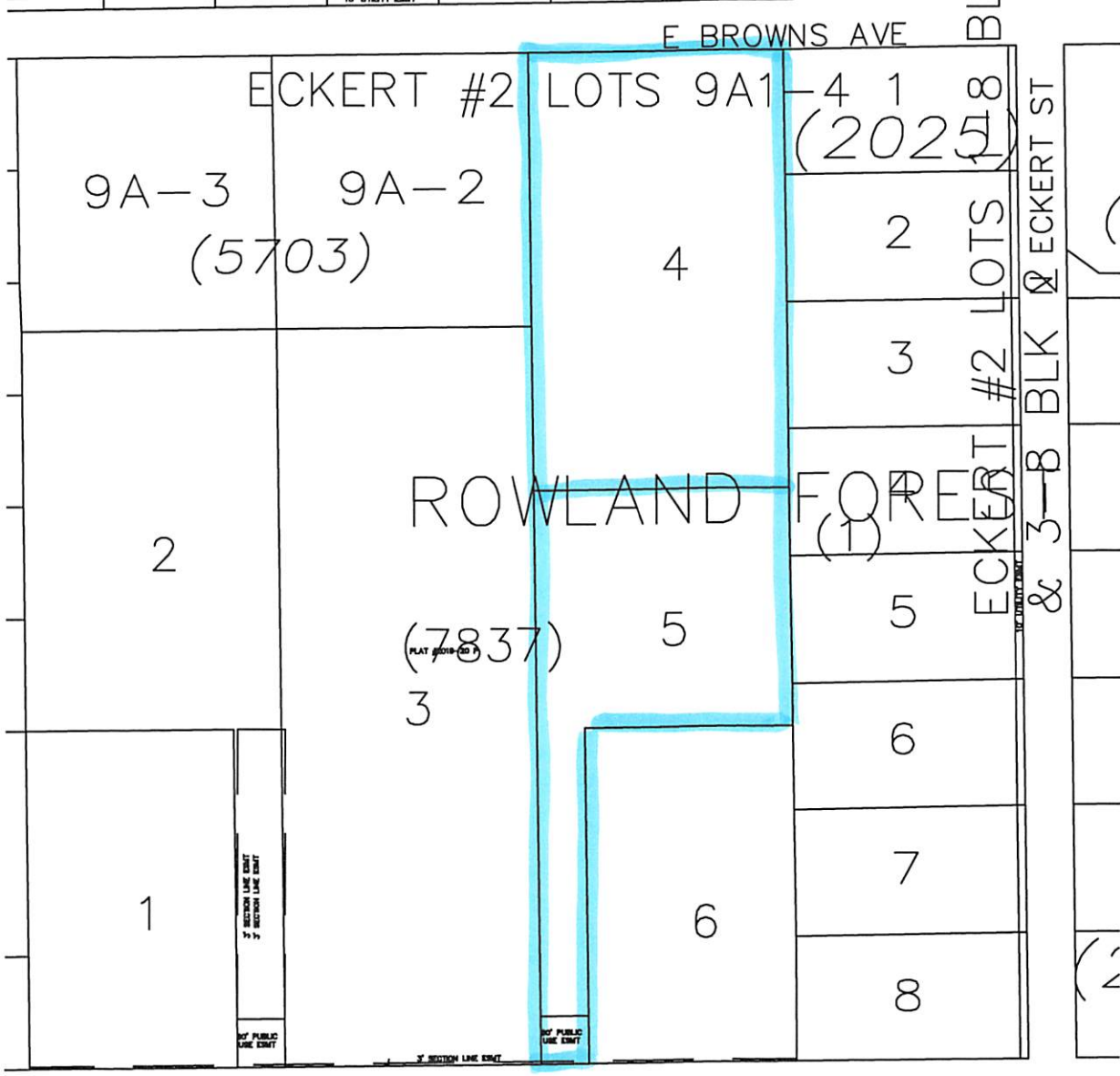
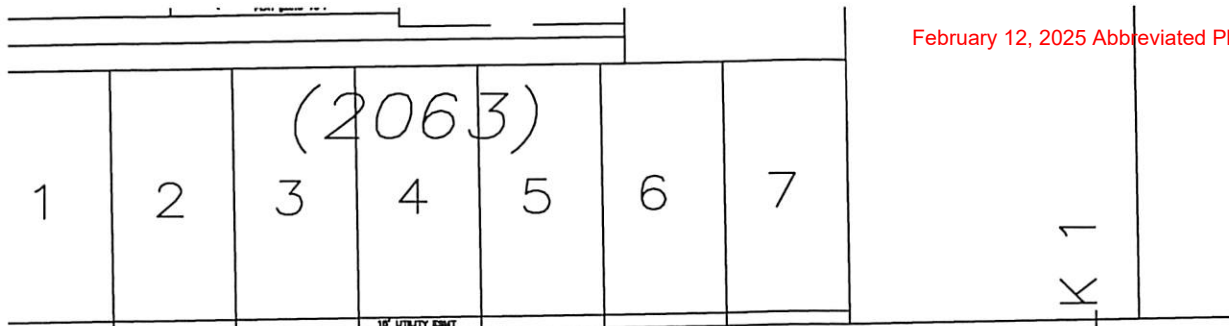
**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED ROWLAND FOREST RSB L/4-5
 SUBDIVISION
 LOCATED WITHIN
 SECTION 01, T17N, R02E, SEWARD MERIDIAN
 ALASKA
 PA 11 MAP



EXHIBIT A



E Browns Ave



PUBLIC USE ESMT
3' SECTION LINE ESMT

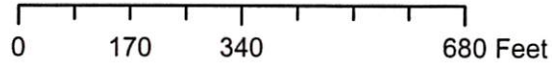
60' PUBLIC USE ESMT

E Maud Rd

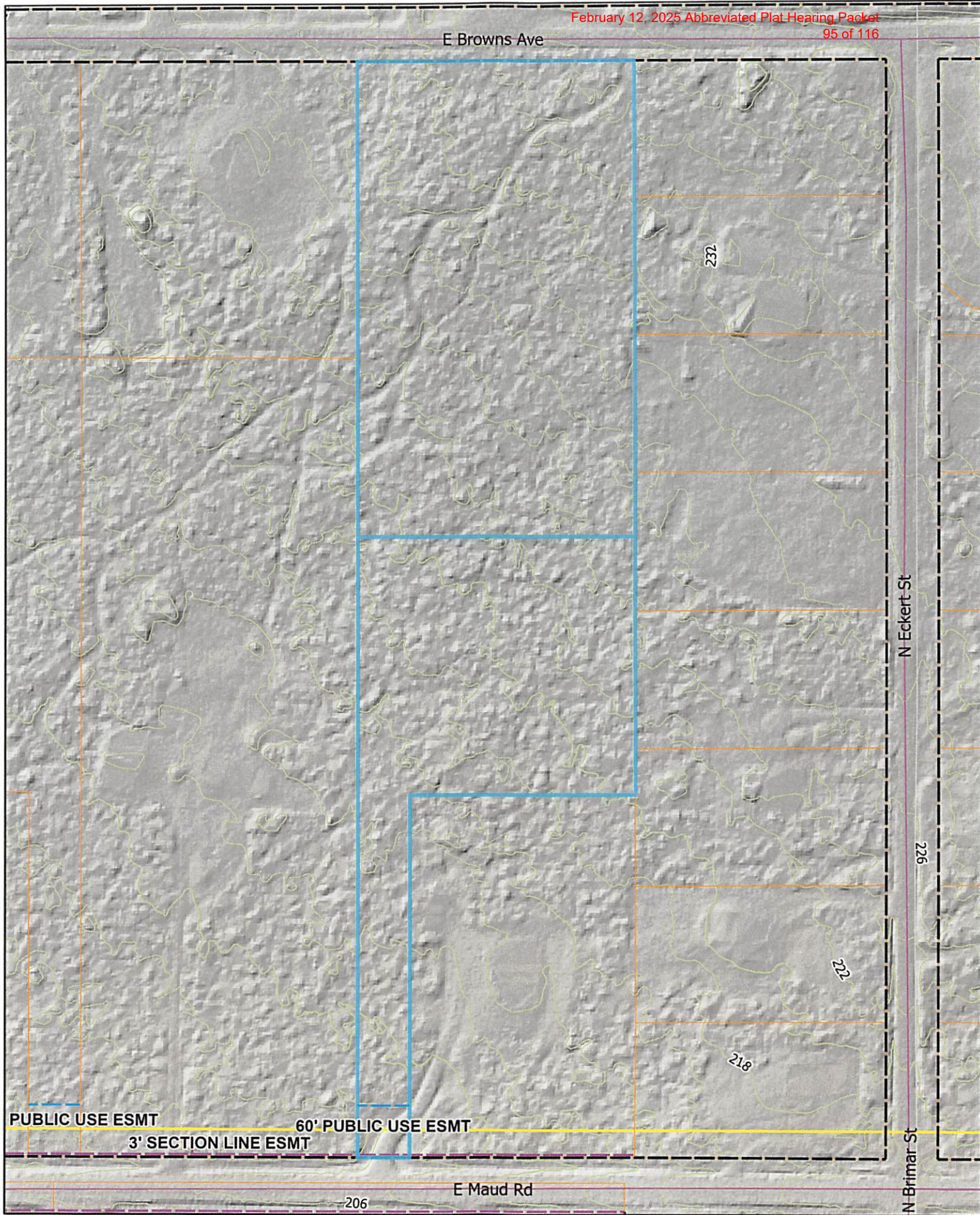
Matanuska-Susitna Borough, Maxar, Microsoft

N Eckert St

N Brimar St



E Browns Ave



PUBLIC USE ESMT

60' PUBLIC USE ESMT

3' SECTION LINE ESMT

E Maud Rd

N Eckert St

226

221

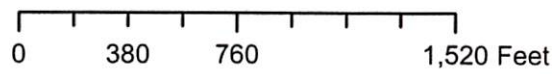
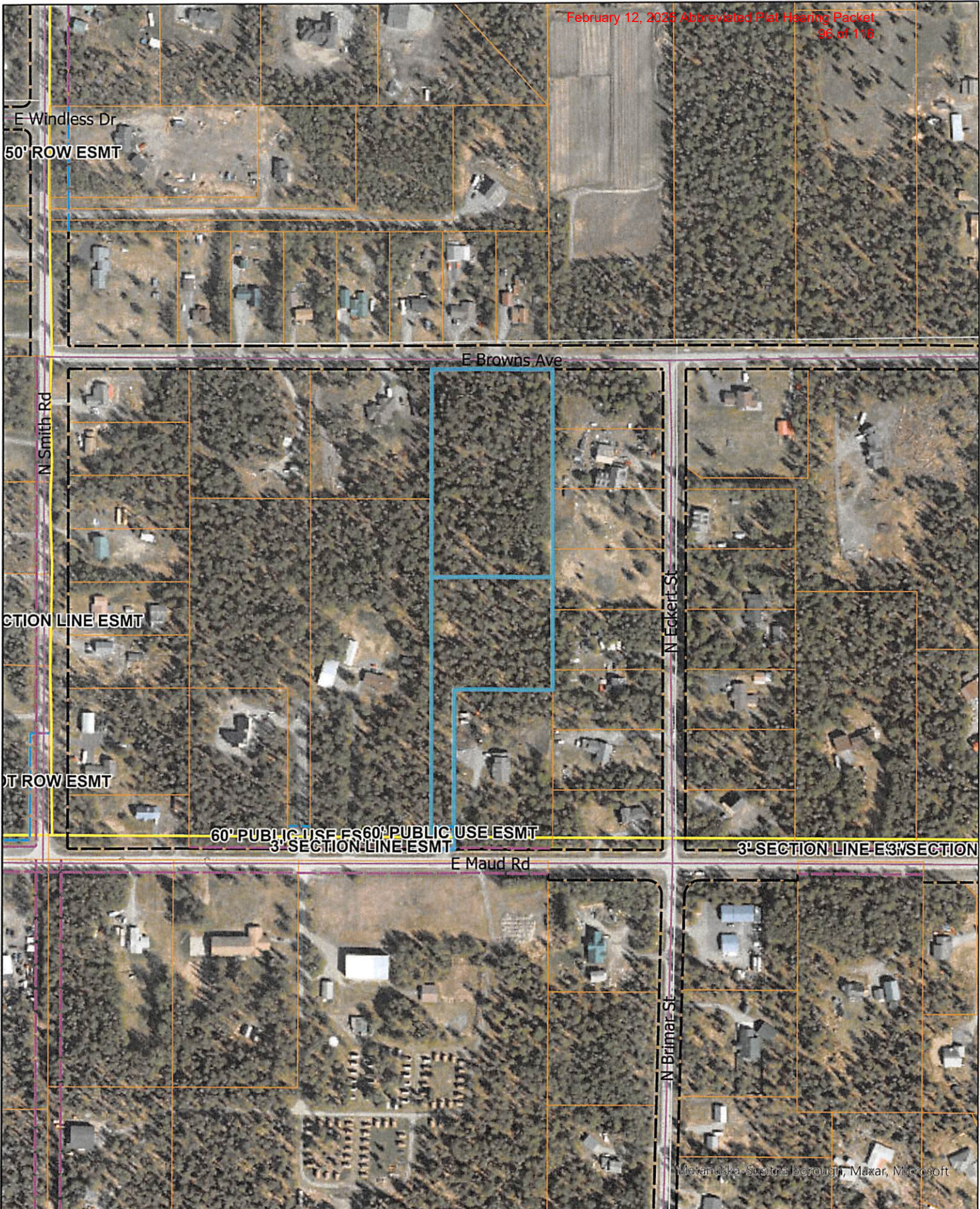
218

N Brimar St

206



0 170 340 680 Feet





Rowland Engineering Consultants

565 West Recon Circle, Palmer, Alaska 99645
907.746.3630 steve@reconllc.net

RECEIVED
JAN 13 2025
PLATTING

January 10, 2025

Matanuska-Susitna Borough
Platting Division
350 East Dahlia St.
Palmer, Alaska 99645

Re: Soils Investigation Report for: **Rowland Forest Subdivision, Lots 4 & 5**,
Within the SW1/4, SW1/4, Section 1, T 17 N, R 2 E, Seward Meridian, Alaska

Attn: Platting Officer

Introduction

RECON, LLC has completed an assessment of the subject property to determine compliance with MSB requirements for “usable area” as defined in Title 43 of Borough Code. The intent of this plat is to simply adjust the single lot line that is common to Lot 4 and Lot 5 of Rowland Forest Subdivision. Currently, Lot 4 has an area of 4.0 acres and will be decreased in size to 2.5 acres. Lot 5 currently has an area of 2.75 acres and will be increased in size to 4.25 acres. Each of the lots is undeveloped and fully forested. Lot 4 fronts on E Browns Avenue, and Lot 5 fronts on E Maud Road. The proposed lot line adjustment is shown in the referenced preliminary plat of Rowland Forest Subdivision.

For the original creation of Rowland Forest Subdivision, completed in 2018, RECON, LLC prepared the Soils Investigation Report and usable area assessment. A copy of that report is included with this report as ‘Attachment A’. The 2018 investigation included a test pit on each of the 6 lots included in that platting effort.

Field Investigation

In September 2024 and January 2025, Steve Rowland, PE completed an on-site property evaluation to verify that no change to site conditions has occurred since the original subdivision site assessment was completed in 2018 (reference Attachment A)

Summary & Conclusions

In summary, Steve Rowland, PE, of RECON, LLC has reviewed the proposed lot line adjustment for Lots 4 & 5 of Rowland Forest Subdivision, topographic maps, geologic maps of the immediate area, and soils information of record and on adjacent properties. Based on the subsurface investigation and the engineer's traverse of the property and familiarity with soils and geology of the subject area, it has been determined that each of the two proposed lots has the required minimum 10,000 square feet of “useable building area” and the required 10,000 contiguous square feet of “useable septic area” as defined in MSB Title 43.20.281. There are no excessive slopes of significant extent that occur within the property, and there is no occurrence of surface water that impacts the proposed subdivision plan.



Rowland Engineering Consultants

565 West Recon Circle, Palmer, Alaska 99645
907.746.3630 steve@reconik.net

This plat is simply to complete a lot line adjustment and there is not road development or site work of any kind required.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Rowland".

Steven R. Rowland, PE



Attachment A: Soils Investigation Report for: Rowland Forest Subdivision, a replat of Eckert Subdivision No. 2, Lots 9A-1 and 9A-4, (11 pages)



Rowland Engineering Consultants

481 West Recon Circle, Palmer, Alaska 99645
907.746.3630 · 907.355.3006 cell · steve@reconllc.net

Previous Soils Report

August 16, 2018

Matanuska-Susitna Borough
Platting Division
350 East Dahlia St.
Palmer, Alaska 99645

Re: Soils Investigation Report for: Rowland Forest Subdivision, a replat of Eckert Subdivision No. 2, Lots 9A-1 and 9A-4, Within SW1/4, SW1/4, Section 1, T 17 N, R 2 E, Seward Meridian, Alaska
(MSB Account Nos. 5703000L009A-1 and 5703000L009A-4)

Attn: Platting Officer

Introduction

RECON, LLC has completed an assessment of the subject property to determine compliance with MSB requirements for “usable area” as defined in Title 43 of Borough Code. The subject parent parcels, being 2.50 acres and 20.24 acres, are to be divided to create 6 lots, with areas ranging from 2.50 to 6.74 acres. The parent 20.24-acre parcel (Lot 9A-4) is occupied by a single-family residence that will be wholly contained within the proposed Lot 3. Proposed Lot 4 fronts on E. Browns Avenue, while the remaining five lots front on E. Maud Road. The proposed lots and existing development are shown in the referenced preliminary plat of Rowland Forest Subdivision prepared by RECON, LLC. Included as Attachment A is a project area map showing the generalized subdivision layout and location of test pits.

On June 16, 2018, Steve Rowland, PE completed an on-site property evaluation and soils investigation sufficient to provide an assessment of suitability for subdivision of the subject property. One test pit was dug on each of the following proposed lots: 1, 2, 3, 5, & 6. Locations of the test pits were determined to be representative of conditions found on each lot. A Test Pit was also completed on Lot 4 by Mr. Rowland, during an earlier subdivision of the property. The log for that test pit has been incorporated with this report. Included as Attachment B are the test pit logs for each lot.

Project Area Description

Regionally, the subject property is located on an ancient alluvial fan consisting of layered and interbedded well- to poorly-graded sand, gravel, and silt deposits overlain by a thin blanket of wind-deposited silt (loess) and fine sand. The soils are typically excellent for this type of development. Groundwater can be expected at depths in excess of 70 ft. The author has completed numerous soil test pits in the area of the subject subdivision and has never encountered groundwater within the depth of excavation. Bedrock has been reported on area well logs at depths from 100 ft to 150 ft. The entire property slopes gently to the southwest at gradients of 2 to 3 percent. Ground surface elevation is varies from 200 ft to 235 ft above mean



Rowland Engineering Consultants

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sea level, with the highest point being at the northeast corner of the property. Area drainage is excellent, given natural ground slope and developed ditches along E. Maud Road and E. Browns Ave. There are no active drainage ways or streams within the subject property. Any future residential development can be accomplished without adversely affecting area drainage patterns or adjacent properties. The subject property is lightly developed with one typical single-family residence located in the center of the 20.24 acre parent parcel. All undeveloped area is forested with a mixed stand of mature birch and white spruce. Access to the subject property is via E. Browns Avenue for proposed Lot 4, and via E. Maud Road for the remaining proposed lots. All proposed lots front along the same street as their respective access. E. Browns Avenue is Borough-maintained. E. Maud Road is State-maintained and has recently been upgraded and paved to meet residential collector road standards. The residence located on proposed Lot 3, and homes located on adjacent properties, utilize on-site wells and conventional wastewater disposal systems. Surrounding properties are mostly developed with single-family homes on 1-acre to 2.5 acre lots. All lots are rectilinear with ratios essentially ranging from 2:1 to 3:2. Proposed Lots 2 & 5 are rectilinear at a roughly 3:2 ratio and includes a 60 ft by approximately 420 ft appendage extending to the south, providing frontage on E. Maud Road. The appendage for proposed Lots 2 & 5 extend from the southeast and southwest corners, respectively.

Field Investigation

On June 15, 2018, 5 test pits were excavated on the subject property at locations shown on the map in Attachment A. Test Pits 3 through 7 were selected as representative of the conditions to be expected throughout proposed subdivision. Each test pit was logged by Steve Rowland, PE, of RECON, LLC. Additional test pits were excavated as part of the process for subdividing Lot 9A, Eckert Subdivision No. 2, recorded in Plat 2005-62, Palmer Recording District. These pits were also completed by RECON, LLC on October 15, 2004 and were located within existing Lot 9A-3, Eckert Subdivision No. 2, an adjacent lot to the proposed Rowland Forest Subdivision (Test Pit 1), and within the proposed Lot 4 (Test Pit 2).

Soils Description

Soils observed included a surface layer of fine sandy silt overlying sandy gravel with few cobbles and included strata or lenses of fine gravel, sand, or silt. The silt (topsoil) layer was found to be of variable thickness and the sandy gravel extended to the limit of the test pit at a depth of 12 – 12.2 ft. In Test Pit 4, there was a layer of stratified silt and sand below the gravelly sand to 10.5 ft, returning to gravelly sand to the bottom of the test pit at 12 ft. The gravel soils have moderately rapid to rapid permeability and are conducive to the type of development planned. No groundwater was encountered at the time test pits were excavated and logged. Refer to Attachment B, “Geologic Log of Test Pits.”

Summary & Conclusions

In summary, Steve Rowland, PE, of RECON, LLC has reviewed the proposed subdivision plan, topographic maps, geologic maps of the immediate area, and soils information of record and on adjacent properties. Based on the subsurface investigation and the engineer's traverse of the



Rowland Engineering Consultants

481 West Recon Circle, Palmer, Alaska 99645
907.746.3630 · 907.355.3006 cell · steve@reconllc.net

property and familiarity with soils and geology of the subject area, it has been determined that each of the six proposed lots has the required minimum 20,000 square feet of “useable building area” and the required 10,000 square feet of “useable septic area” as defined in MSB Title 43. There are no excessive slopes of significant extent that occur within the property, and there is no significant occurrence of surface water that impacts the proposed subdivision plan.

Sincerely,

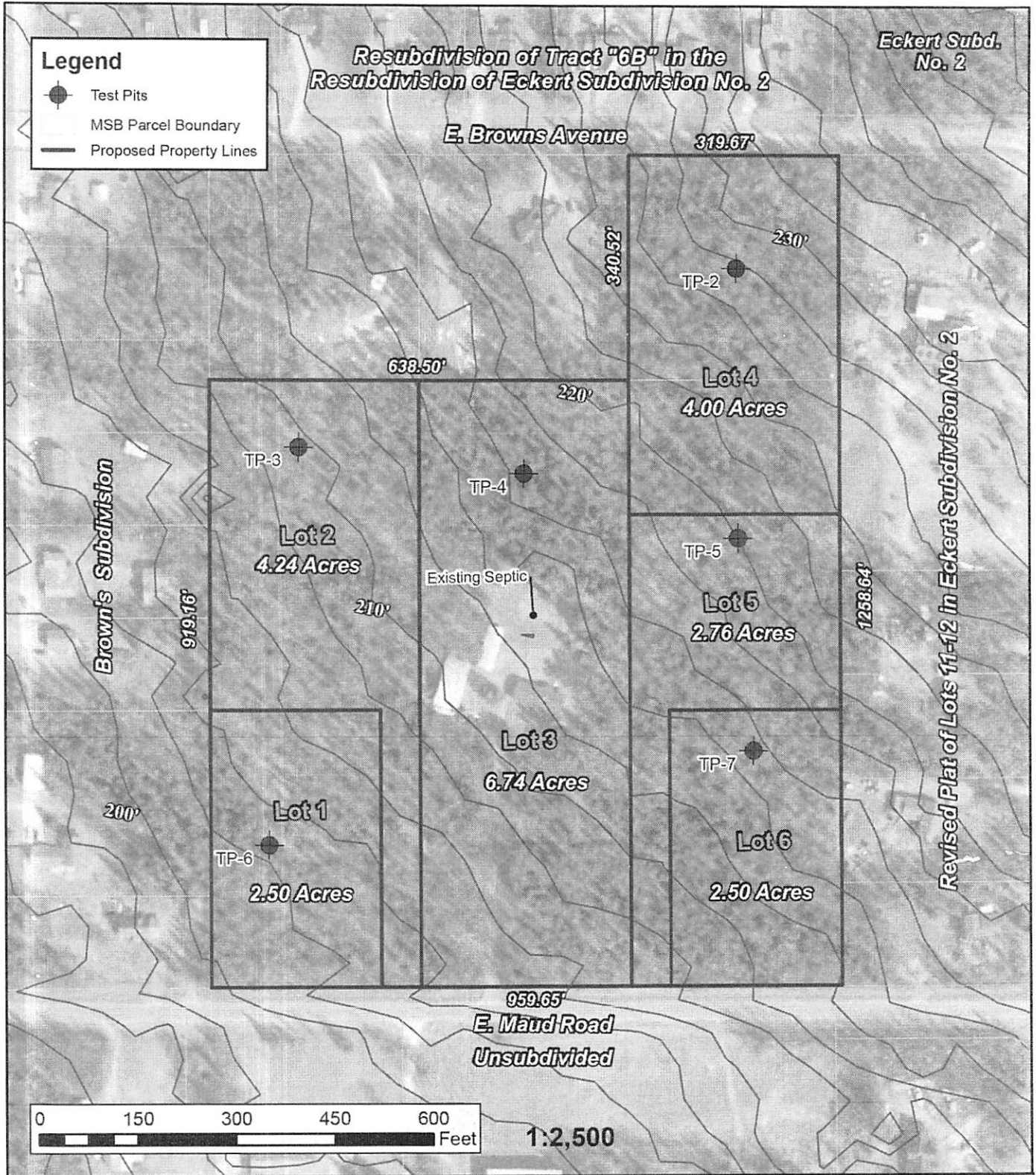
A handwritten signature in black ink, appearing to read "S. Rowland", written over a horizontal line.

Steven R. Rowland, PE



Attachment A: Subdivision Plan and Test Pit Location Map (1 page)

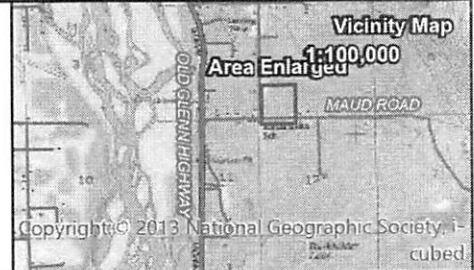
Attachment B: Test Pit Logs (6 pages)



Rowland Forest Subdivision

Located within SW 1/4, Sec. 1, T017N R002E, S.M.
Matanuska-Susitna Borough, Alaska
Map Produced 16 August 2018 by RECON LLC
481 W. Recon Cir., Palmer AK 99645

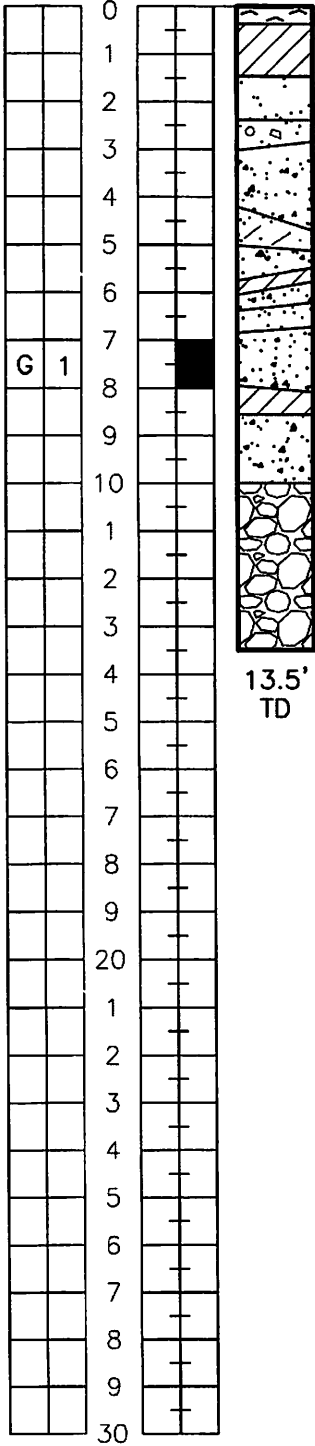
Soils Investigation Report, Attachment A



Attachment B
Test Pit Logs
6 Pages

GEOLOGIC LOG TEST PIT: TP - 2

Sample Method	Sample Number	Depth In Feet	Blows per Foot	Sample Interval	Frozen Interval	Graphic Log	Ground Elev.: <u>NA</u> Total Depth : <u>13.5</u> Bottom Elev.: <u>NA</u> Collar Elev.: <u>NA</u> Reference: <u>NA</u>	Vegetation: <u>Birch & White Spruce</u> Remarks: <u>Densely forested with trees to 18" dbh</u>	Location: <u>Near center of NE lot (Parcel 9A-1)</u>
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0.0 - 0.5 Organic material (moss and forest litter)

0.5 - 1.5' Silt grading to fine sandy Silt, lt. brown to tan, soft, moist. (ML)

1.5 - 10.0' Stratified gravelly Sand, Sand, Silt and fine sandy silt, clasts subangular to subrounded with max. dia. of 1.5", silt strata show some mottling, tan to olive, firm to moderately dense, dry to moist. (SP, SM, ML)

10.0 - 13.5' Sandy Gravel with few cobbles, olive, moderately dense, dry, clasts subangular to subrounded. (GW)

13.5' TD

No groundwater encountered

Average soil permeability is "good"

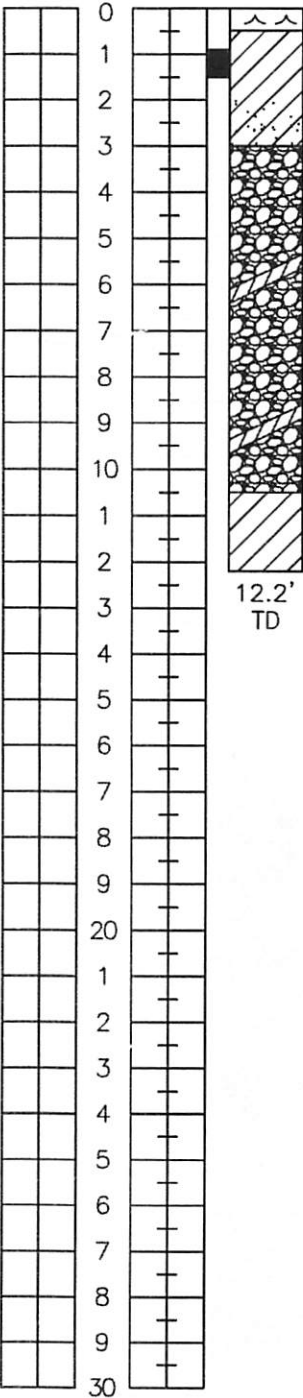
Note: Terrain is essentially flat with approximately 3% Slope to the southwest.

RECON, LLC
 Rowland Engineering Consultants
 481 W. Arctic Ave.
 Palmer, Alaska 99645
 Ph: (907) 746-3630

Project No.: 0410 Sheet 1 of 2 Log # TP-2
 Project Name: Subsivision of Lot 9A, Eckert Subdivision No.2
 Location: Brown's Drive Palmer, AK
 Method Used: Hydraulic Excavator Rig Type: Hitachi EX100
 Engineer: Steve Rowland, P.E. Contractor: Recon, LLC
 Date Begun: October 15, 2004 Date Comp.: same

GEOLOGIC LOG TEST PIT: TP- 3

Sample Method	Sample Number	Depth In Feet	Blows per Foot	Sample Interval	Frozen Interval	Graphic Log	Ground Elev.: <u>210.5'</u>	Vegetation: <u>Birch &</u>	Location: _____
							Total Depth : <u>12.2'</u>	<u>White Spruce</u>	<u>North end of Lot 2</u>
							Bottom Elev.: <u>198.3'</u>	Remarks: _____	<u>N:2773373</u>
							Collar Elev.: <u>N/A</u>	<u>Densely forested w/</u>	<u>E:1810407</u>
							Reference: <u>N/A</u>	<u>trees to 18" dbh</u>	<u>Coord.: AKSP Z4 NAD83</u>



0.0' - 0.5' Organic mat, brown, very soft

0.5' - 3.0' Silt grading to Silt & silty Sand
brown to tan, soft, moist (ML/SM)

3.0' - 10.5' gravelly Sand. Coarse, moderately dense, dry
few/thin lenses of gravel w/ silt (SW/GM)

10.5' - 12.2' Silt w/ trace Gravel & Sand, tan, w/ light mottling
firm, moist (ML)

No groundwater encountered

Average soil permeability is "good"

Note: Terrain is essentially flat with approximately 2%
slope to the southwest



RECON, LLC
Rowland Engineering Consultants
481 W. Recon Cir.
Palmer, Alaska 99645
Ph: (907) 746-3630

Project No.: 2018-105 Sheet 1 of 1 Log # TP- 3
Project Name: Rowland Forest Subd.
Location: 17001 E Maud Rd Palmer, AK
Method Used: Hydraulic Excavator Rig Type: Kubota 55
Engineer: Steve Rowland, P.E. Contractor: RECON, LLC
Date Begun: 16-Jun-2018 Date Comp.: SAME

GEOLOGIC LOG TEST PIT: TP- 4

Sample Method	Sample Number	Depth In Feet	Blows per Foot	Sample Interval	Frozen Interval	Graphic Log	Ground Elev.: <u>217.5'</u>	Vegetation: <u>Birch &</u>	Location: _____
							Total Depth : <u>12.0'</u>	<u>White Spruce</u>	<u>North center of</u>
							Bottom Elev.: <u>205.5'</u>	Remarks: _____	<u>Lot 3</u>
							Collar Elev.: <u>N/A</u>	<u>Densely forested w/</u>	<u>N:2773336</u>
							Reference: <u>N/A</u>	<u>trees to 18" dbh</u>	<u>E:1810752</u>
							Coord.: <u>AKSP Z4 NAD83</u>		

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12.0'
TD

0.0' - 0.5' Organic mat, brown, very soft
 0.5' - 4.0' Silt w/ some sandy layers
 brown to tan, soft, moist (ML/SM)
 4.0' - 5.5' gravelly Sand, coarse, brown, moderately dense, dry (SW)
 few/thin lenses of Gravel w/ Silt (SW/GM)
 5.5' - 10.5' Silt & Sand, stratified, tan to olive
 firm/moderately dense, dry to moist (SP, SM, ML)
 10.5' - 12.0' gravelly Sand, olive, moderately dense, dry, (SP)
 No groundwater encountered
 Average soil permeability is "good"
 Note: Terrain is essentially flat with approximately 2%
 slope to the southwest



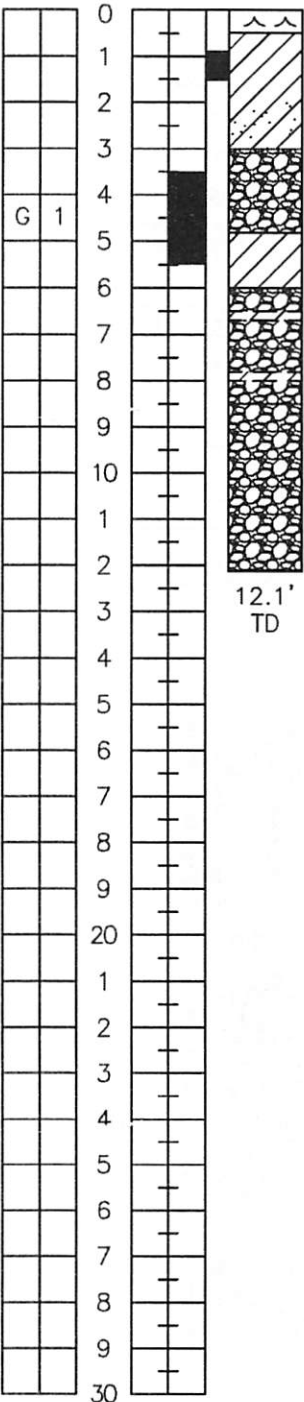
Date: Time, Sat Jun 16 13:28:55 AEST 2018
 Position: D61 587149' N / 1420720' E
 Altitude: 225ft
 Datum: WGS-84
 Azimuth/Bearing: 060 N80E 105.7mis 105.7
 Elevation Angle: 205.6
 Horizon Angle: +001
 Zoom: 1X
 Rowland Forest TP4

RECON, LLC
 Rowland Engineering Consultants
 481 W. Recon Cir.
 Palmer, Alaska 99645
 Ph: (907) 746-3630

Project No.: 2018-105 Sheet 1 of 1 Log # TP- 4
 Project Name: Rowland Forest Subd.
 Location: 17001 E Maud Rd Palmer, AK
 Method Used: Hydraulic Excavator Rig Type: Kubota 55
 Engineer: Steve Rowland, P.E. Contractor: RECON, LLC
 Date Begun: 16-Jun-2018 Date Comp.: SAME

GEOLOGIC LOG TEST PIT: TP- 5

Sample Method	Sample Number	Depth In Feet	Blows per Foot	Sample Interval	Frozen Interval	Graphic Log	Ground Elev.: <u>221.0'</u>	Vegetation: <u>Birch & White Spruce</u>	Location: _____
							Total Depth : <u>12.1'</u>	Remarks: _____	North end of _____
							Bottom Elev.: <u>208.9'</u>	Densely forested w/ trees to 18" dbh	Lot 5
							Collar Elev.: <u>N/A</u>		N: <u>2773242</u>
							Reference: <u>N/A</u>		E: <u>1811077</u>
									Coord.: <u>AKSP Z4 NAD83</u>



0.0' - 0.5' Organic mat, brown, very soft, dry

0.5' - 3.0' Silt grading to sandy Silt & Sand (ML/SM)

3.0' - 4.8' gravelly Sand, coarse, brown, moderately dense, dry (SW)

4.8' - 6.0' Silt, tan to brown, firm, moist, (ML)

6.0' - 8.5' Gravel w/ thin Silt & silty Sand layers gray, rusty brown, tan, (GP, ML, SM)

8.5' - 12.1' sandy Gravel, olive, moderately dense, dry, (GW)

No groundwater encountered

Average soil permeability is "good"

Note: Terrain is essentially flat with approximately 2% slope to the southwest



RECON, LLC
Rowland Engineering Consultants
481 W. Recon Cir.
Palmer, Alaska 99645
Ph: (907) 746-3630

Project No.: 2018-105 Sheet 1 of 1 Log # TP- 5

Project Name: Rowland Forest Subd.

Location: 17001 E Maud Rd Palmer, AK

Method Used: Hydraulic Excavator Rig Type: Kubota 55

Engineer: Steve Rowland, P.E. Contractor: RECON, LLC

Date Begun: 16-Jun-2018 Date Comp.: SAME

GEOLOGIC LOG TEST PIT: TP- 6

Sample Method	Sample Number	Depth In Feet	Blows per Foot	Sample Interval	Frozen Interval	Graphic Log	Ground Elev.: <u>203.5'</u> Total Depth : <u>12.0'</u> Bottom Elev.: <u>191.5'</u> Collar Elev.: <u>N/A</u> Reference: <u>N/A</u>	Vegetation: <u>Birch & White Spruce</u> Remarks: <u>Densely forested w/ trees to 18" dbh</u>	Location: <u>Center of Lot 1</u> N: <u>2772770</u> E: <u>1810368</u> Coord.: <u>AKSP Z4 NAD83</u>
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0							0.0' - 0.5' Organic mat, brown, very soft, dry		
1						1	0.5' - 3.0' Silt grading to Silt & Sand stratified brown to tan, soft to firm, dry (ML, SP)		
2						2			
3						3	3.0' - 4.8' Stratified Silt & Sand, tan to brown, firm to moderately dense moist to dry, (SP, ML)		
4						4			
5						5	4.8' - 6.2' Sand w/ thin layers of Silt, gray to brown, dry (SP, ML)		
6						6			
7						7	6.2' - 12.0' Coarse sandy Gravel w/ lenses of Silt, gray to brown, dry (SP, ML)		
8						8			
9						9			
10						10	No groundwater encountered		
11						11	Average soil permeability is "good"		
12						12			
13						13	Note: Terrain is essentially flat with approximately 2% slope to the southwest		
14						14			
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12.0'
TD

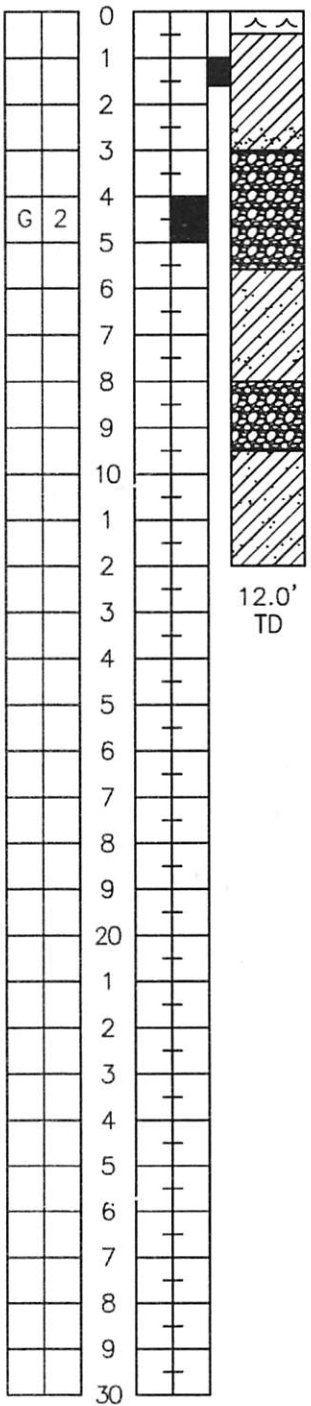


RECON, LLC
Rowland Engineering Consultants
481 W. Recon Cir.
Palmer, Alaska 99645
Ph: (907) 746-3630

Project No.: 2018-105 Sheet 1 of 1 Log # TP- 6
 Project Name: Rowland Forest Subd.
 Location: 17001 E Maud Rd Palmer, AK
 Method Used: Hydraulic Excavator Rig Type: Kubota 55
 Engineer: Steve Rowland, P.E. Contractor: RECON, LLC
 Date Begun: 16-Jun-2018 Date Comp.: SAME

GEOLOGIC LOG TEST PIT: TP- 7

Sample Method	Sample Number	Depth In Feet	Blows per Foot	Sample Interval	Frozen Interval	Graphic Log	Ground Elev.: <u>216.5'</u>	Vegetation: <u>Birch &</u>	Location: _____
							Total Depth : <u>12.0'</u>	<u>White Spruce</u>	<u>North center of Lot 6</u>
							Bottom Elev.: <u>204.5'</u>	Remarks: _____	<u>N:2772921</u>
							Collar Elev.: <u>N/A</u>	<u>Densely forested w/</u>	<u>E:1811106</u>
							Reference: <u>N/A</u>	<u>trees to 18" dbh</u>	<u>Coord.: AKSP Z4 NAD83</u>



0.0' - 0.5'	Organic mat, brown, very soft, dry
0.5' - 2.8'	Silt & silty fine Sand, tan, soft, moist (ML)
2.8' - 5.6'	gravelly Sand, coarse, dry, tan to brown moderately dense (SW)
5.6' - 8.0'	Silt w/ some Sand, brown to tan, firm, moist (ML, SM)
8.0' - 9.5'	gravelly Sand, coarse, dry, moderately dense (SW)
9.5' - 12.0'	Silt w/ trace Sand, tan, light mottling, hint of organic material, firm, dry to moist (ML)
No groundwater encountered	
Average soil permeability is "good"	
Note: Terrain is essentially flat with approximately 2% slope to the southwest	



RECON, LLC
Rowland Engineering Consultants
481 W. Recon Cir.
Palmer, Alaska 99645
Ph: (907) 746-3630

Project No.: 2018-105 Sheet 1 of 1 Log # TP- 7
Project Name: Rowland Forest Subd.
Location: 17001 E Maud Rd Palmer, AK
Method Used: Hydraulic Excavator Rig Type: Kubota 55
Engineer: Steve Rowland, P.E. Contractor: RECON, LLC
Date Begun: 16-Jun-2018 Date Comp.: SAME

Matthew Goddard

From: Jamie Taylor
Sent: Wednesday, February 5, 2025 2:45 PM
To: Matthew Goddard; Pre-Design & Engineering
Cc: Tammy Simmons; Daniel Dahms
Subject: Re: RFC Rowland Forest RSB (MG)

My bad, I was thinking this was a little farther east off the Pioneer standard section of Browns Avenue. No comments from PD&E on this one.

Jamie Taylor, PE (she/her)
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
<http://www.matsugov.us/>

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, February 5, 2025 1:41 PM
To: Pre-Design & Engineering <pde@matsugov.us>
Cc: Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>
Subject: RE: RFC Rowland Forest RSB (MG)

Good afternoon,

I am preparing the staff report for Rowland Forest RSB and have a question on your comment. Currently the property fronts on E. Browns Avenue and E. Maud Road. Both roads are certified and maintained, is this comment meant to be for another case?

If you could let me know it would be appreciated.

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

From: Pre-Design & Engineering <pde@matsugov.us>
Sent: Friday, January 31, 2025 2:49 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>
Subject: RE: RFC Rowland Forest RSB (MG)

Matthew,

Per 43.20.100 (F)(2)(a), A note shall be placed on the plat to state that if any of the lots or parcels are further subdivided which would create more than the original lots created, a road must be constructed to minimum residential standards to provide physical access to the lots being further subdivided.

PD&E

From: Matthew Goddard <Matthew.Goddard@matsugov.us>

Sent: Wednesday, January 22, 2025 4:34 PM

To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; meshie@mtaonline.net; timhaledistrict1@gmail.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; 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 Rowland Forest RSB (MG)

Hello,

The following link is a request for comments for the proposed Rowland Forest RSB L/4-5.

Please ensure all comments have been submitted by February 3, 2025, so they can be incorporated in the staff report that will be presented to the Platting Officer.

[☐ Rowland Forest RSB L4-5](#)

Feel free to contact me if you have any questions.

Thank you,

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

Matthew Goddard

From: Permit Center
Sent: Thursday, January 23, 2025 8:22 AM
To: Matthew Goddard
Subject: RE: RFC Rowland Forest RSB (MG)
Attachments: Screenshot 2025-01-23 082050.png

Thank you sir. They'll need a DW permit as shown.

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: Wednesday, January 22, 2025 4:34 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; meshie@mtaonline.net; timhaledistrict1@gmail.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@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>; 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 Rowland Forest RSB (MG)

Hello,

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 [Rowland Forest RSB L4-5](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician



Browns Avenue



D14091



17000





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 27, 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.

- **ROWLAND FOREST SUBD. LOTS 4A & 5A**
(MSB Case # 2025-015)

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

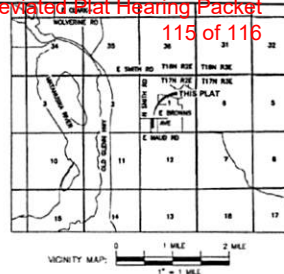
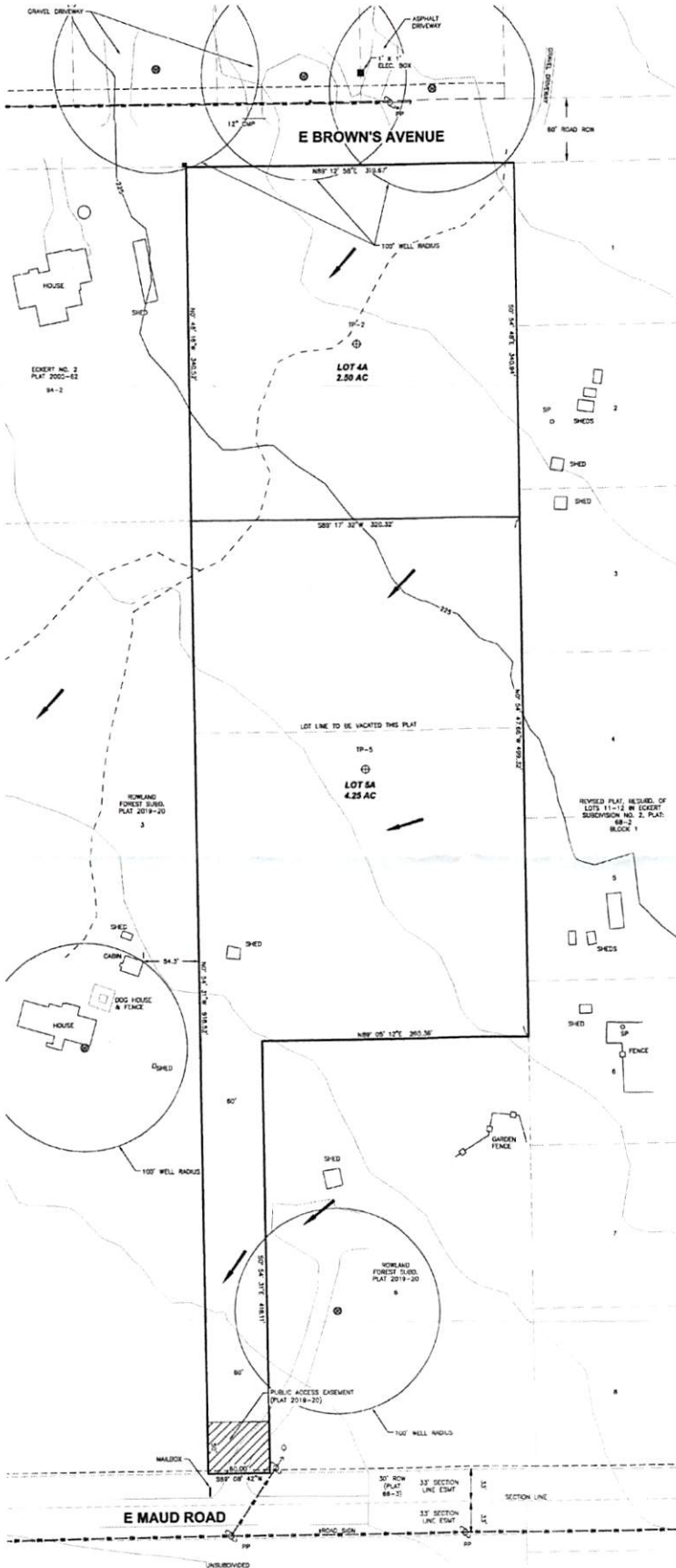
Sincerely,

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

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

PRELIMINARY PLAT - AS-BUILT

NORTH



CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND BELIEVED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

DATE: _____

STEPHEN B. ROWLAND
MEMBER, ROWLAND PROPERTIES, LLC
1100 N TRANQUILITY LANE, PALMER, AK 99645

DEBBIE B. ROWLAND
MANAGER, ROWLAND PROPERTIES, LLC
1100 N TRANQUILITY LANE, PALMER, AK 99645

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SIGNED TO BEFORE ME THIS _____ DAY OF _____, 20____.

FOR _____

NOTARY FOR THE STATE OF ALASKA
BY COMMISSION EXPIRES _____

CERTIFICATE OF PAYMENT OF TAXES

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

MATANUSKA-SUSTINA BOROUGH TAX COLLECTION OFFICIAL

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO CONFORM WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH AND THAT THE PLAT HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NO. _____ AND THAT THE PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

PLANNING AND LAND USE DIRECTOR DATE: _____

ATTEST: _____
PLATTING CLERK

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 PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, ORDINANCES AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THESE SYSTEMS.
3. SUBJECT TO THE FOLLOWING:
 - 3.1. REVISIONS AND EXCEPTIONS IN PARTS OR IN ACTS AUTHORIZING THE EASEMENT THEREOF.
 - 3.2. COVENANTS AND RESTRICTIONS RECORDED DECEMBER 17, 2014, SERIAL NUMBER 2014-02878-D, FILED IN THE PALMER RECORDING DISTRICT.
 - 3.3. THE EFFECT OF NOTES WHICH APPEAR ON THE PLAT OF SAID SUBDIVISION.
 - 3.4. EASEMENTS AS DESIGNATED AND SHOWN ON THE PLAT OF SAID SUBDIVISION.
 - 3.5. RIGHT-OF-WAY EASEMENT, GRANTED TO MATANUSKA TELEPHONE ASSOCIATION, INC., RECORDED AUGUST 3, 1998 AT BEAR 208 PAGE 121.
 - 3.6. STATE OF ALASKA MOTOR VEHICLE OWNERSHIP RECORDS: ROWLAND AND SABLE A. ROWLAND, RECORDED JULY 24, 1989 AT BEAR 208 PAGE 121.
 - 3.7. RIGHT-OF-WAY EASEMENT, GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED SEPTEMBER 5, 2010 AT SERIAL NUMBER 2010-01836-D.
4. ADJACENT OWNERS' ARE NOTIFIED FROM 2022 0.5' AERIAL MASTERY PROVIDED BY THE MATANUSKA-SUSTINA BOROUGH.
5. CENTER DATA ACQUIRED FROM MATANUSKA-SUSTINA BOROUGH 2011 LEAS DEM RESAMPLED TO 50 FOOT GRID.

LEGEND

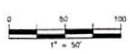
- SUBDIVISION BOUNDARY
- LOT LINES
- 25' MAJOR CONTOUR AND ELEVATION IN FEET
- 5' MINOR CONTOUR
- FENCE
- TRAIL
- OVERHEAD WIRE
- WELL
- APPROXIMATE LOCATION OF TEST PIT
- POWER POLE WITH GUY ANCHOR
- ELECTRIC METER
- TELEPHONE PEDESTAL, UNLESS NOTED OTHERWISE
- EXISTING / PROPOSED DRAINAGE DIRECTION
- BELOW GROUND
- AG ABOVE GROUND
- SP SEPTIC PIPE
- PP POWER POLE
- CMP CORRUGATED METAL PIPE
- EWT ELEMENT
- ROW RIGHT OF WAY
- ELEC. TRANS. ELECTRICAL TRANSFORMER
- TEL. PED. TELEPHONE PEDESTAL



SURVEYOR'S CERTIFICATE

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

MICHAEL B. EMIG, P.L.S.



RECEIVED
Agenda Copy
JUL 13 2025
PLATTING

A PLAT OF
ROWLAND FOREST SUBD.
LOTS 4A & 5A

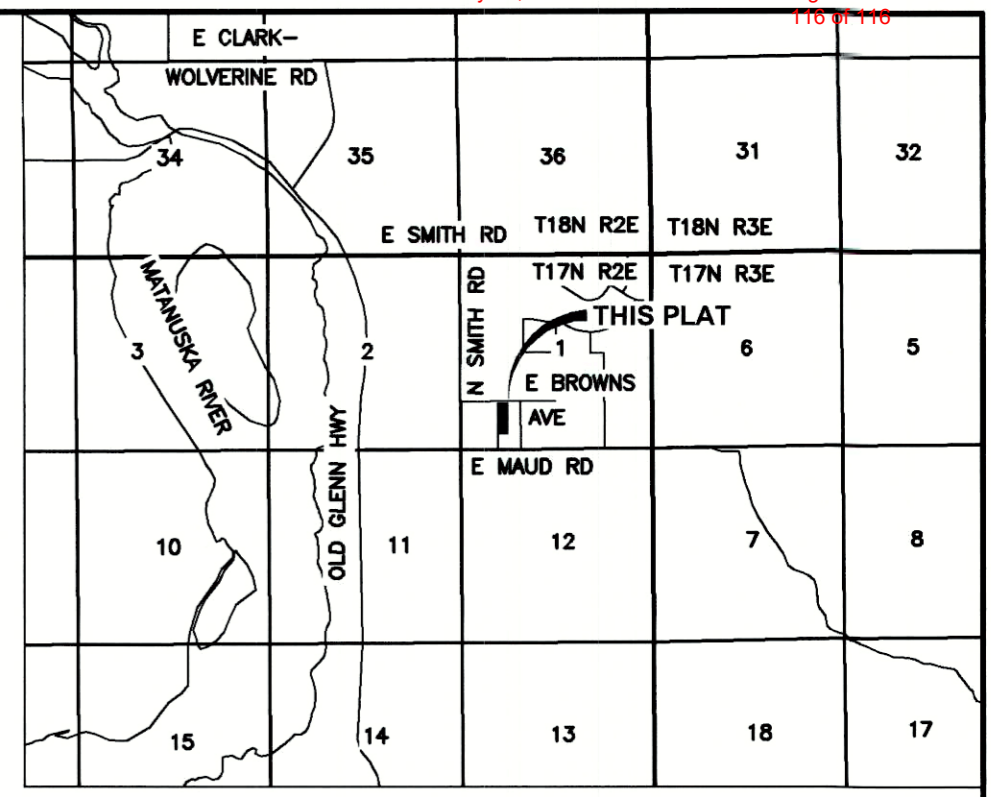
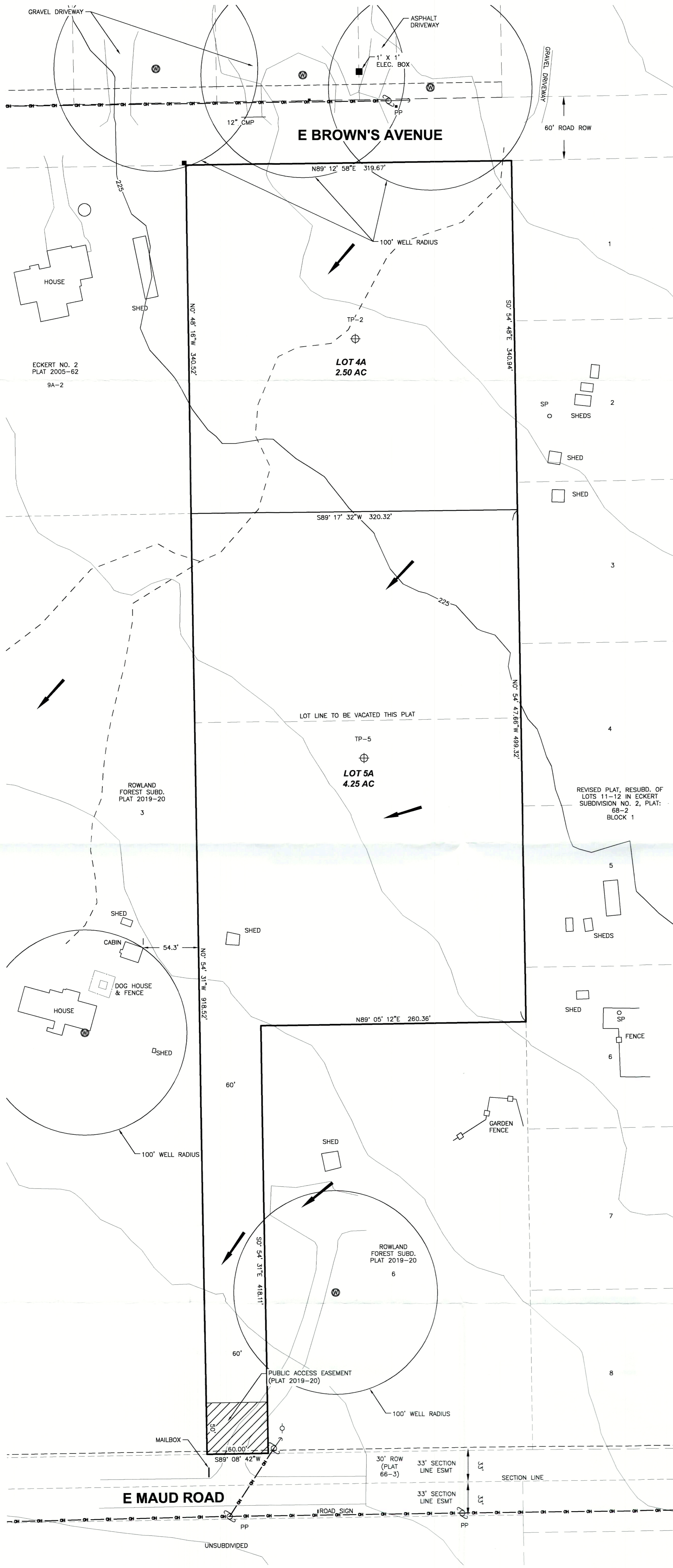
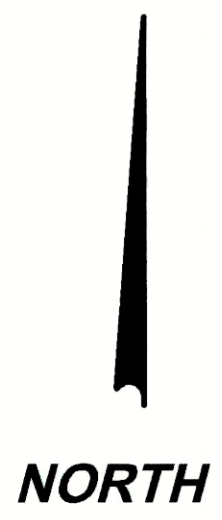
A REPLAT OF ROWLAND FOREST SUBDIVISION, LOTS 4 & 5, WITHIN THE SW1/4, SECTION 1, T. 17 N., R. 2 E., S.M. PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, CONTAINING APPROXIMATELY 6.76 ACRES.

PREPARED BY: **RECON**
Rowland Properties, Consultants
1100 N TRANQUILITY LANE, PALMER, AK 99645

PREPARED FOR: ROWLAND PROPERTIES, LLC
1100 N TRANQUILITY LANE, PALMER, AK 99645

DRAWN BY: DATE: 1/8/25
CHECKED BY: SHEET: 1 OF 1

PRELIMINARY PLAT - AS-BUILT



CERTIFICATE OF OWNERSHIP
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

STEVEN R. ROWLAND
 MEMBER, ROWLAND PROPERTIES, LLC
 1100 N TRANQUILITY LANE PALMER, AK 99645

DEBBIE D. ROWLAND
 MANAGER, ROWLAND PROPERTIES, LLC
 1100 N TRANQUILITY LANE PALMER, AK 99645

NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN TO BEFORE ME
 THIS _____ DAY OF _____, 20____
 FOR _____

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 _____, 20____, AGAINST THE PROPERTY INCLUDED IN THIS SUBDIVISION, HAVE BEEN PAID.

MATANUSKA-SUSTITNA BOROUGH TAX COLLECTION OFFICIAL

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
 I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____, 2014, 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.

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

- NOTES**
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 - SUBJECT TO THE FOLLOWING:
 - RESERVATIONS AND EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
 - COVENANTS AND RESTRICTIONS RECORDED DECEMBER 17, 2018, SERIAL NUMBER 2018-026978-0, FILED IN THE PALMER RECORDING DISTRICT.
 - THE EFFECT OF NOTES WHICH APPEAR ON THE PLAT OF SAID SUBDIVISION.
 - EASEMENTS AS DEDICATED AND SHOWN ON THE PLAT OF SAID SUBDIVISION.
 - RIGHT-OF-WAY EASEMENT, GRANTED TO MATANUSKA TELEPHONE ASSOCIATION, INC., RECORDED AUGUST 3, 1988 AT BOOK 556 PAGE 797.
 - STATE OF ALASKA WATER RIGHTS, GRANTED TO ROBERT W. ROWLAND AND GAYLE A. ROWLAND, RECORDED JULY 28, 1989 AT BOOK 592 PAGE 118.
 - RIGHT-OF-WAY EASEMENT, GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., RECORDED SEPTEMBER 5, 2018 AT SERIAL NUMBER 2018-018356-0.
 - ADJACENT DRIVEWAYS ARE DIGITIZED FROM 2022 0.5' AERIAL IMAGERY PROVIDED BY THE MATANUSKA-SUSTITNA BOROUGH.
 - CONTOUR DATA ACQUIRED FROM MATANUSKA-SUSTITNA BOROUGH 2011 LIDAR DEM RESAMPLED TO 50 FOOT GRID.

LEGEND

	SUBDIVISION BOUNDARY
	LOT LINES
	25' MAJOR CONTOUR AND ELEVATION IN FEET
	5' MINOR CONTOUR
	FENCE
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	OVERHEAD WIRE
	WELL
	APPROXIMATE LOCATION OF TEST PIT
	POWER POLE WITH GUY ANCHOR
	ELECTRIC METER
	TELEPHONE PEDESTAL, UNLESS NOTED OTHERWISE
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	ABOVE GROUND
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	POWER POLE
	CORRUGATED METAL PIPE
	EASEMENT
	RIGHT OF WAY
	ELECTRICAL TRANSFORMER
	TELEPHONE PEDESTAL

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A PLAT OF
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LOTS 4A & 5A
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PREPARED BY: 	PREPARED FOR: ROWLAND PROPERTIES, LLC 1100 N TRANQUILITY LANE PALMER, AK 99645
DRAWN BY: DVD	DATE: 1/8/25
CHECKED BY: MRE	SHEET: 1 OF 1

Rowland Engineering Consultants
 365 West North Circle, Palmer, AK 99645
 907-746-9630; RECON@RECON.NET



SURVEYOR'S CERTIFICATE
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MICHAEL R. EWING, PLS

