

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
Natasha Heindel

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA

CONFERENCE ROOM 110

350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

October 30, 2024

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattting@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. **LAZY SLUMBER:** The request is to create two lots from Parcel I-1, MSB Waiver 83-108-PWm, to be known as **LAZY SLUMBER**, containing 12.08 acres +/- . The parcel is located directly north and directly east of N. Slumber Drive, east of the Matanuska River, and west of N. Wolverine Road (Tax ID# 18N02E22D010); within the SE 1/4 of Section 22, Township 18 North, Range 02 East, Seward Meridian, Alaska. The subject property is in the Lazy Mountain Community Council and Assembly District #1. **Advertising for the case scheduled for October 9, 2024 did not appear in the local newspaper as required by state statute and borough code.** (Petitioner/Owner: Eron Singleton, Staff: Natasha Heindel, Case #2024-108)

B. **FISHHOOK AIRSTREAM:** The request is to create two lots from Tax Parcel B6 (MSB Waiver 75-72), (Tax ID 18N02E29B006) to be known as **FISHHOOK AIRSTREAM**, containing 11.90 acres +/- . The property is located directly south of N. Palmer-Fishhook Road, west of N. Glenn Highway, and east of N. Moffit Road; within the NW ¼ Section 29, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Farm Loop Community Council and Assembly District 2. **Advertising for the case scheduled for October 9, 2024**

did not appear in the local newspaper as required by state statute and borough code.

(Petitioner/Owner: Clyde & Peggy Lee, Staff: Chris Curlin, Case #2024-109)

- C. **KERTTULA SUBDIVISION:** The request is to create four tracts from Parcel B, MSB Waiver #83-97, Recorded as 83-210w excepting that portion deeded to the State of Alaska Department of Transportation and Public Facilities July 21, 2017, recorded as 2017-011841-0, to be known as **KERTTULA SUBDIVISION**, containing 47.342 acres +/- . The property is located east of S. Felton Street, south of E. Palmer Wasilla Highway, and directly west of S. Glenn Highway (Tax ID #17N02E05D012); within the SE ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2. *(Petitioner/Owner: Kerttula Joint Revocable Trust, Staff: Matthew Goddard, Case #2024-117)*
- D. **TEELING:** The request is to create three lots from Tract #1 and #2, MSB Waiver 86-62-PWm, to be known as **TEELING**, containing 8.5 acres +/- . The subject property is located directly west of N. Wolverine Road, and directly north of E. Teeling Circle (Tax ID#s 18N02E22A009/A010); within Section 22, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Lazy Mountain Community Council and Assembly District #1. *(Petitioner/Owner: Joseph & Tilaundia Hale, Staff: Natasha Heindel, Case #2024-118)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **October 30, 2024**, in **CONFERENCE ROOM 110** 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
OCTOBER 30, 2024**

PRELIMINARY PLAT: LAZY SLUMBER
LEGAL DESCRIPTION: SEC 22, T18N, R02E, SEWARD MERIDIAN AK
PETITIONERS: ERON SINGLETON
SURVEYOR/ENGINEER: DENALI NORTH
ACRES: 12.08 ± PARCELS: 2
REVIEWED BY: NATASHA HEINDEL CASE #: 2024-108

REQUEST: The request is to create two lots from Parcel I-1, MSB Waiver 83-108-PWm, to be known as **LAZY SLUMBER**, containing 12.08 acres +/- . The subject property is located directly north and directly east of N. Slumber Drive, east of the Matanuska River, and west of N. Wolverine Road; within the SE 1/4 of Section 22, Township 18 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map & Aerial Imaging **EXHIBIT A** – 4 pp
Soils Report **EXHIBIT B** – 5 pp

AGENCY COMMENTS

United States Army Corps of Engineers **EXHIBIT C** – 1 p
Department of Public Works, Pre-Design & Engineering Division **EXHIBIT D** – 1 p
Division of Development Services **EXHIBIT E** – 2 pp
Utilities: Enstar **EXHIBIT F** – 1 p

DISCUSSION: This platting action is creating two lots from Parcel I-1, MSB Waiver 83-108-PWm, ranging in size from 5.07 acres to 7.01 acres. No road construction, dedications, or vacations are being proposed.

Access: Legal and physical access does exist to the proposed lots pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). James Rowland, PE notes that the soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state’s regulatory requirements, 18 AAC 72. Based on the test hole data and the engineer’s observations of topography, the engineer has affirmed that there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous usable septic area within each of the proposed lots in conformance with MSB 43.20.281 *Area*.

A drainage/topography map may be seen at **Exhibit B-5**. The engineer affirms that the drainage patterns will not be altered as a result of this subdivision.

Comments:

U.S. Army Corps of Engineers (USACE) (Exhibit C) stated that the subject property may require authorization from the Corps if the owner plans to develop there as there appears to be waters of the U.S. on site. A Department of Army (DA) authorization is required if anyone proposes to place dredged and/or fill material into waters of the US, including wetlands and/or perform work in navigable waters of the US. A copy of the DA permit application can be found online. Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). Section 10 of the Rivers and Harbors Act of 1899 requires a DA permit be obtained for structures or work in or affecting navigable waters of the US (33 USC 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

MSB Department of Public Works, Division of Pre-Design & Engineering (Exhibit D) has no comments.

MSB Planning Department, Division of Development Services (Exhibit E) stated that the subject property does not have any violations and both driveways are permitted.

Utility company, (Exhibit F), Enstar stated that they have no comments or recommendations to the proposed plat.

At the time of this staff report, there were no responses to the request for comments from the following: Alaska Department of Fish & Game, Community Council #15 Lazy Mountain, Road Service Area #19 Lazy Mountain, Fire Service Area #132 Greater Palmer, MSB Emergency Services, MSB Community Development, MSB Planning, MSB Attorney, US Post Master, MEA, MTA, and GCI.

No public comments were received at the time of this staff report.

CONCLUSION: The preliminary plat of **Lazy Slumber** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. No objections were received from any federal or state agencies, Borough departments, or utilities. No objections were received 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 does exist, pursuant to MSB 43.20.320 *Frontage*. A soils report was submitted pursuant to MSB 43.20.218(A)(1).

FINDINGS OF FACT

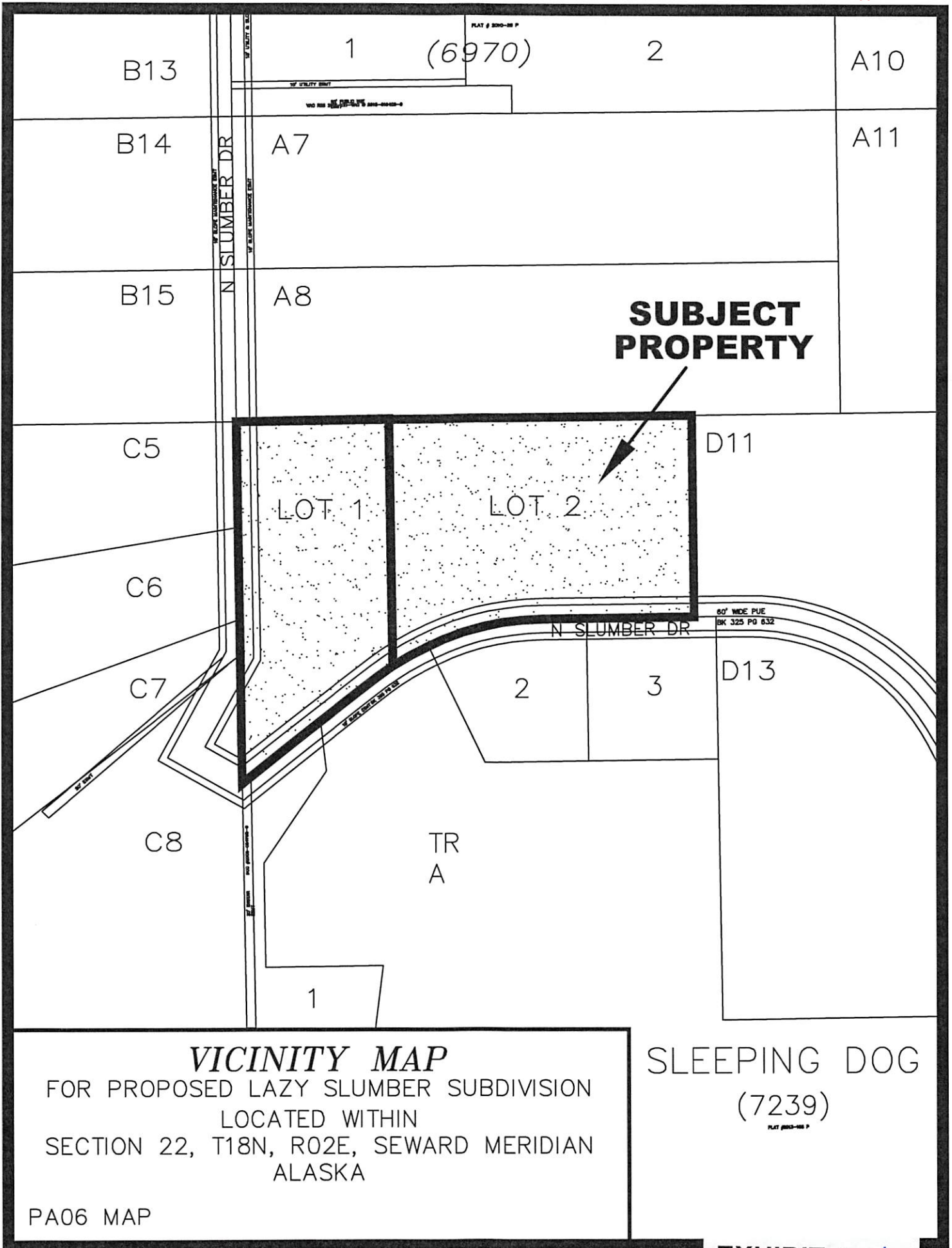
1. The abbreviated plat of **Lazy Slumber** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1) *Area*.
3. All proposed lots have existing legal and physical access pursuant to MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access*, and MSB 43.20.140 *Physical Access*.
4. The lot has the required frontage pursuant to MSB 43.20.320 *Frontage*.

5. No objections were received from any federal or state agencies, Borough departments, or utilities.
6. No objections were received from the public in response to the Notice of Public Hearing.
7. At the time of this staff report, no responses were received from Alaska Department of Fish & Game, Community Council #15 Lazy Mountain, Road Service Area #19 Lazy Mountain, Fire Service Area #132 Greater Palmer, MSB Emergency Services, MSB Community Development, MSB Planning, MSB Attorney, US Post Master, MEA, MTA, and GCI.

RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends approval of the abbreviated plat of **Lazy Slumber**, contingent on the following recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, per 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 prior to recording and submit Beneficiary Affidavit for any holders of a beneficial interest, if any.
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.



VICINITY MAP

FOR PROPOSED LAZY SLUMBER SUBDIVISION
LOCATED WITHIN
SECTION 22, T18N, R02E, SEWARD MERIDIAN
ALASKA

SLEEPING DOG
(7239)
PLAT #2023-08 P

PA06 MAP

EXHIBIT A - 1



PA06

N Slumber Dr

N Slumber Dr

130 65 0 130 Feet

MatSuBrought

EXHIBIT A - 2



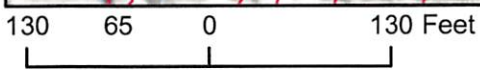
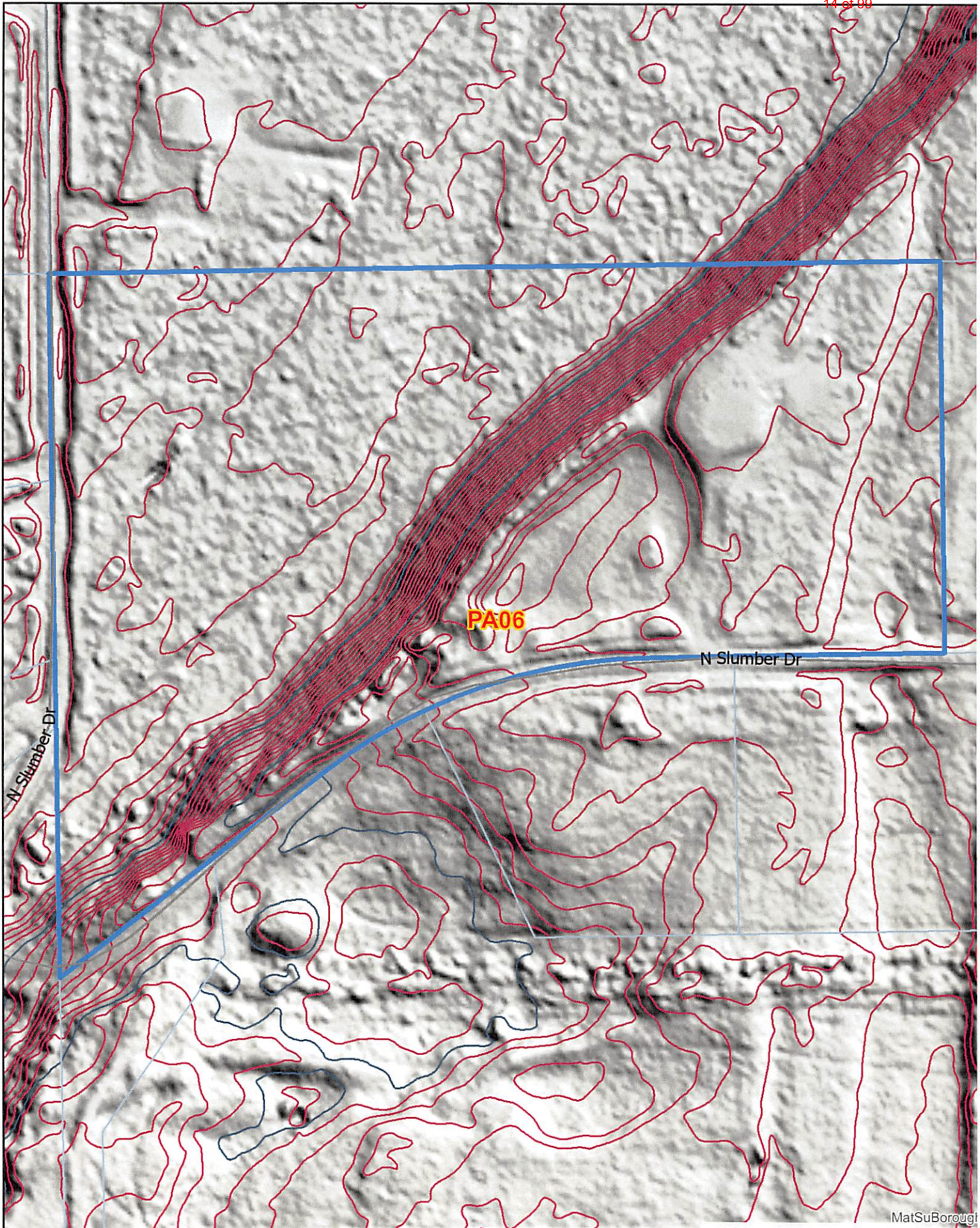
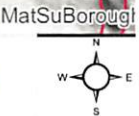


EXHIBIT A -3





590 295 0 590 Feet

EXHIBIT A -4



August 14th, 2024

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

RE: PA#2023-0172

SOILS INVESTIGATION:

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


Attached is the test hole log from the existing septic documentation for future lot 2 dated 5-31-95 and two test holes dated 8-8-24. The soil conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the state's regulatory requirements, 18 AAC 72. Based on the test hole data and my observations of topography, there is a minimum of 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area within each of the proposed lots in conformance with Matanuska-Susitna Borough Subdivision Regulations, Title 43.20.281.

SITE PLAN:

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

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

Sincerely


James Rowland, P.E.



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AUG 30 2024

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EXHIBIT B - 1

P.O. Box 2749
Palmer, Alaska 99645

Alaska Rim Engineering
Engineers - Planners - Surveyors

Phone (907) 745-0222
Fax (907) 746-0222

SOILS LOG

PROJECT Sec 22 T18N R2E Tax Parcel D10

WORK ORDER No. 95-00156 DATE: 5-31-95

BY: MIKE SKIBO EQUIPMENT: Excavator

SAMPLE TYPE: (Visual)

TEST HOLE No. <u>1</u>	TEST HOLE No. _____
0'	Top Soil, Organic <u>(OL)</u>
2'	Sand, Gravel
4'	Well Graded
6'	Cobbles to 6" <u>(SW)</u>
8'	
10'	
12'	Bottom of test hole No water or impermeable layer encountered.
	TEST HOLE LOCATION: Within 25' of the proposed S.A.S.

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Engineers • Planners • Surveyors

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

TH #2

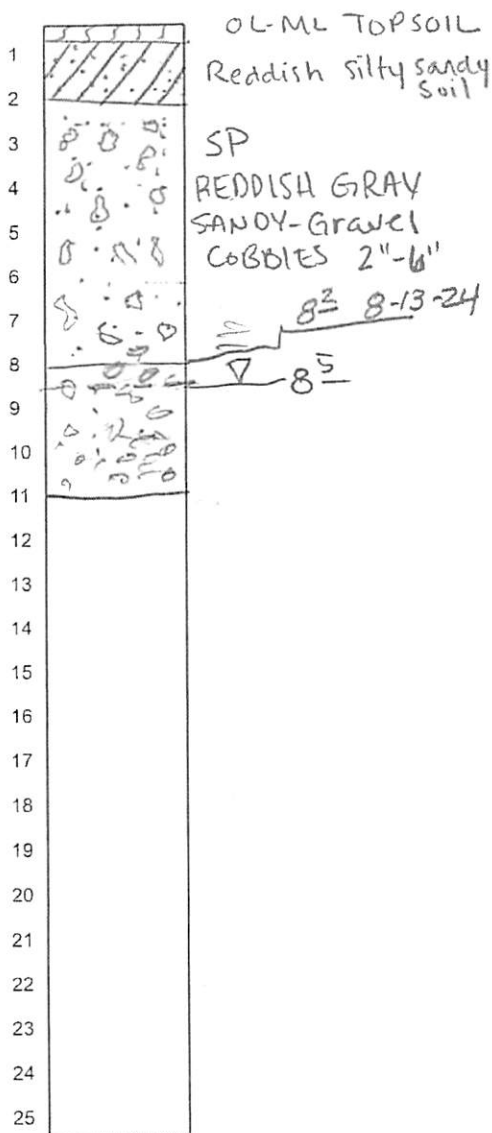
SOIL LOG
 PERCOLATION TEST

SOIL LOG/PERCOLATION TEST

BEDROOMS N/A
JOB NUMBER: 24-013

PERFORMED FOR: Eron Singleton DATE PERFORMED: 8/8/24

LEGAL DESCRIPTION: PROPOSED Lazy Slumber



(NOT TO SCALE)

SEE MAP

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WAS GROUND WATER ENCOUNTERED? yes
IF YES, AT WHAT DEPTH? 8.5
8-8-24 4" PVC MONITOR INSTALLED PIPE FLUSH W/ GROUND MONITOR H2O

DATE	READING	GROSS TIME	NET TIME	DEPTH TO WATER	NET DROP	REFILLED
8/13	4pm	X	X	8.2	X	X

DEPTH (FEET)

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

COMMENTS SET MT / 150 SF. PER BEDROOM SOIL RATING
PERFORMED BY: WNW CERTIFIED BY: JR DATE: 8-14-24
REVISION: ADD REVISED TB. DEPTH & WATER READING

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

TH #3

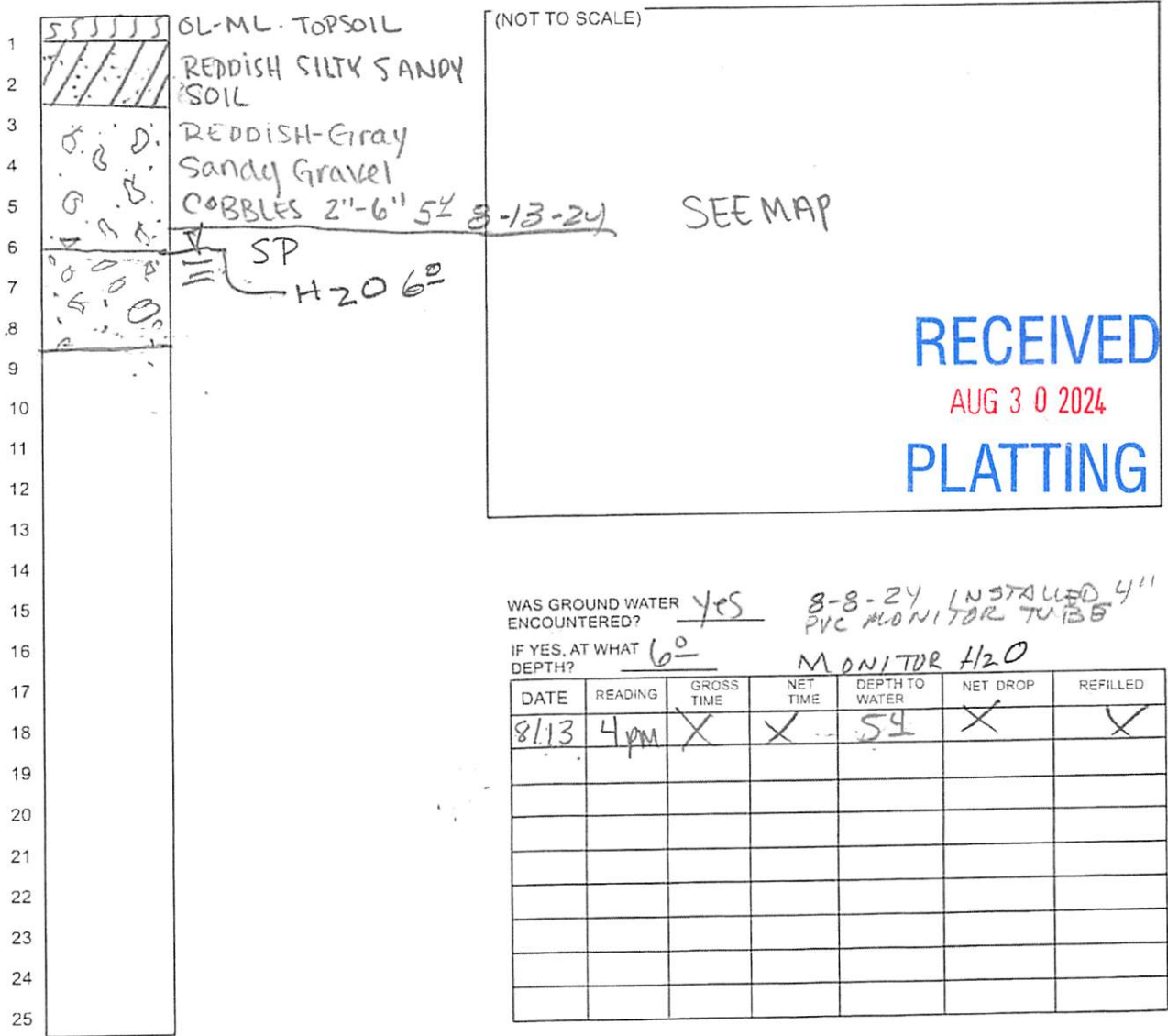
SOIL LOG
 PERCOLATION TEST

SOIL LOG/PERCOLATION TEST

BEDROOMS N/A
JOB NUMBER: 24-013

PERFORMED FOR: Eron Singleton DATE PERFORMED: 8-8-24

LEGAL DESCRIPTION: Proposed Lazy Slumber



(NOT TO SCALE)

SEE MAP

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WAS GROUND WATER ENCOUNTERED? Yes 8-8-24 INSTALLED 4'' PVC MONITOR TUBES
IF YES, AT WHAT DEPTH? 6'' MONITOR H2O

DATE	READING	GROSS TIME	NET TIME	DEPTH TO WATER	NET DROP	REFILLED
8/13	4 PM	X	X	54	X	X

DEPTH (FEET)

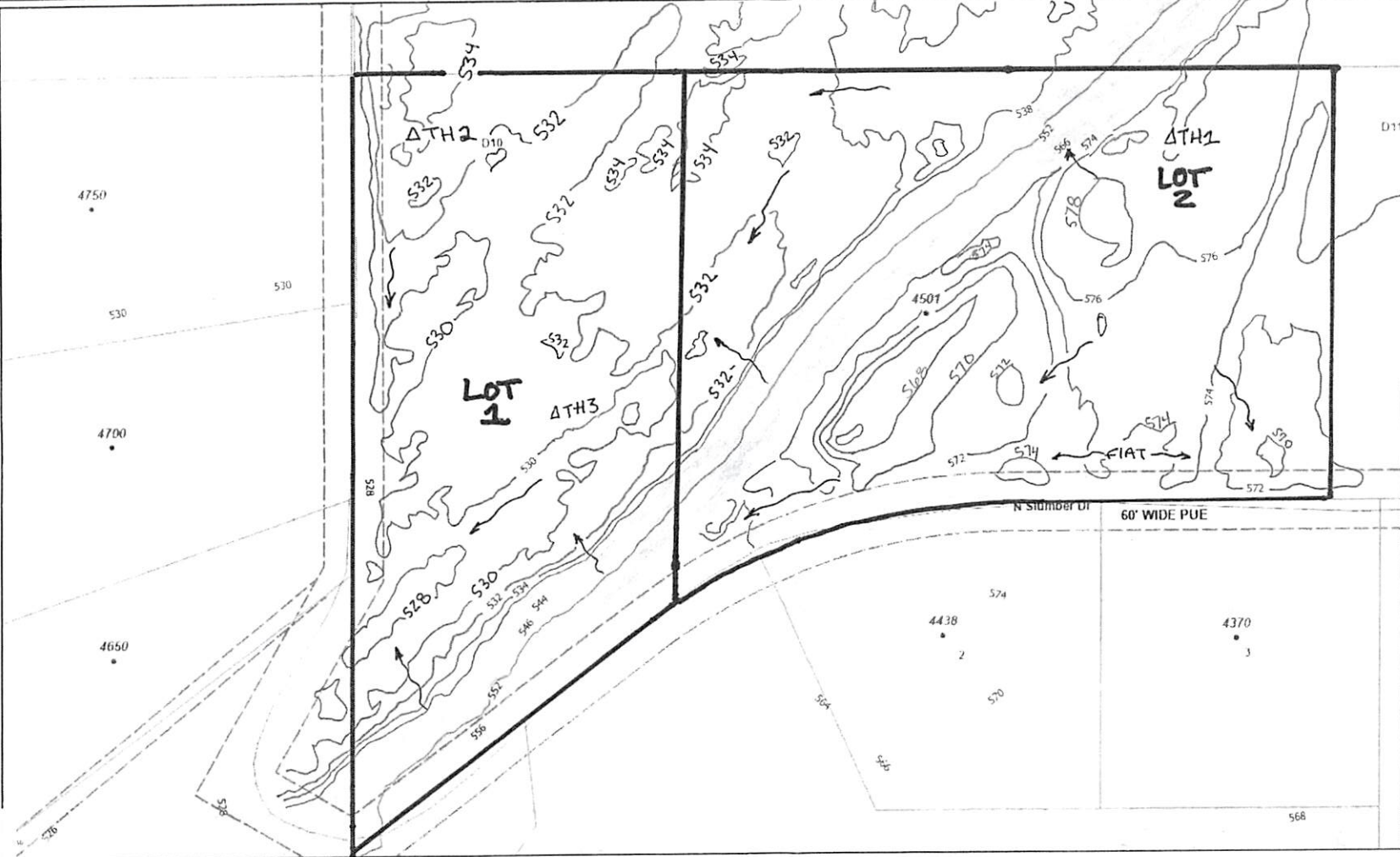
PERCOLATION RATE _____ (MIN/INCH)
REST RUN BETWEEN _____ FEET AND _____ FEET.

COMMENTS: SET MT
PERFORMED BY: WWW CERTIFIED BY: JR DATE: 8-14-24
REVISED: MT INSTALLED & WATER READING & REVISED DEPTH

RECEIVED

AUG 30 2024

Map Title **PLATTING**

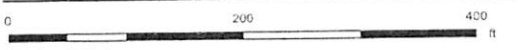


- Legend
- Parcel/Viewer
- Roads
- Minor Road
 - Mat. Su. Borough Boundary
- Address Numbers
- Parcel
 - POW and Easements
 - RDW Easement
 - Section Lines



1 : 2493

THIS MAP IS NOT TO BE USED FOR NAVIGATION



TOPO / DRAINAGE MAP

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 notices related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-661-7858.

Notes

EXHIBIT B-5

GS, 1984, Web_Mercator_Auxiliary_Sphere

Date: 08/14/24

Natasha Heindel

From: Campellone, Estrella F CIV USARMY CEPOA (USA)
<Estrella.F.Campellone@usace.army.mil>
Sent: Monday, September 16, 2024 5:19 PM
To: Natasha Heindel
Subject: RE: Regulator of the Day FW: RFC Lazy Slumber

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

Good afternoon Natasha,

The Corps of Engineers (Corps) has received the attached RFC Lazy Slumber. Based on this information, the lots in question may require authorization from the Corps if the owner plans to develop there as there appear to be exist waters of the U.S. on site. If an application for a DA permit has not yet been submitted, please be aware that a Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory. Sample drawings can also be found on our website at www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

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

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

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

Very respectfully,
Estrella F. Campellone
Project Manager, South Section | Regulatory Division |
U.S. Army Corps of Engineers | Alaska District
Office: 907.753.2518 | Cell: 907.687-1153
Regulatory Main Line: 907.753.2717
Website: www.poa.usace.army.mil/missions/regulatory



Streamline the permitting process with the Regulatory Request System (RRS) — your new online platform for permit applications.

rrs.usace.army.mil

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EXHIBIT C

Natasha Heindel

From: Daniel Dahms
Sent: Tuesday, September 17, 2024 2:18 PM
To: Natasha Heindel
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: Re: RFC Lazy Slumber

Natasha,

No comments from PD&E.

Daniel Dahms, PE

Department of Public Works

Pre-Design and Engineering Division

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Friday, September 13, 2024 5:07 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov <sarah.myers@alaska.gov>; regpagemaster@usace.army.mil <regpagemaster@usace.army.mil>; eric.r.schuler@usps.gov <eric.r.schuler@usps.gov>; Chad Cameron Contact <ccameron@palmerak.org>; saabvant@proton.me <saabvant@proton.me>; dlkeane@mtaonline.net <dlkeane@mtaonline.net>; rmsh3389@yahoo.com <rmsh3389@yahoo.com>; loori1991@gmail.com <loori1991@gmail.com>; andrew.fraiser@enstarnaturalgas.com <andrew.fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com <row@enstarnaturalgas.com>; row@mtasolutions.com <row@mtasolutions.com>; ospdesign@gci.com <ospdesign@gci.com>; mearow@mea.coop <mearow@mea.coop>; timhaldistrict1@gmail.com <timhaldistrict1@gmail.com>; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>
Subject: RFC Lazy Slumber

Hello team,

The following link contains a Request for Comments for Lazy Slumber, tax ID #18N02E22D010, MSB Case 2024-108.

Comments are due by **Tuesday 9/24/2024**.

EXHIBIT D

Natasha Heindel

From: Code Compliance
Sent: Tuesday, September 17, 2024 7:48 AM
To: Natasha Heindel
Subject: RE: RFC Lazy Slumber

Good morning,

This property does not have any violations, and both driveways are permitted.

Thank you,

[Corinne Lindfors](#)
Matanuska-Susitna Borough
Development Services
Administrative Specialist
350 E. Dahlia Avenue
Palmer, Alaska 99645
Corinne.lindfors@matsugov.us
PH: (907)861-8574

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Friday, September 13, 2024 5:08 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; eric.r.schuler@usps.gov; Chad Cameron Contact <ccameron@palmerak.org>; saabvant@proton.me; dlkeane@mtaonline.net; rmsh3389@yahoo.com; loori1991@gmail.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; row@mtasolutions.com; ospdesign@gci.com; mearow@mea.coop; timhaldistrict1@gmail.com; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>
Subject: RFC Lazy Slumber

Hello team,

The following link contains a Request for Comments for Lazy Slumber, tax ID #18N02E22D010, MSB Case 2024-108.

Comments are due by **Tuesday 9/24/2024**.

 [Lazy Slumber](#)

EXHIBIT E - I

Natasha Heindel

From: Permit Center
Sent: Tuesday, September 17, 2024 8:34 AM
To: Natasha Heindel
Subject: RE: RFC Lazy Slumber

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: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Friday, September 13, 2024 5:08 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; eric.r.schuler@usps.gov; Chad Cameron Contact <ccameron@palmerak.org>; saabvant@proton.me; dlkeane@mtaonline.net; rmsh3389@yahoo.com; loori1991@gmail.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; row@mtasolutions.com; ospdesign@gci.com; mearow@mea.coop; timhaledistrict1@gmail.com; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>
Subject: RFC Lazy Slumber

Hello team,

The following link contains a Request for Comments for Lazy Slumber, tax ID #18N02E22D010, MSB Case 2024-108.

Comments are due by **Tuesday 9/24/2024**.

 [Lazy Slumber](#)

Please let me know if you have any questions.

Have a great day,

EXHIBIT E -2



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

September 16, 2024

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.

- **LAZY-SLUMBER SUBDIVISION**
(MSB Case # 2024-108)

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

Sincerely,

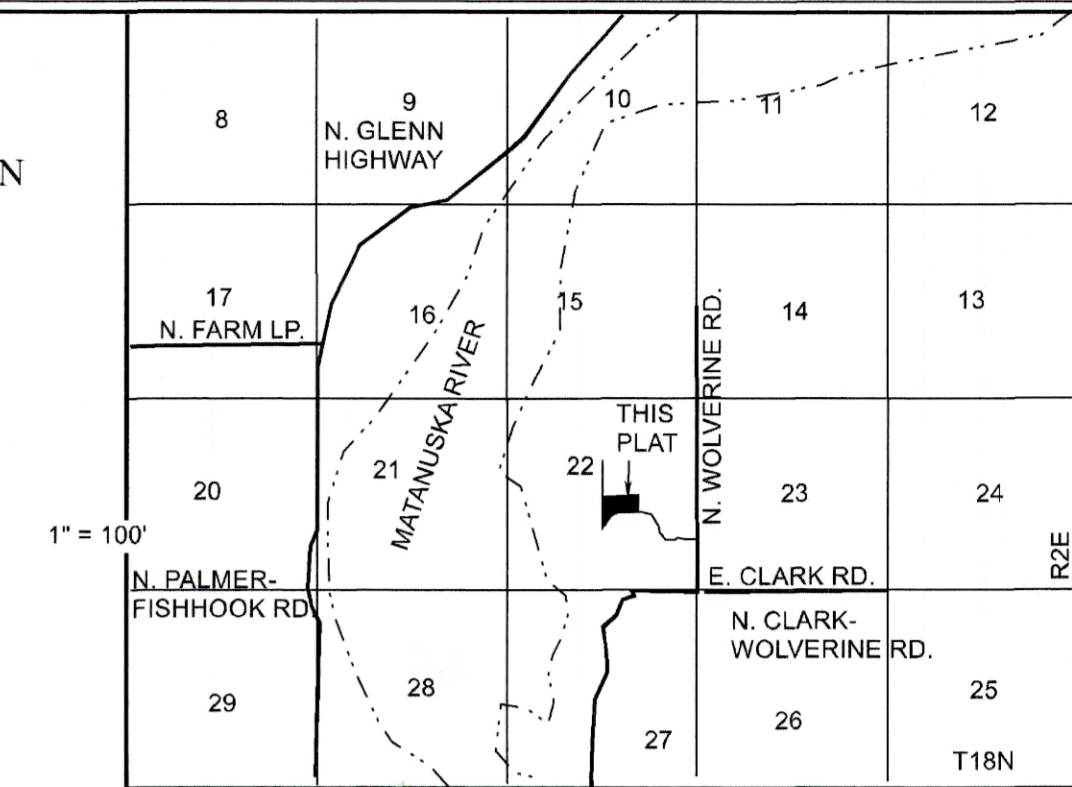
A handwritten signature in cursive script that reads "James Christopher".

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

EXHIBIT F

NOTES:

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN HEREON.
2. NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. THIS PLAT IS AFFECTED BY COVENANTS, CONDITIONS, RESTRICTIONS & EASEMENTS RECORDED DECEMBER 16, 1983 IN BOOK 336 PAGE 770.



VICINITY MAP 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOW DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

NAME: ERON E. SINGLETON DATE:
4501 N. SLUMBER DR.
PALMER, AK 99645

NAME: CHERISE M. NEU DATE:
4501 N. SLUMBER DR.
PALMER, AK 99645

PLANNING AND LAND USE DIRECTORS CERTIFICATE

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

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

CERTIFICATION OF PAYMENT OF TAXES

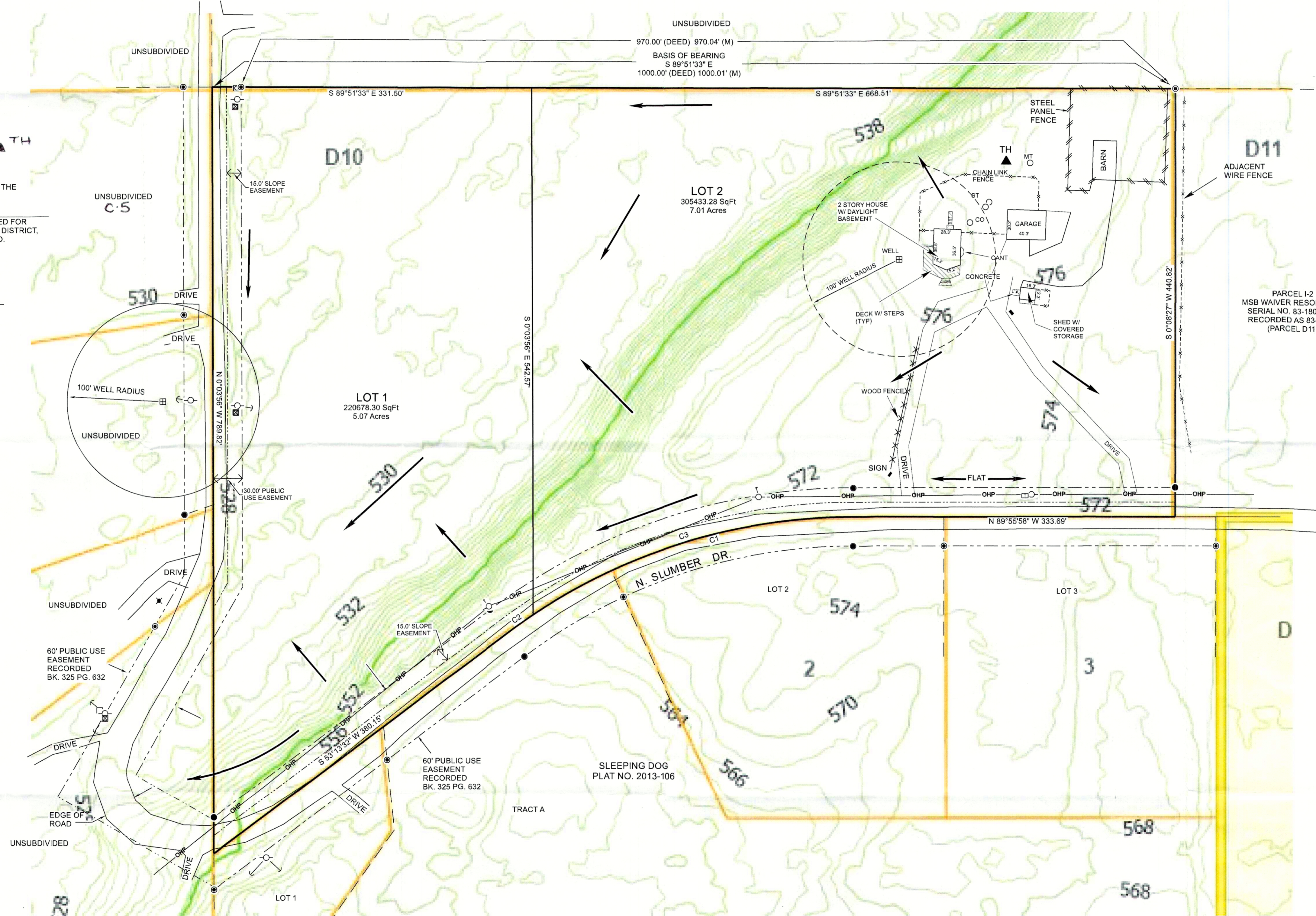
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 20____ AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION HEREON, HAVE BEEN PAID.

DATE: _____ 20____ TAX COLLECTION OFFICIAL (BOROUGH) _____

SURVEYORS CERTIFICATE

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

DATE: _____
WAYNE N. WHALEY
REGISTERED LAND SURVEYOR
REGISTRATION NO. 8925-S



CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	S71°39'01"W	379.11'	600.00'	385.72'	36°50'00"	199.79'
C2	S54°47'33"W	32.70'	600.00'	32.70'	3°07'23"	16.36'
C3	S73°12'43"W	347.94'	600.00'	353.01'	33°42'37"	181.78'

LEGEND

- POWER POLE
- ANCHOR
- MTA
- FOUND 1 1/2" ALUMINUM CAP MONUMENT
- METER BASE
- FOUND 5/8" REBAR
- W/ ORANGE PLASTIC CAP MARKED LS-7330-S
- FOUND 5/8" REBAR
- SEPTIC PIPE
- GAS LINE
- MTA PEDESTAL
- MEA PEDESTAL
- ✕ SIGN
- DRAINAGE ARROW

LAZY-SLUMBER SUBDIVISION

A SUBDIVISION OF:
PARCEL I-1 MATANUSKA SUSITNA BOROUGH
WAIVER RESOLUTION SERIAL NO. 83-180 P/Wm
RECORDED AS 83-225W

LOCATED WITHIN:
SECTION 22 TOWNSHIP 18 NORTH RANGE 2 EAST
SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
CONTAINING 12.09 ACRES MORE OR LESS

DENALI NORTH
1190 N. HELEN LN. WASILLA, AK 99654
PHONE: (907)376-9535
EMAIL: DENALINORTH6925@GMAIL.COM

Agenda Copy
RECEIVED
JUL 17 2024
PLATTING

JOB NO. 24-013PP DATE: JUNE 4, 2024 DW: HW CHK: WW
SCALE 1" = 60' FB: 274/47 SHEET 1 OF 1

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 30, 2024

ABBREVIATED PLAT: FISHHOOK AIRSTREAM
LEGAL DESCRIPTION: SEC 29, T18N, R02E S.M., AK
PETITIONERS: CLYDE & PEGGY LEE
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS/BILL KLEBESADEL
ACRES: 4.0 +/- PARCELS: 2
REVIEWED BY: CHRIS CURLIN CASE #: 2024-109

REQUEST:

The request is to create four lots from Tax Parcel B6 (MSB Waiver 75-72) Sec. 29 T. 18N R. 02E S.M., AK. (Tax ID 18N02E29B006) to be known as **Fishhook Airstream**, containing 11.90 acres +/- The property is located directly south of N. Palmer-Fishhook Road, west of N. Glenn Highway, and east of N. Moffit Road; within the NW ¼ Section 29, Township 18 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS:

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

COMMENTS:

ADOT&PF **Exhibit C – 2 pgs**
MSB Pre-design and Engineering **Exhibit D – 1 pg**
MSB Permit Center **Exhibit E – 1 pg**
Utilities **Exhibit F – 2 pgs**

DISCUSSION: The proposed subdivision is creating two lots. Lot 1 will contain 5.39 acres and Lot 2 will contain 6.50 acres. Both proposed lots will take access from N. Christiansen Lane, a Borough owned and maintained road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, P.E., notes that one test pit was excavated for the proposed lots. Test pit location was selected as a representative of the conditions to be expected throughout the proposed subdivision. The test holes were dug to a depth of 12’, no ground water was encountered. The soils consisted of organic silts and organic silty clays of low plasticity overlying well graded gravels, gravel-sand mix, and little/no fines. The engineer has determined that each of the two proposed lots will have at least 10,000 square feet of

contiguous 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 lot division. Lot 1 and Lot 2 access must be through Christiansen Lane. Please add plat note: “No direct access for Lots 1 or 2 to Palmer-Fishhook Road.” *Staff note this is recommendation # 3.*

DOT&PF recommends lengthening common access easement south to avoid future queuing issues.

DPW Pre-design and Engineering (**Exhibit D**) PD&E recommends a common access easement at Christiansen Lane for Lot 1 & 2.

MSB Permit Center (**Exhibit E**) No comments from the Permit Center.

Utilities: (**Exhibit F**) ENSTAR has no comments or recommendations. GCI, MEA, and MTA 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 Fishhook Airstream 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.

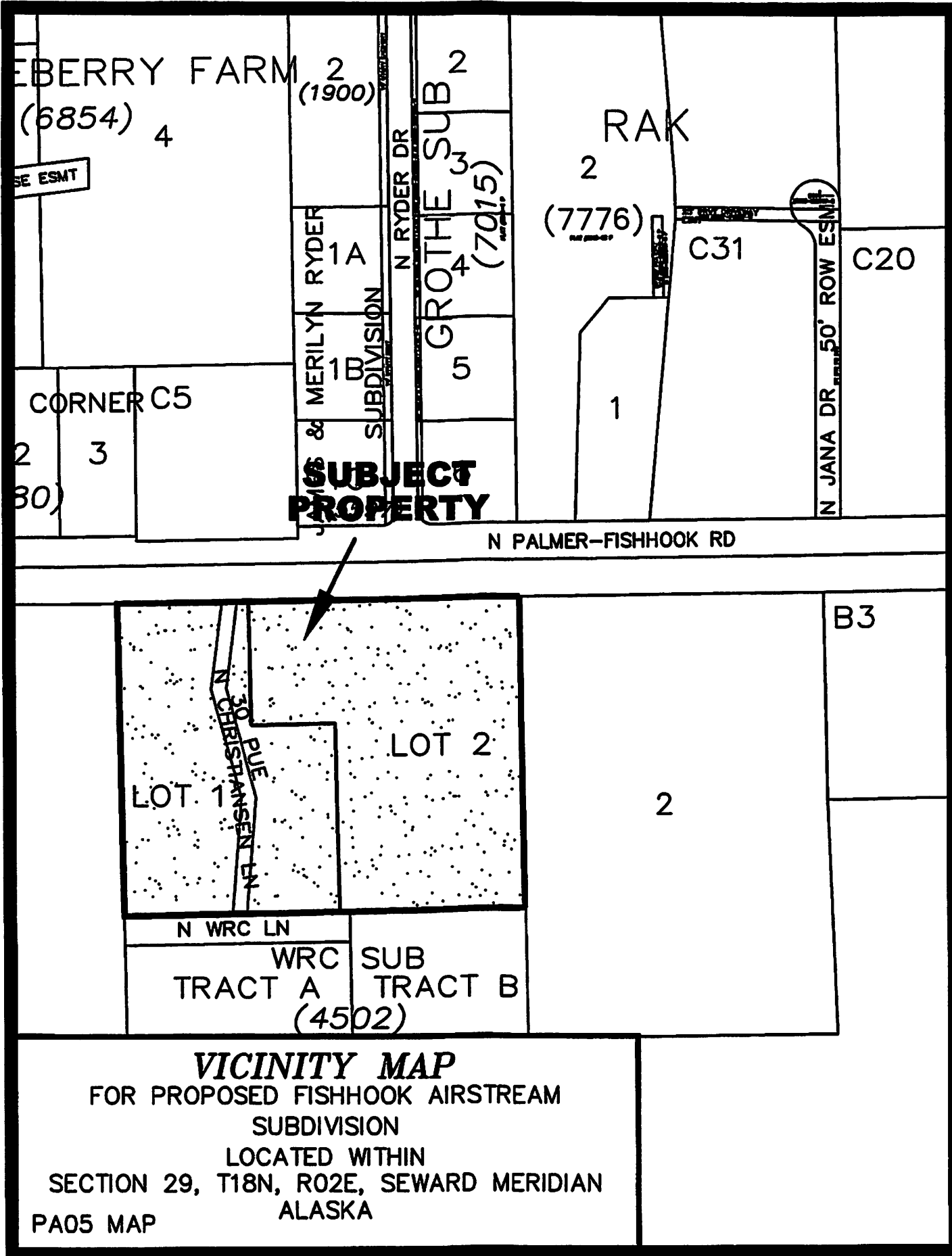
FINDINGS of FACT:

1. The abbreviated plat of Fishhook Airstream 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 US Army Corps of Engineers; Community Council #23 Farm Loop; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, or Assessments; MTA, GCI, or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Fishhook Airstream, Section 29, 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. Add plat note: “No direct access for Lots 1 or 2 to Palmer-Fishhook Road.”
4. Pay postage and advertising fees.
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.



VICINITY MAP

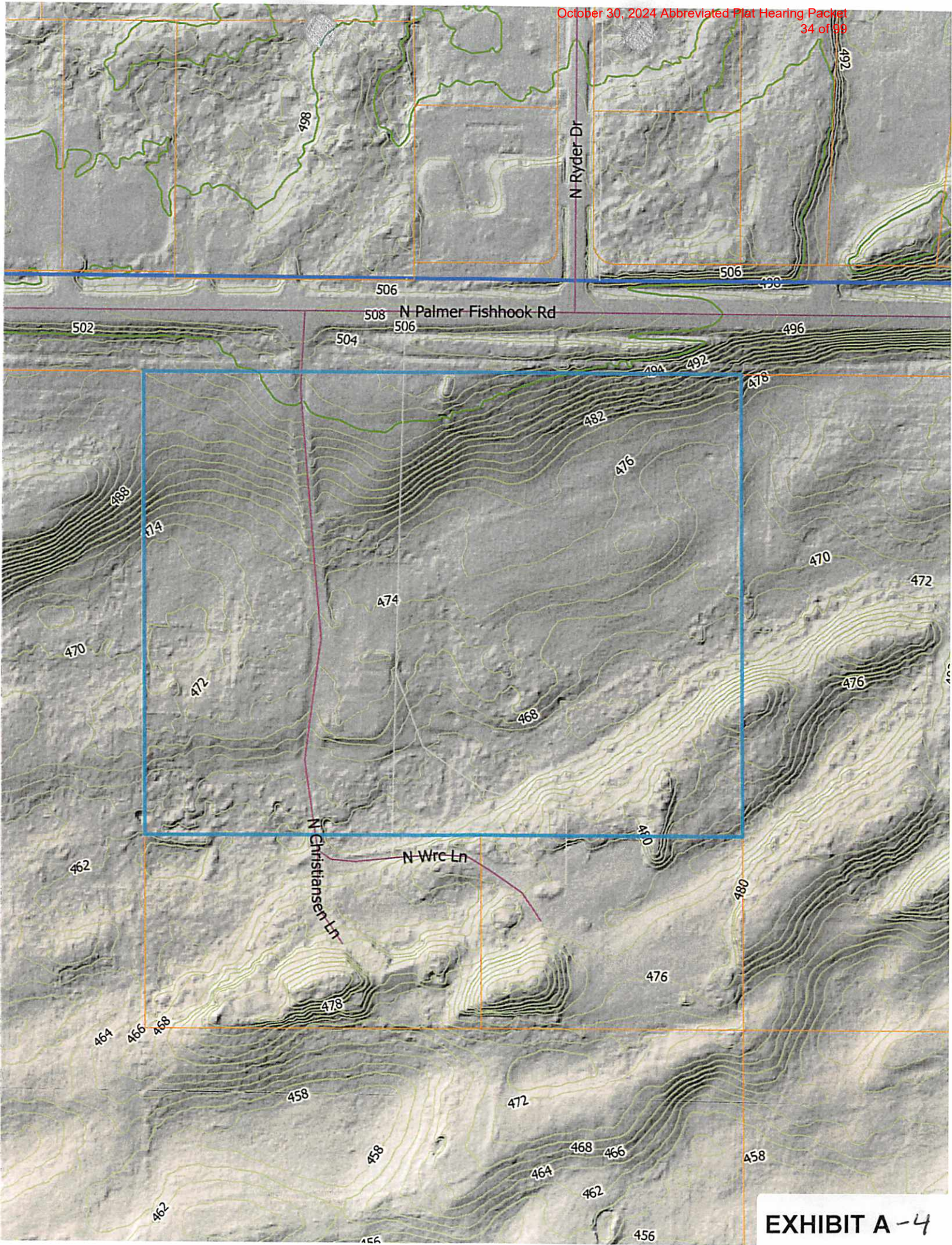
FOR PROPOSED FISHHOOK AIRSTREAM
SUBDIVISION

LOCATED WITHIN
SECTION 29, T18N, R02E, SEWARD MERIDIAN
ALASKA

PA05 MAP







HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645



USEABLE AREA CERTIFICATION

FISHHOOK AIRSTREAM

A SUBDIVISION OF

PARCEL 1, MAB WAIVER 75-52 (79-233W)

RECEIVED

AUG 29 2024

INTRODUCTION TO INVESTIGATION

PLATTING

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

INDIVIDUAL LOTS: GEOMETRY

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

EXCEPTIONS:

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

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

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

SOILS INVESTIGATION

EXCAVATIONS

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

HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

SOIL CLASSIFICATIONS

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

(GW) TEST HOLES: TH-1 (GP) TEST HOLES:
(SW) TEST HOLES: (SP) TEST HOLES:

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

(GM) TEST HOLES: (SM) TEST HOLES:

- Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:

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

GROUND WATER INVESTIGATION

- No groundwater was encountered in any of the Test Holes
- Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:
 - Monitoring Test Holes May through October: TEST HOLES:
 - Soil Mottling or Staining Analysis: TEST HOLES:
- Depth to seasonal high water is a min. of 8' TEST HOLES:
- Depth to seasonal high water is less than 8'
 - Fill will be required
 - A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

- Additional Fill required to ensure 8' of coverage above water table Lots:
- The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:
- Re-Grading will be required to eliminate slopes in excess of 25% Lots:
- No further action required to establish sufficient usable area.

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


Bill Klebesadel 8-23-24
WILLIAM KLEBESADEL P.E. Date
Professional Engineer



HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	PARCEL 1, MSB WAIVER RES. 75-52 (79-233W)	TEST HOLE NO.	Date:	08/08/24
Insp. By:	SCHEUTTER	1	Job #	24-193

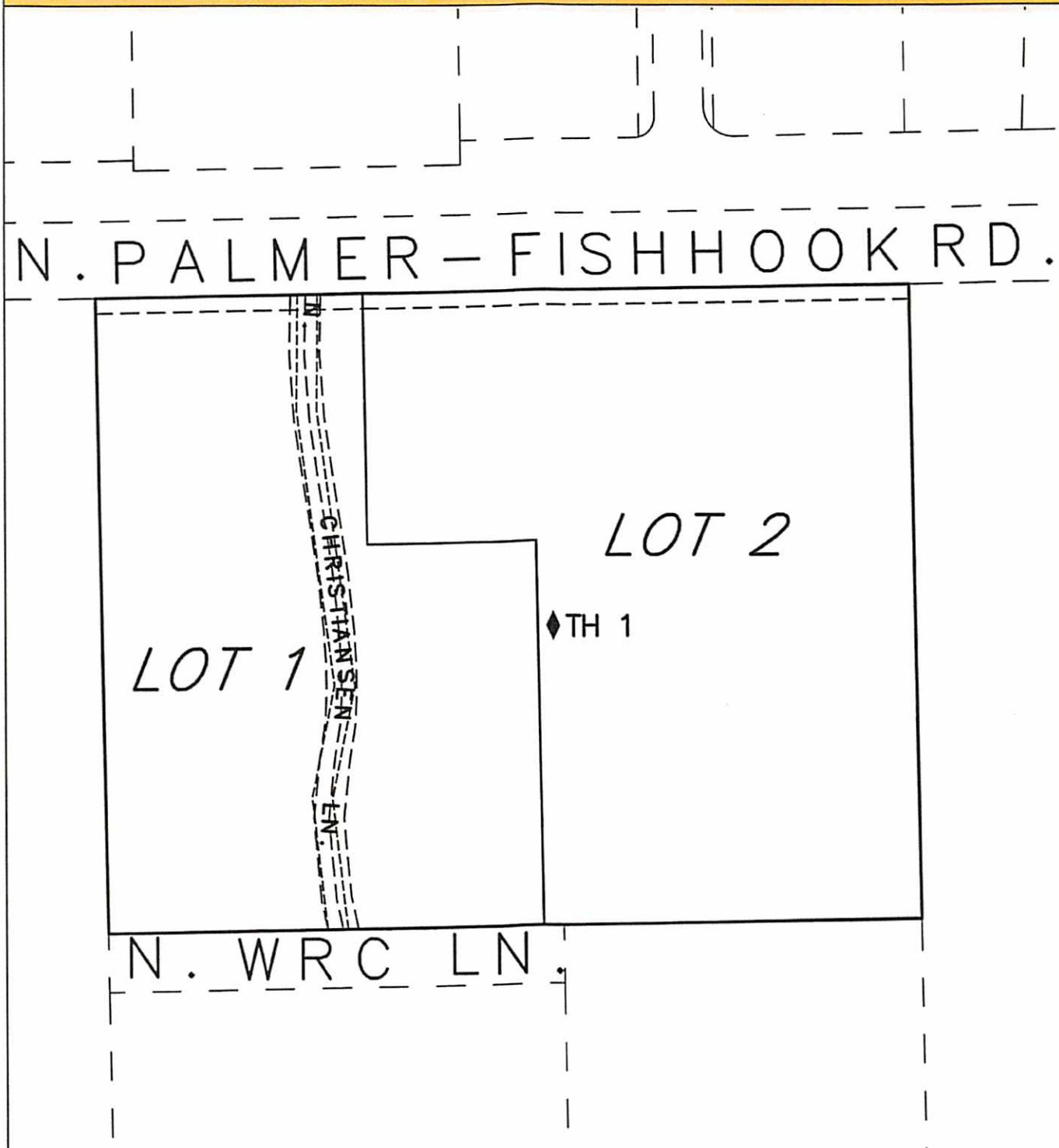
TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft								
5ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST					
6ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
7ft			1					
8ft			2					
9ft			3					
10ft			4					
11ft			5					
12ft			6					
			7					
			8					
			9					
			10					
			11					
	12							
			Perc. Hole Diam. (in.):					
			Test Run Between:					
			ft	and	ft	Deep		
13ft								
14ft								
15ft								
16ft								
17ft								
18ft								
19ft								
20ft								
			COMMENTS:					
Depth			WATER LEVEL MONITORING					
12ft	Total Depth of Test Hole		Date	WATER LEVEL				
None	Depths where Seeps encountered							
None	Depths where Ground Water encountered							
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered							
No	Monitor Tube Installed?							

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

FISHHOOK AIRSTREAM SUBDIVISION

FILE: 24-193

DRAWN: ELF

8/23/24

EXHIBIT A

Page 1 of 1



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

September 24, 2024

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:

- **Fishhook Airstream; PA 05 HLS-Airstream; MSB Waiver 75-72 recorded as 79-233W; Clyde A. Lee Jr & Peggy Lee (Palmer-Fishhook Road)**
 - No objection to the proposed lot division.
 - Lot 1 and Lot 2 access must be through Christiansen Lane.
 - Please add plat note: "No direct access for Lots 1 or 2 to Palmer-Fishhook Road."
 - DOT&PF recommends lengthening common access easement south to avoid future queuing issues.

- **PA 03 Dooling; Waiver Parcel #3, Waiver Resolution 96-6-PWm (Wolverine Road)**
 - DOT&PF objects to the proposed flag access from northern lot to Wolverine Road.
 - If applicant feels flag access is necessary, please provide additional reasoning why the flag access is needed.
 - If Wolverine Road access is desired, DOT&PF suggests dedicating a shared access easement from northern lot through southern lot to Wolverine Road. Please be advised that southern lot will only be permitted one access to Wolverine Road and that any subsequent development of the southern lot will require continued use of this single access. Please consider this during future lot development.
 - DOT&PF requests right of way dedication along Wolverine Road for southern lot.
 - Platting actions invalidate existing access permits. Apply for a new driveway permit for southern lot access to Wolverine Road. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

"Keep Alaska Moving through service and infrastructure."

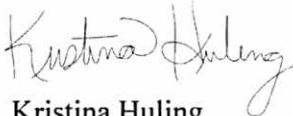
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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

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

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or kristina.huling@alaska.gov.

Sincerely,



Kristina Huling
Mat-Su Area Planner, DOT&PF

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

Chris Curlin

From: Daniel Dahms
Sent: Tuesday, September 24, 2024 2:46 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: Re: RFC Fishhook Airstream (CC)

Chris,

PD&E recommends a common access easement at Christiansen Lane for Lot 1 and 2.

Daniel Dahms, PE

Department of Public Works

Pre-Design and Engineering Division

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, September 13, 2024 4:33 PM
To: farmloopak@gmail.com <farmloopak@gmail.com>; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net <stark@mtaonline.net>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop <mearow@mea.coop>; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Fishhook Airstream (CC)

Hello,

The following link is a request to create two lots from Tax Parcel B6.

Please ensure all comments have been submitted by September 23, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Fishhook Airstream](#)

Chris Curlin

From: Permit Center
Sent: Tuesday, September 17, 2024 8:33 AM
To: Chris Curlin
Subject: RE: RFC Fishhook Airstream (CC)

No comments from the Permit Center.

Brandon Tucker

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

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, September 13, 2024 4:34 PM
To: farmloopak@gmail.com; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Fishhook Airstream (CC)

Hello,

The following link is a request to create two lots from Tax Parcel B6.
Please ensure all comments have been submitted by September 23, 2024 so they can be incorporated in the staff report that will be presented to the Platting Officer.

 [Fishhook Airstream](#)

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough



ENSTAR Natural Gas Company, LLC
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

September 16, 2024

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.

- **FISHHOOK AIRSTREAM**
(MSB Case # 2024-109)

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

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

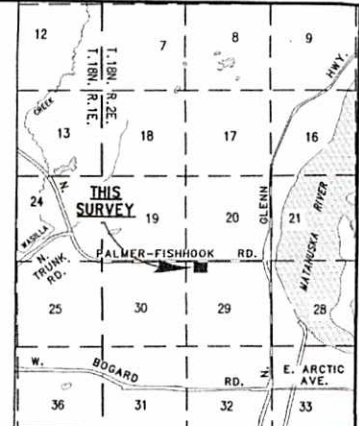
CERTIFICATE OF PAYMENT OF TAXES

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

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

LEGEND

- ⊕ RECOVERED 2½" ALUMINUM POST MONUMENT
- ⊙ RECOVERED IRON PIPE
- RECOVERED PLASTIC CAP ON ½" REBAR
- ⊙ SET PLASTIC CAP ON ½" x30" REBAR
- (C) COMPUTED DATA
- MEASURED DATA
- (N74°58'11"W 255.65') (N74°45'W) (254.70') RECORD PER WAIVER RES. (79-233W)
- (N74°45'W) (254.70') RECORD PER PLAT (95-118) WRC
- 706 SURVEY POINT NUMBER



SOURCE: MSB TAX MAP PA04, PA05, WA01, & WA08 1"=5280'

CERTIFICATE OF OWNERSHIP

WE HEREBY 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.

CLYDE A. LEE JR. _____ DATE _____
4055 N. CHRISTIANSEN LN.
PALMER, AK 99645

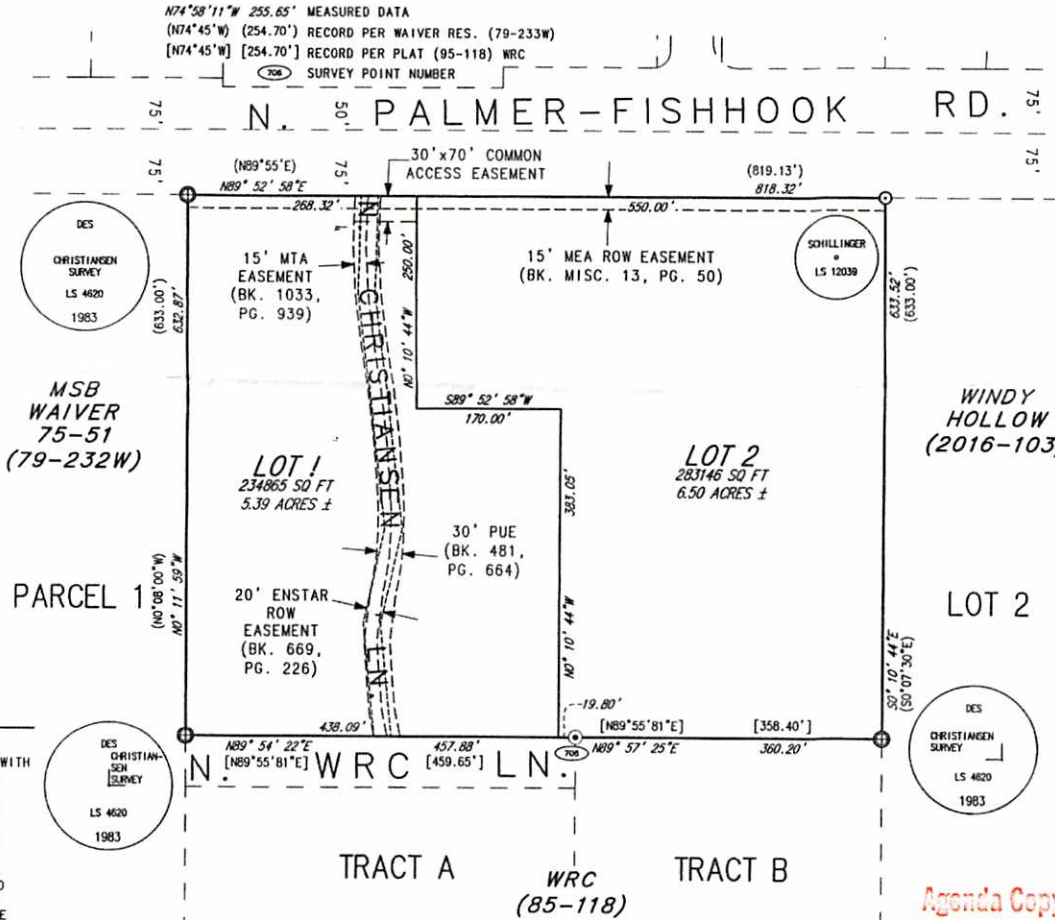
PEGGY S. LEE _____ DATE _____
4055 N. CHRISTIANSEN LN.
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____



SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

A PLAT OF
FISHHOOK AIRSTREAM
A SUBDIVISION OF
PARCEL 1
MSB WAIVER 75-52
(79-233W)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NW¼ SEC. 29, T.18N. R.2E. SM, AK
CONTAINING 11.90 ACRES MORE OR LESS

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

Agenda Copy

RECEIVED
SEP 10 2024
PLATTING

EXHIBIT F-2

ELF

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 30, 2024

ABBREVIATED PLAT: KERTTULA
LEGAL DESCRIPTION: SEC 05, T17N, R02E, SEWARD MERIDIAN AK
PETITIONERS: KERTTULA JOINT REVOCABLE TRUST
SURVEYOR/ENGINEER: S4 GROUP
ACRES: 47.342 ± PARCELS: 4
REVIEWED BY: MATTHEW GODDARD CASE #: 2024-117

REQUEST: The request is to create four tracts from Parcel B, MSB Waiver #83-97, Recorded as 83-210w excepting that portion deeded to the State of Alaska Department of Transportation and Public Facilities July 21, 2017, recorded as 2017-011841-0, to be known as **KERTTULA SUBDIVISION**, containing 47.342 acres +/- . The property is located east of S. Felton Street, south of E. Palmer Wasilla Highway, and directly west of S. Glenn Highway; within the SE ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the City of Palmer and in Assembly District #2.

EXHIBITS

Vicinity Map and Aerial Photos EXHIBIT A – 5 pgs
Soils Report EXHIBIT B – 4 pgs
As-Built & Topographic Mapping EXHIBIT C – 1 pg

AGENCY COMMENTS

ADOT&PF EXHIBIT D – 2 pgs
City of Palmer EXHIBIT E – 1 pg
MSB Department of Public Works EXHIBIT F – 1 pg
MSB Permit Center EXHIBIT G – 1 pg
Utilities EXHIBIT H – 6 pgs

DISCUSSION: The proposed subdivision is creating four Tracts. Access for all tracts will be from S. Margaret Drive, a road located in the Glenn Highway Separated Path. This road is maintained by the State of Alaska Department of Transportation and Public Facilities. The proposed Kerttula Subdivision is located within the City of Palmer.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). William S. Klebesadel, Registered Professional Engineer, notes that the soils investigation consisted of two test holes, excavated on August 16, 2024. The topsoil was underlain by well-graded sands and gravels (SW/GW) that continued to the bottom of each test hole at 12 feet. No percolation tests were warranted. No groundwater or seeps were noted in either test hole. Based on the available soils and water table information,

topography, MSB Title 43 Code definitions, and observations at the site, each tract 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. Topographic Mapping and As-Built information was provided as part of the case submittal and can be found at **Exhibit C**.

Comments:

ADOT&PF (**Exhibit D**) has the following comments:

- ADOT&PF has no objections to the proposed lot division.
- Approach Road and Driveway locations to be addressed through permitting process.
- Please be advised that a Traffic Impact Analysis may be required during site development.
- Platting Actions invalidate existing access permits. Apply for Approach Road or Driveway permits for access to Margaret Drive (**Recommendation #3**).
- Please be advised that ownership of Margaret Drive may change in the future and require permits through a different entity.

City of Palmer (**Exhibit E**) Has no comments on the proposed subdivision.

MSB Department of Public Works (**Exhibit F**) in anticipation of future dedication, PD&E suggests 30' curve returns where the flagpole meets the right of way and 15' utility easements along both sides of the flagpole.

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

Utilities: (Exhibit H)

ENSTAR notes that there is existing high pressure transmission pipeline located within the right of way of S. Margaret Drive and requests plat notes be added advising any future development will require contacting the Alaska Digline prior to excavation. *Platting staff notes that the requested plat note would not be appropriate as it involves end land use.*

GCI has no comments or objections to the plat.

MEA did not respond.

MTA requests a 15' utility easement be granted along the north property line of Tract A and a 15' utility easement along the southern property line of Tract C. *Platting staff notes that utility easements cannot be granted on an abbreviated plat. The petitioner will need to work with MTA to record the requested easement and show the recorded information on the final plat (Recommendation #4).*

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; MSB Community Development, Emergency Services, Assessments, or Planning Division; or MEA.

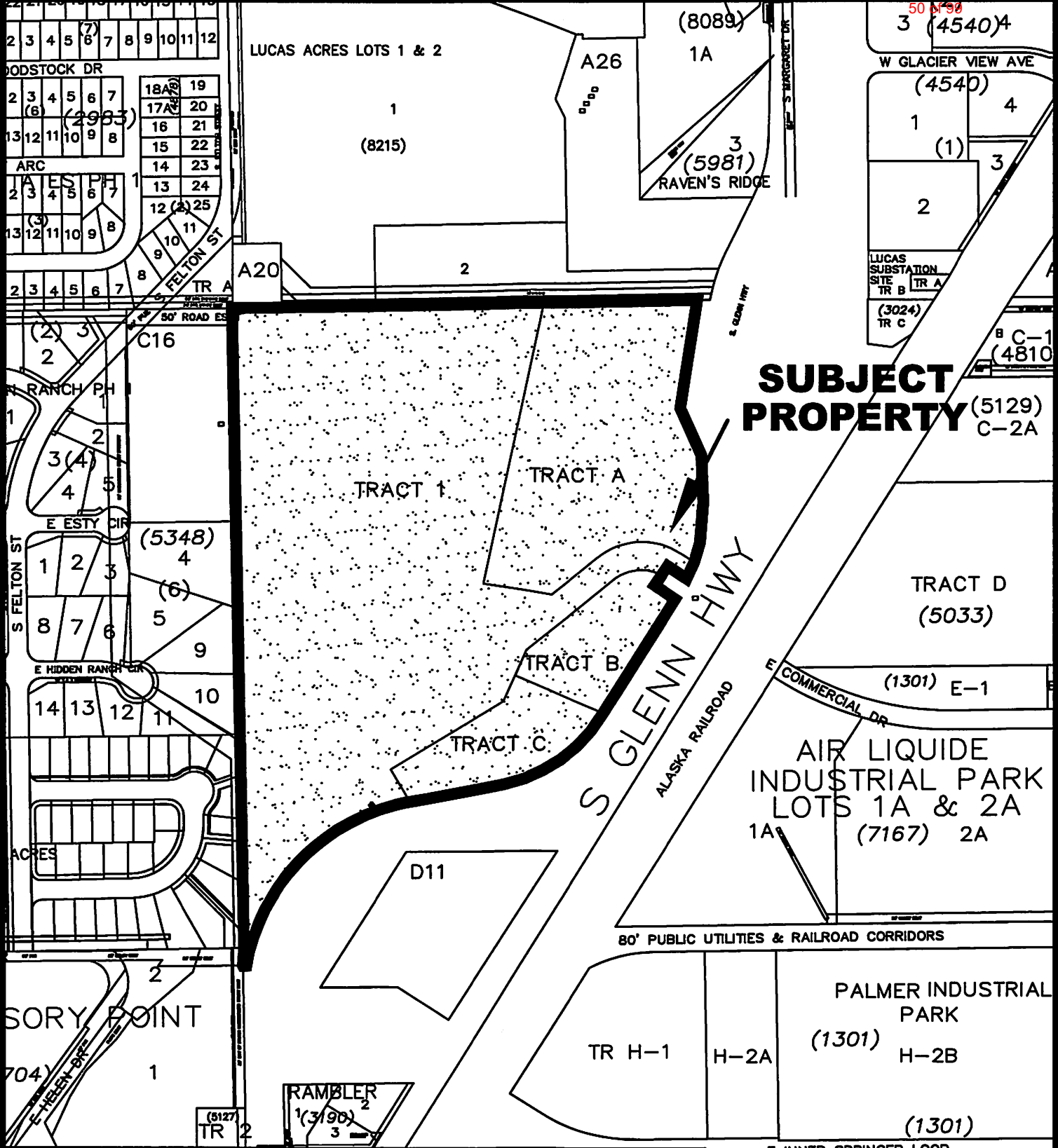
CONCLUSION: The abbreviated plat of Kerttula is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the 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 Kerttula 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; MSB Community Development, Emergency Services, Assessments, or Planning Division; 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.
8. The proposed Kerttula Subdivision is located within the City of Palmer.

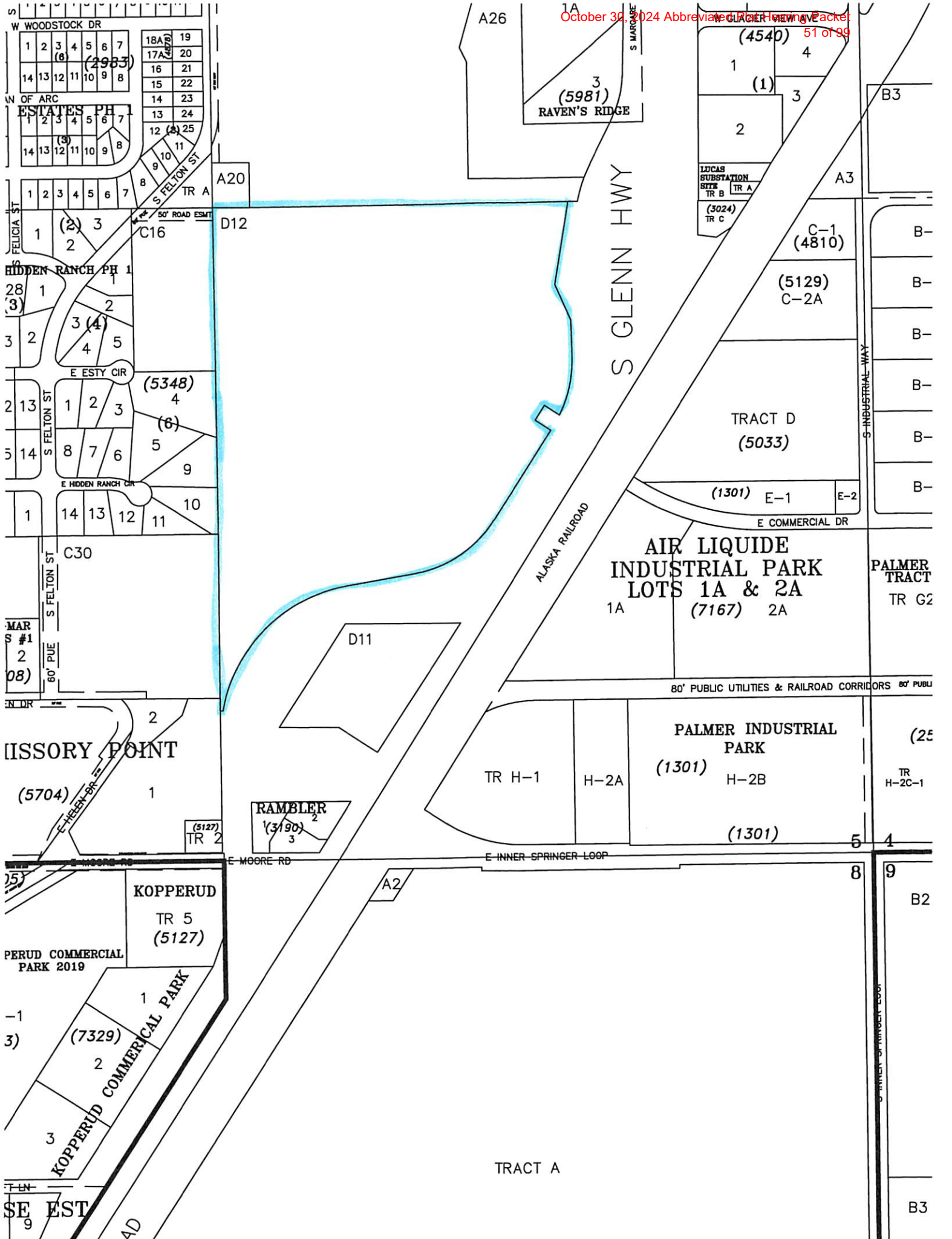
RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Kerttula, Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

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. Submit copies of driveway permits/submitted Permit applications to Platting Staff for all existing accesses.
4. Record 15' wide utility easements on the northern boundary of Tract A and the southern boundary of Tract C. Show recorded information on the final plat.
5. Pay postage and advertising fees.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED KERTTULA SUBDIVISION
 LOCATED WITHIN
 SECTION 05, T17N, R02E, SEWARD MERIDIAN
 ALASKA



TRACT A

B3

B2

TR H-2C-1

(25

TR G2

E-2

B-

B-

B-

B3

A3

C-1
(4810)

(5129)
C-2A

TRACT D
(5033)

(1301)

AIR LIQUIDE
INDUSTRIAL PARK
LOTS 1A & 2A
1A (7167) 2A

80' PUBLIC UTILITIES & RAILROAD CORRIDORS 80' PUBL

PALMER INDUSTRIAL
PARK
(1301) H-2B

TR H-1

H-2A

(1301)

5

4

E INNER SPRINGER LOOP

E MOORE RD

KOPPERUD
TR 5
(5127)

PERUD COMMERCIAL
PARK 2019

KOPPERUD COMMERCIAL PARK

(7329)

-1
3)

SE EST

9

W WOODSTOCK DR
1 2 3 4 5 6 7
14 13 12 11 10 9 8
ESTATES PH
1 2 3 4 5 6 7
14 13 12 11 10 9 8

1 2 3 4 5 6 7
1 2
HIDDEN RANCH PH 1
28 1
3 2
3 4 5
E ESTY CIR
1 2 3
8 7 6 5
E HIDDEN RANCH CIR
1 14 13 12 11 10

1 2 3 4 5
1 2 3
5 14
1

C30
S FELTON ST
60' PUE
MAR S #1
2
08)

ISSORY POINT
(5704)
1
E GREEN DR
(5127)
TR 2
RAMBLER
(3190)
2
3

AD

A26
1A
3
(5981)
RAVEN'S RIDGE

(4540)
1 4
(1) 3
2
LUCAS SUBSTATION
SITE TR A
TR B
TR C
(3024)

A20

D12

C30

D11

A2

S GLENN HWY

ALASKA RAILROAD

S INDUSTRIAL WAY

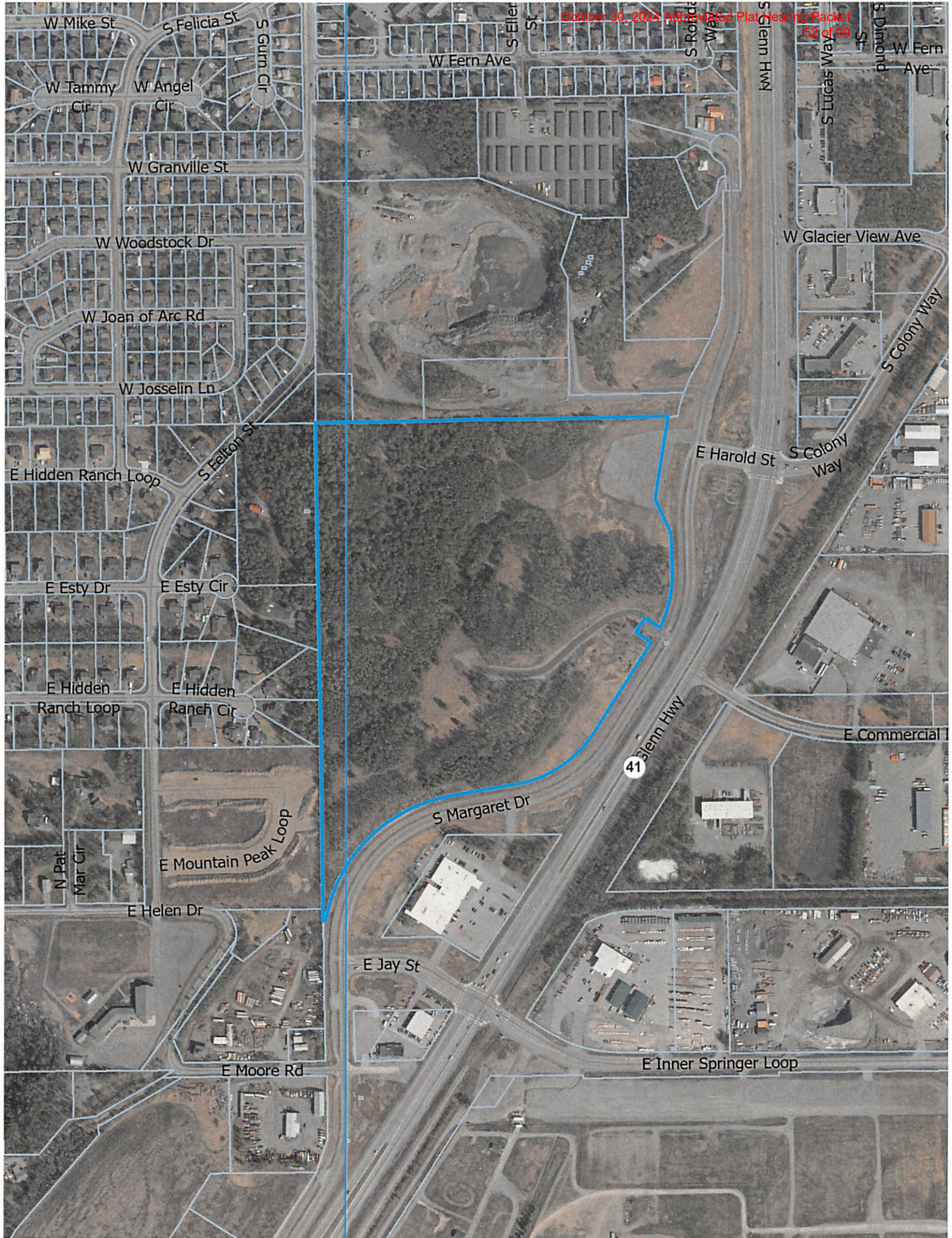
B3
B-
B-
B-
B-
B-
B-

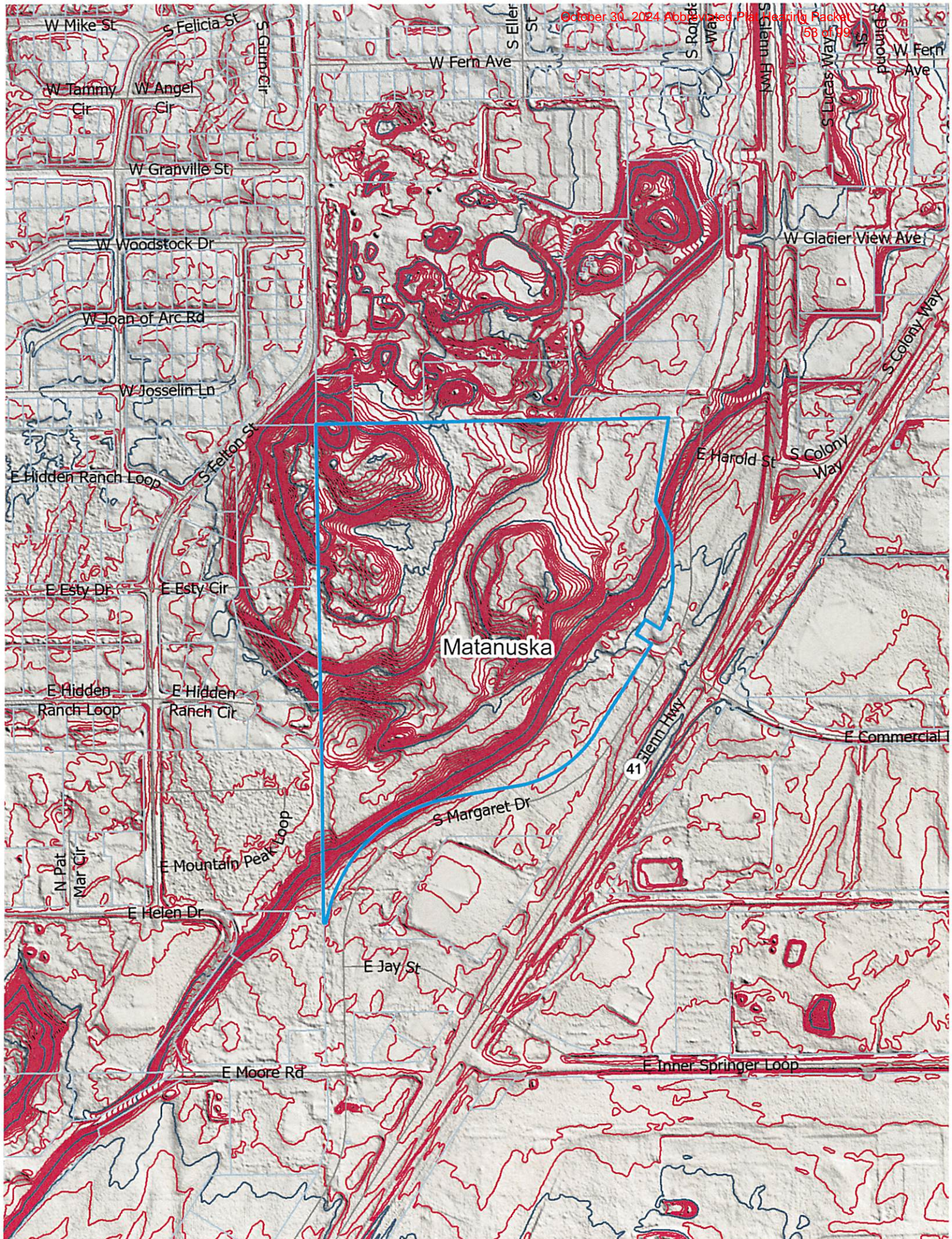
PALMER TRACT
TR G2

TR H-2C-1

8 9

SUBMITTER'S INTEREST





Matanuska

41

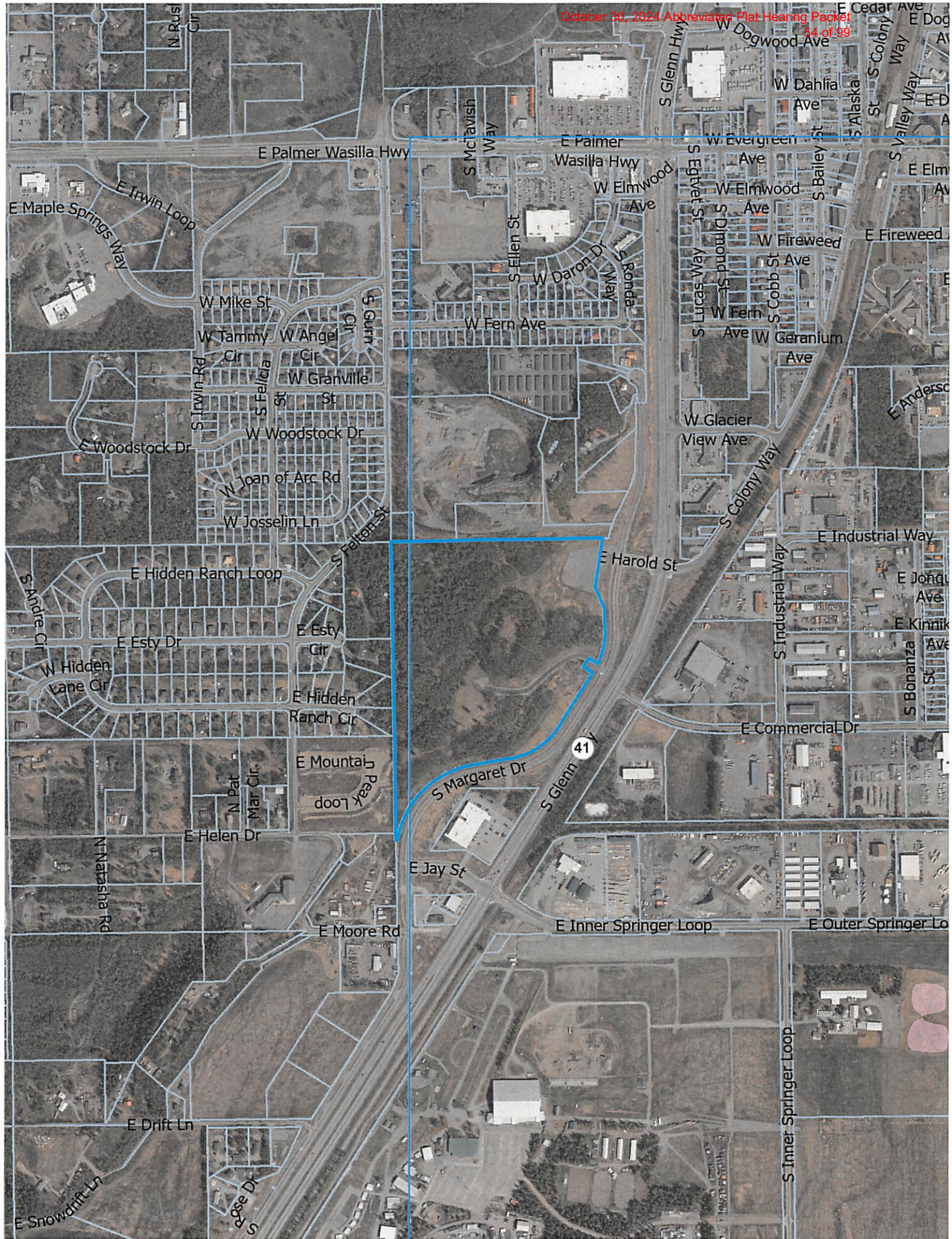
Glenn Hwy

S Margaret Dr

E Commercial

E Moore Rd

E Inner Springer Loop



RECEIVED
SEP 04 2024
PLATTING



Pioneer Engineering LLC
Professional, Reliable, Local

August 16, 2024

**RE: Usable Area Report
Kerttula, Tracts A-D**

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

Dear Mr. Wagner,

Description: Working on behalf of the owners and in coordination with S4 Surveying, we performed a soils investigation for the above-referenced proposed subdivision. The project plans to subdivide the parent parcel into 4 tracts, Tract I (31.94 acres), Tract A (10.38 acres), Tract B (2.49 acres), and Tract C (2.53 acres).

Test Hole:

No test holes were warranted for Tract I or Tract A since both are greater than 10.0 acres in size. Two test holes were excavated on 8-16-24, one in each Tract B and Tract C. The topsoil layer was approximately 3-4 feet thick in either test hole. The topsoil was underlain by well-graded sands and gravels (SW/GW) that continued to the bottom of each test hole at 12 feet. No percolation tests were warranted. A copy of the soils logs and a location map are attached. No groundwater or seeps were noted in either test hole.

Useable Area:

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

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, *each tract 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



EXHIBIT B

SOIL LOG

Job Number: 2024-SW-188

Project Location: Kerttula Tracts A-D

Logged By: Steve Wilson

Date: 8-16-24

TEST HOLE NO. 1

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



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils 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-188

Project Location: Kerttula Tracts A-D

Logged By: Steve Wilson

Date: 8-16-24

TEST HOLE NO. 2

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



TEST HOLE LOCATION:

See test hole map

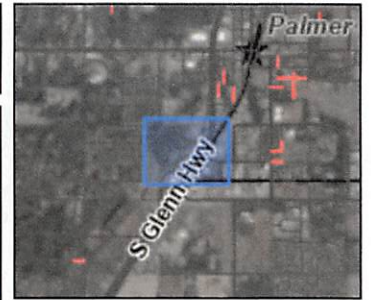
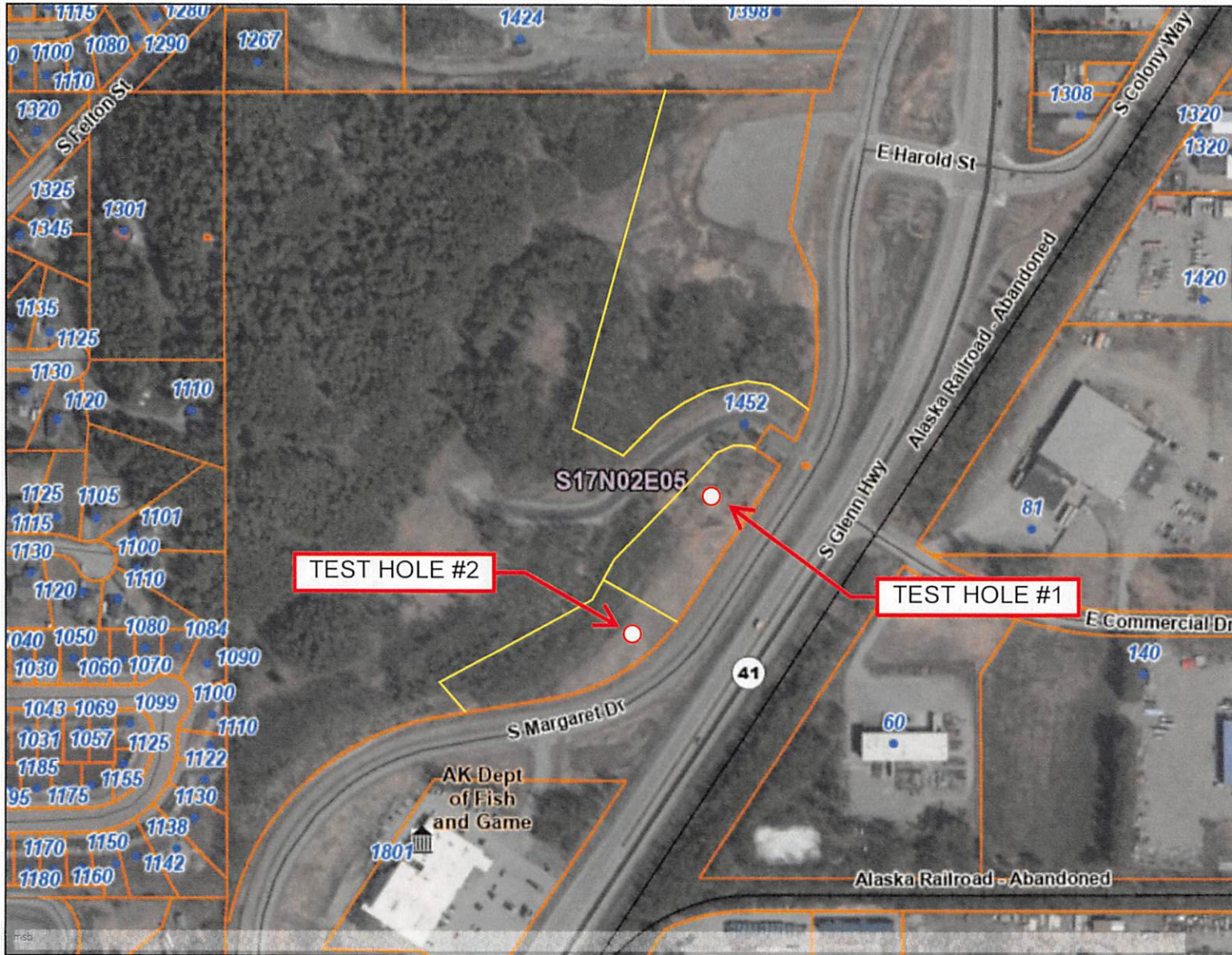
COMMENTS:

Soils 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.



Matanuska-Susitna Borough



Legend

ParcelViewer

Public Facilities

- Administrative

Road Mileposts



Roads

- Highway
- Medium Road
- Minor Road

Alaska Railroad



Mat-Su Borough Boundary



Incorporated Cities



Address Numbers



Parcels



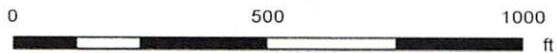
Section Lines



1 : 9028

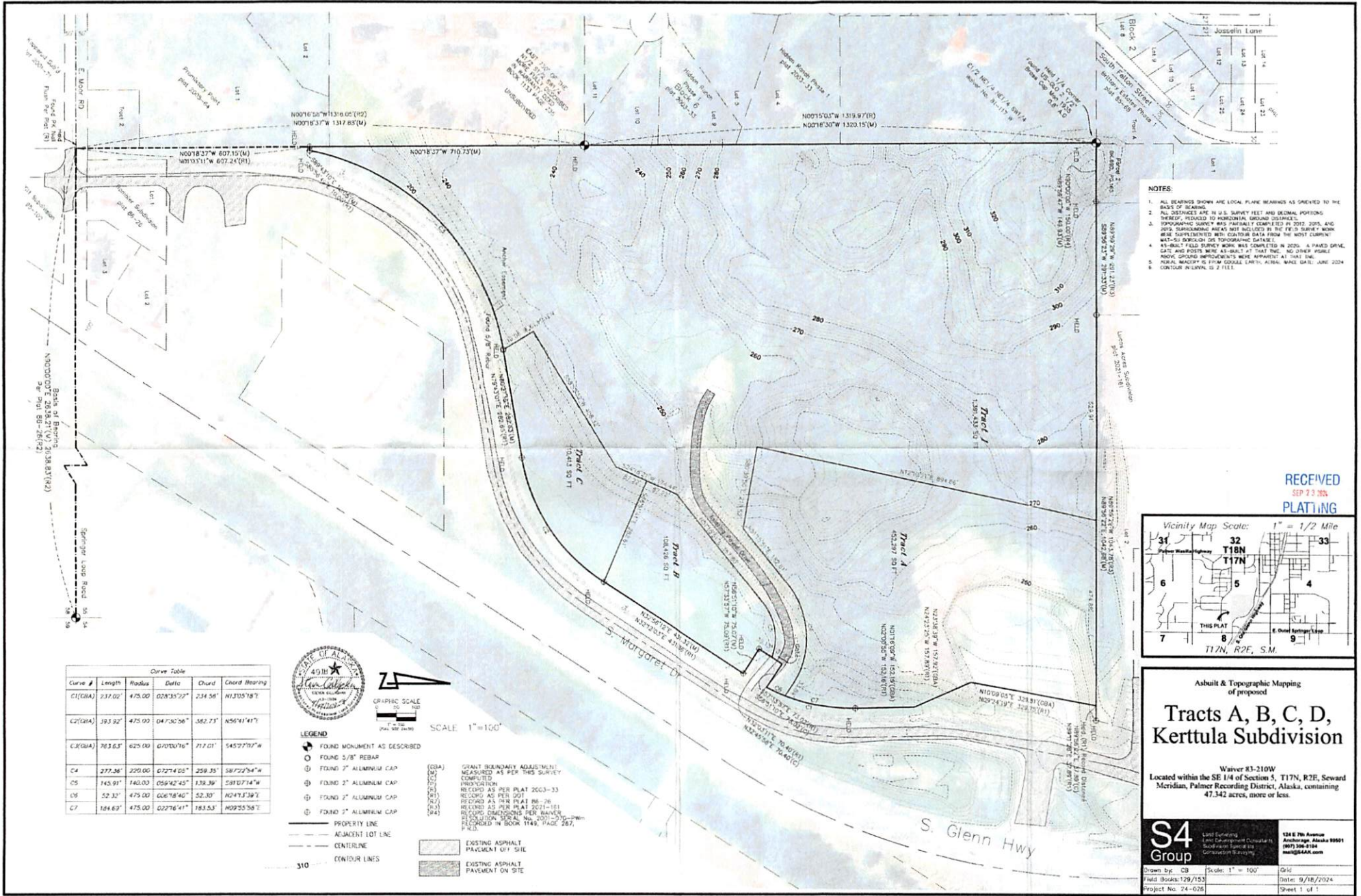


THIS MAP IS NOT TO BE USED FOR NAVIGATION

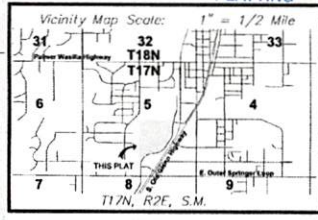


This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding 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



RECEIVED
SEP 23 2024
PLATING



Asbuilt & Topographic Mapping of proposed
**Tracts A, B, C, D,
Kerttula Subdivision**
Waiver 83-210W
Located within the SE 1/4 of Section 5, T17N, R2E, Seward
Meridian, Palmer Recording District, Alaska, containing
47.342 acres, more or less.

S4 Group
Land Consulting
Engineering & Surveying
124 E 7th Avenue
Anchorage, Alaska 99501
907.586.8184
mail@s4gk.com

Drawn by: CS
Field Books: 129/153
Project No. 24-026

Scale: 1" = 100'
Date: 9/18/2024
Sheet 1 of 1

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

October 14, 2024

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:

- **Preapp: PA15 Acutek-Frey (Plumley Road, non DOT&PF portion)**
 - No objection to the proposed lot division.
 - Improvements to or construction of Plumley Road east of Caudill Road require an Approach Road Review for the connection to the DOT&PF managed portion of Plumley Road to the west. An Approach Road Review is not an authorization for maintenance and ownership by DOT&PF, but a review of the technical connection to a DOT&PF managed facility. 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.
- **Plat: Kerttula; PA 12 Kerttula; Kerttula Subdivision; Kerttula Joint Revocable Trust; MSB Waiver #83-97 Recorded as 83-210w (Glenn Highway, Margaret Drive)**
 - No objection to the proposed lot division.
 - Approach Road and driveway locations to be addressed through permitting process.
 - Please be advised that a Traffic Impact Analysis may be required during site development.
 - Platting actions invalidate existing access permits. Apply for Approach Road or Driveway permits for access to Margaret Drive. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - Please be advised that ownership of Margaret Drive may change in the future and require permits through a different entity.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT D

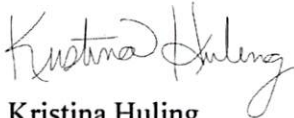
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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

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

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or kristina.huling@alaska.gov.

Sincerely,



Kristina Huling
Mat-Su Area Planner, DOT&PF

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

DEPARTMENT OF COMMUNITY DEVELOPMENT



Brad Hanson
Director

Nathaniel Ouzts
Building Inspector

Beth Skow
Library Director

Ailis Vann
Parks & Facilities Manager

645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709
www.palmerak.org

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Kalea Myers, Community Development Specialist
DATE: October 16, 2024
LOCATION: Tax Parcel B in Section 05, Township 17 North, Range 2 East
SUBJECT: Abbreviated Plat Request for Comments
TAX ACCT#: 17N02E05D012

Inside City Limits

Outside City Limits

We distributed the pre-application packet for the subject project and have received the following comments from the following departments:

1. City Manager:
2. Building Inspector: No comments on status of development.
3. Community Development: No comments.
4. Fire Chief: No comments.
5. Public Works: No comments.
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the October 17, 2024, Planning & Zoning Commission meeting. Any additional comments will be forwarded at that time.

EXHIBIT E

Matthew Goddard

From: Daniel Dahms
Sent: Tuesday, October 8, 2024 4:45 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Kerttula (MG)

Matthew,

In anticipation of the future dedication, PD&E suggests 30' curve returns where the flagpole meets the ROW and 15' utility easements along both sides of the flagpole.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, October 3, 2024 8:48 AM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Ailis Vann <avann@palmerak.org>; bahanson@palmerak.org; kmyers@palmerak.org; Brian Davis <Brian.Davis@matsugov.us>; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@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>; Tom Adams <Tom.Adams@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>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@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>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Kerttula (MG)

Hello,

The following link is a request for comments on the proposed Kerttula subdivision.
Please ensure all comments have been submitted by October 14, 2024, so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Kerttula](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician

Matthew Goddard

From: Permit Center
Sent: Friday, October 4, 2024 8:06 AM
To: Matthew Goddard
Subject: RE: RFC Kerttula (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: Thursday, October 3, 2024 8:48 AM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Ailis Vann <avann@palmerak.org>; bahanson@palmerak.org; kmyers@palmerak.org; Brian Davis <Brian.Davis@matsugov.us>; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@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>; Tom Adams <Tom.Adams@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>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@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>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Kerttula (MG)

Hello,

The following link is a request for comments on the proposed Kerttula subdivision.
Please ensure all comments have been submitted by October 14, 2024, so they can be incorporated into the staff report that will be presented to the Platting Officer.

[Kerttula](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician



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

October 7, 2024

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 **TRACT A , B, C, D KERTTULA SUBDIVISION (MSB Case # 2024-117)** and advises that there is an existing Alaska Pipeline Company, LLC (APC) high pressure transmission pipeline located within the S. Margaret Drive. ROW bordering the eastern boundary of proposed Tract 1, A, B, and C. APC requests that the following notes be added:

1. "APC advises that a high pressure transmission pipeline is located within the S. Margaret Drive ROW. Any construction activity conducted within 20FT of the western ROW boundary of S. Margret Drive, must be coordinated with APC a minimum of 24 hours prior to excavating".
2. Landowner/Contractor working near APC gas facilities shall contact the Alaska Digline, Inc., (907) 278-3121 or 811 for line locating two (2) business days prior to any related excavation. This service is free of charge.

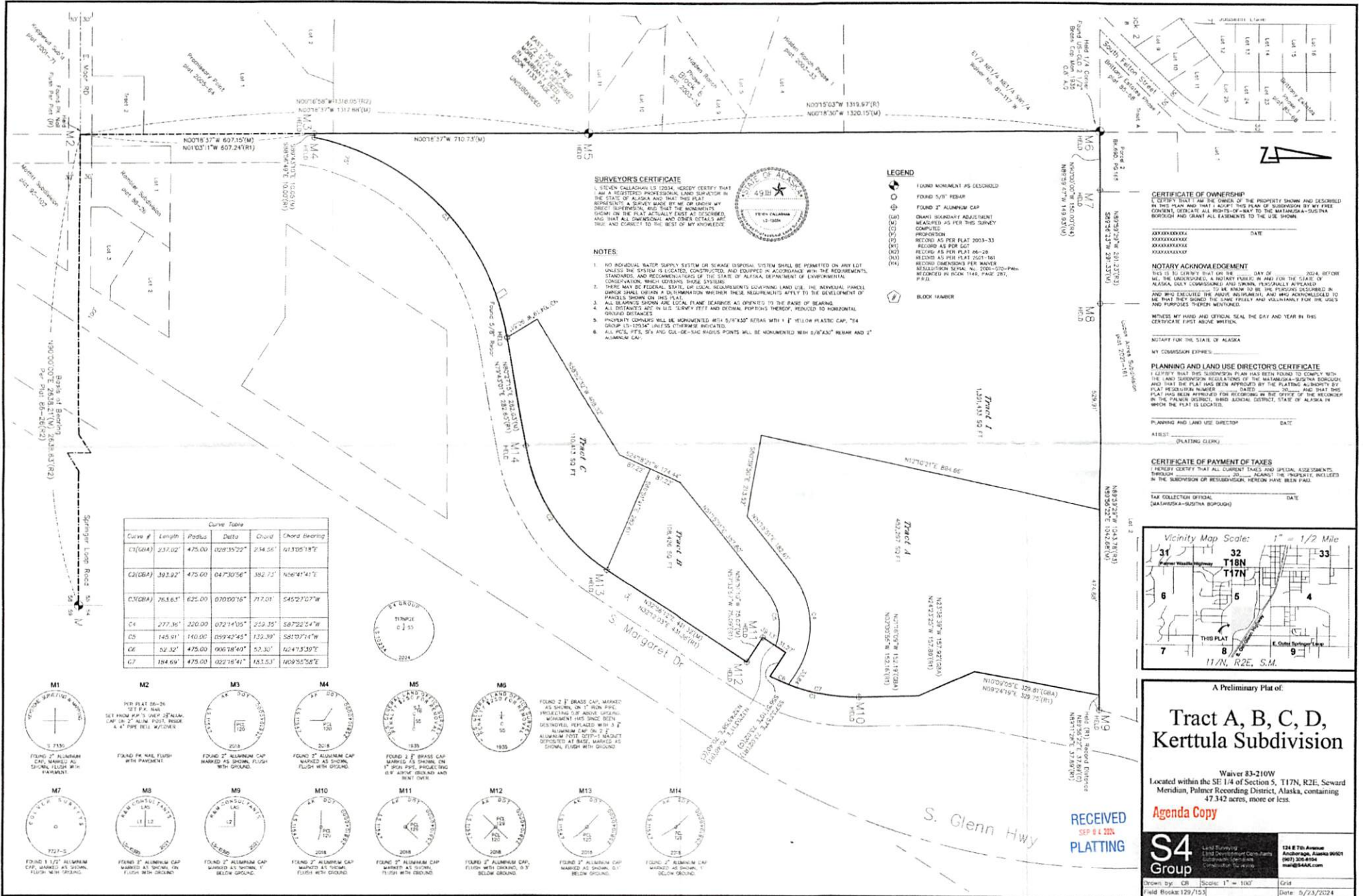
If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

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 Agent
ENSTAR Natural Gas Company, LLC

EXHIBIT H



SURVEYOR'S CERTIFICATE
I, STEVEN CALLAGHAN LS 12034, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURETY BASED ON 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.

NOTES

- NO ADDITIONAL 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 COVERS THESE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, OR LOCAL REQUIREMENTS GOVERNING LAND USE, THE INDIVIDUAL PARCELS SHOWN ON THIS PLAT, OR DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.
- ALL SERVICES SHOWN ARE LOCAL PLANE BEARINGS AS OPENED TO THE FACE OF BEARING.
- ALL DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PORTIONS THEREOF, ROUNDED TO HORIZONTAL GRADE DISTANCES.
- PROPERTY CORNERS WILL BE MONUMENTED WITH 5/8" DIA. IRONS WITH 1" YELLOW PLASTIC CAP, "24 GROUP 15-125" UNITS, THORNBURG INCORPORATED.
- ALL P.C.E., P.T.S. AND C&C-DE-SHC RADIALS POINTS WILL BE MONUMENTED WITH 5/8" DIA. IRON AND 1" ALUMINUM CAP.



- LEGEND**
- FOUND MONUMENT AS DESCRIBED
 - FOUND 5/8" IRON
 - FOUND 2" ALUMINUM CAP
 - QUARTY REGULARLY ADJUSTED
 - MEASURED AS PER THIS SURVEY
 - COMPUTED
 - PROPORTION
 - RECORD AS PER PLAT 2015-33
 - RECORD AS PER LOT
 - RECORD AS PER PLAT 06-28
 - RECORD AS PER PLAT 001-181
 - RECORD DIMENSIONS PER BANNER
 - RECALCULATION TOTAL: N. 000-150-236
 - RECORDED IN BOOK 1149, PAGE 287, P. 610.
 - BLOCK HAMBUR

Curve Table

Curve #	Length	Radius	Delta	Chord	Chord bearing
C1(G6A)	237.02	475.00	028°35'22"	214.56'	013°05'18"E
C2(G6A)	393.22'	475.00	047°30'56"	392.73'	N04°41'41"E
C3(G6A)	763.61'	625.00	070°00'16"	717.01'	S45°27'07"W
C4	277.36'	220.00	072°14'05"	259.35'	S87°22'34"W
C5	145.91'	110.00	059°42'45"	133.39'	S81°07'14"W
C6	52.32'	475.00	006°18'40"	52.30'	024°13'30"E
C7	194.69'	475.00	022°14'41"	181.53'	N69°56'58"E

CERTIFICATE OF OWNERSHIP
I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAT AND THAT I ACCEPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DELEGATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSTINA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DATE: XXXXXXXXX

NOTARY ACKNOWLEDGEMENT
THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DARYL COMMISSION NO. _____ AND DORNA, PERSONALLY APPEARED _____ AND _____ WHO IDENTIFIED THEMSELVES TO ME AS BEING THE PERSONS DESCRIBED IN THE PLAT THEY SIGNED THE SAME PLAT AND AFFIDAVIT FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESSED BY HAND AND OFFICIAL SEAL THE DAY AND YEAR BY THIS CERTIFICATE FIRST ABOVE WRITTEN.

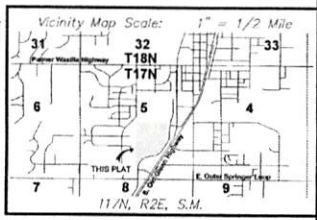
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATING AUTHORITY OF PLAT REGULATION NUMBER _____ DATED _____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PLANNING DISTRICT, HARBOR ADMINISTRATION DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR: _____ DATE: _____
ALIST: _____ PLATING CLERK: _____

CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSIGNMENTS THEREON, TO BE PAID ON OR BEFORE _____, 2024, AS REQUIRED BY THE PROVISIONS INCLUDED IN THE SUBDIVISION OF REVISIONS, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL: _____ DATE: _____
[MATANUSKA-SUSTINA BOROUGH]



A Preliminary Plat of:
Tract A, B, C, D,
Kerttula Subdivision

Waiver 83-210W
Located within the SE 1/4 of Section 5, T17N, R2E, Seward Meridian, Palmer Recording District, Alaska, containing 47.342 acres, more or less.

Agenda Copy

RECEIVED
SEP 01 2024
PLATTING

S4 Group
Land Surveying
1324 E 7th Avenue
Anchorage, Alaska 99501
(907) 506-4504
s4g@aak.com

Drawn by: CD Scale: 1" = 100'
Field Book: 129/103 Date: 5/13/2024

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, October 11, 2024 4:20 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Kerttula (MG)
Attachments: Agenda Plat.pdf

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

Matthew,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

GCI | OSP Design

e: OSPDesign@gci.com | w: www.gci.com

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

Sent: Thursday, October 3, 2024 8:48 AM

To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Ailis Vann <avann@palmerak.org>; bahanson@palmerak.org; kmyers@palmerak.org; Brian Davis <Brian.Davis@matsugov.us>; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@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>; Tom Adams <Tom.Adams@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>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@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>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop

Subject: RFC Kerttula (MG)

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

Hello,

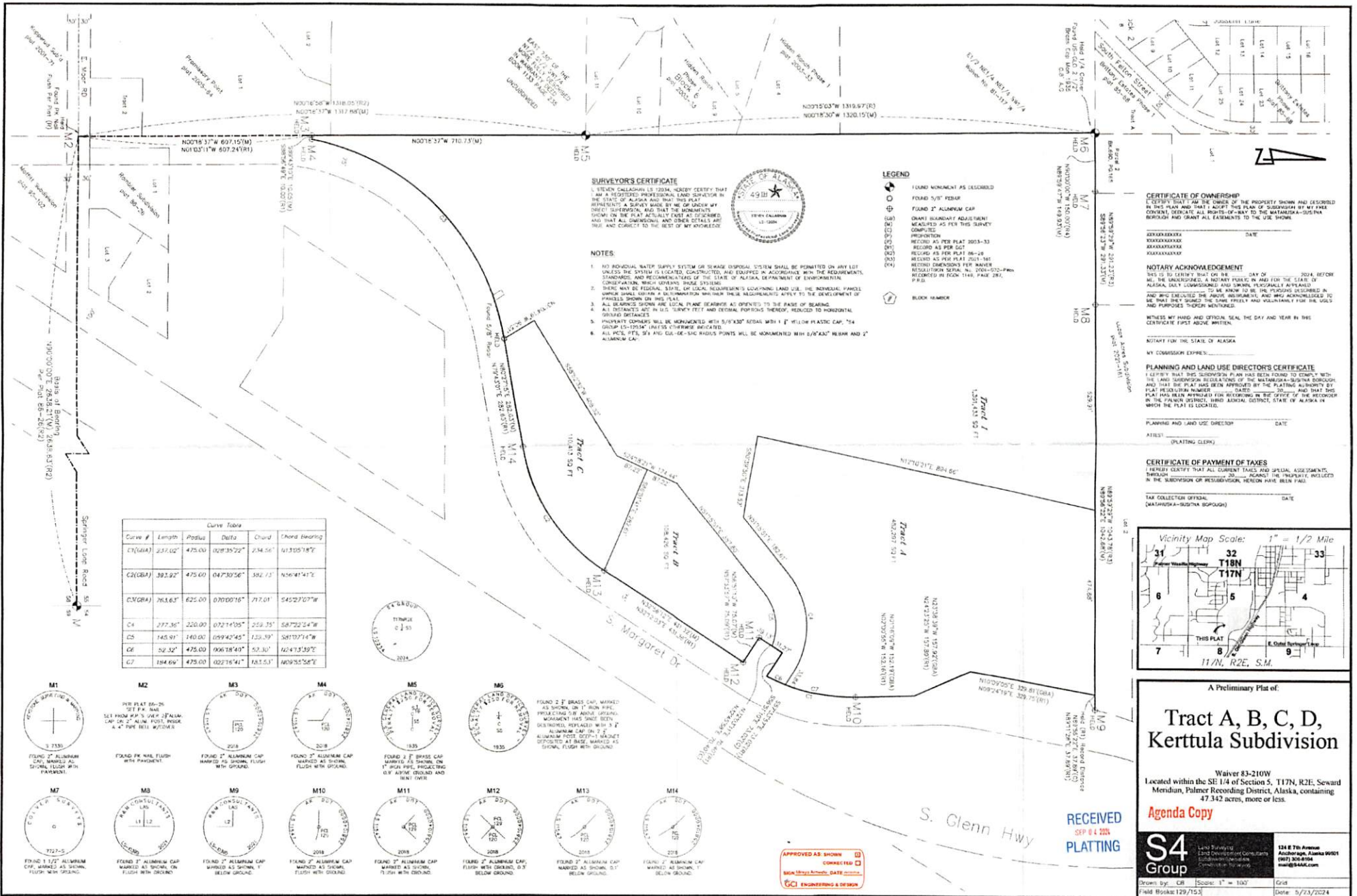
The following link is a request for comments on the proposed Kerttula subdivision.

Please ensure all comments have been submitted by October 14, 2024, so they can be incorporated into the staff report that will be presented to the Platting Officer.

 [Kerttula](#)

Feel free to contact me if you have any questions.

Thank you,



SURVEYOR'S CERTIFICATE
I, STEVEN CALAGHAN, LICENSE NUMBER 12304, HEREBY CERTIFY THAT I AM A LICENSED 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 THE DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

- NOTES**
- NO RECREATIONAL 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, REGARDING SUCH SYSTEMS. THERE MAY BE FEDERAL, STATE, OR LOCAL REQUIREMENTS GOVERNING LAND USE, THE INDIVIDUAL PARCELS SHOWN HEREON, OR A COMBINATION THEREOF. THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.
 - ALL BEARING SHOWN ARE LEGAL PLANE BEARINGS AS REFERRED TO THE POINT OF BEGINNING.
 - ALL DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL FRACTIONS THEREOF, REDUCED TO HORIZONTAL DISTANCES.
 - ALL BEARING SHOWN ARE LEGAL PLANE BEARINGS AS REFERRED TO THE POINT OF BEGINNING.
 - PRIORITY CORNERS WILL BE MONUMENTED WITH 5/8" X 3/8" BRASS WITH 1" P" W/ OR PLASTIC CAP, "S4 GROUP 15-120"X"140"X"140" DIMENSIONS OTHERWISE INDICATED.
 - ALL P.C.S., P.T.S., S.P.S. AND C.G.-DE-SAC RADIUS POINTS WILL BE MONUMENTED WITH 2"X2" REBAR AND 2" ALUMINUM CAP.



CERTIFICATE OF OWNERSHIP
I, CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAT AND THAT I ACCEPT THIS PLAN OF SUBDIVISION BY MY FREE CHOICE, I DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE THEREOF.

NOTARY ACKNOWLEDGEMENT
I, STEVEN CALAGHAN, DO hereby certify that on the 30th day of October, 2024, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared _____ and _____, known to me to be the persons described in and who executed the above instrument, and they acknowledged to me that they signed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

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 PLANNING AUTHORITY BY PLAT PRELIMINARY NUMBER _____ DATED _____ AND THAT THE PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER DISTRICT, JUDICIAL CIRCUIT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

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

CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____ AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR PREVIOUSLY THEREON HAVE BEEN PAID.

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

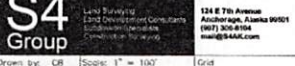


A Preliminary Plat of:

Tract A, B, C, D, Kerttula Subdivision

Waiver 83-210W
Located within the SE 1/4 of Section 5, T17N, R2E, Seward Meridian, Palmer Recording District, Alaska, containing 47.342 acres, more or less.

Agenda Copy



Drawn by: CR Scale: 1" = 100' Date: 9/23/2024
Field Book: 129/123

RECEIVED
SEP 04 2024
PLATTING

APPROVED AS SHOWN
CONNECTED
SMA (Survey) Authority, DATE: 09/23/2024
GC ENGINEERING & DESIGN

Matthew Goddard

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Monday, October 7, 2024 4:16 PM
To: Matthew Goddard
Subject: RE: RFC Kerttula (MG)
Attachments: Agenda Plat (83).pdf

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

Hi Matthew,

MTA has reviewed RFC Kerttula and would like to request the following:

a 15' utility esmt along the North property line of Tract A so that we can access Tract 1 when that gets developed and 15' utility esmt along the South property line of Tract C, I think that would get us up the hill for access as well. See attached highlighted pdf.

Thank you,

Cayla Ronken, Right of Way Agent

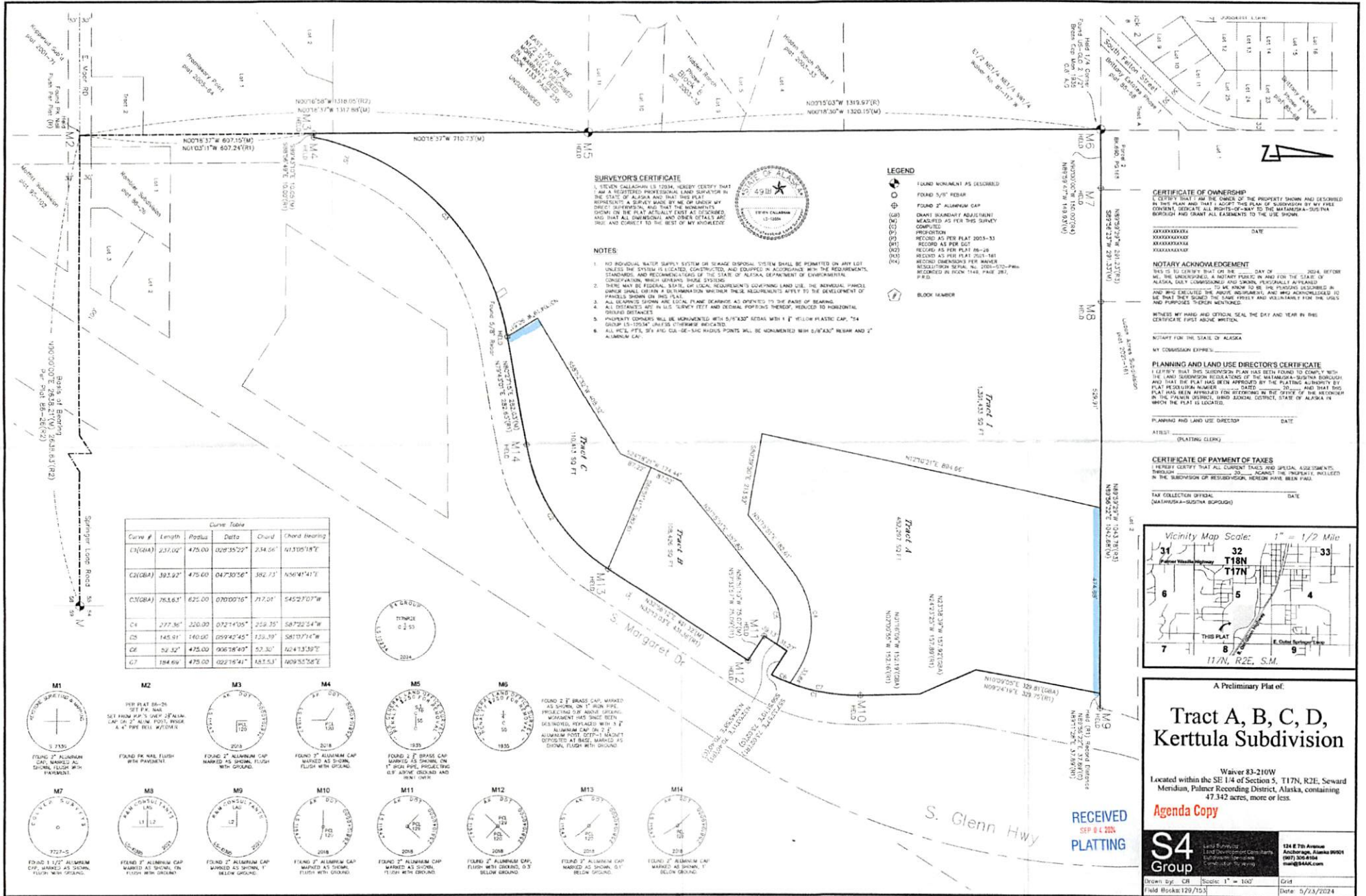
1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, October 3, 2024 8:48 AM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; Myers, Sarah E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Ailis Vann <avann@palmerak.org>; bahanson@palmerak.org; kmyers@palmerak.org; Brian Davis <Brian.Davis@matsugov.us>; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@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>; Tom Adams <Tom.Adams@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>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@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>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; Andrew Fraiser



CERTIFICATE OF OWNERSHIP
I, CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ACCEPT THE PLAN OF SUBDIVISION BY MY FREE CONSENT, I HEREBY DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSTINA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DATE: _____

NOTARY ACKNOWLEDGEMENT
THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2024, BEFORE ME, I, _____, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, SAID COMMISSION EXPIRES ON _____, PERSONALLY APPEARED _____ AND _____, WHOSE NAMES AND ADDRESSES ARE SET FORTH IN THE ABOVE INSTRUMENT, AND AUTHORIZED TO SIGN THAT THEY SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNES MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

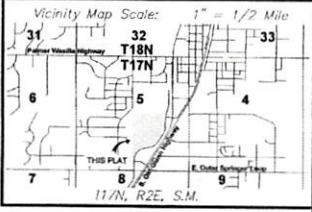
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____, DATED _____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDS IN THE PALMER JURISDICTION, JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR: _____ DATE: _____
TITLE: (PLATTING CLERK)

CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, AGAINST THE UNDIVIDED INTERESTS IN THE SUBDIVISION OF RESUBDIVISION HEREON HAVE BEEN PAID.

TAX COLLECTOR OFFICIAL: _____ DATE: _____
(MATANUSKA-SUSTINA BOROUGH)



A Preliminary Plat of:
Tract A, B, C, D, Kertula Subdivision

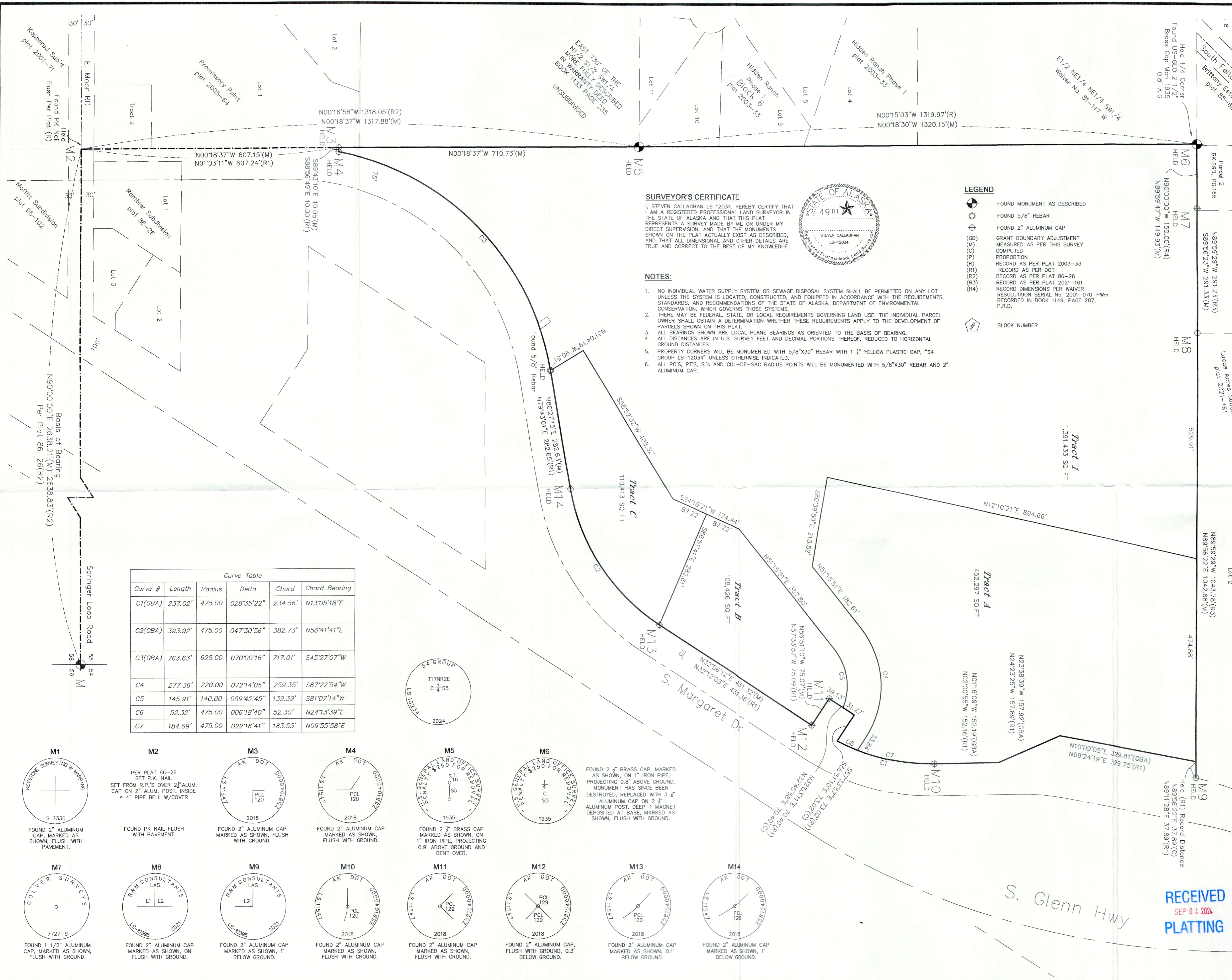
Waiver 83-210W
Located within the SE 1/4 of Section 5, T17N, R2E, Seward Meridian, Palmer Recording District, Alaska, containing 47.342 acres, more or less.

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S4 Group
Land Planner
Land Development Consultants
Professional Surveyors
Construction Surveying

124 E 7th Avenue
Anchorage, Alaska 99501
(907) 304-5100
info@s4group.com

Drawn by: CAJ Scale: 1" = 160'
Field Book: 129/103 Date: 9/23/2024



SURVEYOR'S CERTIFICATE

I, STEVEN CALLAGHAN LS 12034, 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.



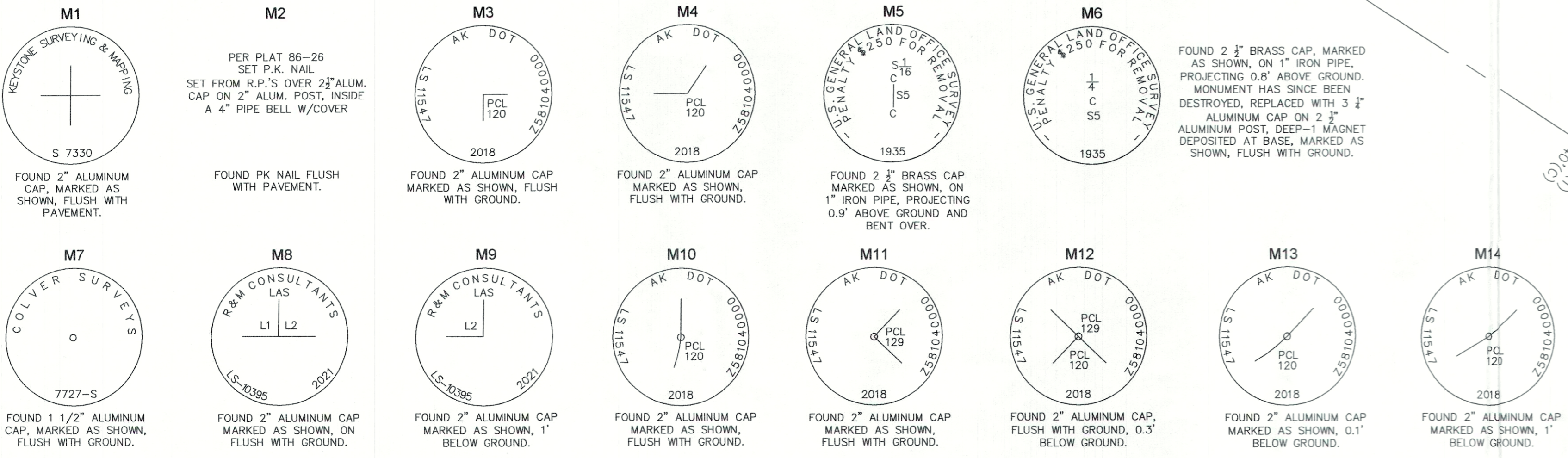
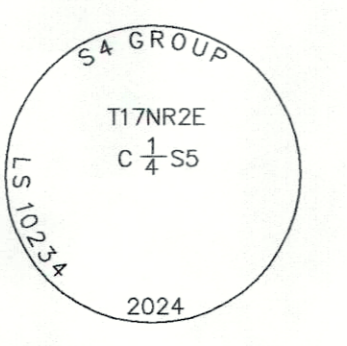
NOTES:

- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAT.
- ALL BEARINGS SHOWN ARE LOCAL PLANE BEARINGS AS ORIENTED TO THE BASIS OF BEARING.
- ALL DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PORTIONS THEREOF, REDUCED TO HORIZONTAL GROUND DISTANCES.
- PROPERTY CORNERS WILL BE MONUMENTED WITH 5/8"x30" REBAR WITH 1" YELLOW PLASTIC CAP, "S4 GROUP LS-12034" UNLESS OTHERWISE INDICATED.
- ALL PC'S, PT'S, S'S AND CUL-DE-SAC RADIUS POINTS WILL BE MONUMENTED WITH 5/8"x30" REBAR AND 2" ALUMINUM CAP.

LEGEND

- FOUND MONUMENT AS DESCRIBED
- ⊕ FOUND 5/8" REBAR
- ⊕ FOUND 2" ALUMINUM CAP
- (GB) GRANT BOUNDARY ADJUSTMENT MEASURED AS PER THIS SURVEY
- (C) COMPUTED
- (P) PROPORTION
- (R) RECORD AS PER PLAT 2003-33
- (R1) RECORD AS PER DOT
- (R2) RECORD AS PER PLAT 86-26
- (R3) RECORD AS PER PLAT 2021-161
- (R4) RECORD DIMENSIONS PER WAIVER RESOLUTION SERIAL NO. 2001-070-PWm RECORDED IN BOOK 1149, PAGE 287, P.R.D.
- # BLOCK NUMBER

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1(GBA)	237.02'	475.00'	028°35'22"	234.56'	N13°05'18"E
C2(GBA)	393.92'	475.00'	047°30'56"	382.73'	N56°41'41"E
C3(GBA)	763.63'	625.00'	070°00'16"	717.01'	S45°27'07"W
C4	277.36'	220.00'	072°14'05"	259.35'	S87°22'54"W
C5	145.91'	140.00'	059°42'45"	139.39'	S81°07'14"W
C6	52.32'	475.00'	006°18'40"	52.30'	N24°13'39"E
C7	184.69'	475.00'	022°16'41"	183.53'	N09°55'58"E



CERTIFICATE OF OWNERSHIP

I, CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSTITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NOTARY ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____ 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOW TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT; AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

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-SUSTITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____ 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

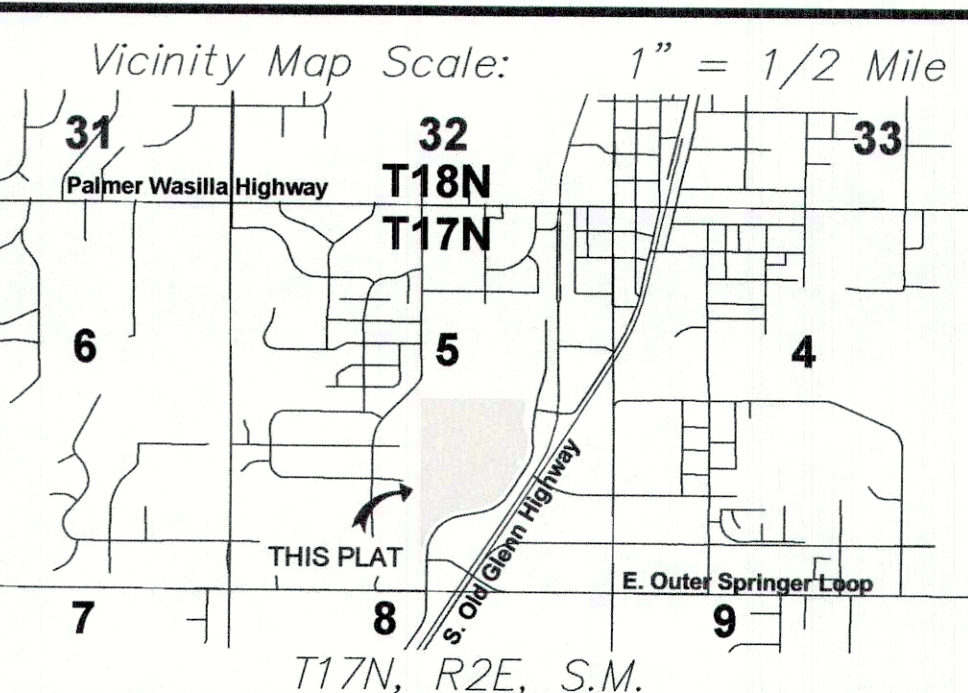
PLANNING AND LAND USE DIRECTOR _____ DATE _____

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.

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



A Preliminary Plat of:

Tract A, B, C, D, Kerttula Subdivision

Waiver 83-210W
Located within the SE 1/4 of Section 5, T17N, R2E, Seward Meridian, Palmer Recording District, Alaska, containing 47.342 acres, more or less.

Agenda Copy

S4 Group
Land Surveying, Land Development Consultants, Subdivision Specialists, Construction Surveying
124 E 7th Avenue, Anchorage, Alaska 99501, (907) 306-8104, mail@s4ak.com

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PLATTING

D

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 30, 2024**

PRELIMINARY PLAT: TEELING
LEGAL DESCRIPTION: SEC 22, T18N, R02E, SEWARD MERIDIAN AK
PETITIONERS: JOSEPH & TILAUNDIA HALE
SURVEYOR/ENGINEER: TIMBERLINE SURVEYING & MAPPING
ACRES: 20.0 ± PARCELS: 3
REVIEWED BY: NATASHA HEINDEL CASE #: 2024-118

REQUEST: The request is to create three lots from Tract #1 and #2, MSB Waiver 86-62-PWm, to be known as **TEELING**, containing 20.0 acres +/- . The subject property is located east of the Matanuska River, directly west of N. Wolverine Road, and directly north of E. Teeling Circle; within the SE 1/4 of Section 22, Township 18 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map & Aerial Imaging **EXHIBIT A – 4 pp**
Soils Report **EXHIBIT B – 10 pp**

AGENCY COMMENTS

Division of Pre-Design and Engineering **EXHIBIT C – 1 p**
Division of Development Services **EXHIBIT D – 1 p**
Finance Department **EXHIBIT E – 1 p**
Utilities: Enstar & GCI **EXHIBIT F – 3 pp**

DISCUSSION: This platting action is creating three lots from Tract #1 and #2, MSB Waiver 86-62-PWm, ranging in size from 4.933 acres to 9.979 acres. No road construction, dedications, or vacations are being proposed.

Access: Legal and physical access does exist to the proposed lots pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access, and MSB 43.20.140 Physical Access.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Robert Colles, PE notes that the report used documents from the existing on-site wastewater disposal systems and wells to investigate the usable area of proposed Lot 1 and Lot 3. Lot 2 had a test hole excavated to determine usable area. The proposed Lots 2 and 3 have an approximately 36-foot-tall bluff that runs from southwest to northeast, with the areas above and below the bluff being relatively flat. Colles notes that 10,000 square feet of contiguous septic area is available at a separation distance of at least 50-feet from the bluff for

proposed Lots 2 and 3. There is no open water, surface waters, or apparent wetlands on the proposed lots. No bedrock was encountered during the investigation and no bedrock is reported in historical documents.

Proposed Lots 1 and 3 are currently served by private water wells. These private water wells do not impeded development on proposed Lot 2. Future wells on proposed Lot 2 will have more than 100-feet of separation from the existing on-site wastewater systems on proposed Lots 1 and 3. Proposed Lot 2 does have an existing outhouse; the existing outhouse will not hinder future development.

The proposed subdivision has a 60-foot public use easement along Teeling Circle. Proposed Lot 1 has a 33-foot section line easement along N. Wolverine Road. The existing easements will not affect the use of areas for on-site septic installation.

Based on the existing on-site wastewater and water system documentation and the excavated test hole, Colles attests that the proposed Teeling Subdivision has adequate soils and topography to support 10,000 square feet of building area and 10,000 square feet of contiguous septic area on all three proposed lots. The investigation determined that the soil types are suitable for conventional bed and shallow trench systems.

Comments:

MSB Public Works Department, Division of Pre-Design and Engineering (PD&E) (Exhibit C) noted that a test hole log and updated test hold location map with contours included is required to confirm useable area (*see recommendation #3*). Staff notes that the petitioner is aware of this requirement and is working to submit the required information.

MSB Planning Department, Division of Development Services (Exhibit D) has no comments.

MSB Finance Department (Exhibit E) stated that there are no Local Improvement Districts (LIDs) associated with the subject property.

Utility companies, (Exhibit F), Enstar and GCI stated that they have no comments, recommendations, or objections to the proposed plat.

At the time of this staff report, there were no responses to the request for comments from the following: U.S. Army Corps of Engineers, Alaska Department of Fish & Game, Community Council #15 Lazy Mountain, Road Service Area #19 Lazy Mountain, Fire Service Area #132 Greater Palmer, MSB Emergency Services, MSB Community Development, MSB Public Works Pre-Design and Engineering, MSB Planning, MSB Attorney, US Post Master, MEA, and MTA.

No public comments were received at the time of this staff report.

CONCLUSION: The preliminary plat of **Teeling** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. No objections were received from any federal or state agencies, Borough departments, or utilities. No objections were received 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 does exist, pursuant to MSB 43.20.320 *Frontage*. A soils report was submitted pursuant to MSB 43.20.218(A)(1).

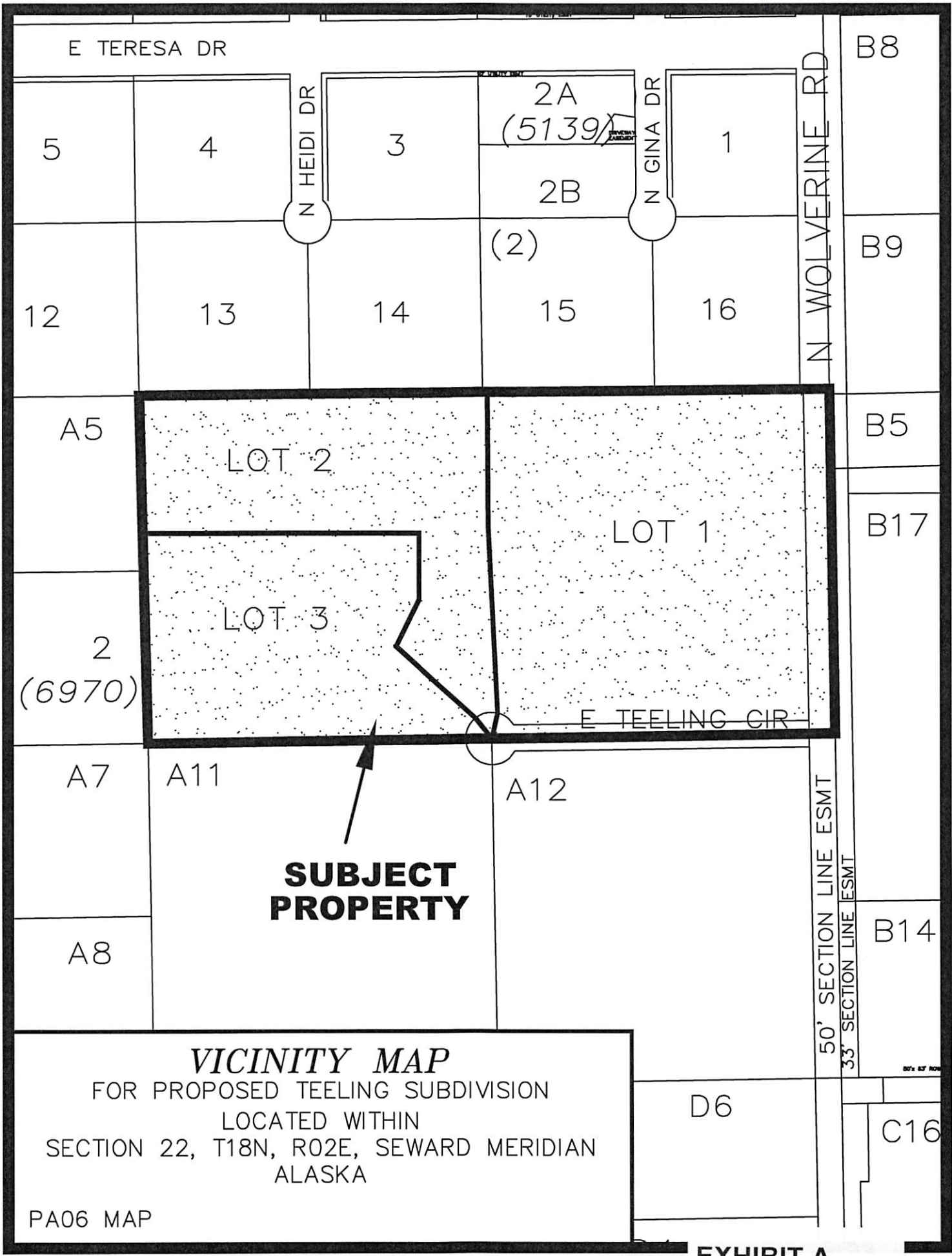
FINDINGS OF FACT

1. The abbreviated plat of **Teeling** 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) *Area*.
3. All proposed lots have existing legal and physical access pursuant to MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access*, and MSB 43.20.140 *Physical Access*.
4. The lot has the required frontage pursuant to MSB 43.20.320 *Frontage*.
5. No objections were received from any federal or state agencies, Borough departments, or utilities.
6. No objections were received from the public in response to the Notice of Public Hearing.
7. At the time of this staff report, no responses were received from U.S. Army Corps of Engineers, Alaska Department of Fish & Game, Community Council #15 Lazy Mountain, Road Service Area #19 Lazy Mountain, Fire Service Area #132 Greater Palmer, MSB Emergency Services, MSB Community Development, MSB Public Works Pre-Design and Engineering, MSB Planning, MSB Attorney, US Post Master, MEA, and MTA.

RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends approval of the abbreviated plat of **Teeling**, contingent on the following recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, per 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 prior to recording and submit Beneficiary Affidavit for any holders of a beneficial interest, if any.
3. Provide a completed test hole log meeting requirements and updated test hole location map to include contours.
4. Pay postage and advertising fees.
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.



E TERESA DR

B8

5

4

3

2A

(5139)

1

N HEIDI DR

N GINA DR

N WOLVERINE RD

2B

B9

(2)

12

13

14

15

16

A5

LOT 2

B5

LOT 1

B17

2

(6970)

LOT 3

E TEELING CIR

A7

A11

A12

50' SECTION LINE ESMT

33' SECTION LINE ESMT

**SUBJECT
PROPERTY**

B14

A8

VICINITY MAP

FOR PROPOSED TEELING SUBDIVISION
LOCATED WITHIN
SECTION 22, T18N, R02E, SEWARD MERIDIAN
ALASKA

D6

C16

PA06 MAP

EXHIBIT A

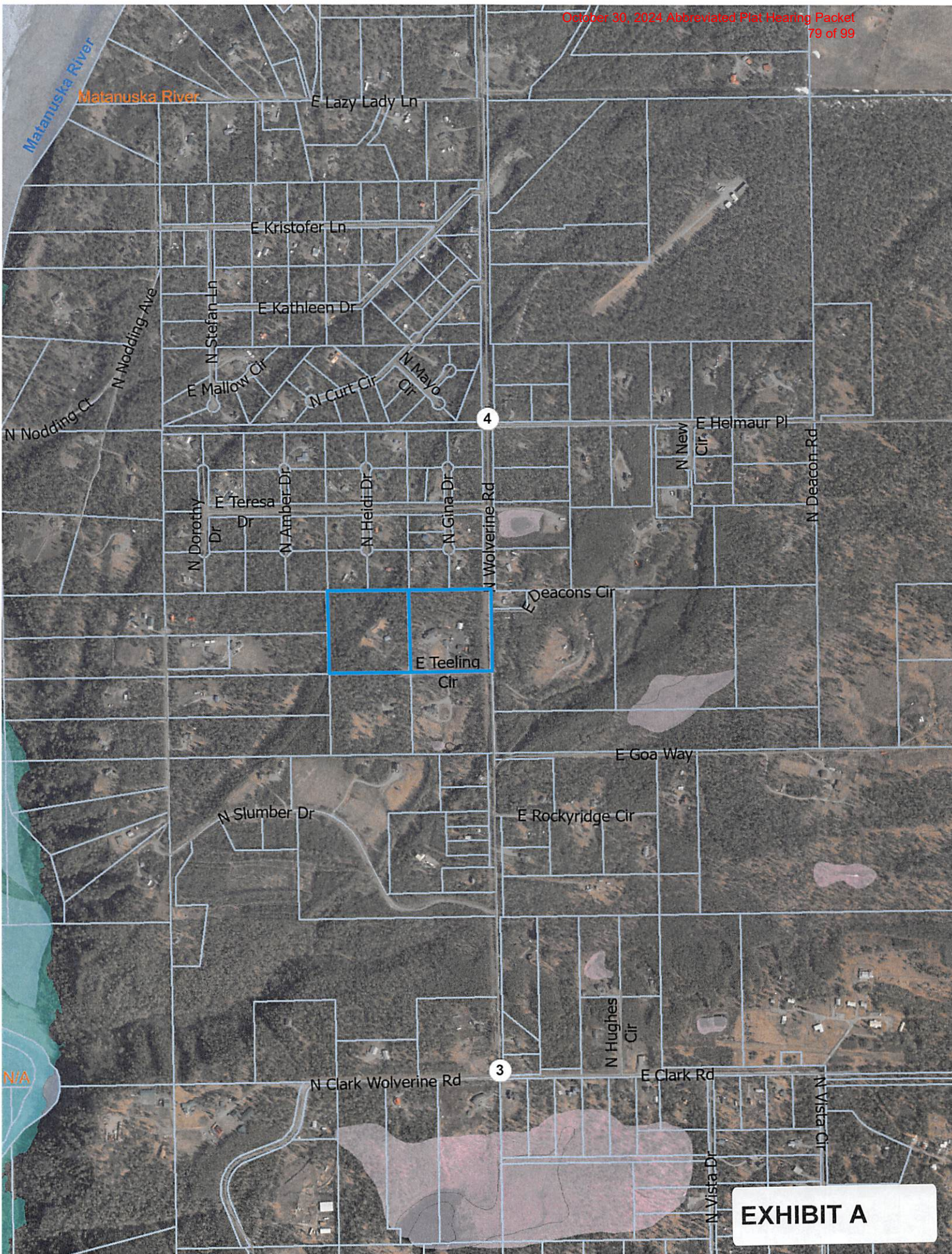


EXHIBIT A



EXHIBIT A

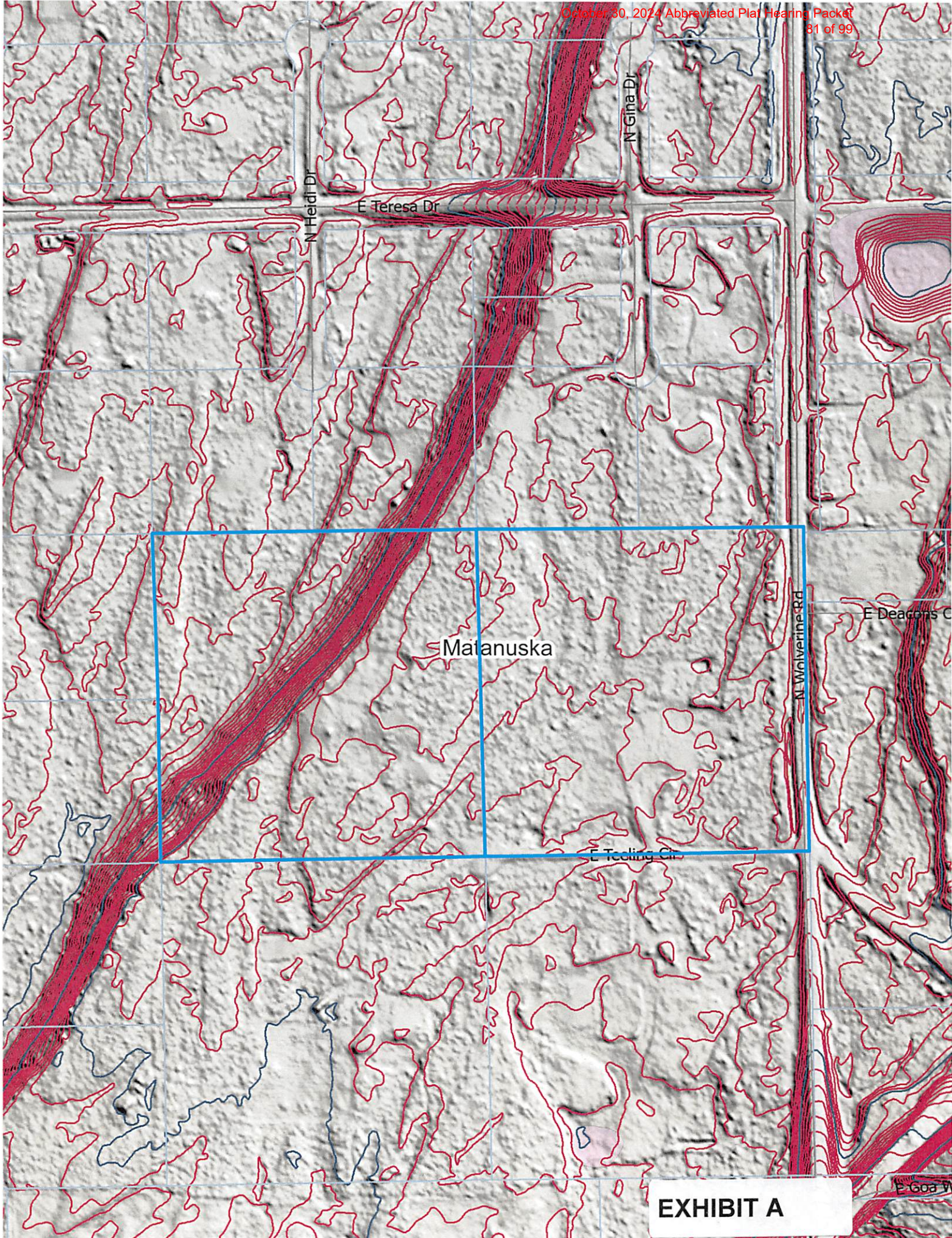


EXHIBIT A

AK BUILT CONSTRUCTION & DESIGN, LLC

GENERAL CONTRACTING - ENGINEERING - PROJECT ADMINISTRATION

August 17, 2024

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

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RE: MSB Title 43 Geotechnical Investigation – Teeling Subdivision

A soils and usable area investigation was performed for the proposed Teeling Subdivision in accordance with Title 43 of Matanuska-Susitna Borough (MSB) Code. The subject parcels are located at 15551 and 15581 E Teeling Cir, Palmer, Alaska 99645. The MSB tax identification numbers are 118N02E22A010 and 118N02E22A009.

Proposed Subdivision

Teeling Subdivision is a division of two approximately 10-acre parcels into three lots, 9.98-acre, 5.12-acre, and 4.93-acre lots.



Scope of Investigation

MSB Title 43, also referred to as “Matanuska-Susitna Borough Platting Regulations”, is established to promote the common good and welfare regarding platting of subdivisions. MSB Title 43 incorporates Alaska Statute 29.40.070 Platting Regulation. This soils and usable area investigation was performed in accordance with Section 43.20.281 to determine if the subject subdivision will provide a minimum of 10,000 square feet of usable building area and 10,000 square feet of contiguous usable septic area. Borings and 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. This report used

documents from the existing on-site wastewater disposal systems and wells to investigate the usable area of proposed Lot 1 and Lot 3. Lot 2 had a test hole excavated to determine usable area.

Topography

Proposed Lot 1 is relatively flat. Proposed Lots 2 and 3 have an approximately 36-foot-tall bluff that runs from southwest to northeast. Above and below the bluff is relatively flat. 10,000 square feet of contiguous septic area is available at a separation distance of at least 50-feet from the bluff for proposed Lot 2 and Lot 3. There is no open water, surface waters, or apparent wetlands on the proposed lots. No bedrock was encountered during the excavation and no bedrock is reported in historical documents.

Vegetation

The proposed subdivision is intermixed with spruce and birch trees. Underbrush is typical in areas of no development. The developed space consists of open grass field/lawn and gravel drives.

Wells

Proposed Lot 1 and Lot 3 are currently served by private water wells. These private water wells do not impede development on proposed Lot 2. Future wells on proposed Lot 2 will have more than 100-feet of separation from the existing on-site wastewater systems on proposed Lot 1 and Lot 3.

Debris/Burial Sites

There is no known burial site located within the proposed subdivision. There is no known debris site located within the proposed subdivision. Proposed Lot 2 does have an existing outhouse; the existing outhouse will not hinder future development.

Easements

The proposed subdivision has a 60-foot public use easement along Teeling Circle. Proposed Lot 1 has a 33-foot section line easement along N Wolverine Road. The existing easements will not affect the use of areas for on-site septic installation.

Soil Investigation

Proposed Lot 1 and Lot 3 are currently served by existing on-site wastewater and water systems. Proposed Lot 1 historical on-site wastewater record classified the in-situ soils as SP, as defined by the Unified Soils Classification System (USCS). Proposed Lot 3 historical well record shows sand, gravel, and rocks from 1-10-feet below ground and hardpan with rocks from 10- to 61-feet below ground. A test hole was excavated on proposed Lot 2 to a depth of 12-feet. There was 1-foot of overburden, 1-foot of soily sand, and 10-feet of gravel with sand (GP w/sand). Groundwater was not encountered in the test hole and no signs of groundwater were observed. A percolation test was not conducted, based on experience the percolation rate would be 15-minutes per inch or faster. There is no indication permafrost exists in the area.

Conclusion

Based on the existing on-site wastewater and water system documentation and the excavated test hole, the proposed Teeling Subdivision has adequate soils and topography to support 10,000 square feet of

building area and 10,000 square feet of contiguous septic area on all three proposed lots. This investigation determined the soil types to be suitable for conventional bed and shallow trench systems.

If you have any questions, please contact me.

Sincerely,

Robert Colles, PE
AK Built Construction & Design, LLC
907-854-9115
rcolles@akbuilt.net



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Report for On-Site Water and Sewer System Certification

NOV 28 1994

11-28-1994

DEPARTMENT OF ENVIRONMENTAL CONSERVATION
MSDO

Audit Stamp No. _____

I. GENERAL INFORMATION			
Legal Description of the Location T. 18N R 2E SEC 22 LOT A 9 NE 1/4 of SE 1/4 of the NE 1/4 SEC. 22			
Applicant Name ROBERT JENSEN		Applicant is: (Check one) <input checked="" type="checkbox"/> Bank <input type="checkbox"/> Installer <input checked="" type="checkbox"/> Owner/Builder	
Address (Street or P.O. Box) P.O. Box 3838		Type of Residence <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family	Total No. of Bedrooms 4
City, State and Zip Code Palmer AK, 99645		Telephone 746-2892	Public Accommodation: <input type="checkbox"/> Restaurant <input type="checkbox"/> Lounge <input type="checkbox"/> Other
Send Approval to: <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Other: (Give Name & Address)			

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

Report for On-Site Water and Sewer System Certification

III. WASTEWATER DISPOSAL					
<input checked="" type="checkbox"/> Septic Tank/Absorption System			<input type="checkbox"/> Package Treatment: (Specify Brand Name or Process)		
<input type="checkbox"/> Holding Tank - Specify:	Capacity of Tank	Where Waste is Disposed		Frequency holding tank pumped	
<input type="checkbox"/> Septic Tank Outfall Discharged To:			<input type="checkbox"/> Other (Specify): (Outhouse, Incinerator, etc.)		
<input checked="" type="checkbox"/> New System					
Name of Installer DISTWORKS				Date Installed 10/20/94	
<input type="checkbox"/> Owner/Builder	<input checked="" type="checkbox"/> Installer No. WCE 9409	<input type="checkbox"/> Other:	Type/Manufacturer ANCHORAGE TANK		
Septic Tank Size (Gallons) 1750		Number of Compartments 2		Soil Type or Rating SP 150	
Type Soil Absorption System DEEP FRENCH		Dimensions/Size Soil Absorption System 3' X 40' X 8' E.D		Type/Quantity Backfill Material used for Soil Absorption System 40 YDS 3 MIXES Septic Rock	
Percolation Test Results VISUAL		Percolation Test by: (Name) Acumetrix			
Minimum Ground Cover over Absorption Area 5' Feet		Minimum Ground Cover over Septic Tank 5' Feet		Cleanout Pipes/Caps Installed on Septic Tank <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
				Cleanout Pipes/Caps Installed on Absorption System <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Separation Distance to:	Water Supply Source on Lot 10' Feet	Nearest Water Supply Source on Adjacent Lot 300' Feet	Nearest Body of Water 500' Feet	Water Table/Bedrock 7 1/2' Feet	Lot Line 50' Feet
Comments/Recommendations					

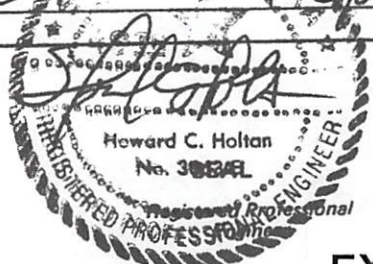
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DEPARTMENT OF ENVIRONMENTAL CONSERVATION
MSDO

<input type="checkbox"/> Existing System					
Name of Installer				Date Installed	
<input type="checkbox"/> Owner/Builder	<input type="checkbox"/> Installer No. _____	<input type="checkbox"/> Other:	Type/Manufacturer		
Septic Tank Size (Gallons)		Number of Compartments		Soil Type or Rating	
Type Soil Absorption System		Dimensions/Size Soil Absorption System		Type/Quantity Backfill Material used for Soil Absorption System	
Adequacy Test Results: <input type="checkbox"/> Pass <input type="checkbox"/> Fail		Adequacy Test Performed By: (Attach Copy of Report)		Date Septic Tank Pumped (Attach Copy of Receipt)	
Minimum Ground Cover over Absorption Area Feet		Minimum Ground Cover over Septic Tank Feet		Cleanout Pipes/Caps Installed on Absorption System <input type="checkbox"/> Yes <input type="checkbox"/> No	
				Cleanout Pipes/Caps Installed on Septic Tank <input type="checkbox"/> Yes <input type="checkbox"/> No	
Separation Distance to:	Water Supply Source on Lot Feet	Nearest Water Supply Source on Adjacent Lot Feet	Nearest Body of Water Feet	Water Table/Bedrock Feet	Lot Line Feet
Comments/Recommendations					
I certify that the above information is correct:					
Signature <i>Howard C. Holman</i>	Typed/Printed Name HOWARD C. HOLMAN		Title, Reg./Cert. No., Inst. No. CE 3063	Date 11/9/94	

NOTE: Must be signed by a professional engineer.



IV. DIAGRAM OF SYSTEM(S)

INSTRUCTIONS FOR DIAGRAM

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

- a) Well
- b) All Structures
- e) Surface Water
- f) Sources of Contamination
- h) Closest well on an adjacent property
- j) Closest edge of an absorption field on an adjacent property

- c) Septic Tank
- g) Property Line
- i) Closest septic tank on an adjacent property

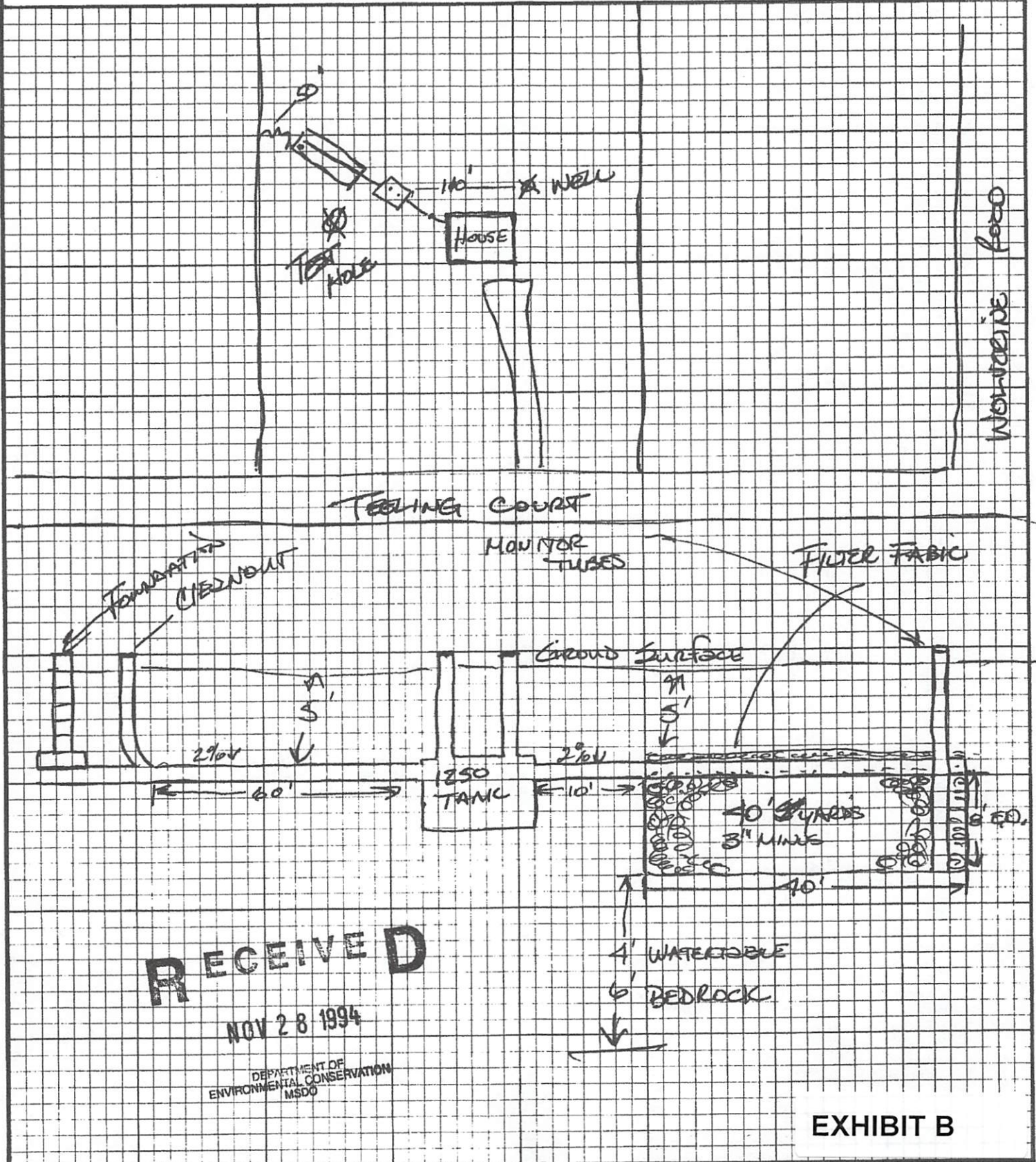
d) Soil Absorption System
(Include Dimensions)

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

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

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

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



Howard C. Holtan, P.E.

4900 Palmer-Wasilla Highway - Suite 3
Wasilla, Alaska 99654

R E C E I V E D

November 9, 1994

NOV 28 1994

Robert Jensen
P.O. Box 3838
Palmer, Alaska 99645

DEPARTMENT OF
ENVIRONMENTAL CONSERVATION
MSDO

Ref: New On-site Wastewater Disposal System Certification
Tax Parcel A9, T18N, R2E, Section 22, Seward Meridian

Dear Mr. Jensen:

A new 1,250 gallon wastewater septic tank and deep trench absorption system have been installed for the 4 bedroom, single-family residence on the referenced property in accordance with Alaska Wastewater Regulations.

Please find attached a copy of the Professional Engineer's Report on Certification of On-site Residential Water and Sewer Systems for the on-site wastewater system construction.

Please call if you have any questions or you require additional information.

Sincerely,



Howard C. Holtan, P.E.
CE-3063

attachments:

EXHIBIT B



WATER WELL LOG Revised 08/18/2016

Drilling Started: / / Completed: 7 / 4 / 2000 Pump Install: / /

City/Borough	Subdivision	Block	Lot	Property Owner Name & Address
Matanuska-Susitna Borough				B KOHUT ,

Well location: Latitude _____ Longitude _____
 Meridian S Township 018N Range 002E Section 22 , NE 1/4 of NW 1/4 of SE 1/4 of NE 1/4

BOREHOLE DATA: (from ground surface)
 Suggest T.M. Hanna's hydrogeologic classification system*
https://my.ngwa.org/NC_Product?id=a18500000BYub3AAD

	Depth	
	From	To

Drilling method: Air rotary, Cable tool, Other _____
 Well use: Public supply, Domestic, Reinjection, Hydrofracking
 Commercial, Observation/Monitoring, Test/Exploratory, Cooling,
 Irrigation/Agriculture, Grounding, Recharge/Aquifer Storage,
 Heating, Geothermal Exploration, Other _____
 Fluids used: _____
 Depth of hole: 76 ft Casing stickup: _____ ft
 Casing type: _____ Casing thickness: _____ inches
 Casing diameter: _____ inches Casing depth: 76 ft
 Liner type: _____ Depth: _____ ft Diameter: _____ inches
 Note: FULL CASE

Well intake opening type: Open end, Open hole, Other open end
 Screen type: _____, Screen mesh size: _____
 Screen start: _____ ft, Screen stop: _____ ft, Perforated Yes No
 Perforation description: _____ Perf from: _____ ft, Perf to: _____ ft, Perf from: _____ ft, Perf to: _____ ft
 Gravel packed Yes No Gravel start: _____ ft , Gravel stop: _____ ft
 Note: _____

Static water (from top of casing): 54 ft on / / Artesian well
 Pumping level & yield: _____ feet after _____ hours at 8 gpm
 Method of testing: _____
 Development method: _____ Duration: _____
 Recovery rate: _____ gpm

Grout type: _____ Volume _____
 Depth: From _____ ft, To _____ ft

Include description or sketch of well location (include road names, buildings, etc.):

Final pump intake depth: _____ ft Model: _____
 Pump size: _____ hp Brand name: _____

Was well disinfected upon completion? Yes No
 Method of disinfection: _____

Was water quality tested? Yes No
 Water quality parameters tested: _____

Well driller name: _____
 Company name: JOHNSON ENTERPRISES AK INC _____
 Mailing address: _____
 City: _____ State: AK Zip: _____
 Phone number: (____) _____ - _____

Driller's signature: _____
 Date: _____ / _____ / _____

AS 41.08.020(b)(4) and AAC 11 AAC 93.140(a) require that a copy of the well log be submitted to the Department of Natural Resources within **45 days of well completion**. Well logs may be submitted using the online well log reporting system available at:

<https://dnr.alaska.gov/welts/>

OR email electronic well logs to

dnr.water.reports@alaska.gov

Anchorage Municipal Code 15.55.060(I) and North Pole Ordinance 13.32.030(D) require that a copy of this well log be submitted to the Development Services Department/City within **30 days of well completion**.

City Permit Number: _____
 Date of Issue: _____ / _____ / _____

Parcel Identification Number: _____ - _____ - _____

EXHIBIT B

Well log

JOHNNIE L. JOHNSON HOME: 745-3430
361 N CHUGACH ST CELL: 232-0232
PALMER, AK 99645

DRILLER John
HELPER _____

OWNER Bob Kohut DATE 7-4-00
MAILING ADDRESS Box 3676 Palmer AK 99645 USE OF WELL Home
PHONE 745-2625

Location (address of: Township, Range, & Section (if known); distance from road
NW 1/4, SE 1/4, NE 1/4 Sect 22 T18N R2E Seward 350'

Top of casing 78' 3" Length of stand pipe 2' 3"

Size of casing 6" Dept of Hole 76 feet. Cased to 76 feet.

Static water level 54 feet (above) (below) land surface.

Finish of well (check one) Open end Screen Perforated

Describe screen or perforations: none

Bailer/pump test at 8 Gallons per (hr) (min) For 30 (hr) (min) with 10 feet of draw down from static level.

Remarks Recovery Rate at 64' was 5'9" per min

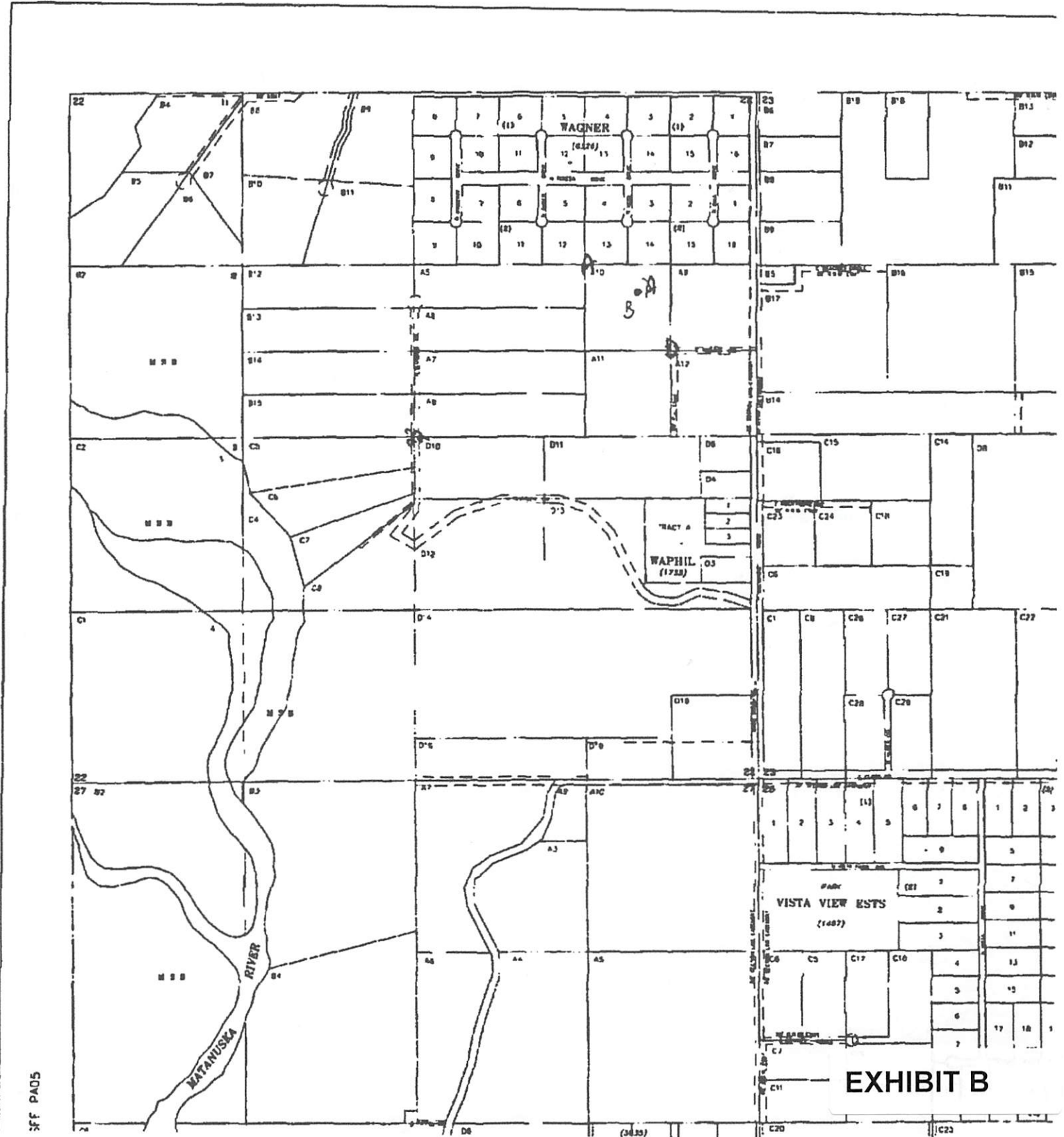
WELL LOG

Dept in feet from ground surface	Details of formations penetrated, size of Material, color and hardness
----------------------------------	--

<u>0 TO 1</u>	<u>soil (Brown)</u>
<u>1 TO 10</u>	<u>Soil, sand, Gravel, Rocks (Brown)</u>
<u>10 TO 40</u>	<u>Hard pan (Brown)</u>
<u>40 TO 61</u>	<u>Hard pan with large Rocks (Brown)</u>
<u>61 TO 63</u>	<u>Gravel, sand, some water</u>
<u>63 TO 69</u>	<u>Gravel, sand, 13'6" water in casing</u>
<u>69 TO 76</u>	<u>Clay (Gray)</u>
<u>76'</u>	<u>Gravel, sand, water</u>

EXHIBIT B

SA18-2-22 ADDBA



SFF PA05

EXHIBIT B

Natasha Heindel

From: Daniel Dahms
Sent: Tuesday, October 15, 2024 3:51 PM
To: Natasha Heindel
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Teeling

Natasha,

PD&E typically does not accept well drilling logs as proof of useable septic area. Based on Title 43.20.281, the existence of a septic system does not count as prove existence of useable area, "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." The septic system certification does not depict subsurface conditions to a depth of 12'. Provide test hole logs including USCS symbols for the test hole that was dug on proposed lot 2 to a depth of 12'. Provide a figure showing the locations of all test holes dug on the property and include contours.

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

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Thursday, October 3, 2024 5:46 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; eric.r.schuler@usps.gov; Chad Cameron Contact <ccameron@palmerak.org>; saabvant@proton.me; dlkeane@mtaonline.net; rmsh3389@yahoo.com; loori1991@gmail.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; row@mtasolutions.com; ospdesign@gci.com; mearow@mea.coop; timhaledistrict1@gmail.com; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>
Subject: RFC Teeling

Hello team,

The following link contains a Request for Comments for Teeling, tax ID # 18N02E22A009/A010, MSB Case 2024-118.

Comments are due by **Tuesday 10/15/2024**.

[☐ Teeling](#)

Please let me know if you have any questions.

Natasha Heindel

From: Natasha Heindel
Sent: Tuesday, October 15, 2024 4:28 PM
To: ryan@timberlinealaska.com; ricolles@akbuilt.net; MSB Platting
Subject: Test Hole Log Needed - Teeling

Hi Ryan and Robert,

Nice to speak with you on the phone Robert.
Please see PD&E's comments here below.

If you can send a copy of that test hole log that would be great.
A more detailed map showing locations of test holes with contours included is also necessary.

Thank you!

Natasha Heindel

Platting Technician
Mat-Su Borough Planning Department
350 E. Dahlia Ave. Palmer, Alaska 99645
Desk: (907) 861-7872
Natasha.Heindel@matsugov.us

From: Daniel Dahms <Daniel.Dahms@matsugov.us>
Sent: Tuesday, October 15, 2024 3:51 PM
To: Natasha Heindel <Natasha.Heindel@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: RFC Teeling

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

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Thursday, October 3, 2024 5:46 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; eric.r.schuler@usps.gov; Chad Cameron Contact <ccameron@palmerak.org>; saabvant@proton.me;

Natasha Heindel

From: Permit Center
Sent: Friday, October 4, 2024 8:11 AM
To: Natasha Heindel
Subject: RE: RFC Teeling

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: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Thursday, October 3, 2024 5:46 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; eric.r.schuler@usps.gov; Chad Cameron Contact <ccameron@palmerak.org>; saabvant@proton.me; dlkeane@mtaonline.net; rmsh3389@yahoo.com; loori1991@gmail.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; row@mtasolutions.com; ospdesign@gci.com; mearow@mea.coop; timhaledistrict1@gmail.com; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>
Subject: RFC Teeling

Hello team,

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Comments are due by **Tuesday 10/15/2024**.

 [Teeling](#)

Please let me know if you have any questions.

Have a great day,

Natasha Heindel

From: Marcia vonEhr
Sent: Friday, October 4, 2024 8:28 AM
To: Natasha Heindel
Subject: RE: RFC Teeling

There are no LIDs associated with parcels 18N02E22A009 & A010.

Kind Regards,
Marcia vonEhr
Document Specialist
Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer AK 99645
Direct 907.861.8632

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Thursday, October 3, 2024 5:46 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; eric.r.schuler@usps.gov; Chad Cameron Contact <ccameron@palmerak.org>; saabvant@proton.me; dlkeane@mtaonline.net; rmsh3389@yahoo.com; loori1991@gmail.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; row@mtasolutions.com; ospdesign@gci.com; mearow@mea.coop; timhaledistrict1@gmail.com; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>
Subject: RFC Teeling

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[☐ Teeling](#)

Please let me know if you have any questions.

Have a great day,



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

October 4, 2024

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.

- **TEELING SUBDIVISION**
(MSB Case # 2024-118)

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

Natasha Heindel

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, October 11, 2024 4:53 PM
To: Natasha Heindel
Cc: OSP Design Group
Subject: RE: RFC Teeling
Attachments: Agenda Plat.pdf

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

Natasha,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

GCI | OSP Design

e: OSPDesign@gci.com | w: www.gci.com

From: Natasha Heindel <Natasha.Heindel@matsugov.us>

Sent: Thursday, October 3, 2024 5:46 PM

To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; eric.r.schuler@usps.gov; Chad Cameron Contact <ccameron@palmerak.org>; saabvant@proton.me; dlkeane@mtaonline.net; rmsh3389@yahoo.com; loori1991@gmail.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop; timhaledistrict1@gmail.com; Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>

Subject: RFC Teeling

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

Hello team,

The following link contains a Request for Comments for Teeling, tax ID # 18N02E22A009/A010, MSB Case 2024-118.

Comments are due by **Tuesday 10/15/2024**.

[☐ Teeling](#)

Please let me know if you have any questions.

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 _____, 20____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR
ATTEST.
PLATTING CLERK

CERTIFICATION 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, HAVE BEEN PAID.

TAX COLLECTION OFFICIAL
MATANUSKA-SUSITNA BOROUGH

CERTIFICATE OF OWNERSHIP

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.

JOSEPH HALE DATE _____
15581 E. TEELING CIRCLE
PALMER, AK 99645

TILAUNDIA HALE DATE _____
15581 E. TEELING CIRCLE
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGEMENT

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

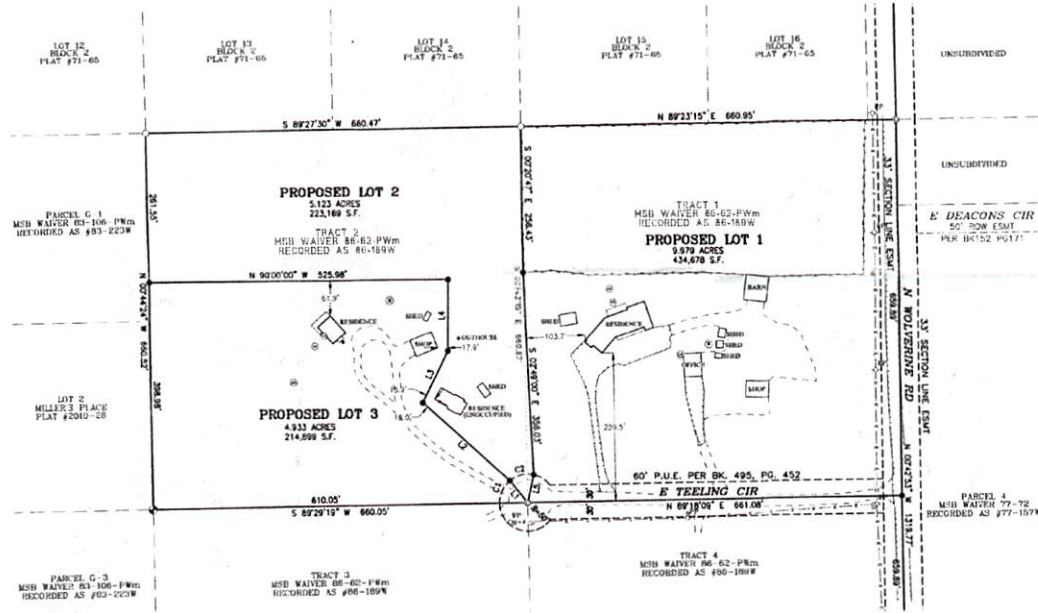
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

EXHIBIT F

NOTARY'S CERTIFICATE

I, JOHNSON, #192159, HEREBY CERTIFY THAT I AM A REGISTERED JONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SON, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

JOHNSON, No 192159 DATE 9/24/2024 FOR TOTO ADULT PASSES ONLY



LINE TABLE

LINE NUMBER	BEARING	DISTANCE
1	N 34°46'43" W	50.00'
2	N 47°17'58" E	126.56'
3	N 76°09'13" E	102.22'
4	N 00°00'00" W	125.74'
5	N 12°17'15" E	50.00'

CURVE TABLE

CURVE NO.	ARC LENGTH	CHORD	DELTA ANGLE	PIGGO BEARING	CHORD BEARING	TANGENT
C-1	44.50'	50.00'	51°33'58"	N 29°16'19" E	43.50'	44.15'
C-2	44.50'	50.00'	51°33'58"	N 78°50'19" E	43.50'	44.15'



NOTES

- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. PARCEL OWNERS SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- MEASURED BEARINGS AND DISTANCES SHOWN HEREON (PRELIMINARY PLAT ONLY) ARE STATE PLANE COORDINATE SYSTEM OF 2022 (SPCS2022) UTILIZING THE PRELIMINARY PARAMETERS FOR ZONE ALASKA MAT-SU (AKMS 021014). UNITS = INTERNATIONAL FEET (IFF=0.3048m).
- VERTICAL DATUM IS NAVD83 (GEOID12B). CONTOURS SHOWN HEREON PER 2019 MSB LIDAR DATA.

LEGEND

- ◆ FOUND 1.5" ALUM CAP ON 5/8" REBAR, MARKED AS SHOWN.
- FOUND 1/2" REBAR, NO CAP
- FOUND 5/8" REBAR, NO CAP
- TO BE SET: 5/8"x30" REBAR WITH PINK PLASTIC CAP
- EDGE OF GRAVEL ROAD/DRIVEWAY
- EDGE OF ASPHALT
- FENCE
- OVERHEAD UTILITIES
- POWER POLE
- UTILITY PEDESTAL
- ⊕ SEPTIC PIPE
- ⊙ WELL
- ⊠ DECK

Agenda Copy
RECEIVED
SEP 26 2024
PLATTING

PRELIMINARY A PLAT OF
TEELING SUBDIVISION
A SUBDIVISION OF TRACT 1 & TRACT 2
MSB WAIVER NO. 86-62-P/Wm
RECORDED AT PLAT 98-189W
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN: NE1/4, SECTION 22, T18N R2E, SEWARD MERIDIAN
CONTAINING: 20.0 ACRES MORE OR LESS

TIMBERLINE SURVEYING AND MAPPING
17033 BARONOFF AVE
EAGLE RIVER, AK 99577
907-242-3329
ryan@timberlinealaska.com

DRAWN BY: R.G.J.
FILE NO: 24-014
SCALE: 1" = 100 FEET
DATE: 7/3/2024
SHEET: 1 of 1

APPROVED AS SHOWN
CORRECTED
SGM: Miroslav Arsenault DATE: 03-11-2024
GCI ENGINEERING & DESIGN

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 _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA IN WHICH THE PLAT IS LOCATED.

_____, 20____
PLANNING AND LAND USE DIRECTOR
ATTEST:

PLATTING CLERK

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TAX COLLECTION OFFICIAL
MATANUSKA-SUSITNA BOROUGH

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15581 E. TEELING CIRCLE
PALMER, AK 99645

TILAUNDIA HALE DATE _____
15581 E. TEELING CIRCLE
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGEMENT

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

FOR _____

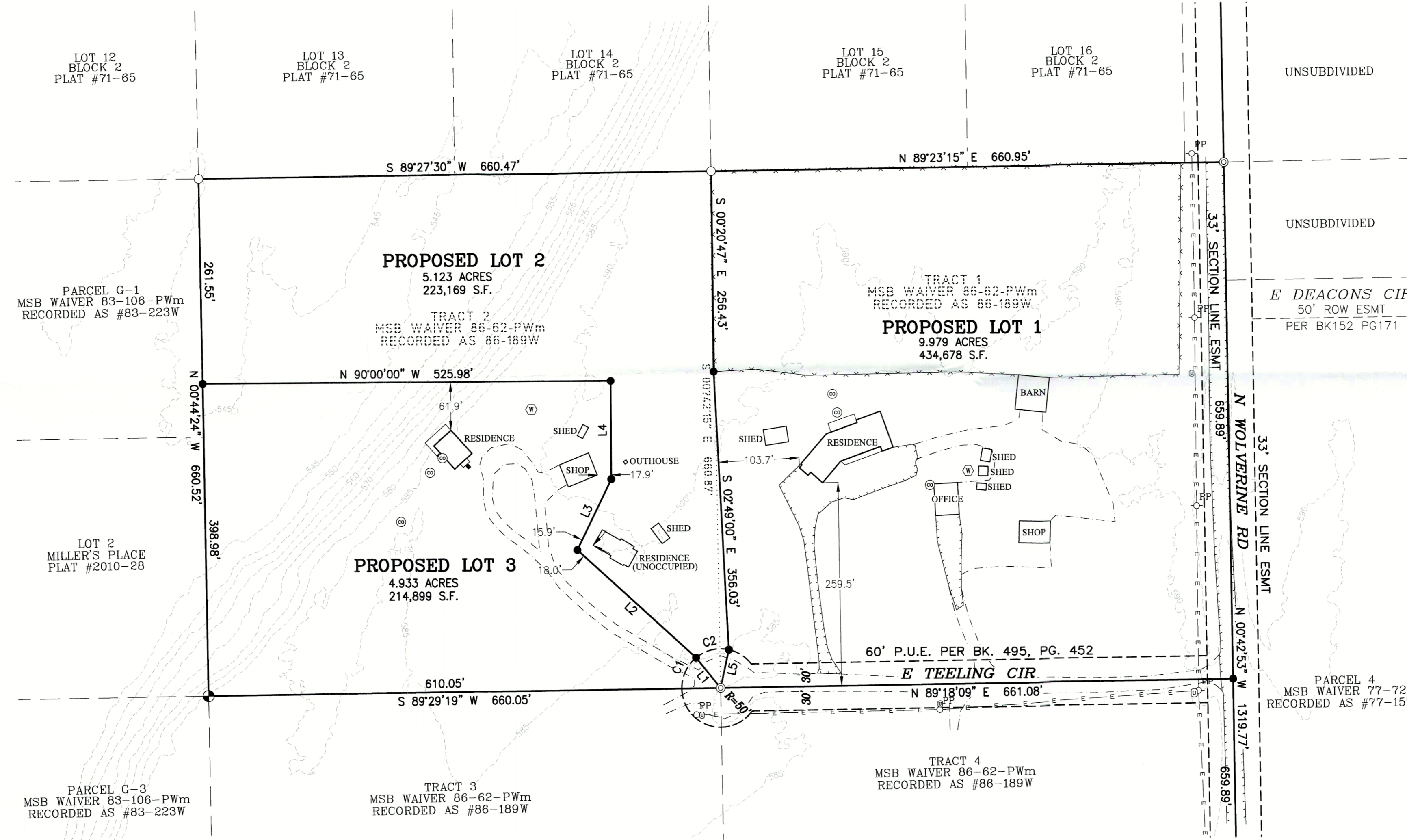
NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

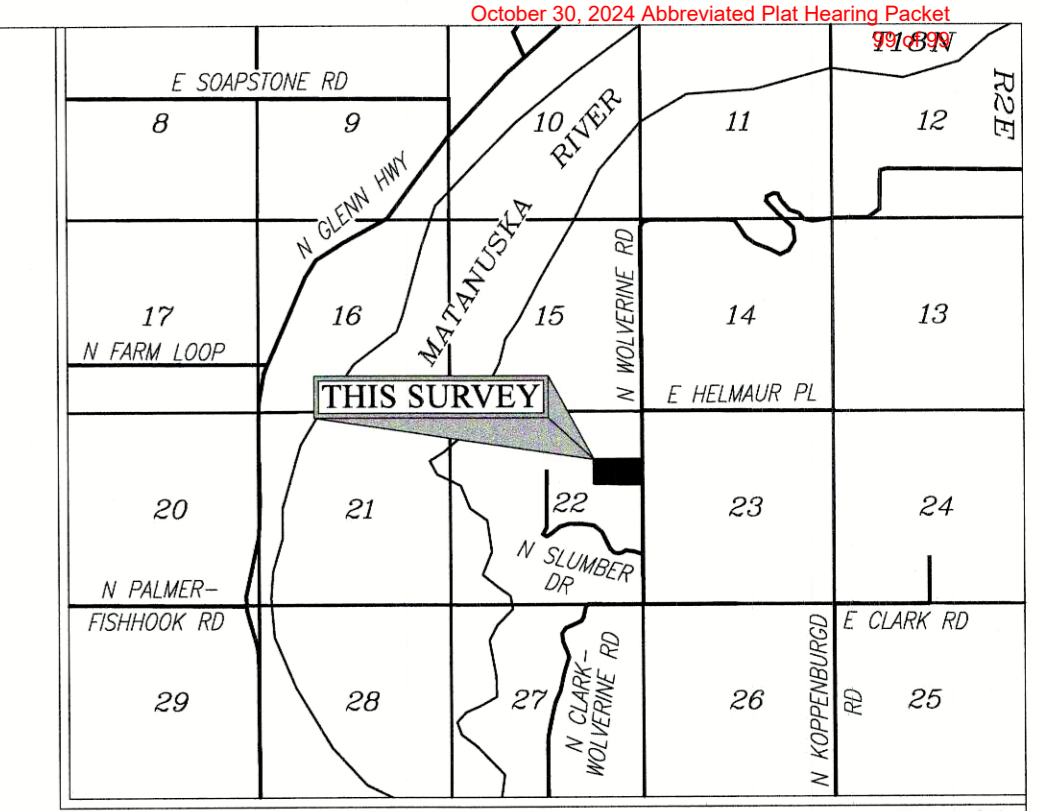
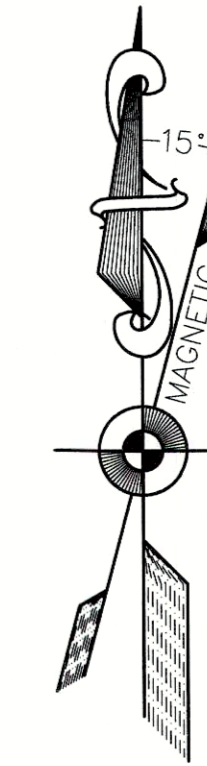
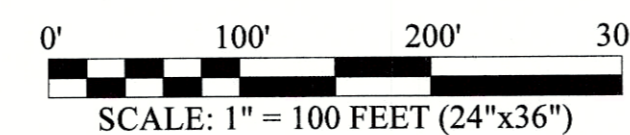
I, RYAN G. JOHNSON, #192159, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

RYAN G. JOHNSON, No.192159 DATE 9/26/2024 FOR TOPO & ASUILT PURPOSES ONLY



LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 through L5.

CURVE TABLE with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH, TANGENT. Rows C1 and C2.



VICINITY MAP SCALE: 1" = 1 MILE SOURCE: MSB TAX MAP PA00

NOTES

- 1. 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.
2. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. PARCEL OWNERS SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
3. MEASURED BEARINGS AND DISTANCES SHOWN HEREON (PRELIMINARY PLAT ONLY) ARE STATE PLANE COORDINATE SYSTEM OF 2022 (SPCS2022) UTILIZING THE PRELIMINARY PARAMETERS FOR ZONE ALASKA MAT-SU (AKMS 021014). UNITS = INTERNATIONAL FEET (1Ft=0.3048m).
5. VERTICAL DATUM IS NAVD88 (GEOID12B). CONTOURS SHOWN HEREON PER 2019 MSB LIDAR DATA.

LEGEND

- FOUND 1.5" ALUM CAP ON 5/8" REBAR, MARKED AS SHOWN.
FOUND 1/2" REBAR, NO CAP
FOUND 5/8" REBAR, NO CAP
TO BE SET: 5/8"x30" REBAR WITH PINK PLASTIC CAP.
EDGE OF GRAVEL ROAD/DRIVEWAY
EDGE OF ASPHALT
FENCE
OVERHEAD UTILITIES
POWER POLE
UTILITY PEDESTAL
SEPTIC PIPE
WELL
DECK



Agenda Copy

RECEIVED SEP 26 2024 PLATTING

PRELIMINARY A PLAT OF TEELING SUBDIVISION

A SUBDIVISION OF TRACT 1 & TRACT 2 MSB WAIVER NO. 86-62-PWm RECORDED AT PLAT #86-189W

PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA LOCATED WITHIN: NE1/4, SECTION 22, T18N R2E, SEWARD MERIDIAN CONTAINING: 20.0 ACRES MORE OR LESS

TIMBERLINE SURVEYING AND MAPPING 17035 BARONOFF AVE EAGLE RIVER, AK 99577 907-242-5320 ryan@timberlinealaska.com DRAWN BY: R.G.J. FILE NO.: 24-034 SCALE: 1" = 100 FEET DATE: 7/3/2024 SHEET: 1 of 1