

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 7, 2021**

ABBREVIATED PLAT: INGOLF GRAHAM

LEGAL DESCRIPTION: SEC 12, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: DOUGLAS & PRISCILLA GRAHAM

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 10.0 ± PARCELS: 3

REVIEWED BY: FRED WAGNER

CASE #: 2021-036

REQUEST: The request is to create three lots from Tax Parcel A17 (Parcel 2, Waiver 92-20-PWm), to be known as **INGOLF GRAHAM SUBDIVISION**, containing 10.0 acres +/- . Located directly west of S. Ingolf Street and south of E. Maud Road lying within the NE ¼ Section 12, Township 17 North, Range 02 East, Seward Meridian, Alaska. Proposed Lot 3 is a flag lot, pursuant to MSB 43.20.300(E).

EXHIBITS

Vicinity Map and Aerial Photos

Geotechnical Report

As-built/Topography

EXHIBIT A – 3 pgs

EXHIBIT B - 4 pgs

EXHIBIT C - 2 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance

Development Services

Fire Code

Utilities

EXHIBIT D - 1 pg

EXHIBIT E - 1 pg

EXHIBIT F - 2 pgs

EXHIBIT G - 3 pgs

DISCUSSION: The proposed subdivision is south of E. Maud Road, west of S. Ingolf Street and south of Downwind Landing Subdivision. The proposed subdivision would create three lots from the parent parcel. All lots will take access from S. Ingolf Street. Proposed Lot 3 is shown as a 40" wide flag lot. Pursuant to MSB 43.20.300(E)(6)(b), the flagpole width for any lot greater than 2.5 acres must be 60' wide. Either enlarge the width of the flagpole, or reduce the size of Lot 3 to under 2.5 acres (***Recommendation #6***).

Soils Report: Hanson Land Solutions provided a soils report, which includes one test hole log and a test hole location map at **Exhibit B**. The test hole was excavated to at least 12' deep and groundwater was not encountered. The receiving soils are visually classified as *poorly graded sands, gravelly sands (SP)*. No further action is required to establish sufficient useable area. The proposed lots have 10,000 sq. ft. of contiguous useable septic area and an additional 10,000 sq. ft. of building area consistent with MSB 43.20.281.

As-Built: The surveyor provided as-built information and topographic contours at **Exhibit C** as required by MSB 43.15.016. Multiple structures are shown on the As-Built Survey. Based on the information provided by the surveyor, all structures shown are compliant with the setbacks requirements per MSB 17.55 *Setbacks*.

Comments: Department of Public Works Operations & Maintenance (**Exhibit D**) has no comment. Development Services Division (**Exhibit E**) notes there is an existing, unpermitted, driveway on the parcel. Applicant shall apply for a driveway permit for any new and/or existing driveways to the parcel (see **Recommendation #4**). Fire Code commented, *"the only concern is the pole section of the created flag lot"* (**Exhibit F**).

Utilities: (**Exhibit E**) MTA requests that the 15' MEA easement to be changed to a 15' T&E easement. Enstar has no comments or recommendations. GCI has no comments or objections. MEA did not respond to the Request for Comments.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Community Development, Assessments, Planning, or Pre-Design Division.

CONCLUSION: The preliminary plat of Ingolf Graham Subdivision 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 will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots. A soils report was submitted, pursuant to MSB 43.20.281(A).

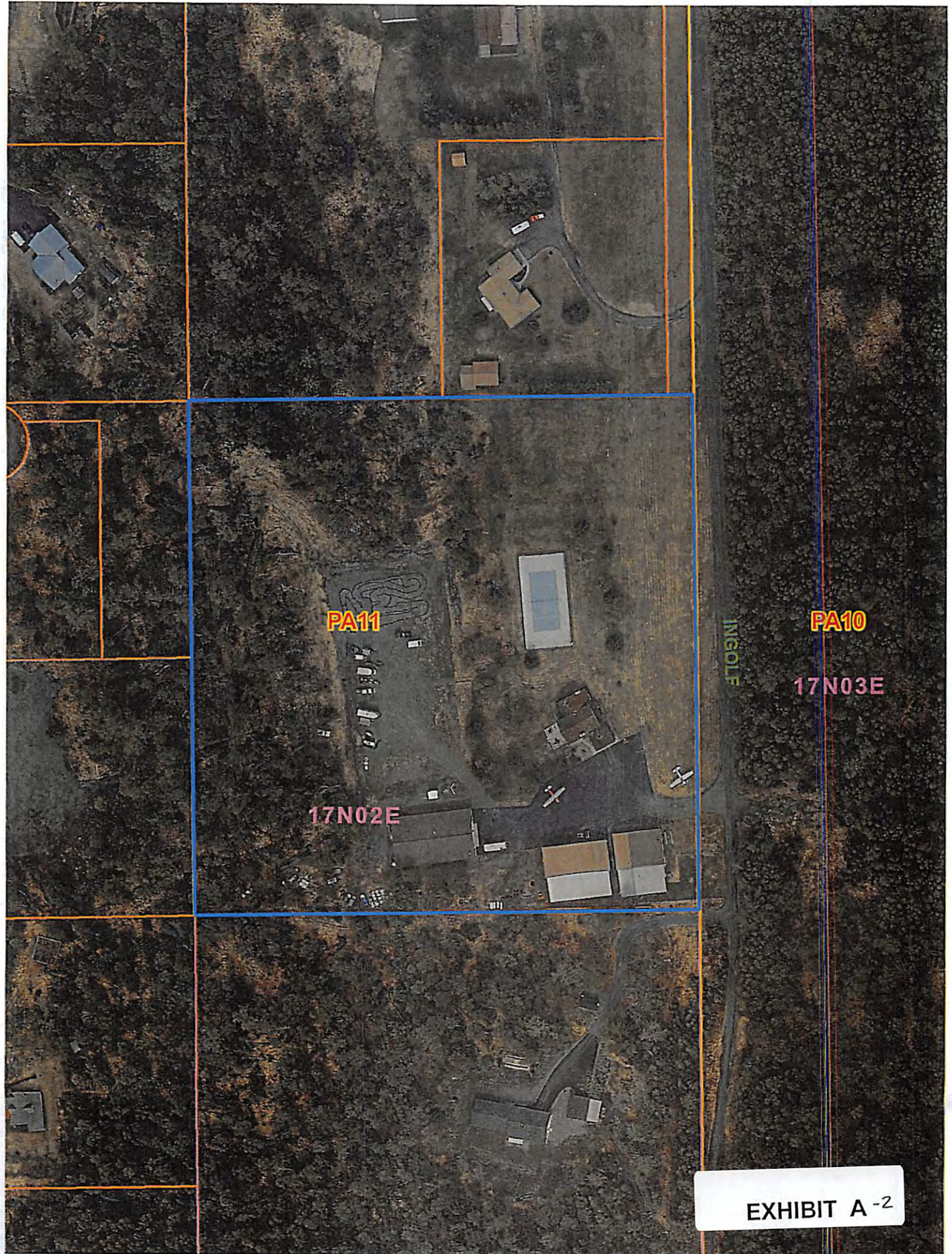
FINDINGS OF FACT

1. The plat of Ingolf Graham subdivision 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). All lots have required septic and building area.
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 and MSB 43.20.300(E) Flag lots.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Kink-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #14 Fairview; MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Ingolf Graham Subdivision, Section 12, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Apply for a driveway permit and provide copy of the application to Platting staff.
5. Show all easements of record on final plat.
6. Increase the width of the flag pole for Lot 3 to 60' wide or reduce the size of Lot 3 to under 2.5 acres.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.





PA11

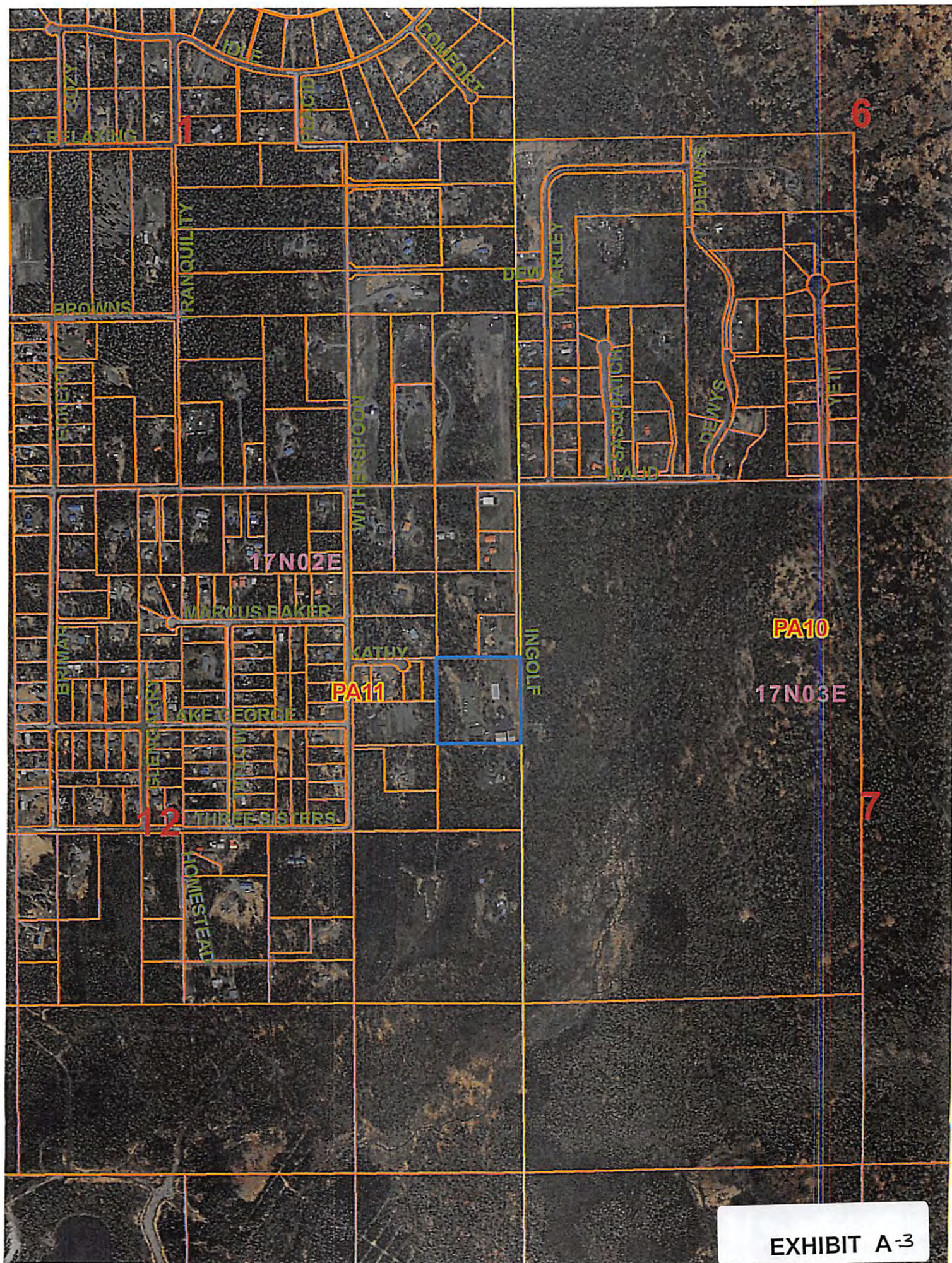
17N02E

PA10

17N03E

INGOLF

EXHIBIT A -2





RECEIVED
MAR 02 2021
PLATTING

USEABLE AREA CERTIFICATION

INGOLF GRAHAM SUBDIVISION

A SUBDIVISION OF

PARCEL 2, MSB WAIVER RES. 92-20-PWm

INTRODUCTION TO INVESTIGATION

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

INDIVIDUAL LOTS: GEOMETRY

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

EXCEPTIONS:

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

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

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

SOILS INVESTIGATION

EXCAVATIONS

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

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:

(SW) TEST HOLES:

(GP) 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 with an area less than 400,000 sq. ft. are as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Useable Septic Area".

Simon Gilliland
Simon Gilliland P.E.
Professional Engineer


2/19/21
Date



305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	PARCEL 2, MSB WAIVER RES. 92-20-Pwm	TEST HOLE NO.	Date:	10/22/20
Insp. By:	SIMON GILLILAND	1	Job #	20-294

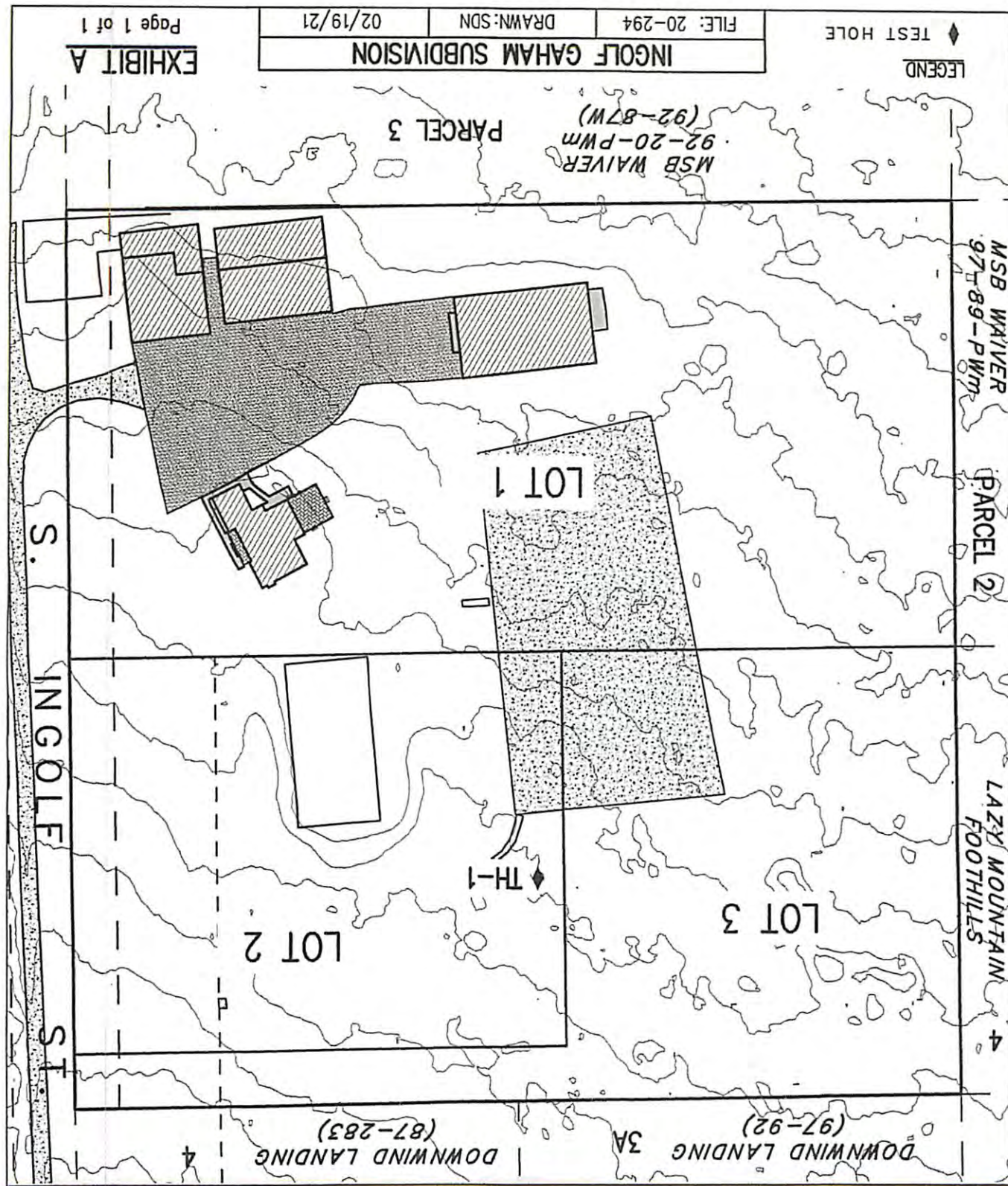
TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP									
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached									
2ft	ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR										
3ft												
4ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	PERCOLATION TEST									
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop				
6ft			1									
7ft			2									
8ft			3									
9ft			4									
10ft			5									
11ft			6									
12ft			7									
			8									
			9									
			10									
	11											
	12											
13ft			Perc. Hole Diam. (in.):									
14ft			Test Run Between:									
15ft			ft	and	ft	Deep						
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?											

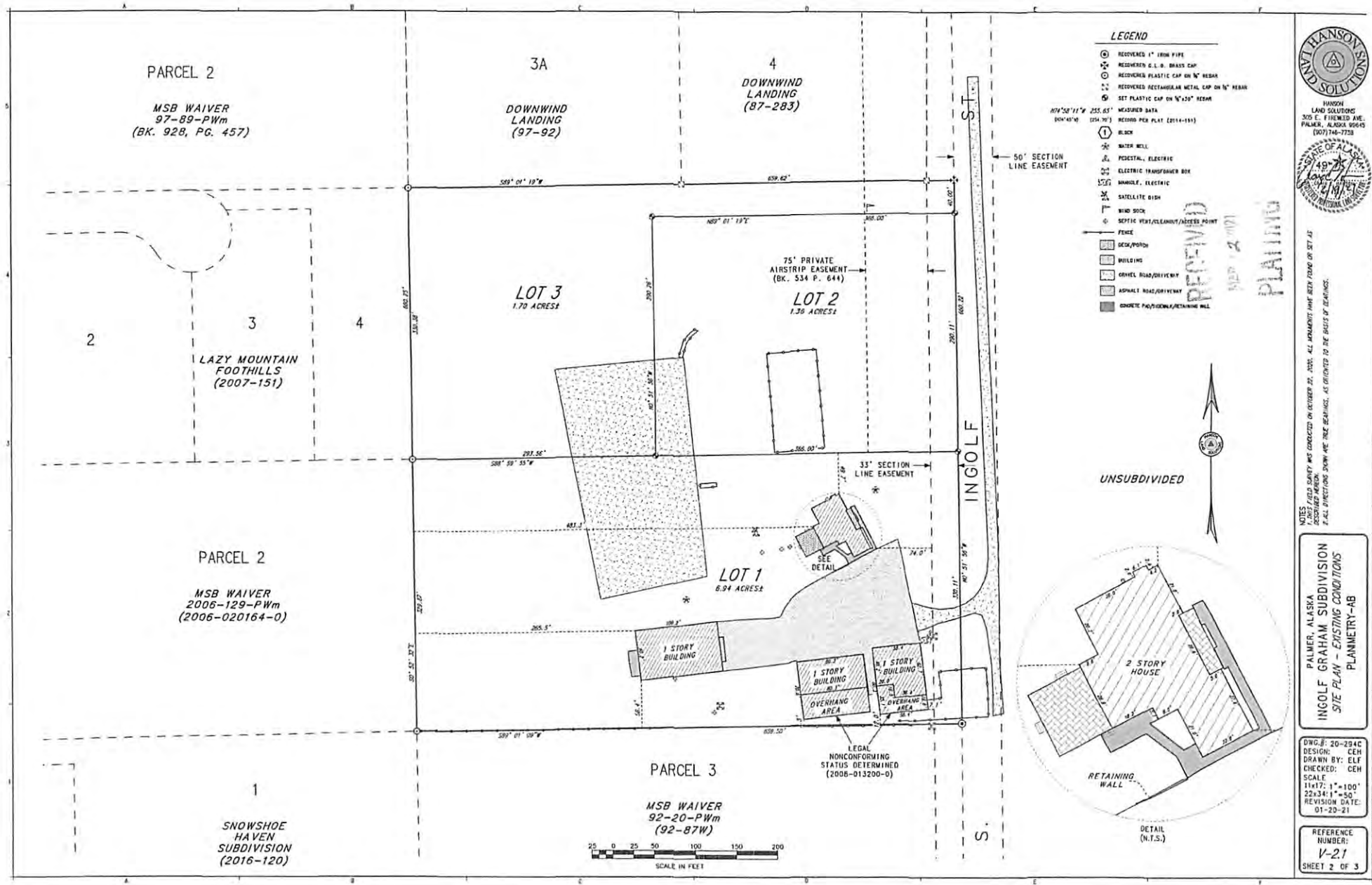
HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

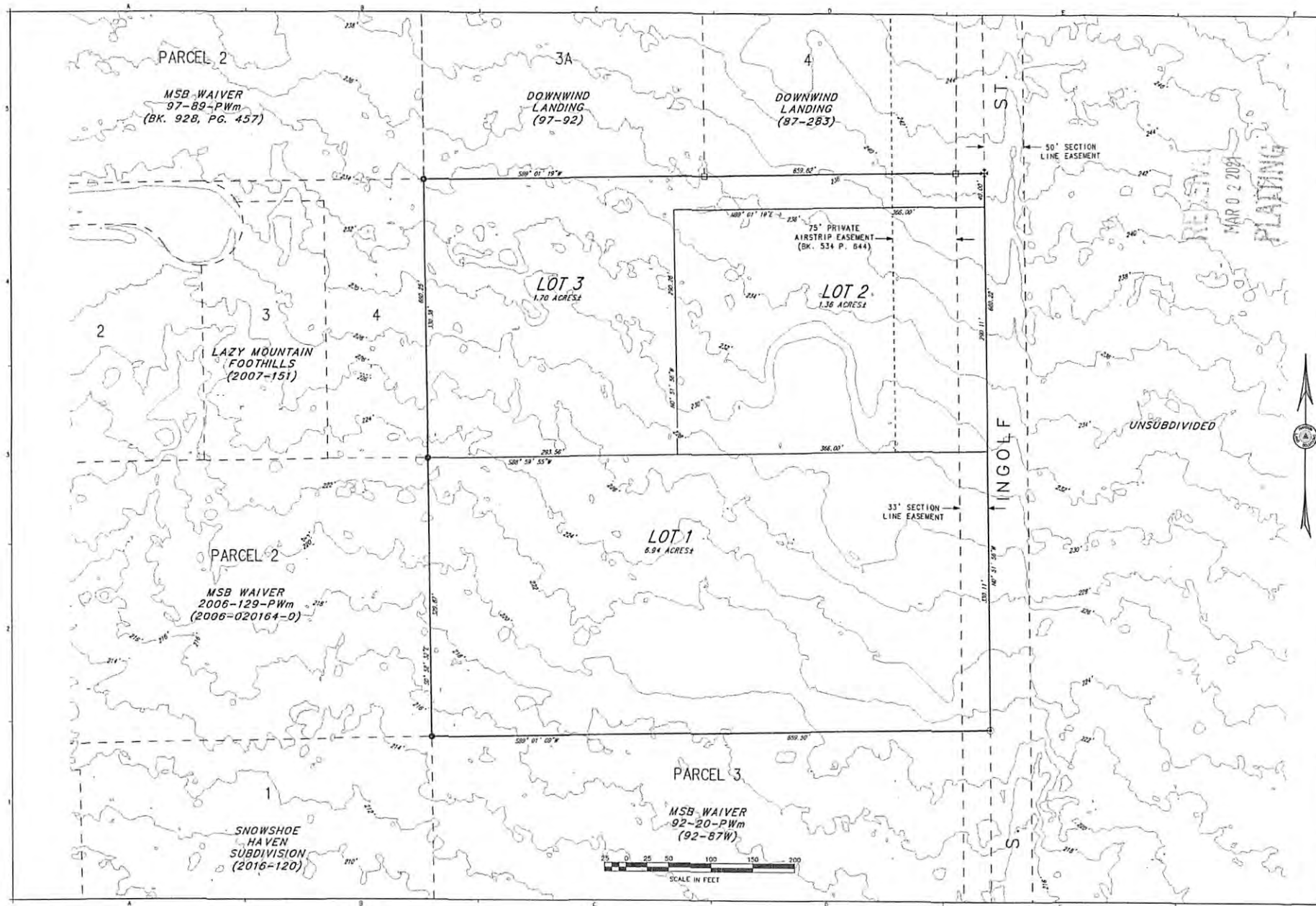
TEST HOLE LOCATION EXHIBIT MAP





HANSON
LAND SOLUTIONS
305 E. EVERETT AVE.
PALMER, ALASKA 99645
(907) 746-7723





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



NOTES:
1. THE 2' CONTOURS SHOWN HEREIN WERE DERIVED FROM AVAILABLE DATA OF THE MARISSA SYSTEM DATUM.
2. THE INDIVIDUAL SHOWN IS PALMER (CROSSING FROM 2001.0)
3. THE SECTION SHOWN IS PALMER (CROSSING)

PALMER, ALASKA
INGOLF GRAHAM SUBDIVISION
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG. #: 20-294C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE:
1"=100'
22x34: 1"=50'
REVISION DATE:
01-20-21

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 3

Fred Wagner

From: Cheryl Scott
Sent: Tuesday, March 30, 2021 8:20 AM
To: Fred Wagner
Subject: FW: RFC Ingolf Graham (FW)

Cheryl Scott
Platting Technician
(907) 861-8692
cheryl.scott@matsugov.us

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Friday, March 26, 2021 4:56 PM
To: Cheryl Scott <Cheryl.Scott@matsugov.us>
Subject: RE: RFC Ingolf Graham (FW)

No comment.

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

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Friday, March 12, 2021 11:48 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mta-telco.com; row@enstarnaturalgas.com; ospdesign@gci.com; TimHaleDistrict1@gmail.com; butteakcc@gmail.com; Mike

Fred Wagner

From: Cheryl Scott
Sent: Friday, March 12, 2021 3:26 PM
To: Fred Wagner
Subject: FW: RFC Ingolf Graham (FW)

Cheryl Scott
Platting Technician
(907) 861-8692
cheryl.scott@matsugov.us

From: Permit Center <Permit.Center@matsugov.us>
Sent: Friday, March 12, 2021 1:40 PM
To: Cheryl Scott <Cheryl.Scott@matsugov.us>
Subject: RE: RFC Ingolf Graham (FW)

Hello,

There is a driveway from this parcel onto Ingolf St. Please have them apply for their driveway permit.

Thank you,

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

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Friday, March 12, 2021 11:48 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; [1](mailto:row@mta-</p></div><div data-bbox=)

Fred Wagner

From: Cheryl Scott
Sent: Thursday, March 25, 2021 3:52 PM
To: Fred Wagner
Subject: FW: RFC Ingolf Graham (FW)
Attachments: D 101,102,103.pdf

Cheryl Scott
Platting Technician
(907) 861-8692
cheryl.scott@matsugov.us

From: Fire Code <Fire.Code@matsugov.us>
Sent: Thursday, March 25, 2021 2:49 PM
To: Cheryl Scott <Cheryl.Scott@matsugov.us>
Subject: RE: RFC Ingolf Graham (FW)

Cheryl,
The only concern is the pole section of the created flag. I have attached the pertinent part of Appendix D.



Donald Cuthbert
Fire Marshal
Fire & Life Safety Division
Central Mat-Su Fire Department
(907) 861-8030
FireCode@matsugov.us

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Friday, March 12, 2021 11:48 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mta-telco.com; row@enstarnaturalgas.com; ospdesign@gci.com; TimHaleDistrict1@gmail.com; butteakcc@gmail.com; Mike

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire chief.

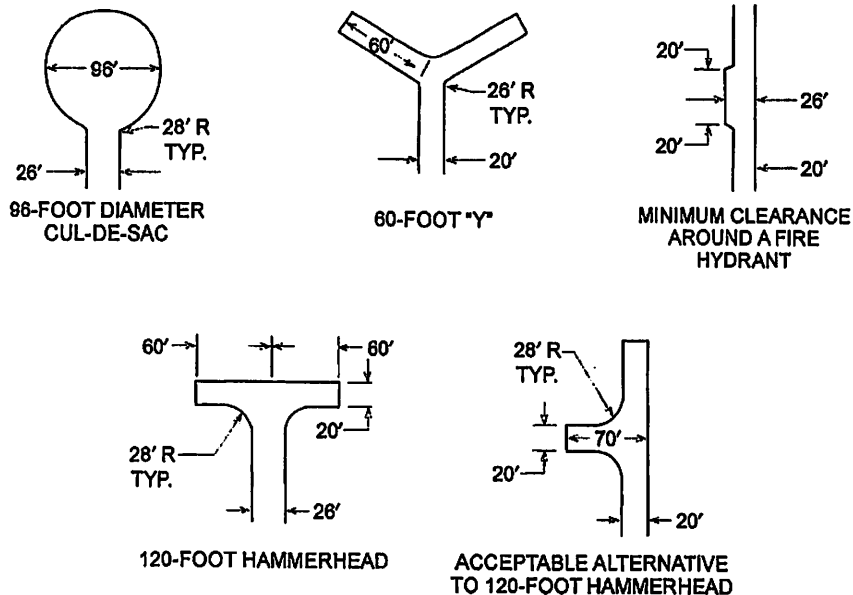
D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

**TABLE D103.4
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.



For SI: 1 foot = 304.8 mm.

**FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**

EXHIBIT F-2

Fred Wagner

From: Cheryl Scott
Sent: Wednesday, March 17, 2021 9:36 AM
To: Fred Wagner
Subject: FW: RFC Ingolf Graham (FW)

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, March 16, 2021 11:34 AM
To: Cheryl Scott <Cheryl.Scott@matsugov.us>
Subject: RE: RFC Ingolf Graham (FW)

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

Hello,

MTA would like to request the 15' MEA easement to be changed to a 15' T&E easement.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645
office: 907-761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Friday, March 12, 2021 11:48 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; ospdesign@gci.com; TimHaleDistrict1@gmail.com; butteakcc@gmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; snowshark1@hotmail.com
Subject: RFC Ingolf Graham (FW)

Fred Wagner

From: Cheryl Scott
Sent: Tuesday, March 16, 2021 8:11 AM
To: Fred Wagner
Subject: FW: RFC Ingolf Graham (FW)

Cheryl Scott
Platting Technician
(907) 861-8692
cheryl.scott@matsugov.us

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, March 15, 2021 10:27 AM
To: Cheryl Scott <Cheryl.Scott@matsugov.us>
Cc: OSP Design Group <ospdesign@gci.com>
Subject: RE: RFC Ingolf Graham (FW)

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

Cheryl,

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

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping
m: 907-744-5166 | w: www.gci.com

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Friday, March 12, 2021 11:48 AM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mta-telco.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; TimHaleDistrict1@gmail.com; butteakcc@gmail.com; Mike and Elaine Shields <meshie@mtaonline.net>; snowshark1@hotmail.com
Subject: RFC Ingolf Graham (FW)

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



ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
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

March 29, 2021

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

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following Preliminary plats and has no comments or recommendations:

- **MSB Case #2021-036 – Ingolf Graham Subdivision**

If you have any questions, please feel free to contact me at (907) 334-7911 or by email at sterling.lopez@enstarnaturalgas.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sterling Lopez", is written over a horizontal line.

Sterling Lopez
Sr. ROW & Permitting Agent
ENSTAR Natural Gas Company

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-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)



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

LEGEND

- RECOVERED 2 1/2" GLO BRASS CAP
- RECOVERED PLASTIC CAP ON #5 REBAR
- RECOVERED 1" IRON PIPE
- SET 1 3/4" PLASTIC CAP ON 3/8"x30" REBAR
- RECOVERED 2"x3" RECTANGULAR METAL CAP ON 3/8" REBAR

N89°53'59"E 1319.42' MEASURED DATA
(N89°56'12"E) (659.75') RECORD PER PLAT (2016-120)
(N89°56'12"E) (659.75') RECORD PER PLAT (2007-151)

NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHEAST CORNER OF LOT 2, A RECOVERED G.L.O. BRASS CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61°34'52.88"N 148°59'48.52"W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- THIS SUBDIVISION IS SUBJECT TO A M.E.A. BLANKET EASEMENT RECORDED ON MARCH 3, 2002 IN DOCUMENT #2002-003989-0.

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-SUSITNA BOROUGH)

DATE

PARCEL 2
MSB WAIVER
97-89-PWm
(BK. 928, PG. 457)

3A
DOWNWIND
LANDING
(97-92)

4
DOWNWIND
LANDING
(87-283)

LAZY
MOUNTAIN
FOOTHILLS
(2007-151)

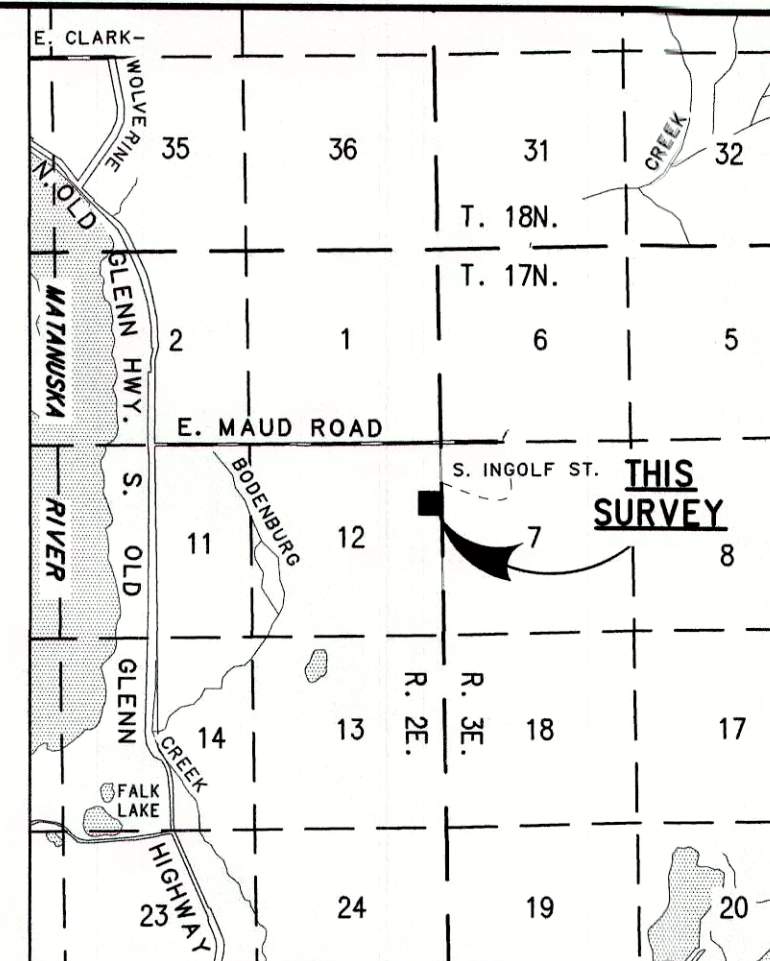
PARCEL 2
MSB WAIVER
2006-129-PWm
(2006-020164-0)

SNOWSHOE
HAVEN
SUBDIVISION
(2016-120)

PARCEL 3
MSB WAIVER
92-20-PWm
(92-87W)

50 0 100 150 200
US SURVEY FEET

UNSUBDIVIDED



MSB TAX MAP PA00 1"=5280'

CERTIFICATE OF OWNERSHIP

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

DOUGLAS GRAHAM DATE
P.O. BOX 956
PALMER, AK 99645

PRISCILLA GRAHAM DATE
P.O. BOX 956
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS

_____ DAY OF _____, 20____.

FOR _____
FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

Agenda Copy

RECEIVED
MAR 02 2021
PLATTING

A PLAT OF
**INGOLF GRAHAM
SUBDIVISION**

A SUBDIVISION OF
**PARCEL 2, MSB WAIVER RES. 92-20-PWm
(RECORDED AS PLAT 92-87W)**
PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE 1/4 SEC. 12, T.17N. R.2E. SM, AK
CONTAINING 10.00 ACRES MORE OR LESS

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

FILE: FB20-294 CK: CEH SCALE: 1"=100' 02/19/21 1 OF 1