

A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 25, 2022**

ABBREVIATED PLAT: **BIRDSSELL 2022**
LEGAL DESCRIPTION: **SEC 3, T17N, R02W, S.M., AK**
PETITIONER: **JON STENGRIM**
SURVEYOR: **LAVENDER SURVEY & MAPPING**
ACRES: **1.04 +/-** **PARCELS: 1**
REVIEWED BY: **FRED WAGNER**

CASE: 2022-062

REQUEST:

The request is to create one lot from Lots 23 & 24, Block 2, Birdsell No.1, Plat #61-53, to be known as **BIRDSSELL 2022**, containing 1.04 acres +/- . The plat is located east of N. Pitman Road, north of Rainbow Lake, and directly south of N. Birdsell Drive, located within Section 03, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District 7.

EXHIBITS:

Vicinity Maps **Exhibit A**

DISCUSSION: The subject parcels are located within the Meadow Lakes Community Council. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

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

CONCLUSION

The plat of Birdsell 2022 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

FINDINGS of FACT:

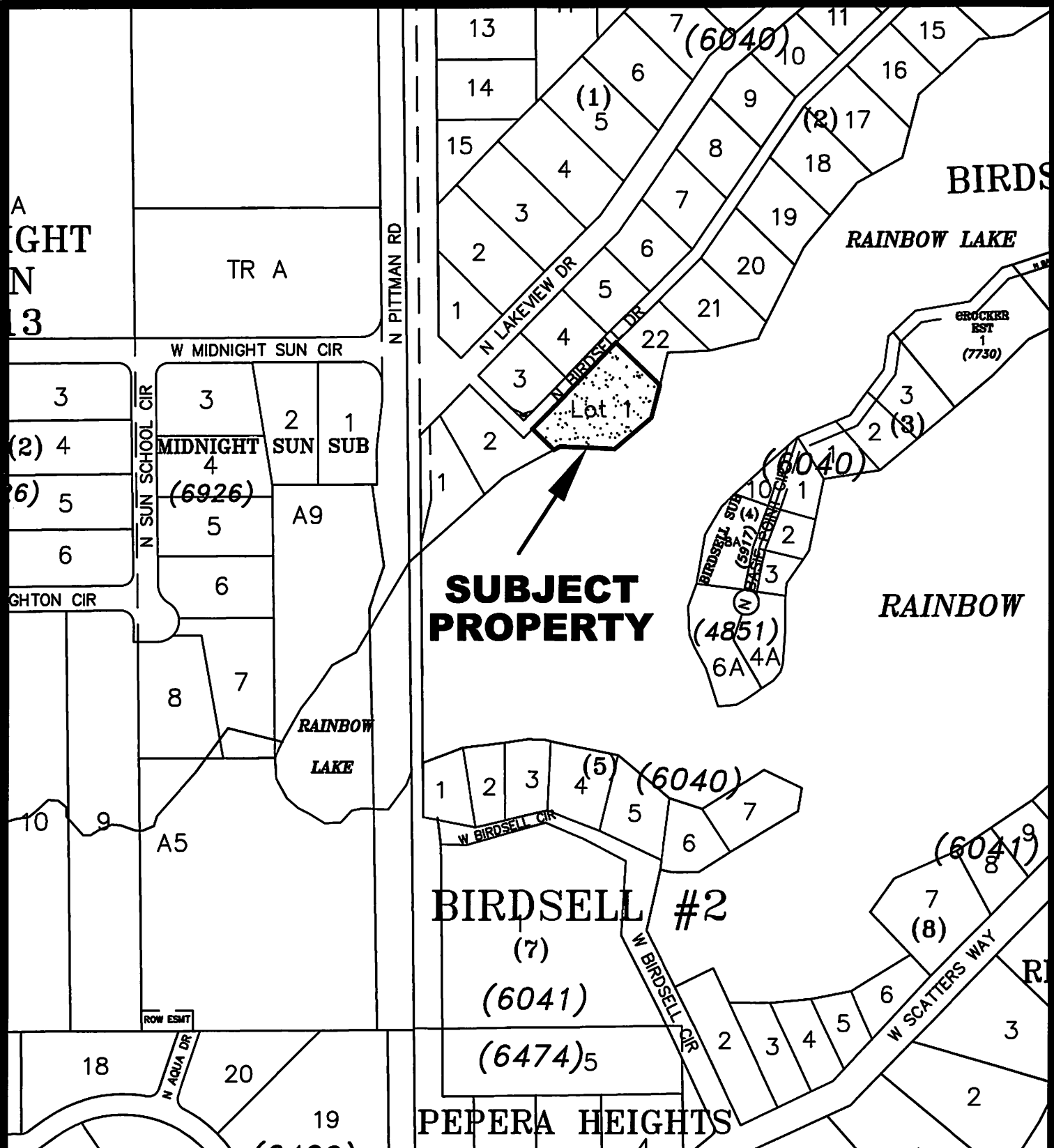
1. The abbreviated plat of Birdsell 2022 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.

2. This plat combines two lots within Birdsell No. 1, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey and topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Birdsell No.1 (Plat #61-53), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Birdsell 2022 contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.



VICINITY MAP

BIRDSELL 2022

LOCATED WITHIN

SECTION 3, T17N, R02W, SEWARD MERIDIAN
ALASKA

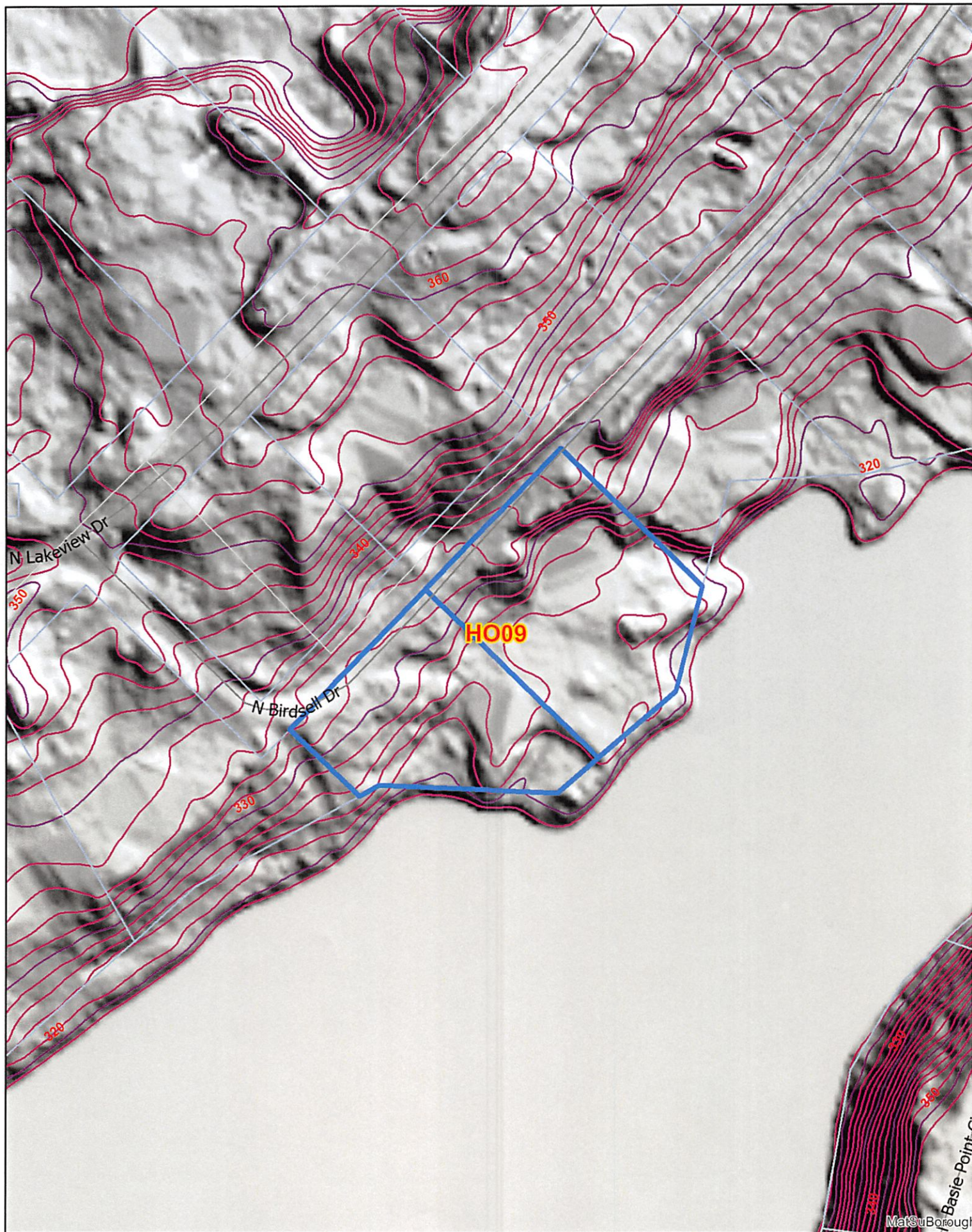
H009 MAP

TR B



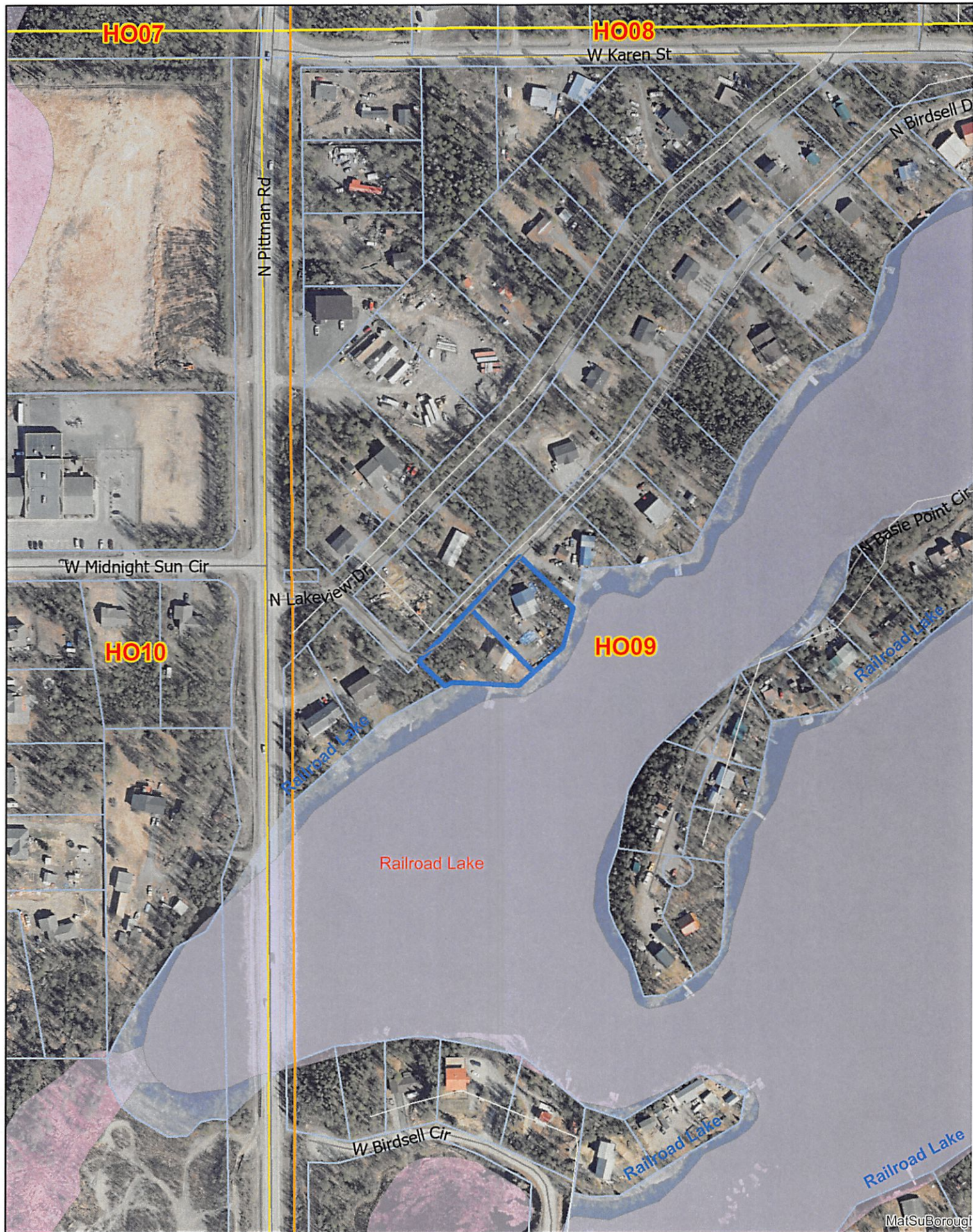
90 45 0 90 Feet





90 45 0 90 Feet





240 120 0 240 Feet



B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
May 25, 2022

ABBREVIATED PLAT: NOLAN ADD #1 LOTS 2A, 3A & 5A

LEGAL DESCRIPTION: SEC 21, T17N, R03W, SEWARD MERIDIAN AK

PETITIONERS: MCKENNA BROTHERS PROPERTIES

SURVEYOR/ENGINEER: FRONTIER SURVEYS

ACRES: 13.01 ± PARCELS: 3

REVIEWED BY: MATTHEW GODDARD CASE #: 2022-061

REQUEST: The request is to create three lots from Lots 1, 2, 3 & 5, Nolan Addition #1, Plat No. 95-71 to be known as **NOLAN ADDITION #1 LOTS 2A, 3A & 5A**, containing 13.01 acres +/- . The property is located directly south of W. Big Lake Lodge Road and west of S. Big Lake Road; within the SE ¼ Section 21, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 5 pgs
EXHIBIT B – 19 pgs

AGENCY COMMENTS

ADOT&PF
ADF&G
MSB Department of Public Works
MSB Planning Department
MSB Assessments Department
Utilities
Public Comments

EXHIBIT C – 2 pgs
EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 1 pg
EXHIBIT G – 1 pg
EXHIBIT H – 5 pgs
EXHIBIT I – 4 pgs

DISCUSSION: The proposed subdivision is reducing the number of lots from four down to three. Lot 2A will front on W. Big Lake Lodge Road and S. Big Lake Road, Lot 3A fronts on S. Big Lake Road and Lot 5A fronts on W. Big Lake Lodge Road. W. Big Lake Lodge Road is owned and maintained by the Borough, S. Big Lake Road is owned and maintained by the State of Alaska.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Pierre Straigier notes that the underlying soils are sufficient to construct on-site wastewater systems. The soils were determined to be classified as SP/GP to SW/GW. All lots have at least 10,000 square feet of useable building area and at least 10,000 square feet of contiguous useable septic area per MSB 43.20.(A)(1) and MSB 43.05.005.

Comments:

ADOT&PF (**Exhibit C**) Lots 2A and 3A should share access onto S. Big Lake road. (see recommendation #5)

ADF&G (**Exhibit D**) has no objections.

MSB Department of Public Works (**Exhibit E**) has no comment.

MSB Planning Department (**Exhibit F**) notes that the W. Hollywood Road, W. Big lake Lodge Road and S. Big Lake Road intersection is 54th in the state for “STOP” controlled intersections in need of upgrade. The petitioner should be aware of this when designing any future development.

Big Lake Road is an ADOT&PF owned road and is identified as a Minor Arterial or Major Collector Level road depending on segment. Access to these classifications of roadways should be limited to reduce conflict points on roads designed for mobility. Where possible the proposed Lots 2A and 3A should share access. ADOT may require a permit for access and may require an update to any current access if there is a change in use.

MSB Assessments Department (**Exhibit G**) notes there is another owner in title on Lot 3.

Platting staff notes that all owners have provided an owner's statement and are aware of the proposed Platting action.

Utilities: (**Exhibit F**) Enstar has no comments or recommendations. GCI has no comments or objections to the plat. MEA has provided a newly recorded easement. *Platting staff notes that all easements of record will be shown on the final plat (See Recommendation #4).* MTA did not respond.

Public Comments: (**Exhibit G**) There were three non-objections and one objection to the proposed subdivision. The objection is in regards to further development in a congested area.

Platting staff notes that this proposed subdivision is reducing the number of lots in the area.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council #4 Big Lake; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Community Development, Emergency Services, DPW O&M or Development Services; or MTA.

CONCLUSION: The abbreviated plat of Nolan Addition #1 Lots 2A, 3A & 5A is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There was one objection and two non-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 Nolan Addition #1 Lots 2A, 3A & 5A is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council #4 Big Lake; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Community Development, Emergency Services, DPW O&M or Development Services; or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There was one objection and three non-objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Nolan Addition #1 Lots 2A, 3A & 5A, Section 21, Township 17 North, Range 03 West, Seward Meridian, Alaska, contingent on staff recommendations:

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

TR A-1B

BEECH ESTATES
PHASE III

D7

W HOLLYWOOD RD

HOLLYWOOD
11 9
HEIGHTS

LOT 12A

12A
(7913)

LOT 2A

LOT 3A

LQT 5A

NOLAN
ADD

~~LECH ESTATES PH I~~

(4774)

33' SECTION LINE ESMT

W FOX AVE

50' SECTION LINE ESMT

A11

A8

21³³ 22³⁴

22

FILED #1

29

1	6	7
BUTLER	ADD	#2
2	5	8
(6062)		

7

BIG LAKE

A9

21³³ 22³⁴

22

1	1
PELLETTIPELLE	
SUB	SUB

2

1

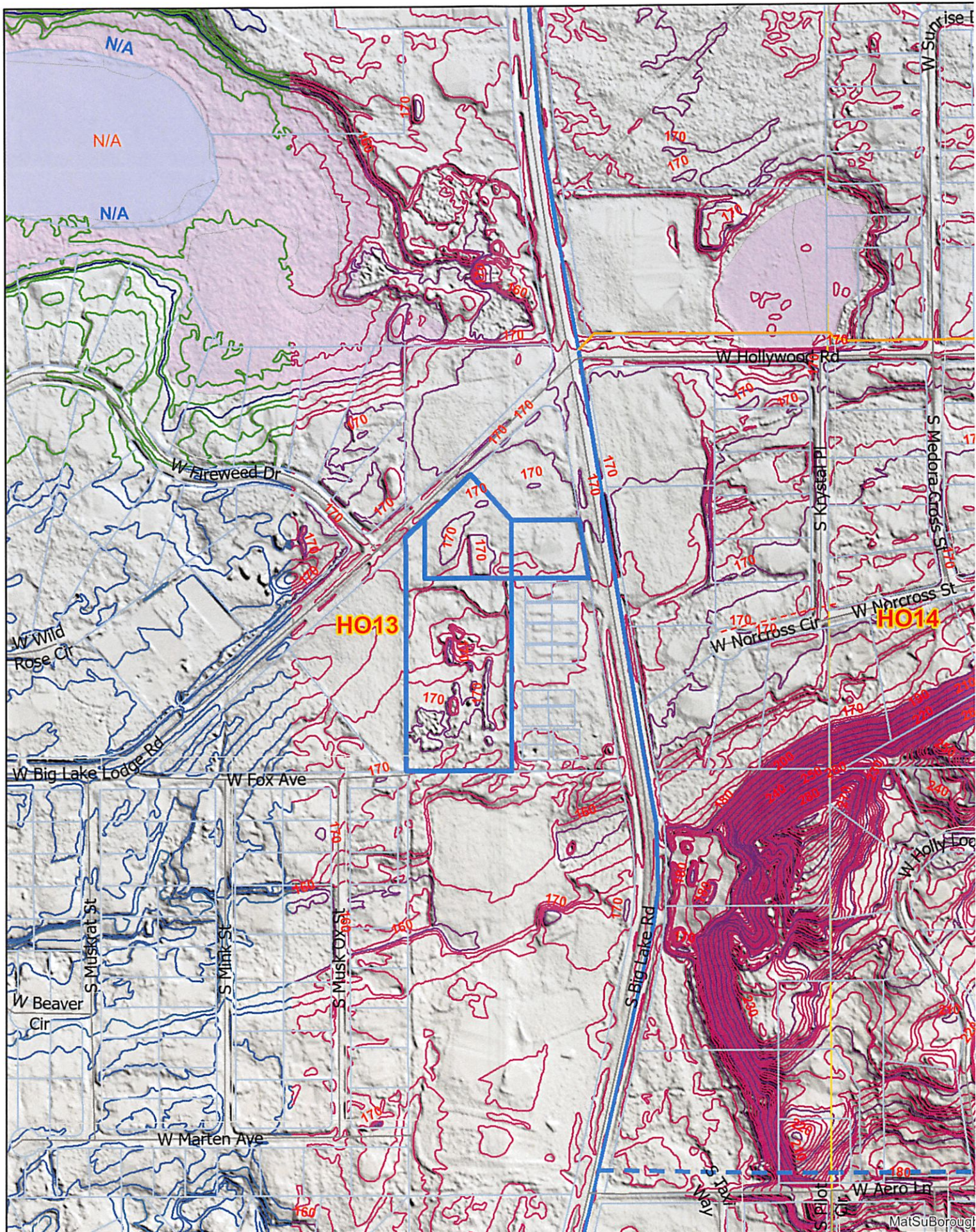
EXHIBIT A





370 185 0 370 Feet





370 185 0 370 Feet





510 255 0 510 Feet



Soils Investigation – Usable Area Report Lots 2A, 3A & 5A, Nolan Subdivision Addition #1

Introduction:

Soils Investigations are required by Matanuska Susitna Borough (MSB) 43.20.281(A)(1)(f)(i) “*Soils in a usable wastewater disposal area must be: clearly shown to be visually classified as GW, GP, SW, or SP under the Unified Soils Classification System.....*” when subdividing or developing lands that fall under the jurisdiction of this title. Lots 2A, 3A, 5A, Nolan Subdivision Addition #1 are subject to this requirement.

The soils in the subject area are defined as “Poorly consolidated surficial deposits of the Pleistocene epoch of the Quaternary Period” (Qts) per the “Geologic Map of Alaska, 2015” (ISSN 2329-1311). The terrain is very flat and has existing manmade improvements on two of the lots. Approximately 80% of the subdivision is gravel surface.

Investigation:

Soils investigation for this subdivision consisted of performing research of adjoining properties with DEC certified septic systems and reviewing the well log for Lot 3A. The researched test holes were for septic systems installed on: L2B1 Plat 98-109 (2006), L13B3 Plat 2003-154 (2010) and L4 Plat 2002-105 (2003). () denotes year of septic installation. These lots are situated to the east, west and north within 300’ of Nolan Sub #1. All logs were documented as 150 soils, no water table encountered nor impervious layer to 20’. The well log for Lot 3A was recorded in 2007 and had same soils classification as the adjacent test holes.

Conclusion:

The results of this soils investigation show that the underlying soils are sufficient to construct on-site wastewater systems. The soils were determined to be classified as SP/GP (poorly graded sands/gravels), to SW/GW (well graded sands/gravels). All lots have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area, per MSB 43.20.281(A)(1) and MSB 43.05.005 respectively.

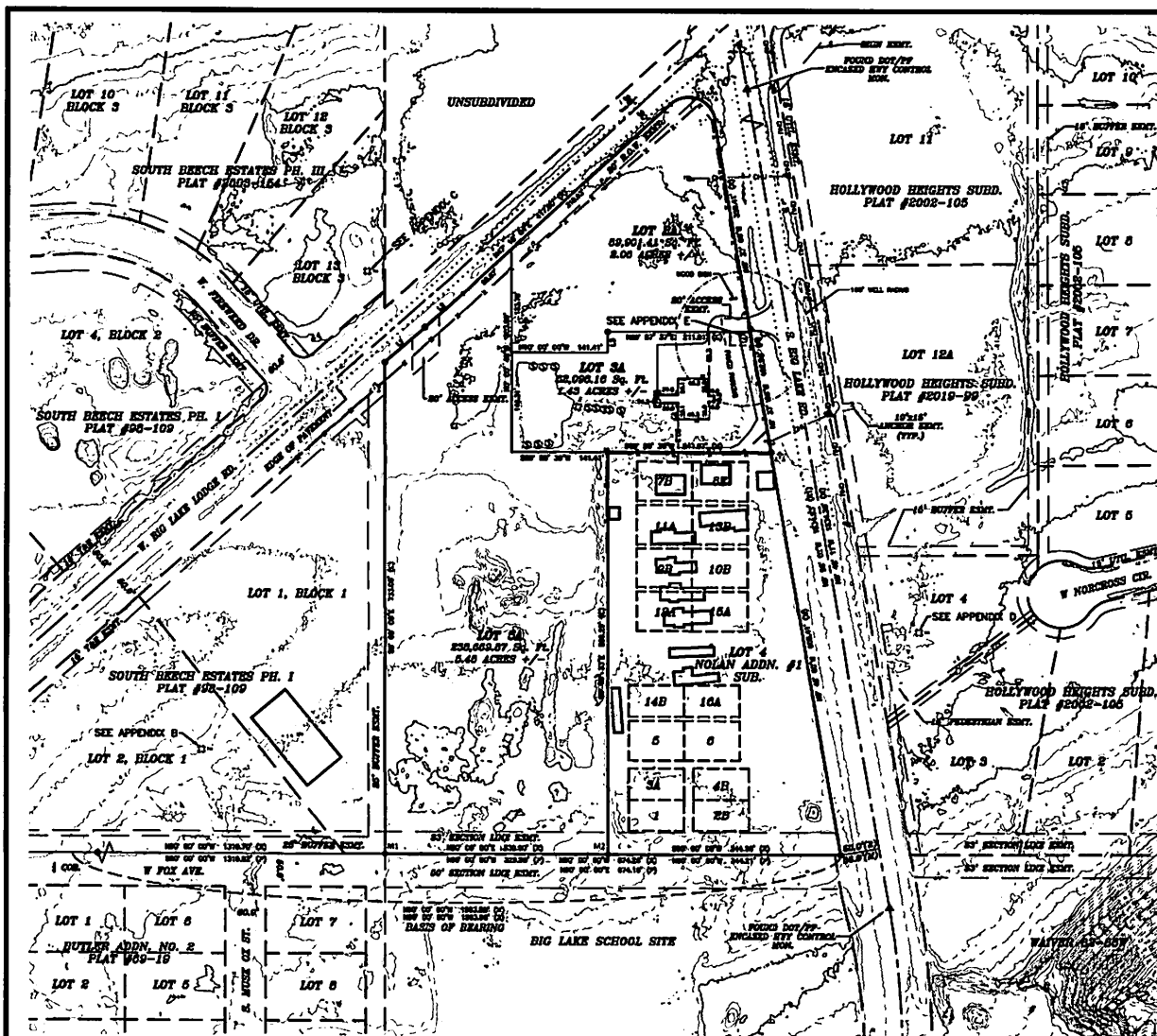
Appendices

<u>Surrounding Soils Log Location Drawing Exhibit.....</u>	A
<u>Lot 2, Block 1 South Beach DEC Documentation Plat #98-109</u>	B
<u>Lot 13, Block 3 South Beach Ph. III DEC Documentation Plat #2003-154.....</u>	C
<u>Lot 4, Hollywood Heights Sub. DEC Documentation Plat #2002-105</u>	D
<u>Lot 3, Nolan Sub. Addition #1 DEC Well Log Plat #95-71</u>	E



APPENDIX A

Surrounding Soils Log Location Drawing Exhibit



LEGEND

- SET 2 1/2" X 3/4" ALUMINUM CAP MONUMENT THIS SURVEY
- ▲ FOUND DOT/PF ENCASED HIGHWAY CONTROL MON.
- FOUND 8/8" REBAR WITH YELLOW PLASTIC CAP
- FOUND 1/2" REBAR
- FOUND 1/2" IRON PIPE 0.7' BELOW ROAD SURFACE
- TT SET 5/8" X 3/4" REBAR WITH YELLOW PLASTIC CAP S-0012 THIS SURVEY
- OVERHEAD UTILITIES
- UTILITY POLE

- (U) RECORD DATA PER PLAT #95-71
- (U1) RECORD DATA PER ALASKA D.O.E. R.G.W. S7P-0001(113)
- (C) CALCULATED VALUE THIS SURVEY
- (M) MEASURED VALUE THIS SURVEY
- STREET SON
- SEPTIC STAKEPOPE
- WATER WELL
- TEL. FIDERTAL
- CHAIN LINK FENCE

CS - APPROXIMATE TEST HOLE LOCATIONS



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED 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 OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

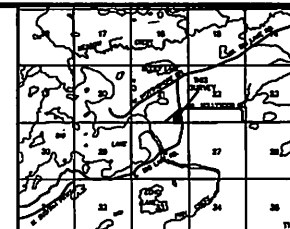
DATE _____ REGISTRATION NUMBER _____

REGISTERED LAND SURVEYOR

Parcel Line Table			
Line #	Length	Direction	
L2	74.58	N40° 23' 37"E	
L3	78.84	N42° 04' 38"E	
L3	31.00	S0° 00' 00"E	

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	85.93	40.00	123.09	N71° 09' 22"W	70.33

- NOTES:
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT.
 - 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.
 - THIS PLAT IS BASED ON RECORD PLAT #95-71 NOLAN SUBDIVISION ADDITION NO. 1, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
 - RIGHT OF THE PUBLIC AND/OR GOVERNMENT ENTERIES IN AND TO BUREAU OF LAND MANAGEMENT AND/OR STATE OF ALASKA SECTION LINE EASEMENT PURSUANT TO 43 U.S.C. §32 AS RATIFIED BY THE ALASKA STATUTE 1910000. AFFECTS: THE SOUTH 33 FEET; LOT 5 ONLY
 - EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF. GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: SEPTEMBER 18, 1981 BOOK: 35 PAGE: 343 AFFECTS: BLANKET EASEMENT
 - EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF. GRANTED TO: MATANUSKA TELEPHONE ASSOCIATION, INC. RECORDED: APRIL 15, 1974 BOOK: 87 PAGE: 800 AFFECTS: BLANKET EASEMENT
 - NOTES AS SHOWN ON THE PLAT OF NOLAN SUBDIVISION, ADDITION NO. 1 PLAT NO. 95-71, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE.
 - EASEMENT(S) AS DELINEATED ON THE PLAT OF NOLAN SUBDIVISION, ADDITION NO. 1, PLAT NO. 95-71, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE.
 - EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF. GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED: JUNE 25, 2007 RECEPTION NO. 2007-00007-0 AFFECTS: BLANKET EASEMENT



VICINITY MAP
SCALE: 1" = 1 MILE
TAX MAP 1013

CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY DEDICATE THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MAT-SU BOROUGH AND GRANT ALL EASEMENTS AS SHOWN.

DATE: _____
MOKDEMA BROTHERS PROPERTIES, LLC MATTHEW MOKDEMA
P.O. BOX 240027 ANCHORAGE, ALASKA 99524 MANAGING MEMBER

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

CERTIFICATE OF PAYMENT OF TAXES

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

DATE: _____

TAX COLLECTION OFFICIAL (BOROUGH)

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLANNING 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: _____

PLANNING AND LAND USE DIRECTOR

ATTY:

PLATTING CLERK

Scale in Feet
0 50 100

Surrounding Soils Logs Location Exhibit & As-Built Survey of Nolan Subdivision Addition #1 RSB

A Resubdivision of Lots 1, 2, 3 & 5 Nolan Subdivision Addition No. 1
Section 21 T17N R03W S14E, Alaska
Palmer Recording District, Third Judicial District
State of Alaska
Containing 13.01 Acres More or Less

Raw Map: M03
Scale: 1"=50'
Drawn/KC/Checked: PS
AEC/A 1018
Date: 6/12/2023
ACM Date: M03/RN
SHEET: 1 of 1




APPENDIX B

Lot 2, Block 1 South Beach DEC Documentation Plat #98-109

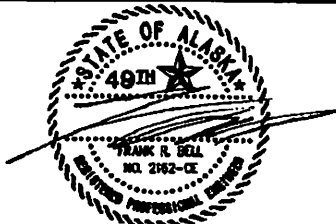
Date Received <div style="border: 1px solid black; padding: 5px; display: inline-block;"> AUG - 4 2006 </div>	STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION DOCUMENTATION OF CONSTRUCTION												
I. GENERAL INFORMATION													
Legal Description of the Location <u>Lot 2, Block 1 South Beech</u> <u>Wasilla, AK</u>	Submitted by: (Check one) <input type="checkbox"/> Certified Installer <input type="checkbox"/> Approved Homeowner <input checked="" type="checkbox"/> Registered Engineer												
Installer Name: <u>Bailey's Backhoe</u> Mailing Address <u>1750 Pioneer Peak Dr.</u> <u>Wasilla, AK 99654</u>	Onsite Wastewater System Serves: <input checked="" type="checkbox"/> Single Family. Number of Bedrooms <u>3</u> <input type="checkbox"/> Duplex. Number of Bedrooms _____ <input type="checkbox"/> Small Commercial Facility With Estimated Design Flow of less than 500 GPD.												
II. WATER SUPPLY SYSTEM (SECTION II IS OPTIONAL)													
Source of Water and Containment (Check all that Apply) <input 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 <input type="checkbox"/> Public													
Type of Water Supply System <input type="checkbox"/> SF/Duplex <input type="checkbox"/> Public													
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 the 12" above the ground? <input type="checkbox"/> Yes <input type="checkbox"/> No Is a sanitary seal or well cap 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 Is well wire enclosed in conduit? <input type="checkbox"/> Yes <input type="checkbox"/> No													
Date Drilled	Depth of Well (Feet)												
Static Water Level (Feet)	Yield (If available)												
Pump Rate (If available)													
Separation Distance from the Well Casing to each of the Following Sources of Contamination: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Septic/Holding Tank on Lot</td> <td style="width: 33%;">Sewer Lines on Lot</td> <td style="width: 33%;">Absorption Area on Lot</td> </tr> <tr> <td style="text-align: right;">Feet</td> <td style="text-align: right;">Feet</td> <td style="text-align: right;">Feet</td> </tr> <tr> <td>Closest Septic/Holding Tank on Adjacent Lot</td> <td>Closest Sewer Lines on Adjacent Lot</td> <td>Closest Edge of an Absorption Area on Adjacent Lot</td> </tr> <tr> <td style="text-align: right;">Feet</td> <td style="text-align: right;">Feet</td> <td style="text-align: right;">Feet</td> </tr> </table>		Septic/Holding Tank on Lot	Sewer Lines on Lot	Absorption Area on Lot	Feet	Feet	Feet	Closest Septic/Holding Tank on Adjacent Lot	Closest Sewer Lines on Adjacent Lot	Closest Edge of an Absorption Area on Adjacent Lot	Feet	Feet	Feet
Septic/Holding Tank on Lot	Sewer Lines on Lot	Absorption Area on Lot											
Feet	Feet	Feet											
Closest Septic/Holding Tank on Adjacent Lot	Closest Sewer Lines on Adjacent Lot	Closest Edge of an Absorption Area on Adjacent Lot											
Feet	Feet	Feet											
Indicate separation distance from toxic materials including fuel tanks, paints, lubricants and other petroleum based materials, pesticides, fungicides or herbicides to well casing: On Lot Feet On Adjacent Lot Feet													
Water Sample Taken by: (Name) _____ Address _____ Sampler is: <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:													
I certify that the above information and that provided in Section IV is correct: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Signature</td> <td style="width: 33%;">Typed/Printed Name</td> <td style="width: 33%;">Title</td> <td style="width: 33%;">Date</td> </tr> </table>		Signature	Typed/Printed Name	Title	Date								
Signature	Typed/Printed Name	Title	Date										

Note: 1. This section should be signed by a Certified Installer, Professional Engineer, DEC staff, or Owner/Builder
 2. All public water systems must receive ADEC plan approval prior to construction. See 18 AAC 80 State of Alaska Drinking Water Regulations for specific requirements.

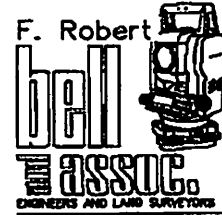
III. WASTEWATER DISPOSAL		Legal Description: Lot 2, Block 1 South Beech	
Type of Wastewater System:			
<input checked="" type="checkbox"/> Septic Tank with Conventional Soil Absorption System		<input type="checkbox"/> Package Treatment Plant (requires engineered design)	
<input type="checkbox"/> Holding Tank: Material Type: _____ Size in Gallons: _____ Manufacturer: _____			
<input type="checkbox"/> Other - Specify Type _____		<input type="checkbox"/> Alternate Onsite (requires engineered design)	
<input type="checkbox"/> Small Commercial System (< 500 GPD) With Estimated Daily Wastewater Flow of: _____ Gallons Per Day (GPD)			
Criteria Used to Estimate Daily Wastewater Quantity: _____			

<input checked="" type="checkbox"/> NEW SYSTEM		<input type="checkbox"/> REPAIR TO EXISTING SYSTEM		Certified Installer Installation Notification Date: 7-5-06	
Name of Installer: Bailey's Backhoe				Date Installed: 7-5-06	
System Installed:					
<input type="checkbox"/> By a Registered Engineer		<input checked="" type="checkbox"/> With Inspection by a Registered Engineer			
<input type="checkbox"/> By Approved Homeowner (attach copy of approval letter)		<input type="checkbox"/> By a Certified Installer/Installer Number _____			
Septic Tank: Material:		Manufacturer:		Size (Gallons):	
STEEL		ANCHORAGE TANK		1000	
				Number of Compartments:	
				2	
Type of Soil Absorption System:					
<input type="checkbox"/> Deep Trench		<input type="checkbox"/> Shallow Trench		<input type="checkbox"/> Seepage Pit	
<input type="checkbox"/> Mound		<input type="checkbox"/> Other, Specify _____		<input checked="" type="checkbox"/> Bed	
Soil Classification:		Soil Rating: 150 (BAILEY'S)		Dimensions/Size of Absorption Area: 18'w x 25'l x 1'd	
Grading/Size of Distribution Rock: 1 1/2" drain rock		Thickness/Depth of Distribution Rock: 12"			
Percolation Test Results, Attach Copy of Report:		Percolation Test Performed by: N/A			
Minutes per Inch		Sq. ft. per bedroom		percolation test results must be sealed/signed by a registered engineer	
List ground cover in feet over:		Septic Tank >4'		Absorption Area >4'	
				Sewer Pipes >4'	
Cleanout Pipes/Caps Installed:		Foundation Cleanout: 1		Septic Tank: 2	
				Monitor Tubes: 2	
Indicate separation distances from septic tank or absorption area, whichever is closest, to all nearby:					
Public drinking water sources within 200 feet:		>200'		Private drinking water sources within 100 feet: 100'	
Nearest water bodies (see 18 AAC 72.020(b)): N/A		Lot line: 58'+/-			
Separation Distance from Onlot Sewer Lines to:		Public Drinking Water Sources: >100'		Private Sources: >100'	
Separation Distance From Bottom of Distribution Rock to:		Groundwater Table: >4'		Bedrock: >6'	
Separation Distance from Absorption Area to Slope exceeding 25%: N/A					
Comments/Recommendations					
As part of this inspection, the grades of the Septic Tank and associated lines were verified to insure proper operation of the system.					
I certify that the above information, and that provided in Section IV, is correct:					
Signature		Typed/Printed Name		Title, Reg./Cert No., Inst. No.	
		FRANK R. BELL		2162 CE	
				Date	
				7/2/06	
NOTE: Must be signed by a Certified Installer, Professional Engineer, DEC staff, or Approved Homeowner. If engineering seal bears printed name, registration number, and is signed, those blocks need not be completed for engineered submittals.					

SEAL
Registered Professional
Engineer



SOIL LOG



Job Number: 2006-770.46

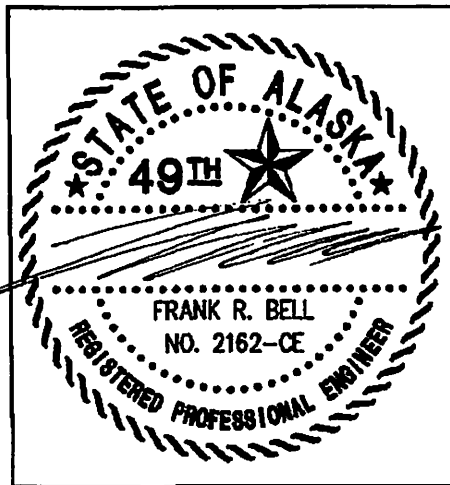
Project Location: Lot 2 Blk 1 South Beech

Logged By: Kurt MacKenzie

Date: 7/5/2006

TEST HOLE NO.1

Depth (feet)	Description
0	0-4' Loamy sand
1	
2	
3	
4	
5	4-21' Medium gray sand with few gravels.
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

Approx. 12' South of Septic Field

COMMENTS:

No water was found during test hole excavation

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 the information in their log for any use other than wastewater absorption field development shall do so at their own risk.

AUG - 4 2006

A subsidiary of ACE Ventures, Inc.

1167 N. Knapp Dr
Big Lake, Ak. 99652

(907) 376-7987

(907) 354-1398 cell

Use of Well: Domestic

Date of Completion: 06-27-06 **Job #** 06-73 **Drilling Method:** Air Rotary

Size of Casing: 6" Depth of hole: 64 feet Cased to: 64 feet

Static Water Level: 30 feet below land surface.

Finish of Well (X) Open End () Grout/Seal () Screen/Liner () Perforated

Describe screen, seal, or perforation: None

Well Pumping Test at 10 Gallons per () hour (X) minute.

Suggested Pump setting depth: 54 feet from top of casing.

Method of disinfection: Chlorine tablets

[illegible]

Chad H.

7-9-06

APPENDIX C

Lot 13, Block 3 South Beach Ph. III DEC Documentation Plat #2003-154

ADEC

18-0307 (Rev 6/96)

Date Received
AUG 10 2010

**STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**APPLICATION FOR ON-SITE WATER AND SEWER
SYSTEM APPROVAL
OR
DOCUMENTATION OF SYSTEM INSTALLATION**

I. GENERAL INFORMATION

Legal Description of the Location

ENTERED

Lot 13 Block 3 South Beach Ph. III

Applicant Name: Benjamin Robinson	Applicant is: (Check one) <input type="checkbox"/> Bank <input checked="" type="checkbox"/> Owner/builder	<input type="checkbox"/> Certified Installer, No. _____ <input type="checkbox"/> Engineer
Mailing Address 251 W. Roy Rd.	Type of Residence: <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family	Total Number Bedrooms 3
City, State, Zip Code Wasilla, Alaska 99654	Telephone: 232-7104	
Send Approval to: <input 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 checked="" 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: Unknown	
Well Data		Is the height of the well casing more the 12" above the ground? <input type="checkbox"/> Yes <input type="checkbox"/> No		
		Is a sanitary seal or well cap 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		
		Is well wire enclosed in conduit? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Date Drilled	Depth of Well (Feet)	Static Water Level (Feet)	Yield (If available)	Pump Rate (If available)
Separation Distance from the Well Casing to each of the Following Sources of Contamination:				
Septic/Holding Tank on Lot +100 Feet		Sewer Lines on Lot +25 Feet		Absorption Area on Lot +100 Feet
Closest Septic/Holding Tank on Adjacent Lot Feet		Closest Sewer Lines on Adjacent Lot Feet		Closest Edge of an Absorption Area on Adjacent Lot Feet
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: Water Sample Taken by: (Name)			On Lot On Adjacent Lot	
Address			Sampler is: <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: Well approval not requested at this time.				
I certify that the above information, and that provided in Section IV, is correct:				
Signature	Typed/Printed Name	Title	Date	

Note: Must be signed by a Certified Installer, Professional Engineer, DEC staff, or Owner/Builder

III. WASTEWATER DISPOSAL		Legal Description: Lot 13 Block 3 South Beach Ph. III	
<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 of Pumping
<input checked="" type="checkbox"/> Septic Tank Outfall Discharged To: Subsurface drain field		<input type="checkbox"/> Other (Specify): (Outhouse, Incinerator, etc.)	

NEW SYSTEM

Name of Installer Benjamin Robinson		Date Installed 5/19/2010	
<input checked="" type="checkbox"/> Owner/Builder <input type="checkbox"/> Certified Installer <input type="checkbox"/> Other: No.		Septic Tank Type/Manufacturer	
Septic Tank Size (Gallons) 1000	Number of Compartments 2	Soil Type and Rating SP-GP (150)	
Type Soil Absorption System Absorption Bed	Dimensions/Size Soil Absorption System 15' x 30' w/10" under pipes	Type/Quantity Backfill Material Used for Soil Absorption System 3/4-1.5" s. rock, 23 cyd	
Percolation Test Results (Attach Copy of Report) N/A Visual		Percolation Test by: (Name) N/A	
Minimum Ground Cover over Absorption Area +4 Feet	Minimum Ground Cover over Septic Tank +4 Feet	Cleanout Pipes/Caps Installed on Septic Tank <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Cleanout Pipes/Caps Installed on Absorp. System <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance To: n/a Feet	Water Supply Source on Lot Adjacent Lot +100 Feet	Nearest Body of Water + 100 Feet	Water Table/Bedrock + 4/+ 6 Feet
Lot Line Feet			

Comments/Recommendations

1. Holler Engineering logged a test hole, designed & inspected construction of this new septic system.

I certify that the above information, and that provided in Section IV, is correct:

Signature 	Typed/Printed Name Curtis E. Holler, P.E.	Title, Reg./Cert No., Inst. No. CE 9607	Date 5/20/2010
---	--	--	-------------------

NOTE: Must be signed by a Certified Installer, Professional Engineer, DEC staff, or approved Owner/Builder

☐ EXISTING SYSTEM

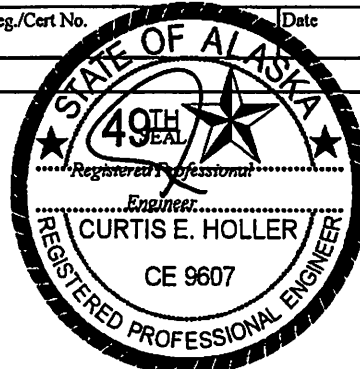
Name of Installer		Date Installed	
<input type="checkbox"/> Owner/Builder <input type="checkbox"/> Certified Installer <input type="checkbox"/> Other: No.		Septic Tank Type/Manufacturer	
Septic Tank Size (Gallons)	Number of Compartments	Soil Type and Rating	
Type Soil Absorption System	Dimensions/Size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

Comments/Recommendations

I certify that the above information, and that provided in Section IV, is correct:

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

NOTE: Must be signed by a Professional Engineer.





HOLLER ENGINEERING

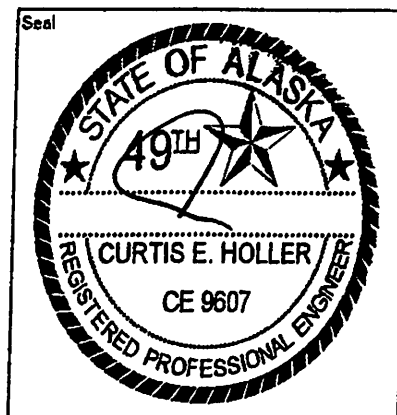
3375 N Sams Dr. Wasilla, Alaska (907) 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1

Performed For: BENJAMIN ROBINSON

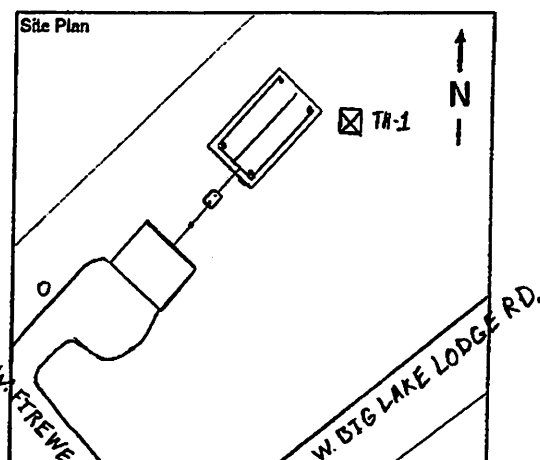
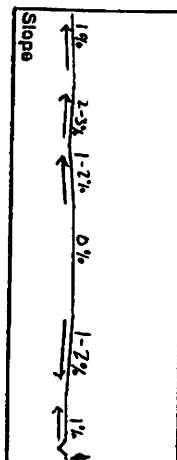
Legal Description: Lot 13 Block 3 South Beach Ph III



Depth, feet

Soil Type

0	OL, BROWN, ROOTS
1	ML, BROWN
2	SP, GRAY
3	ROCK TO 1/2"
4	CLEAN
5	GP-GW, GRAY, ROCK TO 4"
6	CLEAN
7	SP-GP, GRAY
8	ROCK TO 4"
9	CLEAN
10	
11	
12	
13	NO GROUND
14	WATER
15	NO SEEPS
16	
17	
18	
19	
20	
21	
22	



WAS GROUNDWATER ENCOUNTERED?

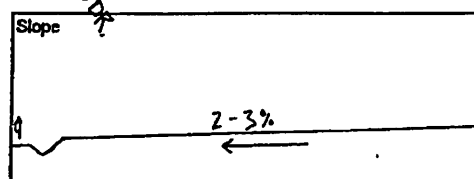
NO

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A



PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

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

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

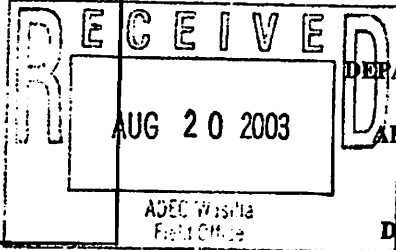
- Comments: RECOMMEND MIN SIZING 150 ft²/BR

- PERFORMED BY: J. DILLEY DATE: 5-14-10

APPENDIX D

Lot 4, Hollywood Heights Sub. DEC Documentation Plat #2002-105

Date Received:



STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

APPLICATION FOR ON-SITE WATER AND SEWER
SYSTEM APPROVAL

OR
DOCUMENTATION OF SYSTEM INSTALLATION

I. GENERAL INFORMATION

Legal Description of the Location

Lot 4, Hollywood Heights Subd.

Applicant Name:	Michael E. Anderson	Applicant Is: (Check one)	<input type="checkbox"/> Bank	<input type="checkbox"/> Certified Installer, No. _____
			<input type="checkbox"/> Owner/builder	<input checked="" type="checkbox"/> Engineer
Mailing Address	P.O. Box 87-3141	Type of Residence:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-Family
City, State, Zip Code	Wasilla, Alaska 99687	Telephone:	357-6304	
Send Approval to:	<input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Other (Give Name & Address)			
	Hold for pickup by Michael E. Anderson			

II. WATER SUPPLY SYSTEM

Source of Water and Containment (Check all that Apply)		Type of Water Supply System		Treatment of Water (Check all that Apply)	
<input checked="" type="checkbox"/> Well (Drilled or Driven)	<input type="checkbox"/> Surface (Identify) _____	<input checked="" type="checkbox"/> Private		<input type="checkbox"/> None	<input type="checkbox"/> Chlorination
<input type="checkbox"/> Roof Catchment		<input type="checkbox"/> Public (Serves more than one family)		<input type="checkbox"/> Filtration	<input type="checkbox"/> Mineral Removal
<input type="checkbox"/> Holding Tank	<input type="checkbox"/> Other (Identify) _____			<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 or well cap installed on the well casing?				<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is drainage unobstructed away from or around the casing within a radius of 10 feet of the well casing?				<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is well wire enclosed in conduit?				<input type="checkbox"/> Yes	<input type="checkbox"/> No
Date Drilled	Depth of Well (Feet)	Static Water Level (Feet)	Yield (If available)	Pump Rate (If available)	
Separation Distance 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 contaminant to well casing:				On Lot	
Water Sample Taken by: (Name)				On Adjacent Lot	
Address				Sampler Is:	
				<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:

I certify that the above information, and that provided in Section IV, is correct:

Signature <i>Michael E. Anderson</i>	Typed/Printed Name Michael E. Anderson	Title P.E./CE-4381	Date 7-30-03
---	---	-----------------------	-----------------

Note: Must be signed by a Certified Installer, Professional Engineer, DEC staff, or Owner/Builder

III. WASTEWATER DISPOSAL		Legal Description: Lot 4, Hollywood Heights Subd.	
<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 of Pumping
<input checked="" type="checkbox"/> Septic Tank Outfall Discharged To: Subsurface		<input type="checkbox"/> Other (Specify): (Outhouse, Incinerator, etc.)	

<input checked="" type="checkbox"/> NEW SYSTEM	
Name of Installer Joe Lorenzen	Date Installed 8/16/02
<input type="checkbox"/> Owner/Builder <input type="checkbox"/> Certified Installer No. <input checked="" type="checkbox"/> Other: Contractor	Septic Tank Type/Manufacturer Steel / Greer Tank
Septic Tank Size (Gallons) 1250	Number of Compartments 2
Type Soil Absorption System Bed	Dimensions/Size Soil Absorption System 18' X 30' X 1' ED
Percolation Test Results (Attach Copy of Report) Visual	Type/Quantity Backfill Material Used for Soil Absorption System 20 cy. .75" - 1.5" SR
Percolation Test by: (Name) T.L. Kimbrough / Ve-Tech	
Minimum Ground Cover over Absorption Area 4+ Ft	Minimum Ground Cover over Septic Tank 4+ Ft
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 L 100'+	Nearest Water Supply Source on Adjacent Lot 100'+
Nearest Body of Water Over 100 Feet	Water Table/Bedrock 4'+ / 6' + Feet
Lot Line Over 10 Feet	
Comments/Recommendations Foundation Cleanout Installed.	

I certify that the above information, and that provided in Section IV, is correct:

Signature <i>Michael E. Anderson</i>	Typed/Printed Name Michael E. Anderson	Title, Reg./Cert No., Inst. No. P.E./ CE-4381	Date 7-30-03
---	--	---	------------------------

NOTE: Must be signed by a Certified Installer, Professional Engineer, DEC staff, or approved Owner/Builder

☐ **EXISTING SYSTEM**

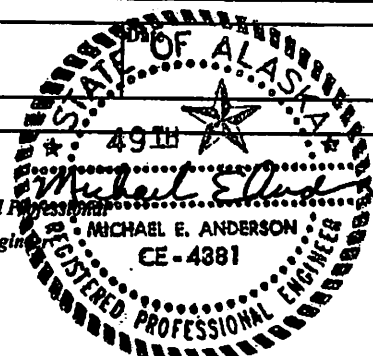
Name of Installer		Date Installed	
<input type="checkbox"/> Owner/Builder <input type="checkbox"/> Certified Installer No. <input type="checkbox"/> Other:		Septic Tank Type/Manufacturer	
Septic Tank Size (Gallons)	Number of Compartments	Soil Type and Rating	
Type Soil Absorption System	Dimensions/Size Soil Absorption System	Type/Quantity Backfill Material Used for Soil Absorption System	
Adequacy Test Results (Attach Copy of Report) <input type="checkbox"/> Pass <input type="checkbox"/> Fail		Adequacy Test Performed by: (Name)	
Date Septic Tank Pumped (Attach Copy of Receipt)			
Minimum Ground Cover over Absorption Area Feet	Minimum Ground Cover over Septic Tank Feet	Cleanout Pipes/Caps Installed on Septic Tank <input type="checkbox"/> Yes <input type="checkbox"/> No	Cleanout Pipes/Caps Installed on Absorption System <input type="checkbox"/> Yes <input type="checkbox"/> No
Separation Distance To: Water Supply Source on L over Feet	Nearest Water Supply Source on Adjacent Lot over Feet	Nearest Body of Water over Feet	Water Table/Bedrock Lot Line
Comments/Recommendations			
I certify that the above information, and that provided in Section IV, is correct:			
Signature <i>Michael E. Anderson</i>		Typed/Printed Name Michael E. Anderson	
Title, Reg./Cert No.			

NOTE: Must be signed by a Professional Engineer.

SEAL

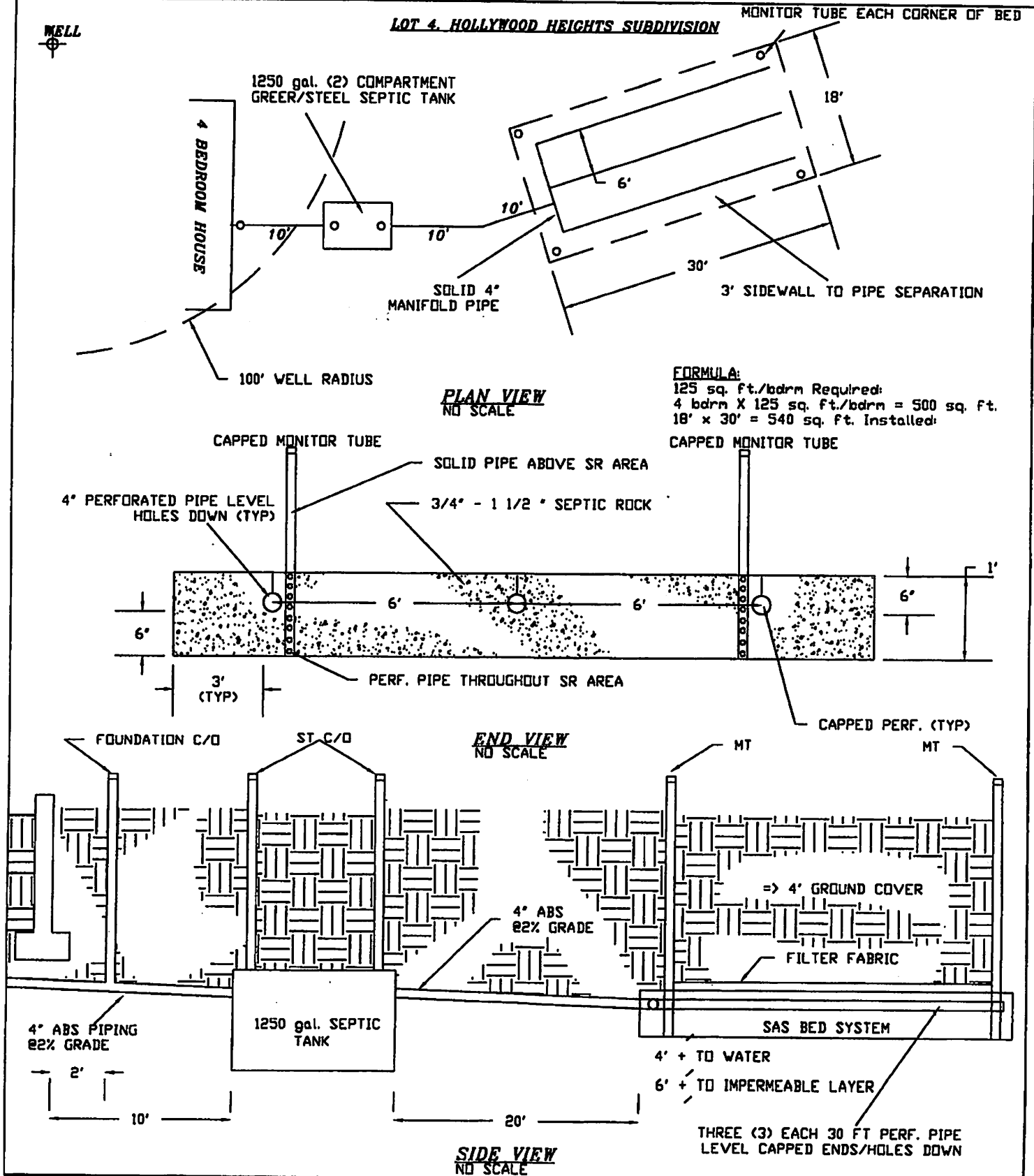
Registered Professional Engineer

Engineer



INSTRUCTIONS FOR DIAGRAM

- In a plan view, locate and identify each of the following:
 - Well
 - All Structures
 - Septic Tank
 - Soil Absorption System (Include Dimensions)
 - Surface Water
 - Sources of Contamination
 - Property Line
 - Closest septic tank on an adjacent property
 - Closest well on an adjacent property
 - Closest edge of an absorption field on an adjacent property
- Show distances between the well and each of the other items listed in 1.
- Show distances between water bodies and each of the other items listed in 1.
- In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:
 - Soil Cover
 - Absorption Material
 - Water Table
 - Bedrock
 - Discharge Pipes



STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

SOILS LOG - PERCOLATION TEST

PERFORMED FOR: JOE LORENZEN

DATE PERFORMED: 8/16/2002

LEGAL DESCRIPTION: LOT 4, HOLLYWOOD HEIGHTS S/D

TEST HOLE # 1
PROJECT # M0344

08/06

WELL GRADED SANDS W/GRAVELS
SW-125

BOH

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18

SLOPE

0%

SITE PLAN

SEE FUTURE ASBUILT

WAS GROUNDWATER
ENCOUNTERED? NO

IF YES, WHAT DEPTH? _____

DEPTH OF WATER
AFTER MONITORING: _____

DATE: _____

S
L
O
P
E

0%

TEST TYPE: ☐ PERCOLATION ☒ VISUAL

READING	DATE	GROSS TIME	NET TIME	DEPTH OF WATER	NET DROP
Start					
1					
Recharge					
2					
Recharge					
3					

PERC RATE: _____ MIN./INCH PERC. HOLE DIAMETER: _____
TEST RUN BETWEEN _____ FT. AND _____ FT.

COMMENTS: NO IMPERMEABLES ENCOUNTERED

TEST PERFORMED BY: T.L. KIMBROUGH

I, MICHAEL E. ANDERSON, CERTIFY THAT THIS TEST WAS PERFORMED IN ACCORDANCE
WITH ALL STATE AND MUNICIPAL GUIDELINES ON THIS DATE: _____

APPENDIX E

Lot 3, Nolan Sub. Addition #1 DEC Well Log Plat #95-71

by
DCC CO. dba
SULLIVAN WATER WELLS
P.O. BOX 670272, CHUGIAK, ALASKA 99567 • TELEPHONE 688-2759

Driller's Name COLE SULLIVAN

ATTENTION: It is the responsibility of the property owner to submit a copy of the well log to the proper authority. Municipality of Anchorage; Department of Health & Human Services; and/or Department of Environmental Conservation, MatSu Borough Department of Environmental Conservation.



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

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

May 5, 2022

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

Re: Plat Review

Dear Mr. Wagner:

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

- **Lakewood West End Estates**
- **Trapper Creek Fellowship**

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

- **Pre-App Gibb**
 - No direct access to East Outer Springer Loop Road from Lot 1. Access to be from Thuma Street.
- **Nolan Addition #1**
 - Request Lots 2A and 3A to have shared access to Big Lake Road
- **Church First Addition**
 - Request NDA to KGB Road from Lot 1.
 - Suggest drawings be adjusted to reflect latest acquisitions from active DOT&PF KGB project. Please see the attached detailed section drawing produced by the KGB Reconstruction project for more information.
 - Oppose vacation of Church Street right-of-way. KGB project design anticipates using the right-of-way to accommodate drainage from the road corridor.
- **Putnam – Treasure Island**
 - No Direct Access to Pittman Road
- **Adalilly Central**
 - Request NDA from Lot 1 and Lot 2 to Old Glenn Highway
 - Lots 1 and 6 to access Smith Road from proposed cul-de-sac.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT C

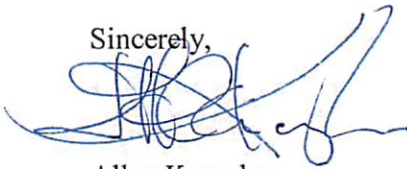
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

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) 269-0513 or allen.kemplen@alaska.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Allen Kemplen', with a stylized flourish at the end.

Allen Kemplen
Mat-Su Core Area Planner

cc: Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB Transportation Manager
Sean Baski, Chief, Highway Design
Danika Simpson, Property Management Supervisor, Right of Way
Tom Schmid, Highway Design Project Manager

Matthew Goddard

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Tuesday, May 10, 2022 9:40 AM
To: Matthew Goddard
Subject: RE: RFC Nolan Subdivision Add #1 RSB (MG)

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

Hi Matthew,

Alaska Department of Fish and Game has reviewed the proposed platting actions and has no objections. The proposed actions will not adversely affect fish, wildlife, habitat, or public access to public lands and waters. Thank you for the opportunity to review and comment on these platting actions.

Colton T. Percy

Habitat Biologist

Access Defense Program

Alaska Department of Fish and Game

Division of Wildlife Conservation

333 Raspberry Rd

Anchorage, AK 99518

907-267-2118

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

Sent: Friday, April 29, 2022 3:41 PM

To: Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; mokietew@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com

Subject: RFC Nolan Subdivision Add #1 RSB (MG)

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The following Link is a Request for Comments on the proposed Nolan Addition #1 RSB L1, L2, L3 & L5. Comments are due by **May 11, 2022**. Please let me know if you have any questions.

[Nolan Add #1 RSB L1 L2 L3 & L5](#)

Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

Matthew Goddard

From: Jamie Taylor
Sent: Monday, May 16, 2022 10:57 AM
To: Matthew Goddard
Cc: Elaine Flagg
Subject: RE: RFC Nolan Subdivision Add #1 RSB (MG)

Another late, but no comment.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, April 29, 2022 3:41 PM
To: allen.kempen@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; mokietew@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com
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[Nolan Add #1 RSB L1 L2 L3 & L5](#)

Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

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

Matthew Goddard

From: Adam Bradway
Sent: Monday, May 9, 2022 10:51 AM
To: Matthew Goddard
Cc: Gerrit Verbeek; Rick Antonio
Subject: RE: RFC Nolan Subdivision Add #1 RSB (MG)

Comments:

Transportation

The Big Lake Intersections Traffic Study identified the Hollywood, Big Lake Rd, W Big Lake Lodge Rd intersection as a future location for upgrade and suggested a roundabout as a potential solution. This intersection ranked 54th in the State for "Stop" controlled intersections in need of upgrade. The petitioner should be aware of this when designing any future development as this would likely require Right of Way acquisition from the subject parcel.

Big Lake Rd is a AKDOT&PF owned road and is identified as a Minor Arterial or Major Collector Level road depending on segment. Access to these classifications of roadways should be limited to reduce conflict points on roads designed for mobility. Where possible the proposed lots 2A and 3A should share access. AKDOT may require a permit for access and may require an update to any current access if there is a change in use.

Bike and Pedestrian travel has been identified as a priority in the Big Lake Community Comprehensive Plan, the 2018 AKDOT Big Lake Pedestrian Study, and MSB Safe Routes to Schools Plans. The petitioner should consider this for any future development and should make accommodations for pedestrian travel where possible. If more information is needed on how best to accommodate the petitioner can contact the MSB or AKDOT Planning Departments.

Adam Bradway

Matanuska-Susitna Borough: Planner II
350 E Dahlia Ave, Palmer, Alaska
(907) 861-8608

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, April 29, 2022 3:41 PM
To: allen.kempen@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; mokietew@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com
Subject: RFC Nolan Subdivision Add #1 RSB (MG)

Matthew Goddard

From: Jacque Malette
Sent: Monday, May 9, 2022 12:40 PM
To: Matthew Goddard
Subject: RE: RFC Nolan Subdivision Add #1 RSB (MG)

Hi Matthew,

It appears I have a different owner in title on L003.

Site Information

Account Number	54464000L003
Parcel ID	25936
TRS	S17N03W21
Abbreviated Description (Not for Conveyance)	NOLAN ADD #1 LOT 3
Site Address	3462 S Big Lake Rd
Ownership	
Owners	LAKESIDE LAUNDROMAT LLC
Primary Owner's Address	4870 SANDBURG CIR WASILLA AK 99654

Have a great day!

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, April 29, 2022 3:41 PM
To: allen.kemplen@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; mokietew@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com
Subject: RFC Nolan Subdivision Add #1 RSB (MG)

Hello,

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[Nolan Add #1 RSB L1 L2 L3 & L5](#)

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Matthew Goddard



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

May 3, 2022

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 plat and has no comments or recommendations.

- **Nolan Subdivision Addition #1 RSB
(MSB Case # 2022-061)**

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

Sincerely,

James Christopher

James Christopher
Right of Way & Compliance Technician
ENSTAR Natural Gas Company

EXHIBIT H

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, May 4, 2022 11:00 AM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Nolan Subdivision Add #1 RSB (MG)
Attachments: RFC Packet.pdf; 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,

MIREYA ARMESTO

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, April 29, 2022 3:41 PM
To: allen.kempen@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; mokitew@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Nolan Subdivision Add #1 RSB (MG)

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

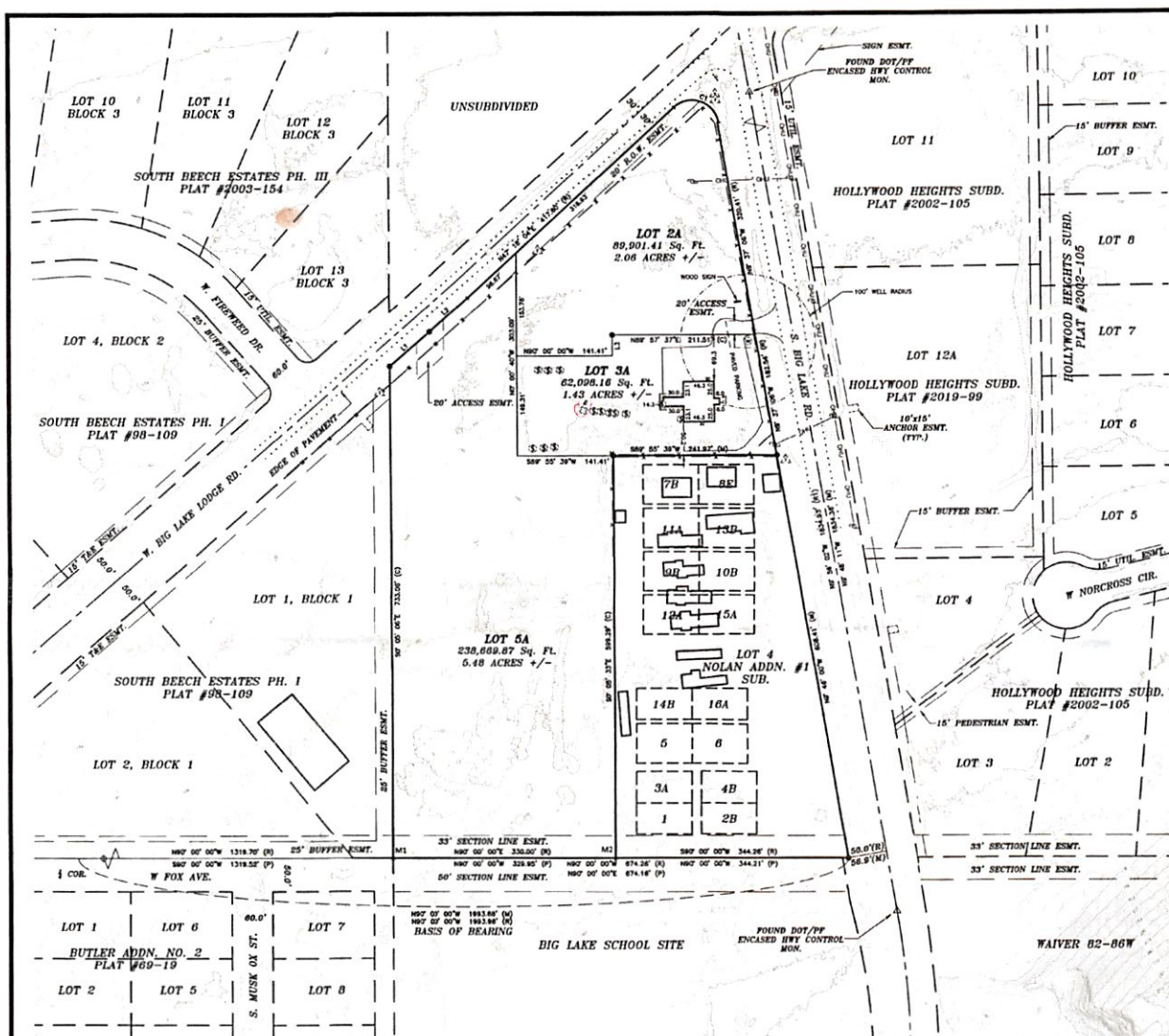
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[Nolan Add #1 RSB L1 L2 L3 & L5](#)

Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

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



Parcel Line Table

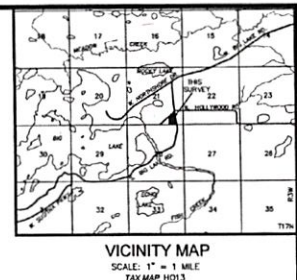
Line #	Length	Direction
L2	74.56	N48° 28' 37"E
L1	78.84	N48° 54' 36"E
L3	31.00	S07° 00' 40"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	85.93	40.00	123.09	N71° 09' 22"W	70.33

NOTES

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT.
- 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.
- THIS PLAT IS BASED ON RECORD PLAT #95-71 NOLAN SUBDIVISION, ADDITION NO. 1, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
- RIGHT OF THE PUBLIC AND/OR GOVERNMENT ENTITIES IN AND TO BUREAU OF LAND MANAGEMENT AND/OR STATE OF ALASKA SECTION LINE EASEMENT PURSUANT TO 43 U.S.C. 932 AS RATIFIED BY THE ALASKA STATUTE 19.10.010.
- EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF.
GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC.
RECORDED: SEPTEMBER 19, 1961
BOOK: 38 PAGE: 343
AFFECTS: BLANKET EASEMENT
- EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF.
GRANTED TO: MATANUSKA TELEPHONE ASSOCIATION, INC.
RECORDED: APRIL 19, 1974
BOOK: 81 PAGE: 980
AFFECTS: BLANKET EASEMENT
- NOTES AS SHOWN ON THE PLAT OF NOLAN SUBDIVISION, ADDITION NO. 1, PLAT NO. 95-71, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE.
- EASEMENT(S) AS DEFINED ON THE PLAT OF NOLAN SUBDIVISION, ADDITION NO. 1, PLAT NO. 95-71, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE.
- EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION AND INCIDENTAL PURPOSES, INCLUDING TERMS AND PROVISIONS THEREOF.
GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC.
RECORDED: JUNE 28, 2007
RECEPTION NO: 2007-010057-0
AFFECTS: BLANKET EASEMENT



CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY AFFIRM THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MAT-SU BOROUGH AND GRANT ALL EASEMENTS AS SHOWN.

DATE: _____

MCKENNA BROTHERS PROPERTIES, LLC
P.O. BOX 240007
ANCHORAGE, ALASKA 99524

MATHEW MCKENNA
MANAGING MEMBER

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF PAYMENT OF TAXES

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

DATE: _____

TAX COLLECTION OFFICIAL (BOROUGH): _____

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.

DATE: _____, 20____

PLANNING AND LAND USE DIRECTOR
ATTEST: _____

PLATTING CLERK

RECEIVED
APR 13 2022
PLATTING

As-Built & Plat of:
Nolan Subdivision Addition #1 RSB
A Resubdivision of Lots 1, 2, 3 & 5 Nolan Subdivision Addition No. 1
SE 1/4, SE 1/4
Section 21 T17N R03W S.M. Alaska
Palmer Recording District, Third Judicial District
State of Alaska
Containing 13.01 Acres More or Less

For Map: N013
Scale: 1"=80'
Drawn: KC / Checked: PS
AEC# 1815
Date: 04/12/2022
NSP Case No: N/A
SHEET: 1 of 1

FRONTIER
Surveyors
830 W 5th Avenue Suite E
Anchorage, Alaska 99518
Tel: 470-480-1000



APPROVED AS SHOWN
CORRECTED
BIG Sky Mapping, DATE 04/12/2022
GCI ENGINEERING & DESIGN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED 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 OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: _____ REGISTRATION NUMBER: _____

REGISTERED LAND SURVEYOR

Matthew Goddard

From: Sarah A. Brandt <Sarah.Brandt@mea.coop>
Sent: Tuesday, May 10, 2022 3:04 PM
To: Matthew Goddard
Cc: Manny M. Lopez
Subject: RE: RFC Nolan Subdivision Add #1 RSB (MG)
Attachments: sharpscan@mea.coop_20220510_145408.pdf

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

Hi Matthew,

MEA has an easement that was not recorded or listed on the plat. I recently recorded it and attached it here for your records. Thank you for the opportunity to comment.

Sarah Brandt

Right of Way Supervisor
Office: 907-761-9265
Cell: 907-715-8049
Sarah.Brandt@mea.coop



From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, April 29, 2022 3:41 PM
To: allen.kempen@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; akchief@mtaonline.net; hsfirewise@gmail.com; clinchnot@yahoo.com; mokitew@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; msb.hpc@gmail.com; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; MEA_ROW <MEAROW@mea.coop>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com
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[Nolan Add #1 RSB L1 L2 L3 & L5](#)

2022-010434-0

Recording District 311 Palmer

CC

05/06/2022 10:27 AM

Page 1 of 1



**MATANUSKA ELECTRIC ASSOCIATION, INC.
RIGHT OF WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),

Larry A. Levine & Karen Grey-Levine

whose address is 3301 Princeton Way Anchorage AK 99508
for a good valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the "Grantee") whose post office address is Box 2929 Palmer, Alaska 99645, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the Palmer Recording District, State of Alaska, and more particularly described as follows:

Nolan SUB ADD 1 LOT 2

being in Section 24, Township 17 N, Range 3W S.M., and to construct, reconstruct, rephase, repair, operate and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution line or system; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Grantee may from time to time deem advisable, including, by way of example and not by the way of limitation: the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer enclosures; to cut, trim and control the growth by machinery or otherwise of trees and shrubbery located within 15 feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the Grantee's expense shall remain the property of the Grantee, removable at the option of the Grantee.

The Grantee, its successors or assigns, is hereby expressly given and granted the right to assign said right-of-way and easement herein granted and conveyed, or any part thereof, or interest therein.

TO HAVE AND TO HOLD unto the GRANTEE, its successors or assigns, together with the right of ingress to and egress from the premises for the purpose herein granted.

The undersigned covenant that they are the owners of the above described lands, and that the said lands are free and clear of encumbrances and liens of whatsoever character except as may appear of record as of the date set forth below, and those held by the following persons: _____

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 14 day of May, 2008.

Larry A. Levine

Grantor

Karen Grey-Levine

Grantor

STATE OF ALASKA)SS-

THIS IS TO CERTIFY that on this 14th day of May, 2008 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Larry A. Levine

Karen Grey-Levine

Known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written

Carol N. Johnson
Notary Public in and of Alaska

SEAL

My commission expires 11-19-11



W/O <u>89525/1</u>	Subd <u>4464</u>	Plat <u>95-021</u>
P/S <u>S</u>	Misc _____	Map _____
Pole <u>BL 8</u>	Easement <u>2008453</u>	Quad _____

Return to: MEA, PO Box 2929, Palmer, AK 99645

Rev. 2/00

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



55373B03L012
SILVA ROBERT & JUDI
3800 MUSK OX DR
WASILLA AK 99623

37

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: MCKENNA BROTHERS PROPERTIES

REQUEST: The request is to create three lots from Lots 1, 2, 3 & 5, Nolan Addition #1, Plat No. 95-71 to be known as **NOLAN ADDITION #1 LOTS 2A, 3A & 5A**, containing 13.01 acres +/- . The property is located directly south of W. Big Lake Lodge Road and west of S. Big Lake Road (Tax ID # 4464000L001, L002, L003 & L005); within the SE ¼ Section 21, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **May 25, 2022**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail plattling@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Matthew Goddard** at (907) 861-7881. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [☒] Objection [] Concern

Name: Judith A. SILVA Address: 3800 S. MUSK OX Big Lake residence

ROBERT SILVA

Comments: This is already a high traffic-congested area, already
unable to "sell" homes etc in currently established sub-divisions.
So - what benefit to Big Lake & current home owners &
local businesses is there?? NONE! As local home owners we
strongly object! Judith A. Silva Robert Silva
Judith A. SILVA Robert SILVA

33' SECTION LINE ESM

1

4

D7.

CRYSTAL PL — —

10

~~(5271)~~⁷

S-DIG LAKE RD

7B	8E
11A	13B

12A	15A
14B	16A
5	6
3A	4B
1	2B

(1)

W FOX AVE

133' SECTION LINE ESMT

A8

29
28
27
26

1	BUTLE
2	(
3	
8	

AS

1	1
PELLETTES SUB	PELLETTES SUB
2	2

PELLETTI	PELLETTI
SUB	SUB

$$\begin{array}{|c|c|} \hline 2 & 2 \\ \hline \end{array}$$

HO 13 MAP

MSB Platting

From: Carolyn Haggard <dchaggard83@gmail.com>
Sent: Friday, May 6, 2022 1:45 PM
To: MSB Platting
Subject: Re: Subdivision of Nolan Add.

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

I would like to go on record as having no objection to McKenna Brothers Properties request to subdivide their Nolan Addition property.

Thank you,

Carolyn Haggard
14949 Big Lake Lodge Rd
Wasilla, AK 99623

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

RECEIVED

MAY 11 2022

PLATTING

217N03W21C009
MATANUSKA-SUSITNA BOROUGH
LIBRARY/BIG LAKE
350 E DAHLIA AVE
PALMER, AK 99645-6488

FIRST CLASS

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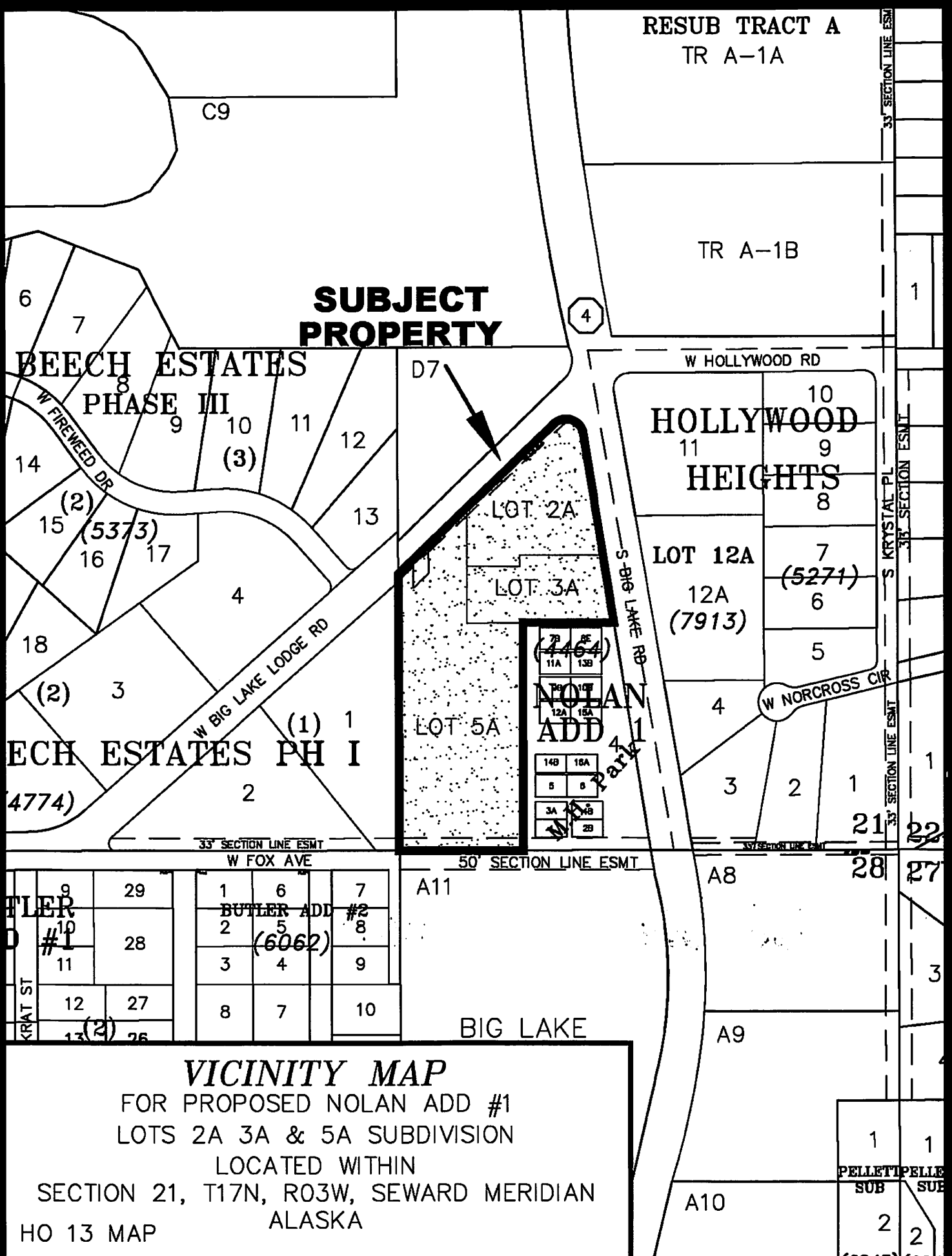
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☒ No Objection ☐ Objection ☐ Concern

Name: Hugh Leslie Address: MSB

Comments: _____

SUBJECT PROPERTY





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

217N03W21D007 11
DOYLE TRANSPORT LLC
2230 SPAR AVE
ANCHORAGE AK 99501

FIRST CLASS

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☒ No Objection [] Objection [] Concern

Name: James C Doyle Address: 2230 Spar Ave - Anch 99504

Comments: I have no objection to this platting change.

James C Doyle