



**SOILS:** A soils report was submitted by Mark Hansen, a professional engineer. The report certified the soils are adequate for on-site wastewater disposal and no bedrock or groundwater was encountered in the two test pits. The lot slopes towards the lake on the south and the slopes are gradual and do not prohibit construction of conventional septic systems. Each lot in the proposed subdivision has more than 10,000 sq. ft. useable septic area in addition to more than 10,000 sq. ft. useable building area. **(Exhibit C)**

**COMMENTS:**

MSB Planning stated the property is located within the Knik Sled Dog and Recreation Special Land Use District; all development should comply with MSB 17.20. Structures should be in compliance with setback requirements. **(Exhibit E)** Staff notes nothing in this special land use district prohibits this platting action.

MSB Land & Resource Management stated they had no objections and no MSB land is affected. **(Exhibit F)**

MSB Department of Public Works Engineer and Road Superintendent have no comments. **(Exhibit G)**

MTA has no objections. **(Exhibit H)**

Enstar has no comments, recommendations or objections. **(Exhibit I)**

GCI stated they approved the subdivision as shown. **(Exhibit J)**

No other agency, MSB department or public comments have been received.

**CONCLUSION for ABBREVIATED PLAT:**

The proposed plat for LaVanway Subdivision, located within Section 11, Township 16 North, Range 3 West, Seward Meridian, Alaska is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plat*. The proposed lots have 10,000 sq. ft. of contiguous useable septic area and 10,000 sq. ft. of building area pursuant to MSB 43.20.281.

There are no agency, MSB department or public objections to this plat.

**RECOMMENDATIONS for ABBREVIATED PLAT:**

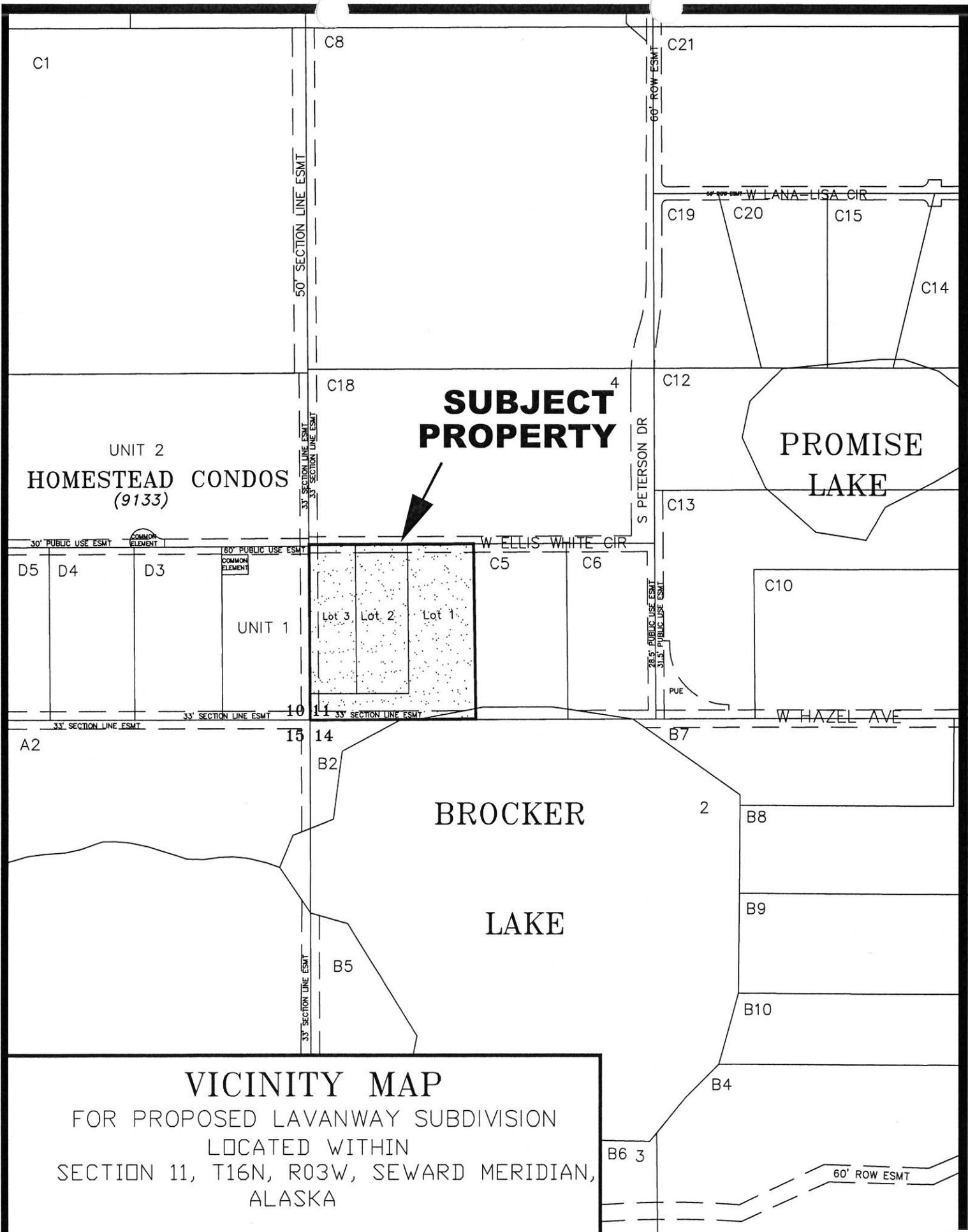
Staff recommends approval of LaVanway Subdivision, located within Section 11, Township 16 North, Range 3 West, Seward Meridian, Alaska contingent on the following recommendations:

1. Pay postage and advertising fees.

2. Provide updated Certificate to Plat executed within 90 days prior to recording.
3. Provide beneficiary affidavits from holders of legal and equitable interest.
4. Taxes and special assessments must be current prior to recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
5. Show or list all easements of record on final plat.
6. Submit recording fee payable to State of Alaska, Dept. of Natural Resources.
7. Submit final plat in full compliance with Title 43.

**FINDINGS for ABBREVIATED PLAT:**

1. The abbreviated plat of LaVanway Subdivision, is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plat*.
2. There are no agency, MSB department or public objections to this plat.
3. The proposed lot has the required frontage onto a public road per MSB 43.20.320 *Frontage* and the required water frontage per MSB 43.20.340.
4. Proposed lots have access from W. Ellis White Circle; a Borough maintained road.
5. Three lots are being created from one lot containing 9.50 acres more or less.
6. A civil engineer certified that the proposed lots have 10,000 sq. ft. of useable septic area and 10,000 sq. ft. of useable building area as required by MSB 43.20.281.
7. There are driveway permits on file for the two existing driveways.
8. The property is located within the Knik Sled Dog and Recreation Special Land Use District; all development should comply with MSB 17.20. Staff notes nothing in this special land use district prohibits this platting action.



**SUBJECT  
PROPERTY**

UNIT 2  
HOMESTEAD CONDOS  
(9133)

PROMISE  
LAKE

BROCKER  
LAKE

**VICINITY MAP**

FOR PROPOSED LAVANWAY SUBDIVISION  
LOCATED WITHIN  
SECTION 11, T16N, R03W, SEWARD MERIDIAN,  
ALASKA

GOOSE BAY 01 MAP

**EXHIBIT A**

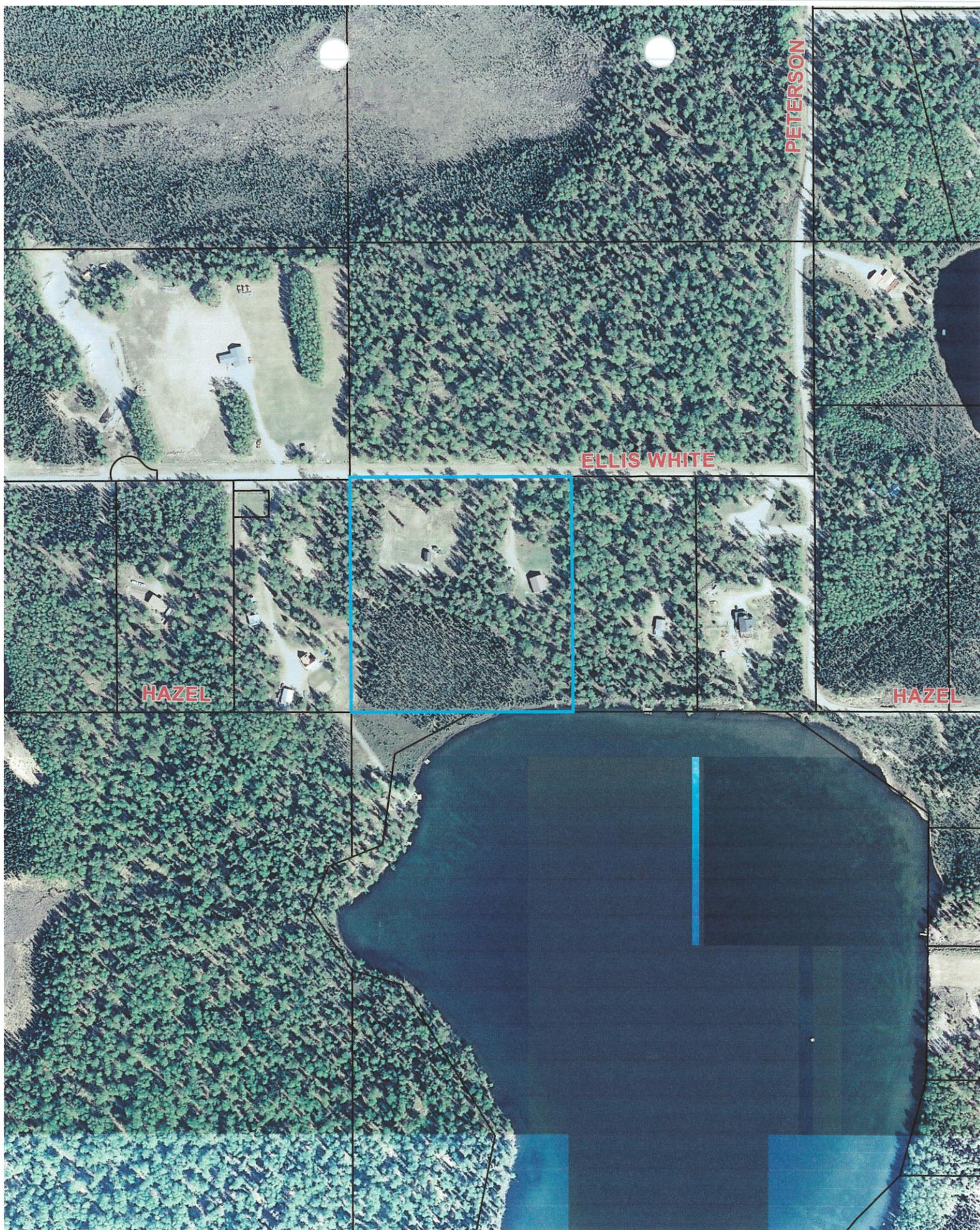


EXHIBIT B



# MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

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

## Lavanway Subdivision

Wasilla, Alaska  
Geotechnical Investigation

RECEIVED  
SEP 19 2016  
PLATTING

### September 2016

Prepared for: Hanson Surveying & Mapping  
305 E Fireweed Ave  
Palmer, AK 99645

Prepared by: Tyler Hansen, EIT

Approved by: **Mark Hansen, P.E.**  
2605 N. Old Glenn Hwy.  
Palmer, AK 99645  
Phone: (907) 745-4721



9-12-2016



# MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

2605 N Old Glenn Hwy, Palmer, AK 99645

Phone: (907) 745-4721

e-mail: mhpe@mtaonline.net

## Lavanway Subdivision

Wasilla, Alaska

### Contents

Report Narrative 2 pages

#### Location Information

Vicinity Map 1 page  
Test Pit Location Map 1 page

#### Test Pits

Test Pit Logs 2 Plates  
Log Graphics Key 1 page

#### Soil Testing

Sieve Test Report 2 pages  
Soil Sample Summary 1 page

#### Supplemental Information

ASTM Soil Classification Chart  
Frost Design Soil Classification  
Plasticity Chart



# MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY

2605 N Old Glenn Hwy, Palmer, AK 99645

Phone: (907) 745-4721

e-mail: mhpe@mtaonline.net

# Lavanway Subdivision

## Wasilla, Alaska

### Geotechnical Investigation

September 2016

#### Location

The subject property is located on the north side of Brocker Lake approximately 10 miles southwest of Wasilla Alaska. The address is 13126 W Ellis White Cir, Wasilla, Alaska. It is lot C17, Sec. 11, T16N, R3W, Seward Meridian, Alaska.

#### Scope of Investigation

This investigation is to verify useable areas for platting purposes.

The proposed subdivision divides one 9.51 acre parcel into three parcels of 4.67 acres, 2.55 acres, and 2.29 acres.

#### Findings

1. The soil observed at typical septic depth consists of poorly graded and well graded gravel with silt and sand (GP-GM)/(GW-WM), poorly graded sand with silt and gravel (SP-SM), and silty sand with gravel (SM). These soils are adequate for on-site wastewater disposal.
2. Ground water was not observed in the test pits.
3. No bedrock was encountered in the test pits.

#### General Topography and Previous Use

The lot generally slopes towards the lake on the south. Slopes are gradual and do not prohibit construction of conventional septic systems. Vegetation is

primarily birch, cottonwood, and spruce with grass planted in the cleared areas. Proposed lot 1 currently has a residence and working septic system. There are small farm structures on proposed lot 2.

## **Useable Area**

Each lot in the proposed subdivision has more than 10000 square feet suitable for septic in addition to more than 10000 square feet suitable for building. Usable septic area is limited to areas more than 100 feet away from Brocker Lake. The low grounds on the south side of the lots likely have shallow ground water prohibiting septic systems.

## **Field Exploration**

The investigation included 2 test pits. Exploration was conducted on August 25, 2016 using a Hitachi EX120 excavator operated by George Alder. Exploration was supervised and the test holes logged by Tyler Hansen. No soil conditions were encountered in the test pits that would prohibit conventional septic systems. The test holes were located by handheld GPS. GPS coordinates are recorded on the test pit log.

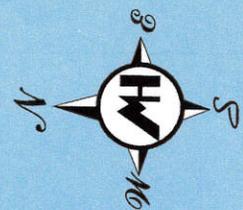
The test pit locations are shown on the attached test pit location map.

## **Test pit Logs**

Descriptions of the soils encountered are recorded on the right side of the field logs. Also shown are properties such as cobble and boulder presence, which was observed in the field, but not reflected in the samples. When taking the field samples we attempted to obtain representative samples of the 3" minus portion of the soils but did not intentionally include particles larger than 3" in the samples. The moisture content, type, and location of samples, and the general soil type are shown graphically on the left side. Since the soil contained particles much larger than 3", It is important that the description on the log be considered, and not just the gradation analyses.

## **Laboratory**

In the laboratory, sieve analyses were performed on selected sample from typical septic depth. The results are shown on the sieve test report attached. Note that the analyses do not show the cobbles that were present in the soil, but not included in the sample.



# Vicinity Map



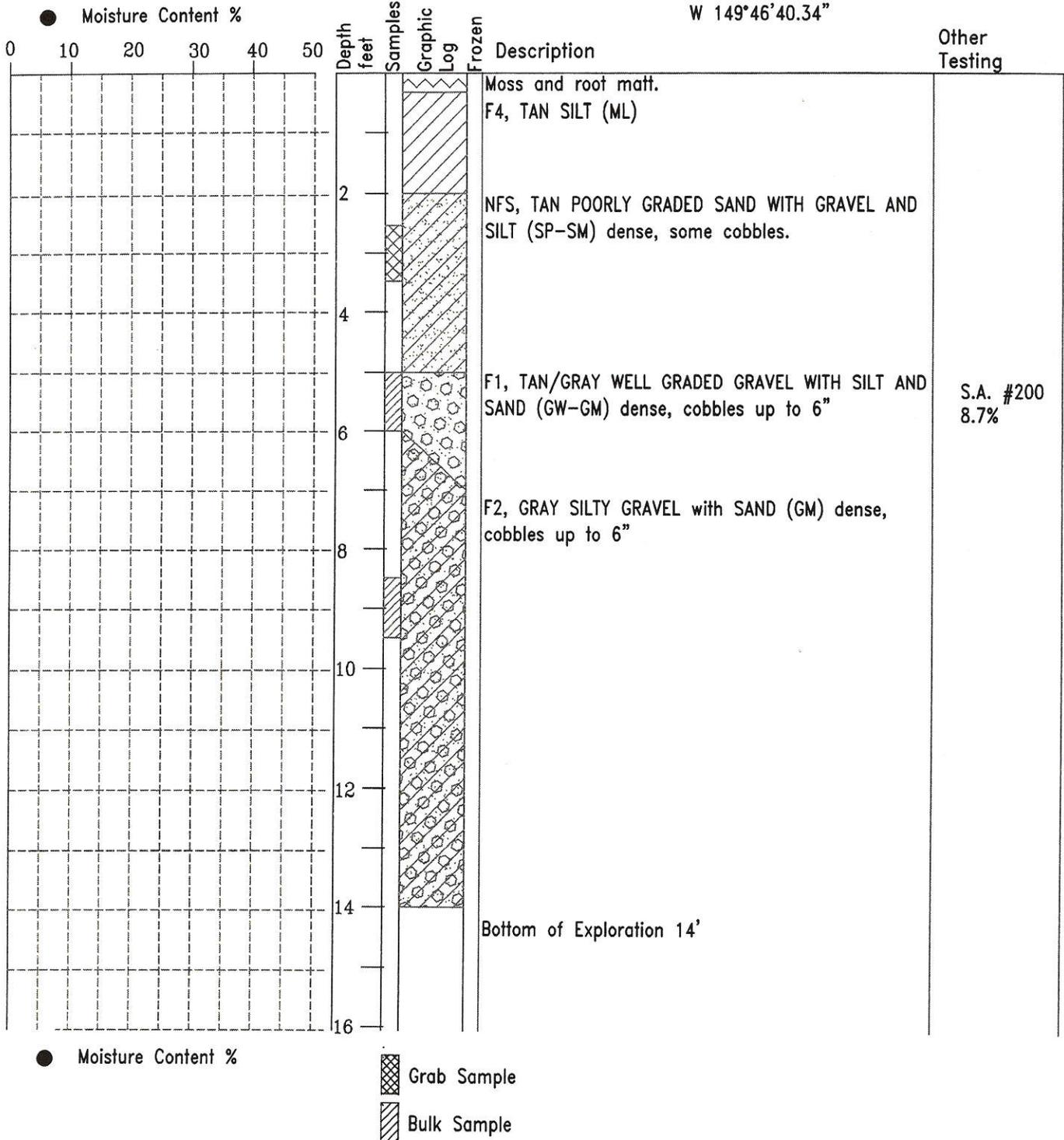
# Log of Test Pit 1

Exploration: August 25, 2016

Equipment: EX120

Location: N 61°29'7.90"

W 149°46'40.34"



Mark Hansen P.E.

Consulting Engineers Testing Laboratories  
2605 N. Old Glenn Hwy., Palmer, AK 99645  
(907) 745-4721

Job No.: 16092 Date: August 2016

## Log of Test Pit 1

Lavanway Subdivision  
Hanson Surveying & Mapping  
305 E Fireweed Ave  
Palmer, AK 99645

Plate  
1

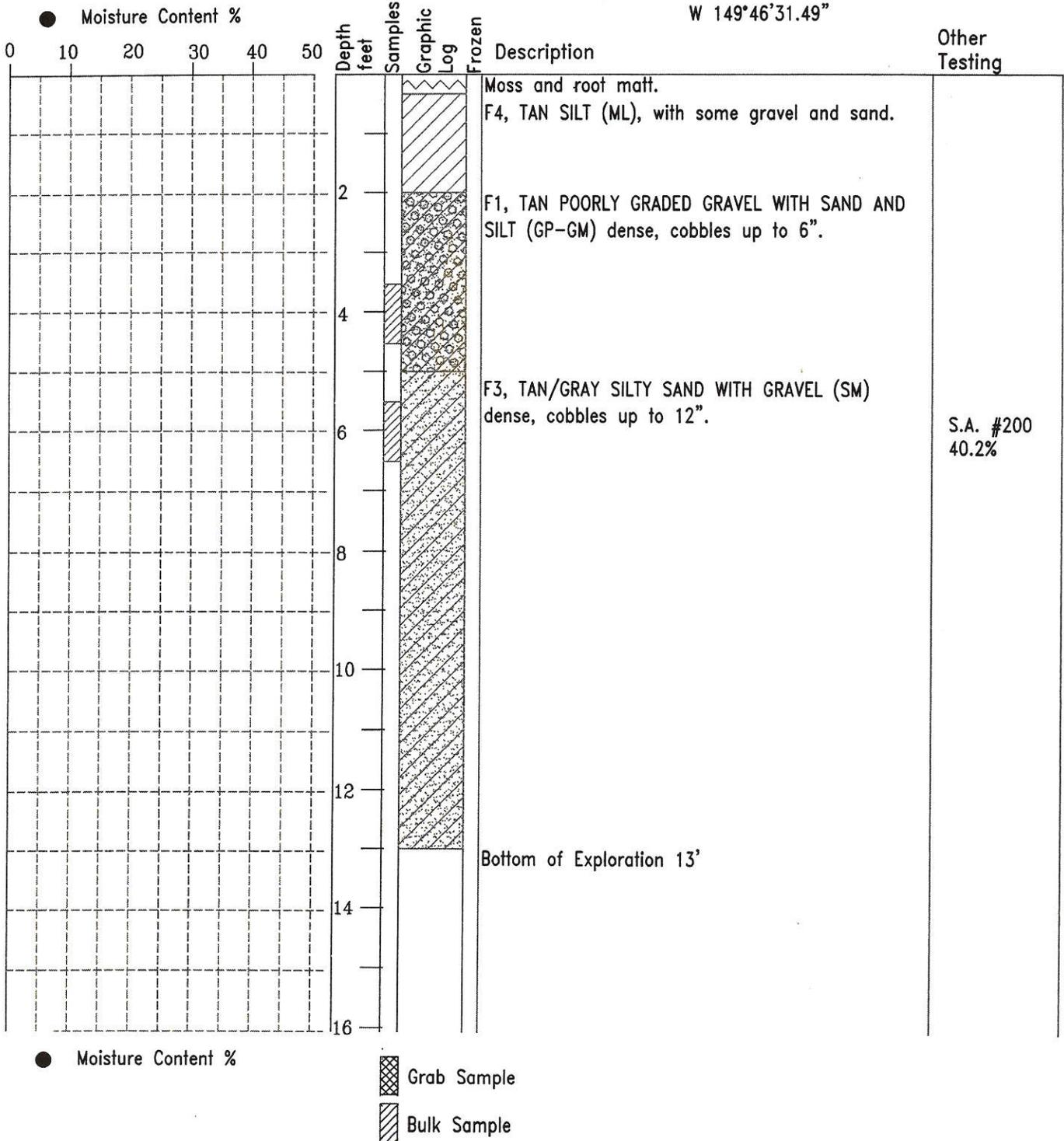
# Log of Test Pit 2

Exploration: August 25, 2016

Equipment: EX120

Location: N 61°29'7.27"

W 149°46'31.49"



Mark Hansen P.E.

Consulting Engineers Testing Laboratories  
2605 N. Old Glenn Hwy., Palmer, AK 99645  
(907) 745-4721

Job No.: 16092 Date: August 2016

## Log of Test Pit 2

Lavanway Subdivision  
Hanson Surveying & Mapping  
305 E Fireweed Ave  
Palmer, AK 99645

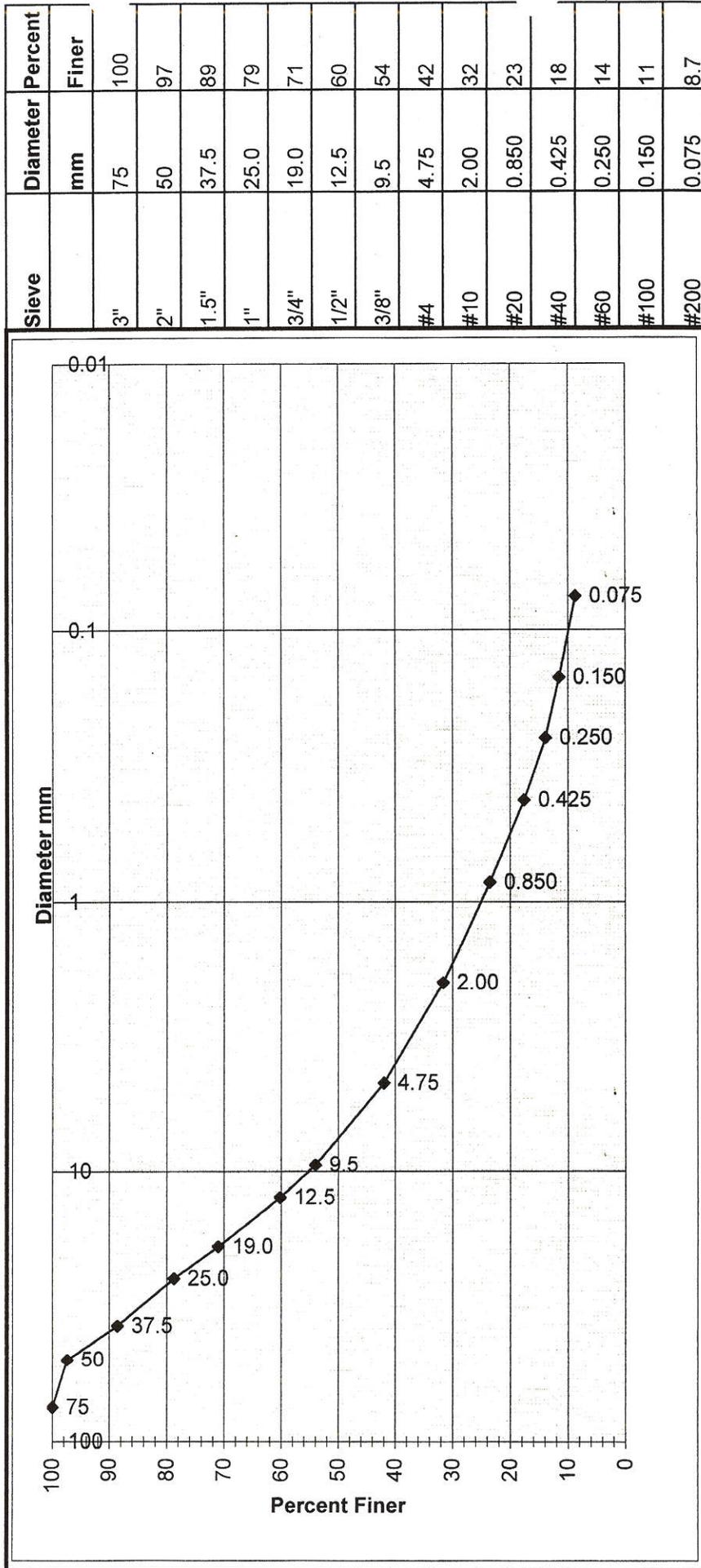
Plate  
2

# GRAPHICS LOG KEY

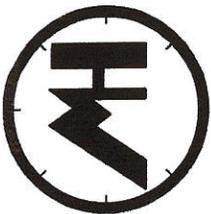
GW		WELL GRADED GRAVEL, SANDY GRAVEL
GP		POORLY GRADED GRAVEL, SANDY GRAVEL
GM		SILTY GRAVELS, SILT SAND GRAVEL MIXTURES
GC		CLAYEY GRAVELS, CLAY SAND GRAVEL MIXTURES
SW		WELL GRADED SAND, GRAVELLY SAND
SP		POORLY GRADED SAND , GRAVELLY SAND
SM		SILTY SAND, SILT GRAVEL SAND MIXTURES
SC		CLAYEY SAND, CLAY GRAVEL SAND MIXTURES
ML		INORGANIC SILT, VERY FINE SAND, ROCK FLOUR
CL		GRAVELLY AND SANDY CLAY, SILTY CLAY
OL		ORGANIC SILT AND CLAY OF LOW PLASTICITY
MH		ORGANIC SILT
CH		INORGANIC CLAY, FLAT CLAY
OH		ORGANIC SILT, CLAY OF HIGH PLASTICITY
Pt		PEAT AND OTHER HIGHLY ORGANIC SOILS
		ASPHALT CONCRETE PAVEMENT
		ROCK
		CONCRETE



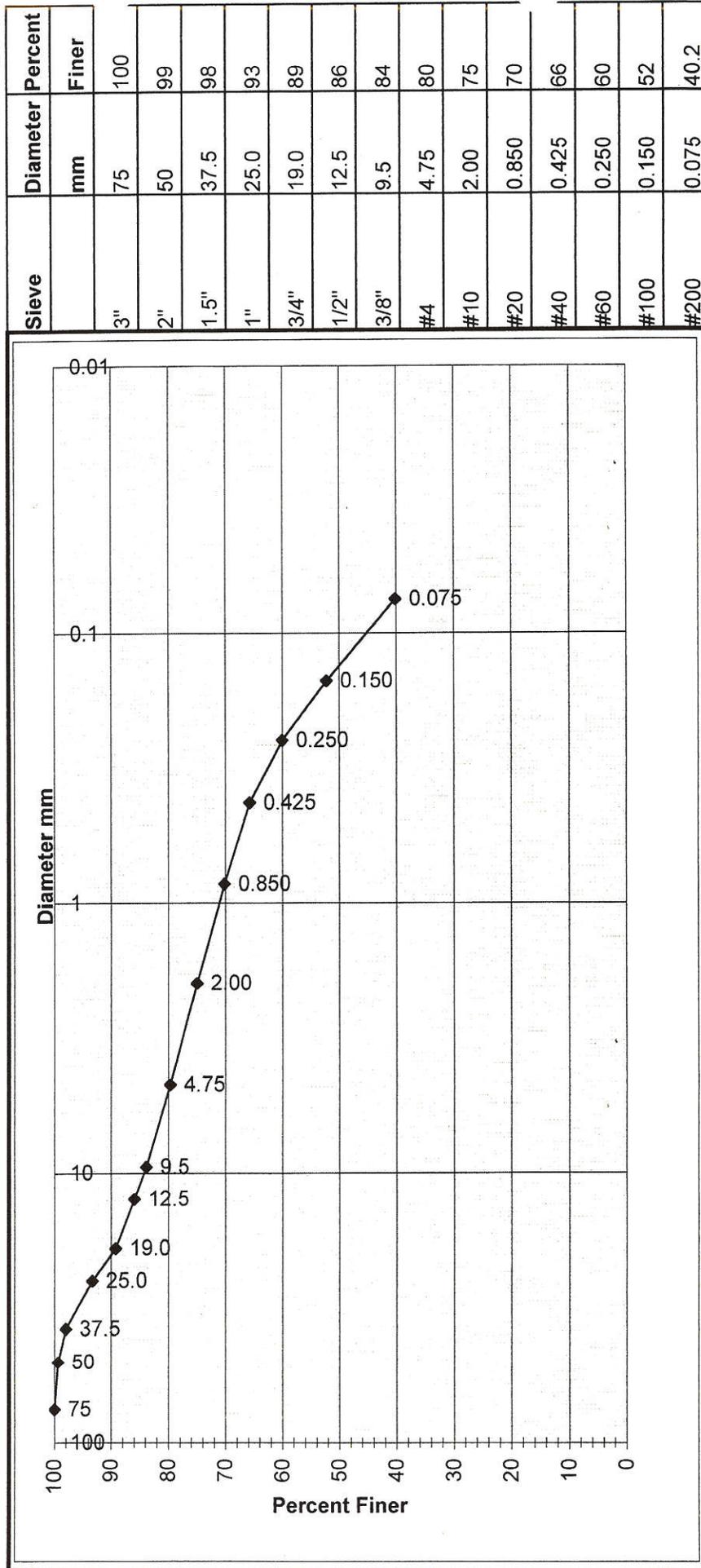
**MARK HANSEN P.E.**  
 CONSULTING ENGINEERS TESTING LABORATORY  
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
 e-mail: mhpe@mtaonline.net



Client: **Hanson Surveying** Soil Description: Well Graded Gravel with Silt and Sand  
 Project: Lavanway Subdivision Unified Classification: GW-GM  
 Sample Location: TP# 1 @ 5' Date: 9/11/2016  
 C<sub>u</sub>= 111 Sample Date: 8/25/2016  
 C<sub>c</sub>= 2.3 Proj. no: 16092



**MARK HANSEN P.E.**  
 CONSULTING ENGINEERS TESTING LABORATORY  
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
 e-mail: mhpe@mtonline.net



Client: **Hanson Surveying** Soil Description: Silty Sand with Gravel  
 Project: Lavanway Subdivision Unified Classification: SM  
 Sample Location: TP# 2 @ 6' Date: 9/11/2016  
 Sample Date: 8/25/2016  
 Proj. no: 16092



# MARK HANSEN P.E.

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## LABORATORY TESTING SUMMARY

### Lavanway Subdivision Hanson Surveying & Mapping

Exploration: August 25, 2016

Test Hole	Depth Feet	Moisture	Visual Classifications		Pass #200 Other	Sample Size Grams
			Frost Class	Unified Class		
1	3	-	NFS	SP-SM		-
1	5	-	F1	GW-GM	8.7%	21203
1	9	-	F2	GM		-
2	4	-	F1	GP-GM		-
2	6	-	F3	SM	40.2%	18773

# ASTM Soil Classification Chart

Criteria for assigning Group Symbols and Group Names Using Laboratory Tests <sup>A</sup>		Soil Classification	
		Group Symbol	Group name <sup>B</sup>
Coarse-Grained Soils More than 50% retained on No. 200 sieve	Gravels	GW	Well graded gravel <sup>F</sup>
	More than 50% of coarse fraction retained on No. 4 sieve.	GP	Poorly graded gravel <sup>F</sup>
	Sands	GM	Silty gravel <sup>F,G,H</sup>
	50% or more of coarse fraction passed No. 4 sieve	GC	Clayey gravel <sup>F,G,H</sup>
	Silts and Clays	SW	Well graded sand
Fine-Grained Soils 50% or more passes the No. 200 Sieve	More than 50% of coarse fraction retained on No. 4 sieve.	SP	Poorly graded sand <sup>I</sup>
	Sands with fines more than 12% fines <sup>C</sup>	SM	Silty sand <sup>G,H,I</sup>
	Sands with fines less than 12% fines <sup>D</sup>	SC	Clayey sand <sup>G,H,I</sup>
	Inorganic	CL	Lean Clay <sup>K,L,M</sup>
	Organic	ML	Silt <sup>K,L,M</sup>
Highly organic soils	Organic	OL	Organic Clay <sup>K,L,M,N</sup>
	Inorganic	CH	Organic silt <sup>K,L,M,O</sup>
	Organic	MH	Fat Clay
	Primarily organic matter, dark in color, and organic odor	OH	Elastic silt <sup>K,L,M</sup>
		PT	Organic Clay <sup>K,L,M,P</sup> Organic silt <sup>K,L,M,Q</sup> Peat

<sup>A</sup> Based on the material passing the 3-in. (75-mm) sieve.

<sup>B</sup> If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name

<sup>C</sup> Gravels with 5 to 12% fines require dual symbols

<sup>D</sup> GW-GM well-graded gravel with silt

<sup>E</sup> GW-GC well-graded gravel with clay

<sup>F</sup> GP-GM poorly graded gravel with silt

<sup>G</sup> GP-GC poorly graded gravel with clay

<sup>H</sup> Sands with 5 to 12X fines require dual symbols

<sup>I</sup> SW-SM well-graded sand with silt

<sup>J</sup> SW-SC well-graded sand with clay

<sup>K</sup> SP-SM poorly graded sand with silt

<sup>L</sup> SP-SC poorly graded sand with clay

<sup>M</sup>  $Cu = D_{60}/D_{10}$      $Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$

<sup>N</sup> PI plots on or above "A" line.

<sup>O</sup> PI plots below "A" line.

<sup>F</sup> If soil contains  $\geq 15\%$  sand, add "with sand" to group name

<sup>G</sup> If fines classify as CL-ML, use dual symbol GC-GM or SC-SM

<sup>H</sup> If fines are organic, add "with organic lines" to group name.

<sup>I</sup> If soil contains  $\geq 15\%$  gravel, add "with gravel" to group name.

<sup>J</sup> If Atterberg limits plot in hatched area, soil is a CL-ML, silty soil.

<sup>K</sup> If soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel," whichever is predominant.

<sup>L</sup> If soil contains  $\geq 30\%$  plus No. 200, predominantly sand, add "sandy" to group name.

<sup>M</sup> If soil contains  $\geq 30\%$  plus No. 200, predominantly gravel, add "gravelly" to group name.

<sup>N</sup>  $PI \geq 4$  and plots on or above "A" line.

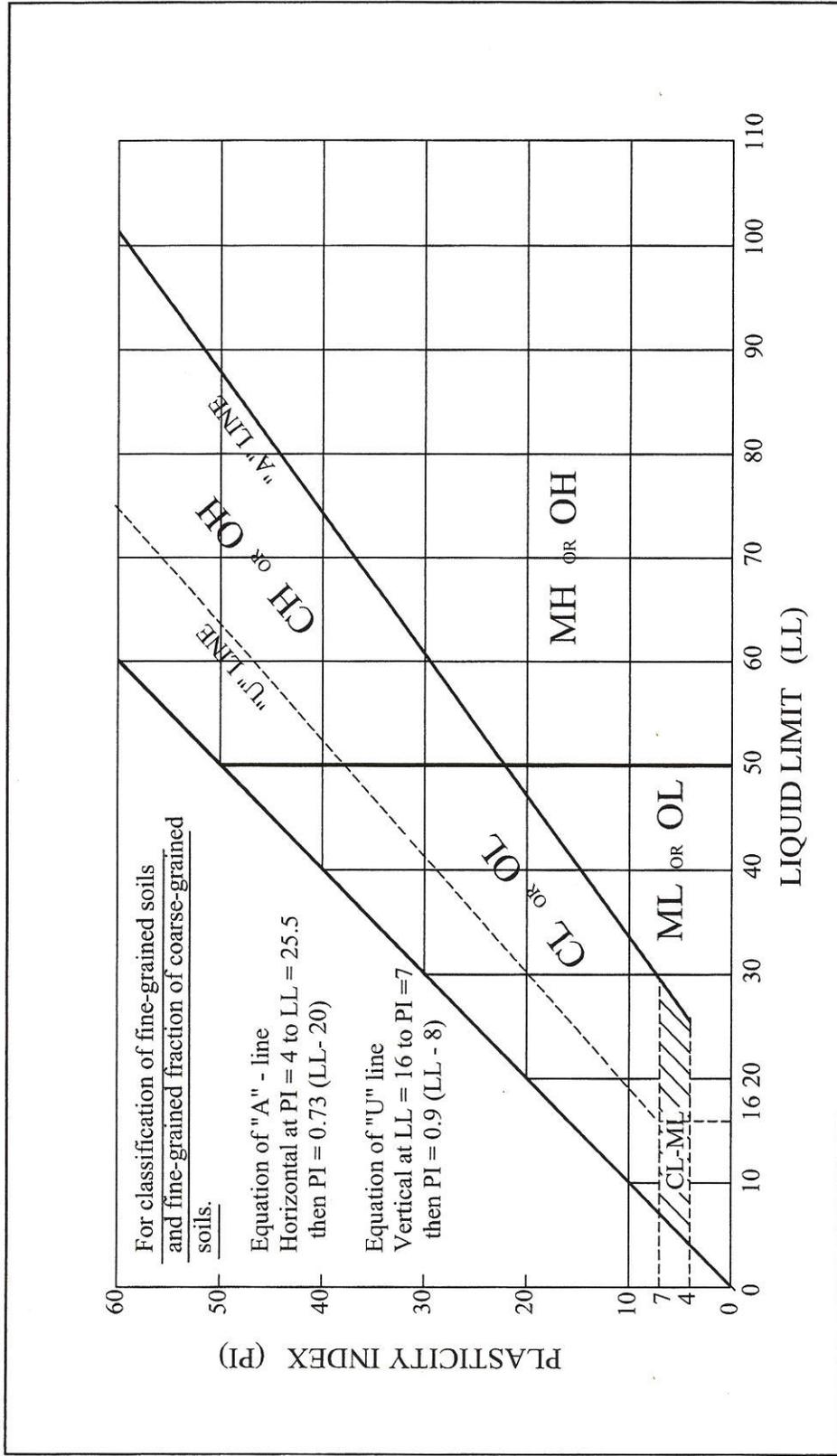
<sup>O</sup>  $PI < 4$  or plots below "A" line.

<sup>P</sup> PI plots on or above "A" line.

<sup>Q</sup> PI plots below "A" line.

U.S. Corps of Engineers  
Frost Design Soil Classification

Frost group	Soil Type	Percentage finer than 0.02mm, by weight	Typical soil types under Unified Soil Classification System
NFS	Sands and Gravelly soils	< 3	SP, SW, GP, GW
F1	Gravelly soils	3 to 10	GW, GP, GW-GM, GP-GM
F2	(a) Gravelly soils (b) Sands	10 to 20 3 to 15	GM, GW-GM, GP-GM SW, SP, SM, SW-SM, SP-SM
F3	(a) Gravelly soils (b) Sands, except very fine silty sands (c) Clays, PI >12	>20 >15 ----	GM, GC SM, SC CL, CH
F4	(a) All silts (b) Very fine silty sands (c) Clays, P <sub>I</sub> <12 (d) Varved clays and fine-grained, banded sediments	---- >15 ---- ----	ML, MH SM CL, CL-ML CL and ML CL, ML, and SM; CL, CH, and ML; CL, CH, ML, and SM



Plasticity Chart



PARCEL A-2 MSB WAIVER# 96-40-PWm  
(BOOK 872, PAGES 408-411)

UNIT 2

W. ELLIS WHITE CIRCLE

LOT 3  
99,820 SQ. FT  
2.29 ACRES ±

LOT 2  
110,963 SQ. FT  
2.55 ACRES ±

LOT 1  
203,236 SQ. FT  
4.67 ACRES ±

PARCEL C  
MSB WAIVER#  
83-117-PWm  
(83-244W)

UNIT 1

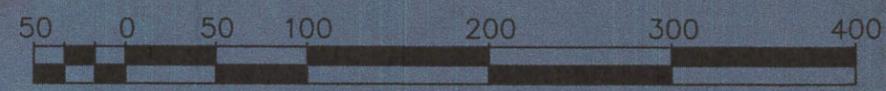
HOMESTEAD  
CONDOMINIUMS  
UNITS 1 AND 2  
(PLAT 2011-67)

33' SECTION LINE EASEMENT  
33' SECTION LINE EASEMENT

33' SECTION LINE EASEMENT

U.S.  
GOVERNMENT  
LOT 2, SEC.  
14, T.16N.  
R.3W. S.M.  
AK

BROCKER LAKE



SCALE IN FEET

NOTES

1. THE IMAGERY SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83(CORS96 EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD88(GEOID09)



HANSON SURVEYING & MAPPING LLC  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907)746-7738



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KNIK, ALASKA  
LAVANWAY  
SUBDIVISION  
PROJECT OVERVIEW

FILE: 16-149  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
DWG.#: 16-149CS  
DATE: 09-16-16  
SCALE: 1:100  
LOCATION: T.16N.R.3W.S.11 SM

SHEET 1 OF 3

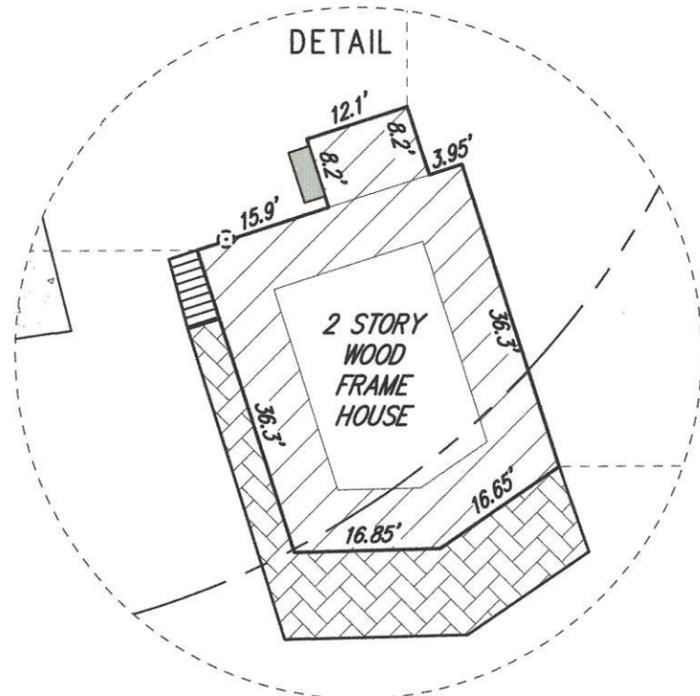
PARCEL A-2 MSB WAIVER# 96-40-PWm  
(BOOK 872, PAGES 408-411)

UNIT 2

UNIT 1  
HOMESTEAD  
CONDOMINIUMS  
UNITS 1 AND 2  
(PLAT 2011-67)

PARCEL C  
MSB WAIVER#  
83-117-PWm  
(83-244W)  
LEGEND

- RECOVERED BLM BRASS CAP
- RECOVERED REBAR
- RECOVERED PLASTIC CAP
- SET PRIMARY MONUMENT
- SET MONUMENT
- WATER WELL
- SEPTIC VENT/CLEANOUT
- ANCHOR GUY
- UTILITY POLE
- FENCE
- OVERHEAD ELECTRIC
- DECK/PORCH
- BUILDING
- GRAVEL ROAD/DRIVEWAY
- CONCRETE PAD



NOT TO SCALE

LOT 3  
99,820 SQ. FT  
2.29 ACRES ±

LOT 2  
110,963 SQ. FT  
2.55 ACRES ±

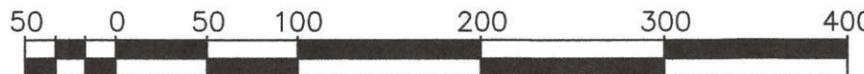
LOT 1  
203,236 SQ. FT  
4.67 ACRES ±

S89° 48' 39"E 425.95'

U.S.  
GOVERNMENT  
LOT 1, SEC. 15,  
T.16N. R.3W.  
S.M. AK

U.S.  
GOVERNMENT  
LOT 2, SEC.  
14, T.16N.  
R.3W. S.M.  
AK

BROCKER LAKE

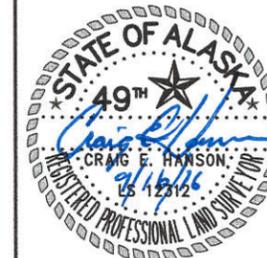


SCALE IN FEET

R.O.W. EASEMENT  
(PER MSB WAIVER  
96-40-PWm)



HANSON SURVEYING & MAPPING LLC  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907)746-7738



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SEP 9 2016

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KNIK, ALASKA  
LAVANWAY  
SUBDIVISION  
AS-BUILT - PROPOSED SUBDIVISION

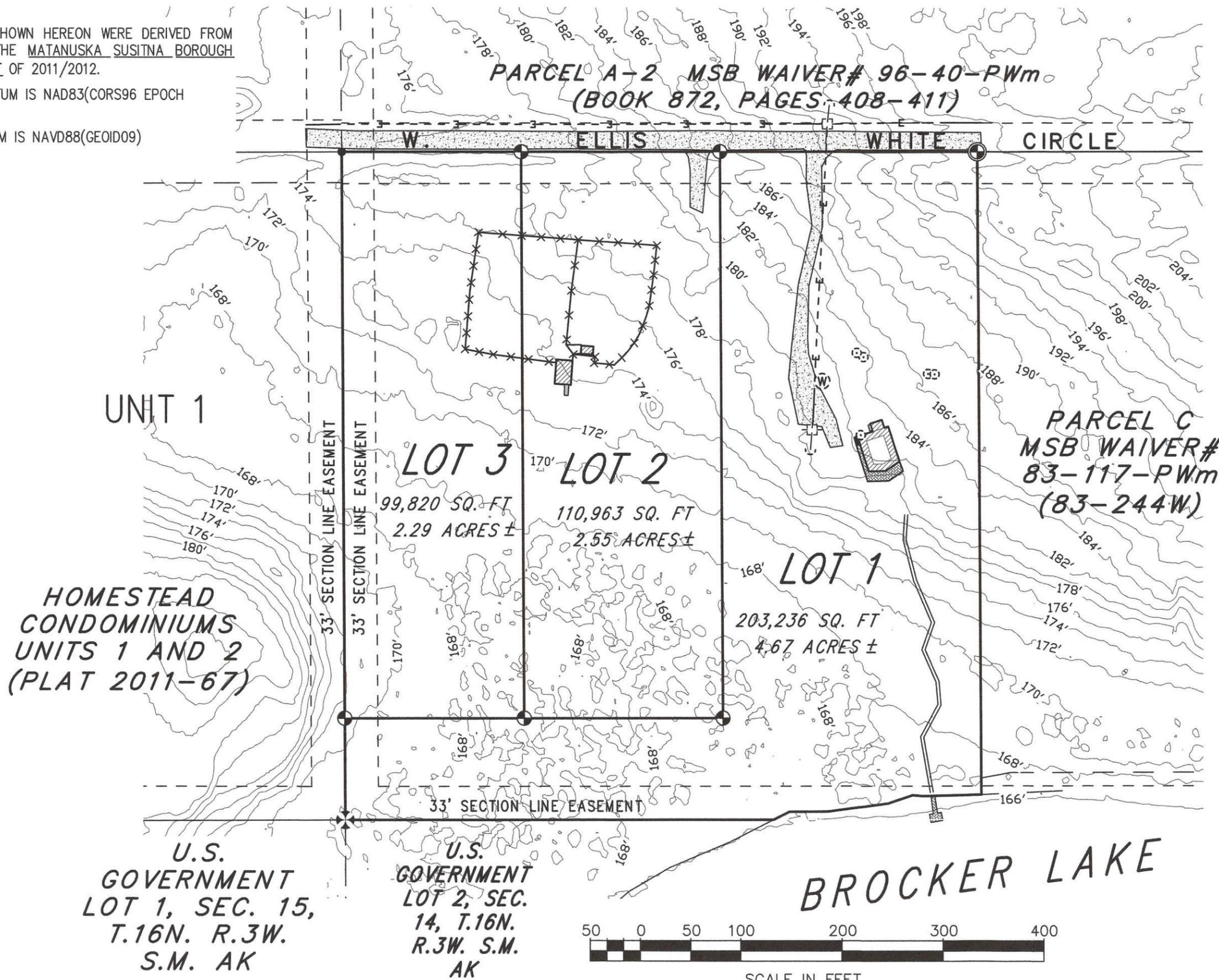
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DRAWN BY: SDN  
CHECKED: CEH  
DWG.#: 16-149CS  
DATE: 09-16-16  
SCALE: 1:100  
LOCATION:  
T.16N.R.3W.S.11 SM

SHEET 2 OF 3

EXHIBIT D-2

**NOTES**

1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83(CORS96 EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD88(GEIOD09)



**HOMESTEAD  
CONDOMINIUMS  
UNITS 1 AND 2  
(PLAT 2011-67)**

**U.S.  
GOVERNMENT  
LOT 1, SEC. 15,  
T.16N. R.3W.  
S.M. AK**

**U.S.  
GOVERNMENT  
LOT 2, SEC.  
14, T.16N.  
R.3W. S.M.  
AK**

**PARCEL A-2 MSB WAIVER# 96-40-PWm  
(BOOK 872, PAGES 408-411)**

**LOT 3  
99,820 SQ. FT  
2.29 ACRES ±**

**LOT 2  
110,963 SQ. FT  
2.55 ACRES ±**

**LOT 1  
203,236 SQ. FT  
4.67 ACRES ±**

**PARCEL C  
MSB WAIVER#  
83-117-PWm  
(83-244W)**

**BROCKER LAKE**



**HANSON SURVEYING & MAPPING LLC**  
305 E. FIREWEED AVE.  
PALMER, ALASKA 99645  
(907)746-7738



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SEP 19 2016

**PLATTING**

**KNIK, ALASKA  
LAVANWAY  
SUBDIVISION  
EXISTING CONTOURS**

FILE: 16-149  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
DWG.#: 16-149CS  
DATE: 09-16-16  
SCALE: 1:100  
LOCATION:  
T.16N.R.3W.S.11 SM

SHEET 3 OF 3

## Cheryl Scott

---

**From:** Susan Lee  
**Sent:** Monday, October 03, 2016 8:27 AM  
**To:** Cheryl Scott  
**Subject:** RE: 2nd Correction on RFC for Lavanway

This property is located within the Knik Sled Dog and Recreation Special Land Use District; all development should comply with MSB code Chapter 17.20. Structures should be in compliance with setback requirements.

Susan

Susan Lee  
Planner II  
Matanuska-Susitna Borough  
907-861-7862 (Direct Line)  
907-861-7876 (FAX)

---

**From:** Cheryl Scott  
**Sent:** Friday, September 30, 2016 3:28 PM  
**To:** holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers; brian.young@usps.gov; kelleyg@mtaonline.net; cc1@wwdb.org; ken@slauson.us; mikeasaun@yahoo.com; John Aschenbrenner; Richard Boothby; Elizabeth Derbonne; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; mearow@matanuska.com; rglenn@mta-telco.com; jthompson@mta-telco.com; jennifer.diederich@enstarnaturalgas.com; robin.leighty@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; dblehm@gci.com; Dan Mayfield  
**Subject:** 2nd Correction on RFC for Lavanway

OK folks, this should be the last time I send you this RFC (I hope). The RFC is corrected to read: comments due on **October 17, 2016** and the Abbreviated Plat hearing is **October 26, 2016**.

Thanks all, have a good weekend.

Cheryl Scott  
Platting Technician  
Matanuska-Susitna Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645  
(907) 861-8692 ph  
(907) 861-8407 fax  
[cheryl.scott@matsugov.us](mailto:cheryl.scott@matsugov.us)

---

**From:** Cheryl Scott  
**Sent:** Friday, September 30, 2016 12:36 PM  
**To:** [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); Corps of Engineers; [brian.young@usps.gov](mailto:brian.young@usps.gov); [kelleyg@mtaonline.net](mailto:kelleyg@mtaonline.net); [cc1@wwdb.org](mailto:cc1@wwdb.org); [ken@slauson.us](mailto:ken@slauson.us); [mikeasaun@yahoo.com](mailto:mikeasaun@yahoo.com); John Aschenbrenner; [rboothby@matsugov.us](mailto:rboothby@matsugov.us); Elizabeth Derbonne; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole



# MATANUSKA-SUSITNA BOROUGH

## Community Development

### Land & Resource Management

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7869 • Fax (907) 861-8635

#### MEMORANDUM

DATE: October 3, 2016  
TO: Fred Wagner, Platting Officer  
FROM: Land & Resource Management *MSC*  
SUBJECT: Preliminary Plat Comments / Case #2016-138

---

Platting Tech: Cheryl Scott  
Public Hearing: October 12, 2016  
Applicant / Petitioner: Lavanway  
TRS: 16N03W11  
Tax ID: 16N03W11C017  
Subd: Lavanway Subdivision  
Tax Map: GB 01

#### Comments:

- No MSB land affected.
- No objections to proposed subdivision.

## Cheryl Scott

---

**From:** Jamie Taylor  
**Sent:** Monday, October 17, 2016 10:43 AM  
**To:** Platting  
**Cc:** Cheryl Scott  
**Subject:** RE: 2nd Correction on RFC for Lavanway

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](mailto:jamie.taylor@matsugov.us)  
<http://www.matsugov.us/>

---

**From:** Cheryl Scott  
**Sent:** Friday, September 30, 2016 3:28 PM  
**To:** holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers; brian.young@usps.gov; kelleyg@mtaonline.net; cc1@wwdb.org; ken@slauson.us; mikeasaun@yahoo.com; John Aschenbrenner; Richard Boothby; Elizabeth Derbonne; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; mearow@matanuska.com; rglen@mta-telco.com; jthompson@mta-telco.com; jennifer.diederich@enstarnaturalgas.com; robin.leighty@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; dblehm@gci.com; Dan Mayfield  
**Subject:** 2nd Correction on RFC for Lavanway

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Cheryl Scott  
Platting Technician  
Matanuska-Susitna Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645  
(907) 861-8692 ph  
(907) 861-8407 fax  
[cheryl.scott@matsugov.us](mailto:cheryl.scott@matsugov.us)

---

**From:** Cheryl Scott  
**Sent:** Friday, September 30, 2016 12:36 PM

## Cheryl Scott

---

**From:** Scott Sanderson  
**Sent:** Monday, October 03, 2016 8:47 AM  
**To:** Cheryl Scott  
**Cc:** Jim Jenson; Terry Dolan  
**Subject:** FW: 2nd Correction on RFC for Lavanway  
**Attachments:** RFC [LaVanway \(CS\).pdf](#); Lavanway.PDF

I see no issues.

Scott Sanderson  
Mat-Su Borough  
Road Superintendent I  
907-861-7757 Desk  
907-354-3470 Cell

---

**From:** Jim Jenson  
**Sent:** Monday, October 03, 2016 8:12 AM  
**To:** Scott Sanderson  
**Cc:** Terry Dolan  
**Subject:** FW: 2nd Correction on RFC for Lavanway

RSA 17

---

**From:** Cheryl Scott  
**Sent:** Friday, September 30, 2016 3:28 PM  
**To:** [holly.zafian@alaska.gov](mailto:holly.zafian@alaska.gov); [mark.fink@alaska.gov](mailto:mark.fink@alaska.gov); Corps of Engineers; [brian.young@usps.gov](mailto:brian.young@usps.gov); [kelle yg@mtaonline.net](mailto:kelle yg@mtaonline.net); [cc1@wwdb.org](mailto:cc1@wwdb.org); [ken@slauson.us](mailto:ken@slauson.us); [mikeasaun@yahoo.com](mailto:mikeasaun@yahoo.com); John Aschenbrenner; Richard Boothby; Elizabeth Derbonne; Eric Phillips; Michael Weller; Sheila Armstrong; Tracy McDaniel; Terry Dolan; Jim Jenson; Jamie Taylor; Nicole Wilkins; Theresa Taranto; Susan Lee; Eileen Probasco; Jessica Smith; Frankie Barker; Permit Center; Andy Dean; [mearow@matanuska.com](mailto:mearow@matanuska.com); [rglenn@mta-telco.com](mailto:rglenn@mta-telco.com); [jthompson@mta-telco.com](mailto:jthompson@mta-telco.com); [jennifer.diederich@enstarnaturalgas.com](mailto:jennifer.diederich@enstarnaturalgas.com); [robin.leighty@enstarnaturalgas.com](mailto:robin.leighty@enstarnaturalgas.com); [row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com); [ospdesign@gci.com](mailto:ospdesign@gci.com); [dblehm@gci.com](mailto:dblehm@gci.com); Dan Mayfield  
**Subject:** 2nd Correction on RFC for Lavanway

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Cheryl Scott  
Platting Technician  
Matanuska-Susitna Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645  
(907) 861-8692 ph  
(907) 861-8407 fax  
[cheryl.scott@matsugov.us](mailto:cheryl.scott@matsugov.us)

## Cheryl Scott

---

**From:** Becky Glenn <rglenn@mta-telco.com>  
**Sent:** Monday, October 03, 2016 7:29 AM  
**To:** Cheryl Scott  
**Cc:** Jessica Thompson  
**Subject:** RE: 2nd Correction on RFC for Lavanway

Cheryl,

MTA has reviewed the preliminary plat for Lavanway. MTA has no objections.

Thank you for the opportunity to review and comment.

Becky Glenn  
MTA

**From:** Cheryl Scott [mailto:Cheryl.Scott@matsugov.us]  
**Sent:** Friday, September 30, 2016 3:28 PM  
**To:** holly.zafian@alaska.gov; mark.fink@alaska.gov; Corps of Engineers <regpagemaster@usace.army.mil>; brian.young@usps.gov; kelleyg@mtaonline.net; cc1@wwdb.org; ken@slauson.us; mikeasaun@yahoo.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Richard Boothby <Richard.Boothby@matsugov.us>; Elizabeth Derbonne <elizabeth.derbonne@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Michael Weller <Michael.Weller@matsugov.us>; Sheila Armstrong <Sheila.Armstrong@matsugov.us>; Tracy McDaniel <Tracy.McDaniel@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Nicole Wilkins <Nicole.Wilkins@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Susan Lee <Susan.Lee@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Jessica Smith <Jessica.Smith@matsugov.us>; Frankie Barker <Frankie.Barker@matsugov.us>; Permit Center <PermitCenter@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Becky Glenn <rglenn@mta-telco.com>; Jessica Thompson <jthompson@mta-telco.com>; jennifer.diederich@enstarnaturalgas.com; robin.leighty@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; dblehm@gci.com; Dan Mayfield <Dan.Mayfield@matsugov.us>  
**Subject:** 2nd Correction on RFC for Lavanway

**Be wary of unsolicited attachments, even from people you know** - If something seems suspicious you may want to check with the person who supposedly sent the message to make sure it's legitimate before opening any attachments.

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Thanks all, have a good weekend.

Cheryl Scott  
Platting Technician  
Matanuska-Susitna Borough  
350 E. Dahlia Ave.  
Palmer, AK 99645



**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

October 4, 2016

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

Subject: Abbreviated Plat Request for Comments – **Lavanway Subdivision**  
(Case No. 2016-138)

Dear Ms. Scott:

ENSTAR Natural Gas Company has reviewed the subject Abbreviated Plat and has no comments, recommendations, or objections.

If you have any questions, please feel free to contact me at 907-334-7944 or by email at [cassie.wohlgemuth@enstarnaturalgas.com](mailto:cassie.wohlgemuth@enstarnaturalgas.com).

Sincerely,

A handwritten signature in blue ink, appearing to read "Cassie Wohlgemuth", with a long horizontal flourish extending to the right.

Cassie Wohlgemuth  
Right-of-Way & Compliance Technician  
ENSTAR Natural Gas Company

*Sent via email to MSB Platting Division*

**EXHIBIT I**

GCI

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH BY PLAT RESOLUTION NUMBER 2011-01-01, AS BEING APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NUMBER 2011-01-01, 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, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM AWARE OF THE REQUIREMENTS THAT THIS PLAT ACTUALLY MEETS AS REQUIRED AND THAT ALL OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR \_\_\_\_\_

LINE #	LENGTH	BEARING
L1	17.56	N63° 45' 50"E
L2	38.15	N89° 49' 53"E
L3	60.15	N82° 47' 56"E
L4	25.35	N71° 16' 08"E
L5	10.06	S84° 52' 25"E
L6	20.47	N88° 45' 46"E
L7	28.99	N89° 28' 50"E
L8	9.02	N87° 29' 10"E

**NOTES**

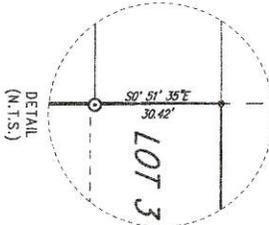
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWER DISPOSAL SYSTEM SHALL BE PERMITTED ON THIS LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE, THE DETERMINATION OF WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- THIS SUBDIVISION IS SUBJECT TO MATANUSKA ELECTRIC ASSOCIATION BLANKET EASEMENTS RECORDED ON DECEMBER 5, 1980 AND JUNE 2, 1995 IN BOOK 224 PAGE 147 AND BOOK 808 PAGE 817 RESPECTIVELY.

UNIT 1

UNIT 2

**HOMESTEAD CONDOMINIUMS UNITS 1 AND 2 (PLAT 2011-67)**

**PARCEL A-2 MSB WAIVER# 96-40-PWm (BOOK 872, PAGES 408-411)**



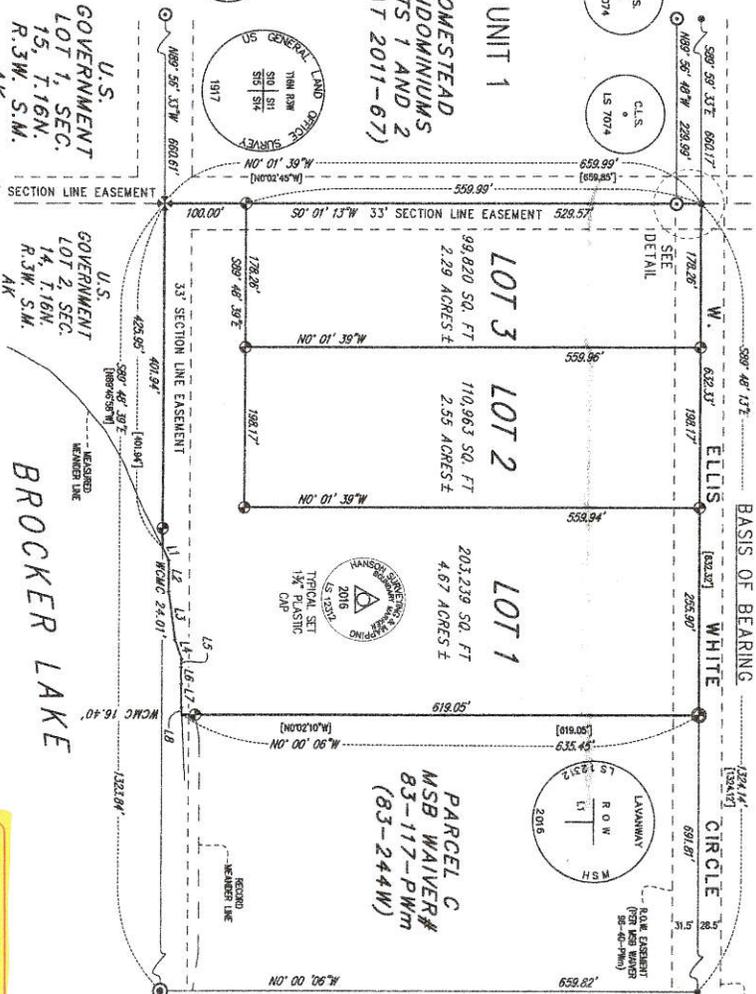
**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_, AGAINST THE PARCELS SHOWN HEREIN IN THE SUBDIVISION OR RESUBDIVISION, HEREIN HAVE BEEN PAID.

TAX COLLECTION OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_ (MATANUSKA-SUSTINA BOROUGH)

**LEGEND**

- RECOVERED 2" ALU BRASS CAP MONUMENT
- RECOVERED 1" IRON PIPE
- RECOVERED PLASTIC CAP ON 1/2" REBAR
- RECOVERED W/ REBAR
- SET 2" ALUMINUM POST MONUMENT
- SET PLASTIC CAP ON W/ REBAR
- MEASURED DATA
- RECORD PER MSB WAIVER 96-40-PWm



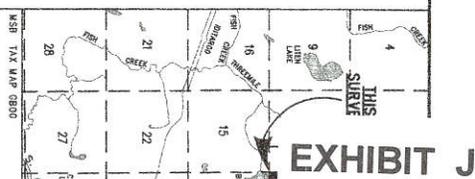
U.S. GOVERNMENT LOT 1, SEC. 15, T.16N, R.3W, S.M. AK

U.S. GOVERNMENT LOT 2, SEC. 14, T.16N, R.3W, S.M. AK

**BROCKER LAKE**



APPROVED AS SHOWN  CORRECTED   
 SIGN: John Swanson DATE: 10/4/16  
 ENGINEERING & DESIGN



**CERTIFICATE OF**

I HEREBY CERTIFY THAT I / THE PROPERTY SHOWN AS THIS PLAT AND THAT I ADV SUBDIVISION BY MY FREE CO

LINDA LAVANWAY  
 P.O. BOX 872394  
 WASHILLA, AK 99687

**NOTARY ACKNO**

SUBSCRIBED AND SIGNED BEFORE I \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY FOR THE STATE OF \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

Agenda Copy

**LAVANWAY SU**

RECORDED IN BOOK 872  
 PALMER RECORDING DISTRICT  
 STATE OF ALASKA  
 SW 1/4 SW 1/4 SEC. 11, T.16N, R.3W, S.M. CONTAINING 9.50 ACRES

**HANS SURVEYING & DESIGN**  
 305 EAST FIREWE PALMER, ALASKA (907) 7746-1111

**EXHIBIT J**