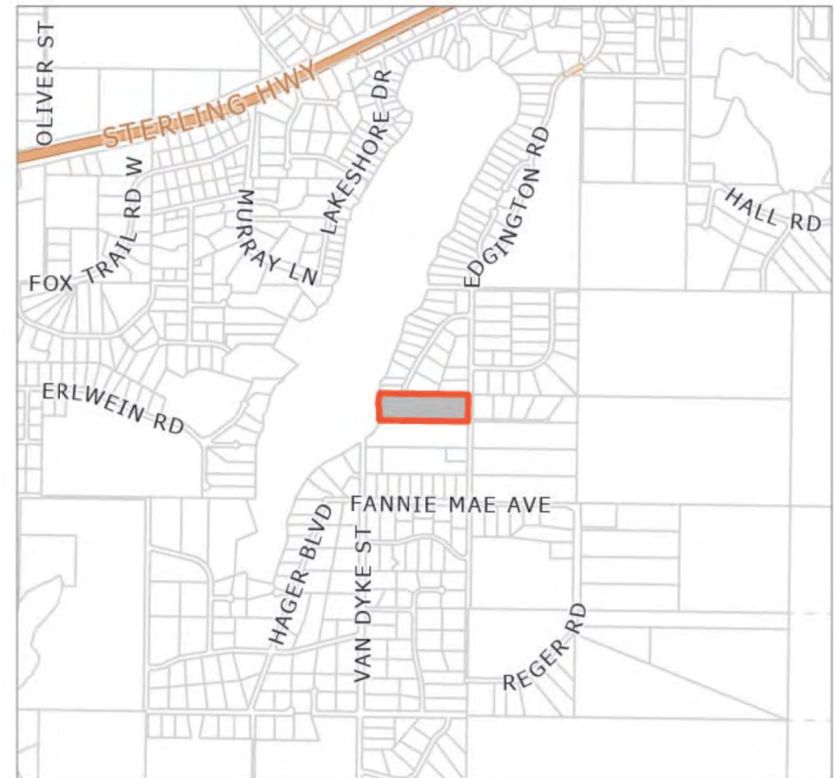


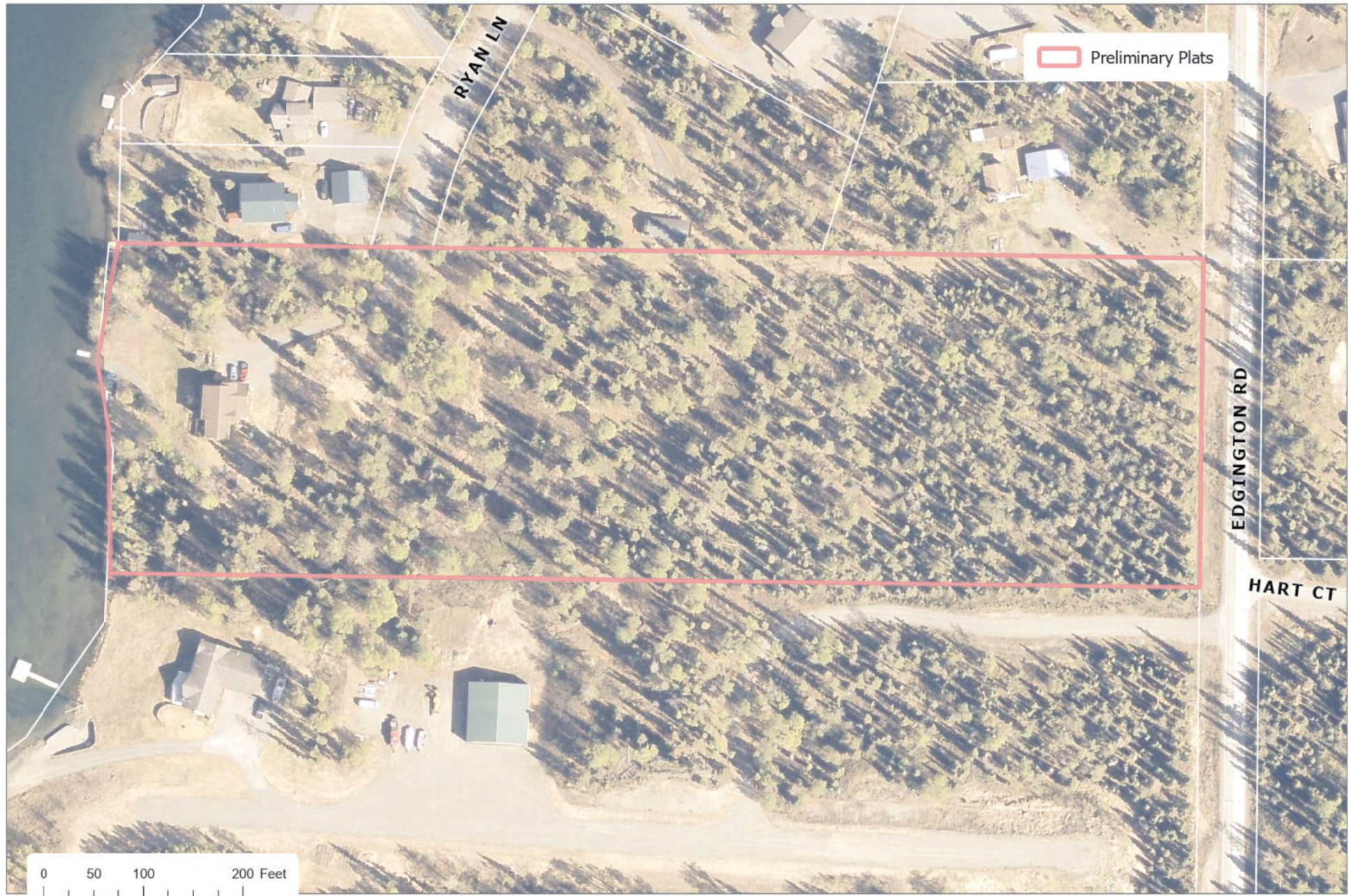
E. NEW BUSINESS

- 7. Dawn Estates Whittenberg Addition; KPB File 2024-120
Edge Survey & Design, LLC / Whittenberg
Location: Edgington Road & Ryan Lane
Sterling Area**

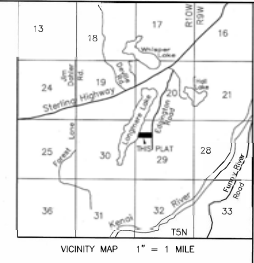
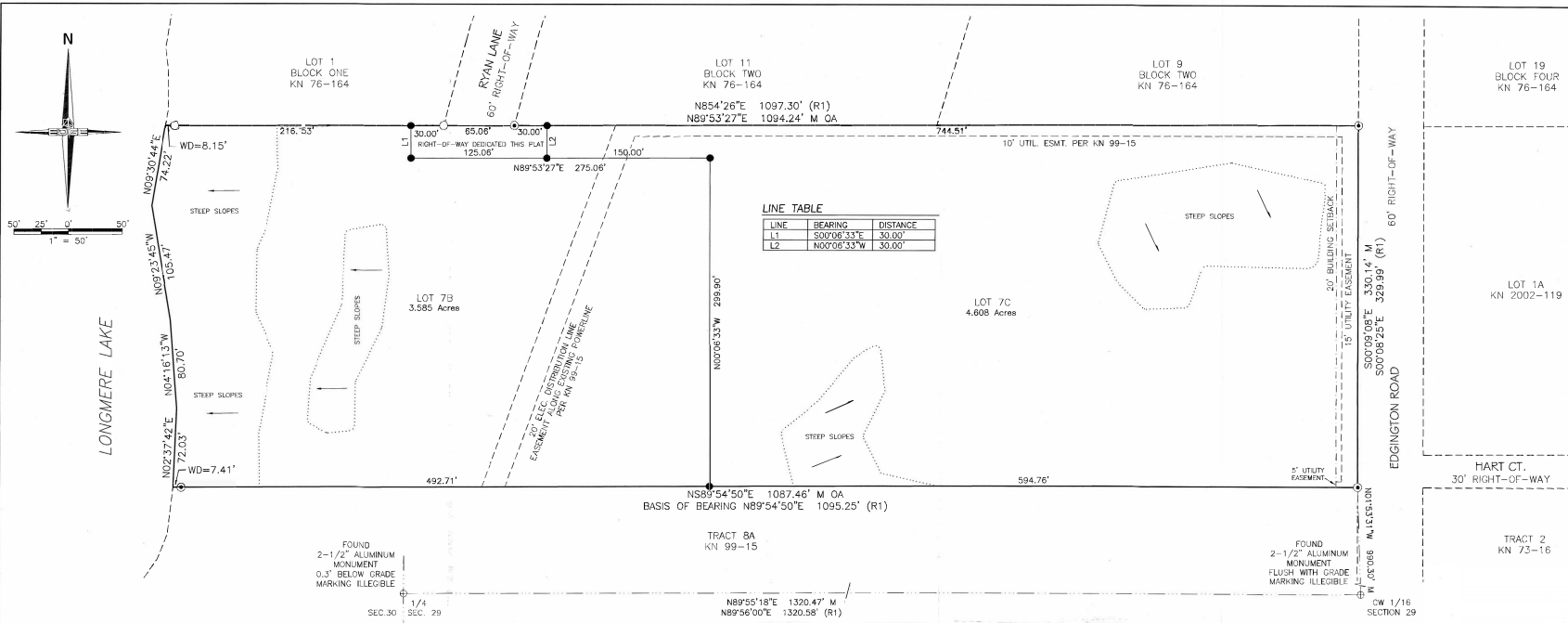


KPB File 2024-120
T5N R9W SEC 29
Sterling

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



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LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°08'33"W	30.00'
L2	N00°06'33"W	30.00'

CERTIFICATE OF SURVEYOR

I, MARK AMONETHI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

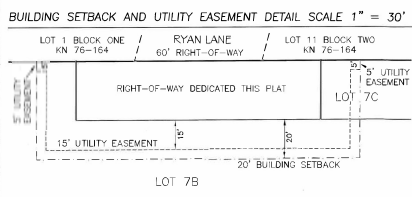


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REFERENCES

(R1) DAWN ESTATES NO. 2, PLAT 99-15, KENAI RECORDING DISTRICT



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AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
144 NORTH BINKLEY STREET
SOLDOTNA, ALASKA 99669

DATE

PRELIMINARY DRAFT

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF NOVEMBER 18, 2024.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

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BETTY WHITTENBERG
PO BOX 143
SOLDOTNA, AK 99669

BOB WHITTENBERG
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SOLDOTNA, AK 99669

NOTARY ACKNOWLEDGEMENT

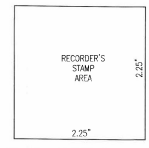
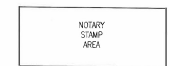
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ACKNOWLEDGED BEFORE ME
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PUBLIC NOTARY SIGNATURE

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KPB FILE No. 2024-???

DAWN ESTATES WHITTENBERG ADDITION

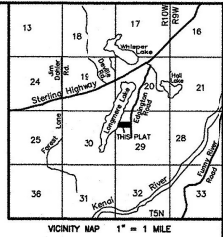
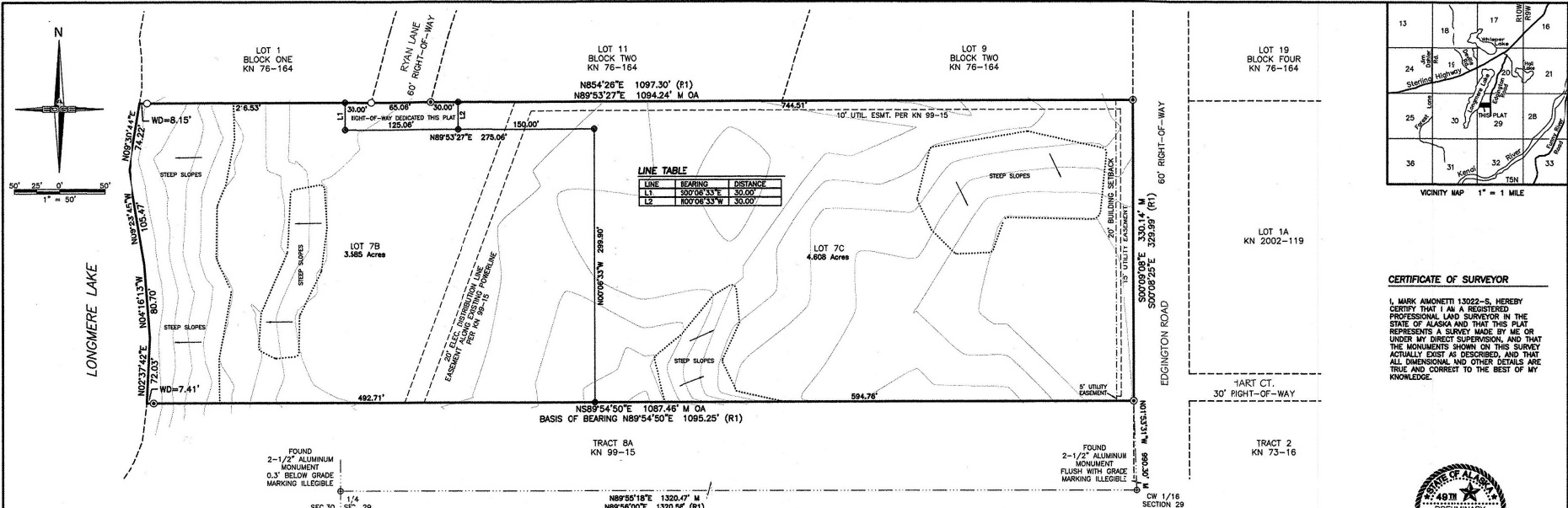
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TRACT 7A DAWN ESTATES NO. 2
PLAT 99-15, KENAI RECORDING DISTRICT
LOCATED WITHIN SW1/4 NW1/4 SECTION 29,
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STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNERS:
ROBERT AND BETTY WHITTENBERG
PO BOX 143
SOLDOTNA, AK 99669
CONTAINING 8.280 ACRES



8000 KING STREET, ANCHORAGE, AK 99518
Phone (907) 344-5090 Fax (907) 344-7794
AECL# 1382

DRAWN BY: DATE: PROJECT:
LY 10/21/2024 24-581
CHECKED BY: SCALE: SHEET:
MA 1" = 50' 1 OF 1



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KENAI PENINSULA BOROUGH

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BETTY WHITTENBERG
PO BOX 143
SOLDOTNA, AK 99669

BOB WHITTENBERG
PO BOX 143
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NOTARY ACKNOWLEDGEMENT

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ACKNOWLEDGED BEFORE ME
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NOTARY ACKNOWLEDGEMENT

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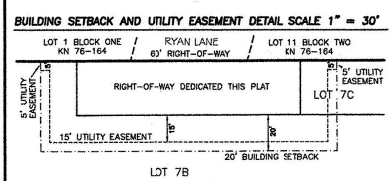
PUBLIC NOTARY SIGNATURE

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NOTARY STAMP AREA

NOTARY STAMP AREA

RECORDER'S STAMP AREA



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AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH
144 NORTH BINGLEY STREET
SOLDOTNA, ALASKA 99669

DATE

PRELIMINARY DRAFT

KPB FILE No. 2024-992

DAWN ESTATES WHITTENBERG ADDITION

A REPLAT OF
TRACT 7A DAWN ESTATES NO. 2
PLAT 99-15, KENAI RECORDING DISTRICT
LOCATED WITHIN SW1/4 NW1/4 SECTION 29,
T.5N., R.5W., S.1M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNERS:
ROBERT AND BETTY WHITTENBERG
PO BOX 143
SOLDOTNA, AK 99669

CONTAINING 8.280 ACRES

EDGE SURVEY AND DESIGN, LLC
8000 KING STREET ANCHORAGE, AK 99518
Phone (907) 244-5550 Fax (907) 344-7794
AEL# 1392

DRAWN BY: JF DATE: 10/21/2024 PROJECT: 24-581
CHECKED BY: MA SCALE: 1" = 50' SHEET: 1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM #7 - PRELIMINARY PLAT
DAWN ESTATES WHITTENBERG ADDITION**

KPB File No.	2024-120
Plat Committee Meeting:	November 18, 2024
Applicant / Owner:	Robert and Betty Whittenberg of Soldotna, Alaska
Surveyor:	Jason Young – Edge Surveying and Design, LLC
General Location:	Sterling

Parent Parcel No.:	063-320-09
Legal Description:	Tract 7A, Dawn Estates No 2, KN 99-15, Seward Meridian, T 05N, R09W, Section 29
Assessing Use:	Residential Dwelling
Zoning:	Unrestricted
Water / Wastewater	On-Site – On-Site
Exception Request	20.10.040- Soils Analysis Report for proposed Lot 7B

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide an 8.32-acre parcel into two parcels: one of 3.585 acres and another of 4.608 acres and a small dedication.

Location and Legal Access (existing and proposed):

Legal access is provided by Edgington Road to the east and Ryan Lane to the north. Edgington Road provides access to proposed Lot 7A and connects to St Theresa Road to the north. St Theresa Road connects to the state-maintained Sterling Highway. Edgington Road is a 60-foot constructed right-of-way and is borough maintained. Ryan Lane provides access on the north side of the plat via a constructed 60-foot right-of-way and is borough maintained. Ryan Lane connects to Edgington Road to the northeast. The proposed plat dedicates a 30-foot by 125.06-foot hammerhead turnaround at the end of Ryan Lane, sufficient for RSA maintenance and allows for potential future extension to the east and west. This dedication will provide access to proposed Lots 7B and 7C.

This platting action is not affected by a section line easement and does not include a vacation.

The block length is non-compliant. Due to the specific location of the subdivision directly adjacent to Longmere Lake, and considering the access to Edgington Road and Ryan Lane, **staff recommends** the plat committee concur that an exception is not required due to the limiting factor presented by the plat location

KPB Roads Dept RSA review	Out of Jurisdiction: No Roads Director: Griebel, Scott Comments: The provision of the "hammer head" should be adequate to support RSA maintenance needs. however, the construction of the provision would be an uncertainty. No further RSA comments or objections.
SOA DOT comments	Ranges in wrong location in Vicinity Map. No other comments.

Site Investigation:

KPB imagery and KPB Assessing records indicate a dwelling on proposed Lot 7B. According to KPB imagery, a shed may be encroaching on Proposed Lot 7B from the parcel to the north, Lot 1, Block 1, Timber Lake Estates Subdivision, KN 76-164.

Longmere Lake is located directly west of proposed Lot 7B and KWF Wetlands Assessment indicate lake wetlands.

Steep slopes affect the subdivision and are depicted on the plat, with the direction of the slope labeled. A supplemental contours map was provided by the surveyor and is included in the packet.

The river Center review did not indicate the plat to be located in a FEMA designated flood hazard area or a habitat protection district.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: waterbody that this parcel is adjacent to is not regulated by KPB 21.18</p>
State of Alaska Fish and Game	No response

Staff Analysis

The land originally consisted of aliquot parcels, including the SE1/4 NW1/4 and Lot 2 within Section 29, Township 5 North, Range 9 West, Seward Meridian, Sterling, Alaska. Dawn Estates, KN 73-16, created Tracts 7 and 8 and dedicated a 60-foot right-of-way named Diane Lane. A Street Naming resolution, recorded on November 26, 1986, renamed Diane Lane to Edgington Road. Dawn Estates No. 2, KN 99-15, reconfigured Tracts 7 and 8 into Tracts 7A and 8A. The proposed platting action will subdivide Tract 7A.

A soils report will not be needed as an existing system is located on Lot 7B and the design has been submitted with the submittal. The system was installed by an ADEC approved installer according to the owner. **Staff recommends:** an exception is not needed to 20.40.100(F) with the submittal of an existing report of an installed system and that the surveyor put the correct note on the plat. Plat note #4 needs to be revised.

Notice of the proposed plat was mailed to the beneficial interest holder on October 29, 2024. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

The property is not within an advisory planning commission.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

According to KPB imagery, a shed may be encroaching on Proposed Lot 7B from the parcel to the north, Lot 1, Block 1, Timber Lake Estates Subdivision, KN 76-164. **Staff requests the surveyor confirm whether an encroachment affects the replat. If a permanent structure or structures cross a lot line, staff requests a note be placed on the final plat to indicate that acceptance of the plat by the Borough does not indicate acceptance of any encroachments.**

Utility Easements

Dawn Estates, KN 73-16, granted a 5-foot utility easement adjacent to the east right-of-way.

Dawn Estates No. 2, KN 99-15, granted a 10-foot utility easement, containing the original 5-foot utility easement. The surveyor has shown a 15 foot easement also being shown along the new dedication to Ryan Lane. It is at the surveyor's discretion to leave it at 15 feet or change them to 10 feet which what is required by KPB 20.30.060(D).

The Land Management Officer with HEA states that the 20' foot electric distribution line easement along the existing powerline can be vacated.

Staff recommends that the owners determine if the easement should be vacated. This will be done through the Easement Vacation Process through the KPB Planning Department.

A 10-foot utility easement was granted to HEA per Book 587, Page 901. This easement should be depicted and notated on the plat. HEA has addressed this in their review which has been included in the packet.

Staff Recommends the surveyor to delineate the easement. Modify plat note number 6 to remove the sentence of the easement being within the proposed right-of-way.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

Utility provider review:

HEA	See Comments
ENSTAR	No Comments or Recommendations
ACS	No response
GCI	No response

KPB department / agency review:

Addressing Review	<p>Reviewer: Leavitt, Rhealyn Affected Addresses: 35737 RYAN LN</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: RYAN LN, EDGINGTON RD, HART CT</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied: Comments: 35737 RYAN LN WILL REMAIN WITH LOT 7B</p>
Code Compliance	<p>Reviewer: Ogren, Eric Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments: There are not any material site issues with this proposed plat.</p>

Assessing Review	Reviewer: Wilcox, Adeena Comments: No objection
------------------	--

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

PLAT NOTES TO ADD

- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).
- The natural meanders of ordinary high water (or mean high water line as applicable) is for area computations only, the true corners being on the extension of the sidelines and the intersection with the natural meanders.
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.
- No structures are permits within the panhandle portion of the flag lot

KPB 20.25.070 – Form and contents required

Staff recommendation: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.

- A. Within the Title Block
1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
 2. Legal description, location, date, and total area in acres of the proposed subdivision;
 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation: Include middle initial to owner's name: Robert L Whittenberg to match the CTP
Revise the KPB File no to 2024-120

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation: Move the locations of the ranges to correct location

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;

Staff recommendation: Add plat note referencing CCR's per CTP # 11.

- F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

Staff recommendation: Label and depict HEA easement per CTP # 11. Modify plat note number 5 to exclude easement being within ROW dedication. See HEA's comment.

The utility easement adjacent to Edgington Road was granted by plat KN 99-15 as a 10-foot utility easement. Change easement width if want to down to 10'

- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of

subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation: *Correct parcel to the north on plat and plat detail: Lot 1, Block 2, KN 76-164. Correct parcel to east: Lot 10, Block 4, KN 76-164.*

H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;

Staff recommendation: *Note the line of ordinary high water.*

N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;

Staff recommendation: *Possible shed encroachment from Lot 1*

KPB 20.30 – Subdivision Design Requirements

Staff recommendation: *final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.*

KPB 20.40 – Wastewater Disposal

Staff recommendation: *final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.*

20.40.010 Wastewater disposal.

Platting Staff Comments:

Staff recommendation: *comply with 20.40.*

KPB 20.60 – Final Plat

Staff recommendation: *final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

RECOMMENDATION:

STAFF RECOMMENDS:

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

NOTE: 20.25.120. - REVIEW AND APPEAL.

A DECISION OF THE PLAT COMMITTEE MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

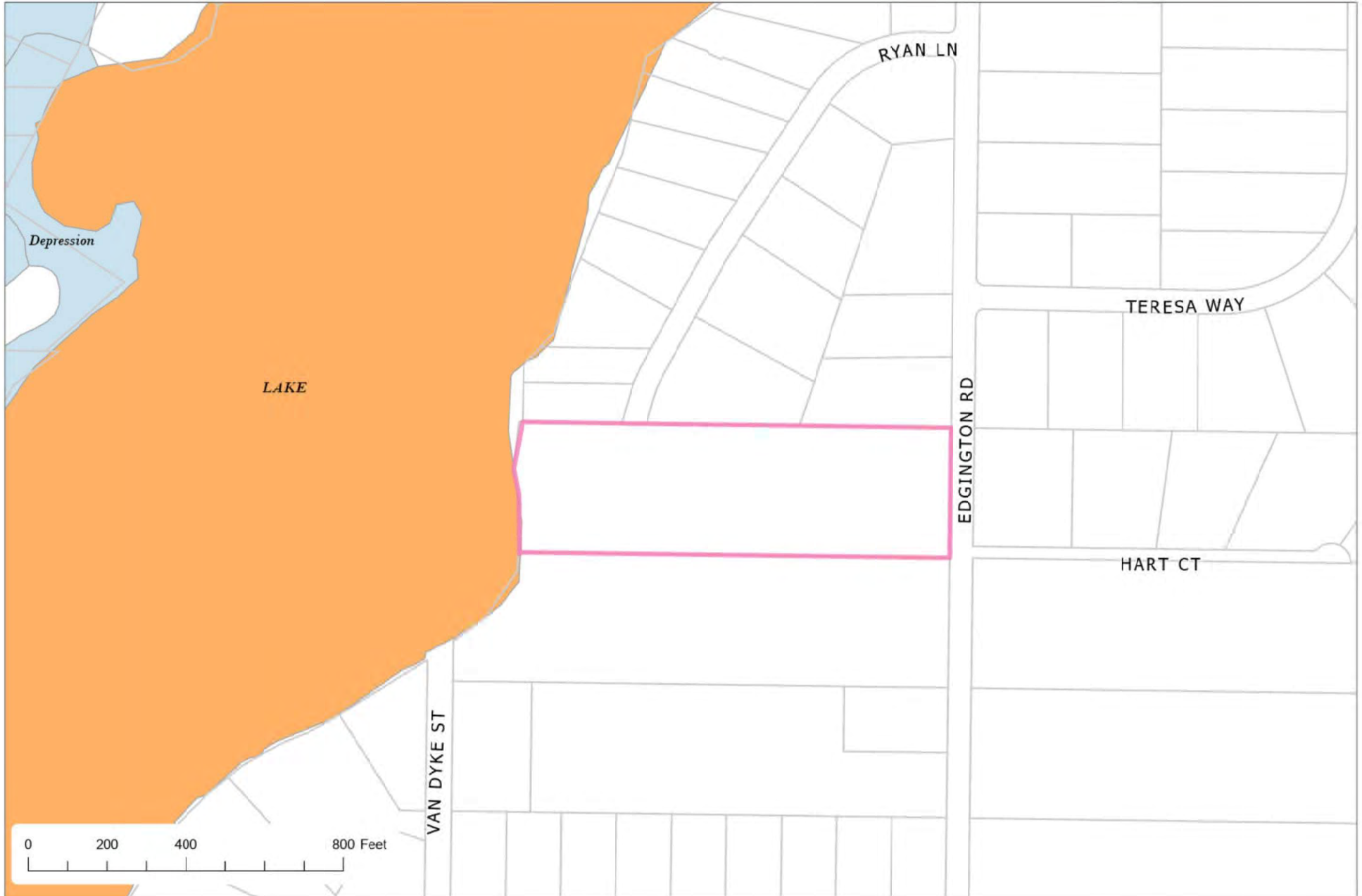
END OF STAFF REPORT



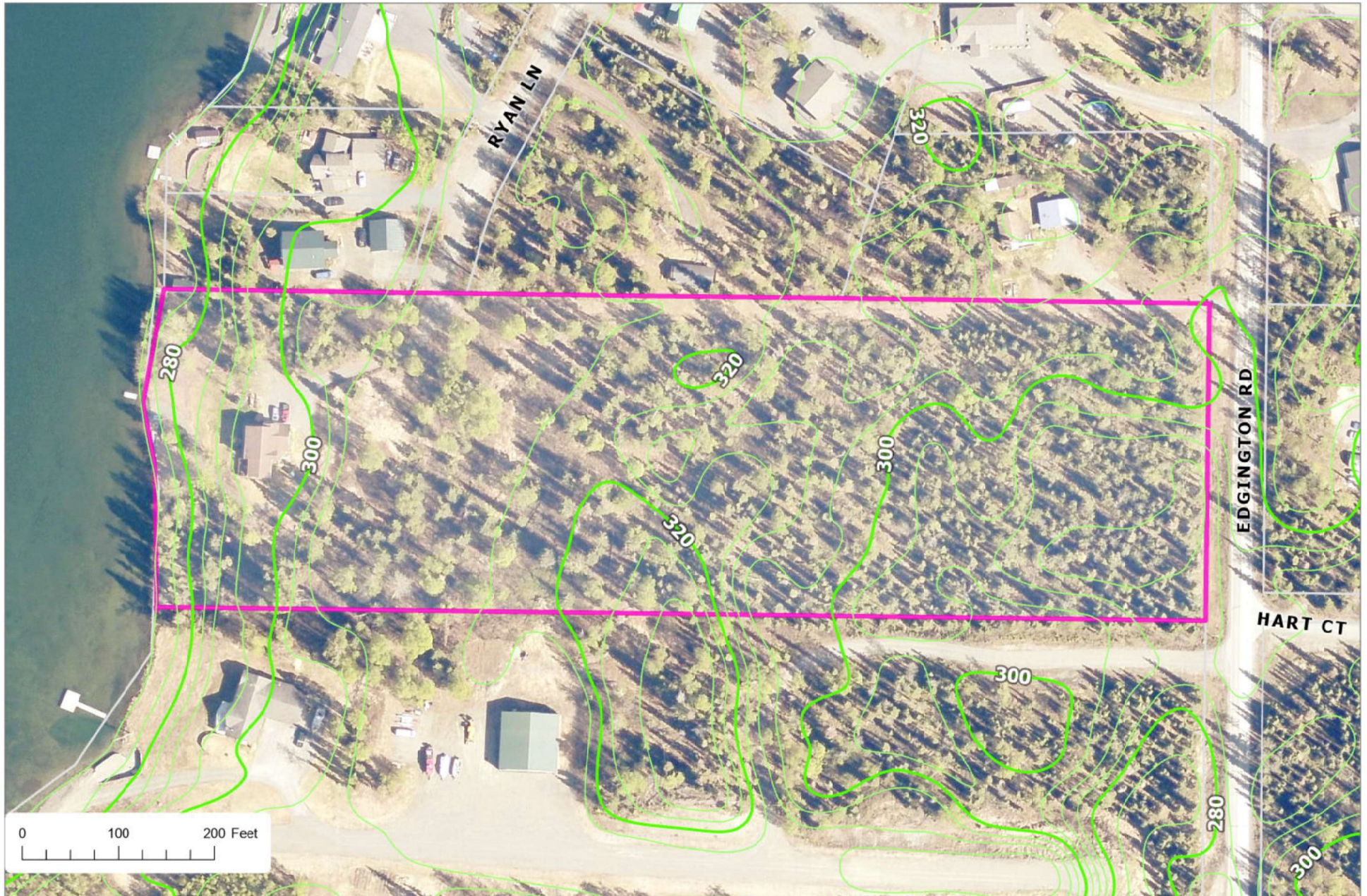
Aerial Map



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

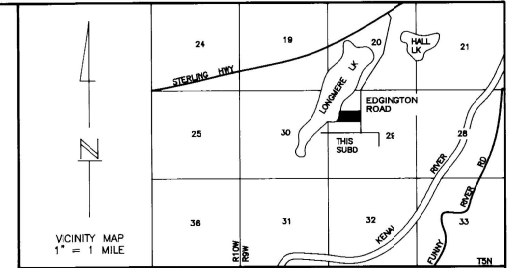
WASTEWATER DISPOSAL: These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

LINE DATA

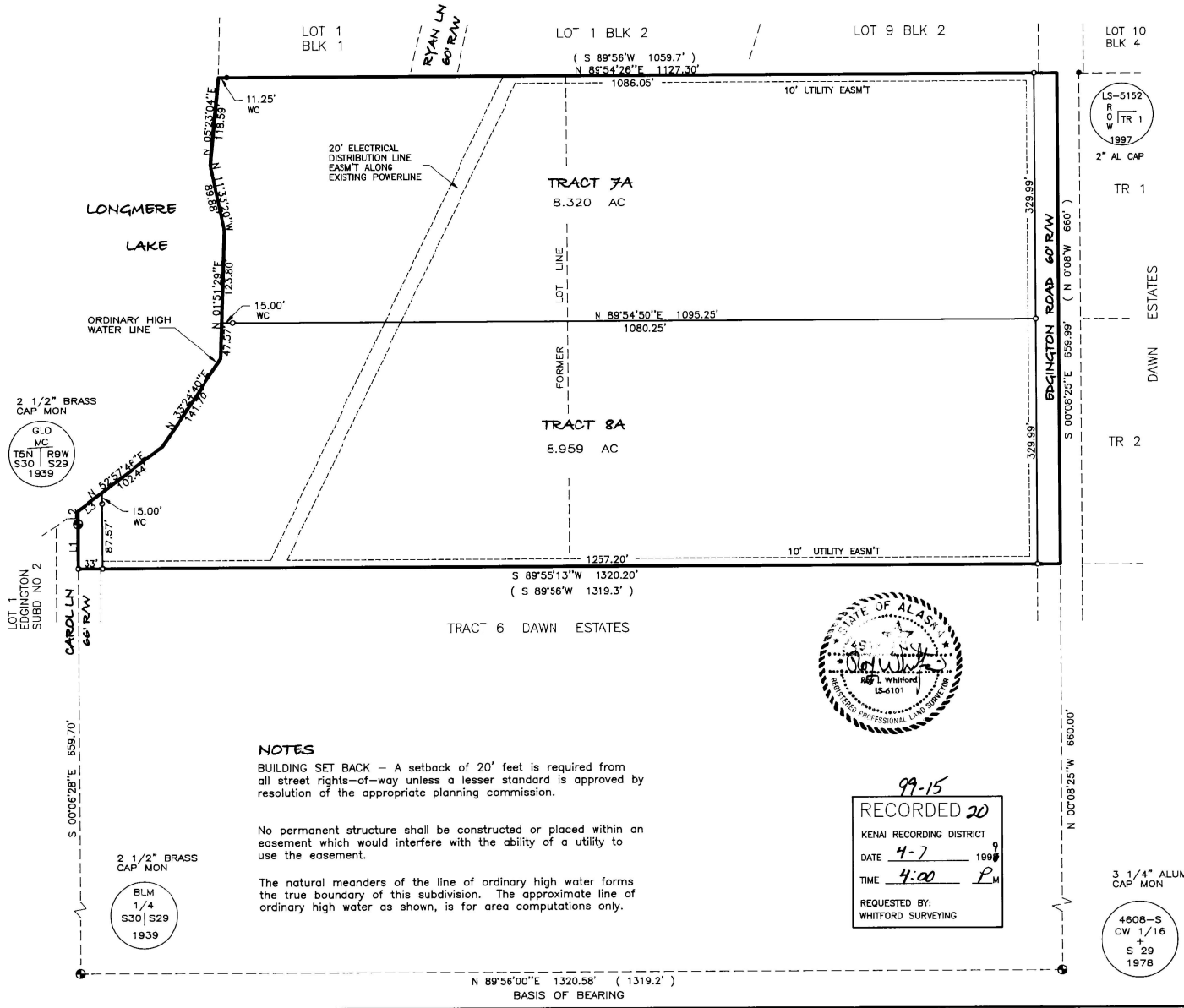
LINE	BEARING	DISTANCE
L1	N 00°06'28"W	60.34'
L2	N 00°06'28"W	17.41'
L3	N 52°57'46"E	41.28'



- MONUMENT RECOVERED
- REBAR RECOVERED
- 5/8" REBAR/PLASTIC CAP SET THIS SURVEY
- () RECORD DATA KN73-16



TIMBER LAKE ESTATES SUBDIVISION



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

We further certify that the Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision or require signature and approval of beneficiaries.

Timothy A. Gleason *Janet L. Gleason*
 Timothy A. Gleason Janet L. Gleason
 PO Box 4183 - Soldotna, AK 99669

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this 10th day of March, 1998.

For Timothy A. Gleason & Janet L. Gleason

Shawn A. Whigford
 Notary Public for Alaska
 My Commission Expires 7-14-02



PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of August 10, 1998

KENAI PENINSULA BOROUGH

By: *Mary J. Beet*
 Authorized Official



99-15

RECORDED 20

KENAI RECORDING DISTRICT

DATE 4-7 1998

TIME 4:00 P.M.

REQUESTED BY:
 WHITFORD SURVEYING

NOTES

BUILDING SET BACK - A setback of 20' feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission.

No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.

The natural meanders of the line of ordinary high water forms the true boundary of this subdivision. The approximate line of ordinary high water as shown, is for area computations only.

2 1/2" BRASS CAP MON

BLM 1/4 S30 | S29 1939

3 1/4" ALUM CAP MON

4608-S CW 1/16 + S 29 1978

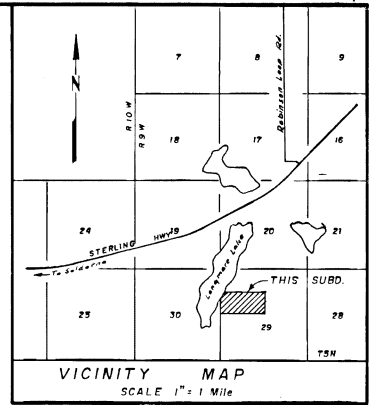
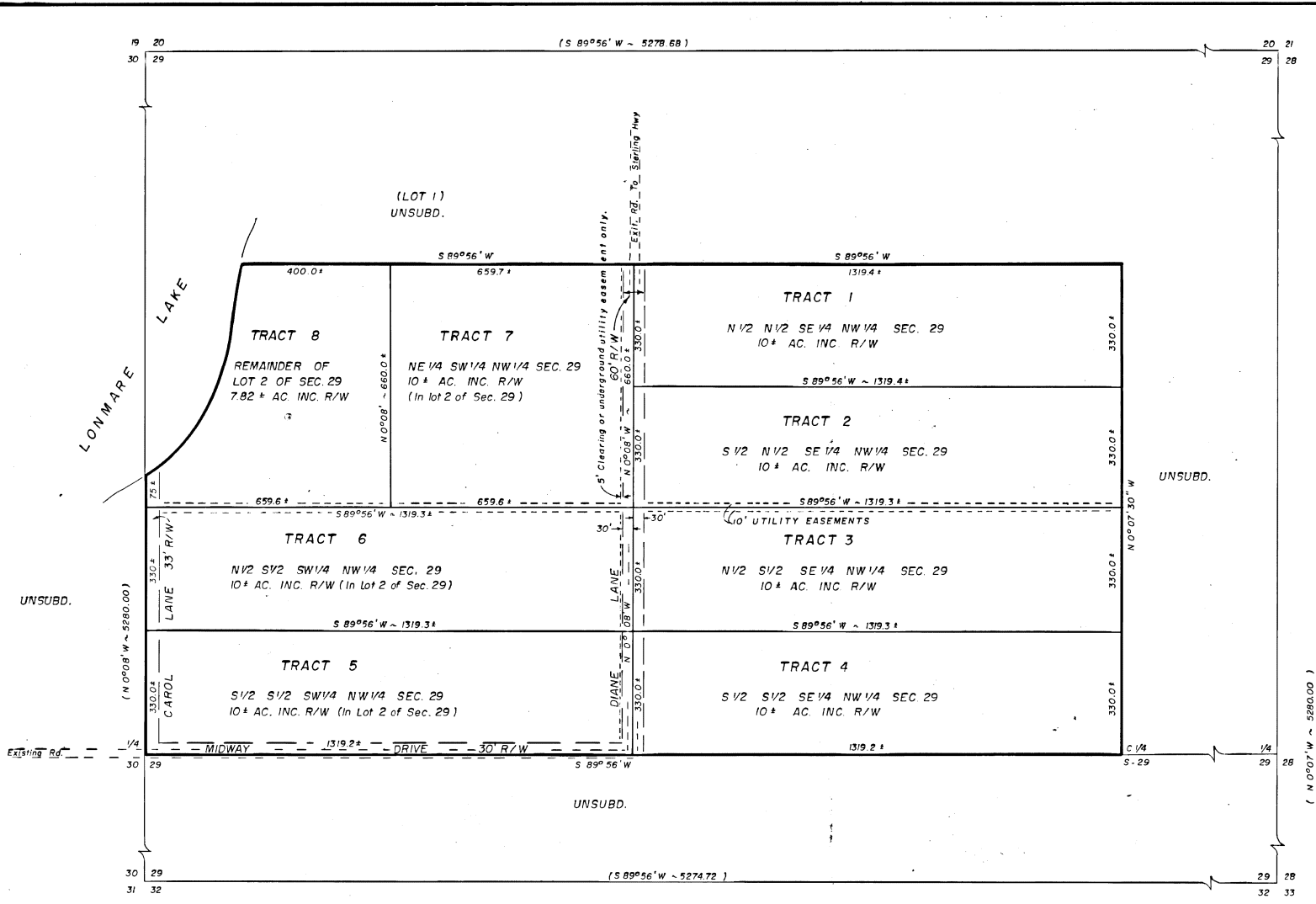
DAWN ESTATES NO. 2

A Resubdivision of Tracts 7 & 8 Dawn Estates. Located within the SW1/4 NW1/4 Sec. 29, T5N, R9W, SM, AK 17.802 AC.

WHITFORD SURVEYING
 PO BOX 4032 - SOLDOTNA, AK 99669
 (907) 260-9092

SURVEYED: 7/98 SCALE: 1" = 100'
 KPB FILE NO: 98-159 DWG FILE: DAWN2.DWG

KN 99-15



NOTES:
 This is a paper plat of the SE 1/4 NW 1/4 and the whole of Lot 2, all of Section 29 divided by aliquot parts. All bearings and distances refer to the G.L.O. datum shown on the official township plat ().



CERTIFICATE OF OWNERSHIP AND DEDICATION.

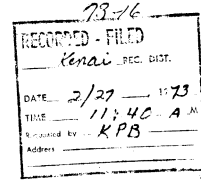
We hereby certify that we are the owners of said property, and request the approval of this plat showing such easements for public utilities, roadways, and or streets dedicated by us for public use.
 Date 2-5-73 Frank W. Jaros
 owner
 owner

NOTARY'S ACKNOWLEDGEMENT.

Subscribed and sworn before me this 5th day of February, 1973
 My commission expires 12/1/75



Ruth M. Bonte
 notary public for
 Marin County - California



PLAT APPROVAL.
 Plat approved by the Commission this 8th day of JANUARY, 1973
Stanley M. Lane
 Mayor

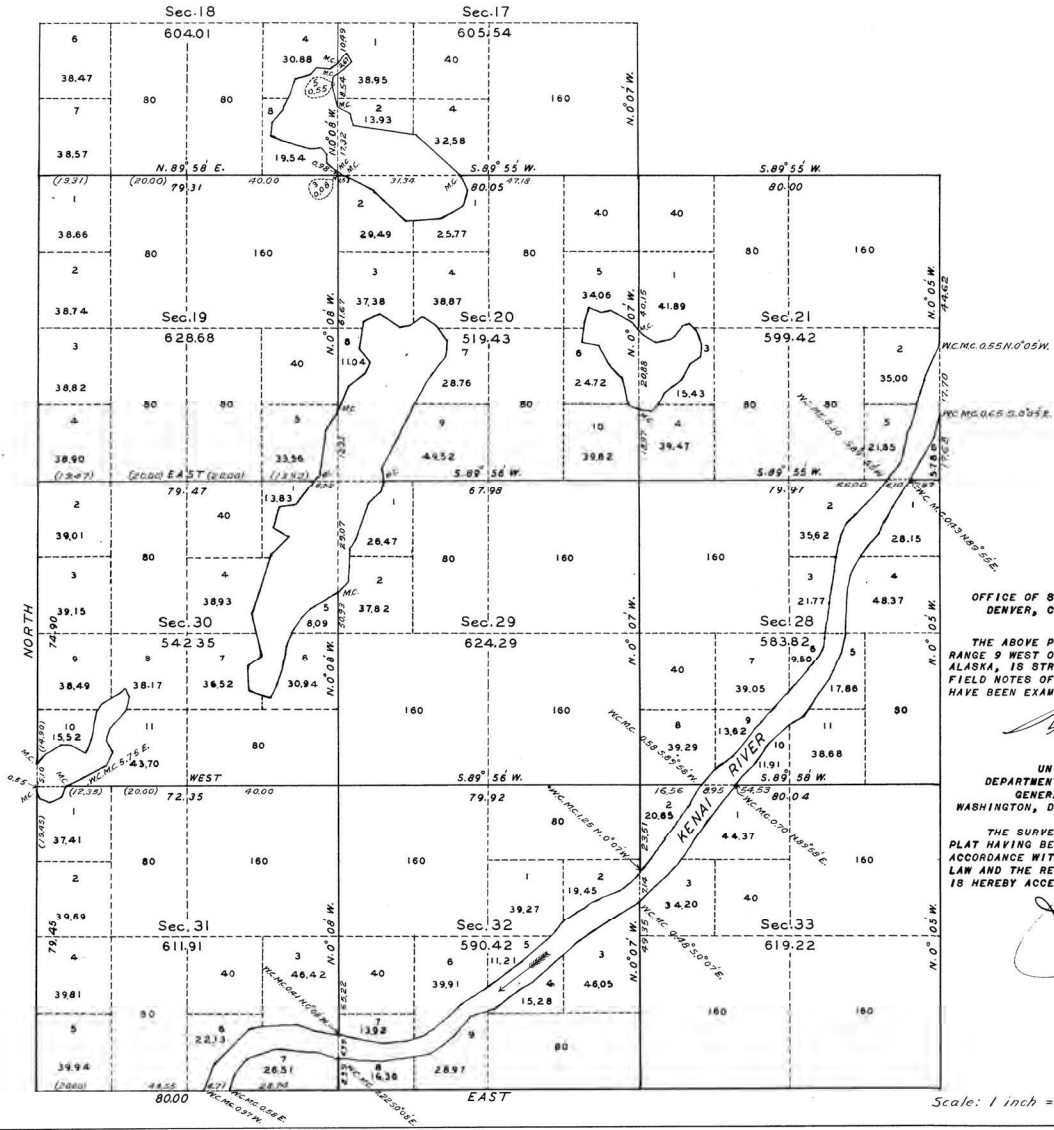
DAWN ESTATES
 SUBDIVISION
 Frank W. Jaros, owner
 Box 426; Soldotna, AK. 99669

DESCRIPTION
 SE 1/4 NW 1/4 AND THE WHOLE OF LOT 2 ALL IN SECTION 29, T5N, R9W, S.M., AK., CONTAINING 77.82+ ACRES IN THE KENAI PENINSULA BOROUGH.

Prepared by S.S. McLane, R.L.S.
 Soldotna, AK.

DATE Dec. 20, 1972	SCALE 1" = 200'
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TOWNSHIP NO. 5 NORTH, RANGE NO. 9 WEST OF THE SEWARD MERIDIAN, ALASKA.



OFFICE OF SUPERVISOR OF SURVEYS
DENVER, COLORADO, OCTOBER 11, 1940

THE ABOVE PLAT OF TOWNSHIP 5 NORTH,
RANGE 9 WEST OF THE SEWARD MERIDIAN,
ALASKA, IS STRICTLY CONFORMABLE TO THE
FIELD NOTES OF THE SURVEY THEREOF WHICH
HAVE BEEN EXAMINED AND APPROVED.

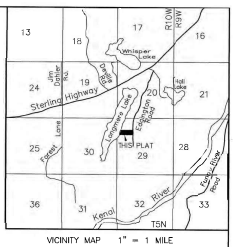
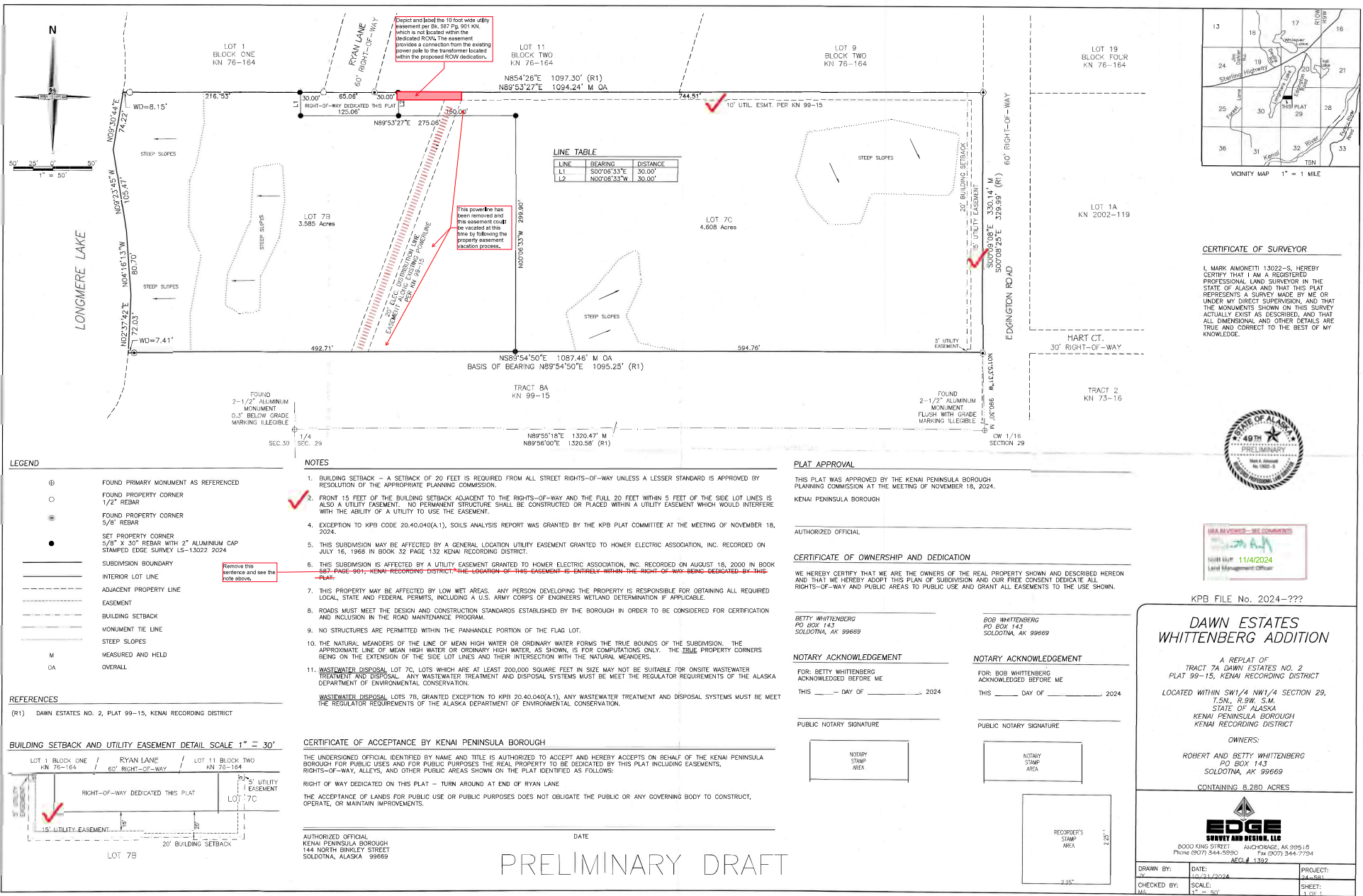
Wm. H. Johnson
SUPERVISOR OF SURVEYS.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GENERAL LAND OFFICE,
WASHINGTON, D. C., MAY 6, 1941.

THE SURVEY REPRESENTED BY THIS
PLAT HAVING BEEN CORRECTLY EXECUTED IN
ACCORDANCE WITH THE REQUIREMENTS OF
LAW AND THE REGULATIONS OF THIS OFFICE
IS HEREBY ACCEPTED.

David Wallace
ASSISTANT COMMISSIONER.

Scale: 1 inch = 20 Chs.



CERTIFICATE OF SURVEYOR

I, MARK AMONETHI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



KPB FILE NO. 2024-???

DAWN ESTATES WHITTENBERG ADDITION

A REPLAT OF TRACT 7A DAWN ESTATES NO. 2 PLAT 99-15, KENAI RECORDING DISTRICT

LOCATED WITHIN SW1/4 NW1/4 SECTION 29, T.54N. R.9W. S.4M. STATE OF ALASKA KENAI PENINSULA BOROUGH KENAI RECORDING DISTRICT

OWNERS: ROBERT AND BETTY WHITTENBERG PO BOX 143 SOLDOTNA, AK 99669

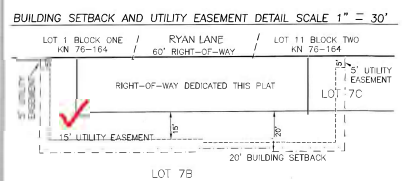
CONTAINING 8,280 ACRES



8000 KING STREET, ANCHORAGE, AK 99518
Phone (907) 344-5890 Fax (907) 344-7794

DRAWN BY: W	DATE: 10/21/2024	PROJECT: 24-581
CHECKED BY: MA	SCALE: 1" = 50'	SHEET: 1 OF 1

- LEGEND**
- ⊕ FOUND PRIMARY MONUMENT AS REFERENCED
 - FOUND PROPERTY CORNER 1/2" REBAR
 - FOUND PROPERTY CORNER 5/8" REBAR
 - SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2024
 - SUBDIVISION BOUNDARY
 - INTERIOR LOT LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT
 - BUILDING SETBACK
 - MONUMENT LINE
 - STEEP SLOPES
 - M MEASURED AND HELD
 - OA OVERALL
- REFERENCES**
- (R1) DAWN ESTATES NO. 2, PLAT 99-15, KENAI RECORDING DISTRICT



- NOTES**
- BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
 - FRONT 15 FEET OF THE BUILDING SETBACK ADJACENT TO THE RIGHTS-OF-WAY AND THE FULL 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
 - EXCEPTION TO KPB CODE 20.40.040(A-1), SOILS ANALYSIS REPORT WAS GRANTED BY THE KPB PLAT COMMITTEE AT THE MEETING OF NOVEMBER 18, 2024.
 - THIS SUBDIVISION MAY BE AFFECTED BY A GENERAL LOCATION UTILITY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON JULY 16, 1968 IN BOOK 32 PAGE 132 KENAI RECORDING DISTRICT.
 - THIS SUBDIVISION IS AFFECTED BY A UTILITY EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON AUGUST 18, 2000 IN BOOK 587-PAGE 901, KENAI RECORDING DISTRICT. THE LOCATION OF THIS EASEMENT IS ENTIRELY WITHIN THE RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT.
 - THIS PROPERTY MAY BE AFFECTED BY LOW WET AREAS. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
 - ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
 - NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT.
 - THE NATURAL MEANDERS OF THE LINE OF MEAN HIGH WATER OR ORDINARY WATER FORMS THE TRUE BOUNDS OF THE SUBDIVISION. THE APPROXIMATE LINE OF MEAN HIGH WATER OR ORDINARY HIGH WATER, AS SHOWN, IS FOR COMPUTATIONS ONLY. THE TRUE PROPERTY CORNERS BEING ON THE EXTENSION OF THE SIDE LOT LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
 - WASTEWATER DISPOSAL LOT 7C. LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATOR REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
 - WASTEWATER DISPOSAL LOTS 7B, GRANTED EXCEPTION TO KPB 20.40.040(A-1). ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATOR REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAT - TURN AROUND AT END OF RYAN LANE

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL: _____ DATE: _____
KENAI PENINSULA BOROUGH
144 NORTH BINKLEY STREET
SOLDOTNA, ALASKA 99669

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°06'33"E	30.00'
L2	N00°06'53"W	30.00'

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF NOVEMBER 18, 2024.

KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

BETTY WHITTENBERG
PO BOX 143
SOLDOTNA, AK 99669

BOB WHITTENBERG
PO BOX 143
SOLDOTNA, AK 99669

NOTARY ACKNOWLEDGEMENT

FOR: BETTY WHITTENBERG
ACKNOWLEDGED BEFORE ME

NOTARY ACKNOWLEDGEMENT

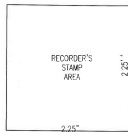
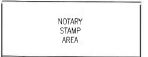
FOR: BOB WHITTENBERG
ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____, 2024

THIS ____ DAY OF _____, 2024

PUBLIC NOTARY SIGNATURE

PUBLIC NOTARY SIGNATURE



PRELIMINARY DRAFT

**Mike Tauriainen, P.E.,
Consulting Engineers, Inc.**

35186 Spur Hwy Soldotna, AK 99669
(907)282-4824 FAX 282-5777

**ON-SITE WATER AND WASTEWATER
SYSTEMS DOCUMENTATION**

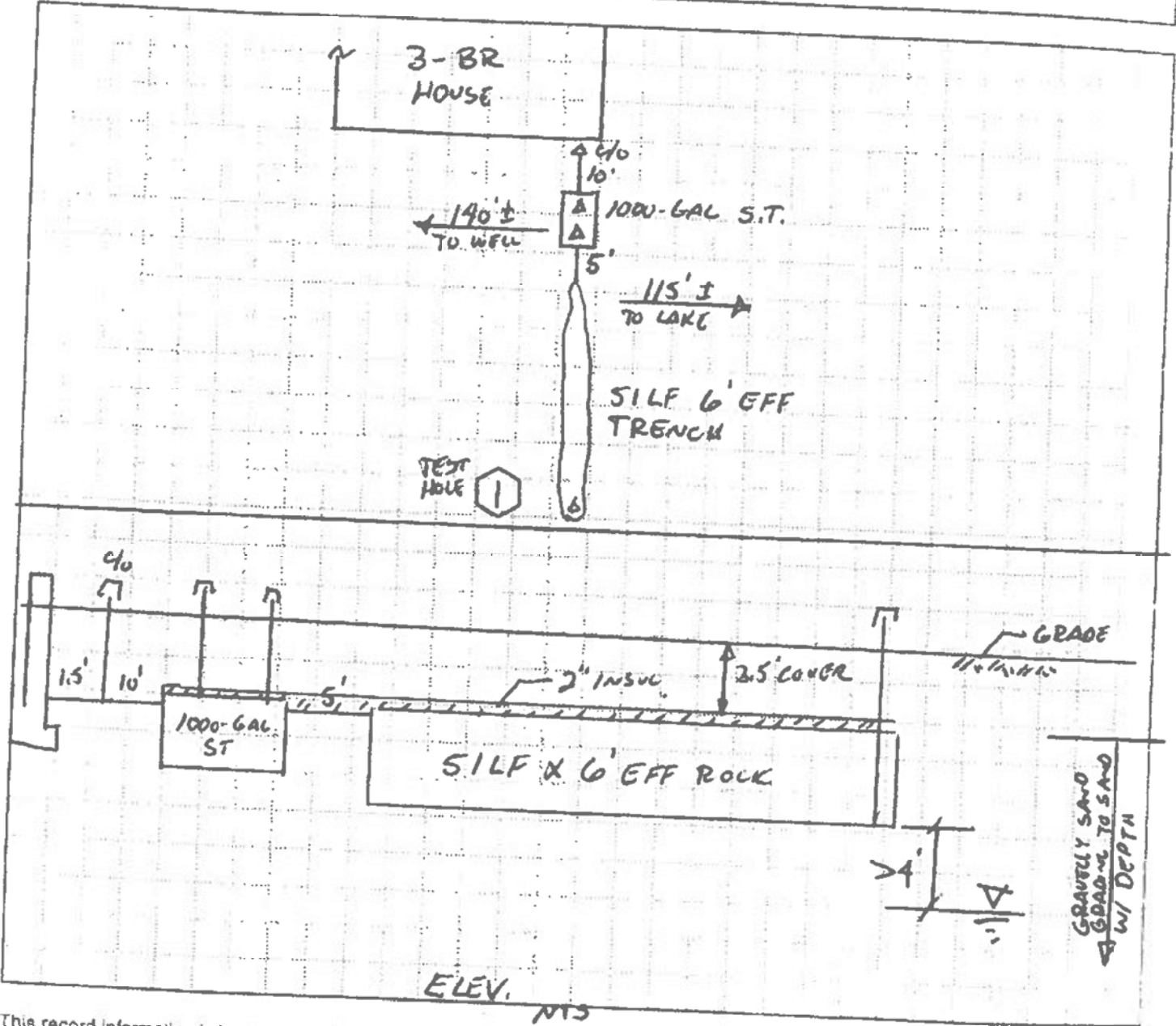
I. GENERAL INFORMATION			
Legal Description <u>TRACT 7A, DAWN ESTATES N²2</u>			
Client <u>DAVE PETERSEN, WESTERN HILLS COND.</u>		Type of Residence <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family	
Mailing Address <u>P.O. BOX 1743</u>		Total # Of Bedrooms <u>3X</u>	
City, State, Zip Code <u>SOLDOTNA AK 99669</u>		Telephone	

II. WATER SUPPLY SYSTEM			
Source of Water and Containment (Check all that apply) <input checked="" type="checkbox"/> Well <input type="checkbox"/> Roof Catchment <input type="checkbox"/> Holding Tank <input type="checkbox"/> Surface (Identify) _____ <input type="checkbox"/> Other (Identify) _____		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"/> Filtration <input type="checkbox"/> Chlorination <input type="checkbox"/> Mineral Removal <input checked="" type="checkbox"/> Other: <u>UNKNOWN</u>	
Well Data Height of well casing above ground: <u>> 1</u> ft Is a sanitary seal or well cap installed on the well casing? <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Date Drilled <u>UNKNOWN</u>	Depth of Well (TOC) <u>UNK.</u> ft	Static Water Level (TOC) <u>UNK.</u> ft	Pumped Rate <u>UNK.</u> gpm
Separation distance from well casing to following sources of contamination:			
Septic/Holding Tank on Lot <u>> 100</u> ft	Sewer Lines on Lot <u>> 25</u> ft	Absorption Area on Lot <u>> 100</u> ft	
Septic/Holding Tank on Adj Lot <u>> 100</u> ft	Sewer Lines on Adj Lot <u>> 25</u> ft	Absorption Area on Adj Lot <u>> 100</u> ft	
If toxic materials are observed on the property, including fuel tanks, paints, lubricants and other petroleum products, pesticides, fungicides, or herbicides, indicate distance from contaminants to well casing:		On Lot <u>NONE OBSERVED</u>	On Adjacent Lot <u>NONE OBSERVED</u>
Water Sample Taken By: (Name) <u>* DAVE PETERSEN</u>			
Water Sample Results (attach copy): <input checked="" type="checkbox"/> Satisfactory - Date <u>31 OCT 00</u> <input type="checkbox"/> Unsatisfactory - Date			
Comments/Recommendations: * Record information not verified by engineer			
I confirm that the above information is correct, unless otherwise noted			
<u>M. Tauriainen</u> Signature	<u>M. TAURIAINEN</u> Print Name	<u>PE</u> Title	<u>1 NOV 00</u> Date

LEGAL DATE 4 OCT 00

IV. DIAGRAM OF SYSTEM(S)

- In a plan view, locate and identify each of the following as appropriate:
 - a) Well
 - b) Structures
 - c) Septic Tank
 - d) Soil Absorption System
 - e) Surface Water
 - f) Sources of contamination
 - g) Property Line
 - h) Closest well on adjacent property
 - i) Closest septic tank on an adjacent property
 - j) Closest edge of SAS on adjacent property
 - k) Cleanouts and monitor tubes
- Show distances between the well and wastewater systems.
- Show distances between water bodies and wastewater systems.
- In a cross section of the SAS, identify each component and show the depth (thickness) of the following:
 - a) Soil Cover
 - b) Drainrock
 - c) Water table
 - d) Bedrock
 - e) Native Soil



This record information is based on our inspection and surveyor/owner/contractor furnished information and is provided only to show compliance with 18 AAC 72 and 18 AAC 80. It represents the systems as constructed, however, the exactness of information contained herein is not guaranteed. Any use made of this information subsequent to this date shall be for information and record purposes only and not for construction.

See attached copy of NA marked-up as-built survey for plan view information.

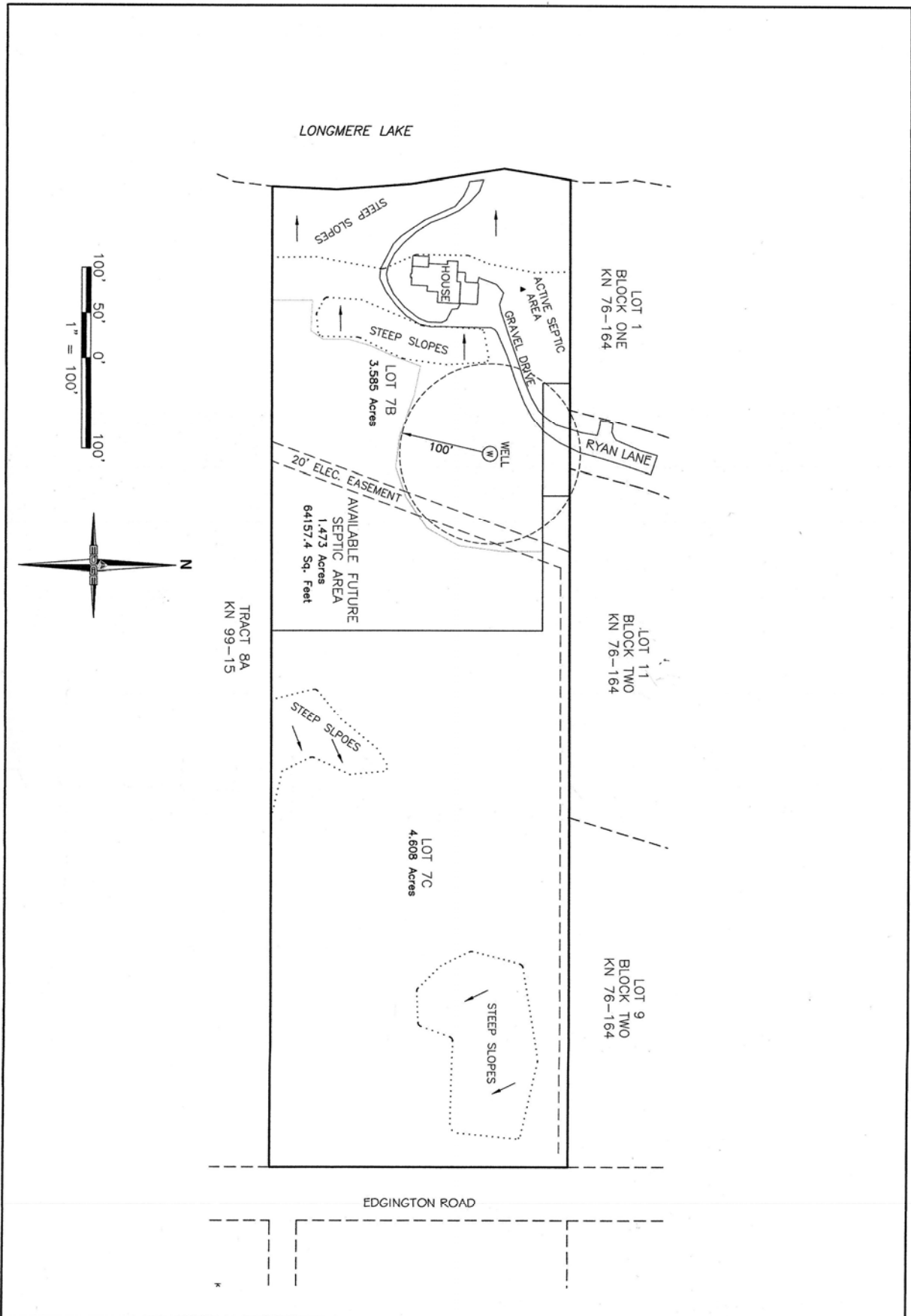
III. WASTEWATER DISPOSAL			
<input checked="" type="checkbox"/> Septic Tank/Absorption System		<input type="checkbox"/> Package Treatment (Specify Brand Name or Process)	
<input type="checkbox"/> Holding Tank - Specify:	Capacity of Tank	Where Waste is Disposed	Frequency of Pumping
<input type="checkbox"/> Septic Tank Outfall Discharged To		<input type="checkbox"/> Other - Specify (Outhouse, Incinerator, etc.)	


<input checked="" type="checkbox"/> New System		<input type="checkbox"/> Existing System	
Installer <u>HILL'S EXCAVATING</u>		Date Installed <u>4 OCT 00</u>	
<input type="checkbox"/> Owner/Builder <input type="checkbox"/> Certified Installer <input checked="" type="checkbox"/> Other _____		Septic Tank Type/Manufacturer <u>STEEL/D&W</u>	
Septic Tank Size <u>1000</u> Gal		Number of Compartments <u>2</u>	
Soil Type and Rating <u>GRAVELLY SA-0/150#/ft</u>		Type/Quantity Backfill Material Used for SAS <u>SEWER ROCK / 36 CY</u>	
Type Soil Absorption System (SAS) <u>TRENCH</u>	Dimensions/Size SAS <u>6 EFF X 51 LF / 62 SF</u>		
Adequacy Test (Existing systems)		<input type="checkbox"/> Pass <input type="checkbox"/> Fail	
Test Completed by _____		Date <u>N/A</u>	
Date Septic tank pumped _____ (Attach receipt)			
Percolation Test (New systems)			
Perc Rate/Depth _____		<u>N/A</u>	
Depth to water table _____			
Test completed by _____		Date _____	
Minimum Ground Cover over Septic Tank <u>3.5' + 2" INSUL #</u>		Minimum Ground Cover over SAS <u>3.5' + 2" INSUL #</u>	
Cleanout Pipes/Caps Installed on Septic Tank <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Cleanout Pipes/Caps Installed on SAS <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Separation Distance from wastewater system to:			
Water Source on Lot <u>> 100</u> ft	Water Source on Adjacent Lot <u>> 100</u> ft	Nearest Body of Water <u>> 100</u> ft	Water Table/Bedrock <u>> 4</u> ft
		Lot Line <u>> 10'</u> ft	
Comments/Recommendations: * Record information not verified by engineer			

I confirm that the above information is correct, unless otherwise noted

MTauriainen Signature MTAURIAINEN Print Name PE Title 11 Nov 00 Date

F:\WP6\JADE\FORMS\ADEQUACY\ADECAPPR.FRM



 <p>8000 KING STREET ANCHORAGE, AK 99518 Phone (907) 344-5990 Fax (907) 344-7794</p>	SEPTIC AREA SITE PLAN DAWN ESTATES WHITTENBERG ADDITION	
	DRAWN BY: JY	DATE: 10/21/2024