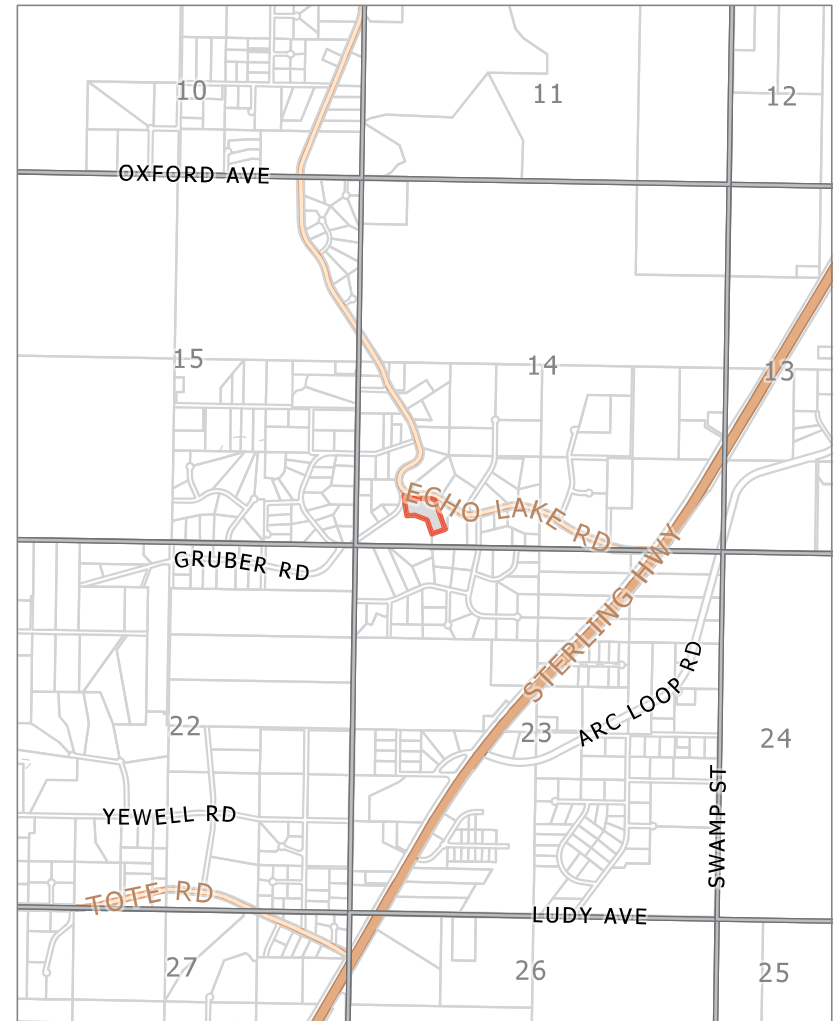


E. NEW BUSINESS

- 1. L. Creary Subdivision Lauver Addition; KPB File 2026-047
Edge Survey & Design / Lauver
Location: Echo Lake Road & Gruber Road
Kalifornsky Area**

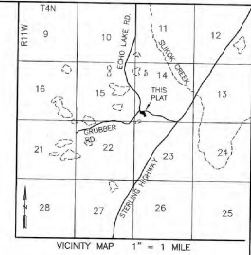


KPB File 2026-047
T 04N R 11W SEC 14
Kalifornsky



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.

PRELIMINARY



CERTIFICATE OF SURVEYOR

I, MARK AMONETTI 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.



KPE FILE No. 2026-XXX

L. CREARY SUBDIVISION LAUVER ADDITION

A SUBDIVISION OF
TRACT 3A
L. CREARY SUBDIVISION JONES REPLAT
PLAT 2610-78
KENAI RECORDING DISTRICT

LOCATED WITHIN:
SW 1/4 SECTION 14,
T.4N., R.11W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNERS:
LANI AND KEVIN LAUVER
PO BOX 226
SOLDOTNA, ALASKA 99669

CONTAINING 3.825 ACRES



8000 KING STREET ANCHORAGE, AK 99516
Phone (907) 344-5900 Fax (907) 344-7734
JECLE# 1392 www.edgesurvey.net

DRAWN BY: JY	DATE: 05/07/2026	PROJECT: 26-517
CHECKED BY: MA	SCALE: 1" = 40'	SHEET: 1 OF 2

LEGEND

- FOUND BLM MONUMENT AS SHOWN
- FOUND 1-1/2" ALUMINUM CAP
STAMPED PARKER RLS 237
- FOUND 1-1/2" ALUMINUM CAP
ILLEGIBLE
- FOUND REBAR AS SHOWN- NO CAP
- SET PROPERTY CORNER
5/8" X 30" REBAR WITH 2" ALUMINUM CAP
STAMPED EDGE SURVEY LS-13022 2026
- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- MONUMENT TIE LINE
- (OA) OVER-ALL
- (M) MEASURED AND HELD
- (HRD) HELD RECORD DISTANCE
- (R#) RECORD DATA, SEE REFERENCE
- (UE) UTILITY EASEMENT
- (GTP) GRANTED THIS PLAT
- (BLD. SB.) BUILDING SETBACK



REFERENCES

- (R1) CREARY L. - TRACT 3, PLAT 1407, KENAI RECORDING DISTRICT
- (R2) CREARY HOMESTEAD TRACT 4, PLAT 1411, KENAI RECORDING DISTRICT
- (R3) TRACTS 13 TO '9 OF L. CREARY SUBDIVISION, PLAT 1598, KENAI RECORDING DISTRICT
- (R4) TRACT 21 OF L. CREARY SUBDIVISION, PLAT 75-25, KENAI RECORDING DISTRICT
- (R5) LEONARD CREARY SUBDIVISION, 1978 ADDITION, PLAT 78-127, KENAI RECORDING DISTRICT
- (R6) SUNRISE HILLS, PLAT 81-139, KENAI RECORDING DISTRICT
- (R7) L. CREARY SUBDIVISION RODERICK ADDITION NO. TWO, PLAT 2007-139, KENAI RECORDING DISTRICT
- (R8) L. CREARY SUBDIVISION JONES REPLAT, PLAT 2010-79, KENAI RECORDING DISTRICT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N20°17'51\"W	71.65
L2	N20°17'51\"W	35.19
L3	N20°17'51\"W	35.48
L4	S89°52'51\"W	71.64
L5	S89°52'51\"W	43.94
L6	S89°52'51\"W	23.70

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	60.53'	69°49'18"	N55°12'30\"W	57.23'



KPB 2026-047

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 AND
PUBLIC AREAS TO PUBLIC USE AND
GRANT ALL EASEMENTS TO THE USE
SHOWN.

LANI LAUVER
PO BOX 226
SOLDOTNA, ALASKA 99669

KEVIN LAUVER
PO BOX 226
SOLDOTNA, ALASKA 99669

NOTARY ACKNOWLEDGEMENT

FOR: LANI LAUVER
ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____

NOTARY
STAMP
AREA

NOTARY ACKNOWLEDGEMENT

FOR: KEVIN LAUVER
ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____

NOTARY
STAMP
AREA

NOTES

1. 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. IMPROVEMENTS ON TRACT 4A PREDATE THE 20 FOOT BUILDING SETBACK CREATED BY THIS PLATTING ACTION AND ARE NOT SUBJECT TO THE 20 FOOT BUILDING SETBACK. ANY REPLACEMENT, OR IMPROVEMENT, TO THE BUILDING MUST COMPLY WITH THE 23 FOOT BUILDING SETBACK AS SHOWN ON THIS PLAT.
2. THE FRONT 10 FEET ADJOINING RIGHT-OF-WAYS AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES SHALL BE DESIGNATED AS 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. SEE TYPICAL.
3. NO ACCESS TO STATE-MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
4. 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, PER KPB 14.06.
5. EXCEPTIONS TO KPB CODE 20.40.040 -- CONVENTIONAL ONSITE SOIL ABSORPTION SYSTEM, AND 20.30.240 BUILDING SETBACK WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE JUNE 8, 2026 MEETING.
6. NO WASTEWATER DISPOSAL OR STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT 4C.
7. THESE PARCELS ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED JULY 21, 1978, VOLUME 128, PAGE 659, KRD. AND AMENDMENTS THERETO RECORDED FEBRUARY 8, 1980, VOLUME 153, PAGE 238, KRD.
8. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170(B).
9. THESE PARCELS ARE SUBJECT TO RIGHT-OF-WAY EASEMENT GRANTED TO STATE OF ALASKA DIVISION OF HIGHWAYS. EXACT LOCATION CANNOT BE DETERMINED FROM PUBLIC RECORD. RECORDED JULY 31, 1988, VOLUME 159, PAGE 386, KRD.
10. THESE PARCELS SUBJECT TO EASEMENTS, WITH NO DEFINED LOCATION, GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED AUGUST 4, 1981, VOLUME 7, PAGE 30, AND RECORDED SEPTEMBER 17, 1985 VOLUME 19, PAGE 216, KRD.
11. THE EXISTING OVERHEAD POWER LINE IS THE CENTERLINE OF A 20 FOOT WIDE ELECTRICAL DISTRIBUTION EASEMENT INCLUDING GUTS AND ANCHORS, PER (R8).
12. WASTEWATER DISPOSAL: THIS PLAT WAS GRANTED EXCEPTION TO KPB CODE 20.40.043, ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND ENGINEERED APPROVED SEPTIC SYSTEM IN USE AT TIME OF THIS PLATTING ACTION. ANY WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY 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 -- LAUVER CIRCLE CUL-DE-SAC

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
KENAI PENINSULA BOROUGH
144 NORTH BINKLEY STREET
SOLDOTNA, ALASKA 99669

DATE

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION
AT THE MEETING OF JUNE 8, 2026.
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

RECORDERS
STAMP
AREA
2.25"
2.25"

KPB FILE No. 2026-XXX

L.CREARY
SUBDIVISION
LAUVER
ADDITION

A SUBDIVISION OF
TRACT 3A
L.CREARY SUBDIVISION JONES REPLAT
PLAT 2010-79
KENAI RECORDING DISTRICT

LOCATED WITHIN:
SW 1/4 SECTION 14,
T.4N., R.11W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNERS:
LANI AND KEVIN LAUVER
PO BOX 226
SOLDOTNA, ALASKA 99669

CONTAINING 3.826 ACRES

EDGE
SURVEY AND DESIGN, LLC

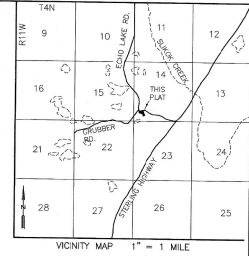
8000 KING STREET ANCHORAGE, AK 99518
Phone (907) 344-5990 Fax (907) 344-7794
AECL# 1392 www.edgesurvey.net

DRAWN BY:	DATE:	PROJECT:
JT	05/04/2026	26-517
CHECKED BY:	SCALE:	SHEET:
MA	1" = 40'	2 OF 2

KPB 2026-047

PRELIMINARY

PRELIMINARY



CERTIFICATE OF SURVEYOR
I, MARK AMONETTI, 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. 2026-XXX

L. CREARY SUBDIVISION LAUVER ADDITION

A SUBDIVISION OF
TRACT 3A
L. CREARY SUBDIVISION JONES REPLAT
PLAT 2010-79
KENAI RECORDING DISTRICT

LOCATED WITHIN:
SW 1/4 SECTION 14,
T.4N., R.11W., S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNERS:
LANI AND KEVIN LAUVER
PO BOX 226
SOLDOTNA, ALASKA 99669

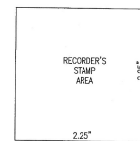
CONTAINING 3.826 ACRES



8000 KING STREET ANCHORAGE, AK 99518
Phone (207) 344-5990 Fax (207) 344-7794
AECIL# 1392 www.edgesurvey.net

DRAWN BY: JY DATE: 10/10/2026 PROJECT: 25-517
CHECKED BY: NA SCALE: 1" = 40' SHEET: 1 OF 2

- LEGEND**
- FOUND BLM MONUMENT AS SHOWN
 - FOUND 1-1/2" ALUMINUM CAP STAMPED PARKER RLS 237
 - FOUND 1-1/2" ALUMINUM CAP ILLEGIBLE
 - FOUND REBAR AS SHOWN- NO CAP
 - SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2026
 - SUBDIVISION BOUNDARY
 - INTERIOR LOT LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT
 - BUILDING SETBACK
 - MONUMENT TIE LINE
 - (OA) OVER-ALL
 - (M) MEASURED AND HELD
 - (HRD) HELD RECORD DISTANCE
 - (RFR) RECORD DATA, SEE REFERENCE
 - (UE) UTILITY-EASEMENT
 - (GTP) GRANTED THIS PLAT
 - (BLD. SB.) BUILDING SETBACK



REFERENCES

- (R1) CREARY L. - TRACT 3, PLAT 1407, KENAI RECORDING DISTRICT
- (R2) CREARY HOMESTEAD TRACT 4, PLAT 1411, KENAI RECORDING DISTRICT
- (R3) TRACTS 13 TO 19, OF L. CREARY SUBDIVISION, PLAT 1598, KENAI RECORDING DISTRICT
- (R4) TRACT 21 OF L. CREARY SUBDIVISION, PLAT 75-25, KENAI RECORDING DISTRICT
- (R5) LEONARD CREARY SUBDIVISION, 1978 ADDITION, PLAT 78-127, KENAI RECORDING DISTRICT
- (R6) SUNRISE HILLS, PLAT 81-139, KENAI RECORDING DISTRICT
- (R7) L. CREARY SUBDIVISION RODERICK ADDITION NO. TWO, PLAT 2007-139, KENAI RECORDING DISTRICT
- (R8) L. CREARY SUBDIVISION JONES REPLAT, PLAT 2010-79, KENAI RECORDING DISTRICT

LINE TABLE

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L1	N20°17'51"W	71.65'
L2	N20°17'51"W	35.17'
L3	N20°17'51"W	35.48'
L4	S89°52'51"W	71.64'
L5	S89°52'51"W	4.94'
L6	S89°52'51"W	21.70'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	60.53'	89°49'18"	N55°12'30"W	57.23'



1096.46' BASIS OF BEARINGS PER (R5) N89°57'00"W 2637.92'(M) (2638.28')(R5)
(N89°56'30"W 2638.35')(R4) (N89°57'00"W 2633.90')(R6)

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT
L. CREARY SUBDIVISION LAUVER ADDITION**

KPB File No.	2026-047
Plat Committee Meeting:	June 8, 2026
Applicant / Owner:	Lani & Kevin Lauver / Soldotna
Surveyor:	Jason Young / Edge Survey and Design, LLC
General Location:	Echo Lake Rd

Parent Parcel No.:	131-270-41
Legal Description:	T 04N R 11W SEC 14 SEWARD MERIDIAN KN 2010079 L CREARY SUBDIVISION JONES REPLAT TRACT 3A
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.240.A, 20.40. 040.A,

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 3.826-acre tract into three lots of sizes 1.138 acres, 1.291 acres and 1.168 acres and a dedication.

Location and Legal Access (existing and proposed):

Access to the plat is along Echo Lake Rd on the north, a 100' dedication that is State maintained. Echo Lake Rd runs both north and east from the plat and intersects the Sterling Highway near milepost 100 to the east. On the west side of the plat is a 60' unnamed road labeled as an easement on the drawing. **Staff recommends** the surveyor verify if the area is a dedication or an easement as there is evidence of it possibly being dedicated by previous plats.

The plat is proposing a dedication to be named Lauver Circle. The Roads Director objects to the dedication and recommends the dedication be removed and Lots 4B and 4C be ran out to Echo Lake Rd as flag lots instead. **Staff recommends** the surveyor look to reconfigure Lauver Cir as a regular shaped cul-de-sac with a bulb or tear drop shape or consider the Roads Director's suggestion of removal and making flag lots. If done as a tear drop shape, the surveyor should get with the roads department to make sure the design is suitable for use. If reconfigured as flag lots, staff notes that the access portion of the flag lot may exceed 150 feet and need an exception request. The Addressing Officer has noted the name Lauver Cir is not recommended. **Staff recommends** the surveyor verify with the Addressing Office a name that will be approved to use.

The plat is not finalizing a vacation nor is it affected by a section line easement or other access easement.

Block length is compliant on the plat. From the center of Gruber Rd to the center of Exit Ave along Echo Lake Rd is 1150 feet, well below the required 1320 feet.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: The shops on lot 4A encroach into the set back and utility easement. The RSA objects to the Lauver Circle ROW dedication. KPB code 14.10.070 defines a circle as "any right-of-way lying in a north-south direction and ending in a cul-de-sac"
--------------------------	---

	There is no cul-de-sac, it is merely an odd shaped dedication. Property owners should be advised to turn Lot 4B and 4C into flag lots.
SOA DOT comments	Reference Plat #6 should be corrected to 81-39 from 81-139
SOA DOT&PF	- o Add plat note "One access for Lots 4A, 4B, and 4C to Echo Lake Road? - o Would the KPB accept Lauver Circle? - o Who would maintain the dedicated Lauver Circle ROW? - o Recommend reconfigure to a shared access easement for Lots 4A, 4B, and 4C. - o Apply for driveway permits at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

Site Investigation:

There are no steep areas located on the plat. Steep areas are located just to the south of the plat in Tract 21. Some of the slopes are near 40% grade downhill towards a pond on the tract to the south. The terrain of the plat is relatively flat, sloping slightly to the south.

There are improvements located on the property when complete will be divided between Lots 4A and 4B. Two shop structures are shown being into the 20' building setback line on the north along Echo Lake Rd. The parent plat L. Creary Subdivision Jones Replat KN 2010-79 noted them to not subject to the setback requirement. Per current standards, the surveyor has requested an exception to KPB 20.30.240.A Building Setbacks.

There are no areas of inundation to be shown. Per the River Center review, the plat is not located in a FEMA flood hazard area or in a habitat protection district.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: Not within a FEMA FIRM Panel. B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis

The land was originally surveyed as the SW1/4 of Section 14, Township 4 North, Range 11 West, Seward Meridian, Alaska. Tract 3 from Leonard Creary Homestead K-1407 platted the south portion of the parent plat. Tract 4 from the Leonard Creary Homestead K-1411 platted the north portion of the parent plat. The parent plat L. Creary Subdivision Jones Replat KN2010-79 combined the two tracts to make Tract 3A.

A soils report will be required and an engineer will sign the final plat as the new lots are below 200,000 sq ft. The surveyor has requested an exception to KPB 20.40040(A)

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The plat is located in the Kalifornsky Advisory Planning Commission which is inactive at this time.

Utility Easements

The parent plat notes a 10' utility easement along the front of the setback that has been carried forward and shown and noted on the plat.

The parent plat also notes a 20' wide easement covering the overhead power line. The easement is noted but not shown on the drawing and should be added.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

HEA has sent a comment for several new easements to be added for existing overhead electric lines on the plat. The comment is included in the packet for viewing.

Utility provider review:

HEA	See comment in packet
ENSTAR	
ACS	No objections
GCI	Approved as shown
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 31007 Echo Lake Rd Existing Street Names are Correct: No List of Correct Street Names: Echo Lake Rd, Gruber Rd Existing Street Name Corrections Needed: Please correct spelling of Gruber Rd All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Lauver Circle is not recommended due to similarity in spelling and pronunciation to the existing street name of Lover Ln. which is in use in the same ESN. Comments: Depending on access, currently assigned address may change.
Code Compliance	
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.

	Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment

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

STAFF RECOMMENDATIONS

Submit exception request for KPB 20.30.190 – Lot Dimensions if with the removal of the dedication of Lauver Cir the flag lots exceed 150' in length for access portion.

Submit exception request for KPB 20.30170 – Block Length

CORRECTIONS / EDITS

Text from the section line up to the plat has overstrikes on it, please correct.

Correct (R6) reference to 81-39.

All bearing on the north line of length 252.50' should be S##-##-##E or N##-##-##W, please adjust.

Plat note 7 CCR in Bk 128 Pg 659 and Bk 153 Pg 238 do not affect this plat, note can be removed.

Plat Note 8 can also be removed with no CCR to be addressed.

PLAT NOTES?

- 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).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

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:

Modify KPB File No. to 2026-047

Add a space of L. and before Creary in the Plat name and the legal description, make L. Creary.

C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff recommendation:

- o Modify Echo Lake Road label to "100' ROW" as dedicated by KN 1598
- o Confirm 60' roadway easement source adjacent to west boundary of proposed lot 4A. Appears to have been dedicated by KN 1407?
- o Correct spelling of Gruber Rd to the west.

- 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:
- Provide labels for Echo Lake, Ashana Lake, and Arc Lake
 - Slikok Creek appears to flow through sections 23 and 26. Please verify and modify depiction.
 - Correct the minor typo “Gruber Road.”
- 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:
- CCR’s listed in Volume 128 Page 659 and amended by Volume 153, Page 238 do not appear to affect this plat. Please review documents and if in agreement, request the title company to remove from final CTP and remove plat note 7.
- 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:
- Verify location of OHP easement as noted in plat note 11 and referenced in parent plat as noted in HEA comment.
- 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:
- Modify Echo Lake Road label to “100’ ROW” as dedicated by KN 1598
 - Confirm 60’ roadway easement source adjacent to west boundary of proposed lot 4A. Dedicated by KN 1407?

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.

EXCEPTIONS REQUESTED:

A. KPB 20.30.240(A) Building Setback

Surveyor’s Discussion:

The petitioner is requesting an exception from KPB 20.30.240(A), to provide exception to building setback for buildings in place at time of this platting action.

Surveyor's Findings:

1. Existing Building: Lot 4A contains a building within the proposed building setback that was constructed before this platting action.
2. Parent Plat: The parent plat for this parcel, L. Creary Subdivision Jones Replat, Plat 2010-79, KRD, referenced structures within building setback, and was accepted with encroachments.
3. Future Development: All future development within this proposed plat will be subject to the 20 foot building setback.
4. Physical Location: The building setback encroachment does not interfere with road maintenance or sight distance. The current building is 45 feet from the drivable surface of Echo Lake Rd and 170 feet from the intersection of Gruber Road.
5. Safety: the building setback encroachment does not create any type of safety hazard.

Staff Discussion:

20.30.240. - Building setbacks.

A. A minimum 20-foot building setback shall be required for dedicated rights-of-way in subdivisions located outside incorporated cities.

Staff Findings:

6. The east shop structure looks to be the same as shown on K-1411.
7. The shop structures are accessed from the south, within the lots.
8. The setback was created by KN2010-79.
9. Removing the structures from the setback will be costly.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 3, 4, 6 & 9 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1, 2, 6 & 9 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 3, 4, 5 & 7 appear to support this standard.

B. KPB 20.40.040(A) Conventional Onsite Soil Absorption System

Surveyor's Discussion:

The petitioner is requesting an exception from KPB 20.40.040(A) to not provide a soils report by a registered engineer.

Surveyor's Findings:

1. Existing System: Proposed Lot 4B contains a registered, engineered septic system on file with the Alaska Department of Environmental Conservation (ADEC). Documents provided.
2. Soil Suitability: ADEC documentation of septic system construction indicates adequate and suitable soil conditions for future onsite wastewater disposal systems.
3. Topography: This subdivision is relatively flat, providing sufficient area for installation and operation of future septic systems.
4. Lot Size: These lots have 20,000 square feet for future septic systems per KPB code, ensuring sufficient area for both existing and potential future septic systems. See Exhibit.

Conclusion:

Given the existing engineered septic system, documented suitable soils, favorable topography, and adequate lot size, the requirement for an additional soils report prepared by an engineer is unnecessary. The petitioner respectfully requests approval of this exception.

Staff Discussion:

20.40.040. - Conventional onsite soil absorption systems.

A. If any lots within a subdivision will utilize conventional onsite soil absorption systems and are less than 200,000 square feet, the following requirements must be met and submitted to the planning director:

1. A soils analysis and report, sealed by a qualified engineer, which meets the requirements of KPB 20.40.100;

Staff Findings:

5. The report on file only covers area for one system, not the entire subdivision.
6. To redo the report would be expensive to have done.
7. To approve this exception will not deny any area residents access to installation of their own septic system.
8. Denial of the exception will require a soils report for two lots to be completed.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1, 2, 3 & 4 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 4, 6 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 6, & & 8 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, 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.

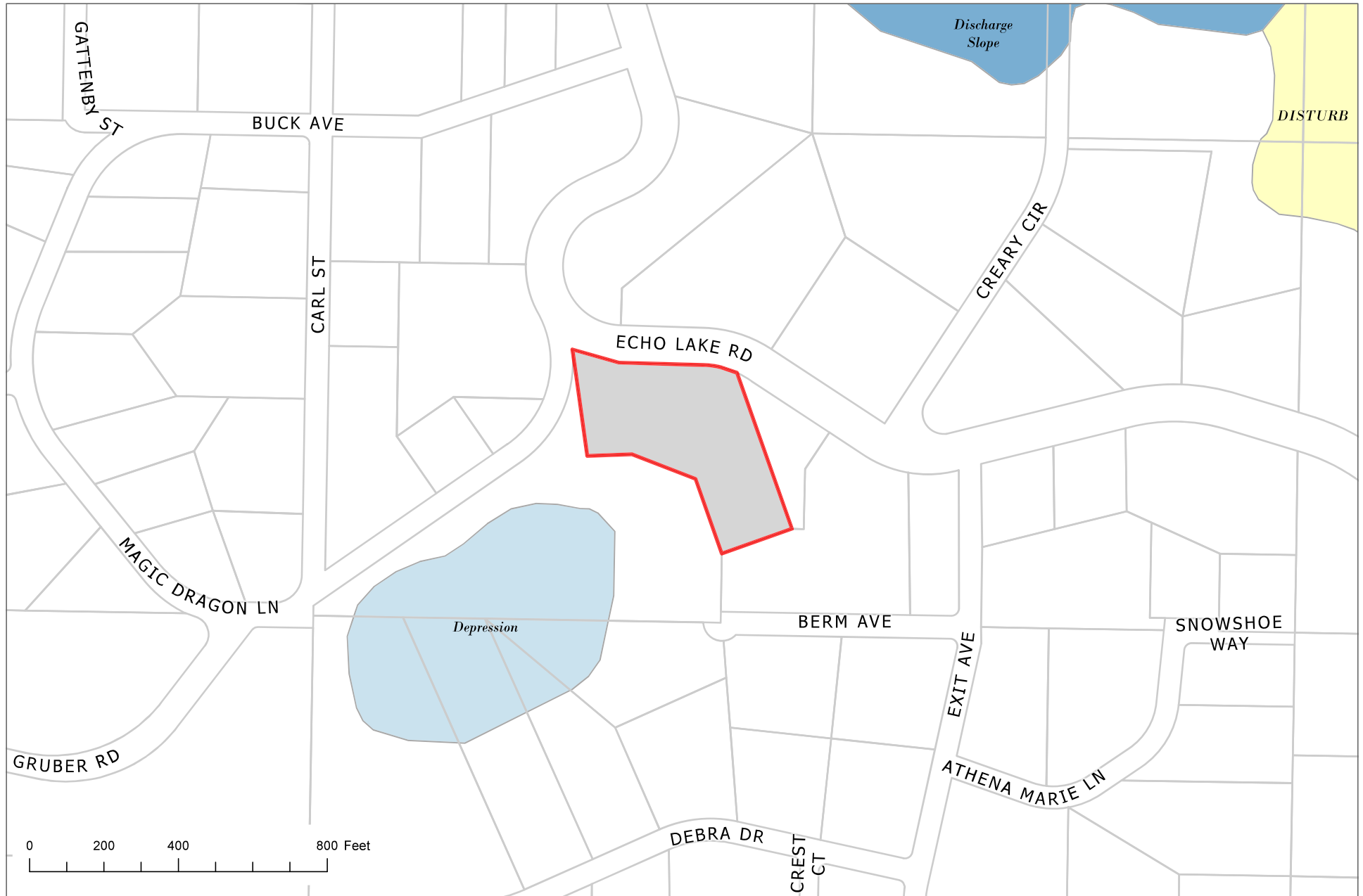
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION 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



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.

LEGEND:

- MONUMENT OF RECORD
- 5/8" REBAR OF RECORD
- RECORD DATUM PLAT K-1407 RHD

NOTES:

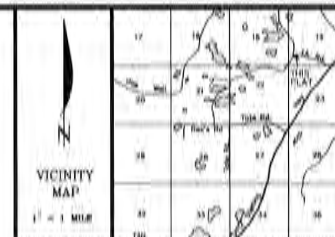
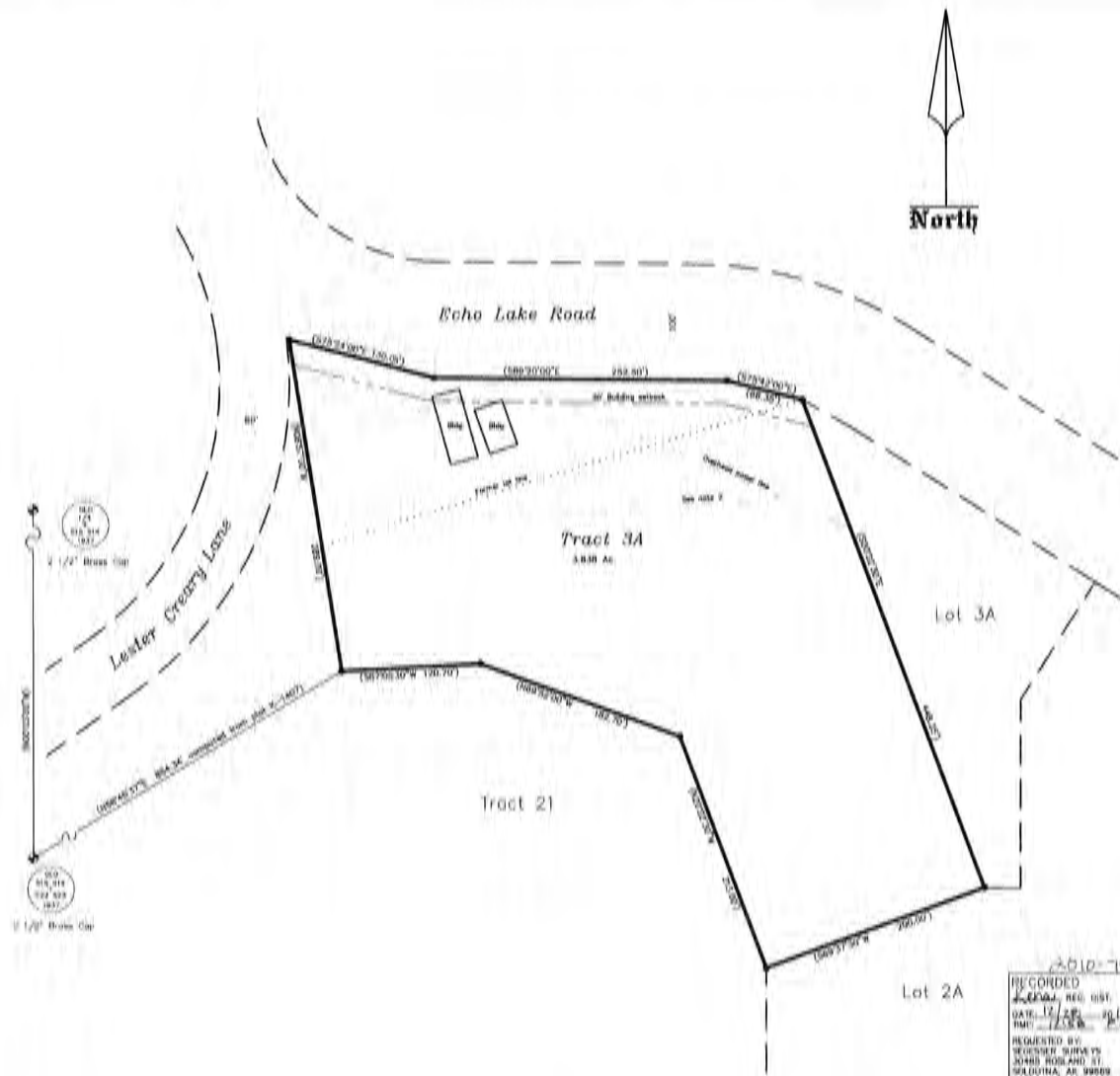
- Boundary datum taken from the plat of L. Creary Tract A, plat K-1407, and L. Creary Tract 4, plat K-1411, Kenai Recording District.
- Existing overhead power line is the centerline of a 20 foot wide electrical distribution line easement including guys and anchors.
- No access to State maintained right-of-way permitted unless approved by the State of Alaska Department of Transportation.
- This plat is effected by a right-of-way easement granted to the Alaska State Department of Highways and recorded in Book 180 Page 386, Kenai Recording District.
- Covenants, conditions and restrictions which affect this plat are recorded in Book 128 Page 659 and amendments recorded in Book 153 Page 238, Kenai Recording District.
- Building Setback-A setback of 20 feet is required from all street Right-of-Way unless a lesser setback is approved by resolution by the appropriate Planning Commission.
- Front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is 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.
- Existing structures within the 20' building setback predate the building setback requirement and are not subject to the requirement.
- WASTEWATER DISPOSAL: No Engineer's Subdivision and Sales Report is available for this subdivision, soil conditions may be unsuitable for onsite wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation. The purpose of this platting action is to combine 3 lots into 1, which will provide greater available wastewater disposal area as described by 20.14.040(4)(a).



SURVEYOR'S CERTIFICATE

I hereby certify that: I am properly registered and licensed to practice land surveying in the State of Alaska. This plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date 12-6-10



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 AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Frederick G. Jones
FREDERICK G. JONES
1000 CONO LAKE ROAD
SOLDOTNA, AK 99689

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 6th DAY OF DECEMBER, 2010, FOR *Frederick G. Jones*



Karen J. Jellison
KAREN J. JELLISON
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 12-23-2013

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS 6th DAY OF Dec., 2010, FOR *John F. Jones*

John F. Jones
JOHN F. JONES
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 12-23-2013

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 28, 2010.

KENAI PENINSULA BOROUGH
[Signature]
AUTHORIZED OFFICIAL

KPD FILE No. 2010-160

L. Creary Subdivision Jones Replat

A replat of Tract 3, L. Creary Subdivision, Plat K-1407, and Tract 4, L. Creary Subdivision, Plat K-1411, Kenai Recording District. Located within the SW 1/4 SW 1/4 Section 14, T4N, R11W, S4M, Kenai Peninsula Borough, Alaska.

Containing 3.938 Ac.

SEGESSER SURVEYS
80485 Rosland St.
Soldotna, AK 99689

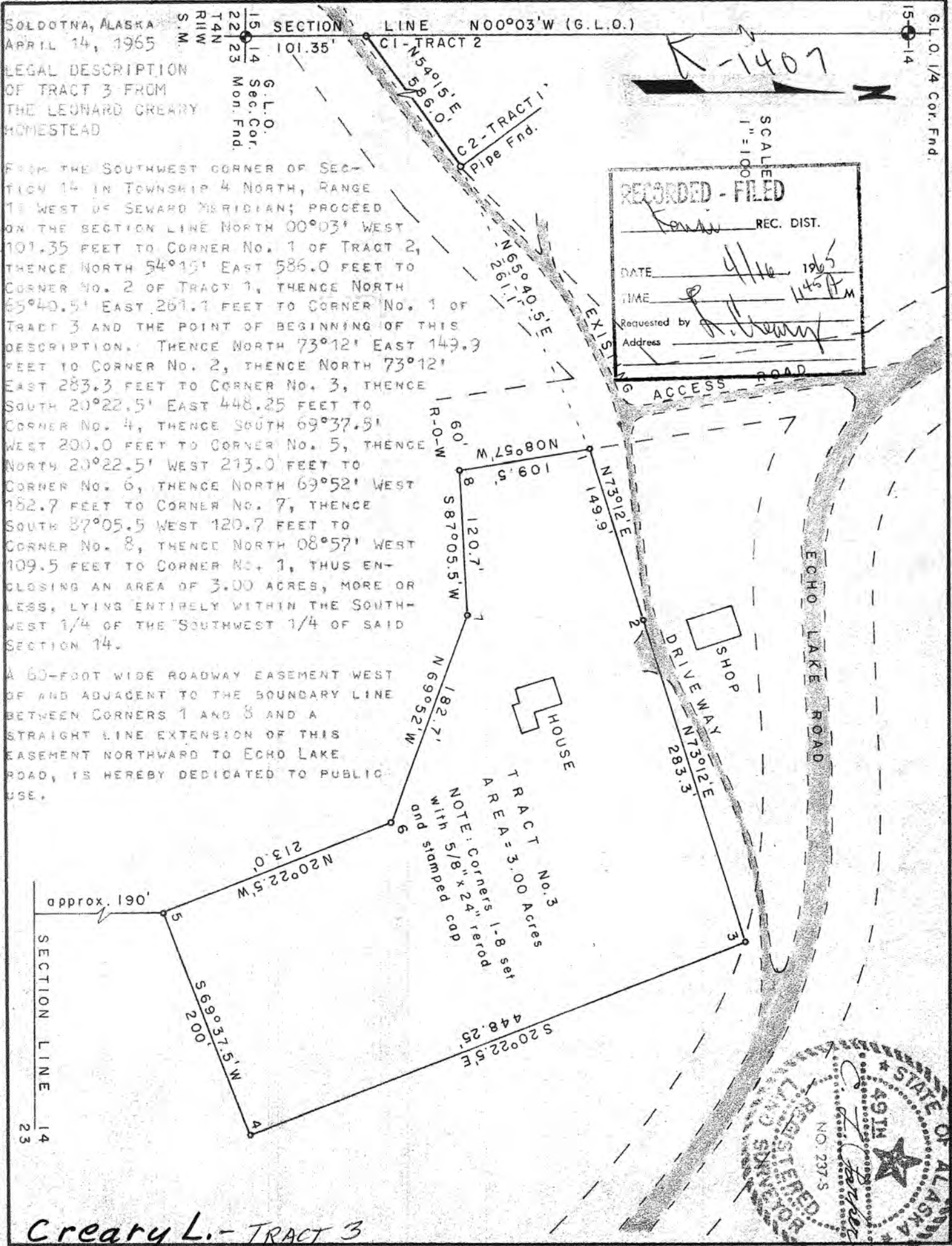
JOB NO.	10097	DRAWN	12-6-10
SURVEYED	Nov. 2010	SCALE	1"=50'
FIELD BOOK	10-5	SHEET	1 of 1

SOLDOTNA, ALASKA
APRIL 14, 1965

LEGAL DESCRIPTION
OF TRACT 3 FROM
THE LEONARD CREARY
HOMESTEAD

FROM THE SOUTHWEST CORNER OF SECTION 14 IN TOWNSHIP 4 NORTH, RANGE 18 WEST OF SEWARD MERIDIAN; PROCEED ON THE SECTION LINE NORTH 00°03' WEST 101.35 FEET TO CORNER NO. 1 OF TRACT 2, THENCE NORTH 54°15' EAST 586.0 FEET TO CORNER NO. 2 OF TRACT 1, THENCE NORTH 65°40.5' EAST 261.1 FEET TO CORNER NO. 1 OF TRACT 3 AND THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE NORTH 73°12' EAST 149.9 FEET TO CORNER NO. 2, THENCE NORTH 73°12' EAST 283.3 FEET TO CORNER NO. 3, THENCE SOUTH 20°22.5' EAST 448.25 FEET TO CORNER NO. 4, THENCE SOUTH 69°37.5' WEST 200.0 FEET TO CORNER NO. 5, THENCE NORTH 20°22.5' WEST 213.0 FEET TO CORNER NO. 6, THENCE NORTH 69°52' WEST 182.7 FEET TO CORNER NO. 7, THENCE SOUTH 87°05.5' WEST 120.7 FEET TO CORNER NO. 8, THENCE NORTH 08°57' WEST 109.5 FEET TO CORNER NO. 1, THUS ENCLOSING AN AREA OF 3.00 ACRES, MORE OR LESS, LYING ENTIRELY WITHIN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14.

A 60-FOOT WIDE ROADWAY EASEMENT WEST OF AND ADJACENT TO THE BOUNDARY LINE BETWEEN CORNERS 1 AND 8 AND A STRAIGHT LINE EXTENSION OF THIS EASEMENT NORTHWARD TO ECHO LAKE ROAD, IS HEREBY DEDICATED TO PUBLIC USE.



Creary L. - TRACT 3
K-1407

099765

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 AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

KEVIN LAUVER
PO BOX 226
SOLDOTNA, ALASKA 99660

THIS _____ DAY OF _____, 2026

MY COMMISSION EXPIRES: _____

NOTARY
STAMP
AREA

THIS _____ DAY OF _____, 2026

MY COMMISSION EXPIRES: _____

NOTARY
STAMP
AREA

1. 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. IMPROVEMENTS ON TRACT A4 PREVIOUS TO 2007 SHALL BE CONSIDERED AS SETBACKS. IMPROVEMENTS ON TRACT A4 SHALL BE SUBJECT TO THE 20 FOOT FRONT SETBACK. ANY REPLACEMENT, OR IMPROVEMENT, TO THE BUILDING MUST COMPLY WITH THE 20 FEET FRONT SETBACK AS A MINIMUM.
2. THE FRONT 10 FEET ADJOINING RIGHT-OF-WAYS AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINE SHALL BE DESIGNATED AS 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. SEE TYPICAL.
3. NO ACCESS TO STATE-MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
4. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE OPENED FOR MOTOR VEHICLE AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM. PER KRS 14.06.
5. EXCEPTIONS TO KPB CODE 20.04.040 – CONVENTIONAL ONSITE SOIL ABSORPTION SYSTEM, AND 20.30.240 BUILDING SETBACK WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE JUNE 8, 2028 MEETING.
6. NO WASTEWATER DISPOSAL OR STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT 4C.
7. THESE PARCELS ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED JUNE 21, 1978, VOLUME 128, PAGE 695, KRD. AND AMENDMENTS THEREOF RECORDED FEBRUARY 8, 1990, VOLUME 153, PAGE 238, KRD.
8. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 14.06.
9. THESE PARCELS ARE SUBJECT TO RIGHT-OF-WAY EASEMENT GRANTED TO STATE OF ALASKA DIVISION OF HIGHWAYS. EXACT LOCATION CANNOT BE DETERMINED FROM PUBLIC RECORD. RECORDED JULY 31, 1988, VOLUME 159, PAGE 386, KRD.
10. THESE PARCELS SUBJECT TO EASEMENTS, WITH NO DEFINED LOCATION, GRANTED TO HOMER ELECTRIC ASSOCIATION. INC. RECORDED AUGUST 4, 1961, VOLUME 7, PAGE 30, AND RECORDED SEPTEMBER 17, 1965, VOLUME 19, PAGE 216, KRD.
11. THE EXISTING OVERHEAD POWER LINE IS THE CENTERLINE OF A 20 FOOT WIDE ELECTRICAL DISTRIBUTION EASEMENT INCLUDING GUTS AND ANDERS. PER KPB 14.06.
12. WASTEWATER DISPOSAL. THIS PLAT WAS GRANTED EXCEPTION TO KPB CODE 20.04.040 ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND ENGINEERED APPROVED SEPTIC SYSTEM IN USE AT TIME OF THIS PLATING. THE WASTEWATER DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

RECORDER'S
STAMP
AREA

2.25°

DRAWN BY: JY	DATE: 05/04/2026	PROJECT: 26-517
CHECKED BY: MA	SCALE: 1" = 40'	SHEET: 2 OF 2

E1-20



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Environmental Conservation

Division of Water
Engineering Support and Plan Review
saplic.alaska.gov

12/11/2022

NATHAN FOWLER
Fowler's Dirt Works
PO BOX 683
KASILOF, AK 99610-0683
gbfowler@alaska.net

Legal Description: Creary Sub., Jones replat Tract4A
Street Address: 31007 Echo Lake Road Soldotna Alaska 99669
Facility Name:

OASys Tracking #: DOCSEPTS-3528
NATHAN G FOWLER:

Thank you for submitting the Document of Construction (DOC) for a conventional onsite wastewater disposal system at the above referenced property. **This email/letter acknowledges registration information has been received.**

The information submitted will be reviewed for conformance with State of Alaska Wastewater Regulations 18 AAC 72 and the Onsite Wastewater System Installation Manual. Forms will be processed in the order they are received. When processing is complete, you will receive confirmation.

For general wastewater questions and/or questions regarding your submittal, please contact your local [area office](#) and reference the above tracking number.

For other questions regarding OASys [Water Online Application \(https://dec.alaska.gov/applications/water/oasys/Welcome.aspx\)](https://dec.alaska.gov/applications/water/oasys/Welcome.aspx), please contact us at DEC.Water.OPAHelp@alaska.gov, or call the Division of Water at 907-465-5180.

pdf

DOCSEPTS-3528.pdf
357 KB

Date Received 12/11/2022	State of Alaska Department of Environmental Conservation Documentation of Construction Conventional Onsite Wastewater System	Processed by:
		Date:
		SEPTS Key #:DOCSEPTS-3528

Part I. General Information

Legal Description	Creary Sub., Jones replat Tract4A	PAN or Tax ID#: 13127041
Street Address	31007 Echo Lake Road	City (or nearest community): Soldotna
Coordinates	Latitude: 60.43017 Longitude: -151.15041	Datum:
Installer Information	Name: NATHAN G FOWLER Email: gbowler@alaska.net	Phone: 907-398-4678

Part II. Wastewater Disposal System

Facility Served	☒ Private Residence	☐ Multi-family	☐ Small Commercial (< 500 gpd)	☐ Commercial (500 gpd to 2500 gpd)		
	☐ Combined Residential & Commercial (< 2500 gpd)		Total # Bedrooms: 3	# of Buildings: 1		
	Total Design Flow (gpd):					
For Commercial Facilities: show design flow calculations in Comments section below or attach a separate page						
☐ New System Repair/Replace Existing: ☐ All ☐ Septic Tank ☒ Soil Absorption System ☐ Other: See Additional Information Page (state decommissioning/inspection results of existing components): See Additional Information Page						
System Installed By: Certified Installer			Notification Date: 12/11/2022, 05:30:04			
			Date Installed: 12/07/2022			
Septic Tank	Capacity (gal): 1000	# of Compartments: 2	Material: Steel	Manufacturer: Greer		
Lift Station	Manufacturer:	Pump (make/model):		Alarms: ☐ Yes ☐ No		
Type of Field	☒ Deep Trench ☐ Shallow Trench ☐ Leach Pit ☐ Bed ☐ 5-Wide					
Soils - Visual and Perc Test	Classification: GM (Other Classification Comments On Next Page) Application Rate: 300 Percolation Rate (min/inch): 25 Attach percolation test results or other soils report sealed by registered professional engineer as applicable.					
Soil Absorption System Details	Length (ft): 65	Width (ft): 3	Rock Depth: 7	Effective Area (sq ft): 910		
	Rock Grade: Coarse	Gravelless Media: # of Units:	Unit Area:	Manufacturer:		
Freeze Protection	Septic Tank		Absorption Area			
	Soil Cover (feet)	5	5	4		
	Insulation (inches)					
Cleanout Pipes	# Cleanout(s): 1	# Septic Tank Vents: 2	# Leach Field Monitor Tubes: 1			
Vertical Separation	Distance from Bottom of Soil Absorption System to:		Groundwater 4	Impermeable Soils 6		
Horizontal Separation Distances (measured from nearest edge to nearest edge)	list distances to all nearest:	Private Well	Public Well	Waterline	Surface Water	Property Line
	Septic Tank	155	200	50	200	30
	Soil Absorption System	173	200	75	200	30
	Lift Station					
	Sewer Line(s)	25	100	10	Registered Professional Engineer Seal	
Horizontal Separation Distance from Soil Absorption System to Slope exceeding 25%: 50						
Comments/Criteria used to size commercial facility (state type of facility, # people, gpd/person, etc.):						
See Additional Information Page						
I certify that the information provided in Parts I, II, III, IV and V is correct:						
Signature E-Signed by: NATHAN G FOWLER Printed Name NATHAN G FOWLER						
Title or Certification No. 1280 Date 12/11/2022						

NOTE: Certified Installers or Approved Homeowners must sign and date. Professional Engineer must seal, sign, and date.

all previous versions obsolete, Effective April 1, 2020



SWAN SURVEYING

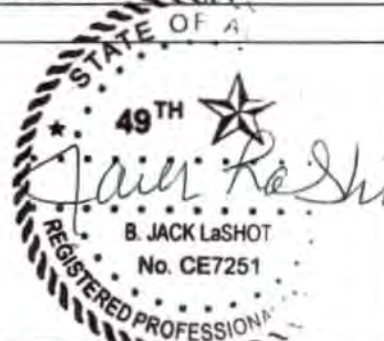
Michael Swan R.L.S.

P.O. Box 987 • Soldotna, AK 99669

STANDARD PERCOLATION TEST REPORT

PROJECT: Tract 3A L.Creary Subdivision Jones Replat	Date Tested : 12/06/22
CLIENT: Fowler's Dirt Works , 28525 Reflection Lake Rd. Soldotna, AK. 99669	Performed By: M. Swan
TEST HOLE NO: 1	Checked:
Depth to Bottom: 17.0	Ckecked By:
	Diameter of Hole 6"

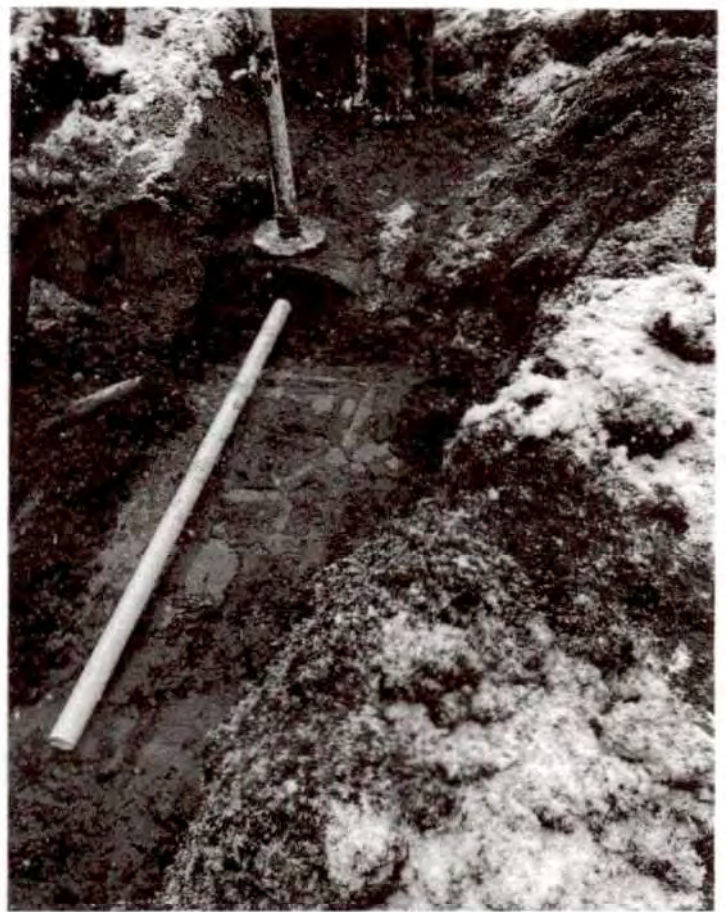
Depth	Soil Description
0 - 0.5	Veg. Mat. Organics
0.5 - 3.5	Silt (ML)
3.5 - 11.0	Silty Gravel (GM) Grey
	Mixed Rocks 3" minus
11.0 - 17.0	Well Graded Sand (GW)
	No Water Observed Tested @ 7.0



12-9-22

Time	Interval	Measurement	Drop	Percolation Rate	Remarks
10:47		8"			Soak
11:17		8"			Soak
11:37	0	8"			Refill
12:02	25	8 1/2"	1/2"	300	
12:27	50	9"	1"	300	
12:52	75	9 1/2"	1 1/2"	300	

Design Percolation Rate (Minutes per Inch) 25
Recommended Soil Application Rate (Square feet per bedroom) 300



PIC•COLLAGE

Date Received	State of Alaska Department of Environmental Conservation Documentation of Construction	Processed by:
		Date:
		SEPTS Key #:

Part I. General Information

Legal Description	Cleary Sub. Jones Replat Tract 3A		PAN or Tax ID#: 13127041
Street Address	31007 Echo Lk. Rd.		City (or nearest community): Soldotna
Coordinates	Latitude: 60.43017°N	Longitude: 151.15041°W	Datum: <select one>
Installer Name, Email, & Phone #	Glenn Fowler gbfowler@alaska.net 398-4678		

Part II. Wastewater Disposal System

Facility Served	☒ Private Residence - # of buildings: 1	☐ Multi-family - # of Units:	Total # Bedrooms: 3			
	☐ Small Commercial Facility (< 500 gpd)	show design flow calculations in Comments section below				
Total Design Flow (gpd):						
☐ New System ☒ Repair/Replace Existing (state new components installed and decommissioning/inspection results of existing components):						
Installed new leach field - the existing 1,000 gpd Greer Tank is in good condition						
System Installed By: ☒ Certified Installer ☐ Approved Homeowner		Notification Date: 12-6-22				
☐ Registered Engineer/Supervision or Inspection by Registered Engineer		Date Installed: 12-7-22				
Septic Tank	Capacity (gal): 1000	# of Compartments: 2	Material: steel			
Manufacturer: Greer						
Lift Station	Manufacturer:	Pump (make/model):	Alarms: ☐ Yes ☐ No			
Type of Field	☒ Deep Trench ☐ Shallow Trench ☐ Leach Pit ☐ Bed ☐ 5-Wide					
Soils - Visual and Perc Test	Classification: GM Application Rate (sq. ft./bedroom): 300 Percolation Rate (min/inch): 25					
Attach percolation test results or other soils report sealed by registered professional engineer as applicable.						
Soil Absorption System Details	Length (ft): 65'	Width (ft): 3'	Rock Depth: 7'			
	Effective Area (sq ft): 910 sq. ft.					
Freeze Protection	Rock Grade: 3/4" - 3"	Graveless Media: # Units:	Unit Area: Manufacturer:			
	Septic Tank	Absorption Area	Sewer Lines			
	Soil Cover (feet): 5'	5' - 6'	4'			
Cleanout Pipes	# Cleanout(s): 1	# Septic Tank Vents: 2	# Leach Field Monitor Tubes: 1			
	Vertical Separation Distance from Bottom of Soil Absorption System to: Groundwater 4' Impermeable Soils 6'					
Horizontal Separation Distances (measured from nearest edge to nearest edge)	list distances to all nearest:	Private Well	Public Well	Waterline	Surface Water	Property Line
	Septic Tank	155'	200'+	50'+	200'+	30'+
	Soil Absorption System	173'	200'+	75'+	200'+	30'+
	Lift Station					
	Sewer Line(s)	25'+	100'+	10'+		
Horizontal Separation Distance from Soil Absorption System to Slope exceeding 25%: 50'+						
Comments/Criteria used to size commercial facility (state type of facility, # people, gpd/person, etc.):						
I certify that the information provided in Parts I, II, III and IV is correct:						
Signature: <i>Glenn Fowler</i>		Printed Name: Glenn Fowler				
Title or Certification No. 1280		Date 12-8-22				
NOTE: Certified Installers or Approved Homeowners must sign and date. Professional Engineers must seal, sign, and date.						

Crery Sub. Jones
Replat Tract 3A

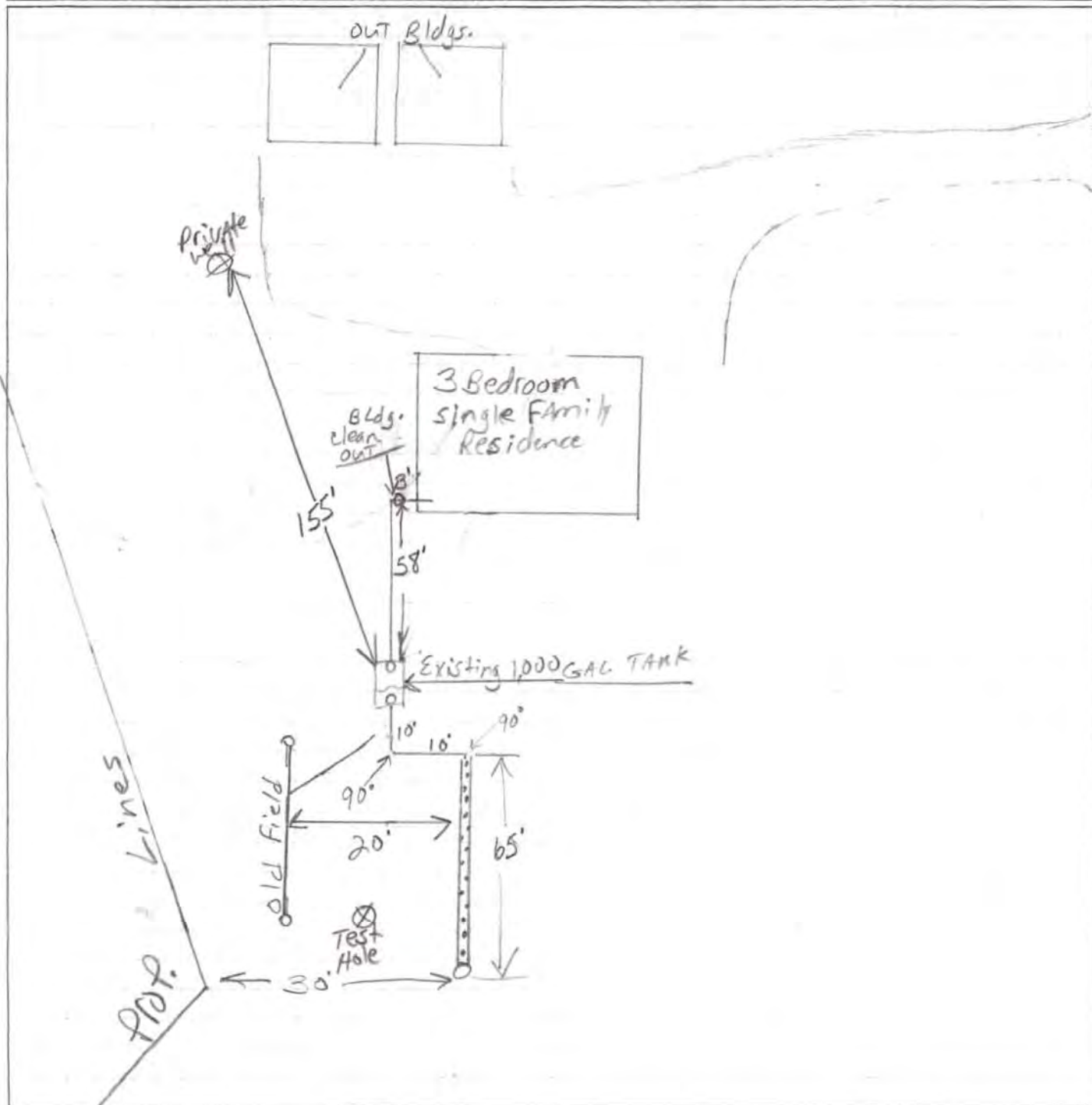
Glenn Fowler

12-7-22

Part III. Plan View Diagram

Instructions for Diagram: (use space below or attach additional pages as necessary; engineers may attach separate sealed record drawings)

1. In a PLAN VIEW, identify and label all of the following: ☐ On Lot Drinking Water Source ☐ Waterline(s) ☐ Surface Water ☐ Septic Tank ☐ Soil Absorption System ☐ Fuel Tank(s) (identify above or below ground and size) ☐ Property Line(s) ☐ Testhole ☐ All Sewer Lines and Perforated Pipe ☐ All Cleanouts and Monitor Tubes ☐ All Structures ☐ Slopes >25% and >10 feet in height ☐ Closest Well on Adjacent Property (identify classification) ☐ Closest Septic Tank and Soil Absorption System on Adjacent Properties
2. In the PLAN VIEW, label the horizontal separation distances, to the nearest half foot, between well(s), water lines, and surface water high water boundary to all potential sources of contamination listed above in accordance with Section 40.06 Typical Site Plan in the Onsite Wastewater System Installation Manual. Label separation distance between soil absorption system and slopes exceeding 25%. Label the size of each septic system component using appropriate units. Identify fittings used at bends and junctions.



Legal Description:

creery sub. Jones Replat
Tract 3A

Installer Name:

Glenn Fowler

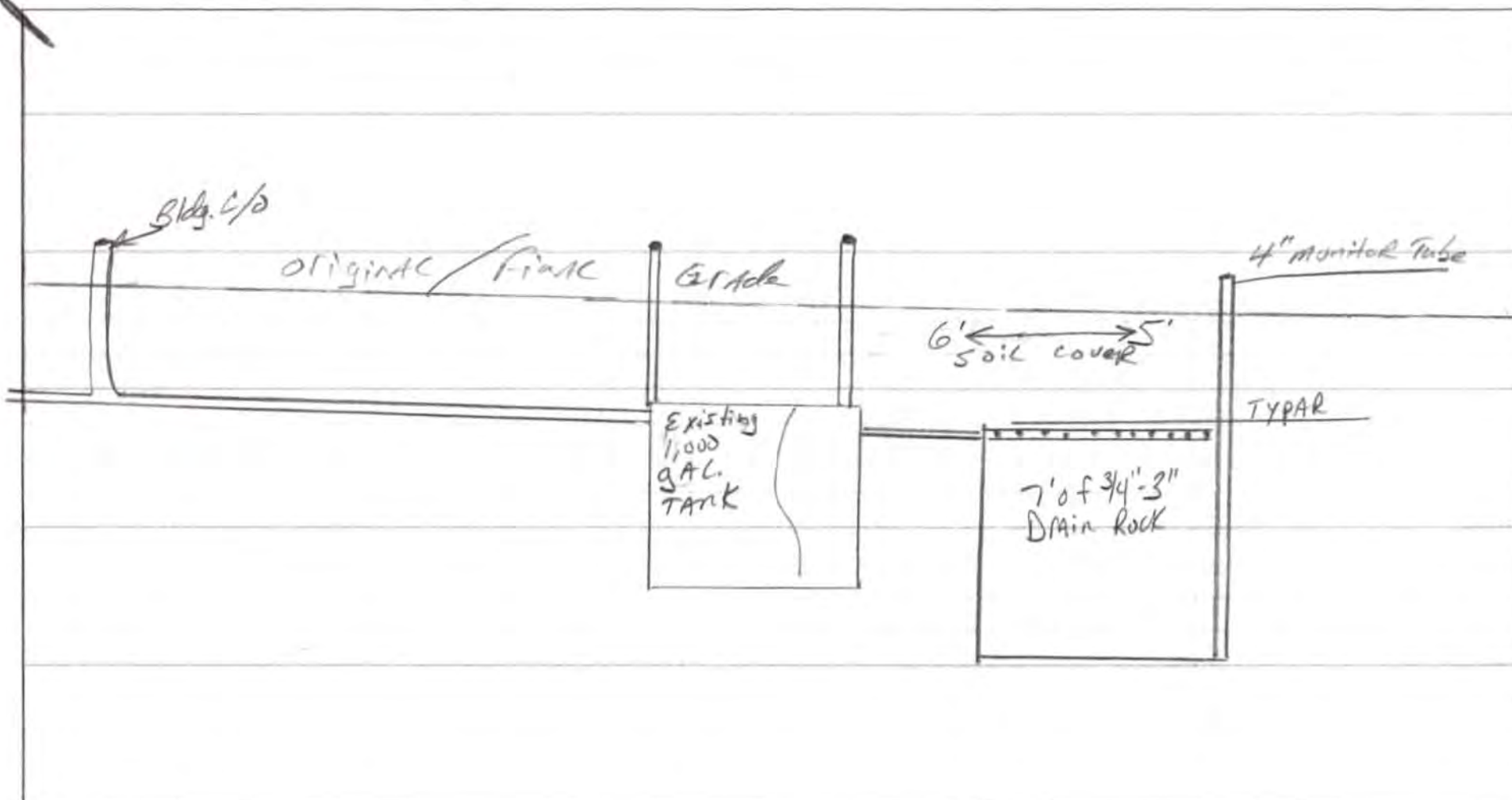
Date Installed:

12-7-22

Part IV. System Profile View Diagram

Instructions for Diagram: (use space below or attach additional sheets as necessary; engineers may attach separate sealed record drawings)

1. In a PROFILE VIEW of the entire septic system (from foundation cleanout to disposal field), identify and label the following: ☐ Original Grade (major grade changes)
☐ Final Grade ☐ Soil Cover and Insulation ☐ Sewer Lines ☐ Sewer Line Junctions (if applicable) ☐ Slopes/Drops of Sewer Lines ☐ Cleanouts and Monitor Tubes
☐ Lift Station/Sump ☐ Septic Tank(s) ☐ Soil Absorption System ☐ Filter Fabric



Legal Description: creary sub. Jones
Replat Tract 3A

Installer Name: Glenn Fowler

Date Installed: 12-7-22

Part V. Soil Absorption System Cross Section View Diagram and Testhole Log

Instructions for Diagram: (use space below or attach additional sheets as necessary; engineers may attach separate sealed record drawings)

1. In a CROSS SECTION VIEW of the soil absorption system identify and label the following: ☐ Soil Absorption Medium
☐ Final Grade ☐ Original Grade (major grade changes) ☐ Filter Fabric ☐ Monitor Tubes ☐ Soil Cover and Insulation
☐ Drainfield Pipe ☐ Depth of Sewer Rock and Sand Liners, if applicable, in the Soil Absorption System ☐ Vertical Separation
Distance Between Soil Absorption System and Groundwater/Impermeable Soils

2. In the CROSS SECTION VIEW, the system drawing should be vertically to scale and correspond to the depth indicated by the testhole log. Indicate soil(s) type, groundwater, and impermeable soils encountered in testhole.

Groundwater/Seeps: ☐ Yes ☒ No At (feet below original grade):

Impermeable Soils (Clay/Bedrock/Permafrost): ☐ Yes ☒ No At (feet below original grade):

Testhole Log

Soil Absorption System Cross Section

