

DESK PACKET

(MATERIALS SUBMITTED AFTER 6/1126)

- 1. Carl & Emma Clark Estate No. 2; KPB File 2026-056
Johnson Surveying / Wilson
Location: MP 17 Hope Highway
Hope Area / Hope-Sunrise APC**

Date: June 15, 2026

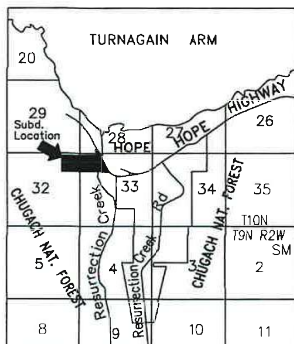
To: Sandee Simons
KPB Plat Review Committee

From: Chugach Electric Association, Inc. (Chugach)

Subject: KPB Case No. 2026-056
Carl & Emma Clark Estate, Tract B
Plat No. 2001-8
SW1/4, Section 28, NE1/4 Section 32 &
NW1/4, Section 33, T10N, R2W, S.M.

Chugach has the following comments:

1. Chugach has no objection to the preliminary plat of Emma & Clark Estate Subdivision #2, a subdivision of Carl & Emma Clark Estate, Tract B, Plat No. 2001-8, located in SW1/4, Section 28, NE1/4 Section 32 & NW1/4, Section 33, T10N, R2W, S.M., Hope, Alaska.
2. Chugach requires a new 10' T&E easement along the north boundary of proposed Tract B-1.
3. Chugach requires a new 20' T&E easement, 10' each side of centerline of existing Chugach distribution line which crosses through the NE boundary of proposed Tract B-1, and the NE boundary of proposed Tract B-2.
4. Once the plat has been finalized, approved, and recorded with the platted T&E easements Chugach has requested in comments 2 and 3, Chugach will release the General Right of Way easement as it affects Tract B-1 and Tract B-2. The Chugach general easement was recorded on January 5, 1968 at Bk. 45R, Pg. 169, Seward Recording District.



VICINITY 1" = 1 mile MAP

NOTES

1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission. The front 10' adjoining ROWs is also a utility easement, extending to 20' within 5' of side lot lines.
2. 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.
3. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
4. No direct access to State maintained ROW's permitted unless approved by State of Alaska Dept. of Transportation.
5. Hope Highway ROW is as shown on State ROW Plat FH-14-1(1).
6. Lots in this subdivision may be located within a designated flood hazards area; if such is the case, development must comply with Title 21, Chapter 06 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.
7. Area of this subdivision within the Resurrection Creek floodway is within the Andromeda Streams Protection Area and may be subject to Chapter 21 Borough Code of Ordinances.
8. Subdivision topography slopes upward toward the west, some slopes around 15%. The area rising from Resurrection Creek between approximate base & top steep hill shown may have slopes over 25%.

CURVES

- ① $\Delta = 1^\circ 48' 48''$
 $R = 1975.84'$
 $L = 62.53'$
 $C = 62.53'$
 $CB = S 41^\circ 58' E$
- ② $\Delta = 0^\circ 48' 12''$
 $R = 2019.84'$
 $L = 28.32'$
 $C = 28.32'$
 $CB = S 43^\circ 17' E$
- ③ $\Delta = 16^\circ 12' 10''$
 $R = 1079.82'$
 $L = 305.39'$
 $C = 304.37'$
 $CB = S 35^\circ 35' E$

Lines

- 1.1 S $47^\circ 07' 12''$ W 44.00'
- 1.2 S $43^\circ 41'$ E 73.22'
- 1.3 N $46^\circ 19'$ E 44.00'
- 1.4 N $89^\circ 53' 10''$ E 38.15'
- 1.5 N $0^\circ 25' 22''$ E 67.32'
- 1.6 S $0^\circ 56' 48''$ W 262.48'
- 1.7 S $89^\circ 57' 41''$ E 59.69'
- 1.8 S $49^\circ 09' 24''$ E 158.82'
- 1.9 S $78^\circ 28' 02''$ E 111.37'

WASTEWATER DISPOSAL

KPB 20.40.030
 These lots are at least 200,000 square feet in size and conditions may not be suitable for onsite wastewater treatment and disposal.
 Any wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

Carl & Emma Clark Estate #2 Preliminary Plat

A subdivision Tract B Carl & Emma Clark Estate, SWD 2001-8.
 Located in the SW1/4 Section 28, NE1/4 Section 32, &
 NW1/4 Section 33, T10N R2W, SM, Hope, Alaska.
 Seward Recording District Kenai Peninsula Borough

Prepared for
 Ronald W. Wilson
 P.O. Box 124
 Hope, AK 99605

Prepared by
 Johnson Surveying
 P.O. Box 27
 Clam Gulch, AK 99568
 (907) 262-5772

SCALE 1" = 200' AREA = 88.275 acres 11 May, 2026

LEGEND

- ✱ - 1990 USDA 3 1/2" brass cap monument, found.
- ⊕ - 2 1/8" alcap monument, 7328-S, 2001, found.
- - 1/2" rebar with plastic cap, 7328-S, found.
- - 1/2" x 48" rebar with plastic cap, set.
- ⬜ - indicates swamp.

FLOOD HAZARD NOTICE: Some or all of the property within this subdivision has been designated by FEMA as Flood Hazard Area District as of the date this plat is filed with the District Recorders Office. Prior to development, the Kenai Peninsula Borough Floodplain Administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code. A survey to determine the elevation of the property may be required prior to construction.
 The Floodway and the Flood Hazard Area is shown on FEMA Flood Map No. 020012 Panel 1125 suffix A.
 FLOODWAY NOTICE: Portions of this subdivision are within the Floodway. Pursuant to KPB Chapter 21.06, (including fill) in the floodway is prohibited unless certification by an Engineer or Architect is provided demonstrating that encroachments shall not result in any increases in flood levels during the occurrence

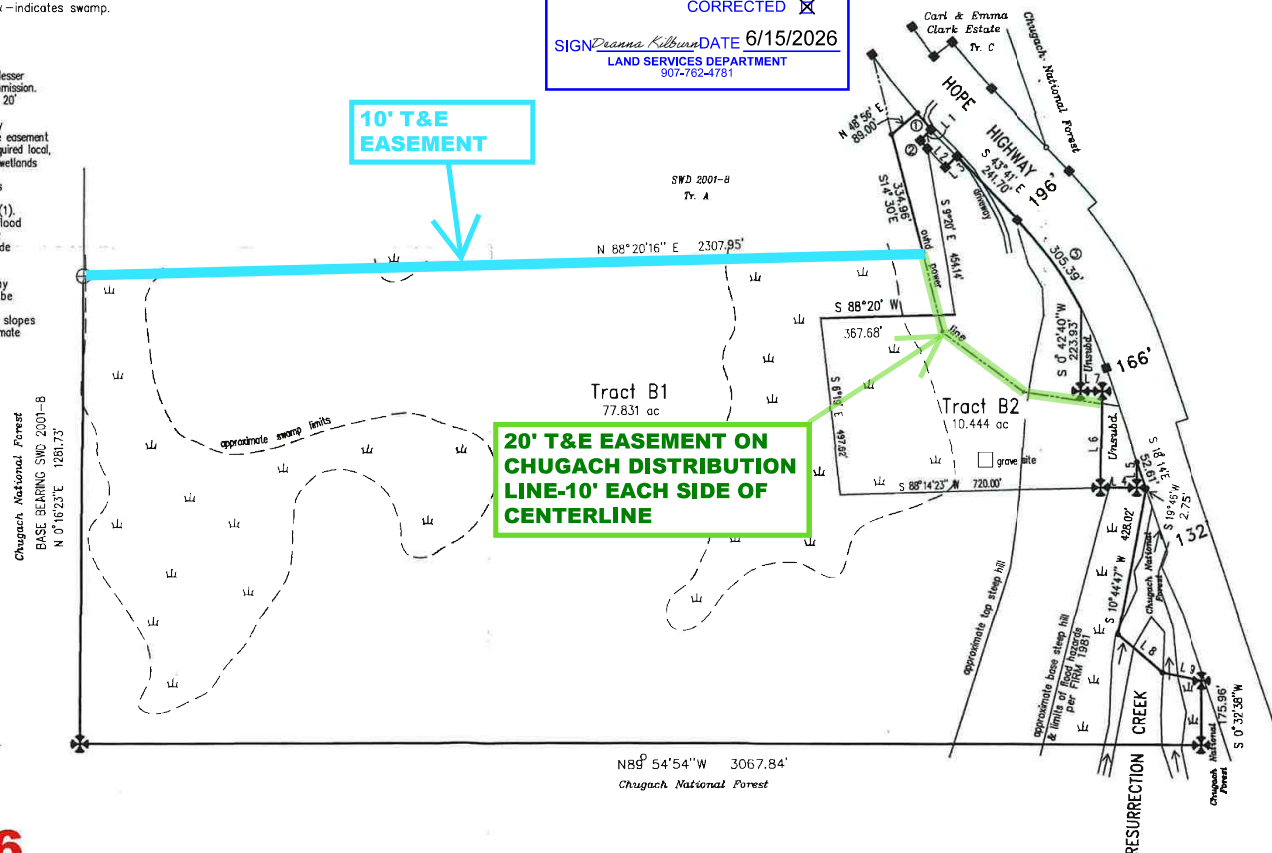


APPROVED AS: SHOWN
 CORRECTED ☒

SIGN: Diana Kilbuck DATE 6/15/2026
 LAND SERVICES DEPARTMENT
 907-762-4781

10' T&E EASEMENT

20' T&E EASEMENT ON CHUGACH DISTRIBUTION LINE-10' EACH SIDE OF CENTERLINE



KPB 2026-056