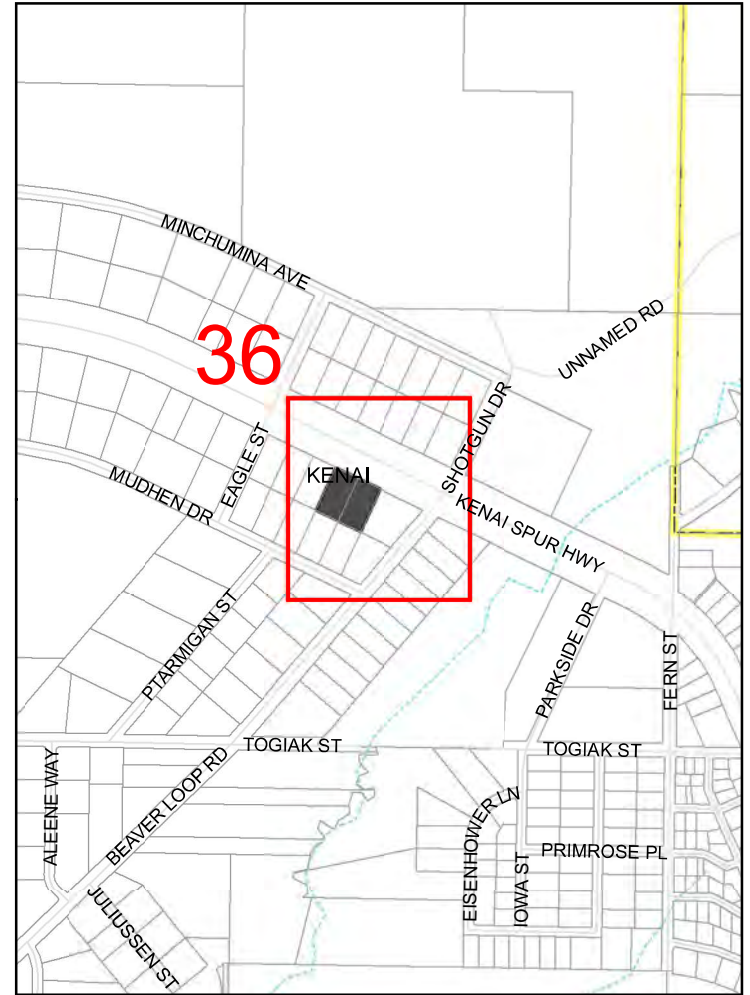


E. NEW BUSINESS

- 7. Beaver Creek Alaska Subdivision 2020 Replat; KPB File 2021-006
Segesser Surveys / Freedom Indeed LLC
Location: Kenai Spur Road & Beaver Loop Road
City of Kenai**



0 500 1,000 2,000 Feet

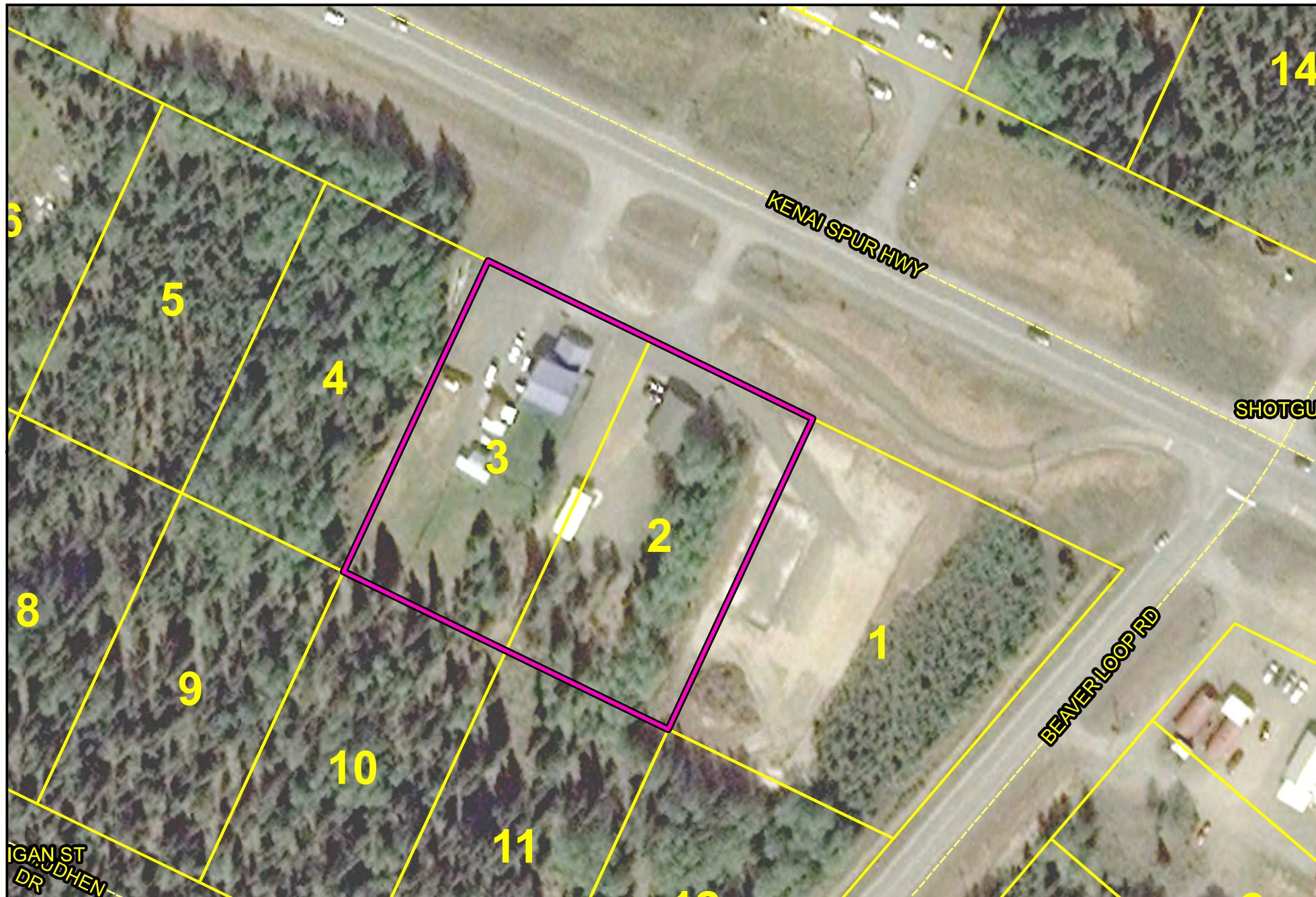
KPB 2021-006
S36 T06N R11W
KENAI



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.

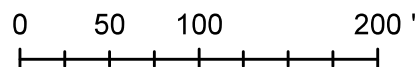
0 150 300 600'

Date: 1/26/2021
 PClements, KPB 2021-006



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.

Aerial View



PRELIMINARY PLAT

PClements, KPB 2021-006
Date: 1/26/2021
Imagery Soldotna 2018

LEGEND:

- 2 1/2" OLD MONUMENT ILLEGIBLE FOUND
- 3 1/4" ALUM. MONUMENT 8089-5 1094 FOUND
- 5/8" REBAR w/PLASTIC CAP INTEGRITY FOUND
- 5/8" REBAR w/PLASTIC CAP ILLEGIBLE FOUND
- 5/8" REBAR w/PLASTIC CAP (S8859 SET)
- RECORD DATUM PLAT 81-101 KRO

NOTES:

- 1) Basis of bearing taken from Beaver Creek Alaska Subdivision Amended, Plat 81-101, Kenai Recording District.
- 2) 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.
- 3) Development must meet City of Kenai Chapter 14 Zoning Requirements.
- 4) This subdivision is subject to Terms, Covenants, Conditions, and Provisions, including rights of way and easements as contained in the Alaska Native Claims Settlement Act, dated December 18, 1971, U.S. Public Law 92-203, 85 Stat. 688, U.S.C. 1601 et seq. The Borough will not enforce private covenants, easements, or deed restrictions per WFS 21.44.060.
- 5) Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.
- 6) No private access to State maintained ROWs permitted unless approved by the State of Alaska Department of Transportation.
- 7) This property is subject to a reservation of easement for highway purposes, and any assignments or uses thereof for recreational, utility or other purposes, as disclosed by Public Land Order No. 607, dated August 10, 1949; and amended by Public Land Order Number No. 757, dated October 10, 1950; Public Land Order No. 1613, dated April 7, 1958; Department of the Interior Order Number 2665, dated October 16, 1961; Amendment Number 1 thereto, dated July 17, 1952 and Amendment Number 2 thereto, dated September 15, 1956, filed in the Federal Register.
- 8) Front 15 feet adjacent to rights-of-way, excluding any area affected by improvements, 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.
- 9) **WASTEWATER DISPOSAL:** Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional on-site wastewater treatment and disposal systems serving single-family or duplex residential and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of on-site wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

Engineer License No. Date



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 herein actually exist as described, and all dimensions and other details are correct.

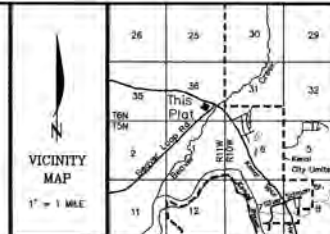
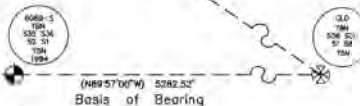
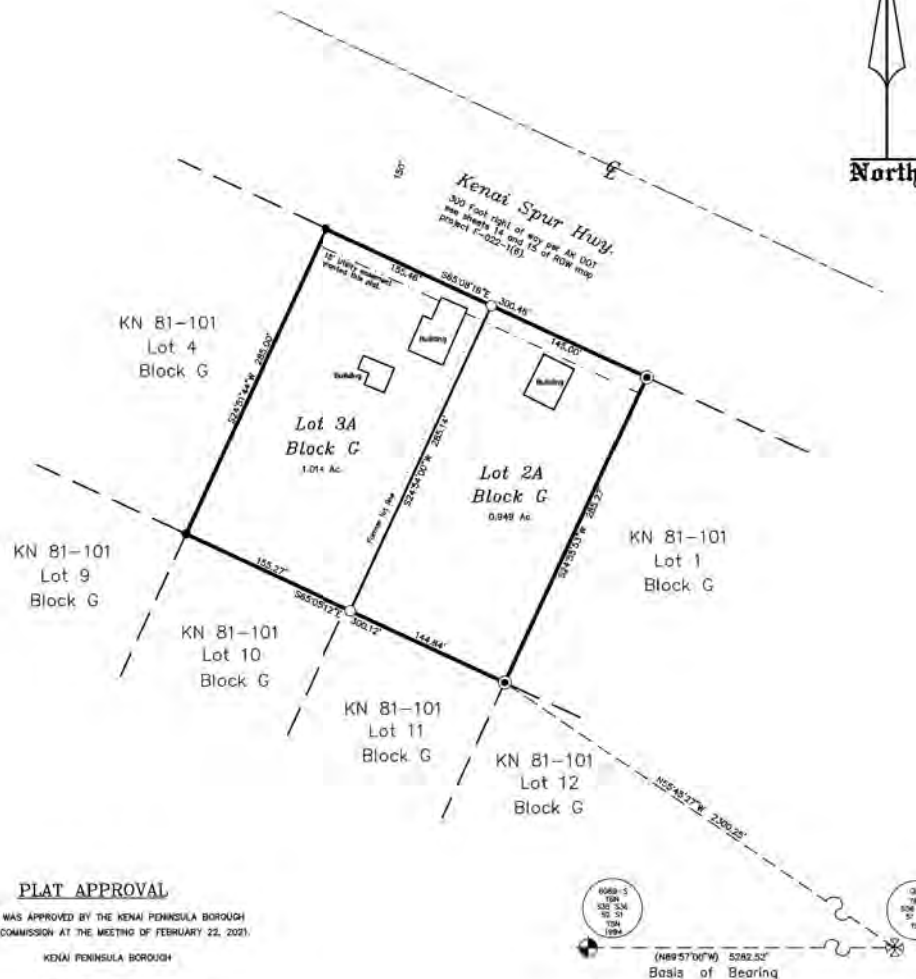
Date: 4-11-21

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF FEBRUARY 22, 2021.

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 ON BEHALF OF FREEDOM INDEXED, LLC AND LUKE SEVEN, LLC, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

TODD POLLOCK, MEMBER
FREEDOM INDEXED LLC
P.O. BOX 1109
KENAI, ALASKA 99610
FORMER LOT 2 BLOCK G

TODD POLLOCK, MEMBER
LUKE SEVEN LLC
P.O. BOX 438
KENAI, ALASKA 99610
FORMER LOT 3 BLOCK G

NOTARY'S ACKNOWLEDGEMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGEMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

KPB FILE No. 2021-008

Beaver Creek Alaska Subdivision 2020 Replat

A resubdivision of Lots 2 and 3 Block G, Beaver Creek Alaska Subdivision Amended, Plat 81-101, Kenai Recording District.

Located within the W1/2 SE 1/4 Section 26, T6N, R11W, S4M, City of Kenai, Kenai Peninsula Borough, Alaska.

Containing 1.960 Ac.

Surveyor	Owners
Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Freedom Indexed LLC P.O. Box 1109 Kenai, Alaska 99610 Luke Seven LLC P.O. Box 438 Kenai, Alaska 99610

JOB NO. 20309	DRAWN: 4-12-21
SURVEYED: March, 2021	SCALE: 1"=50'
FIELD BOOK: 21-1	SHEET: 1 of 1

AGENDA ITEM E. NEW BUSINESS

ITEM 7 – BEAVER CREEK ALASKA SUBDIVISION 2020 REPLAT

KPB File No.	2021-006
Plat Committee Meeting:	May 23, 2022
Applicant / Owner:	Freedom Indeed LLC and Luke Saven LLC, all of Kasilof, Alaska
Surveyor:	John Segesser / Segesser Surveys
General Location:	Kenai Spur Highway and Beaver Loop Road, City of Kenai

Parent Parcel No.:	041-071-02 and 041-071-03
Legal Description:	Lot 2 Block G and Lot 3 Block G, Beaver Creek Alaska Subdivision Amended, Plat KN 81-101
Assessing Use:	General Commercial
Zoning:	General Commercial Zone
Water / Wastewater	On-site

STAFF REPORT

Specific Request / Scope of Subdivision: The Kenai Peninsula Borough Plat Committee heard and approved the preliminary plat, Beaver Creek Alaska Subdivision 2020 Replat, at the February 22, 2021 meeting. There was not a request or need for exceptions at the time of approval.

The subdivision was approved with the requirement for a soils analysis report. On May 4, 2022, a request by the surveyor was received to request an exception for the soils report requirement.

EXCEPTIONS REQUESTED:

KPB 20.40 – Wastewater Disposal The requirement for a soils analysis report.

Surveyor's Discussion: The owners would like to request an exception to the subdivision soils report for this replat.

Staff Discussion: The Kenai Peninsula Borough Plat Committee heard and approved the preliminary plat at the February 22, 2021 meeting. A final was received for review on March 11, 2021. The mylar was received on April 13, 2021 for final review. The surveyor was notified on both occasions that the soils analysis report had not yet been submitted for review.

The granting of the exception will not change the original approval date of the preliminary plat. Time extensions will be permitted as outlined in KPB 20.25.110.

Per 20.40.020 a wastewater system review will not be required if the existing parent subdivision was approved by the Department of Environmental Conservation, current state agency, or the Kenai Peninsula Borough under KPB 20.40, when

- moving one or more lot lines a total distance of ten feet or less without increasing the number of lots having prior onsite wastewater approval; or
- moving one or more lot lines without increasing the number of developable lots, while maintaining a minimum of 20,000 square feet of contiguous area for each lot affected by the lot line movement.

The lot line is moving approximately 5 feet between the parent lots but a wastewater review is not on file for the parent subdivision and the parent subdivision was not approved by AK DEC or KPB under chapter 20.40.

This is within the City of Kenai but city water and sewer lines are not currently available to the lots. Staff was

advised that there was existing systems in place on the lots. No documentation for the systems was presented to staff.

Approval will require a new plat note for the exception granted and a correction to the wastewater disposal note present on the plat. The mylar has been signed and will require reprinting and obtaining new signatures prior to recording.

If denied, a soils analysis report will be required for review and approval and an engineer will need to sign the mylar.

Findings:

1. KPB Code requires a soils analysis report unless specific criteria is met.
2. The parent subdivision was not signed by Department of Environmental Conservation.
3. The Kenai Peninsula Borough does not have a soils analysis report for the parent subdivision.
4. The parent subdivision was recorded in 1981.
5. The lot line is moving approximately 5 feet to the east.
6. The replat was to bring the lots into compliance with City setback requirements for the General Commercial Zone.
7. Lot 3A is increasing by approximately 1,425 square feet.
8. Documentation of Construction was found for parent Lot 2 on the Department of Environmental Conservation online septic tracking system.
9. Documentation was not located by Platting staff for any systems installed on parent Lot 3.
10. Per the USDA Soil Survey of the Kenai-Kasilof Area, the soils in this area are generally classified as Soldotna silt loam.
11. Per the Subdivision Soil Report for nearby Quandt Subdivision Newton-Segura Addition, performed by Johnson Engineering, "According to that study (referring to USDA Soil Survey), the Soldotna series consists of *'well-drained soils developed in a moderately deep to deep mantle of wind-laid, silty material over a thick deposit of gravelly sand or coarse sand.'* Subsurface soils encountered in this investigation are consistent with the soils described in the referenced USDA Soil Survey."
12. Quandt Subdivision Newton-Segura Addition is approximately a half a mile from this subdivision direct measurement (not by access route).

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 commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (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 commission (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 4-8 and 10-12 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 4-8 and 10-12 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 4-8 and 10-12 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 and provide the correct Wastewater Disposal note.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

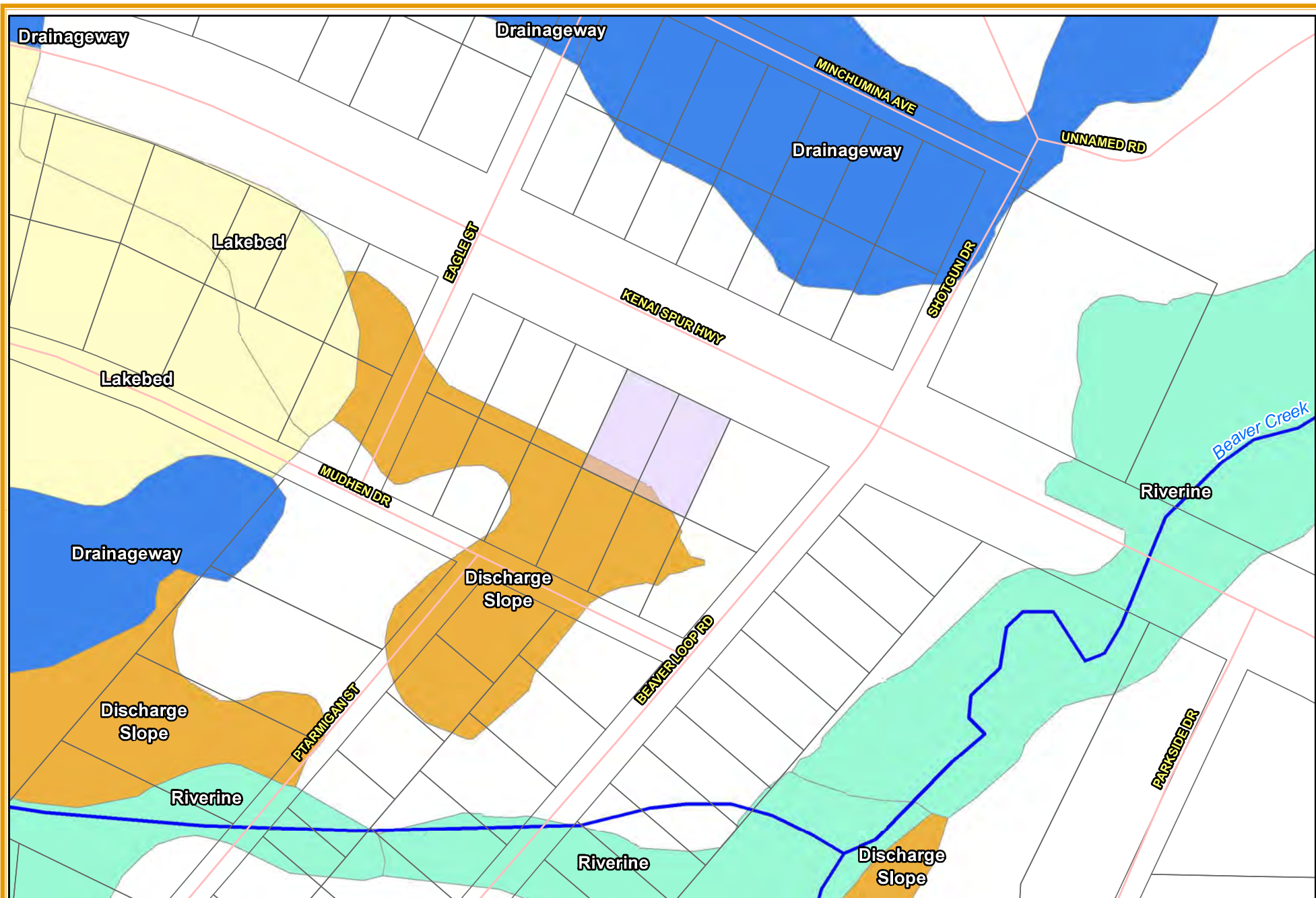
- GRANT THE EXCPETION REQUESTED TO THE ALL READY APPROVED PRELIMINARY PLAT, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL 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.

GIS WETLANDS



Date: 1/26/2021

Date Received

JAN - 7 2004

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DOCUMENTATION OF CONSTRUCTION

I. GENERAL INFORMATION

Legal Description of the Location

LOT 2 BLK G

BEAVER CREEK AK. SUB. AMEND.

OWNER: ROD MATSON

Installer Name:

JERRY K. HOLLAND dba: AARDVARK EXCAVATION

Mailing Address

P.O. Box 2289

SOLDOTNA, AK 99669

Submitted by: (Check one)

- ☒ Certified Installer
☐ Approved Homeowner
☐ Registered Engineer

Onsite Wastewater System Serves:

- ☒ Single Family. Number of Bedrooms 5
☐ Duplex. Number of Bedrooms _____
☐ Small Commercial Facility With Estimated Design Flow of less than 500 GPD.

II. WATER SUPPLY SYSTEM

(SECTION II IS OPTIONAL)

Source of Water and Containment (Check all that Apply)

- ☐ Well (Drilled or Driven) ☐ Surface (Identify) _____
☐ Roof Catchment ☐ Other (Identify) _____
☐ Holding Tank

Type of Water Supply System

- ☐ Private
☐ Public (Serves more than one family)

Treatment of Water (Check all that Apply)

- ☐ None ☐ Chlorination
☐ Filtration ☐ Mineral Removal
☐ Other: _____

Well Data

Is the height of the well casing more than 12" above the ground?

☐ Yes ☐ No

Is a sanitary seal or well cap installed on the well casing?

☐ Yes ☐ No

Is drainage directed away from or around the casing within a radius of 10 feet of the well casing?

☐ Yes ☐ No

Is well wire enclosed in conduit?

☐ Yes ☐ No

Date Drilled

Depth of Well (Feet)

Static Water Level (Feet)

Yield (If available)

Pump Rate (If available)

Separation Distance from the Well Casing to each of the Following Sources of Contamination:

Septic/Holding Tank on Lot

Sewer Lines on Lot

Absorption Area on Lot

Feet

Feet

Feet

Closest Septic/Holding Tank on Adjacent Lot

Closest Sewer Lines on Adjacent Lot

Closest Edge of an Absorption Area on Adjacent Lot:

Feet

Feet

Feet

Indicate separation distance from toxic materials (including fuel tanks, paints, lubricants and other petroleum based materials, pesticides, fungicides or herbicides) to well casing:

On Lot

Feet

On Adjacent Lot

Feet

Water Sample Taken by: (Name)

Sampler is:

- ☐ Buyer ☐ Engineer
☐ Banker ☐ Government Official

Address

Water Sample Results:

Attach Copy

☐ Satisfactory - Date☐ Unsatisfactory - Date

Comments/Recommendations:

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

Signature

Typed/Printed Name

Title

Date

Note: 1. This section should be signed by a Certified Installer, Professional Engineer, DEC staff, or Owner/Builder.

2. All public water systems must receive ADEC plan approval prior to construction. See 18 AAC 90 State of Alaska Drinking Water

Regulations for specific requirements.

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

<input checked="" type="checkbox"/> NEW SYSTEM <input type="checkbox"/> REPAIR TO EXISTING SYSTEM		Certified Installer Installation Notification Date: 8-16-03	
Name of Installer: JERRY K. HOLLAND dba: AARDVARK EXCAVATION		Date Installed: 8-16-03	
System Installed: <input type="checkbox"/> By a Registered Engineer <input type="checkbox"/> With Inspection by a Registered Engineer <input type="checkbox"/> By Approved Homeowner (attach copy of approval letter) <input checked="" type="checkbox"/> By a Certified Installer/Installer Number 03-23-014			
Septic Tank: Material: NEW STEEL	Manufacturer: DW	Size (Gallons): 1500	Number of Compartments: 2
Type of Soil Absorption System:		<input checked="" type="checkbox"/> Deep Trench <input type="checkbox"/> Shallow Trench <input type="checkbox"/> Seepage Pit <input type="checkbox"/> Bed <input type="checkbox"/> Mound <input type="checkbox"/> Other, Specify _____	
Soil Type: SP	Soil Rating: 150	Dimensions/Size of Absorption Area: 2'-4" x 47' L / 752 FT ²	
Grading/Size of Distribution Rock: 3/4"-3" / 60 YDS		Thickness/Depth of Distribution Rock: 4' E.D.	
Percolation Test Results, Attach Copy of Report: N/A		Percolation Test Performed by: N/A	
Minutes per Inch	Sq. Ft. per Bedroom	percolation test results must be sealed/signed by a registered engineer	
Minimum Ground Cover Over:	Septic Tank: 3' x 2' in's	Absorption Area: 2' x 2' in's	Sewer Pipes: 4'
Cleanout Pipes/Caps Installed:	Foundation Cleanout: ✓	Septic Tank: ✓	Monitor Tubes: ✓
List Separation Distances From Septic Tank or Absorption Area, Whichever is Closest, to All Nearby:			
Public Drinking Water Sources Within 200 feet: 200'+		Private Drinking Water Sources Within 100 feet: 100'+	
Nearest Water Bodies (see 18 AAC 72.020(b)): 100'+		Lot Line: 10'+	
Separation Distance from Onlot Sewer Lines to:		Public Drinking Water Sources: 100'+	Private Sources: 25'+
Separation Distance From Bottom of Distribution Rock to:		Groundwater Table: 4'+	Bedrock: 6'+
Separation Distance from Absorption Area to Slope exceeding 25%: 50'+			
Comments/Recommendations			

I certify that the above information, and that provided in Section IV, is correct:			
Signature: 	Typed/Printed Name: Jerry K. Holland	Title, Reg./Cert No., Inst. No.: CI 03-23-014	Date: 8-16-03
<small>NOTE: Must be signed by a Certified Installer, Professional Engineer, DEC staff, or Approved Homeowner. If engineering seal bears printed name, registration number, and is signed, those blocks need not be completed for engineered submittals.</small>			

SEAL
Registered Professional
Engineer

IV. DIAGRAM OF SYSTEM(S) INSTRUCTIONS FOR DIAGRAM

1. In a plan view, locate and identify each of the following:

- a) Well
- b) All Structures
- c) Surface Water
- d) Sources of contamination
- e) Closest well on adjacent property
- f) Closest edge of an absorption field on adjacent property

c) Septic Tank

g) Property Line

i) Closest septic tank on an adjacent property

k) All cleanouts and monitor tubes

d) Soil Absorption System
(Include dimensions)

2. Show distances between the well and each of the sources of contamination listed in 1.

3. Show distances between water bodies and each part of the onsite system listed in 1.

4. In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:

a) Soil Cover

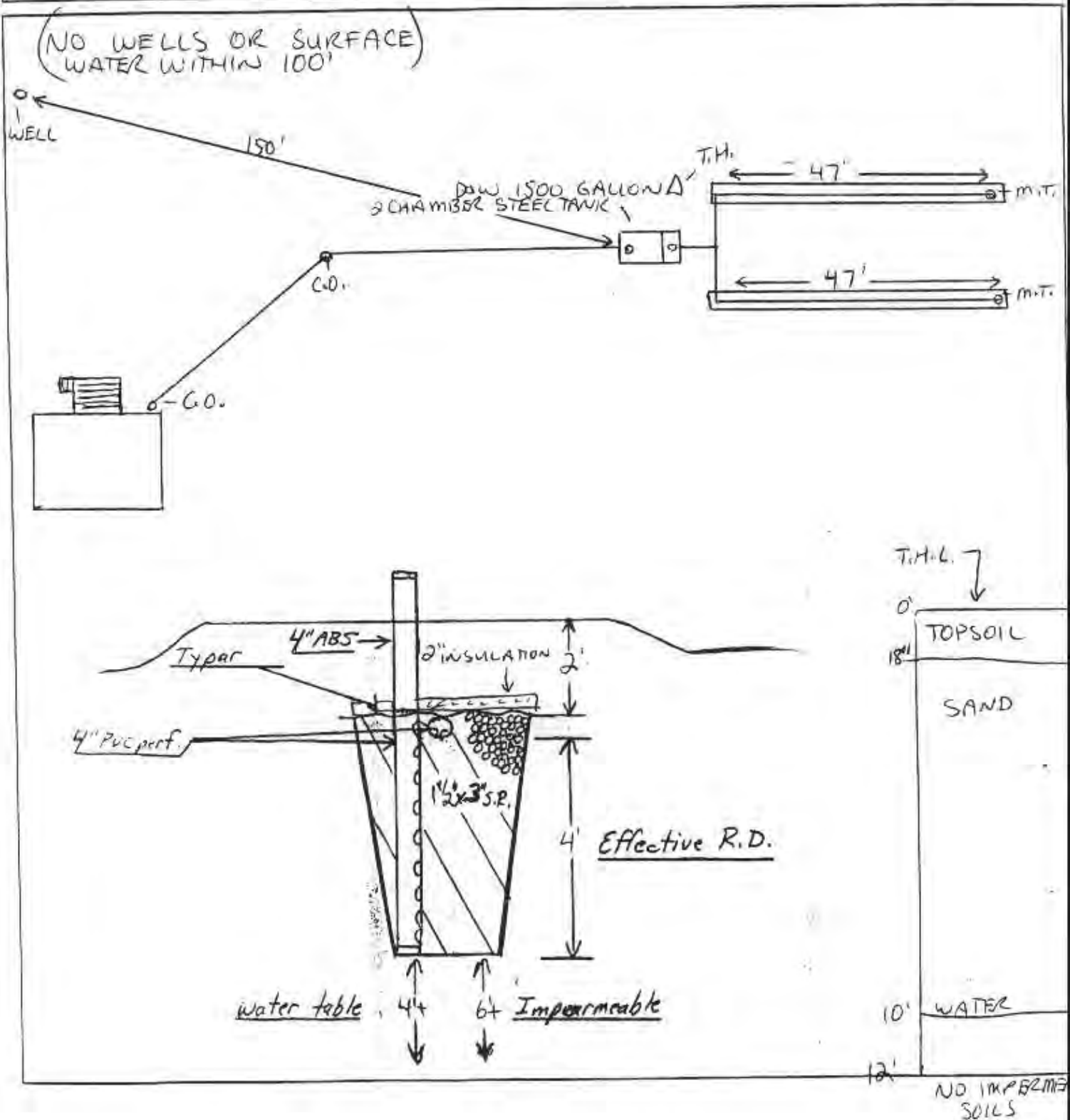
b) Absorption Material

c) Water Table

d) Bedrock

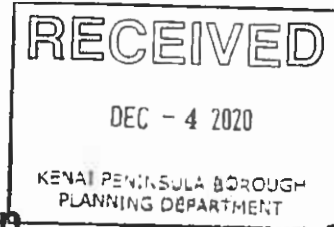
e) Discharge pipes

f) Insulation



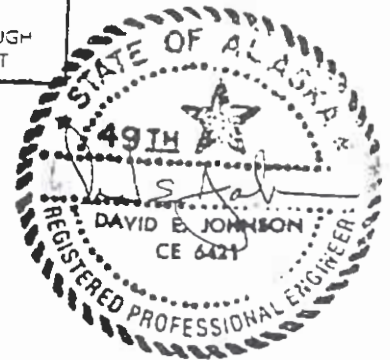


JOHNSON ENGINEERING LLC



Quandt Subdivision Newton-Segura Addition SUBDIVISION SOIL REPORT

December 4, 2020



PURPOSE, LOCATION AND SCOPE.

The purpose of this report is to confirm that lots created as a result of the proposed subdivision meet the requirements of the Kenai Peninsula Borough (KPB) Chapter 20 with respect to subsurface soil conditions and wastewater disposal capabilities. The proposed subdivision action relocates an interior lot line between two existing lots a short distance to accommodate an existing driveway. Both lots contain an existing single-family home, each with a drinking water well and an onsite sewer system.

Based on this evaluation and on previous investigations by others, tracts resulting from this subdivision action fall under the provisions of KPB 20.40.040 "Conventional onsite soil absorption systems".

The proposed subdivision lies within NE - NW Section 1 T5N R11W Seward Meridian, Kenai, Alaska. Access to the property is by way of Beaver Loop Road and Juliussen Street.

EXISTING SOIL DATA.

This proposed subdivision action is limited to moving a lot line a few feet that results in a very minor adjustment in useable area for each lot. Both Tracts currently contain homes with onsite wastewater systems. Because of the extensive amount of historical subsurface information available, no new site-specific subsurface soil information was generated for this report.

The existing wastewater system located on proposed Tract B was installed by a certified septic system installer in 2009 and was subsequently approved by the Alaska Department of Environmental Conservation (ADEC). The installer included a test hole with his submittal that showed clean sand to 16' below ground surface (BGS) and a water table at 14' BGS. No information was found regarding the existing system located on proposed Tract A2.

An engineering report for Lot 2 Block 4 Basin View Subdivision Part 3, which lies adjacent to and immediately west of the proposed subdivision, reported similar soil conditions (clean sand) and at least 11' BGS to the groundwater table.

An engineered soil report for Basin View Subdivision prepared by Wm. J. Nelson and Associates in 1983 included a test hole approximately 500' to the southwest of the proposed subdivision that also reported clean sands to at least 12' BGS. A groundwater table was not indicated in the upper 12'

The USDA Soil Survey of the Kenai-Kasilof Area Alaska, published by the United States Department of Agriculture in 1958, indicates that soil within the bounds of this subdivision is generally classified as Soldatna silt loam, nearly level. According to that study, the Soldatna series consists of "well-drained soils developed in a moderately deep to deep mantle of wind-laid, silty material over a thick deposit of gravelly sand or coarse sand." Subsurface soils encountered in this investigation are consistent with the soils described in the referenced USDA Soil Survey.



Anecdotally, the above information is consistent with past work in this area. Accordingly, it is our opinion that subsurface soil conditions within the bounds of the proposed subdivision consist of a surficial layer of silt and organic silts to about 5' BGS, underlain by clean sand to depth and a groundwater table at about 14' BGS. Based on this information, the useable area shown on the working map should be suitable for constructing conventional bed type soil absorption systems that meet the regulatory requirements of the ADEC.

EXISTING DEVELOPMENT.

The proposed subdivision and most of the adjoining property is developed into single family homes. Drinking water wells and surface waters that would impact the useable area within the proposed subdivision are shown on the working map.

It should be noted that information in this report summarizes current conditions. Future development could occur on adjacent properties, including placing drinking water wells and onsite wastewater disposal systems in locations that could adversely impact the useable wastewater disposal area shown on the working map. Additionally, future public drinking water wells that require greater separation distances than private wells could further restrict the useable area indicated.

Prior to developing any of the proposed lots, locations of all wells and wastewater systems on adjacent properties should be thoroughly investigated at that time.

TOPOGRAPHY.

The proposed subdivision surface is level to gently sloping. Slopes exceeding 20% were not noted. Vegetation varies from cleared areas to small forested areas.

CONCLUSIONS AND RECOMMENDATIONS.

Both Tracts B and A2 as modified by the proposed subdivision action, have sufficient useable area for an existing onsite wastewater system and for a replacement system as shown on the working map.

Subsurface soil conditions reported in all existing information and reports indicate that both proposed tracts should be suitable for constructing conventional onsite wastewater disposal systems that meet ADEC requirements, provided that the systems are located in the useable area shown on the working map. The systems must be constructed in the upper sand soils and must maintain the required 4' vertical separation distance to the groundwater table and 6' vertical separation distance to impermeable soil/bedrock. The example system shown on the working map is a bed type system suitable for use in the soil conditions anticipated on the subject properties.

Because both single-family homes are currently served by an existing individual onsite wastewater system, a replacement system is shown on the working map for both Tracts.

The recommendations made in this report are based in-part on existing information provided by others and on the conditions encountered at the test hole location. It should be noted that soil conditions may vary significantly over relatively short distances. Accordingly, as with any property utilizing on-site wastewater disposal, determining a suitable location for a wastewater disposal system should be a first priority during development. Development within and adjacent to this subdivision may impact the areas available for on-site wells and septic systems. Prior to any development, the location of wells and septic systems on adjacent properties must be investigated.



REQUIRED PLAT NOTES.

In accordance with Kenai Peninsula Borough Title 20, the following plat notes should be placed on the final plat:

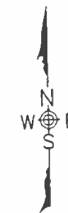
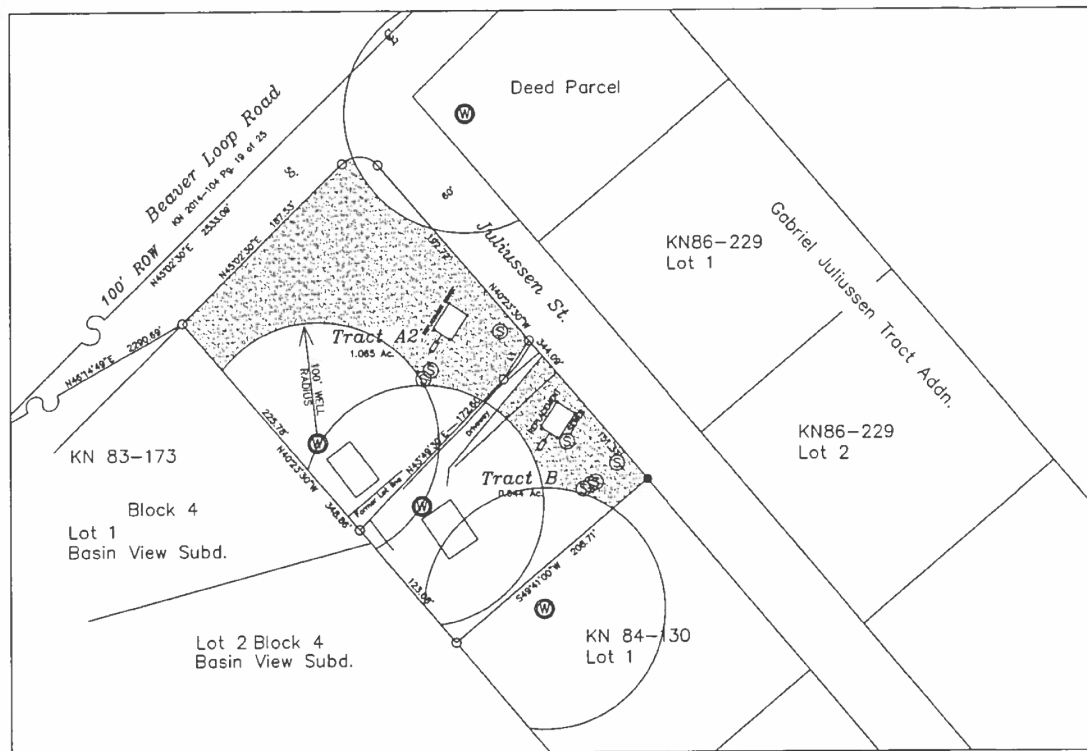
WASTEWATER DISPOSAL: Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single-family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

(signature of) Engineer License # Date

EXCLUSIONS AND LIMITATIONS.

This report was prepared for the sole purpose of providing a generalized overview of the subsurface soil and groundwater conditions within the proposed subdivision as required by KPB Ordinances. Use of this information for any other purpose is not authorized. Locating bury pits or land that has been “turned over” and determining surface or subsurface contamination of any type, was not requested and is beyond the scope of this report. Determining the location and/or adequacy of drinking water sources or existing wastewater disposal systems is also considered beyond the scope of this report. No guarantee/warranty is offered or implied regarding the overall suitability of this property for development. It must be noted that a test hole reveals conditions only at that specific location.

Attachments: Working Map



APPROX SCALE
1" = 100'

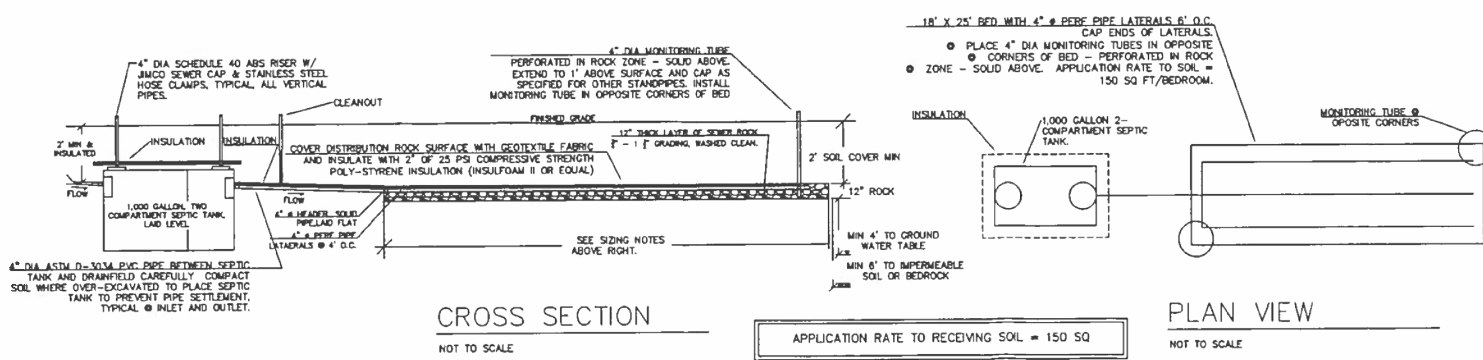
NO CREEKS, LAKES, PONDS OR SLOUGHS
OBSERVED WITHIN 100' OF SUBDIVISION
BOUNDARY OTHER THAN THOSE SHOWN

NO PUBLIC WELLS OBSERVED WITHIN
200' OF SUBDIVISION BOUNDARY & NO
PRIVATE WELLS OBSERVED WITHIN 100'
OF SUBD BOUNDARY, OTHER THAN THOSE
SHOWN.

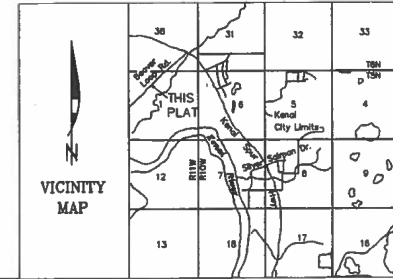
NO SLOPES EXCEEDING 20% OBSERVED
WITHIN SUBDIVISION BOUNDARY EXCEPT
AS NOTED.

LEGEND

- WELL RADIUS (W) EXISTING WELL
- USEABLE AREA AS DEFINED IN
KPB CODE 20.40.040(A)(4)
- POSSIBLE LOCATION FOR A
REPLACEMENT ONSITE
WASTEWATER SYSTEM
- (S) EXISTING SEWER



EXAMPLE SYSTEM FOR A TYPICAL 3 BEDROOM RESIDENCE



REVISIONS
This drawing prepared to accompany a well
report for Quandt
Subdivision
Newton-Segura
addition dated
December 4, 2020. Use
of this drawing for any
other purpose is not
allowed.

WORKING MAP
QUANDT SUBDIVISION
NEWTON-SEGURA ADDITION

JOHNSON
ENGINEERING LLC
P.O. Box 4087
Newton, MA 02459
978.552.0770

DATE DEC 2020
DRAWN DJJ
CHECKED DJJ
SCALE AS SHOWN
PROJ. NO.
SHEET 1 OF 1