

## NOTES

1. A BUILDING 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.
2. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF SIDE LOT LINES IS A UTILITY EASEMENT.
3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
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 (KPB 14.06).
5. 2" ALUMINUM CAP ON 5/8" REBAR PLACED AT ALL PROPERTY CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.
6. ALL RIGHT-OF-WAY RADIUS RETURNS ARE 25 FEET UNLESS OTHERWISE NOTED.
7. TRACT "A", TRACT "B" AND LOTS 1 THROUGH 28 CREATED BY PHASE ONE.
8. AIRCRAFT USAGE ON A BOROUGH RIGHT-OF-WAY IS NOT A COMPATIBLE USE AND WILL NOT BE PERMITTED.
9. EXCEPTIONS TO KPB CODE GRANTED BY THE KPB PLAT COMMITTEE ON THE MEETING OF MAY 22, 2006: 20.20.200 (ALL LOTS SHALL ABUT A DEDICATED STREET) AND 20.20.16 (MAXIMUM BLOCK LENGTH OF 1400 FEET).
10. THE BASIS OF BEARINGS IS TRUE NORTH FROM GPS OBSERVATION AT THE NORTH 1/4 CORNER OF SECTION 4.

WASTEWATER DISPOSAL:  
SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES FOR LOTS  
29-40 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.

**LEGEND**



SET 2" AL. CAP ON 5/8"  
REBAR AT ALL PROPERTY CORNERS



FOUND 2-1/2" GLO BRASS CAP  
(1918)



2-1/2" BRASS CAP ON 3/4" G.I.P.  
7610-S (2006) PER RS-2006-23