

PROPERTY DESCRIPTIONS:

Location of Water Use							
Subdivision Name or Survey Number	Lot, Block, or Tract	Meridian	Township	Range	Section	Quarter Sections	
Quartz Creek Sub. - Outfitters Way Replat	Tract B1	Seward	5N	3W	35, 36	QQ ¼	Q ¼
Location of Water Source							
Subdivision Name or Survey Number	Lot, Block, or Tract	Meridian	Township	Range	Section	Quarter Sections	
Same						QQ ¼	Q ¼
Location of Water Return Flow or Discharge (if applicable)							
Geographic Name of Water Body or Well Depth		Meridian	Township	Range	Section	Quarter Sections	
N/A						QQ ¼	Q ¼

WATER SOURCE DESCRIPTION:

Ground Water				
Type (e.g. drilled, dug)	Total Depth (in feet)	Static Water Level (in feet)	Date Completed	Well Yield (in gpm)
Drilled	54	60	8/28/24	60
Surface Water				
Type (e.g. stream, lake, spring)		Geographic Name (if named)		
N/A				

METHOD OF TAKING WATER (if known):

Pump	Pump Intake <u>2</u> Inches	Hours Working <u>18</u> Hours/Day
	Pump Output <u>60</u> GPM	Length of Pipe <u>112</u> Feet (from pump to point of use)
Gravity	Pipe Diameter _____ Inches	Length of Pipe _____ Feet (take point to point of use)
	Head _____ Feet	Diversion Rate _____ <input type="checkbox"/> GPM or <input type="checkbox"/> CFS
Ditch	L _____ D _____ W _____ Feet	Diversion Rate _____ <input type="checkbox"/> GPM or <input type="checkbox"/> CFS
Reservoir	L _____ D _____ W _____ Feet	Water Storage _____ AF
Dam	L _____ H _____ W _____ Feet	Water Storage _____ AF

REFERENCES:

Measurement Units

GPD = gallons per day

GPM = gallons per minute

MGD = million gallons per day

CFS = cubic feet per second

AF = acre-feet

AFY = acre-feet per year (325,851 gallons/year)

AFD = acre-feet per day (325,851 gallons/day)

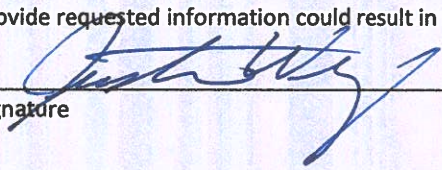
AMOUNT OF WATER:

Type of Use	How Many		Standard Amounts		Total Amount Requested	Months of Use	
						Begin	End
Fully Plumbed Single-family Home (includes irrigation of 10,000 sq. ft.)	# _____ Homes	X	500 GPD	=			
Partially Plumbed Single-family Home (no hot water heater)	# _____ Homes	X	250 GPD	=			
Unplumbed Single-family Home (hand carry water)	# _____ Homes	X	75 GPD	=			
Duplex	# _____ Bldgs.	X	1,000 GPD	=			
Tri-plex and Larger Housing	# _____ Units	X	250 GPD	=			
Motel or Resort	# _____ Rooms	X	150 GPD	=			
Work Camps	# _____ People	X	50 GPD	=			
Domestic Irrigation	# _____ Sq. ft.	X	250 GPD per 10,000 Sq. ft.	=			
Non-domestic Irrigation	# _____ Acres	X	0.5 AFY	=			
Other Water Uses							
Type of Use	How Many		Amount		Total Amount Requested	Months of Use	
		X		=		Begin	End
		X		=			
Type of Use					Total Amount Requested	Months of Use	
Gas Station / Convenience Store / Laundromat / Campground					7,500 GDP	Jan	Dec

Expected date for water system and water use to be fully developed or date when existing use started 5/31/26

Note: Pursuant to AS 46.15.180(a)(1). Crimes, a person may not construct works for an appropriation, or divert, impound, withdraw, or use a significant amount of water from any source without a permit, certificate of appropriation, or authorization issued under this chapter.

VERIFICATION OF INFORMATION:

<p>The information presented in this application is true and correct to the best of my knowledge. I understand that per 11 AAC 93.040 and 11 AAC 93.050 additional information may be required by the department to adjudicate this application. Failure to provide requested information could result in this file being closed.</p>	
<p>Signature </p>	<p>Date <u>2/10/2026</u></p>

Well Drilling Log ---- Kraxberger Drilling Inc. ----- (907) 262-4720

35055 Gas Well Road

Soldotna, AK 99669

CLIENTNAME: THREE BEARS

LOGID: 7775

LEGAL1:

PUMPINFO:

LEGAL2:

PARCEL#: 11912427

DIAMETER: 6

ROADAREA: JUST PAST QUARTZ CREEK
ROAD

RIGTYPE: AR

CITY: COOPER LANDING

CASINGTYPE: STEEL

BUILDERNAME: PRISM

GROUT: BENTONITE

DEPTH: 54

WELLCOMPLETION: 0.010 54-49

0.012 45-49

DATE: 8/28/2024

20 FEET 8" AND GROUT

DRILLER: LB

IRON PPM:

YIELDGPM: 60

SCREEN:

STATICLEVEL: 12

CLASS:

CASINGLENGTH: 48

LATITUDE:

CASINGSTICKUP: 3 FT

LONGITUDE:

DRILLING REPORT:

0-1 SOIL AND SHALE

1-5 SHALE AND CLAY

5-22 GRAVEL, SHALE, SAND

22-30 WET SILTY SHALE, SAND

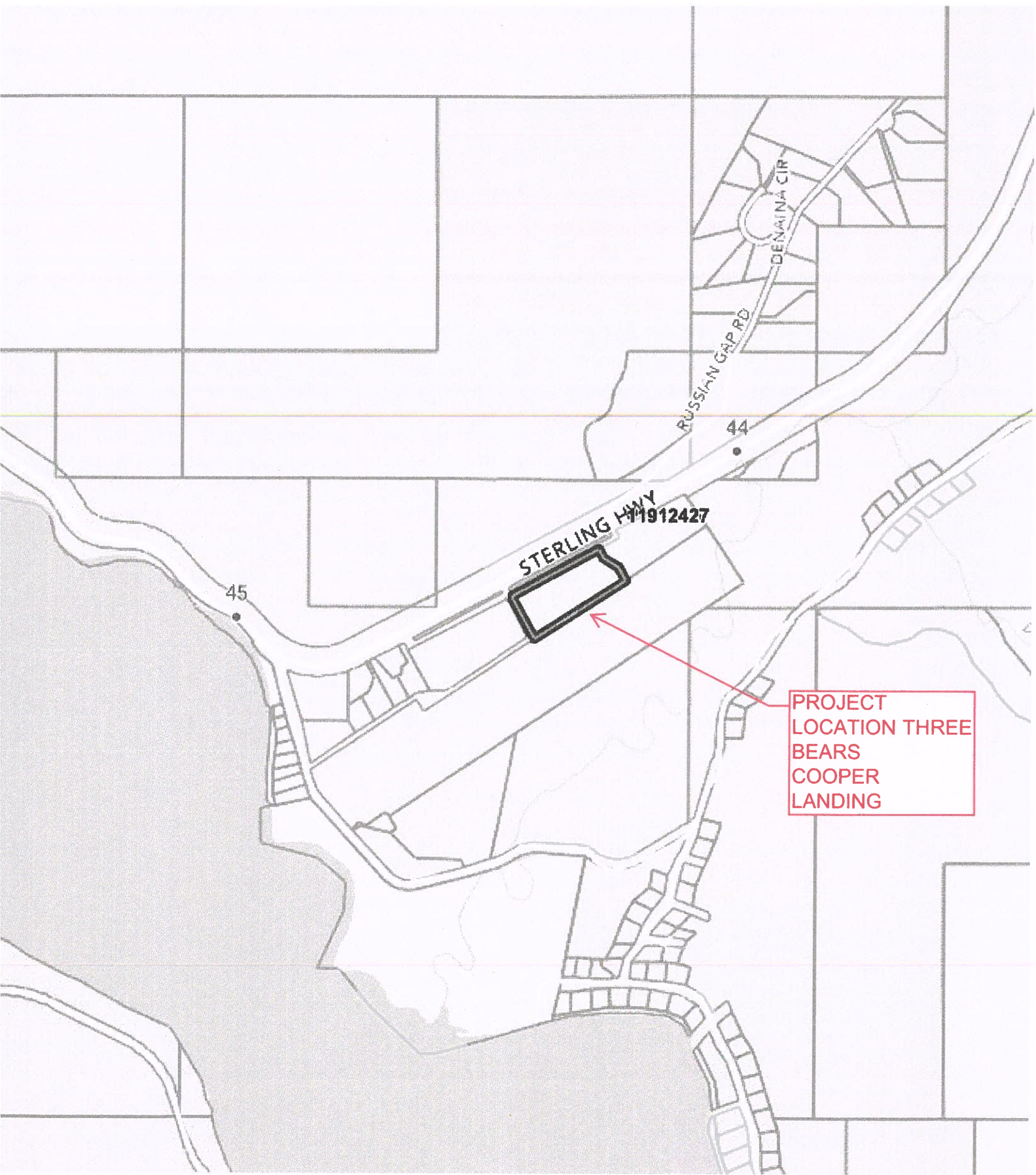
30-35 GRAVEL, SHALE, WATER

35-40 FINE SILTY SHALE, WET SAND

40-46 SOME SHALE, ROCK

46-53 SHALE, SAND, SOME ROCK

54 GRAY CLAY



STERLING HWY
1912427

RUSSIAN GAP RD
DENAINA CIR

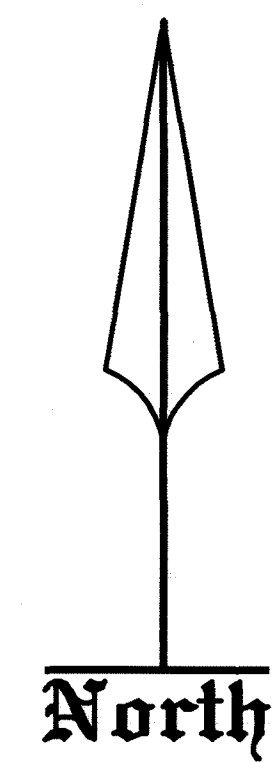
PROJECT
LOCATION THREE
BEARS
COOPER
LANDING

45

44

LEGEND:

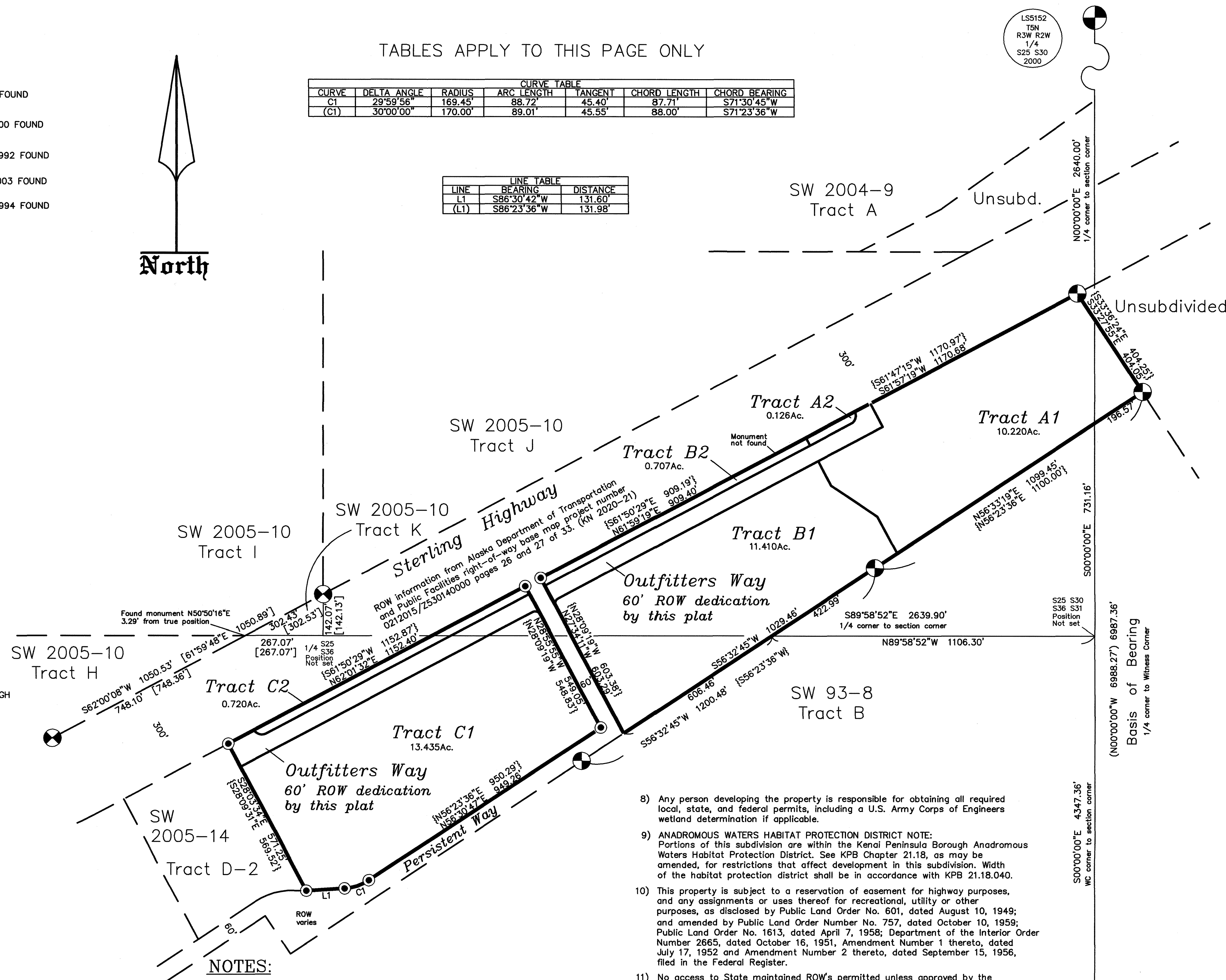
- ⊗ 3 1/4" ALUM. CAP MONUMENT BLM 1986 FOUND
- ⊙ 2 1/2" ALUM. CAP MONUMENT LS5152 2000 FOUND
- ⊙ 3 1/4" ALUM. CAP MONUMENT 1928-S 1992 FOUND
- ⊙ 2 1/2" ALUM. CAP MONUMENT 4469-S 2003 FOUND
- ⊙ 5/8" REBAR w/ 2" ALUM. CAP MCLANE 1994 FOUND
- 5/8" REBAR w/PLASTIC CAP LS8859 SET
- () RECORD DATUM PLAT 2004-9 SRD
- [] RECORD DATUM PLAT 2005-10 SRD
- { } RECORD DATUM PLAT 94-11 SRD



TABLES APPLY TO THIS PAGE ONLY

CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	29°59'56"	169.45'	88.72'	45.40'	87.71'	S71°30'45"W
(C1)	30°00'00"	170.00'	89.01'	45.55'	88.00'	S71°23'36"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°30'42"W	131.60'
(L1)	S86°23'36"W	131.98'



PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETINGS OF JUNE 13 AND AUGUST 22, 2022. AND JANUARY 8, 2024.

KENAI PENINSULA BOROUGH
[Signature] 8/6/2024
 AUTHORIZED OFFICIAL



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.

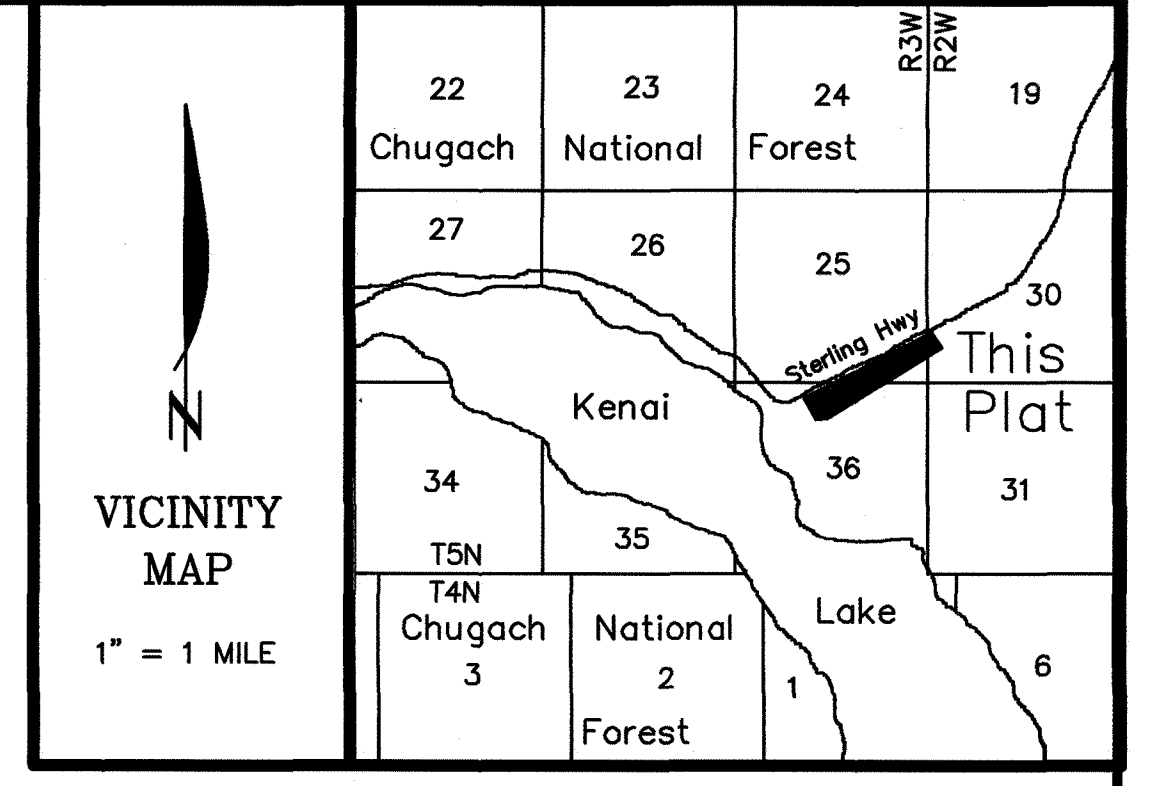
Date 3-5-24

NOTES:

- 1) Basis of bearing taken from Russian Gap Subdivision 2004 Addition, Plat 2004-9, Seward Recording District.
- 2) Building Setback-A setback of 20 feet is required from all street Rights-of-Way unless a lesser standard is approved by resolution by the appropriate Planning Commission.
- 3) Covenants, conditions, and restrictions which affect this subdivision are recorded in Book 90 Page 831 Seward Recording District. The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.
- 4) An easement between the Kenai Peninsula Borough and Pixie A. Smith is recorded in Book 90 Page 833 Seward Recording District.
- 5) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the Borough road maintenance program.
- 6) Tracts A2, B2, and C2 are wholly within the 20' Building setbacks of rights-of-way.
- 7) Utility easements granted to Chugach Electric and TelAlaska Inc by this plat are as follows: 20 feet along the southwesterly and southeasterly boundaries, 30 feet on the southern boundary and a 20 foot by 20 foot anchor easement at the northwestern corner.

- 8) 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.
- 9) ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE: Portions of this subdivision are within the Kenai Peninsula Borough Anadromous Waters Habitat Protection District. See KPB Chapter 21.18, as may be amended, for restrictions that affect development in this subdivision. Width of the habitat protection district shall be in accordance with KPB 21.18.040.
- 10) 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. 601, dated August 10, 1949; and amended by Public Land Order Number No. 757, dated October 10, 1959; Public Land Order No. 1613, dated April 7, 1958; Department of the Interior Order Number 2665, dated October 16, 1951, Amendment Number 1 thereto, dated July 17, 1952 and Amendment Number 2 thereto, dated September 15, 1956, filed in the Federal Register.
- 11) No access to State maintained ROWs permitted unless approved by the State of Alaska Department of Transportation.
- 12) An easement for electrical lines or system and/or telephone lines which affects a portion of Tract A, granted to Chugach Electric Association, Inc. is recorded as serial number 2004-000989-0, Seward Recording District.
- 13) Front 10 feet adjacent to right-of-ways and 20 feet within 5 feet of the side lot lines is a utility easement except within the 50 foot Conservation 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.
- 14) **WASTEWATER DISPOSAL:** Tracts A1, B1, and C1-These lots are at least 200,000 square feet 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. **WASTEWATER DISPOSAL:** Tracts A2, B2, and C2-Conditions might not be suitable for onsite wastewater treatment and disposal systems. No wastewater will be generated or disposed of on these lots as of the date of this plat. If circumstances change to allow lawful onsite wastewater treatment and disposal systems, those systems must meet the wastewater disposal requirements of KPB Chapter 20.40 and regulatory requirements of the Alaska Department of Environmental Conservation.
- 15) Exceptions to KPB 20.30.190, Lot Dimensions, KPB 20.30.200, Minimum Lot Size and KPB 20.60.060, Utility easements along dedicated rights-of-way for Tracts A2, B2, and C2, were granted by the Plat Committee at the meeting of August 22, 2022.

Seward Recording District PL 2024-14



CERTIFICATE of OWNERSHIP and DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE KENAI PENINSULA BOROUGH IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF THE KENAI PENINSULA BOROUGH, I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

[Signature]
 PETER A. MICCICHE, MAYOR
 KENAI PENINSULA BOROUGH
 144 N BINKLEY STREET
 SOLDOTNA, ALASKA 99669
 TRACTS A AND C

CERTIFICATE of OWNERSHIP and DEDICATION

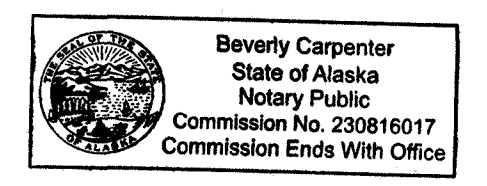
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THREE BEAR ALASKA INC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF THREE BEAR ALASKA INC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

[Signature]
 JOAN TRAVOSTINO, VP BUSINESS DEVELOPMENT
 THREE BEARS ALASKA INC
 7362 W PARKS HWY, #814
 WASILLA, ALASKA 99623
 TRACT B

NOTARY'S ACKNOWLEDGEMENT

FOR Peter A. Micciche, Mayor
 ACKNOWLEDGED BEFORE ME THIS 5 DAY OF June, 2024

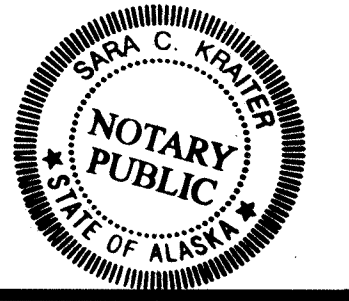
[Signature]
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES with office



NOTARY'S ACKNOWLEDGEMENT

FOR Joan Travostino
 ACKNOWLEDGED BEFORE ME THIS 19th DAY OF July, 2024

[Signature]
 NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES 10/19/2027



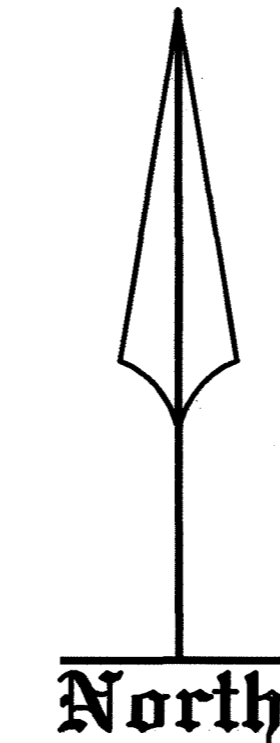
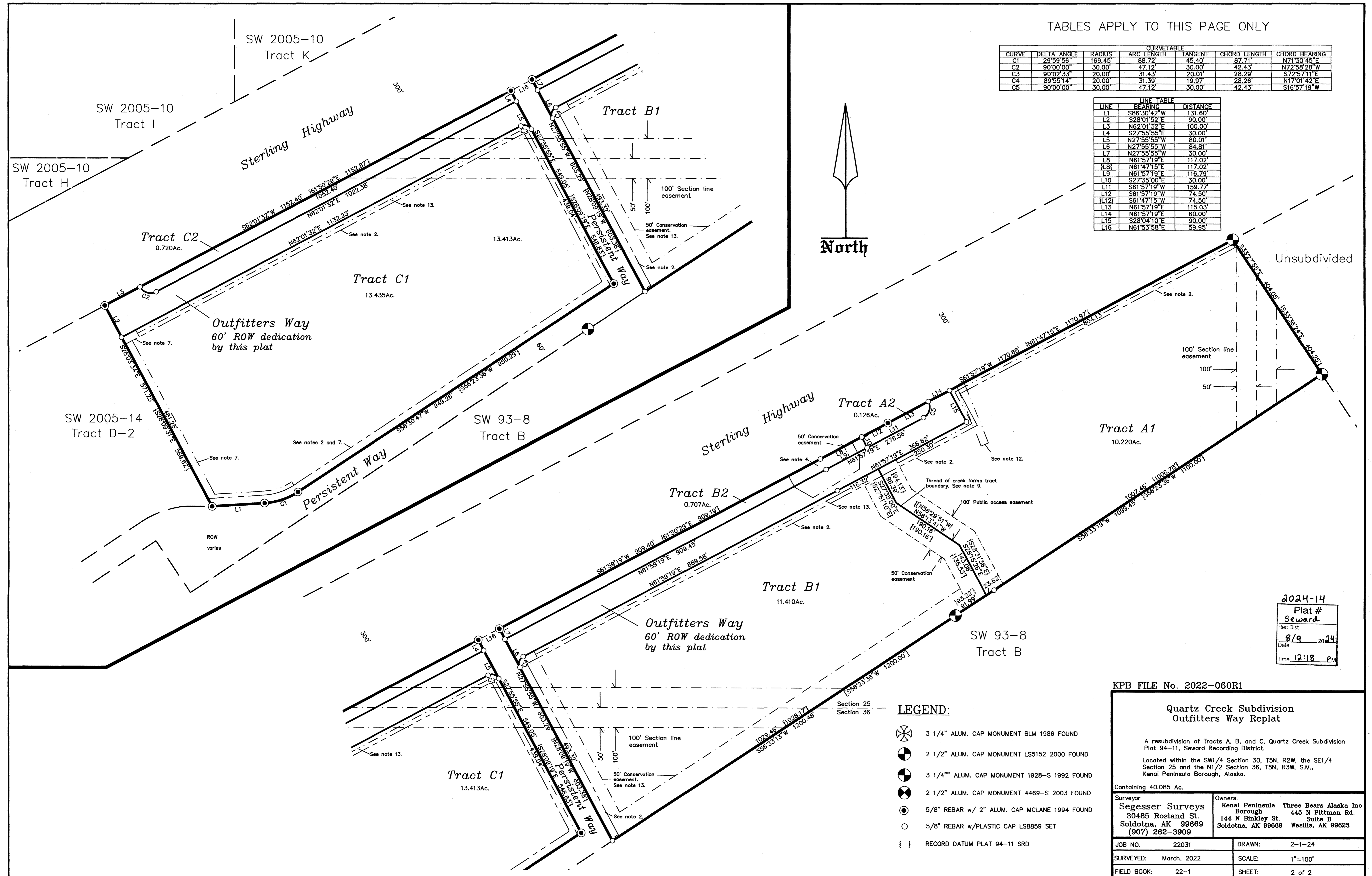
KPB FILE No. 2022-060R1

Quartz Creek Subdivision Outfitters Way Replat	
A resubdivision of Tracts A, B, and C, Quartz Creek Subdivision Plat 94-11, Seward Recording District.	
Located within the SW 1/4 Section 30, T5N, R2W, the SE 1/4 Section 25 and the N 1/2 Section 36, T5N, R3W, S.M., Kenai Peninsula Borough, Alaska.	
Containing 40.085 Ac.	
Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owners Kenai Peninsula Borough 7362 W Parks Hwy Three Bears Alaska Inc #814 144 N Binkley St. Soldotna, AK 99669 Wasilla, AK 99623
JOB NO. 22031	DRAWN: 3-5-24
SURVEYED: March, 2022	SCALE: 1"=200'
FIELD BOOK: 22-1	SHEET: 1 of 2

TABLES APPLY TO THIS PAGE ONLY

CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	29°58'58"	169.45	88.72	45.40	87.71	N71°30'45"E
C2	90°00'00"	30.00	47.12	30.00	42.43	N72°58'28"W
C3	90°02'33"	20.00	31.43	20.01	28.29	S72°57'11"E
C4	89°55'14"	20.00	31.39	19.97	28.26	N17°01'42"E
C5	90°00'00"	30.00	47.12	30.00	42.43	S16°57'19"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°30'42"W	131.60
L2	S28°01'52"E	90.00
L3	N62°01'32"E	100.00
L4	S27°55'55"E	30.00
L5	N27°55'55"W	80.01
L6	N27°55'55"W	84.81
L7	N27°55'55"W	30.00
L8	N61°57'19"E	117.02
L8	N61°47'15"E	117.02
L9	N61°57'19"E	116.79
L10	S27°35'00"E	30.00
L11	S61°57'19"W	159.77
L12	S61°57'19"W	74.50
L12	S61°47'15"W	74.50
L13	N61°57'19"E	115.03
L14	N61°57'19"E	60.00
L15	S28°04'10"E	90.00
L16	N61°53'58"E	59.95



2024-14
Plat #
Seward
Rec Dist
8/9 2024
Date
Time 12:18 PM

- LEGEND:**
- 3 1/4" ALUM. CAP MONUMENT BLM 1986 FOUND
 - 2 1/2" ALUM. CAP MONUMENT LS1512 2000 FOUND
 - 3 1/4" ALUM. CAP MONUMENT 1928-S 1992 FOUND
 - 2 1/2" ALUM. CAP MONUMENT 4469-S 2003 FOUND
 - 5/8" REBAR w/ 2" ALUM. CAP MCLANE 1994 FOUND
 - 5/8" REBAR w/ PLASTIC CAP LS8859 SET
 - RECORD DATUM PLAT 94-11 SRD

KPB FILE No. 2022-060R1

**Quartz Creek Subdivision
Outfitters Way Replat**

A resubdivision of Tracts A, B, and C, Quartz Creek Subdivision Plat 94-11, Seward Recording District.
Located within the SW1/4 Section 30, T5N, R2W, the SE1/4 Section 25 and the N1/2 Section 36, T5N, R3W, S.M., Kenai Peninsula Borough, Alaska.

Containing 40.085 Ac.

Surveyor Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	Owners Kenai Peninsula Three Bears Alaska Inc Borough 445 N Pittman Rd. Suite B Soldotna, AK 99669 Wasilla, AK 99623
JOB NO. 22031	DRAWN: 2-1-24
SURVEYED: March, 2022	SCALE: 1"=100'
FIELD BOOK: 22-1	SHEET: 2 of 2



RECORD IN THE SEWARD RECORDING DISTRICT

After Recording Return To:

Three Bears Alaska, Inc.
7362 W Parks Highway #814
Wasilla, Alaska 99623
E-mail: jill@threebears.store
Attention: Jill McLeod

F-241100
-----**QUIT CLAIM DEED**

The Grantor, Three Bears Alaska, Inc., who acquired title as Three Bear Alaska, Inc., an Alaska corporation, whose address is 7362 W Parks Hwy #814 Wasilla, Alaska 99623, for and in consideration of ten dollars and other good and valuable consideration in hand paid, conveys and quitclaims to TBA Properties LLC, an Alaska limited liability company, whose address is 7362 W Parks Highway #814, Wasilla, Alaska 99623, the following-described real, all improvements thereon, and all related rights, easements, licenses, permits, privileges, benefits, and appurtenances related thereto:

Tract B1, QUARTZ CREEK SUBDIVISION OUTFITTERS WAY REPLAT, according to the official plat thereof, filed under Plat Number 2024-14, records of the Seward Recording District, Third Judicial District, State of Alaska.

[SIGNATURE AND ACKNOWLEDGEMENT ON FOLLOWING PAGE]

DATED this 9 day of October, 2024.

GRANTOR:

Three Bears Alaska, Inc.

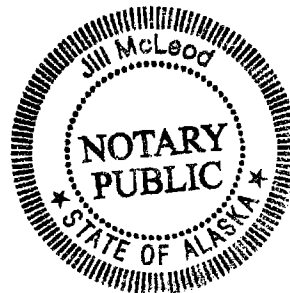
By: Joan Travostino
Name: JOAN TRAVOSTINO
Title: VICE PRESIDENT

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

On this 2nd day of October, 2024, before me, a Notary Public in and for the State of Alaska, personally appeared Joan Travostino, to me known to be an authorized signer for Three Bears Alaska, Inc., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and on oath stated that he/she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

[Signature]
Notary Public in and for the State of Alaska
My commission expires: 1/21/2028





THE STATE
of ALASKA
GOVERNOR MICHAEL J. DUNLEAVY

Department of Environmental Conservation

DIVISION OF ENVIRONMENTAL HEALTH
Drinking Water Program

43335 Kalifornsky Beach Rd., Ste. 11
Soldotna, Alaska, 99669
Main: 907.262.5210
fax: 907.262.2294
dec.alaska.gov

May 1, 2024

Mr. David Weisz
Three Bears Alaska, Inc.
7362 Parks Highway #814
Wasilla, AK 99623
david@threebears.store

RE: Three Bears- Cooper Landing (**Project ID # 18659**)
Tract B1 – Quartz Creek Subdivision, Outfitter Way Replat
Transient Non-Community Water System (TNC) – Public Water System PWSID# TBD
Conditional Approval to Construct Expires: May 1, 2026

Dear Mr. Weisz:

On October 4, 2023, this office received a request for approval to construct the TNC public water system serving the Three Bears Facility (Project ID# 18659) in Cooper Landing. We have reviewed the request, which includes engineering plans and specifications, and additional information received on March 11, 2024, April 4 and April 18, 2024. Based on this review, we grant conditional construction approval as detailed below. This letter and the enclosed "Construction and Operation Certificate" are the written approval required by State of Alaska Drinking Water Regulations, 18 AAC 80.200(b). Use the noted public water system identification (PWSID#) and project identification (Project ID#) numbers to identify this project.

This approval is for the design detailed in the noted engineering plans, subject to compliance with the following conditions. Approval of changes is required prior to implementation.

Please review and familiarize yourself with the conditions before beginning construction. Interim and Final Approvals to Operate may be withheld until all conditions are met. You are required to obtain approval from this office before you serve water.

Project Description:

The conditionally approved engineering plans propose the construction of a new drinking water system serving a gas station/convenience store, laundromat, RV park, and rental cabins. The system as proposed will consist of a well and distribution system; however, additional components may be required after the well is drilled. The well will connect to a maintenance building and from there distribution lines will carry water to the rental cabins and a convenience store as well as separate waterlines to the RV parking spaces. The peak flow for this system has been calculated to be 80

gallons per minute (gpm). The total length of the waterlines is approximately 2,436 feet. The waterline to serve the cabins and convenience store will be operated year-round while the waterlines to the RV parking spaces will only operate during the summer tourist season, which is approximately Memorial Day to Labor Day. The water and wastewater systems are designed so that there will be no water/sewer main crossings.

Project-specific conditions of approval:

To request approval to construct for any remaining portions of the system including distribution, storage, or treatment for the system, please submit the following, in addition to those items detailed in the tables below:

1. Well log;
2. Longitude/Latitude Well Information Form: (aka Alaska Public Water System Locational Data Collection Form) This form is to be filled out and completed by the engineer on record and turned into our office when the well log is turned in (45 days after well drilling per 18 AAC 80.210(h)) or with interim approval to operate request. The form can be found here: <https://dec.alaska.gov/eh/dw/forms/>;
3. Verification of well protection as set forth in 18 AAC 80;
4. Results of the well flow test as specified in your submitted plans and sheet notes; and
5. Sample results from the well as specified in 18 AAC 80 Table B for minimum raw water testing requirements for a system proposing to use a new water source, and provide sample results for contaminants including:
 - a. Total coliform bacteria; and
 - b. Nitrate/Nitrite.
6. Engineering plans, specifications, calculations, and component information for all proposed portions of the system.

To request Final Approval to Operate, please submit the following, in addition to those items detailed in the tables below:

7. Water Rights: A copy of a letter from Alaska Department of Natural Resources showing the water rights application submitted for each well is “complete” or substantially complete” should be turned into our office with the final approval to operate request.

SYSTEM SUMMARY			
CLASSIFICATION	Transient Non-Community	PWSID#	TBD
POPULATION SERVED	Residents: 0	Non-transients: 8	Transients: 300
SERVICE CONNECTIONS	1		
SYSTEM PEAK DEMAND	80 gpm	282 water fixture units	2018 UPC

SOURCE	Onsite well not yet constructed as of issuance of this letter. Source information including well log, flow test, and water quality to be submitted upon completion of source construction.
WELL PUMP	To be determined
WATERLINE	approximately 1,000 feet of 2" HDPE SDR11 and approximately 1,493 feet of 1.5" HDPE SDR11
PRESSURE TANK	To be determined
FILTRATION AND TREATMENT	
STORAGE	
BOOSTER PUMP	

1. If sample results from the well exceed maximum contaminant levels or if the system has a history of repeat positive total coliform results, the protection of the source will be investigated and modifications to the system may be required. The engineer noted these potential contaminants within the wells source protection radius: municipal solid waste transfer station, dumpster, sewer service line, Quartz Creek, and airport runway drainage.

GENERAL CONDITIONS OF APPROVAL	
Separation Distance Requirements	<p>A minimum separation distance of 200 feet must be maintained between drinking water sources and potential sources of contamination. The department has the authority to require greater distances when warranted.</p> <p>A minimum separation distance of 10 feet must be maintained between all drinking water lines and wastewater sewer lines and appurtenances (including sewer manholes), as measured from the closest edges of each component.</p> <p>A minimum separation distance of 10 feet must be maintained between all drinking water lines and wastewater treatment and disposal system components, as measured from the closest edges of each component.</p> <p>If these distances cannot be met, approval of separation distance waivers must be requested and granted prior to construction.</p>
Water Main Crossings	Crossings of water and sewer mains (sanitary or storm water) must meet the requirements of Drinking Water Regulations, 18AAC80.020(f) unless a separation distance waiver has been granted for this project. Record drawings submitted with the request for Final Approval to Operate must include details adequate to confirm that the prescriptive requirements have been met during construction.
Contamination Encountered During Construction	During construction, if contaminated soil or groundwater is encountered, contact DEC to assure that concerns related to the drinking water system improvements and Spill Prevention and Response requirements are properly addressed.
Changes to Approved Plans	Deviations from approved plans which affect capacity, flow, operation, major design of units, materials of major system components, or

	separation distances, must be approved in writing by this office prior to their implementation.
Flushing, Pressure Testing, and Disinfection	Following construction, the system shall be flushed, pressure tested and disinfected in accordance with department approved methods.
Chlorinated Discharges	Water containing chlorine used during the flushing, pressure testing and disinfection processes requires proper management. This includes chlorine neutralization or disposal in an appropriate wastewater treatment and disposal system. This water must be managed to avoid adverse effects on groundwater, surface water or the environment.
2-Year Approval Duration and Extensions	This approval is valid for two years from the date of this letter. If the applicant fails to complete a project to construct, install, alter, renovate, or improve the water system within two years, the approval is void and the plans and information required under 18 AAC 80.210(a) must be resubmitted for Department review and approval. If during the two-year period, the site conditions, plans, and information, and requirements of this chapter do not change, and if the applicant pays the fee required by 18 AAC 80.1910(b)(12), the Department may grant the applicant an extension.
Other Required Authorizations	This approval is contingent upon your receipt of any other state, federal or local authorizations that are required for your project.

TO REQUEST INTERIM APPROVAL TO OPERATE	
Please coordinate with the department to obtain approval before operation of the approved modifications. Upon completion of construction and <i>prior to serving water</i> , the project engineer must certify the following information in the request for Interim Approval to Operate:	
Construction	Construction was completed under the direction of a registered engineer in accordance with the DEC approved plans. Any deviations from the original plans approved for construction have been submitted to and approved by DEC.
Materials	Only materials approved by DEC for installation in this system were installed and only NSF/ANSI 60 listed chemicals are provided for water treatment.
Flushing, Pressure Testing and Disinfection	The system was successfully flushed, pressure tested, and disinfected in accordance with department approved methods.
Disinfection Verification Coliform Sampling	The system was properly disinfected and verified to be free of Coliform bacteria in accordance with applicable AWWA standards or methods approved by the department prior to construction. This project requires a minimum of 8 satisfactory analytical results as follows: <ul style="list-style-type: none"> • 4 sets of 2 samples taken in accordance with one of these options: Option A: Take one set, wait 16 hours and take the second set; or Option B: Wait 16 hours after filling line, take one set, flush the sampling location for 15 minutes and take the second set; • Samples taken shall be collected every 1,200 ft of the new water main,

	plus one set from the end of the line and at least one from each branch greater than one pipe length. Sampling locations the same for second set. Submit copies of the satisfactory results with the request for Interim Approval to Operate.
O & M Manual	An Operations & Maintenance manual has been provided to the water system operators.
Separation Distances	All applicable minimum separation distance requirements have been met during construction. For conditional waiver approvals of separation distance requirements, provide confirmation that all conditions were met.
Conditions	All conditions of construction approval have been met.

TO REQUEST FINAL APPROVAL TO OPERATE

At least 30 days prior to the expiration of the Interim Approval to Operate, submit the following information in the request for Final Approval to Operate:

Record Drawings	Record drawings, sealed, signed and dated by a registered engineer. The record drawings must confirm that the system meets the requirements of 18AAC80 and provides public health protection. The record drawings must include: <ul style="list-style-type: none"> • clear delineations of any changes or deviations from the previously submitted and approved plans; • certification that all components in contact with water meet the materials requirement detailed above; • details verifying compliance with minimum separation distance requirements; and • construction details for all water and sewer main crossings.
Operator	The Drinking Water Regulations, 18 AAC 80.007, require that this system be actively supervised as described in the Operator Certification Regulations, 18 AAC 74, by operators who are certified in accordance with AS 46.30 and 18 AAC 74. Additional information regarding Operator Certification is available at: http://dec.alaska.gov/water/operator-certification .
Summary of Information (18 AAC 80.210(j)(5)) (Required for new systems)	For a new community water system, new non-transient non-community water system, or new transient non-community system, submit a summary of information , completed and signed by the registered engineer who signed and sealed the record drawings. The summary of information form is available upon request or on the department's Internet site at: https://dec.alaska.gov/media/10876/inventory-form-with-footer.pdf .
Outstanding Conditions	Verification and applicable documentation demonstrating that all conditions contained in this Conditional Approval to Construct have been met.
Asbestos-Cement Pipe	Provide verification that the department was notified if asbestos-cement pipe was found during construction.
Emergency Preparedness	Provide verification that the applicable emergency preparedness requirements of 18 AAC 80.055 have been met. For emergency preparedness requirements please refer to http://dec.alaska.gov/eh/dw/security/security.html .

Approval Limitations

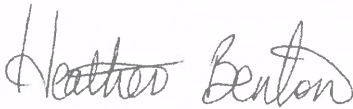
This approval does not imply the granting of additional authorizations, nor obligate any federal, state, or local regulatory body to grant required authorizations. This is not an approval of omissions or oversights by this office or noncompliance with any applicable regulation. The Department's construction approval does not guarantee correctness of the functional design or waive the owner's responsibility for compliance with applicable regulations.

Informal Reviews and Adjudicatory Hearings

A person authorized under a provision of 18 AAC 15 may request an informal review of a contested decision by the Division Director in accordance with 18 AAC 15.185 and/or an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340. See DEC's "Appeal a DEC Decision" web page <https://dec.alaska.gov/commish/review-guidance/> for access to the required forms and guidance on the appeal process. Please provide a courtesy copy of the adjudicatory hearing request in an electronic format to the parties required to be served under 18 AAC 15.200. Requests must be submitted no later than the deadline specified in 18 AAC 15.

If you have any questions, please feel free to contact me at (907) 262-3414 or by email at heather.benton@alaska.gov.

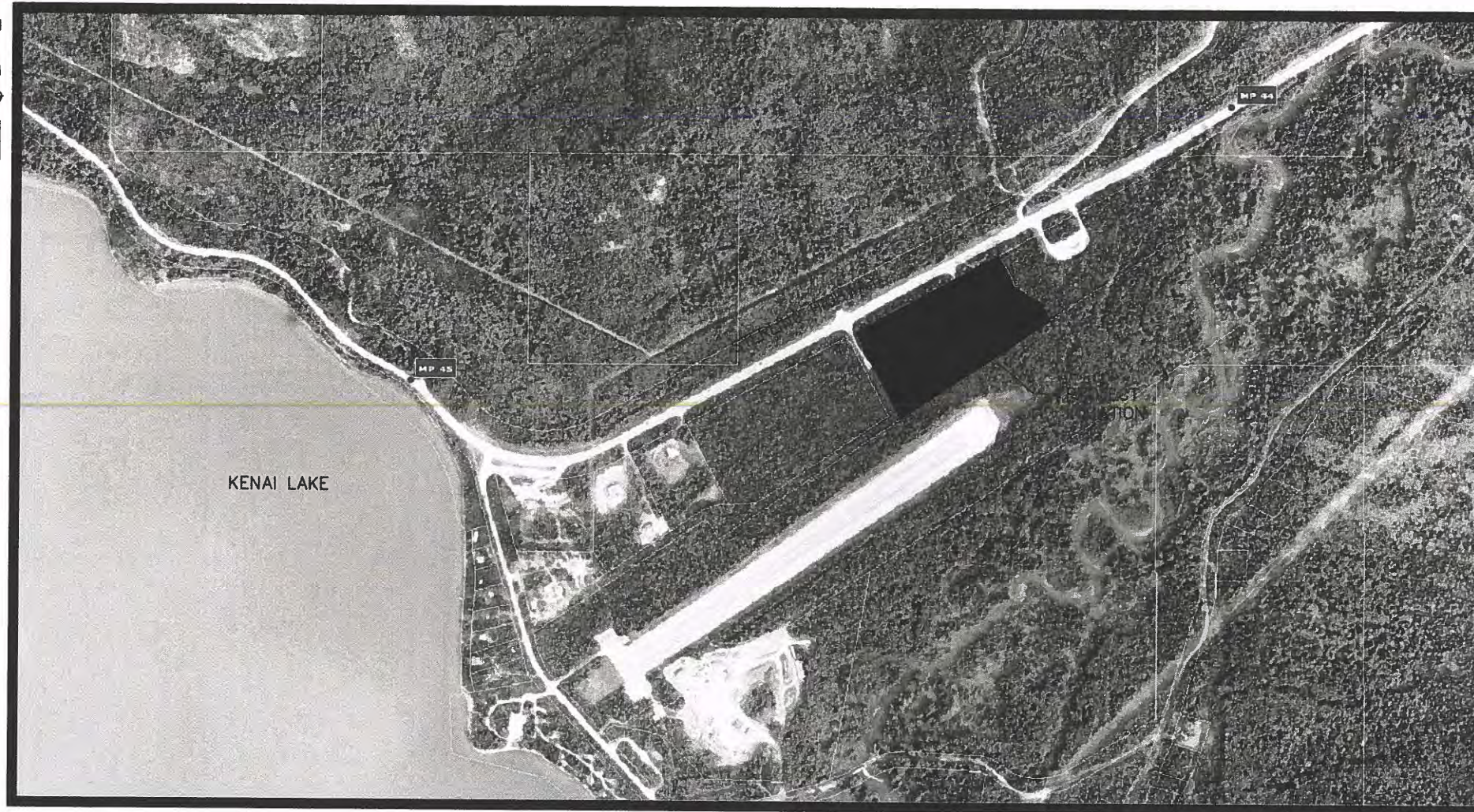
Sincerely:



Heather Benton
Engineering Associate I (DEC)
Drinking Water Program, Soldotna Office

Enclosure: Construction and Operation Certificate

cc: Dan Steiner, P.E. SDCS, LLC- (dsteiner@mtaonline.net)
Charity Bare, Amy Hill, and Kelly Alvstad- DEC Drinking Water Program (via email)
David Wilfong and Ryan Peterson- DEC Engineering Support & Plan Review (via email)
Heidi Isernhagen- DEC Food Safety & Sanitation (via email)
DEC Operator Training and Certification Program (via email: dec.opcert@alaska.gov)



LOCATION MAP

LEGEND

PROPOSED	EXISTING	
— W —	— W —	WATER MAIN
— S —	— S —	WATER SERVICE
●	⊗	SANITARY SEWER MAIN
□ CO	○	SANITARY SEWER SERVICE
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
	— · —	CENTERLINE
	— x —	FENCE
	— G —	NATURAL GAS
	— OHE —	OVERHEAD UTILITY
	— E —	UNDERGROUND ELECTRIC
	— — —	PROPERTY LINE
	□	JUNCTION BOX (ELECTRIC)
		PAVED SURFACE
		CONCRETE SURFACE

GENERAL NOTES

1. THE GENERAL NOTES APPLY TO ALL PARTS OF CONSTRUCTION INCLUDING WATER AND SEWER.
2. CAUTION, EXISTING UTILITIES SHOWN ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION / CONSTRUCTION, AND SHALL CALL FOR UTILITY LOCATES A MINIMUM OF TWO UTILITY WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION.
3. ALL FILL AND BACKFILL SHALL BE COMPACTED TO 95% MAX. DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY ASTM D-1557.
4. ANY PIPE INSULATION SHALL BE RIGID BOARD, HIGH DENSITY EXTRUDED POLYSTYRENE, MIN. 40 P.S.I., FOR UNDERGROUND INSTALLATIONS EQUIVALENT TO R-20 PER FOUR (4) INCH THICK INSULATION.
5. CONTRACTOR SHALL VERIFY AND RECORD THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ENCOUNTERED IN THE FIELD AND RECORD ANY CHANGES ON THE CONTRACTOR RECORD DRAWINGS.
6. DUST CONTROL FOR ENTIRE PROJECT WILL BE MAINTAINED AT ALL TIMES.

GENERAL WATER NOTES

1. ALL MATERIALS IN DIRECT CONTACT WITH THE WATER MUST BE CERTIFIED TO CONFORM WITH ANSI/NFS STANDARD 61 BY AN ANSI ACCREDITED ORGANIZATION.
2. ALL MATERIAL USED IN THE CONSTRUCTION OF THE WATER SYSTEM MUST BE LEAD FREE.
3. ALL PARTS OF THE WATER SYSTEM TO BE DISINFECTED PER AWWA C651-05.
4. ALL DISINFECTION CHEMICALS AND ANY OTHER CHEMICAL ADDITIVES USED FOR WATER TREATMENT MUST BE CERTIFIED BY AN ANSI ACCREDITED ORGANIZATION TO CONFORM WITH ANSI/NFS STANDARD 60 FOR USE IN POTABLE WATER SYSTEMS.
5. TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THERE ARE NO KNOWN POINTS OF CONTAMINATION THAT ARE REQUIRED TO BE OUTSIDE THE 200' WELL PROTECTION RADIUS THAT ARE WITHIN THIS RADIUS.
6. TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THERE ARE NO KNOWN POINTS OF CONTAMINATION THAT ARE REQUIRED TO BE OUTSIDE THE 100' WELL PROTECTION RADIUS THAT ARE WITHIN THIS RADIUS.
7. ANY BUTT FUSION OF HDPE PIPE MUST BE COMPLETED BY AN INDIVIDUAL WHO CAN SHOW COMPETENCE IN THIS WORK. THIS CAN BE SHOWN BY EXPERIENCE OR BY COMPLETING A MANUFACTURERS TRAINING COURSE.

GENERAL SEWER NOTES

1. SEE INDIVIDUAL SEPTIC / SEWER SHEETS FOR NOTES.

SURVEY NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE POSITION OF THE HORIZONTAL AND VERTICAL CONTROL USED.

CALL BEFORE YOU DIG
 The Contractor shall notify all area utility companies prior to commencement of excavation. The following is a partial list:
 ALASKA DIG LINE (907) 278-3121, (800) 478-3121



SDCS, LLC
 STENER DESIGN & CONSTRUCTION SERVICES, LLC
 5900 W. DEWBERRY DR. PH: (907) 357-5609
 WASILLA, AK 99623 FAX: (907) 357-5608

THREE BEARS ALASKA, INC.
 COOPER LANDING DEVELOPMENT
 (CONVENIENCE STORE, GAS STATION, LAUNDRY MAT, CAMPGROUND, CABINS)
 TRACT B1 - QUARTZ CREEK SUB, OUTFITTER WAY REPLAT
 COOPER LANDING, ALASKA

BY	DATE	REVISIONS

JOB NO.: 22-022
 DATE: 10/2/23
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SHEET TITLE
 CONSTRUCTION NOTES
 LOCATIONS MAP
 LEGEND

SHEET
 C0.1



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BY	DATE	REVISIONS

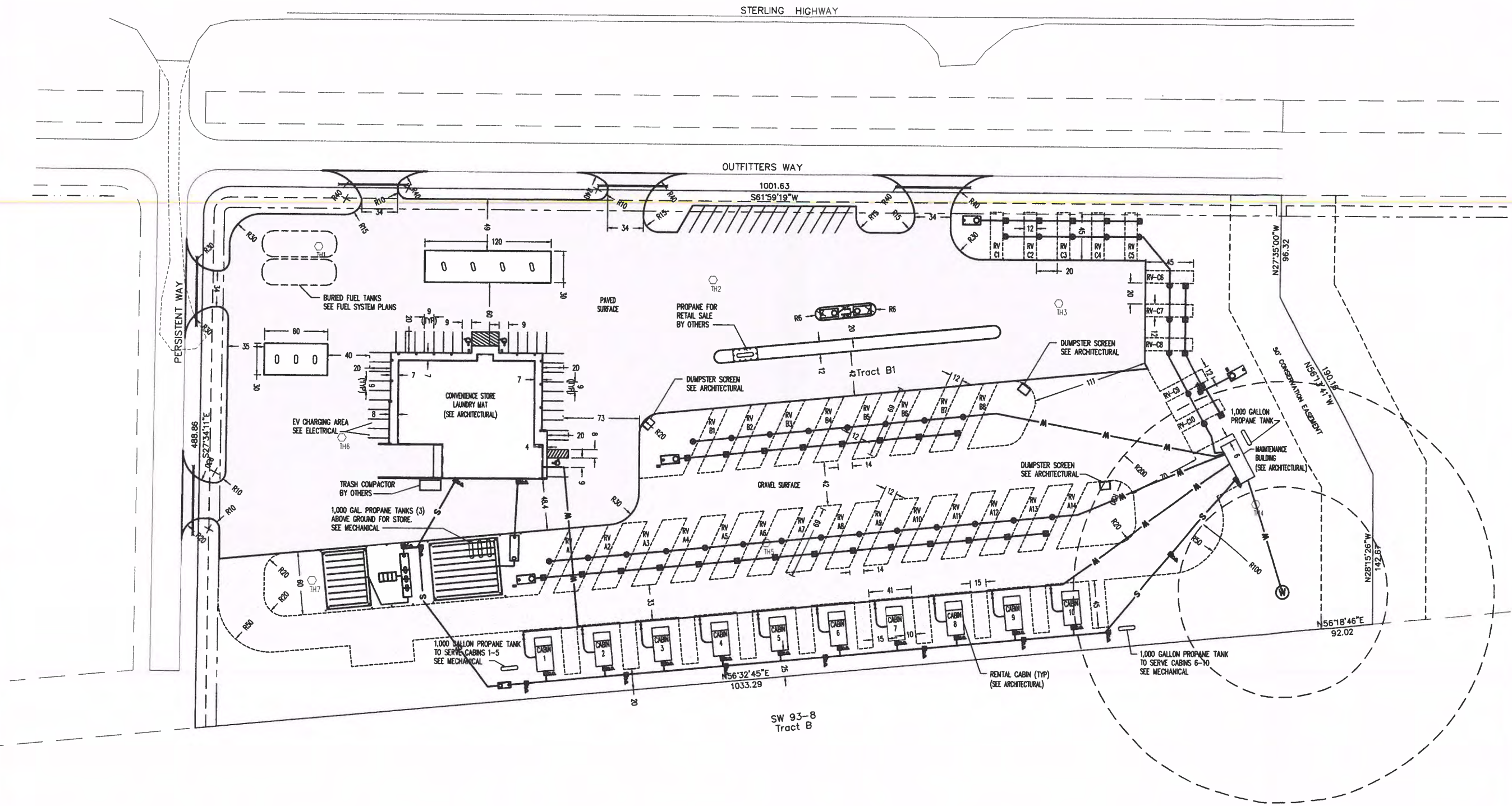
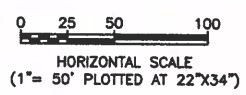
JOB NO.: 22-022
 DATE: 10/2/23
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 REVIEWED: DES

SHEET TITLE
 SITE PLAN

SHEET
 C1.0

NOTES

1. SEE SHEET C0.1 FOR GENERAL NOTES.
2. SEE C4.XX SHEETS FOR WATER SYSTEM DESIGN
3. SEE C5.XX SHEETS FOR WASTEWATER SYSTEM DESIGN
4. SITE DESIGN IS BASED ON QUARTZ CREEK SUBDIVISION OUTFITTERS WAY REPLAT. MODIFICATIONS TO SITE ACCESS WILL BE NEEDED UNTIL ADOT STERLING HIGHWAY PROJECT IS COMPLETED.



SW 93-8
 Tract B



0 30 60 120
 HORIZONTAL SCALE
 (1"=60' PLOTTED AT 22"x34")



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 DESIGN & CONSTRUCTION SERVICES, LLC
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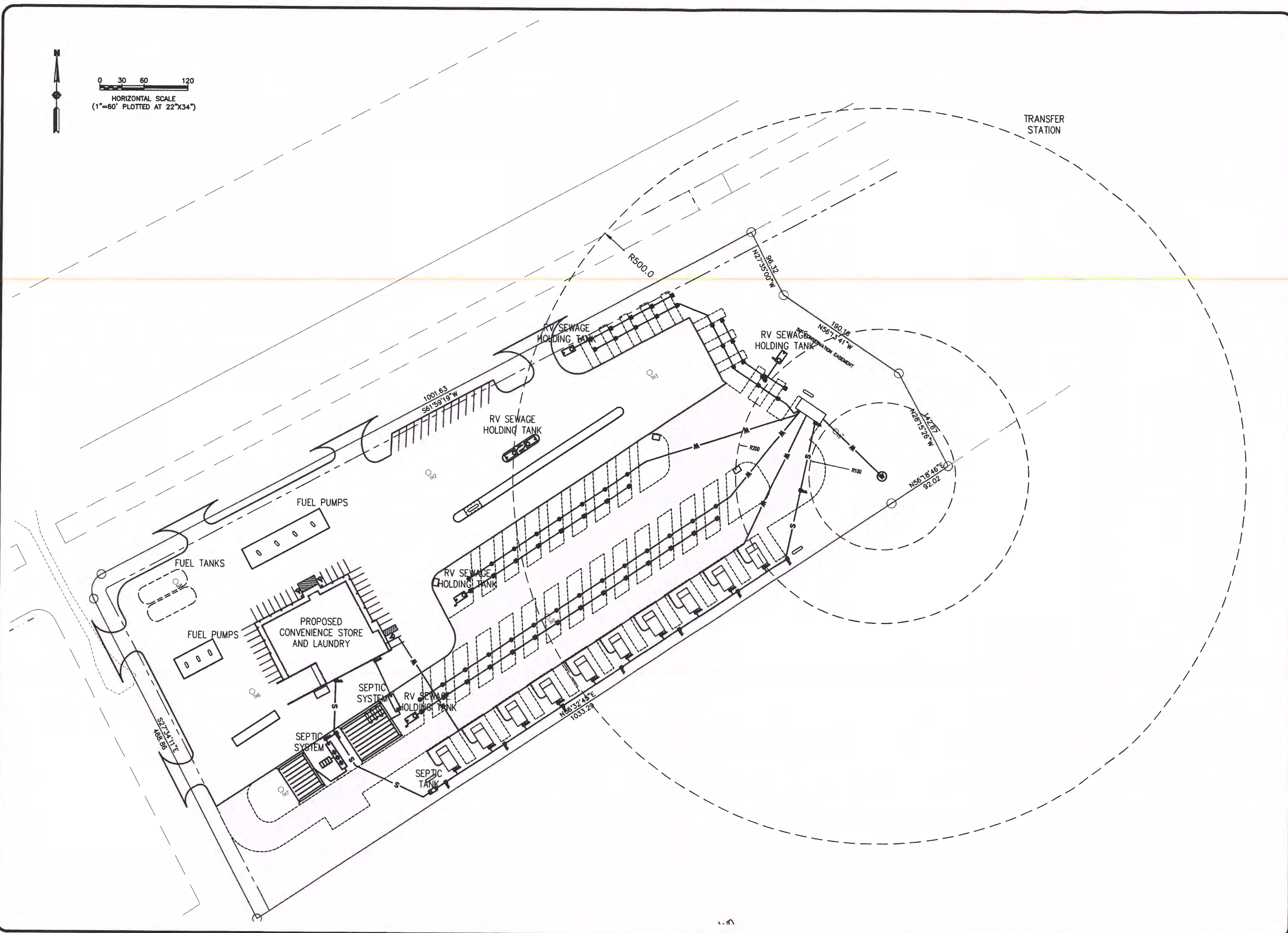
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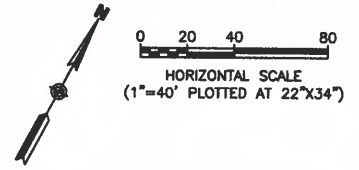
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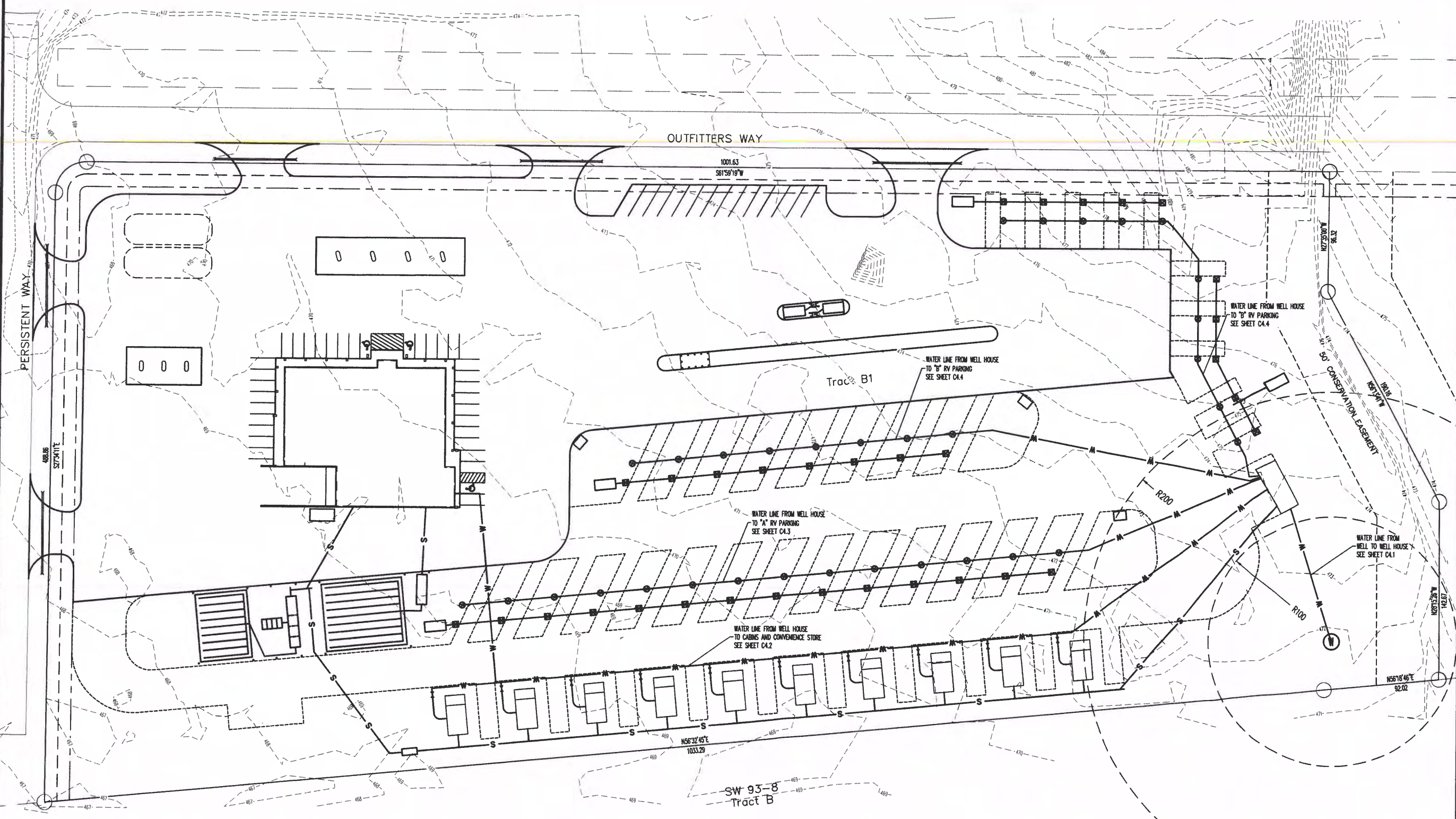
SHEET TITLE
 APPROXIMATE LOCATIONS OF
 POTENTIAL SOURCES
 OF CONTAMINATION

SHEET
 C1.1





- NOTES**
1. SEE SHEET CO.1 FOR GENERAL WATER NOTES AND KEY MAP.
 2. SEE MECHANICAL SHEETS FOR WATER SERVICE WITHIN BUILDING FOOTPRINT.
 3. EXACT LOCATIONS OF EXISTING UTILITIES UNKNOWN. CALL THE LOCATE CENTER OF ALASKA. EXCAVATE WITH CAUTION.



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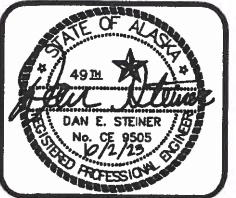
THREE BEARS ALASKA, INC.
 COOPER LANDING DEVELOPMENT
 (CONVENIENCE STORE, GAS STATION, LAUNDRY MAT, CAMPGROUND, CABINS)
 TRACT B1 - QUARTZ CREEK SUB, OUTFITTER WAY REPLAT
 COOPER LANDING, ALASKA

BY	DATE	REVISIONS

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SHEET TITLE
 WATER SYSTEM

SHEET
 C4.0



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 WASILLA, AK 99623 FAX: (907) 357-5608

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 TRACT B1 - QUARTZ CREEK SUB, OUTFITTER WAY REPLAT
 COOPER LANDING, ALASKA

BY	DATE	REVISIONS

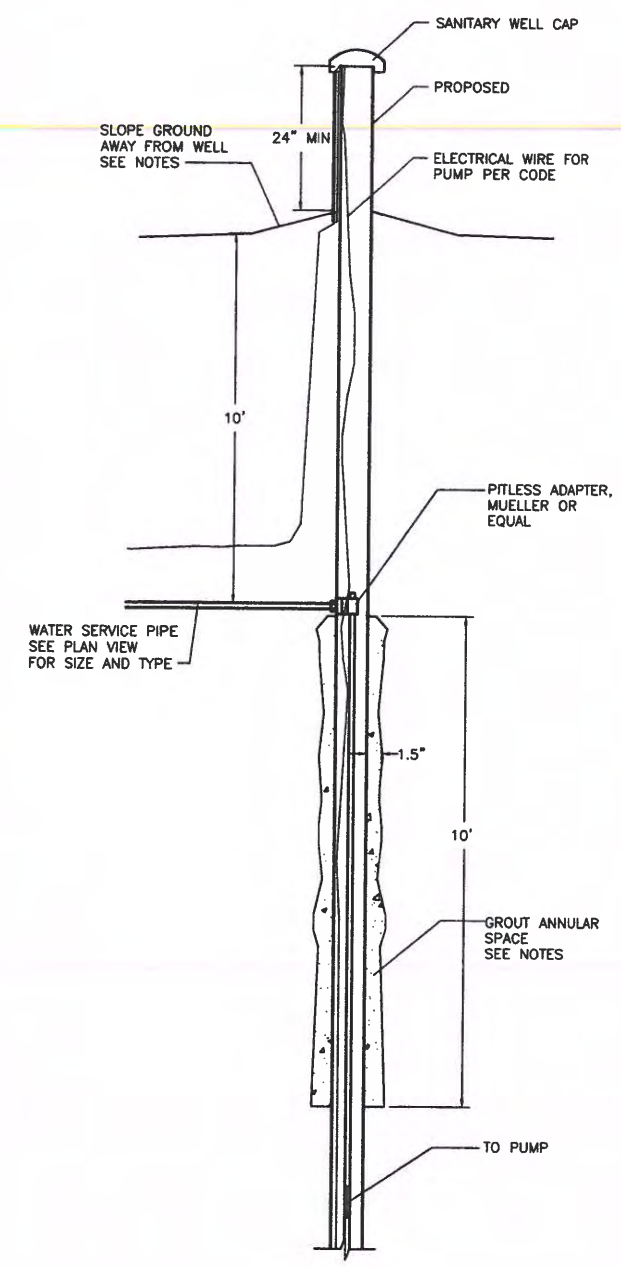
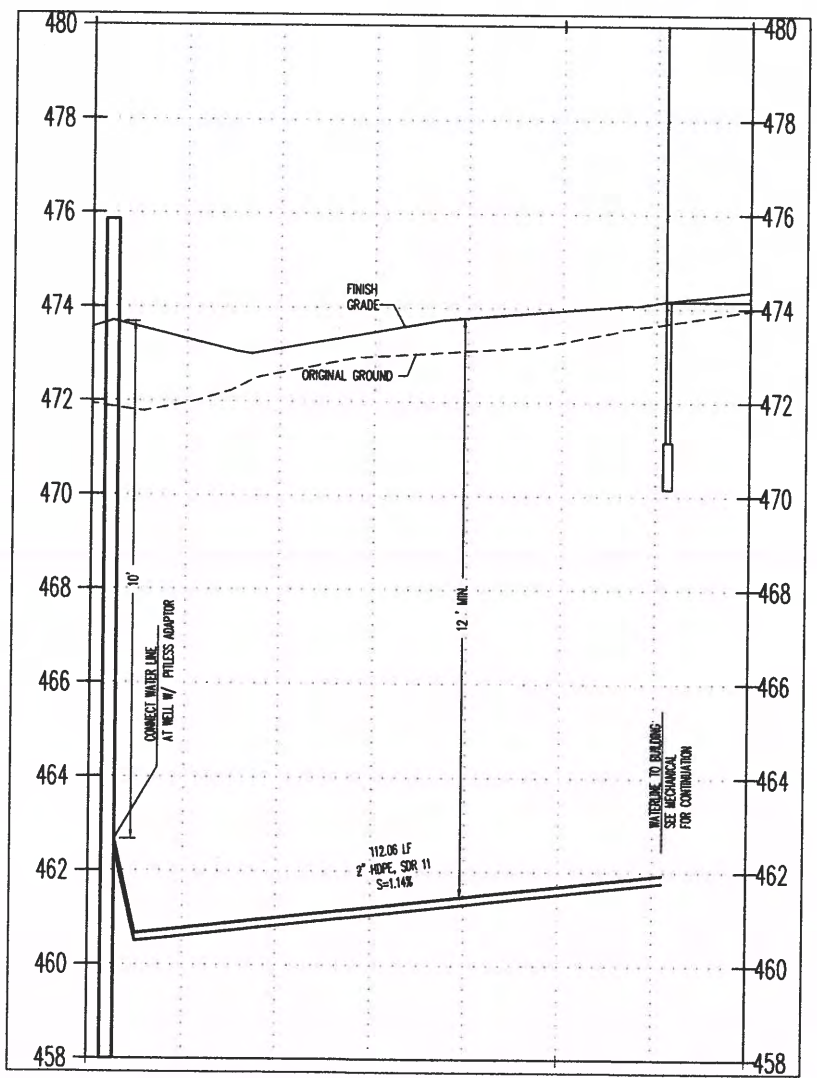
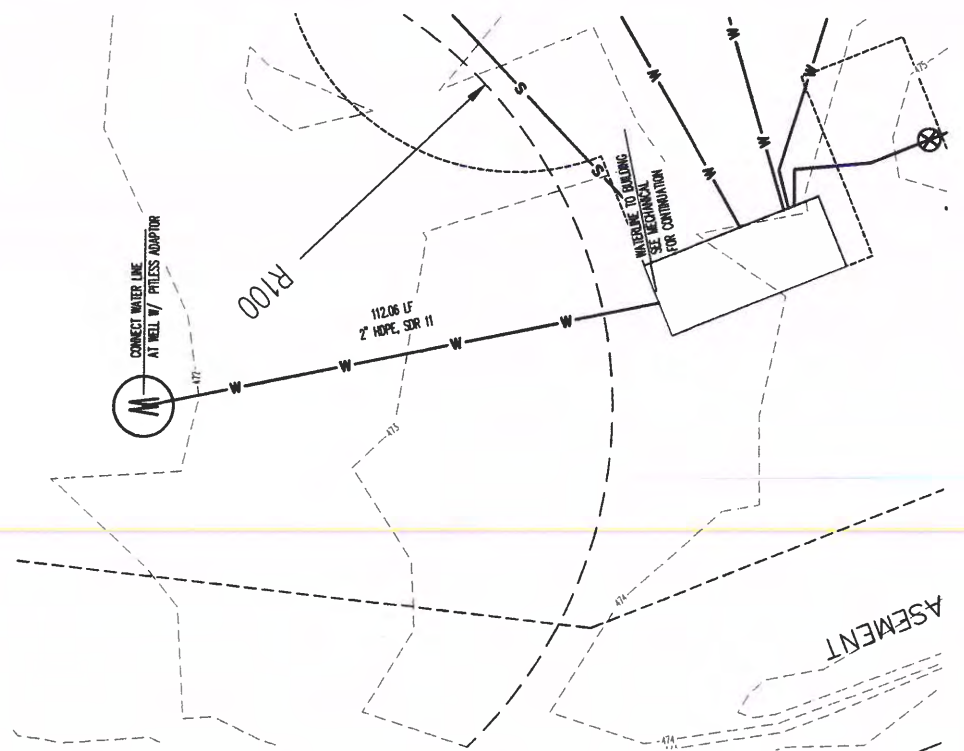
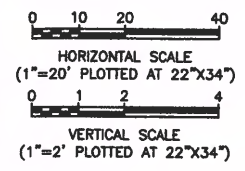
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SHEET TITLE
 WELL AND STORAGE HOUSE

SHEET
 C4.1

NOTES

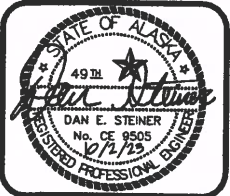
- SEE SHEET CO.1 FOR GENERAL WATER NOTES AND KEY MAP.
- SEE MECHANICAL SHEETS FOR WATER SERVICE WITHIN BUILDING FOOTPRINT.
- EXACT LOCATIONS OF EXISTING UTILITIES UNKNOWN. CALL THE LOCATE CENTER OF ALASKA. EXCAVATE WITH CAUTION.



WELL NOTES

- WELL CONSTRUCTION AND DISINFECTION SHALL COMPLY WITH ALL ADEC 18 AAC 80 DRINKING WATER REGULATIONS AND AWWA A100-06 STANDARD FOR WATER WELLS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS AS MAY BE REQUIRED TO PREVENT CONTAMINATED WATER OR WATER HAVING UNDESIRABLE PHYSICAL OR CHEMICAL CHARACTERISTICS FROM ENTERING THE WATER SUPPLY STRATUM THROUGH THE WELL BORE OR BY SEEPAGE FROM THE GROUND SURFACE OR BY CROSS CONNECTION BY OTHER INTERSECTED AQUIFERS.
- MINIMUM REQUIREMENTS FOR SOURCE PROTECTION SHALL BE THE MORE STRINGENT OF THE CONSTRUCTION REQUIREMENTS SPECIFIED HEREIN AND THE REQUIREMENTS SPECIFIED IN 18 AAC 80.015 SOURCE PROTECTION.
- THE WELL SHALL BE CONSTRUCTED NO CLOSER THAN 200 FEET TO A SOURCE OF POTENTIAL CONTAMINATION, INCLUDING BUT NOT LIMITED TO A COMMUNITY SEWER SYSTEM, ALL PARTS OF THE SEPTIC SYSTEM, PETROLEUM LINES, OR FUEL STORAGE TANKS.
- THE WELL SHALL BE CONSTRUCTED NO CLOSER THAN 100 FEET FROM, INCLUDING BUT NOT LIMITED TO, A PRIVATE SEWER LINE, PETROLEUM LINE OR STORAGE TANK, OR DRINKING WATER TREATMENT WASTE.
- FOR AT LEAST 10 FEET IN ALL DIRECTIONS, GRADE AND CONTOUR THE THE GROUND SURFACE AROUND THE WELL TO DRAIN WATER AWAY FROM THE WELL.
- THE CONTRACTOR SHALL PREPARE AND SUBMIT (6) SIGNED COPIES OF A COMPLETE LOG OF EACH BORE HOLE COMPLETED W/ 5 DAYS DETAILING NO LESS THAN THE FOLLOWING ITEMS:
 - THE METHOD OF CONSTRUCTION
 - THE TYPE OF FLUIDS USED FOR DRILLING
 - THE LOCATION OF THE WELL
 - AN ACCURATE LOG OF THE SOIL AND ROCK FORMATIONS ENCOUNTERED AND THE DEPTH AT WHICH THE FORMATIONS OCCUR
 - THE DEPTH OF THE CASING
 - THE HEIGHT OF THE CASING ABOVE GROUND
 - THE DEPTH AND TYPE OF GROUTING
 - THE CASING DIAMETER
 - THE CASING MATERIAL
 - THE DEPTH OF PERFORATION OR OPENING IN THE CASING
 - THE WELL DEVELOPMENT METHOD
 - THE TOTAL DEPTH OF THE WELL
 - THE DEPTH TO THE STATIC WATER LEVEL
 - THE ANTICIPATED USE OF THE WELL
 - THE MAXIMUM WELL YIELD
 - THE RESULTS OF ANY WELL YIELD, AQUIFER, OR DRAWDOWN TEST THAT WAS CONDUCTED
- ALL MATERIALS, INCLUDING PIPE, FLUX AND SOLDER SHALL BE LEAD FREE.
- ANNULAR SPACES BETWEEN PERMANENT WELL CASING AND BOREHOLE SHALL BE FILLED WITH CEMENT GROUT AND / OR BENTONITE GROUT. NO METHOD WHICH DOES NOT SPECIFY THE FORCING OF THE GROUT FROM THE BOTTOM OF THE SPACE TO BE SEALED TOWARDS THE SURFACE WILL BE ACCEPTED. GROUTING SHALL BE DONE CONTINUOUSLY IN SUCH A MANNER AS WILL ENSURE THAT THE ENTIRE ANNULAR SPACE IS FILLED IN ONE OPERATION. THE PERMANENT WELL CASING SHALL BE GROUTED FOR A DISTANCE OF NO LESS THAN 10 CONTINUOUS FEET WITHIN THE TOP 20 FEET OF THE SURFACE, AND AT ALL LOCATIONS WHERE THE CASING PASSES THROUGH STRATA OF LOW PERMEABILITY BETWEEN AQUIFERS. THE GROUT SHALL BE ALLOWED TO CURE PRIOR TO CONTINUING WORK ON THE WELL.
- THE WELL SHALL BE TESTED BY DRAWDOWN UNDER STEADY FLOW CONDITIONS AT A RATE AGREED TO BY BOTH THE CONTRACTOR AND THE ENGINEER, BASED UPON TARGET DESIGN CAPACITY, AND ESTIMATED CAPACITY OF THE DEVELOPED AQUIFER. CONTINUOUS AND ACCURATE RECORDS OF FLOW RATE AND DRAWDOWN SHALL BE RECORDED ON A SCHEDULED BASIS AS FOLLOWS:
 - EVERY MINUTE FOR 10 MINUTES.
 - EVERY 2 MINUTES FOR NEXT 10 MINUTES.
 - EVERY 5 MINUTES FOR NEXT 40 MINUTES.
 - EVERY 10 MINUTES FOR NEXT 1 HOUR.
 - EVERY 30 MINUTES UNTIL THE COMPLETION OF THE TEST.
 - MIN. TIME FOR WELL FLOW TEST IS 12 HOURS AFTER DRAWDOWN STABILIZATION.
- WATER QUALITY TESTING SHALL BE PERFORMED BY THE OWNER AS NECESSARY TO ESTABLISH BASELINE WATER QUALITY VALUES FOR THE COMPLETED WELL TO VERIFY WELL IS FREE OF BACTERIOLOGICAL CONTAMINATION AFTER DISINFECTION, AND TO EVALUATE WATER QUALITY OF INDIVIDUAL AQUIFERS IF NECESSARY. TESTING SHALL INCLUDE ALL TESTS REQUIRED BY ADEC FOR A TNCWS.
- WELL DISINFECTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA A654.
- THE CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF WATER CONTAINING HIGH AMOUNTS OF DISINFECTANT RESULTING FROM THE DISINFECTION PROCESS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A DISPOSAL PERMIT FROM ADEC.

1 WELL DETAILS AND NOTES
 SCALE: NOT TO SCALE



SDCS, LLC
 STENER DESIGN & CONSTRUCTION SERVICES, LLC
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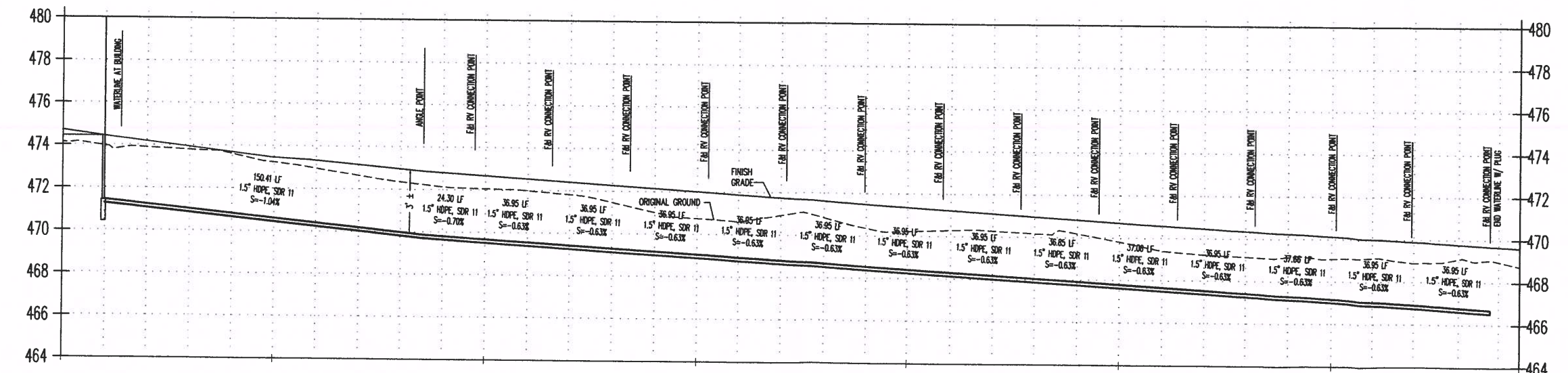
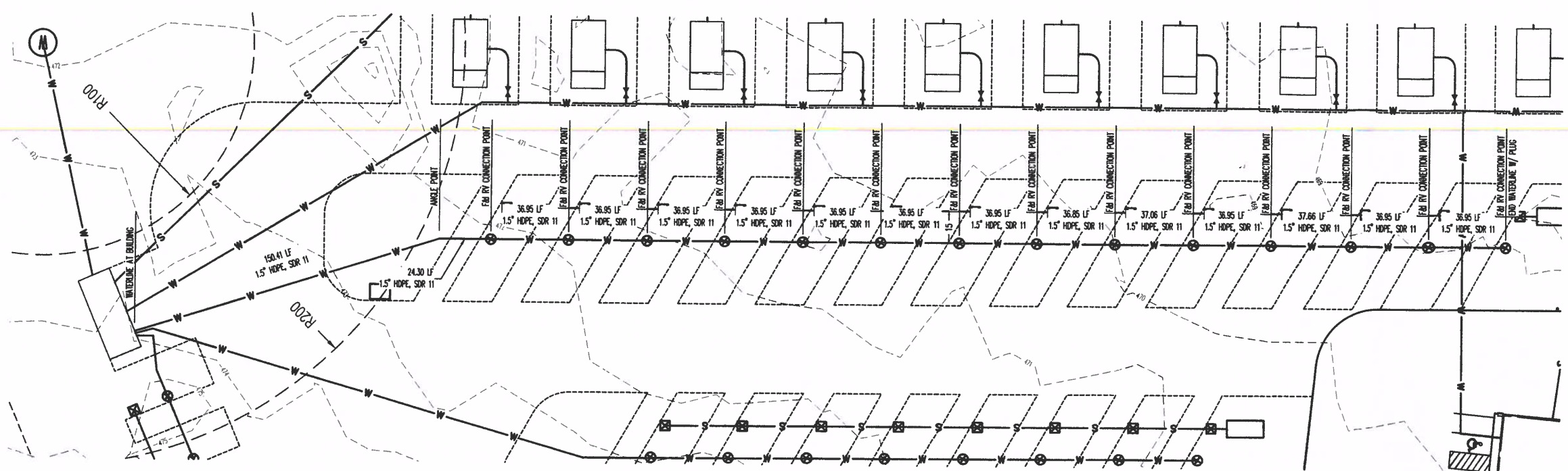
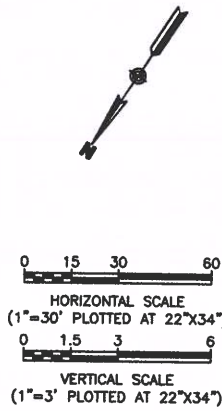
THREE BEARS ALASKA, INC.
 COOPER LANDING DEVELOPMENT
 (CONVENIENCE STORE, GAS STATION, LAUNDRY MAT, CAMPGROUND, CABINS)
 TRACT B1 - QUARTZ CREEK SUB, OUTFITTER WAY REPLAT
 COOPER LANDING, ALASKA

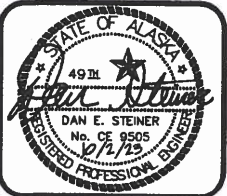
BY	DATE	REVISIONS

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SHEET TITLE
 WATER SERVICE
 "A" RV PARKING

SHEET
 C4.3





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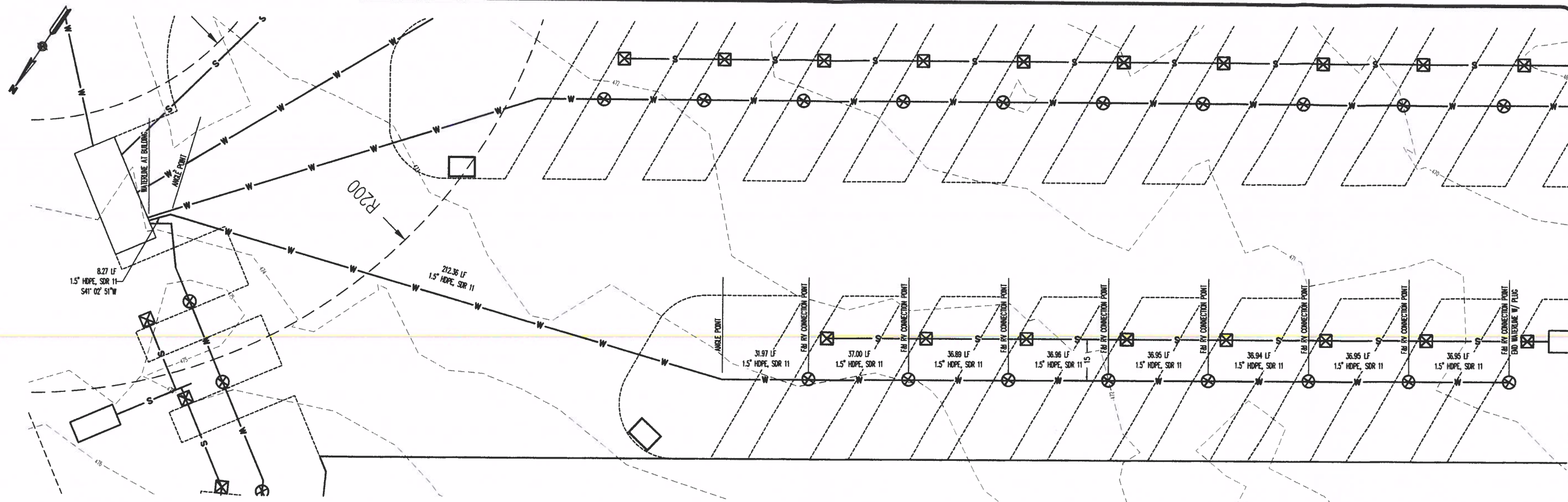
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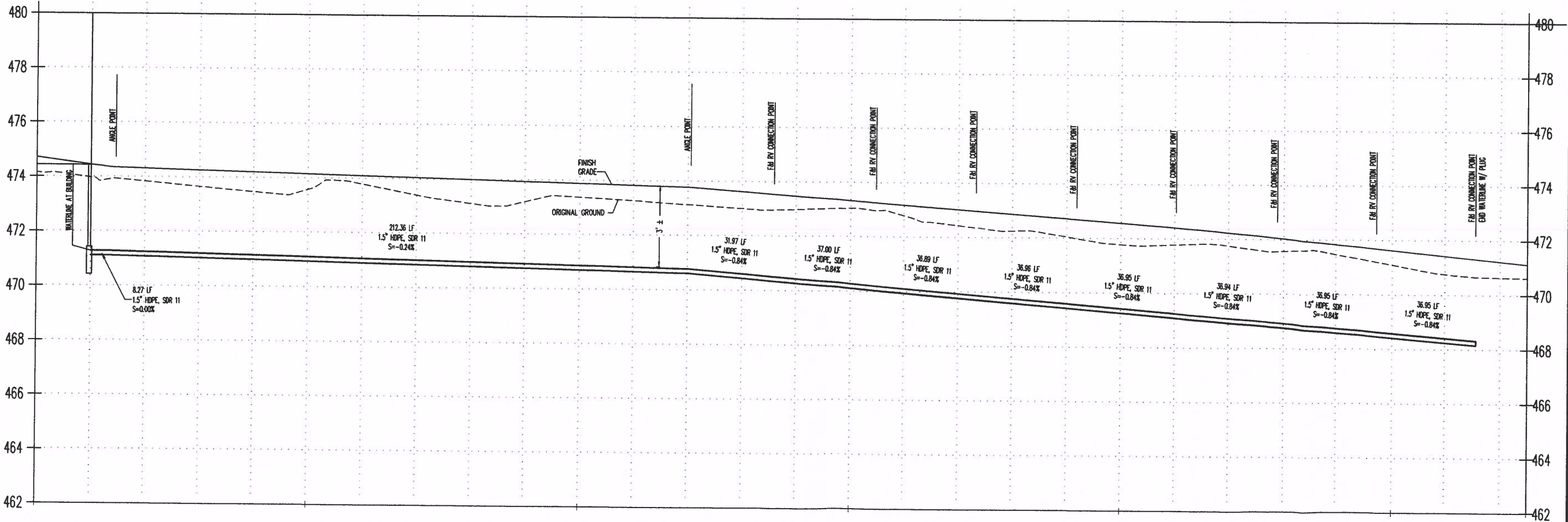
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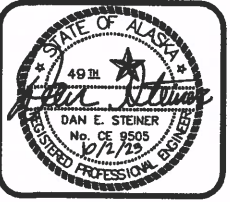
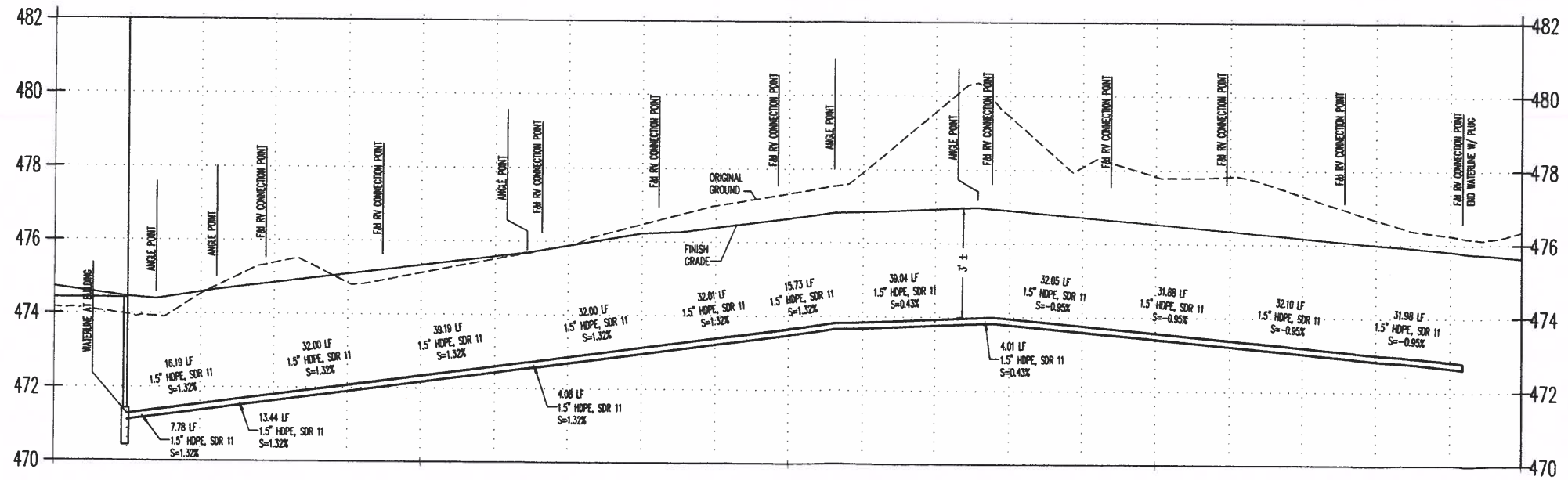
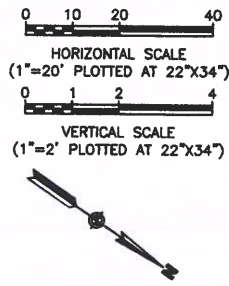
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 WATER SERVICE
 "B" RV PARKING

SHEET
 C4.4



HORIZONTAL SCALE
 (1"=20' PLOTTED AT 22"x34")
 VERTICAL SCALE
 (1"=2' PLOTTED AT 22"x34")





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 STEINER DESIGN & CONSTRUCTION SERVICES, LLC
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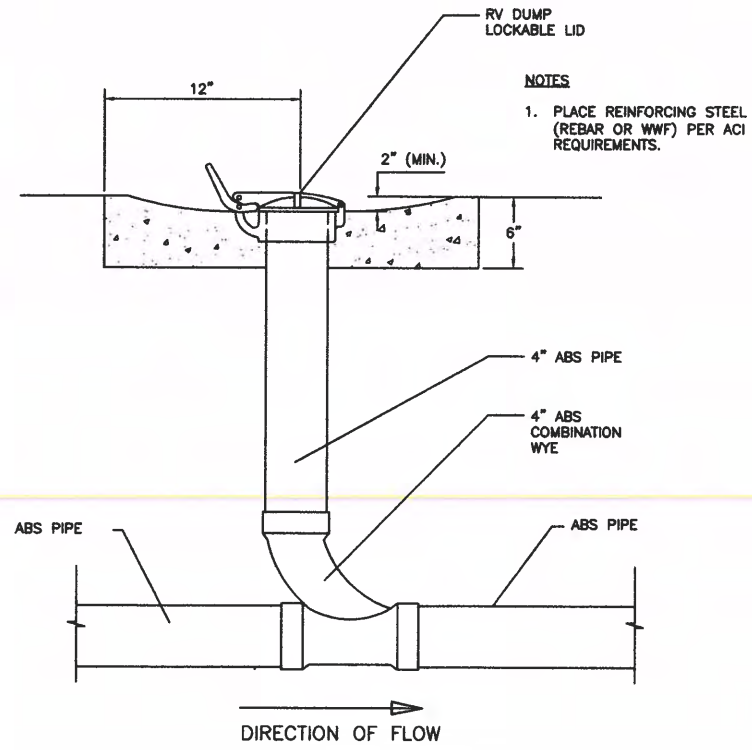
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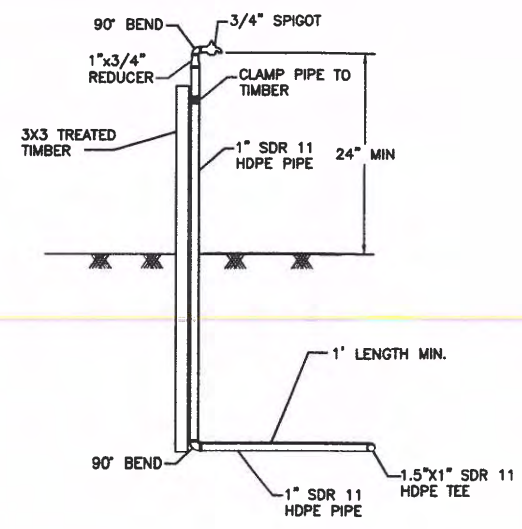
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 REVIEWED: DES

SHEET TITLE
 WATER SERVICE
 "C" RV PARKING

SHEET
 C4.5



1 RV SEWER CONNECTION POINT
C6.1 SCALE: NOT TO SCALE



2 RV WATER CONNECTION POINT
C6.1 SCALE: NOT TO SCALE

SDCS, LLC
 STEINER DESIGN & CONSTRUCTION SERVICES, LLC
 5900 W. DEWBERRY DR. PH: (907) 357-5609
 WASILLA, AK 99623 FAX: (907) 357-5608

THREE BEARS ALASKA, INC.
 COOPER LANDING DEVELOPMENT
 (CONVENIENCE STORE, GAS STATION, LAUNDRY MAT, CAMPGROUND, CABINS)
 TRACT B1 - QUARTZ CREEK SUB. OUTFITTER WAY REPLAT
 COOPER LANDING, ALASKA

BY	DATE	REVISIONS

JOB NO.: 22-022
 DATE: 10/2/23
 DRAWN: DES
 REVIEWED: DES

SHEET TITLE
 CIVIL DETAILS

SHEET
 C6.1