

May 29, 2015

Stutzmann Engineering Associates, Inc.
P.O. Box 71429
Fairbanks, AK 99707

Re: **SD 025-13/RP047-13/VA005-13 HJD Subdivision**

Dear Jeremy,

At its regular meeting on May 28, 2015 the Platting Board of the Fairbanks North Star Borough considered your request on behalf of Harvey Drake & Linda Leonard Revocable Trust and the Fairbanks North Star Borough, to grant a two-year time extension to the section line easement vacation portion of the preliminary approval of HJD Subdivision by the FNSB Platting Board on June 19, 2013, a request to vacate a 165' x 50' portion of the section line easement along the western boundary of Tract C, Grieme Farm Subdivision, and a 267' x 50' portion of the section line easement along the eastern boundary of TL 1312, TL 1343, TL 1345, and TL 1346, and to resubdivide the properties into four lots ranging in size from approximately 1.1 acres to 31.3 acres within the E ½ NE ¼ NE ¼ Section 13, T4S R3E, FM, AK and the W ½ W ½ Section 18, T4S R4E, FM, AK (located on the Richardson Highway). (Staff Contact: George Stefan)

The Board gave preliminary approval to the request, subject to the following conditions:

1. 50' minimum radius curve be reserved for the 20' wide public access easement inside the angled portion along the northern boundary of Tract A per 17.60.090.F.
2. FNSB Trails coordinator review and comment on final plat 20' public access easement.
3. TL-1346 be removed from the final plat if the section line easement vacation within the eastern boundary is not approved.
4. GVEA and ACS review and comment on final plat utility easement provisions.
5. DOT review and comment on final plat access onto the Richardson Hwy.
6. TBM, BFE and standard notes be provided for the lots within Flood Zone A.

Ordinance #85-067, adopted June 20, 1985, affects construction of roads and driveways within this subdivision. Should you construct any driveway or road approach connecting to a service area maintained road, you will be required to obtain a driveway permit from the Fairbanks North Star Borough prior to commencing construction. For more information contact the FNSB Public Works at 809 Pioneer Road, 459-1333.

The final plat must be prepared by a registered land surveyor and submitted to this office by June 19, 2017 or the preliminary approval will become void.

If you have any question regarding this matter, please contact the Fairbanks North Star Borough Department of Community Planning at 809 Pioneer Road or at 459-1260.

Sincerely,

George Stefan,
Platting Officer

/l

Enclosure to Addressee

c:

ADOT Planning
Pete Eagan, ADOT ROW
JK-GVEA
MS-ACS

May 29, 2015

Northland Surveying and Consulting LLC
326 Driveway Street, Suite 102
Fairbanks, AK 99701

Re: **SD036-11/RP028-11 Tanchena Bluff Subdivision**

Dear Richard,

At its regular meeting on May 28, 2015 the Platting Board of the Fairbanks North Star Borough considered your request on behalf of Fairhill, Inc, for a second two-year extension of the preliminary approval of Tanchena Bluff Subdivision, a 5-lot subdivision totaling 13.05 acres within the S ½ Section 28, T1S, R2W, FM (located on Chena Pump Road, Pickering Drive and Edby Road). Preliminary approval was received from the Platting Board on May 18, 2011 and the first extension was approved by the Platting Board on May 14, 2013.

The Board postponed this request due to the lack of a quorum. This item will be placed on a future Platting Board agenda. You will be notified of the date and time of the meeting.

If you have any question regarding this matter, please contact the Fairbanks North Star Borough Department of Community Planning at 809 Pioneer Road or at 459-1260.

Sincerely,

Angela Parker,
Platting Officer

/l

Enclosure to Addressee

c:
ADOT Planning
Pete Eagan, ADOT ROW
David Bredlie, FNSB Public Works Engineer
Ann Worhatch, FNSB Rural Services Engineer
Fairhill, Inc.

May 29, 2015

Kalen & Associates, Inc.
1041 Chena Ridge Road
Fairbanks, AK 99709

Re: **SD008-15 Seay Subdivision**

Dear Pat,

At its regular meeting on May 28, 2015 the Platting Board of the Fairbanks North Star Borough considered your request on behalf of Connie Seay, Shirley Rae Seay and Joshua B. Coghill, to subdivide TL-1310 and TL-1339, totaling approximately 6.3 acres, into three lots of 1.2, 1.5 and 3.6 acres, within the NE¼ of Section 13, T1S, R1E, F.M., including a request for two variances from FNSBC Title 17 (located on Clint Street and Persinger Drive).(Continued from the April 15, 2015 Platting Board meeting) (Staff Contact: Jacob Barowsky)

The Board gave preliminary approval to the request, subject to the following conditions:

1. The right-of-way along the South boundary of the subdivision shall be extended along the south boundary of this subdivision at the full 40' local road width to provide at least 40' of frontage to TL 1357.
2. The Clint street right-of way shall widen adjacent to TL 1361 to provide a minimum of 40' of linear frontage for TL 1361. Said frontage shall be at least 40' wide.
3. The Clint Street right-of-way alignment shall meet FNSBC Title 17.60 Local 1 road geometrics requirements, including a minimum 125' radius curves for the curves proposed by the applicant.
4. There shall be a 20' corner rounding at the intersection of Clint Street and the as yet unnamed right-of-way along the South boundary of the subdivision.
5. If the unnamed right-of-way along the South boundary of the subdivision is extended to the East boundary of the subdivision a temporary turn around shall be provided within Lot 3. If the dedication stops short of the East boundary a permanent turnaround shall be provided. In either case the turnaround shall be at least 100' in diameter.
6. A note shall be placed on the final plat which states, "No lot in this subdivision shall be further subdivided until such time as legal, constructed road access, as defined by FNSBC, is available to the boundary of the lot proposed to be subdivided."
7. A note shall be placed on the final plat which states, "Roads in and to this subdivision were not required to and may not meet the borough's minimum standards for materials and construction. To the extent these road standards have not been met, fire protection, ambulance and other public services may not be available year-around or their availability may be severely limited."
8. A note shall be placed on the final plat which states, "The Clint Street public access easement dedicated by this plat is for roadway construction, improvements and maintenance. Any development which would be incompatible with its use as a road easement is prohibited."
9. A note shall be placed on the final plat which states, "Portions of Lot 1 and Lot 2 along Chena Slough may contain wetlands that are regulated under Section 404 of the Clean Water Act. A Department of the Army will be required to place fill in these areas."

10. The flood zone note shall be corrected to read, "This property is within flood zone X and A per firm panel 02090C4430J, dated March 17, 2014. Portions of Lot 1 and Lot 2 have been determined, in whole or in part, to be located within Flood Zone A, a flood hazard area as identified by the Federal Emergency Management Agency. All development shall be required to comply with federal regulations and FNSBC Title 15."
11. The final plat shall fulfill the TBM and BFE requirements of FNSBC Title 17.60.050.D.18.
12. The plat annotation "Road Easement Bk.1167 Pg. 114" shall be moved southerly into the Gov't Lot 5 area.
13. The annotation "Keeling Road (private road)" shall be placed on the final plat.
14. ADOT, ACS and IGU shall review and comment on the final plat.
15. GVEA, GCI and the North Star Fire Service Area shall be given a minimum of 10 days to review and comment on the final plat.
16. Primary monuments shall be set at the intersection of the northerly and southerly boundaries of this subdivision and the Chena Slough, or primary witness corner monuments may be used.
17. A note shall be placed on the final plat which states, "All on-site wastewater disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation."
18. A note shall be placed on the final plat which states, "A septic tank and its soil absorption system may not be placed within 100', measured horizontally, of any natural or man-made lake, river, stream, slough or coastal water of the states."
19. A note shall be placed on the final plat stating "The natural meanders of the line of ordinary high water is the true boundary of this subdivision. The approximate line of ordinary high water is shown for computational purposes only."
20. The right of way along the South boundary of this subdivision shall be assigned a name in compliance with FNSBC 17.40.050.

The final plat must be prepared by a registered land surveyor and submitted to this office by May 28, 2017 or the preliminary approval will become void.

If you have any question regarding this matter, please contact the Fairbanks North Star Borough Department of Community Planning at 809 Pioneer Road or at 459-1260.

Sincerely,

Jacob Barowsky,
Platting Officer

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Enclosure to Addressee

c:

Juli Karl, GVEA
Don Smith, GCI
Michael Stanley, ACS
Jeff Tucker, North Star Fire Dept.

May 29, 2015

Stutzmann Engineering Associates, Inc.
P.O. Box 71429
Fairbanks, AK 99707

Re: **RP007-15 (Bentley Brothers 1st Addition)**

Dear Jeremy,

At its regular meeting on May 28, 2015 the Platting Board of the Fairbanks North Star Borough considered your request on behalf of Fred Meyer Stores, Inc. to modify a previously approved public utility easement modification within Lot 8 Bentley Brothers 1st Addition by requesting a variance to not depict the data necessary to delineate all easements to which the lot is subject to on the final plat, within Section 2 T1S R1W F.M. (located on Old Steese Highway, Helmericks Avenue and Herb Miller Boulevard). (Staff Contact: Jacob Barowsky)

The Board gave preliminary approval to the variance with no conditions.

All conditions and deadlines associated with the preliminary approval of this plat on October 9, 2014 remain in effect.

If you have any question regarding this matter, please contact the Fairbanks North Star Borough Department of Community Planning at 809 Pioneer Road, 459-1260, or FAX 459-1254.

Sincerely,

Jacob Barowsky,
Platting Officer

/l

Enclosure to Addressee