

# FNSB ADMINISTRATIVE HEARING

Ester Conference Room, 2<sup>nd</sup> Floor  
Juanita Helms Administration Center  
907 Terminal Street, Fairbanks, Alaska

AGENDA  
10:30 a.m.  
February 1, 2018

## A. CALL TO ORDER

## B. MESSAGES

This hearing includes Quick Plat, Legal Nonconforming (Grandfather Rights), Amnesty Relief and Administrative Variance requests. Public testimony will be requested as each agenda item comes up. *Any action taken during this meeting may be appealed. Appeal of a Hearing Officer decision must be submitted in writing.*

*Agenda, meeting audio, and Hearing Officer decisions are posted at <http://www.co.fairbanks.ak.us/cp/Pages/Administrative-Hearings.aspx>.*

## C. COMMUNICATIONS TO THE HEARING OFFICER

## D. HEARING OFFICER COMMENTS

## E. QUASI-JUDICIAL HEARING

- 1. SD019-18 Raven Tree Subdivision** A request by Northland Surveying & Consulting LLC, on behalf of 910 Holdings, LLC, to subdivide TL 231, a parcel of approximately 2.32 acres, into two lots of approximately 0.95 acres and 1.36 acres. The proposed subdivision is located within the W $\frac{1}{2}$  SE $\frac{1}{4}$  Section 2, T1S R1W FM (Located on Old Steese Hwy). **(Staff Contact: Daniel Welch)**
- 2. RP017-18 (Cache Creek Subdivision)** A request by Northland Surveying & Consulting LLC, on behalf of Jason Burby and Billie Sue Burby, to replat Tract 11, Cache Creek Subdivision, a parcel of approximately 39.14 acres, into three lots ranging in size from approximately 13.05 acres to 13.06 acres. The proposed replat is located within the NW $\frac{1}{4}$  SW $\frac{1}{4}$  Section 25, T1N R4W FM (Located on Hollis Street and Papp Avenue). **(Staff Contact: Daniel Welch)**

## F. COMMENTS

Citizens

Planning Staff

## G. ADJOURNMENT

Daniel Welch,  
Platting Officer**SD019-18 Raven Tree Subdivision**

**Applicant/Owner:** 910 Holdings LLC  
PO Box 80621  
Fairbanks, AK 99708

**Surveyor:** Northland Surveying & Consulting LLC  
326 Driveway St, Suite 102  
Fairbanks, AK 99701

**Specific Request:** A request by Northland Surveying & Consulting LLC, on behalf of 910 Holdings, LLC, to subdivide TL 231, a parcel of approximately 2.32 acres, into two lots of approximately 0.95 acres and 1.36 acres.

**Location:** The proposed subdivision is located within the W $\frac{1}{2}$  SE $\frac{1}{4}$  Section 2, T1S R1W FM, on the Old Steese Hwy.

**Existing Land Use:** Commercial

**Current Zoning:** GU-1

**Comprehensive Plan:** Urban Area, Urban Preferred Commercial Area

**Soils:** Urban Land and Typic Cryorthents, pit soil

**Flood Zone:** X: Protected by Levee

**Wetlands:** None

**Road Service Area:** City of Fairbanks

**Fire Service Area:** City of Fairbanks

**History:** The property was a portion of the larger area patented to an individual by the Federal Government via a US Patent in 1922. TL-231 was subsequently created by deed with the most recent change to the property occurring due to a right-of-way taking by the Right-of-Way Deed found in Bk 1016, Pg 376 Fairbanks Recording District, filed in the Trial Courts, State of Alaska, Fourth District on July 18, 1997. The plat for this project (project # F-M-0672(1)/64242) was recorded in 2008, Plat No. 2008-119.

**Access:** This replat does not propose any change to the current legal and constructed access for TL-231, to include the two existing access points (driveways) onto the Old Steese Highway, an arterial road. FNSBC 17.56.010.F states "Direct lot access onto a major collector road or arterial shall not be allowed unless topography allows no reasonable alternative." If the proposed lots had other right-of-way access beyond the Old Steese Highway, the portion of title quoted above would possibly require that the proposed lots do not access the Old Steese.

This is not the case for this request. Direct lot access onto an arterial road is allowed for this subdivision because:

- There is no other right-of-way access available for the proposed lots
- The request is not proposing new access onto the Old Steese Highway
- Both driveways are established and permitted by the managing authorities

In the case of this request, each proposed lot has an existing driveway onto the Old Steese Highway. If the request only had one existing access point and was proposing to add a second driveway onto the Old Steese Hwy, the request would be analyzed differently; a second driveway would not be allowed per FNSBC 17.56.010.F and the proposed lots would be required to share a single access point.

The arterial road is the only form of legal access to the proposed lots, there is no other possible physical or legal access to the property. Because of the surrounding development the proposed lots do not have an alternative form of legal and physical access; therefore direct lot access into the Old Steese right-of-

way is allowed per FNSBC 17.56.010.F. As mentioned above, that allowable access would be limited to one access point, but this request was submitted with two existing and permitted access points. Any additional access point proposed by this or any future request is prohibited.

The existing driveways are accepted by the managing authorities. Old Steese Highway is managed by ADOT and maintained by the City of Fairbanks. Both of the managing authorities commented on this proposed subdivision and noted that they had no issues with maintaining the existing access points.

Although the managing authorities find that the existing access points are not an issue, additional access into the Old Steese Highway right-of-way from the proposed lots is prohibited. A recommended condition of approval will be to add an access note that states the limitations of additional direct lot access onto the arterial roadway. This requirement will satisfy FNSBC 17.56.010.F because the arterial road will not be encumbered further by additional access points. FNSBC 17.26.010.F does allow for direct lot access if there is no reasonable alternative; however, the existing driveways accepted with this platting request will provide the necessary access to additional lots in the event of a future subdivision of proposed Lots 1 and 2.

**Soils Report:** A professional soils analysis is not needed since the property is served by Golden Heart Utilities sewer and water.

#### **FNSB In-house Review:**

Addressing/Street Naming: (Kim Streeter, GIS-Emergency Services Technician)

**Addressing:** Subaddresses for the commercial units in the two buildings need to be assigned. Please have the applicant submit an address application with site plan showing locations of units. If they already have unit identifiers in place we can certainly go ahead and incorporate those in to our address database. Additionally if there are any satellite facilities located on these properties (ie food stands in the parking lot) then those should also be addressed as well.

**Street Naming:** No new road names created by this plat.”

Public Works: (David Bredlie, Design and Construction Manager)

1. “There are several typos and notes that probably don’t need to be on the final plat.
2. No other comments.”

Zoning: (Manish Singh, Planner II)

“Current Planning has no objections to this plat request. The proposed lots Lot 1 and 2 are in GU-1 zoning and meet the minimum lot size requirement of 40,000 sq.ft. Additionally,

- GU-1 has no building setback requirements.
- FNSB Parking Standards do not apply in GU-1 zone”

Land Management: (Shelley Rowton, Land Officer) “Land Management has no objection to the proposed quick plat.”

Transportation: (Don Galligan, Transportation Planner) “Transportation concurs with the point made by Public Works and has no additional comment...upon staff review of this quick plat, while the existing accesses are accepted, no new access onto the Old Steese will be allowed.”

Flood: (Nancy Durham, Flood Plain Administrator) “SD019-18 is located in Flood Zone X: Protected by Levee (100%) and is not required to meet FNSBC Title 15 Floodplain Management Regulations.”

Assessing: (Cynthia Anderson, Senior Title Examiner) “No comment officially from Assessing.”

#### **Agency and Utility Review:**

GVEA: “Golden Valley Electric Association, Inc. has no objection to approval of the above preliminary plat, as submitted on December 8, 2017, by Northland Surveying and Consulting, LLC.

GVEA request review of the final plat prior to approval.”

GCI: “...no objections from us.”

GHU: “Golden Heart Utilities (GHU) has reviewed the preliminary plat of Tax Lot 231 Section 2 T1S R1W and has no objection providing the following condition is satisfied.

1. GHU reviews and comments on the final plat prior to FNSB approval.”

FNG: “Fairbanks Natural Gas (FNG) has no conflict with this preliminary plat document.”

DOT: “ADOT&PF has reviewed the above request and has the following comment:

- The City of Fairbanks maintains this section of the Old Steese Highway. We do not foresee a problem with the two driveways remaining as it most likely serves the property better with two access points.”

City of Fairbanks: “The City of Fairbanks has no objection to the approval of the Replat of TI-231, provided the following conditions are met prior to the recording of the final plat.

- 1) The City of Fairbanks shall be given the opportunity to review and comment on the final plat before approval.”

**Analysis:** The purpose of this plat is to create lots out of one parcel through the addition of a single interior lot line. The addition of the common lot line is the only proposed change by this subdivision. All other features will remain the same to include access onto the Old Steese Highway from the two existing driveways.

Comments from staff generally showed no concerns about the platting action; however, comments from Addressing indicate that additional information from the applicant regarding sub-addresses would be beneficial to ensure proper emergency response and adherence to FNSBC Title 21 (Health and Safety). The request from Addressing will not be required through a condition of approval for this platting request. Preliminary plats are required to show existing improvements such as buildings. This allows staff from Addressing to review and assess any potential addressing issues that may be caused by the proposed changes. The applicant is encouraged to submit any necessary addressing applications, but any change or update to existing addresses for the buildings on the proposed lots is not required for this platting request.

Notes 3, 4 and 5 shall be removed from the plat because the property is served by municipal sewer and water.

Note 8 will be removed from the plat because two additional notes will describe any access restrictions formed by the analysis of the managing authorities and FNSB Staff as described in access section above.

**Recommendation:** Staff recommends preliminary approval of Raven Tree Subdivision with the following conditions:

1. GVEA, GHU and the City of Fairbanks shall be given no more than 30 calendar days to review and comment on the final plat.
2. A note shall be added to the plat that states “Modification of an existing driveway within the Old Steese Highway right-of-way will require an approved permit from ADOT&PF.”
3. A note shall be added to the plat that states “Additional direct lot access from Lot 1 or Lot 2 onto the Old Steese Highway is prohibited.”
4. Notes 3, 4, 5 and 8 shall be removed from the final plat.

**Findings of fact:** Staff further recommends adoption of the following findings of fact:

- a. Old Steese Highway is classified as an arterial road.
- b. FNSBC 17.56.010.F prohibits direct lot access onto an arterial roadway unless there is no reasonable alternative. Condition # 3 satisfies this requirement of FNSBC Title 17.
- c. There are currently two permitted driveways onto the Old Steese Highway.
- d. Alaska Department of Transportation and the City of Fairbanks are the managing and maintenance authorities for the Old Steese Highway at the location of this proposed subdivision.
- e. There is no other possible right-of-way access to the proposed lots besides the Old Steese Highway right-of way.
- f. This subdivision request does not require a soils report to be submitted with the application because the property is served by municipal sewer and water.
- g. This plat request does not deny legal and physical access to any lot or tract.
- h. This plat does not vacate a public road, trail, public area or any easements.
- i. This plat does not alter a dedicated street or right-of-way or require dedication.
- j. This plat request does not require road construction or improvement.
- k. This plat request does not require a variance from a subdivision regulation.
- l. With the four conditions adopted, this subdivision request meets the applicable requirements of Title 17.

**ACTION** by hearing officer at a public hearing on February 1, 2018: The above named file was

\_\_\_\_\_ *Approved* with the four conditions and adopting the staff report and Findings of Fact a through l. A final plat must be prepared by a registered land surveyor and submitted to this office within 24 months or the preliminary approval will become void.

\_\_\_\_\_ *Denied*. Any appeal must be filed within ten working days of this decision.

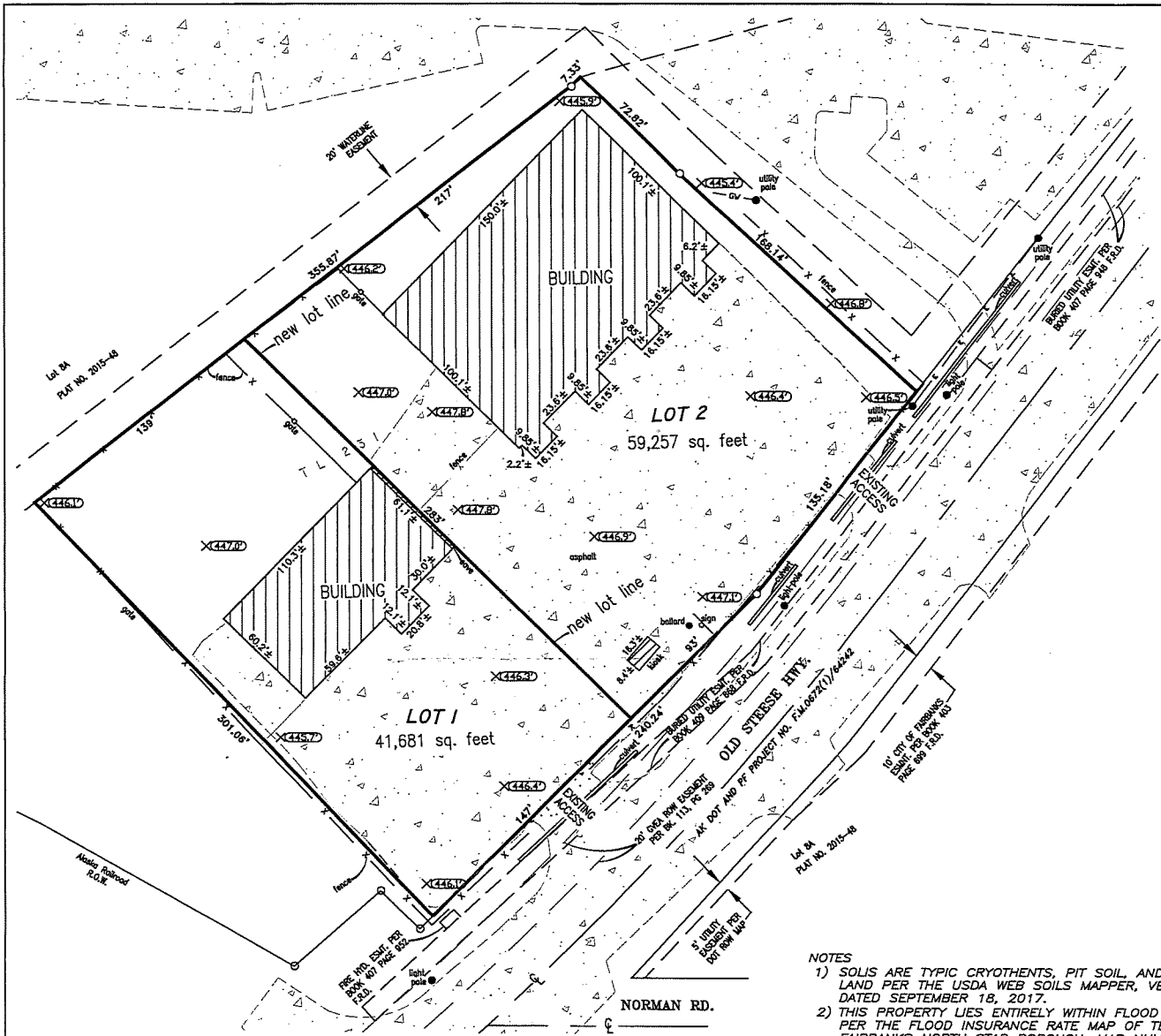
\_\_\_\_\_ *Recommended for hearing* by the Platting Board. (See Platting Officer for requirements.)

***APPEAL of this decision must be made in writing within ten days of the decision. Request an appeal form from the Community Planning Department.***

\_\_\_\_\_  
FNSB Hearing Officer

\_\_\_\_\_  
date

cc: Julie Karl, GVEA  
Cindy Lester, GHU  
Jeff Whipple, City of Fairbanks



LA 04  
PLAT NO. 2015-08

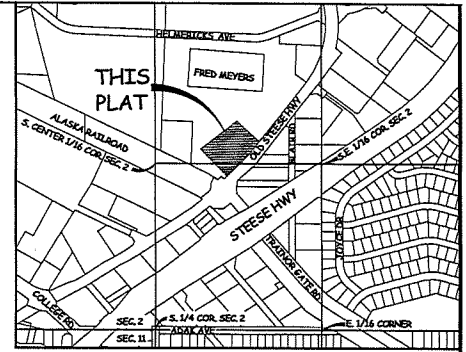
LA 04  
PLAT NO. 2015-08

**UTILITY EASEMENTS**

1. THERE WILL BE A 35' RADIUS EASEMENT AT EACH POLE LOCATION FOR GUYS, ANCHORS AND OTHER SUPPORTIVE STRUCTURES.
2. A 15' WIDE STRIP OF LAND AS DETERMINED BY THE UTILITY COMPANIES IS GRANTED FOR THE INSTALLATION, MAINTENANCE, REPAIR OR REMOVAL OF YARD POLES.
3. THE UTILITY COMPANIES SHALL HAVE THE RIGHT TO IDENTIFY AND THEN REMOVE ANY DEAD, WEAK, OVERHANGING OR OTHERWISE DANGEROUS TREES ADJACENT TO OR IN THE VICINITY OF THE EASEMENT.
4. AN EASEMENT IS HEREBY RESERVED WITHIN ALL LOTS FOR SECONDARY AERIAL CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.

**NOTES**

- 1) SOLIS ARE TYPIC CRYOTHEMENTS, PIT SOIL, AND URBAN LAND PER THE USDA WEB SOILS MAPPER, VERSION 12, DATED SEPTEMBER 18, 2017.
- 2) THIS PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE X PER THE FLOOD INSURANCE RATE MAP OF THE FAIRBANKS NORTH STAR BOROUGH, MAP NUMBER 020904380J, WITH AN EFFECTIVE DATE OF 3-17-2014.
- 3) 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 STATE.
- 4) THE SOIL ABSORPTION SYSTEM MUST BE A MINIMUM 3. OF 4 FEET ABOVE THE SEASONALLY HIGH GROUND WATER TABLE.
- 5) NO SOILS REPORT WAS DONE FOR THIS SURVEY.
- 6) THIS PROPERTY IS SERVED CITY WATER AND SEWER.
- 7) THIS PROPERTY IS RELATIVELY FLAT, WITH SLOPES THAT DO NOT EXCEED 10%.
- 8) THE ONLY LEGAL ACCESS TO THE PARCELS IS FROM THE OLD STEESE HIGHWAY.
- 9) THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM TAX LOT 231.



T.1S R.1W SCALE: 1" = 1/8 MILE  
VICINITY MAP

**LEGEND**

- ⊕ PRIMARY MONUMENT 2" FOUND. STAMPED AS NOTED.
- 5/8" REBAR WITH A 1 1/2" ALUM. CAP. FOUND.
- ⊗(446.2) SPOT ELEVATION
- △ ASPHALT

Comm. Planning Dept

JAN 02 2018

RECEIVED

SCALE: 1" = 40'



**PRELIMINARY PLAT**

**RAVEN TREE SUBDIVISION  
A REPLAT TL-231**

LOCATION: WEST 1/2 OF THE SE 1/4, SEC. 2, T.1S, R.1W, F.M. AK.

OWNERS:  
910 HOLDINGS LLC  
PO BOX 80621  
FAIRBANKS, ALASKA 99708

SURVEYOR:  
NORTHLAND SURVEYING & CONSULTING LLC  
(907) 326 DRIVEWAY STREET SUITE 102  
451-7411 FAIRBANKS, ALASKA 99701

**FAIRBANKS RECORDING DISTRICT**

F.N.S.B. #:	DESIGNED: PC	CHECKED:
SCALE: 1" = 40'	DRAWN: CD/SDL	DATE: 12-29-17

Daniel Welch,  
Platting Officer**RP017-18 (Cache Creek Subdivision)**

**Applicant/Owner:** Jason Burby and Billie Sue Burby  
PO Box 81986  
Fairbanks, AK 99708

**Surveyor:** Northland Surveying & Consulting LLC  
326 Driveway St. Suite 102  
Fairbanks, AK 99701

**Specific Request:** A request by Northland Surveying & Consulting LLC, on behalf of Jason Burby and Billie Sue Burby, to replat Tract 11, Cache Creek Subdivision, a parcel of approximately 39.14 acres, into three lots ranging in size from approximately 13.05 acres to 13.06 acres.

**Location:** The proposed replat is located within the NW $\frac{1}{4}$  SW $\frac{1}{4}$  Section 25, T1N R4W FM, on Hollis Street and Papp Avenue.

**Existing Land Use:** Vacant Land

**Current Zoning:** GU-1

**Comprehensive Plan:** Preferred Agricultural Land (100%)

**Soils:** Minto-Chatanika complex and Fairbanks silt loam

**Flood Zone:** X (100%)

**Wetlands:** The NW portion of the property contains Freshwater Forested/Shrub Wetland

**Road Service Area:** None

**Fire Service Area:** None

**History:** Tract 11 was created by the recording of the plat for Cache Creek Subdivision on May 28, 2002 (Plat No. 2002-41).

**Access:** The preliminary plat proposes direct legal lot access for each lot onto Hollis Street, an unconstructed local 2 road. The right-of-way for Hollis Street was platted with the creation of Cache Creek Subdivision and is completely outside the boundary of Tract 11. Because it is a platted right-of-way that connects to a state maintained roadway (Murphy Dome Rd) via contiguous platted rights-of-way, Hollis Street provides the proposed lots with legal frontage required by Title 17. Hollis Street is not constructed, but the request may rely on FNSBC 17.56.020.G because there are only three proposed lots and the right-of-way is not within the boundary of the proposed replat. Additionally, this portion of Title 17 requires that a restrictive note be placed on the plat. FNSBC 17.56.020.G states "A subdivision creating five or fewer lots shall not be required to have constructed road access to the boundary of the subdivision. However, a lot created under this subsection may not be further subdivided until such time as legal, constructed road access is available to the boundary of the lot proposed to be resubdivided."

**Soils Report:** A soils report is not needed since each of the proposed lots is greater than 200,000 square feet.

**FNSB In-house Review:**

Addressing/Street Naming: (Kim Streeter, GIS-Emergency Services Technician)

"**Addressing:** No addresses located on vacant parcel.

**Street Naming:** No new street names proposed by quick plat."

Public Works: (David Bredlie, Design and Construction Manager) "No comments from PW"

Zoning: (Manish Singh, Planner II) "Current Planning has no objections to this plat request. The proposed Lot 11 A, B & C are in GU-1 zoning and meet the minimum lot size requirement of

40,000 sq.ft. Additionally, GU-1 has no building setback requirements.”

Land Management: (Shelley Rowton, Land Officer) “Land Management has no objection to the proposed replat.”

Transportation: (Don Galligan, Transportation Planner)

“Community Planning—Transportation has the following comments on the Cache Creek Subdivision Preliminary Plat.

- 1) Title 17.56.020(G) eliminates the requirement to have constructed roadway access to the boundary for subdivisions of 5 or fewer lots. Thus, a constructed roadway to the boundary is not required, however these lots will not be allowed to subdivide until such a time as constructed access is in place.
- 2) Include subdivision note on plat stating above statement.”

Flood: (Nancy Durham, Flood Plain Administrator) “RP017-18 is located in Flood Zone X (100%) and is not required to meet FNSBC Title 15 Floodplain Management Regulations.”

Rural Services: (Floyd Sheesley, Engineer) “This is not within a Road Service Area. Rural Services has no comments on the replat.”

#### **Agency and Utility Review:**

GVEA: “Golden Valley Electric Association, Inc. has no objection to the approval of the above-mentioned plat, as submitted by Steve Lowry of Northland Surveying & Consulting, LLC on November 9, 2017, with the following request:

- a. GVEA requests review of the final plat prior to approval by the FNSB; and
- b. GVEA asks that all easements of record be shown on the final plat.”

GCI: “...no objections from us on this plat.”

ACS: Agency emailed on 11/9/17. A response has not been submitted.

IGU: Agency emailed on 11/9/2017. A response has not been submitted.

**Analysis:** The purpose of this plat is to create three lots from a previously platted tract.

Legal access to and within the subdivision is provided by Hollis Street. The proposed lots have additional legal access from a 100-foot wide section line easement corridor that traverses north to south along the western boundary of the proposed replat. The proposed lots, however, do not rely on the section line easement. Hollis Street, with the construction exemption of FNSBC 17.56.020.G, satisfies all Title 17 access requirements for this platting request. Because the request relies on FNSBC 17.56.020.G, a note on the plat regarding further subdivision of the lots will be a condition for approval.

The property contains wetlands as shown on the preliminary plat. Note # 7 and 8 shall be replaced with a single note that states “Portions of this subdivision may contain wetlands. If development plans entail the discharge or placement of dredged and/or fill material into these wetlands, issuance of an individual Department of the Army permit may be required pursuant to section 404 of the Clean Water Act prior to initiating work.”

This request does not require a soils report because each lot area is over the 200,000 square foot threshold required by FNSBC 17.56.050.B.1.

Contours are rarely required on the final plat and are primarily used for analysis purposes by FNSB Staff. Because the contours will not be required on the final plat, Note # 5, which reference the contours on the preliminary plat, shall be removed from the plat.



**Recommendation:** Staff recommends preliminary approval of the replat of Tract 11, Cache Creek Subdivision with the following conditions:

1. ACS and IGU shall have no more than 10 calendar days to review and comment on the final plat.
2. A note shall be added to the final plat which states "Tracts 11A, 11B and 11C may not be further subdivided until such time as legal and constructed road access, meeting FNSB Title 17 standards, is available to the boundary of the lot proposed to be resubdivided."
3. Note 7 and 8 shall be replaced by a single note that states "Portions of this subdivision may contain wetlands. If development plans entail the discharge or placement of dredged and/or fill material into these wetlands, issuance of an individual Department of the Army permit may be required pursuant to section 404 of the Clean Water Act prior to initiating work."
4. Note 5 shall be removed from the final plat.

**Findings of fact:** Staff further recommends adoption of the following findings of fact:

- a. FNSBC 17.56.020.G does not require a subdivision creating five or fewer lots to have constructed road access to the boundary of the subdivision, but it does restrict further subdivision until legal, constructed road access is available to the boundary of the lot proposed to be resubdivided. Condition #2 satisfies this requirement.
- b. This plat request meets the road construction exemption requirements of FNSBC 17.56.020.G.
- c. FNSBC 17.56.020.G allows this request to meet the applicable access requirements of FNSBC 17.56.020.A and FNSBC 17.56.020.B.
- d. Each proposed lot has a lot area greater than 200,000 square feet.
- e. This plat request does not deny legal and physical access to any lot or tract.
- f. This plat does not vacate a public road, trail, public area or any easements.
- g. This plat does not alter a dedicated street or right-of-way or require dedication.
- h. This plat request does not require road construction or improvement.
- i. This plat request does not require a variance from a subdivision regulation.
- j. With the four conditions recommended by staff, this subdivision request meets the applicable requirements of Title 17.

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**ACTION** by hearing officer at a public hearing on February 1, 2018: The above named file was

\_\_\_\_\_ *Approved* with the four conditions above and adopting the staff report and Findings of Fact a through j. A final plat must be prepared by a registered land surveyor and submitted to this office within 24 months or the preliminary approval will become void.

\_\_\_\_\_ *Denied*. Any appeal must be filed within ten working days of this decision.

\_\_\_\_\_ *Recommended for hearing* by the Platting Board. (See Platting Officer for requirements.)

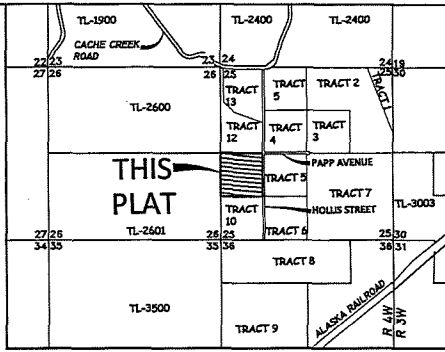
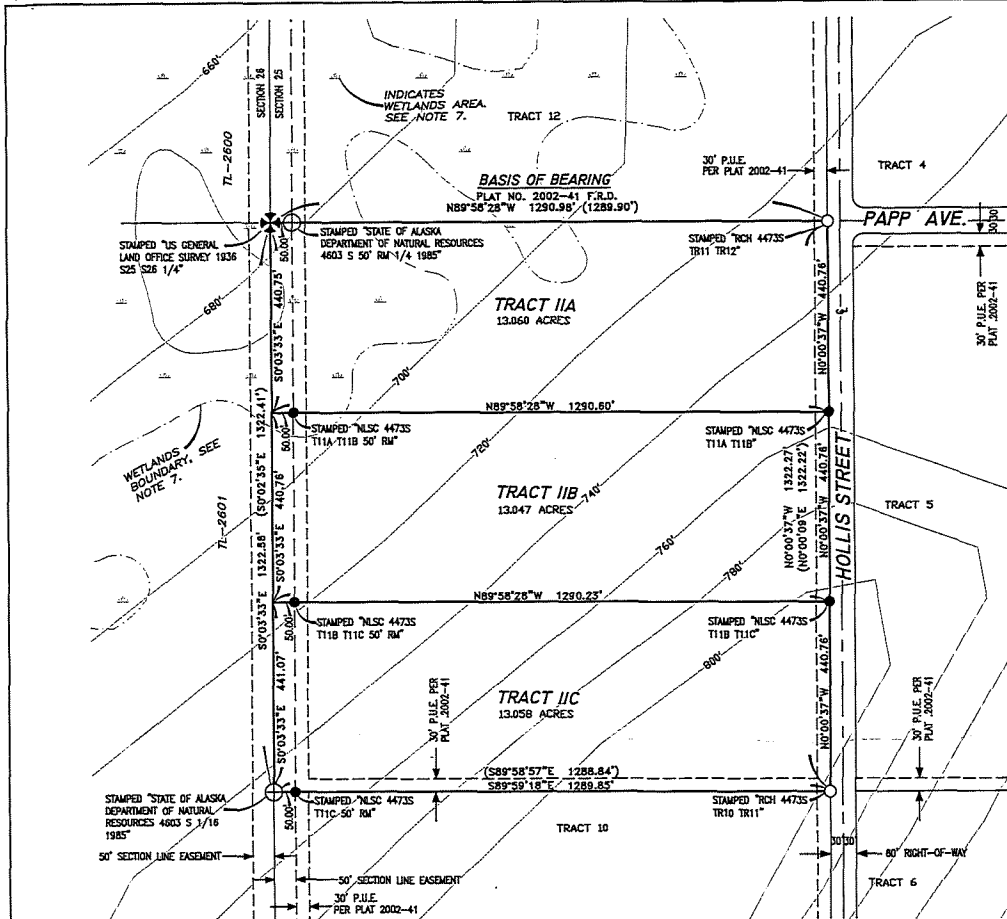
***APPEAL of this decision must be made in writing within ten days of the decision. Request an appeal form from the Community Planning Department.***

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FNSB Hearing Officer

date

cc: Julie Karl, GVEA      David Prusak, IGU  
 Robert Horner, ACS



**LEGEND**

- ⊗ FOUND BLM MONUMENT: 2 1/2" DIA. BRASS CAP ON 2" IRON PIPE, STAMPED AS NOTED.
- ⊕ FOUND 3 1/4" ALUMINUM CAP ON 5/8" ALUMINUM ROD. STAMPED AS NOTED.
- FOUND 5/8" REBAR WITH A 1 1/2" ALUM. CAP. STAMPED AS NOTED.
- SET 5/8"x32" REBAR WITH A 1 1/2" ALUM. CAP, STAMPED AS NOTED
- ( ) RECORD INFORMATION
- P.U.E. PUBLIC UTILITY EASEMENT
- F.R.D. FAIRBANKS RECORDING DISTRICT

- NOTES:**
- 1) SOILS FOR THIS SUBDIVISION ARE MINTO-CHATANIKA COMPLEX, 3 TO 7 PERCENT SLOPE, FAIRBANKS SILT LOAM, 7 TO 12 PERCENT SLOPES, AND FAIRBANKS SILT LOAM, 12 TO 20 PERCENT SLOPES PER THE USDA ONLINE SOILS MAPPER, VERSION 12, SEPTEMBER 25, 2017.
  - 2) THIS PROPERTY LIES ENTIRELY IN ZONE X PER THE FAIRBANKS NORTH STAR BOROUGH FLOOD INSURANCE RATE MAP 025009 0200F, SAID MAP HAVING AN EFFECTIVE DATE 3-14-2014.
  - 3) 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 STATE. THE SOIL ABSORPTION SYSTEM MUST BE A MINIMUM OF 4 FEET ABOVE THE SEASONALLY HIGH GROUND WATER TABLE. NO SOILS REPORT WAS DONE IN CONJUNCTION WITH THIS SURVEY.
  - 4) ALL ON-SITE WASTEWATER DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
  - 5) CONTOURS ARE MVD88, AND INTERPOLATED FROM THE USGS 15' QUADRANGLE SHEET TITLED FAIRBANKS D-3 AK, DATED 2013.
  - 6) THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS OUT OF TRACT 11.
  - 7) WETLANDS SHOWN HEREIN WERE TAKEN FROM THE US FISH AND WILDLIFE SERVICE WETLANDS MAPPER, WHICH INDICATES THE PRESENCE OF WETLANDS. TO DETERMINE THE ACTUAL PRESENCE OF WETLANDS, AND/OR THE WETLANDS BOUNDARIES, A WETLANDS DELINEATION SHOULD BE DONE BY A QUALIFIED CONSULTANT, AND SUBMITTED TO THE USAGE FOR A WETLANDS DETERMINATION.
  - 8) PORTIONS OF THIS SUBDIVISION MAY CONTAIN WETLANDS REGULATED UNDER SECTION 404 OF THE CLEAN WATER ACT. A DEPARTMENT OF ARMY PERMIT MAY BE REQUIRED TO DREDGE OR PLACE FILL IN THESE AREAS.

**AREA SUMMARY**

TRACT 11A	=	13.060 AC.
TRACT 11B	=	13.047 AC.
TRACT 11C	=	13.058 AC.
<b>TOTAL</b>	=	<b>39.175 AC.</b>

**UTILITY EASEMENTS**

1. THERE WILL BE A 35' RADIUS EASEMENT AT EACH POLE LOCATION FOR GUYS, ANCHORS AND OTHER SUPPORTIVE STRUCTURES.
2. A 15' WIDE STRIP OF LAND AS DETERMINED BY THE UTILITY COMPANIES IS GRANTED FOR THE INSTALLATION, MAINTENANCE, REPAIR OR REMOVAL OF YARD POLES.
3. THE UTILITY COMPANIES SHALL HAVE THE RIGHT TO IDENTIFY AND THEN REMOVE ANY DEAD, WEAK, OVERHANGING OR OTHERWISE DANGEROUS TREES ADJACENT TO OR IN THE VICINITY OF THE EASEMENT.
4. AN EASEMENT IS HEREBY RESERVED WITHIN ALL LOTS FOR SECONDARY AERIAL CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.

Comm. Planning Dept  
JAN 02 2010  
RECEIVED

**PRELIMINARY PLAT**  
**TRACT 11 REPLAT**  
**CACHE CREEK SUBDIVISION**  
PLAT NO. 2002-41 F.R.D.

LOCATION: N1/4 OF THE SW1/4 SEC 25., T.1N., R.4W. F.M. AK.

OWNERS:  
BILLIE SUE AND JASON BURBY  
PO BOX 81986  
FAIRBANKS, ALASKA 99708

SURVEYOR:  
NORTHLAND SURVEYING & CONSULTING LLC  
(907) 326 DRIVEWAY STREET SUITE 102  
451-7411 FAIRBANKS, ALASKA 99701

**FAIRBANKS RECORDING DISTRICT**

F.N.S.B. #:	DESIGNED: JB	CHECKED:
SCALE: 1" = 100'	DRAWN: SDL	DATE: 11-08-17