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FAIRBANKS NORTH STAR BOROUGH
PO BOX 71267
FAIRBANKS AK 99707-9977



Attn: Community Planning / Platting

RE: SD 061-07 / RP 080-07 Eagle Estates Development (modification)

Dear Property Owner:

A public hearing will be held on **WEDNESDAY, January 18, 2012** beginning at 6:00 p.m., in the Assembly Chambers, 809 Pioneer Road, Fairbanks, Alaska, before the Platting Board of the Fairbanks North Star Borough to hear comments, if any, on the following request:

A request by RCH Surveys, LTD on behalf of Jeff Balek and White Eagle Construction, Inc., and George L. & Joyce P. Miller, for modification of the 4-4-07 preliminary approval to re-subdivide Lots B2 through B5, Eagle Estates, totaling 23.9 acres, into 87 lots ranging in size from 7,032 sq ft to 17,993 sq ft, and to dedicate public rights of way in the City of North Pole within the N½ N½, Sec 16, T2S R2E, FM.

Anyone may speak at this public hearing or, prior to the meeting, may submit written testimony to the FNSB Department of Community Planning to be placed in the record. Please note: testimony may be limited to three minutes per person, six minutes for the applicant.

If you have questions, concerns, or comments regarding this request, contact **Loriann Quakenbush**, FNSB Platting Officer, at 459-1260, FAX 459-1254, or e-mail lquakenbush@fnsb.us.

Staff reports and associated material, Platting Board decisions, and meeting audio are made available at fnsb.us/Meetings/PlattingBoard/. Hearings are audio-streamed when possible from the link on the Borough web page **or** fnsb.us/fnsbwebcast/fnsbwebcast.htm .

Bernardo Hernandez, Director
Department of Community Planning

BH/b1

Name of Person Responding: _____

Your comments: _____

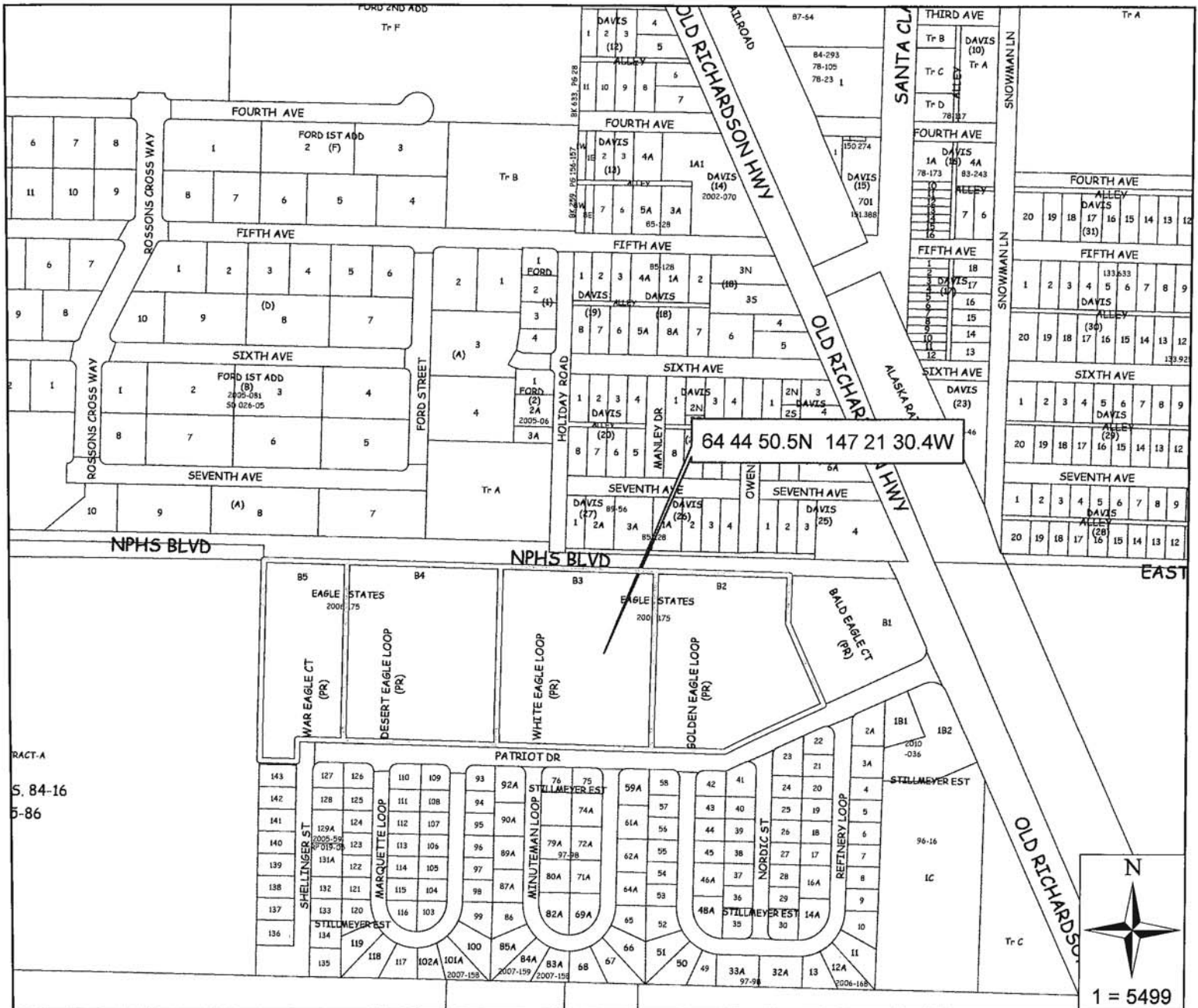
Please indicate property owned on the map (see reverse side) and/or legal description.

Legal Description

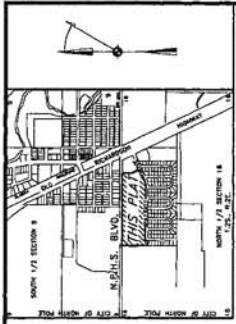


Dept. Of Community Planning
 Fairbanks North Star Borough
 P.O. Box 71267
 Fairbanks, AK 99707

**PUBLIC HEARING NOTICE FOR:
 Eagle Estates Dev (MOD)
 SD 061-07 & RP 080-07**

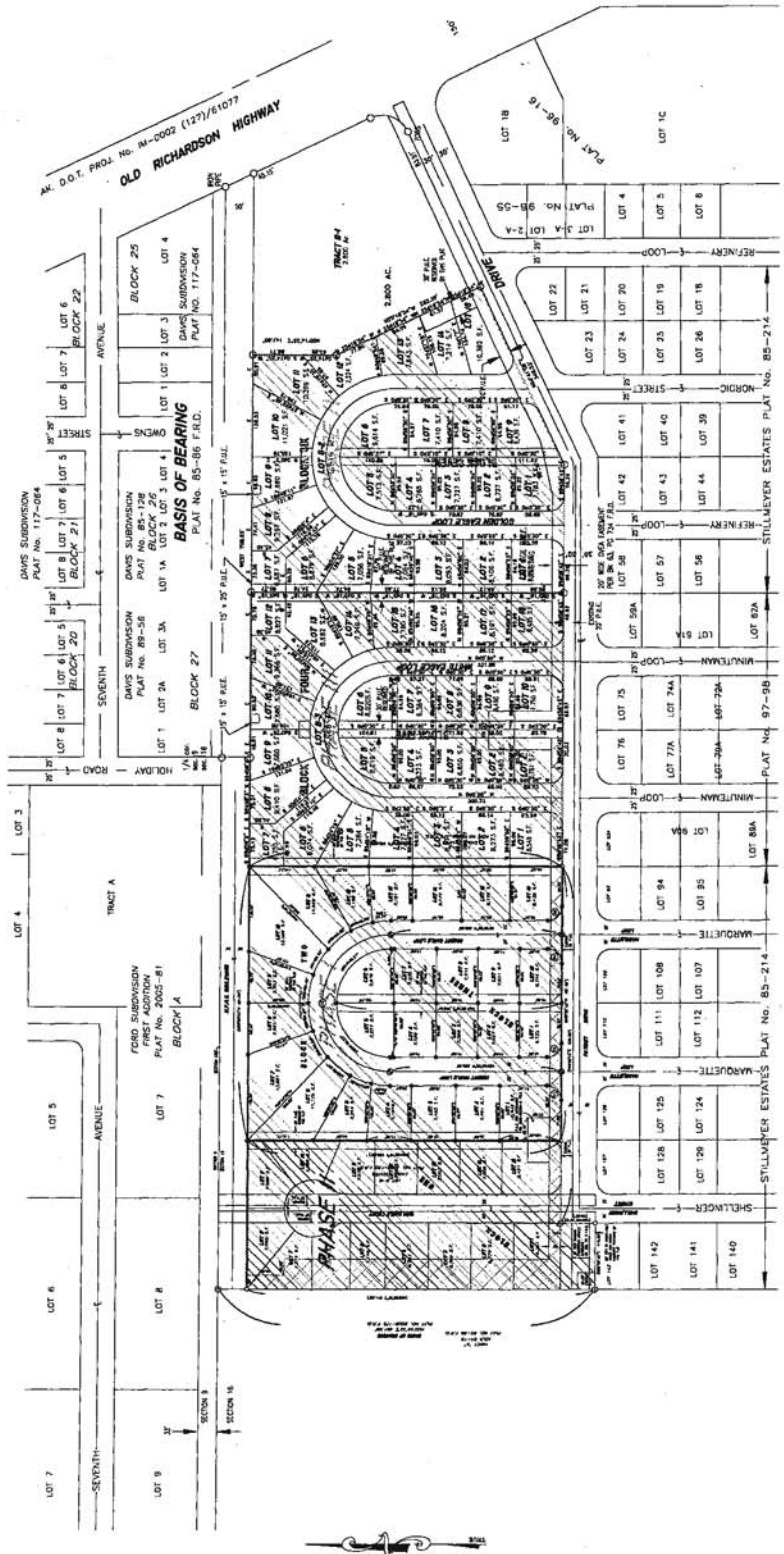


1 = 5499



VICINITY MAP
SCALE 1" = 1/4 MILE

AREA SUMMARY
TOTAL AREA 21.1 AC.



SCALE: 1" = 100'
0 50 100 200 300 400 500

PHASING MODIFICATION	
EAGLE ESTATES DEVELOPMENT REPEAT OF EAGLE ESTATES LOTS 2-B, 3-B, 4-B, AND 5-B (PLAT NO. 88-178 F.R.D.)	
LOCATION: WITHIN N/2 SECTION 14, T2S, R2E, PM, AK	OWNER: GEORGE L. MILLER
DRAWN: WHITE EAGLE INC.	P.O. BOX 55619
	NORTH POLE, AK
	99705-0619
SURVEYOR: RCH SURVEYS	(607) 326 DRIVEWAY STREET STE 102
	FAIRBANKS, ALASKA 99701
F.A.N.S. # 50 081-07	DESIGNED: JH/GM
F.A.N.S. # RP 086-07	CHECKED:
SCALE: 1" = 100'	DRAWN: ES
	DATE: 11-29-2017

PHASING SCHEDULE

PHASE	LOTS	YEAR
PHASE I	LOTS 1-16 BLOCK TWO LOTS 1-10 BLOCK THREE DESERT EAGLE LOOP R.O.W.	2012
PHASE II	LOTS 1-15 BLOCK ONE WAR EAGLE COURT R.O.W.	2014
PHASE III	LOTS 1-18 BLOCK FOUR LOTS 1-10 BLOCK FIVE WHITE EAGLE LOOP R.O.W.	2016
PHASE IV	LOTS 1-15 BLOCK SIX LOTS 1-9 BLOCK SEVEN GOLDEN EAGLE LOOP R.O.W.	2018

UTILITY EASEMENTS

1. THERE WILL BE A 15' WIDE EASEMENT AT EACH POLE LOCATION FOR CUES, ANCHORS AND OTHER SUPPORTIVE UTILITY EQUIPMENT.
2. A 15' WIDE STRIP OF LAND AS DETERMINED BY THE UTILITY COMPANIES IS GRANTED FOR THE INSTALLATION, MAINTENANCE, REPAIR OR REMOVAL OF THIRD POLLS AND THEN REMOVE ANY EASY WEAR, OVERHANGING OR OTHER UTILITY EQUIPMENT ADJACENT TO OR IN THE VICINITY OF THE EASEMENT.
3. AN EASEMENT IS HEREBY RESERVED WITHIN ALL LOTS FOR SECONDARY NEPA CROSSINGS AS DETERMINED NECESSARY BY THE UTILITY COMPANIES.

NOTES

1. SOILS FOR THIS SUBDIVISION ARE BROWNEY AND SANDWET VERY FINE SANDY LOAM PER USDA SOILS MANUAL, NO. 25, 659 SERIES.
2. THIS AREA IS WITHIN FLOOD ZONE "X" PER F.I.R.M. MAPPING DATED 01/02/12.
3. A SEPTIC TANK AND ITS SOIL ABSORPTION SYSTEM MAY NOT BE PLACED WITHIN FLOOD ZONE "X".
4. SOILS HAVE BEEN FOUND TO BE SUITABLE FOR CONVENTIONAL ON-SITE WASTEWATER DISPOSAL SYSTEMS.
5. ALL ON-SITE WASTEWATER DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, CITY OF NORTH POLE. WATER AND SEWER ARE LOCATED ON PHOTO DRIVE, AND WILL SERVICE THIS BLOCK.