



PRELIMINARY QUICK PLAT APPLICATION

NOTE: ♦ A pre-application conference by appointment with FNSB staff prior to submittal of this application is encouraged.

TO QUALIFY FOR A QUICK PLAT, your application must meet the following criteria:

- Results in 4 or fewer lots.
- **Meets access requirements of FNSB Title 17.56.020.**
- Does not require road construction or improvement.
- Does not alter or vacate public road, trail reservation, easement, or public area. (Utility easement vacations may be done by quick plat.)
- Does not require variance from a Title 17 subdivision regulation.

Applicant: _____ Phone: _____

Mailing Address: _____

E-mail _____

Surveyor: _____

PROPERTY INFORMATION

SEC	T	R	LOT (OR TL)	BLOCK	SUBDIVISION	FSA? Y/N	RSA? Y/N

Total Acreage: _____ No. of Lots Resulting: _____ Size of each lot: _____

Proposed subdivision name (if applicable): _____

Describe the proposed change: _____

Signatures of all legal owners are required on this application. Use another sheet if necessary & include information listed here. If signing for a corporation or partnership, provide proof of authority to sign. By this signature, owners authorize processing of this application and site inspection of land involved.

Name (print): _____ **Phone:** _____

Signature: _____

Mailing Address: _____ **ZIP:** _____

Property Owned: _____

Name (print): _____ **Phone:** _____

Signature: _____

Mailing Address: _____ **ZIP:** _____

Property Owned: _____

The Fairbanks North Star Borough is subject to the Alaska Public Records Act, AS 40.25 et seq. and this document may be subject to public disclosure under state law.

ATTACHMENTS REQUIRED (all applications)

- 1. 3 copies of accurate, to scale, preliminary sketch (large enough to be legible), showing:
 - A. Applicant's name, address, phone #, e-mail address
 - B. The original tract of land, showing the proposed lot configuration
 - C. A delineation of the proposal, including the following:
 - (1) all dimensions
 - (2) bearings
 - (3) area of each lot
 - (4) existing survey monuments
 - (5) topography
 - (6) grade information
 - (7) soil type
 - (8) flood zone
 - (9) north arrow
 - D. Improvements on the land, such as:
 - (1) existing utilities
 - (2) existing wells, septic systems, buried tanks, vents, etc.
 - (3) existing structures, driveways
 - E. Describe access: _____
 - F. Existing and proposed utility easements
 - G. Existing trail(s)

2. Written comments from **affected** agencies (see below) **must** accompany this application. A current agency contact list is available in the Community Planning office or on our website at fnsb.us/cp/pages/default.aspx .

- | | |
|---|--|
| <input type="checkbox"/> Alaska Communication (ACS) | <input type="checkbox"/> Alaska Dept of Fish & Game (ADF&G) |
| <input type="checkbox"/> Alaska Railroad (ARR) | <input type="checkbox"/> Alaska Dept of Natural Resources (DNR) |
| <input type="checkbox"/> Alyeska (Pipeline) | <input type="checkbox"/> Mental Health Trust Land |
| <input type="checkbox"/> Aurora Energy - steam | <input type="checkbox"/> Division of Agriculture |
| <input type="checkbox"/> City of North Pole | <input type="checkbox"/> Division of Forestry |
| <input type="checkbox"/> City of Fairbanks | <input type="checkbox"/> Division of Mining, Land & Water |
| <input type="checkbox"/> Fairbanks Natural Gas (FNG) | <input type="checkbox"/> Alaska Department of Transportation (DOT) |
| <input type="checkbox"/> Fire Service Area Chief | <input type="checkbox"/> US Army Corps of Engineers |
| <input type="checkbox"/> General Communications, Inc (GCI)--cable | <input type="checkbox"/> US EPA Reg 10 – Storm Water |
| <input type="checkbox"/> Golden Valley Electric Association (GVEA) | <input type="checkbox"/> Other |
| <input type="checkbox"/> Interior Gas Utility (IGU) | <input type="checkbox"/> PE Report-- For all lots smaller than 200,000 sq ft |
| <input type="checkbox"/> Road Service Area, if applicable | (4.59 acres) created by this application and not served |
| <input type="checkbox"/> Utility Services of Alaska (USA, CUC, GHU)-- | by community sewer, a professional engineer's report |
| water / sewer | regarding suitability of soils for conventional on-site |
| <input type="checkbox"/> Valley Water | wastewater disposal is required. |

3. Appropriate fee \$ _____
*******Fees are Non-Refundable*******

4. Current certificate to plat (or title report) for all properties involved in the plat, with legible copy of all documents identified within that report

Attn: Fire Service Area Chiefs/Road Service Area Commissions

Date: _____

Dear Service Area Commissioner/Chief,

Enclosed is a request to subdivide _____ [legal description], property in or adjacent to your service area. Please review this application and provide your comments.

If you wish, you may utilize the form below for your comments.

_____ We have no objection to this development.

_____ Soil conditions in this area hinder the construction of an adequately drained and stable roadway. We request that the Borough Engineer consider special construction techniques to preserve the integrity of the proposed road construction. Please explain in detail:

_____ The condition and/or configuration of the roads presently maintained by this service area will be adversely impacted by the magnitude of this proposed subdivision and the resulting increase in vehicle traffic. Please explain in detail:

_____ Other: _____



Commissioner /Chief Signature date

Road Service/Fire Service Area

Submit your comments regarding the proposed subdivision/replat/vacation to:

**FNSB Platting
PO Box 71267
Fairbanks AK 99707
Fax: (907) 459-1254
Email: platting@fnsb.us**

Updated August 20, 2014

