



Fairbanks North Star Borough
Department of Community Planning
 907 Terminal Street/P.O. Box 71267
 Fairbanks, Alaska 99707-1267
 (907) 459-1260 Fax: (907) 205-5169
 platting@fnsb.us

For Office Use Only	
Received By:	_____
Receipt No.:	_____
Date Submitted:	_____

PRELIMINARY PLAT APPLICATION

File # _____

*****FEES ARE NON-REFUNDABLE*****

- FEES: \$850 preliminary plat application
 \$100 per lot (N/A if no additional lots created)

Applicant:		Surveyor:	
Name:		Business Name:	
		Contact Person:	
Mailing Address:		Mailing Address:	
City, State Zip:		City, State Zip:	
Phone:		Phone:	
E-mail:		E-mail:	
Property Information:			
Lot, Block & Subdivision (or Tax Lot/Gov't Lot):			
Section, Township & Range:		Parcel Account Numbers (PAN):	
Proposed change:			
Road Service Area:		Fire Service Area:	
Total Acreage:	# Lots Resulting:	New subdivision name:	
Signatures of all legal owners are required on this application. If signing for a corporation or partnership, provide proof of authority to sign. Use additional pages if necessary.			
Printed name:		E-mail:	
Signature:		Phone:	
Mailing address:			
Property owned:			
Printed name:		E-mail:	
Signature:		Phone:	
Mailing address:			
Property owned:			

Submittal Requirements

NOTE: A preliminary application will not be scheduled for a hearing date until a complete application has been received.

- 12 copies of a preliminary sketch drawn to a scale large enough to be legible, showing:
 - The original tract of land
 - A delineation of the proposal, including the following:
 - All lot dimensions and areas
 - Lakes, streams, natural drainage, wetlands, etc.
 - Topography, including spot elevations/contour intervals as necessary
 - Soil types
 - Flood zone
 - North arrow
 - Phasing (if applicable)
 - Improvements on the land, such as:
 - Existing utilities
 - Existing wells, septic systems, buried tanks, vents, etc.
 - Existing roads, structures, driveways, etc.
 - Drainage, including ditches and culverts
 - Vicinity map
 - Adjoining properties
 - Existing and proposed streets, rights-of-way, trails, public areas, and easements (include section line easement research for section lines within and adjacent to the property to be subdivided, if applicable)
 - Title Block, to include subdivision name, owner's name(s), surveyor, date & legal description of property
 - Additional preliminary plat requirements may be found in FNSBC 17.48.010
- Current title report for all properties involved in the plat, with legible copy of all documents identified within that report.
- Road design data (prepared and signed by a registered professional, if applicable), to include:
 - Traffic control plan
 - Roadway cross section
 - Plan & profile
 - Drainage plan
- If any portion of the property is within a special flood hazard area as described by FNSBC 15.04.130, a drainage plan showing the expected drainage route (via contours/arrows showing flow direction, ditches or culverts) that will carry floodwaters away from each lot.
- If applicable, soils analysis for wastewater and/or road construction prepared and signed by a registered professional.
- Comments from affected agencies or satisfactory evidence that they received a copy of the plat ten (10) working days prior to the submittal date:

<input type="checkbox"/> Alaska Communication (ACS)	<input type="checkbox"/> Utility Services of Alaska (USA, CUC, GHU)--water/sewer
<input type="checkbox"/> Alaska Railroad (ARR)	<input type="checkbox"/> Valley Water
<input type="checkbox"/> Alyeska (Pipeline)	<input type="checkbox"/> Alaska Department of Fish & Game
<input type="checkbox"/> Aurora Energy – steam	<input type="checkbox"/> Alaska Department of Natural Resources (DNR), including:
<input type="checkbox"/> City of Fairbanks	<input type="checkbox"/> Mental Health Trust Land
<input type="checkbox"/> City of North Pole	<input type="checkbox"/> Division of Agriculture
<input type="checkbox"/> Fairbanks Natural Gas (FNG)	<input type="checkbox"/> Division of Forestry
<input type="checkbox"/> Fire Service Area Chief	<input type="checkbox"/> Division of Mining, Land & Water
<input type="checkbox"/> GCI—cable/internet	<input type="checkbox"/> Alaska Department of Transportation
<input type="checkbox"/> GVEA--electricity	<input type="checkbox"/> US Army Corps of Engineers--wetlands
<input type="checkbox"/> Interior Gas Utility (IGU)	<input type="checkbox"/> US EPA Region 10 – Storm Water
<input type="checkbox"/> Road Service Area	



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PRELIMINARY PLAT SIGNATURE PAGE

File # _____

Signatures of ***all*** legal owners are required on this application. If signing for a corporation or partnership, provide proof of authority to sign. Use additional pages if necessary.

Printed name:	E-mail:
Signature:	Phone:
Mailing address:	
Property owned:	
Printed name:	E-mail:
Signature:	Phone:
Mailing address:	
Property owned:	
Printed name:	E-mail:
Signature:	Phone:
Mailing address:	
Property owned:	
Printed name:	E-mail:
Signature:	Phone:
Mailing address:	
Property owned:	
Printed name:	E-mail:
Signature:	Phone:
Mailing address:	
Property owned:	

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) 205-5169
Email: platting@fnsb.us**

SECURED INTEREST PARTY AUTHORIZATION

Please note: The FNSB Subdivision Ordinance requires that prior to the recording of any subdivision plat/document, the notarized signatures of all persons holding a secured interest in a property being subdivided or dedicated are required. **This form is provided for that purpose.** The ordinance also provides that if the secured party does not respond to the Platting Officer's attempt to secure a response within 30 days of receiving the request, it will be deemed that the secured party has no objection, and recording may occur. FNSB 17.52.040 E.2.c.

The undersigned, owner(s) of a secured interest in the real property legally described as

_____ on the **deed of trust** or other valid instrument recorded (date)_____
Bk/Pg/Instr # _____,
hereby authorize(s) the action taken by the applicant/owner to subdivide, vacate, or dedicate portions of said real property as delineated in FNSB Case File_____.

Execution of this authorization is not in any way a release from any contractual obligation presently secured by a valid instrument of record.

Secured Party: _____
(*PRINTED* firm or individual name)

Signature _____ date _____

Signature _____ date _____

The Notary's Acknowledgement:

United States of America)
)
State of)

This is to certify that on this _____ day of _____, 20____, before me, a Notary Public for the state of _____, duly commissioned and sworn, personally appeared _____, to me known to be the identical individual mentioned and who executed the within authorization, and (s)he acknowledged to me that (s)he signed the same freely and voluntarily for the uses and purposes therein specified.

If a **corporation** is involved, add the following statement:

In her/his capacity as _____ of said corporate owner and that at the time (s)he presented this authorization (s)he was cloaked with the power and authority to execute same on behalf of said corporation.

Witness my hand and notarial seal the day and year in this certificate first herein written.

Notary Public in and for the State of

My commission expires _____