

PRELIMINARY PLAT SUBMITTAL APPLICATION

Date of Application: March 9, 2023

Surveyor/Contact:
DNR Survey Section
David Ciampa
[Signature]
Mailing Address:
3700 Airport Way
Fairbanks, AK 99709

Applicant/Contact:
DNR
David Ciampa
[Signature]
Mailing Address:
3700 Airport Way
Fairbanks, AK 99709

PARENT PARCEL LEGAL DESCRIPTION: Block 3, West Addition to Delta Junction Townsite

Township 10 S., Range 10 E., Section # 23; Fairbanks Meridian

SUBDIVISION NAME: Windy City Subdivision Number of Lots: 5 Lots, 1 Tract

CHECKLIST FOR SUBMITTAL:

- Completed Application Form
- Completed Preliminary Plat Checklist
- Supporting documents as necessary per completed Preliminary Plat Checklist
- Plat Review & Recording Fees (Make checks payable to the City of Delta Junction):
 - A plat depicting 5 lots or less - \$200.00
 - A plat depicting 6 to 10 lots - \$500.00
 - A plat depicting 11 or more lots - \$1,000.00
 - Street sign fee (if applicable) - \$300.00 or actual price if estimated higher by Council
 - Recording Fee - \$30.00
 - Address (if applicable) - \$100.00 per parcel
 - Additional City-incurred expenses

CITY OF DELTA JUNCTION PRELIMINARY PLAT CHECKLIST

- Every item must be acknowledged, completed, or marked as not applicable
- Necessary documentation must accompany 1) Preliminary Plat Submittal Application and 2) Preliminary Plat Checklist
- Application must be signed by all owners of record

✓ 1. One 11" x 17" copy of electronic drawing of preliminary plat plus one of either three sizes, depending on size of plat or number of lots: ○ 18" x 24" or ○ 24" x 36" or ○ 32" x 36"

✓ 2. Application and supporting documents must be submitted at least 30 days prior to being heard by the City Council

✓ 3. Platting Certificate from a title insurance agency (not a Litigation Guarantee), dated within 90 days of the final plat submittal

✓ 4. Written approval must be received from all interest holders (banks, mortgage companies, lien holders, etc.)

✓ 5. Streets and roads must be named on the plat (Consult City Staff to avoid duplications.)

✓ 6. Written evidence that land use authorities, utility companies, and emergency responders that provide service within the subdivision have had 20 working days to review the preliminary plat. Attach any and all applicable documents: who was notified, when they were notified, and their response.

✓ 7. Legal access dedications
a. Easements and roads are dedicated as public unless otherwise approved by City Council
b. Documentation of legal access to the parent parcel

✓ 8. Parcel lot sizes meet the required minimum of one acre (43,560 SF)

N/A 9. A Civil Engineering PE (Professional Engineer) has approved and signed off the road design if slopes are greater than 5%

✓ 10. Existing section line easements and other easements and rights of way, within and adjacent to the property, are indicated on the plat

✓ 11. Legal description of parent parcel must be indicated on the plat

✓ 12. Subdivision name and number of proposed lots are indicated on plat

✓ 13. Platting notes must indicate that approval of plat does not obligate the public or any governing body to construct, operate, or maintain improvements.

THE CITY RESERVES THE RIGHT TO EXERCISE ADDITIONAL SCRUTINY AND DISCRETION FOR THE PUBLIC GOOD. THUS, COMPLETION OF THE PLATTING CHECKLIST DOES NOT GUARANTEE APPROVAL OF THE PLAT



January 20, 2023

Delta Junction City Council/DNR SOA
Attention: Platting Officer

Re: Windy City Subdivision

Golden Valley Electric Association, Inc. has no objection to approval of the above preliminary plat, as submitted on January 17, 2022, by DNR.

If you have any questions or need additional information, please call me at 451-5643. Thank you for this opportunity to comment.

Sincerely,

A handwritten signature in blue ink that reads 'Jacquie Goss'. The signature is written in a cursive, flowing style.

Jacquie Goss, Right of Way Agent
GVEA Engineering

Copy of reviewed plat attached

