

NOTES

84-232

1. NO HABITABLE STRUCTURE MAY BE PLACED UPON ANY LOT WHICH SHALL HAVE AN ELEVATION OF THE LOWEST FLOOR, INCLUDING A BASEMENT OF LESS THAN TWO FEET ABOVE THE HIGHEST KNOWN WATER ELEVATION AT THE LOCATION OF THE STRUCTURE.
2. NO STRUCTURE OR FOOTING SHALL BE LOCATED CLOSER THAN 75' FROM THE HIGH WATER MARK OF A WATERCOURSE OR BODY OF WATER.
3. NO PART OF A SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE CLOSER THAN 100' FROM ANY BODY OF WATER OR WATERCOURSE.
4. NO BUILDING LINE SHALL BE PLACED WITHIN 25' FROM THE RIGHT OF WAY LINE OF ANY PUBLIC RIGHT OF WAY.
5. SCREENING ESM'T SHALL BE 15' WIDTH OF NATURAL VEGETATION OR 8' WOOD FENCE.
6. NO STRUCTURE FOOTING SHALL BE LOCATED NEARER THAN 10' FROM ANY SIDE OR REAR LOT LINE.
7. ANY COMMERCIAL DEVELOPMENT MUST SUBMIT A PLAN FOR REVIEW OF THE WASTE WATER DISPOSAL TO THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR APPROVAL PRIOR TO INSTALLATION
8. TRACT "B" IS DESIGNATED A COMMUNITY WASTE WATER DISPOSAL AREA AND WILL REMAIN COMMON GROUNDS FOR THE BENEFIT OF THE PROPERTY OWNERS WHICH WILL USE IT.
9. DIRECT ACCESS TO SCHROCK ROAD BY ADJOINING LOTS IS PROHIBITED

Cont.

NOTE

DEPENDING UPON SPECIFIC SITING OF WASTE WATER DISPOSAL SYSTEMS, A WATER TABLE OF SHALLOW TO MODERATE DEPTH MAY BE ENCOUNTERED NECESSITATING THE USE OF SHALLOW TYPE SOIL ABSORPTION FIELDS IN ORDER TO OBTAIN THE MINIMUM FOUR FOOT VERTICAL SEPARATION BETWEEN THE BOTTOM OF THE FIELD AND SEASONAL HIGH WATER TABLE.

"TIGHT" OR MARGINAL SOILS EXIST IN PORTIONS OF THE SUBDIVISION AND THESE SOILS REQUIRE CAREFUL ATTENTION FOR THE PROPER SIZING OF SOIL ABSORPTION FIELDS.

