

INDEPENDENCE RIDGE, PHASE #2

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
3. UTILITY FACILITIES MAY ONLY BE PLACED WITHIN A TEMPORARY CUL-DE-SAC, DRAINAGE EASEMENT AND SLOPE EASEMENT WITH A BOROUGH UTILITY PERMIT.
4. FENCES MAY NOT BE PLACED WITHIN 5 FEET OF ANY ROAD RIGHT-OF-WAY LINES TO PROVIDE FOR AN ADDITIONAL 5 FEET OF SNOW STORAGE AREA ALONG THE ROAD RIGHT-OF-WAYS.



