

MASTER PLAN ELBESAN ACRES

SECTION 28, T.1S., R.2E., F.M.
A PHASED DEVELOPMENT
AVERAGE LOT SIZE - 1.2 - 1.9 ACRES

LEGEND **187 LOTS**

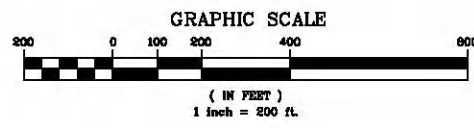
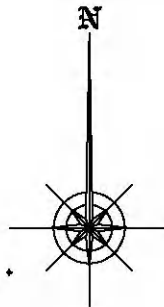
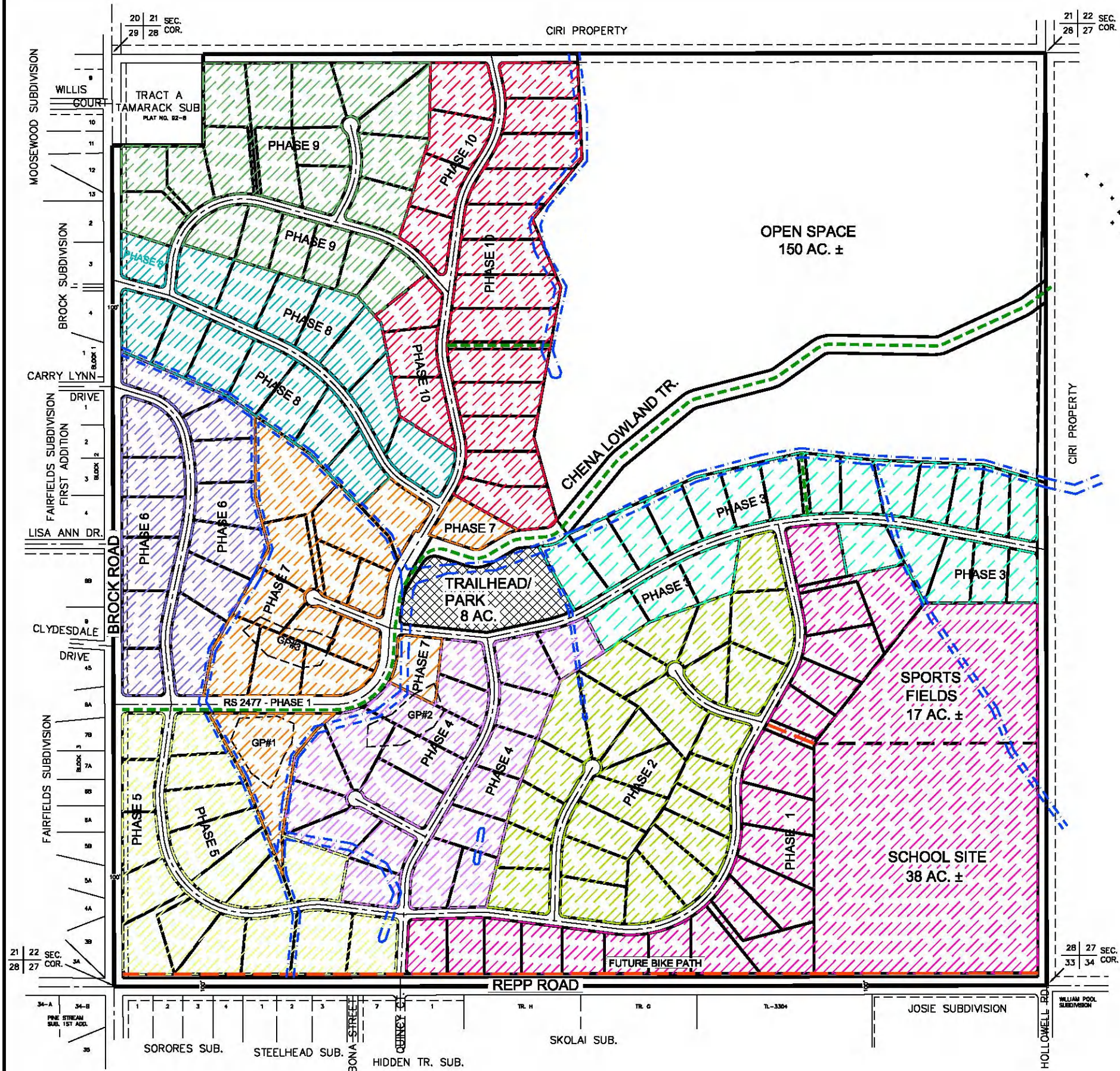
- EXISTING LOW AREA / DRAINAGE ----
- CHENA LOWLAND TRAIL AND OPEN SPACE TRAIL ACCESS ----
- BIKE PATH AND SCHOOL ACCESS ----
- CHENA LOWLAND TRAIL HEAD AND PARK XXXXXX

PHASE LEGEND

- | | | | |
|---------|--|----------|--|
| PHASE 1 | | PHASE 6 | |
| PHASE 2 | | PHASE 7 | |
| PHASE 3 | | PHASE 8 | |
| PHASE 4 | | PHASE 9 | |
| PHASE 5 | | PHASE 10 | |

NOTES

- 1.) ROAD CONSTRUCTION WILL OCCUR IN TWO PHASE BLOCKS STARTING WITH PHASES 1 AND 2.
- 2.) DEDICATION OF THE RS 2477 ALIGNMENT WILL OCCUR AS PART OF PHASE 1.
- 3.) GRAVEL PIT DEVELOPMENT WILL OCCUR PRIOR TO PHASE 1 ROAD CONSTRUCTION. GP#1, GP#2 AND GP#3 ARE POSSIBLE LOCATIONS FOR A SINGLE 2-3 ACRE GRAVEL PIT CREATED FOR THE EXTRACTION AND STOCKPIILING OF 50,000 - 60,000 C.Y. OF GRAVEL.



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ELBESAN ACRES
PLAT NO. 92-B F.R.D.
SECTION 28, T.1S., R.2E., F.M. AK.
FAIRBANKS RECORDING DISTRICT

FOR: FAIRBANKS NORTH STAR BOROUGH
DRAWN BY: J.D.S. DATE: SEPT. 12, 2011
CHECKED BY: J.D.S. SCALE: N.T.S. SHEET 1 OF 1