

SITE PLAN REQUIREMENTS – SINGLE-FAMILY AND DUPLEX

Per WMC 16.08.015, the site plan must meet the following requirements:

1. Prepared and stamped by an architect, professional engineer, or land surveyor authorized to engage in that profession by the state of Alaska. Adulterated copy of an as-built drawing be used as a site plan is not allowed.
2. 11"x17" plan dimension preferred.
3. Engineering scale of one inch equals 50 feet or less.
4. Title block with: a) legal description; b) street address; c) property owner's name and address; d) name, address, and firm name who prepared the plan; and e) plan scale.
5. True north arrow.
6. Description of all property corners. Undeveloped property must have all property corners located or reset by a registered land surveyor and shown on site plan/survey.
7. Record and found lot dimensions certified by a registered land surveyor.
8. All easements of record, including any easements or rights-of-way of record that do not appear on the recorded plat for the property, but would be identified in a title report.
9. All setbacks required under WMC 16.24.030.
10. Location and dimensions of existing and proposed utility facilities, on-site water and wastewater facilities and fuel storage facilities.
11. All lakes, streams, waterbodies, and potential wetlands within 100 feet of any portion of on-site wastewater treatment facilities or 75 feet of any existing or proposed structure.
12. Location and horizontal dimensions of all existing and proposed permanent structures and temporary structures greater than 120 square feet floor area. Include distance from each such structure to nearest lot lines.
13. Location of all existing and proposed vehicular access points/driveways.
14. Location and dimensions of existing and proposed parking. Provide calculations meeting parking requirements of WMC 16.24.040.
15. Location, dimensions, and detail of trash facilities and snow storage, if more than 10 proposed parking spaces.

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16. Parking lot lighting layout. Provide manufacturer's catalog cut sheets if more than three fixtures.
17. Existing and proposed pedestrian and vehicular access and on-site circulation improvements. Include roadways, drive aisles, sidewalks, trails, paths, curbs, gutters, catch basins, culverts, and other similar features.
18. Drainage patterns identified by relative assumed datum, spot elevations at property corners, and at area of proposed new construction.
19. Drainage arrows demonstrating existing and proposed runoff. Minimize runoff into public streets, adjoining lots, wetlands, streams, waterbodies, or lakes.
20. Landscape Plan. Must provide the following and requirements in WMC 16.33:
 - a. Location and dimensions of each landscaped area;
 - b. Type and quantity of landscaping in each landscaped area;
 - c. Identify areas where native vegetation will be either removed or retained;
 - d. Areas to be excavated or filled;
 - e. Proposed finished grades and contours, drainage directions and any control structures to be installed; and
 - f. Information meeting requirements in WMC 16.33, Landscaping Standards.
21. Any additional information required by the City Planner necessary to determine consistency with Title 16, Land Development Code.

Any changes after submittal/approval of the permit must be submitted for review and approval. The approved site plan shall be part of the approved application, and development under the approved application shall conform to the approved site plan.