



SOLDOTNA

Site Plan Instructions

City of Soldotna Economic Development + Planning

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The following checklist will help you return a complete site plan drawing, speeding up the review process. The drawing helps City staff understand your proposed projects and is required by Soldotna Municipal Code. If you are a professional engineer, architect, or landscape architect, please include these items on your submitted drawings. Alternatively, the reverse of this sheet contains a grid which can be used to submit a complete site plan drawing. Please contact us if you need assistance. Thank you!

1. Basic Information (Soldotna Municipal Code 17.10.415.D.1)

- Legal description of the parcel(s)
- All Parcel Lines, with Dimensions Labeled
- Name & Contact Info of Property Owner, Developer, & Designer
- Scale, Date of Drawing, & North Arrow
- All Parcel Lines, with dimensions labeled
- Dimensions of setbacks (distances between structures and property lines)
- Location, Size, & Type of Existing & Proposed Utilities
- Plan for Drainage/Retention/Detention of Water Runoff
- Location & Dimensions of Existing & Proposed...
 - Structures
 - Driveways/Curb Cuts
 - Parking Areas
 - Snow Storage
 - Garbage/Dumpster Areas
 - Sidewalks
 - Landscape/Retention Walls
 - Fences
 - Required Landscaping

2. Parking/Loading (SMC 17.10.415.D.2)

- Location, Dimensions & Angles of All Spaces & Loading Zones
- Location of Handicap Accessible Spaces
- Location of Recreational Vehicle Spaces
- Drive Aisle Locations & Traffic Directions (Use Arrows)
- Location of Ingress/Egress
- Location of Directional Signage
- Adherence to Visibility Standards (Sight Triangles)

3. Landscaping (SMC 17.10.415.D.3)

- Location & Dimensions of All Landscaping
- Label All Plant Types: Common/Scientific Names; Height (for Evergreen Trees) or Caliper (For Deciduous Trees)
- Quantify All Vegetation Types: Quantity Per Unit of Measure (e.g., six trees per 100 sq. ft.)
- Location, Type & Dimensions of Preserved Vegetation

4. Kenai River Overlay District (SMC 17.10.285.D)

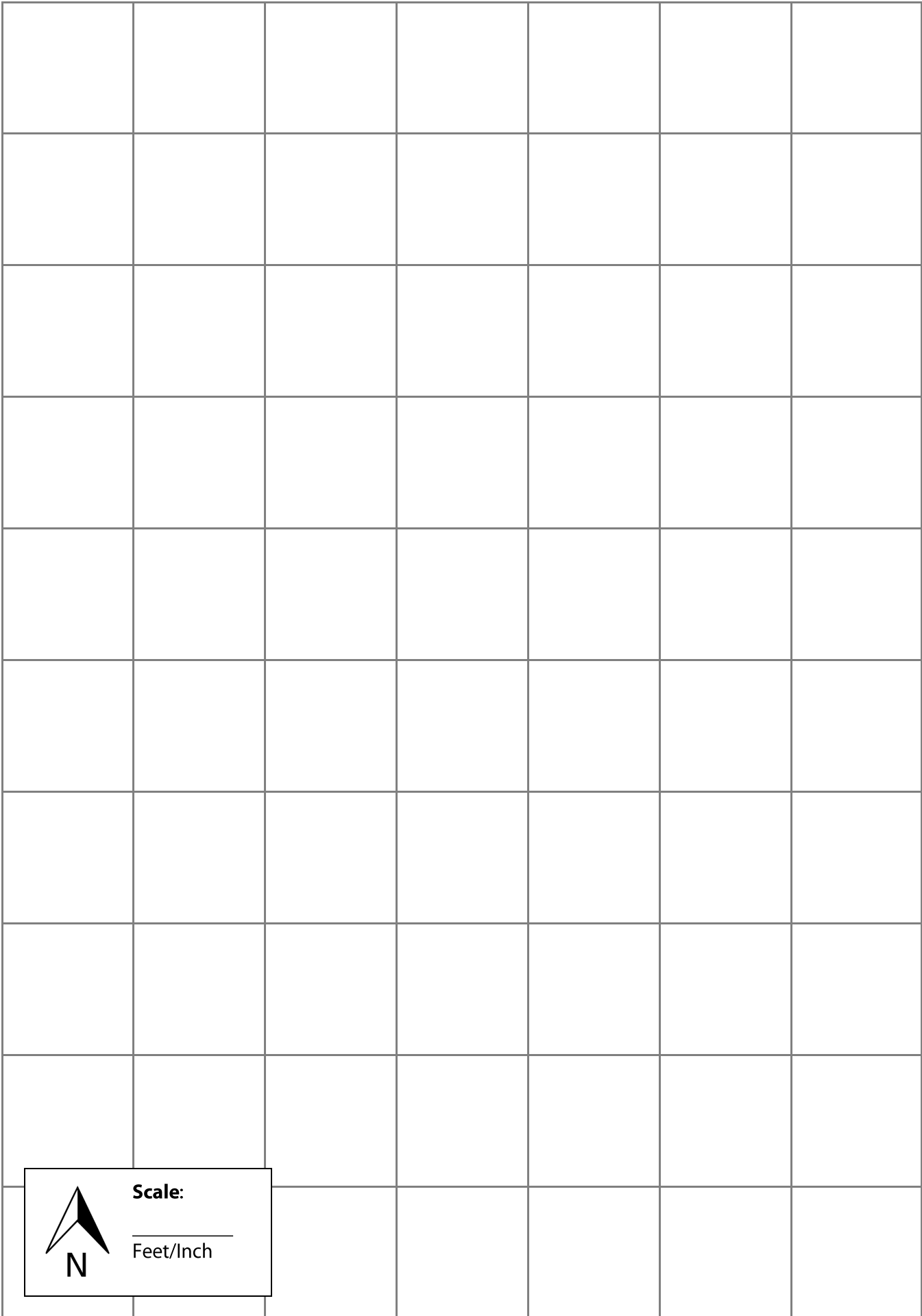
For applicants applying for a KROD Administrative Permit or KROD Conditional Use Permit, please also include the following:

- Location & Dimensions of Existing & Proposed...
 - Natural Resource Extraction Pits
 - Toxic or Hazardous Material Storage & Fuel Tanks
 - Septic Systems & Wells
 - KROD & Ordinary High Water (OHW) Boundaries
 - Excavations & Fill Areas Onsite & Within 50' Of Property
- Location of 100 year Flood Plain (consult KPB GIS maps)
- Location of any cut banks
- Location of materials or substances which may be harmful to humans, animals, or habitats
- Location of any habitat improvements, erosion control, or slope stabilization measures to be undertaken

5. Natural Resource Extraction (SMC 17.10.415.D.3)

For applicants undertaking natural resource extraction according to SMC 17.10.340, please also include the following:

- Existing Topography With 5' Contours or Less
- Location & Dimensions of Existing & Proposed Cleared Areas, Wooded Areas, Water Bodies, & Other Natural Features
- Location & Description of Excavation Areas, Buildings, & Access Used During Extraction Phase
- Location, Dimensions & Details of Landscaping & Fencing
- Separate Drawing With Above Features Showing Restoration Plan / Condition of Site After All Activities are Concluded
- Accompanying Narrative Statement Containing Estimated Amount of Material Removed, Length of Time, Drainage Details, Hours of Operation, Method of Fencing/Barricading, Description of Operations/Processing, Method of Backfilling/Replacing Topsoil, & Plan for Regrading/Reshaping Land for Future Use.



Scale:

 Feet/Inch