

SITE DEVELOPMENT APPLICATION

To Be Submitted at KGB Planning Dept.-344 Front St.

City of Ketchikan
334 Front Street
Ketchikan, AK 99901
Phone 228-4725 Fax 225-8721

Application _____

Owner Name: _____ Date: _____

Mailing Address: _____

Phone: Day: _____ Evening: _____ Fax: _____

Site Location

Address: _____

U.S. Survey _____ Block _____ Lot _____ Sublot _____

KGB: Parcel Number _____ Flood Plain Zone (yes/no) _____

Description of Work

Describe work being done:

Quantity of Cut _____ cubic yards	Quantity of rock blasting _____ cubic yards
Quantity of Fill _____ cubic yards	Quantity of waste off-site _____ cubic yards
Quantity of Retaining Walls _____ square feet	Are the walls more than 4 foot high? _____
Quantity of Storm Drain Pipes _____ lineal feet	Are they led to a public drain system? _____

Site Grading Ordinance

The City of Ketchikan is inspecting site development as per UBC Appendix Chapter 33. There is a separate grading permit and fee required for each lot (or permit area) that is developed. A site development permit is required if you:

- ◆ Excavate more than 2 foot depth of soil or rock
- ◆ Fill more than 3 foot depth of material
- ◆ Fill will support a building or other structure
- ◆ Fill on a slope steeper than 1 vertical to 5 horizontal
- ◆ Build rock walls or retaining walls over 4 foot high

Also need Army Corp. of Engineer's Permit for:

- Alter natural stream drainage or install culverts
- Excavate, fill or build in flood plain zone or on wetlands

Attach Two Sets of Plans-one will be returned to owner with corrections noted

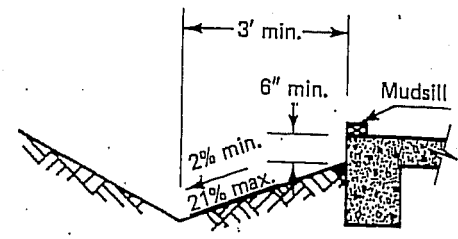
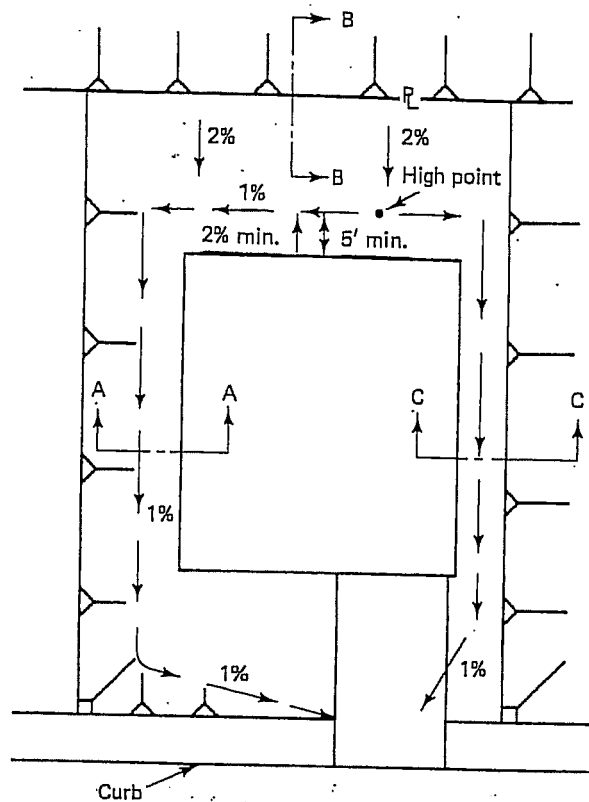
The plans will show:

1. Site plan showing lot lines, bearings and distances, buildings, setbacks, streets, etc.
2. Attach grading plan with slopes, elevations, and placement of earthwork.
3. See attached handouts for additional information required.

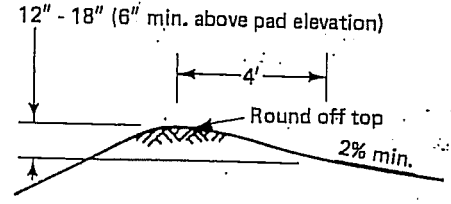
Plan Reviews

Type of Review: _____ Site Plan _____ Storm Drainage _____ Retaining Wall
Comments: _____ Sent to Corp. of Engineers _____ Sent to State

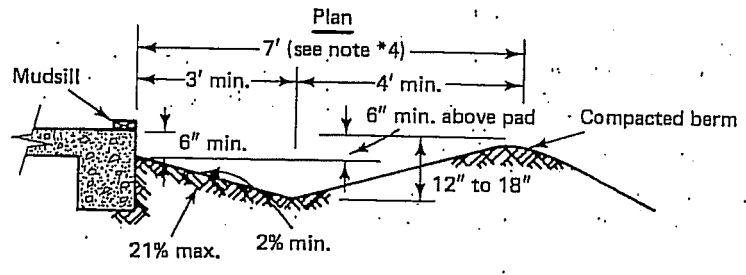
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Section A-A



Section B-B
Typical berm detail



Section C-C

Non-Engineered Lot Plan

May be submitted when:

- ◆ cut slopes are less than 1 vertical : 1.5 horizontal
- ◆ fill slopes are less than 1 vertical : 2 horizontal
- ◆ no significant storm drainage system
- ◆ no rock wall or retaining wall over 4 foot high

Lot Plan to show:

- Owner and plan preparer's names
- Lot location, dimensions and elevations
- Elevation and location of main road
- Elevation and location of utilities in ROW
- Dimensions and elevations of on-site storm drainage systems, rock walls, retaining walls, driveways, building pads, and buildings
- Elevation and slopes of cut and fill sections
- Slope and elevation of bedrock if known

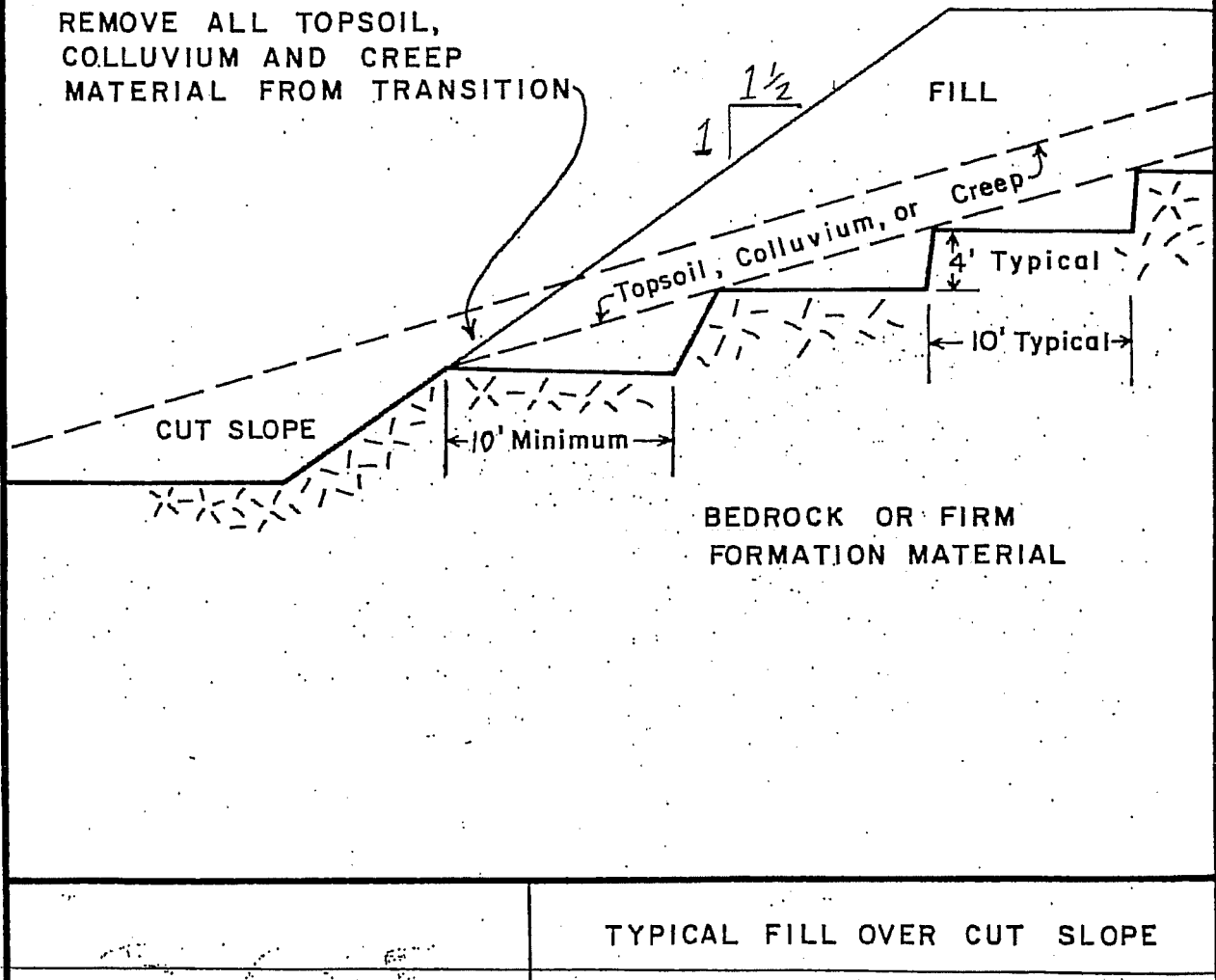
When benching is required

Where natural slope is steeper than 1 vertical : 5 horizontal and the height of fill is greater than 5 feet the contractor must:

1. Make a 10 foot wide level bench under toe of fill.

Where natural slope is steeper than 1 vertical : 1.5 horizontal the contractor must:

1. Make level benches into firm material under the entire fill area.
2. Make a 6 foot wide drainage swale or terrace at foot of fill.

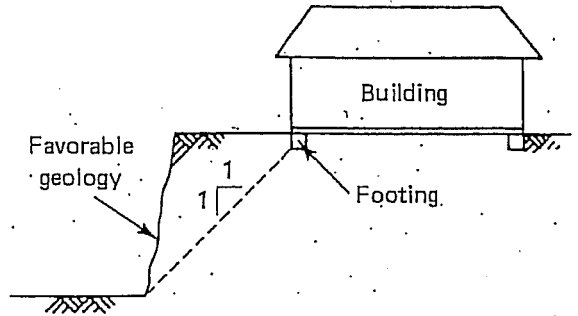
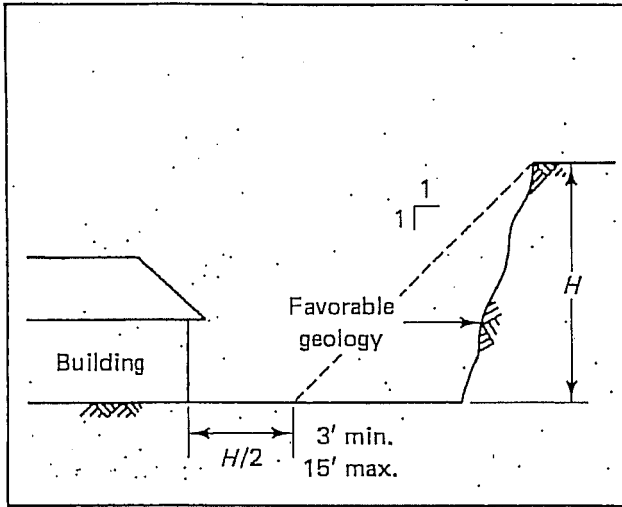


“3317.6 Inspections. The Public Works Director or his designee shall inspect projects at the following stages:

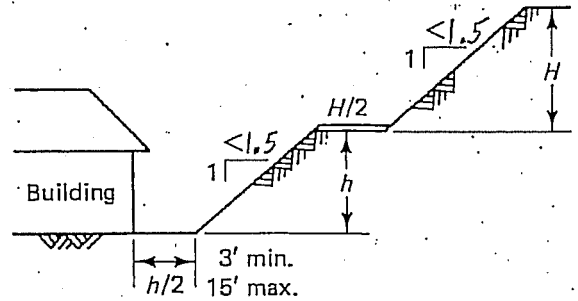
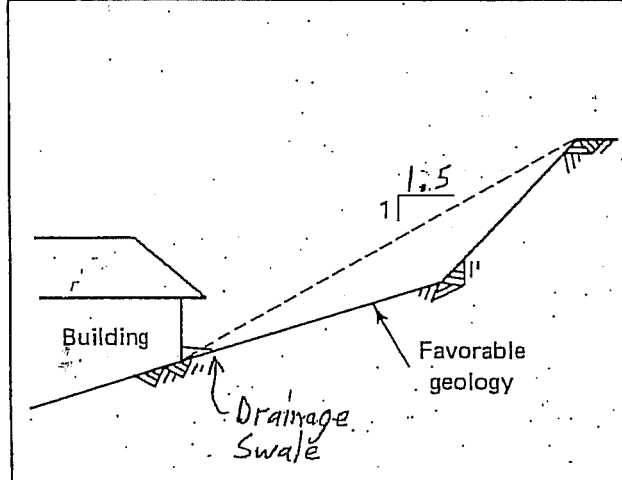
- 1) After stripping and site preparation;
- 2) At mid-rock excavation stages;
- 3) Fills at each 5' level increase;
- 4) Before concrete placement with retaining walls and/or when dead-men are in place;
- 5) Final acceptance.”

CITY OF KETCHIKAN
 DEPARTMENT OF BUILDING & SAFETY
 GRADING DIVISION

CONSTRUCTION SET-BACK REQUIREMENTS

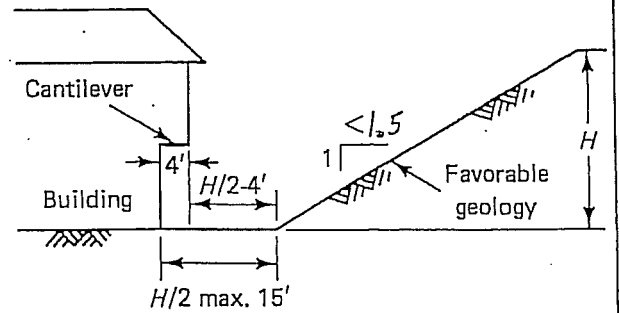
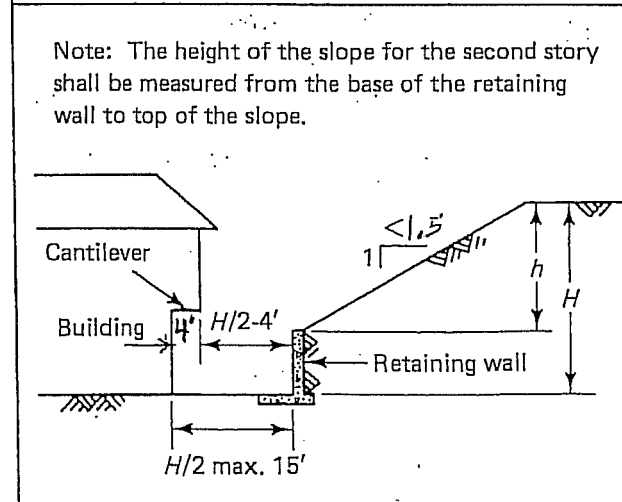


Note: Clearance from building to slope may be determined by using one-half of the small h providing the level area is a paved driveway and its narrowest width is not less than one-half of the capital H



Note: The height of the slope for the second story shall be measured from the base of the retaining wall to top of the slope.

Note: $1 \begin{smallmatrix} <1.5 \\ \hline \end{smallmatrix}$ indicates a slope that is steeper than 1:1.5.



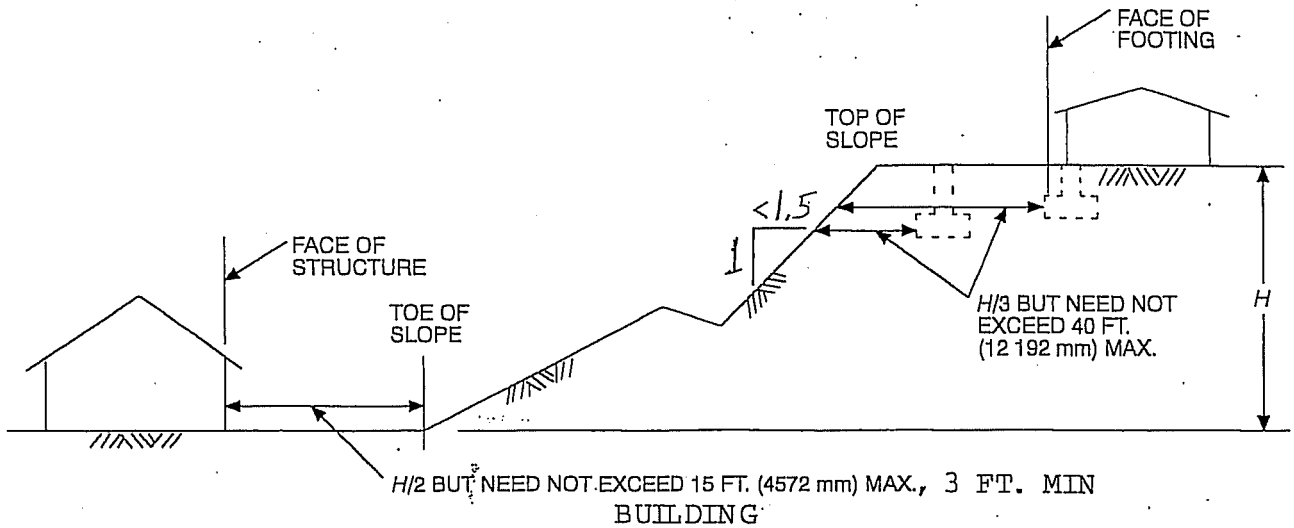
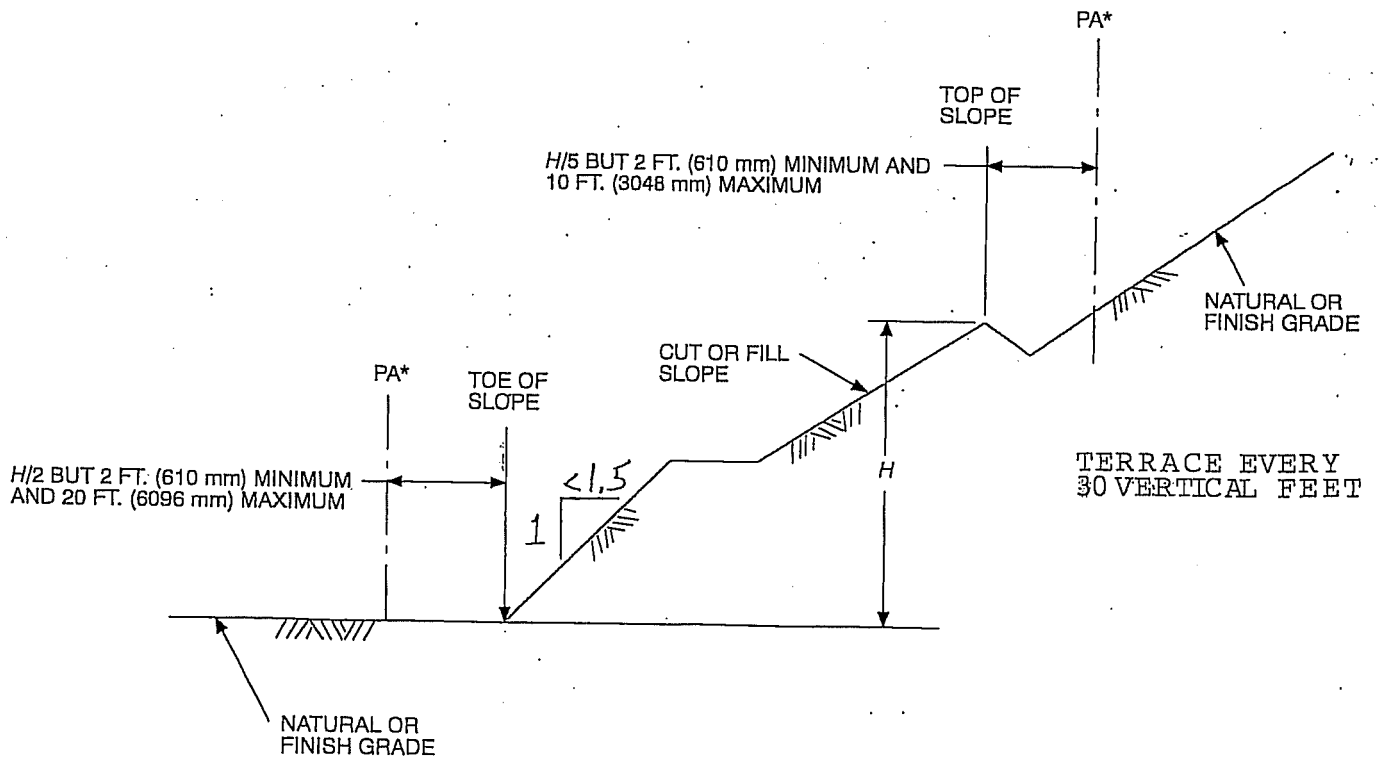


FIGURE 18-I-1—SETBACK DIMENSIONS



* PERMIT AREA BOUNDARY

GRADING

FIGURE A-33-1—SETBACK DIMENSIONS

Note: Rock walls are considered steep grades and require lot and building setbacks