

SITE PLANS

DEPARTMENT OF COMMUNITY PLANNING
FAIRBANKS NORTH STAR BOROUGH

HOW TO DRAW A SITE PLAN:

A site plan is a detailed scaled drawing which depicts the current and proposed improvements and uses of a parcel of land.

Site plans are required for zoning permits, conditional use applications, variances and rezones with special limitations.

Drawing your own site plan is easier than you might expect it to be. With a little work, you can draw an acceptable site plan for your project right at home. If accurately drawn to include all of the information indicated below, a site plan need not be professionally prepared. However, depending on the size, scope and complexity of the project you may need to obtain professional expertise.

To help you prepare your site plan, we've included some examples of acceptable plans that have been submitted by others. Remember, an accurate site plan will speed the processing and analysis of your request.

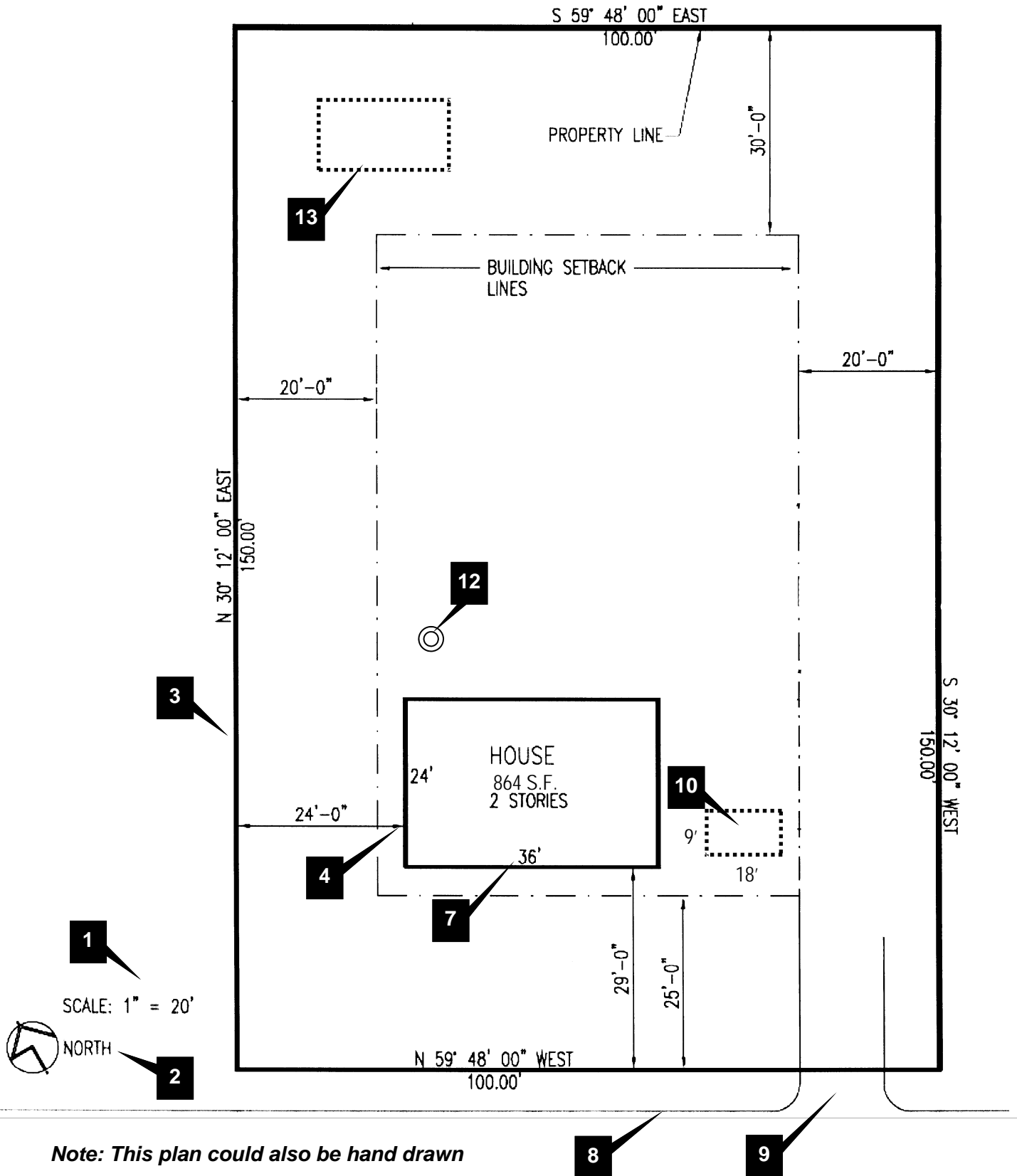
A SITE PLAN MAY INCLUDE THE FOLLOWING ITEMS (SEE THE KEY NUMBERS ON THE EXAMPLE SITE PLANS):

1. Scale at which site plan is drawn (for example 1"= 20')
2. North arrow
3. All property lines and their dimensions
4. All existing structures and their distances to property lines
Note: All property lines which abut a road or road right-of-way are considered front yards for setback distance purposes (except ADOT limited access highways). Care should be taken to measure from the property lines and **NOT** from the physically constructed roadway.
5. All new structures and distances to property lines
6. Additions to existing structures and distances to property lines
7. Building dimensions
8. Adjacent roads
9. Driveways
10. Parking spaces – 9'x18' minimum size per space
11. Onsite traffic circulation patterns, including traffic aisle widths (for commercial, industrial, office uses).
We have parking stall and aisle width templates available for your use if you need them.
12. Well location
13. Septic system location
14. Other uses occurring onsite

ADDITIONAL INFORMATION THAT MAY BE USEFUL INCLUDES:

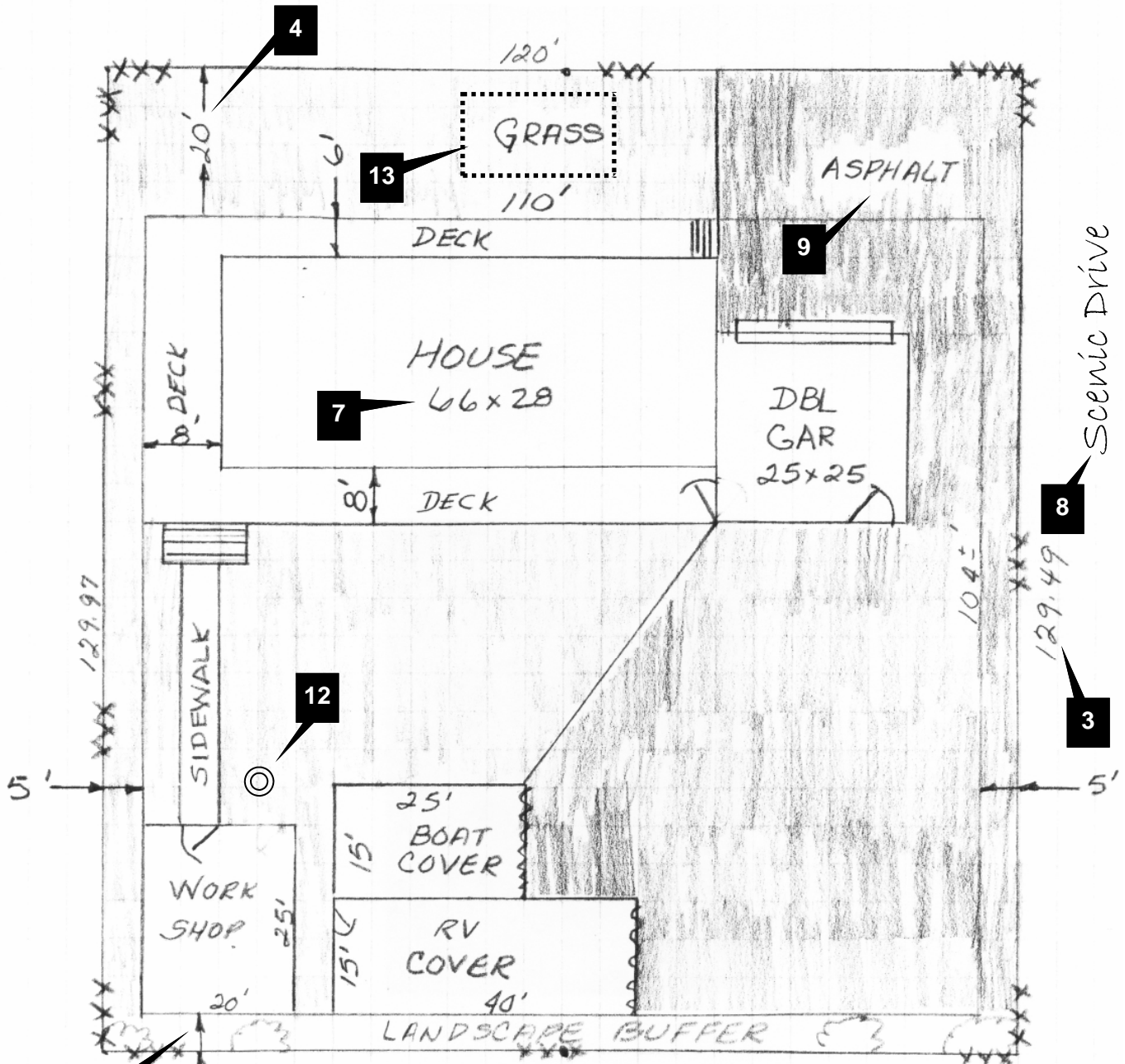
- | | | |
|--|-------------------------------------|------------------------------------|
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Topography | <input type="checkbox"/> Waterways |
| <input type="checkbox"/> Fencing/screening | <input type="checkbox"/> Utilities | |
| <input type="checkbox"/> Vegetation | <input type="checkbox"/> Drainage | |

EXAMPLE RESIDENTIAL SITE PLAN #1:



Note: This plan could also be hand drawn

EXAMPLE RESIDENTIAL SITE PLAN #2:



XXX = CHAIN LINK FENCE

PROPOSED PLOT PLAN

