

# TITLE 55 SUBDIVISIONS

## Chapter 55.50—Required Improvements

### Article 55.51—Standards

**Sections:**

- 55.51.010 Monuments.
- 55.51.020 Streets.
- 55.51.030 Drainage.
- 55.51.040 Water.
- 55.51.050 Electric power and telephone service.
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**55.51.010. Monuments.** All exterior corners of the subdivision shall be permanently monumented with a brass cap set in concrete in the ground or affixed to a metal rod or pipe driven to refusal or a minimum penetration of three (3) feet in the ground except where permanent monuments from previous subdivisions or surveys exist and are of good condition. All lot corners shall be monumented with an iron rod, a minimum of one-half (1/2) inch in diameter, driven to three (3) feet or to refusal. (Ord. No. 350, §1, 4-7-80)

**55.51.020. Streets.**

(a) The subdivider shall, along a dedicated street or right-of-way or easement proposed for dedication, grade, provide adequate drainage, and surface, a roadway consistent with borough or City of Ketchikan standards to provide access to any property he wishes to sell or otherwise convey to another person where the intent is to develop the property, before such property may be sold or otherwise conveyed. The platting board may specify that streets of greater widths be constructed by the subdivider when it becomes apparent that minimum requirements will not be sufficient to carry safely and adequately potential future traffic computed on the basis of land to be served and population density based on zoning requirements.

(b) After required sewer, water, and other utilities have been installed, the subdivider shall surface or cause roadways to be surfaced to the widths prescribed by borough or City of Ketchikan standards.

(c) All road surfaces, shoulders, drainage improvements and structures, curbs, turnarounds, sidewalks and bridges required by plat approval shall conform to all construction standards and specifications adopted by the borough and the City of Ketchikan and shall be incorporated into the construction plans required to be submitted by the subdivider for plat approval and shall be sufficient to service the anticipated uses of the land being subdivided.

(d) Private drives, when required by plat approval shall be constructed of suitable fill material. Rock and gravel overlay sufficient to be stable under intermittent vehicular use is desirable.

(Ord. No. 350, §1, 4-7-80)

**55.51.030. Drainage.**

(a) *Storm drainage.* The platting board shall not approve any plat of subdivision which does not make adequate provision for storm or floodwater runoff channels or basins sufficient to service the anticipated uses of the land being subdivided. The storm water drainage system shall be separate from any sanitary sewer system if such a system is required.

(b) *Accommodation of upstream drainage areas.* A culvert or other drainage facility shall in each case be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision. The borough or city engineer shall approve the facility based on approved construction standards and specifications assuming conditions of maximum potential watershed development permitted by the zoning ordinance.

(c) *Effect on downstream drainage areas.* The borough or city engineer shall also study the effect of each subdivision on existing downstream drainage facilities outside the area of the subdivision. Where it is anticipated that the runoff incident to the development of the subdivision will overload an existing drainage facility, or otherwise change existing drainage patterns, the platting board shall require the subdivider to demonstrate the means by which changes will be accommodated. No subdivision shall be approved unless adequate drainage will be provided to an adequate watercourse or facility.

(Ord. No. 350, §1, 4-7-80)

**55.51.040. Water.** In subdivisions to which water can be furnished from a public source, owned and operated by a city, service district or borough, all necessary mains, service lines to each lot and fire hydrants shall be installed by the subdivider as specified by the applicable ordinances and standards of the borough and the City of Ketchikan, and without expense to the borough or the City of Ketchikan and shall be sufficient to service the anticipated uses of the land being subdivided. If a public water system is unavailable or deemed unnecessary the platting board must be satisfied that the subdivision facilitates individual water collection systems. Individual water collection systems shall be installed at the expense of the individual properties. (Ord. No. 350, §1, 4-7-80)

**55.51.050. Electric power and telephone service.** In subdivisions to which electrical power and telephone service can be furnished from a public source owned and operated by a city, service area, borough, or other public agency or public utility, all necessary lines, poles and other facilities shall be constructed and installed by the subdivider as specified and in accordance with any applicable city, borough, state, or federal laws, ordinances, rules, regulations or standards, and all necessary easements and rights-of-way therefor shall be dedicated, at no cost or expense to the city, service area, borough or other public agency or public utility, and such facilities shall be designed, constructed, and installed in such manner as to be sufficient to service the anticipated uses of the land being subdivided. (Ord. No. 350, §1, 4-7-80; Ord. No. 512, §1, 8-20-84)

**55.51.060. Sewage disposal.**

(a) All sewage disposal systems, whether public, central or on-site, shall comply with regulations of the Alaska Department of Environmental Conservation and with the applicable ordinances and standards of the borough or City of Ketchikan and shall be sufficient to service the anticipated uses of the land being subdivided.

(b) For subdivisions within, adjacent to, or to be annexed to the City of Ketchikan, the subdivider shall provide connections to public sewage systems, owned and operated by a city, service district, or borough, at no cost to the City of Ketchikan or borough. Sewers shall be installed to service each lot and to grades and sizes required by standards established by the City of Ketchikan. No individual disposal system or treatment plants shall be permitted.

(c) If a public sanitary sewer, owned and operated by a city, service district, or borough, is accessible and a sanitary sewer is placed in a street, alley, easement or right-of-way abutting upon property, the subdivider thereof shall be required to connect to said sewer for the purpose of disposing

**Source:**

**[Ketchikan Gateway Borough  
Code of Ordinances](#)**

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