



SITE PLAN PREPARATION

All site plans shall be drawn on a sheet obtained from the City of Idaho Falls Engineering Department or a computer generated sheet using the template disk provided by the City of Idaho Falls Engineering Department available on request.

IF YOU PRODUCE THE SITE PLAN USING A COMPUTER
YOU MUST SUBMIT A DIGITAL COPY ON DISK OR BY EMAIL.

All site plans shall include the following:

- Printed on a clean, legible, reproducible 24" x 36" mylar sheet.
- Street names.
- Legal description.
- Address of the proposed building site.
- North arrow.
- Scale of drawing (1" = 100' or 1" = 20' for legibility).
- Street and alley right-of-way.
- Utility easements.
- Building dimensions.
- Distances from building to rights-of-way, easements and lot lines.
- Existing and proposed public improvements. Show all utilities and services including size. If none required, state on site plan.
- Landscaping layout with dimensions.
- Parking area layout with dimensions. Owner is responsible for containing or disposing of on-site storm water.
- Existing and proposed access points.
- Parking area lighting system.
- Storm drainage from the roof and parking lot areas.
- Garbage dumpster location.
- All existing or proposed fire hydrant locations within 1000' of development or distance in feet to nearest hydrant.
- Existing and proposed public and private signs.
- Building construction type (IBC) and ***total square footage***.
- Type of use to occupy building.

Owner or his representative is responsible for verification of all existing utilities, easements, rights-of-way and other features shown on the site plan. The owner shall be responsible to notify other utilities (gas, telephone, television, etc.).

