

CITY OF IDAHO FALLS 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 provided by the City of Idaho Falls Engineering Department.

All site plans shall include the following:

- Printed on a clean, legible, reproducible 24" x 36" sheet. Final drawings **must** be submitted on mylar sheets.
- Street names, north arrow and standard engineering scale, with graphic (1" = 10' to 1" = 200' for plan legibility).
- Legal description and address of the proposed building site, with all pertinent deed inst. no. references.
- Existing and proposed street and alley right-of-ways, property lines and utility easements with dimensions, bearings and distances, with a unique line type for each, and label each line or show in a legend by line type. Include basis of bearing.
- Name and telephone number of site plan contact person.
- Existing and proposed public improvements. Show all existing and proposed utilities and services including size. If none required, state on site plan.
- Show or describe the project benchmark location and project vertical datum.
- Site storm water requirements, include calculations. Owner is responsible for containing or disposing of on-site storm water.
- Storm Water Pollution Prevention Plan (SWPPP) required if disturbance over 1 acre or part of a larger development that has a total disturbance over 1 acre.
- Distances from building to rights-of-ways, easements and lot lines. Label types and sizes of easements.
- Proposed transformer, electric meter location and total connected load calculations .
- Existing and proposed building dimensions, including building height, building construction type (IBC) and total square footage.
- All existing utilities shall be located. Call 811 for locate.
- Garbage dumpster location. Must have 8' x 8' inside diameter per container.
- Site plan requiring engineering shall be stamped and sealed by a professional engineer licensed in the State of Idaho.
- Name of Licensed Idaho Professional Engineer who shall inspect, certify to City Standards, and prepare "As-built" drawings for all Water, Sanitary Sewer and Storm Sewer Main Lines:
_____. License No.: _____. Failure to comply with the requirements of Note 12 on the approved site plan may result in withholding of the Certificate of Occupancy.
- Existing and proposed public and private signs.
- Landscaping layout with dimensions and materials. Include point of connection to water system for landscape irrigation.
- Parking area layout with dimensions of parking stalls and drive isles.
- Existing and proposed access points, including dimensions.
- Parking area lighting system.
- All existing or proposed fire hydrant locations within 1000' of development or distance in feet to nearest hydrant, Fire Department Connection (FDC), fire lane location and fire line size.
- Type of land use to occupy building.
- Gross density for residential plans.
- Final site plans shall be submitted with a digital copy in CAD format on a CD or by e-mail (all reviews and final). Submit e-mails to: PREines@IdahoFallsIdaho.gov,

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.).

Signature: _____ Date: _____