



## COMMUNITY DEVELOPMENT DEPARTMENT

# Site Plan Requirements

\_\_\_\_ Copies of each drawing must be submitted on at least 8.5" x 11" sheet of paper.

A parcel that is two (2) acres or less in size must be drawn to scale. All dimensions and boundaries must be depicted. No aerial photos will be accepted.

For parcels greater than two (2) acres provide a scaled drawing of a two (2) acre section of the development area. Overall Site Plan must be drawn in proportion. No aerial photos will be accepted.

Include a property description, township, range, section, parcel number and/or subdivision name, lot and block number where applicable.

Arrow indicating North

Names and location of all streets or roads adjacent to the property.

Location of all major features (i.e. - canals, irrigation ditches, rimrock ledges, etc).

Location of any public utility or other easements (canals, power lines/poles) etc.

Location, size and all intended uses of **all** existing and proposed buildings, structures, decks, patios, outbuildings, driveways and access roads.

Dimensions of all property lines.

Distance from all structures to property lines (setbacks).

Show height from grade to all shade producing points of roof lines for solar shadow calculation.

Location of wells and water sources. Also, please include the location of wells located on adjacent properties if wells are located within 100' of property line.

Location of test holes dug for onsite wastewater permit process for new system installation.

Include difference in elevation of the native soil surface from the septic tank top, at both ends of all proposed drainfield trenches and in the center of each proposed trench.

Location of proposed septic tank, drainfield layout and replacement drainfield reserve area. Show dimensions and spacing of drainfield trenches. Include the distance from the septic tank to the first distribution or drop box. Also include the distance from the septic tank and system to the property lines.

