



VICINITY MAP

SITE PLAN DATA

TOTAL LOT AREA:	32,256 SF
EXISTING STRUCTURES:	4.045 SF
EXISTING CONCRETE PAVING:	1,200 SF
EXISTING GRAVEL PAVING:	4,320 SF
PROPOSED STRUCTURES:	5,000 SF
PROPOSED CONCRETE PAVING:	2,830 SF
PROPOSED GRAVEL PAVING:	2,850 SF
LOT COVERAGE (AREA):	10,680 SF
LOT COVERAGE (PERCENTAGE):	33.1 %
PARKING SPACES REQUIRED:	8 (1.5 PER 1,000 SF
PARKING SPACES PROVIDED:	8
SNOW STORAGE	
REQUIRED: 5,680 X 0.25 =	1,420 SF
PROVIDED:	2,435 SF
CURRENT ZONING DISTRICT:	IX (INDUSTRIAL FLEX
DI III DINIO CETDACICO	

LEGEND

	EXISTING PROPERTY LINE
	EXISTING EASEMENT (AS NOTED)
	EXISTING SETBACK
	PROPOSED GRAVEL ACCESS
	PROPOSED CONCRETE PAVEMENT
	PROPOSED DETENTION AREA
—— w ——	PROPOSED WATER SERVICE
ss	PROPOSED SEWER SERVICE
W	EXISTING WATER MAIN
ss	EXISTING SEWER MAIN
———— UGP ———	PROPOSED UNDERGROUND ELECTRIC LINE
——— FO ——	PROPOSED UNDERGROUND COMMUNICATIONS LINE
×	EXISTING FIRE HYDRANT
	PROPOSED INFILTRATION INLET
o	EXISTING FENCE
	EXISTING PEDESTRIAN ACCESS (PER TCISAR PLANS
	EXISTING GRAVEL DRIVEWAY (PER TCISAR PLANS)

GENERAL NOTES

SIDE STREET:

SIDE INTERIOR:

- THIS DRAWING IS BASED ON THE TOPOGRAPHIC SURVEY FOR 70 W BUXTON PERFORMED OCTOBER 24-25, 2023 BY BADGER AERIAL MAPPING AND SURVEY. SEE ORIGINAL SURVEY FOR ADDITIONAL EXISTING CONDITIONS INFORMATION.
- 2. BUILDINGS, ADJACENT HARDSCAPE, AND PARKING LOT LAYOUT SHALL BE PARALLEL AND PERPENDICULAR TO THE WESTERN PROPERTY LINE (BASIS OF BEARING).
- 3. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL BUILDING INFORMATION.

5' MIN.

5' MIN. 10' MIN.

4. DIMENSIONS SHOWN TO BUILDING ARE TO EXTERIOR FOUNDATION WALL.

UTILITY NOTES

- 1. THE LOCATION OF EXISTING BURIED UTILITIES SHOWN IS APPROXIMATE AND BASED ON AVAILBLE INFORMATION; BURIED UTILITIES WERE NOT SURVEYED. REFER TO NOTES AND DETAILS FOR FURTHER INFORMATION REGARDING UTILITIES AND CONTRACTOR RESPONSIBILITIES.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DRIGGS PUBLIC WORKS STANDARD SPECIFICATIONS AND DRAWINGS, CURRENT EDITION. IMPROVEMENTS NOT SPECIFICALLY COVERED IN THE CITY STANDARDS MUST MEET OR EXCEED THE CURRENT IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
- 3. CONTRACTOR SHALL COORDINATE ALL WORK AND RELOCATION OF ALL UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
- 4. VERIFY FINAL LOCATION, SIZE, DEPTH AND MATERIAL OF ALL PROPOSED UTILITIES WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO
- 5. PROVIDE A MINIMUM OF 4" BEDDING MATERIAL (34" MINUS) OVER, UNDER AND AROUND ALL SIDES OF CONDUIT PIPE.
- 6. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS AND CODES.
- 7. ADJUST ALL MANHOLE COVERS, METER PIT COVERS, VALVE BOXES, AND OTHER SURFACE UTILITY STRUCTURES TO PROPOSED FINISHED
- 8. PERFORM ANY NECESSARY PAVEMENT CUT & REPLACEMENT PER CITY OF DRIGGS STANDARD SPECIFICATIONS AND DRAWINGS & ISPWC. CONTRACTOR TO COORDINATE PERMIT FOR WORK & TRAFFIC CONTROL PLAN AS NEEDED WITH CITY OF DRIGGS.



	REVISIONS:	
\Box	ACCESS REVISIONS	07/02/2025

T BUILDING DRIGGS, ID PLAN SITE AND UTILITY

AP EQUIPMENT BUXTON AVE, I **TVTAP** ≥ 20

C2.1