



SUBDIVISION APPLICATION

STAFF USE ONLY

Date Submitted: _____ Received by: _____ Fee paid: _____ Project # _____

REQUIRED SUBMITTALS

**Public hearing required with the Planning Commission*

Application Fee: \$ 2,000.00 (up to 5 lots)
+ \$ 100.00 (per lot above 5)

Publication Fee: \$ 300.00

Mailing Fee (x1): \$ 1.00 per address + \$ 28.00

(The City's standard mailing list has 28 addresses per public hearing)

A COMPLETE APPLICATION is required at time of application submittal, as determined and accepted by the Planning Department located at <http://cdaid.org/1105/departments/planning/application-forms>.

- Complete Pre-Application Meeting** Date of Meeting: _____
- Completed application form**
- Application, Publication, and Mailing Fees**
- Title Report(s) by an Idaho licensed Title Company:** Title report(s) with correct ownership easements, and encumbrances prepared by a title insurance company. The report(s) shall be a full Title Report and include the Listing Packet.
- Mailing labels provided by an Idaho licensed Title Company:** Owner's list and three (3) sets of mailing labels with the owner's addresses prepared by a title company, using the last known name/address from the latest tax roll of the County records. This shall include the following:
 1. All property owners within 300ft of the external boundaries. *** Non-owners list no longer required***
 2. All property owners within the subject property boundaries. *(Including the applicant's property)*
 3. A copy of the tax map showing the 300ft mailing boundary around the subject property.
- A written narrative:** describing the proposal.
- A legal description:** map stamped by a licensed Surveyor.
- A vicinity map:** see City of Coeur d' Alene subdivision ordinance for specific information required.
- A map:** One (1) tentative platting map (see attached checklist for specific information required): and an electronic map that can be scaled to an 8 ½ X 11" format.
- A map:** inclusion of plat map showing street names approved and stamped by the Kootenai County Planning department.
- Complete forms for Chapter 16.15 Subdivision Design Standards and Chapter 16.40 Subdivision Improvement Standards:** Answer all questions with detail on how it does or does not meet the standards, including any deviations requested through an associated Planned Unit Development (if applicable).
- Submittal documents:** Applications will not be accepted unless all application items on the form are submitted both with original documents and an electronic copy.

Preparation of certain documents necessary to obtain Final Plat approval, if prepared by the City Legal Department, will be billed to the Applicant at a rate of \$150.00 per hour.

DEADLINE FOR SUBMITTALS

The Planning Commission meets on the second Tuesday of each month. The completed form and other documents must be submitted to the Planning Department not later than the first working day of the month that precedes the next Planning Commission meeting at which this item may be heard.

APPLICATION INFORMATION

PROPERTY OWNER:		
MAILING ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	FAX:	EMAIL:
APPLICANT OR CONSULTANT:		STATUS: ENGINEER / OTHER
MAILING ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	FAX:	EMAIL:

FILING CAPACITY

- Recorded property owner as to of _____
- Purchasing (under contract) as of _____
- The Lessee/Renter as of _____
- Authorized agent of any of the foregoing, duly authorized in writing. *(Written authorization must be attached)*

SITE INFORMATION:

PROPERTY LOCATION OR ADDRESS OF PROPERTY:		
EXISTING CITY ZONING (CHECK ALL THAT APPLY): R-1 <input type="checkbox"/> R-3 <input type="checkbox"/> R-5 <input type="checkbox"/> R-8 <input type="checkbox"/> R-12 <input type="checkbox"/> R-17 <input type="checkbox"/> MH-8 <input type="checkbox"/> NC <input type="checkbox"/> C-17 <input type="checkbox"/> C-17L <input type="checkbox"/> CC <input type="checkbox"/> DC <input type="checkbox"/> LM <input type="checkbox"/> M <input type="checkbox"/> NW <input type="checkbox"/>		
TAX PARCEL #:	EXISTING ZONING:	TOTAL NUMBER OF LOTS:
GROSS AREA/ACRES:	CURRENT LAND USE:	PROPOSED RESIDENTIAL DENSITY/PER DWELLING UNIT:
DESCRIPTION OF PROJECT/REASON FOR REQUEST:		

CERTIFICATION OF INTEREST HOLDER: Mortgagee and all other persons having an interest in the land under consideration for platting must consent to the filing of this application.

I have read and consent to the filing of this application as an interest holder of record of the area being considered in this application.

Interest Holder #1:

Name: _____

Company: _____

Address: _____

STATE OF _____)

) ss.

County of _____)

On this _____ day of _____, 20____, before me, a Notary Public, personally appeared

_____, known to me to be the person whose name is subscribed herein, and who executed the foregoing instrument on behalf of said corporation and acknowledged to me that said corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

Notary Public for: _____

Residing at: _____

My Commission Expires: _____

CERTIFICATION OF INTEREST HOLDER: Mortgagee and all other persons having an interest in the land under consideration for platting must consent to the filing of this application.

I have read and consent to the filing of this application as an interest holder of record of the area being considered in this application.

Interest Holder #2:

Name: _____

Company: _____

Address: _____

For multiple applicants or owners of record, please submit multiple copies of this page.

I (We) the undersigned do hereby make petition for subdivision of the property described in this petition, and do certify that we have provided accurate information as required by this petition form, to the best of my (our) ability.

Be advised that all exhibits presented will need to be identified at the meeting, entered into the record, and retained in the file.

DATED THIS _____ DAY OF _____ 20 _____

CHAPTER 16.15 SUBDIVISION DESIGN STANDARDS

16.15.020: STREETS AND PATHS TO CONFORM WITH PLAN:

The alignment of arterial and collector streets and multiuse paths must conform as nearly as possible with that shown on the adopted transportation and trails elements of the city's adopted comprehensive plan. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	YES / NO
<i>Detailed Explanation (required)</i>	

16.15.030: CONTINUITY OF STREET AND PATH NETWORK:

The street and multiuse path layout must provide for the continuation of existing principal streets and trails in adjoining subdivisions. The layout must provide for future continuation of streets and trails into areas which are not presently subdivided. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	YES / NO
<i>Detailed Explanation (required)</i>	

16.15.040: STREET ACCESS TO BODIES OF WATER:

Unless topography or conditions prevent, subdivisions bordering on a navigable lake or river must be provided with at least one right of way not less than sixty feet (60') wide to the low water mark of the water body at one-eighth (1/8) mile intervals as measured along such body of water. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	YES / NO
<i>Detailed Explanation (required)</i>	

16.15.050: LOCAL STREET DESIGN:

Local streets which serve primarily to provide access to abutting property only must be designed to discourage through traffic. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	YES / NO
<i>Detailed Explanation (required)</i>	

--	--

16.15.060: DEAD END STREET AND CUL-DE-SAC DESIGN:

Streets designed to have one end permanently closed or in the form of a cul-de-sac can be no longer than four hundred feet (400') and must be provided at the closed end with a turnaround having a minimum right of way radius of not less than fifty feet (50') or with "Y" or "T" permitting comparable ease of turning. Pedestrian walks as specified in section [16.15.150](#) of this chapter must also be installed at the end of cul-de-sacs with reverse frontage lots. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	YES / NO
<i>Detailed Explanation (required)</i>	

16.15.070: ACCESS RIGHTS ON LIMITED ACCESS STREETS:

Streets designated in the transportation plan as "limited access" must have abutter's rights of access waived on the final plat. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	YES / NO
<i>Detailed Explanation (required)</i>	

16.15.080: STREET ALIGNMENT:

Connecting street centerlines, deflecting from each other at any one point more than ten degrees (10°), must be connected by a curve of at least one hundred foot (100') radius for local streets and at least three hundred foot (300') radius for collector and arterial streets. A tangent at least one hundred feet (100') long shall be introduced between curves on arterial streets. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	YES / NO
<i>Detailed Explanation (required)</i>	

16.15.090: INTERSECTION DESIGN:

Street intersections must be as nearly at right angles as is practicable. Approach angles must not be more than fifteen degrees (15°) from a right angle. Street intersection centerline offsets will not be allowed. Where centerline offsets are unavoidable they must be offset by a minimum of one hundred twenty five feet (125'). (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	YES / NO
<i>Detailed Explanation (required)</i>	

16.15.100: STREET GRADES:

Streets must conform closely to the natural contour of the land. However, grades must be not less than thirty one-hundredths percent (0.30%) on any street and not more than eight percent (8%) for any streets or as otherwise determined by the city. Changes in grades greater than one percent (1%) must be connected by vertical curves. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	YES / NO
<i>Detailed Explanation (required)</i>	

16.15.110: RIGHT OF WAY WIDTHS:

A. Street right of way widths must comply with the transportation element of the city's adopted comprehensive plan, but will not be less than:

- 1. Arterials: One hundred feet (100').
- 2. Collectors: Seventy feet (70').
- 3. Local streets: Fifty five feet (55').
- 4. Rural streets: Fifty feet (50').

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	YES / NO
<i>Detailed Explanation (required)</i>	

B. A street right of way lying along the boundary of a subdivision may be dedicated one-half (1/2) the required width where there exists a dedicated half street right of way on the adjoining plat. The city may require the other half be dedicated on the proposed plat to make the street right of way complete. When construction of an adjoining street is required as a condition of plat approval, the developer will be required to obtain the necessary right of way from the adjoining properties, at the developer's cost. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	YES / NO
<i>Detailed Explanation (required)</i>	

--	--

16.15.120: PRIVATE INFRASTRUCTURE EASEMENTS:

Easements for private infrastructure such as electricity, gas, communication, and fiber must be provided adjacent to the right of way and must be of sufficient width to accommodate the intended use. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	<i>YES / NO</i>
<i>Detailed Explanation (required)</i>	

16.15.130: WATERCOURSE EASEMENTS:

Where a subdivision is traversed by a watercourse, drainageway, channel or stream, the developer must make provision to accommodate the off site flow. Any alteration to the watercourse may not result in an increase in either volume or velocity of flow to the downstream property. Drainage easements must be granted to the upstream properties. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	<i>YES / NO</i>
<i>Detailed Explanation (required)</i>	

16.15.140: BLOCK LENGTH:

A. In general, blocks shall be as short as is reasonably possible, consistent with the topography and the need for convenient access, circulation, control and safety of street traffic, and type of land use proposed, but, ordinarily, block lengths shall not exceed the following standards as measured from centerline to centerline of through intersecting streets:

1. Six hundred foot (600') block length in all residential zones;
2. One thousand foot (1,000') block length for commercial and manufacturing districts. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	<i>YES / NO</i>
<i>Detailed Explanation (required)</i>	

16.15.150: MIDBLOCK WALKWAYS:

A pedestrian access easement or tract must be provided at the end of cul-de-sacs or closed end streets and at the approximate midpoint of any block exceeding six hundred feet (600') in length, or in any block of lesser length where such a crosswalk is deemed essential by the city engineer to provide circulation or access to surrounding neighborhoods, schools, playgrounds, shopping centers, transportation lines and other community facilities. The required access easements or tracts must be a minimum of fifteen feet (15') wide and contain a paved path at least eight feet (8') wide. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	<i>YES / NO</i>
<i>Detailed Explanation (required)</i>	

16.15.160: LOT FRONTAGE AND ACCESS:

A. Each lot must have frontage on a public street sufficient to provide legal access or as prescribed in the zoning ordinance, whichever is greater.

B. Lots may front, and access from, private driveways if one of the following conditions are met:

1. Residential lots served by common parking and driveways may front and access from a private driveway situated in a separate tract dedicated on the final plat. Driveways for single-family residences may not serve more than five (5) lots.

2. Commercial lots that are served by common parking and driveways (i.e., shopping centers) may be accessed by easements or separate tracts dedicated on the final plat.

C. Private driveways may not provide access through the parcel to another street. They can be looped or dead end only. Private driveways must meet the design requirements of section [17.44.280](#) of this code and the currently adopted fire code.

D. Prior to the issuance of building permits a maintenance agreement must be recorded on each affected lot detailing the expected life cycle and maintenance costs for the driveway and defining the pro rata share for each lot. (Ord. 3560, 2017: Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	<i>YES / NO</i>
<i>Detailed Explanation (required)</i>	

16.15.170: LOT SIZE:

Lot widths and areas must conform with the requirements of the zoning district and any zoning overlay district in which the lot is located, except that corner lots for which side yards are required shall have extra width to permit appropriate setbacks from and orientation to both streets. Lot depths must be suitable for the land use proposed. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	<i>YES / NO</i>
<i>Detailed Explanation (required)</i>	

16.15.180: DOUBLE FRONTAGE LOTS:

A. Residential lots that have street frontage along two (2) opposite boundaries are not allowed except for reverse frontage lots which are essential to provide separation of residential development from traffic arteries, or to overcome specific disadvantages of topography and orientation.

B. For such lots, in order to improve the visual quality of the streetscape, and to provide adequate protection from the street, landscaped buffer areas must be provided along single-family residential lots whose property lines are adjacent and parallel to collector and/or arterial streets.

1. Perimeter Landscape Buffer:

a. The buffer must be located outside of any planned future right of way, and should not be used for future roadway improvements.

b. The width of the buffer along arterial streets must be a minimum of thirty feet (30'). The width of the buffer along collector streets must be a minimum of twenty feet (20'). Where a subdivision requiring a buffer is less than five (5) acres in size, and located in a developed area where existing subdivisions without buffers abut the adjacent streets, the planting strip must be at least ten feet (10') in width.

c. Buffer zones must be dedicated on the final plat as tracts.

2. Buffer Design Standards: The design of the buffer must comply with the following standards:

a. Landscaping, as used herein, must include as a minimum, grass, native and other drought resistant vegetation and street trees as required by the city. Nonvegetative materials, such as decorative rock, bark, and permabark, may not be used in lieu of landscaping. However, nonvegetative material may be used to augment the landscape or around the base of shrub groupings or flowerbeds as long as the coverage does not exceed twenty percent (20%). The use of bark or other loose material shall be designed or located to keep the bark from being blown onto the paved path.

b. The twenty percent (20%) limitation on nonvegetative material does not apply if the landscape is designed by a licensed landscape architect and the nonvegetative material is used to complement or visually enhance the vegetative material.

c. A permanent irrigation system must be provided for all landscaped areas. The use of hose bibs on the exterior of existing or proposed structures is not an acceptable method of landscape irrigation, unless the landscaped area is adjacent to the existing or proposed structure. All irrigation systems and landscaped areas must be designed, constructed, operated, and maintained so as to promote water conservation and prevent overflow or seepage into adjacent streets or sidewalks/trails.

3. Maintenance: The developer is required to form a property owners' association prior to final plat, with said buffers to be owned and maintained by a perpetual property owners' association. Alternatively, if the subdivision has only one lot fronting on a collector or minor arterial, a homeowners' association will not be required for the maintenance of the greenbelt if a nonrevocable covenant, approved by the city, is recorded against the property fronting the greenbelt memorializing the obligation.

4. Completion Time:

a. All improvements required by this section must be installed prior to final plat approval or occupancy of a building subject to development review.

b. The planning director may authorize a delay in the completion of planting during the months of October through March. Should a delay be granted, a bond or other sufficient security, approved by the city attorney, equal to one hundred fifty percent (150%) of the costs of landscaping, must be provided by the owner/developer and held by the city until the required landscaping is complete. No final certificate of occupancy will be issued until the landscaping is complete. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	YES / NO
<i>Detailed Explanation (required)</i>	

CHAPTER 16.40
SUBDIVISION IMPROVEMENT STANDARDS

16.40.010: GENERALLY:

Developers seeking final plat approval must first design and install the subdivision improvements required by this chapter and titles 15 and 17 of this code or secure the completion of the required improvements as allowed by [chapter 16.45](#) of this title. Improvement design must be completed by an engineer licensed by the state of Idaho and submitted to the city engineer for approval prior to construction and final plat approval. All improvements must be constructed under the supervision of the design engineer in a manner that complies with the city's construction standards. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	YES / NO
<i>Detailed Explanation (required)</i>	

16.40.020: CAPACITY AND DIMENSIONS OF UTILITIES TO PROVIDE FOR FUTURE DEVELOPMENT:

The capacities and dimensions of water, sewerage, drainage and street facilities must be adequate to provide for the future needs as identified in the approved utility master plans. The city may share in the cost of these improvements to the extent of the difference in cost between the capacities needed to serve the subdivision and the capacities required to serve the vicinity. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	YES / NO
<i>Detailed Explanation (required)</i>	

16.40.030: STREET WIDTHS:

A. All streets must be improved in accordance with the following schedules of widths, measured from the inside edge of opposite curbs. Street widths must also conform to the requirements of the currently adopted fire code.

Class Of Street	Width Of Street
-----------------	-----------------

Class Of Street		Width Of Street
Arterial		64 feet minimum
Collector		40 feet minimum
Local streets:		
	Primary frontage	32 feet minimum
	Secondary frontage, parking 1 side	28 feet minimum
	Secondary frontage, no parking	24 feet minimum
Cul-de-sac		50 foot radius
Rural minor access		24 feet minimum

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	YES / NO
<i>Detailed explanation and provide details on any deviations requested through an associated request for a Planned Unit Development (if applicable)</i>	

B. Existing improved streets lying along the boundary of a subdivision but not improved to city standards, must be improved by the developer to the center of the street. New unimproved streets adjacent to a subdivision must be improved by the developer to the required full width if the subdivision will directly access the street or use it for ingress or egress.

C. As an alternative to installing improvements on existing streets the developer may/shall pay to the city, in lieu of said improvements, money in an amount equal to one hundred ten percent (110%) of the estimated present cost of such improvements. The estimate must be approved by the city engineer. This alternative may be utilized if in the opinion of the city engineer the following conditions are met:

1. The improvement of a street lying along the boundary of a subdivision would create drainage problems due to difficulties matching the existing centerline profile to the future curb profile; or
2. The improvement of the street only would create a significant traffic hazard; or
3. Significant excavation of the street is scheduled in the immediate future for purposes of installing utility mains such as sewer or water. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	YES / NO
<i>Detailed Explanation (required)</i>	

16.40.040: CURBS:

All streets must be improved at each edge of the roadway with portland cement concrete curbs constructed to city standards. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	YES / NO
<i>Detailed Explanation (required)</i>	

16.40.050: SIDEWALKS:

Except for hillside subdivisions, all streets must be improved with sidewalks constructed to city standards. Installation must be completed prior to the issuance of any building permits or final subdivision plat approval except as may be allowed by chapter 16.45 of this title. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	YES / NO
<i>Detailed Explanation (required)</i>	

16.40.060: GUTTERS AND STORM SEWERS:

Surface drainage from streets and other areas must be disposed of through an adequate system of gutters and storm drainage facilities designed and constructed to city standards. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	YES / NO
<i>Detailed Explanation (required)</i>	

16.40.070: SEWER CONNECTIONS:

All subdivision lots must be connected to the city's sewage collection system. The sewer mains and laterals must be designed and constructed in accordance with the requirements of the city and the Idaho department of environmental quality. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	YES / NO
<i>Detailed Explanation (required)</i>	

16.40.080: WATER MAINS AND FIRE HYDRANTS:

All subdivision lots must be provided with a potable water distribution system. The water distribution system must be designed and constructed in accordance with the requirements of the Idaho department of environmental quality and must also conform to the following:

- A. One fire hydrant must be installed at each street intersection. Intermediate hydrants must be placed as directed by the fire department where distances between intersections exceed three hundred feet (300'). In no case will the number of hydrants in an area be less than that required by the currently adopted fire code.

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	YES / NO
<i>Detailed Explanation (required)</i>	

- B. Water mains and hydrant laterals shall be of sufficient size and design to provide the minimum required fire flows specified in the currently adopted fire code. In no case will any water main or lateral supplying a fire hydrant be of less than six inch (6") inside diameter when part of a looped system and not less than an eight inch (8") diameter main if the system is not looped or the fire hydrant is installed on a dead end main exceeding three hundred feet (300') in length. Dead end mains shall not exceed six hundred feet (600') in length for main sizes eight inches (8") in diameter or less. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	YES / NO
<i>Detailed Explanation (required)</i>	

16.40.090: STREET NAME SIGNS:

Street signs designed to meet city standards must be installed at each intersection for convenient identification of streets. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	YES / NO
<i>Detailed Explanation (required)</i>	

16.40.100: TRAFFIC CONTROL SIGNS AND DEVICES:

Pavement markings and traffic control signs, including, but not limited to, stop signs, yield signs, and speed limit signs designed in accordance with the most recent edition of the "Manual On Uniform Traffic Control Devices" must be installed by the developer. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	YES / NO
---	----------

<i>Detailed Explanation (required)</i>

16.40.110: UNDERGROUND CONDUIT:

Underground conduit must be installed by the developer to each lot for private utilities such as telephone, electricity and cable television when those utilities are required by the city to be installed underground. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	<i>YES / NO</i>
<i>Detailed Explanation (required)</i>	

16.40.120: MONUMENTS:

Monuments must be installed as follows:

- A. Boundary Line and Lot Corners: Monuments for boundary line and lot line corners must conform to the requirements of Idaho Code section 50-1303.

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	<i>YES / NO</i>
<i>Detailed Explanation (required)</i>	

- B. Street Centerline: Monuments must be placed at the centerlines of all streets, at intersections, all angle points, all points of curvature, all points of tangent on street centerlines, and the radial points of cul-de-sacs. All monuments must be a minimum of five-eighths inch by thirty inch (5/8" x 30") iron rod with a durable metal cap. Other methods of monument construction may be used if approved by the city engineer. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	<i>YES / NO</i>
<i>Detailed Explanation (required)</i>	

16.40.130: RECORD DRAWINGS:

Record drawings, stamped and signed by the design engineer, certifying that all required improvements are in place and were constructed as shown on the drawings must be submitted to the city engineer prior to acceptance of the improvements and issuance of any certificates of occupancy. (Ord. 3485, 2014)

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	<i>YES / NO</i>
<i>Detailed Explanation (required)</i>	

16.40.140: COMPLETION REQUIRED FOR BUILDING PERMIT ISSUANCE:

Building permits will not be issued for lots in the subdivision until all sewer and water facilities have been completed and approved in accordance with the requirements of this chapter, all access roads have been installed and made serviceable and the final plat has been recorded. In addition, property monuments shall be set on the lot prior to issuance of a building permit. No certificate of occupancy shall be granted prior to the completion and acceptance of all of the public improvements by the city council.

<i>Does this Subdivision Design <u>meet</u> or <u>not meet</u> this standard?</i>	<i>YES / NO</i>
<i>Detailed Explanation (required)</i>	

CITY PLAT SUBMITTAL CHECKLIST

Subdivision Name: _____

Date: _____

No. Lots _____ Blocks _____ Tracts _____

(Place a check mark for each item met, or N/A for not applicable)

Comments

- 1. 18" x 24"; 3" margin at left end; 1/2" on other ends. _____
- 2. Four paper copies of plat document. _____
- 3. North Arrow. _____
- 4. Scale. _____
- 5. Stamped, signed & dated. _____
- 6. Subdivision name. _____
- 7. Section/Township/Range/Meridian. _____
- 8. City/County/State. _____
- 9. Legend. _____
- 10. Vicinity map. _____
- 11. Easements; location, width & purpose. _____
- 12. Block numbers. _____
- 13. Lot numbers for all lots, tracts, open spaces, etc. _____
- 14. Road Right-of-Way; widths. _____
- 15. Road Right-of-Way; dedications. _____
- 16. Road Names. _____
- 17. Bearings and distances of exterior boundary. _____
- 18. Bearings and distances of interior lot lines. _____
- 19. Exterior boundary corners. _____
- 20. Interior lot corners. _____
- 21. Centerline monuments. _____
- 22. Location of any existing structures & distance to P/L. _____
- 23. Special setback lines. _____
- 24. Legal description of exterior boundary. _____
- 25. Acreage to three decimal places (S.F. -nearest foot). _____
- 26. Curve data incl. delta, radius, chord brg./dist., length. _____
- 27. General notes & details. _____
- 28. Cul-de-sac & knuckle radius. _____

SIGNATURE PAGE:

- 29. Surveyor's certificate. _____
- 30. Owner's dedication certificate. _____
- 31. Notary Public format. _____
- 32. County Surveyor Certification. _____
- 33. County Treasurer Certification. _____
- 34. County Recorder Certification. _____
- 35. Sanitary Restriction/Health District Approval. _____
- 36. City Council Approval. _____
- 37. City Clerk Signature. _____
- 38. City Engineer Signature. _____
- 39. Water System Statement. _____

Submittal Reviewed by Applicant's Surveyor _____

Date Reviewed _____