

City of Caldwell Preliminary Plat Checklist:

Development Name: _____

Applicant: _____

Applicant	City	11-02-02: CONTENT: (1) Content; Preliminary Plat
		A. Form Of Presentation:
		The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, or by letter, or by a combination thereof, and may comprise several sheets showing various elements or required data. <u>Comments:</u>
		B. Scale:
		All mapped data for the same plat shall be drawn at a scale suitable to ensure the clarity of all lines, bearings and dimensions, said scale typically being one hundred feet to an inch (100' = 1"). Whenever practical, scales shall be adjusted to produce an overall drawing measuring eighteen inches by twenty- four inches (18" x 24"), but not exceeding forty-two inches by sixty inches (42" x 60"). <u>Comments:</u>
		Identification and Descriptive Data
		1. Proposed name of subdivision, said name not being a duplicate name of any other recorded subdivision within Canyon County or any of the cities in Canyon County; all recorded subdivisions with their recorded given name shall be known by said recorded name and the only way to change a subdivision name is to rerecord the final plat. Subdivision names, other than the recorded name, shall not be recognized by the city. Location of subdivision by section, township and range; reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments. <u>Comments:</u>
		2. Name, address and phone number of property owner(s), subdivider, engineer, planner, surveyor who prepared the plat, and any other professional persons involved in the subdivision. <u>Comments:</u>
		3. Scale, north arrow and date of preparation including dates of any subsequent revisions. <u>Comments:</u>

	<p>4. Vicinity map drawn to a maximum scale of one inch equals five hundred feet (1" = 500'), clearly showing the proposed subdivision or planned unit development configuration in relationship to, as well as, identifying and showing lot lines and street connections of all adjacent subdivisions, all arterial streets, all collector streets and bodies of water.</p> <p><u>Comments:</u></p>
	<p>5. Topography based on NAVD 88 datum shown on the same map as the proposed subdivision layout. Contour lines shown at five foot (5') intervals where land slope is greater than ten percent (10%) and at two foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established bench mark, including location and elevation.</p> <p><u>Comments:</u></p>
	<p>6. Location of existing water wells and type, streams, canals, irrigation laterals, drainage facilities, private ditches, washes, lakes and other water features; direction of flow; regulatory floodplain and floodway boundaries if any; and location and extent of known areas subject to inundation if any.</p> <p><u>Comments:</u></p>
	<p>7. Location, widths and names of all existing streets and location, arrows indicating direction of slopes, type of surface and existence of any curb, gutter and/or sidewalks. Other important features such as railroads, utility rights of way and easements of public record, public areas, permanent structures to remain including water wells, and municipal corporation lines within or adjacent to the tract.</p> <p><u>Comments:</u></p>
	<p>8. Name, book, page number and lot line layout of any recorded adjacent subdivision having common boundary with the tract.</p> <p><u>Comments:</u></p>
	<p>9. By note, the existing zoning classification of the tract with any requested zoning changes.</p> <p><u>Comments:</u></p>
	<p>10. By note, the total acreage of the entire subdivision.</p> <p><u>Comments:</u></p>

		<p>11. By note, the total number of buildable lots by use. A phasing plan shall be submitted with the preliminary plat application showing the total number of phases, total number of buildable lots for the entire projects and the total number of buildable lots in each phase.</p> <p><u>Comments:</u></p>
		<p>12. By note, the total number of common lots.</p> <p><u>Comments:</u></p>
		<p>13. By note, the total gross acreage, the average buildable lot size and the dwelling units per gross acre.</p> <p><u>Comments:</u></p>
		<p>14. The subdivision boundary with dimensions and bearings. Shall be based on an actual recorded field survey, performed within six (6) months of the preliminary plat application, and shall include the professional land surveyor stamp. Boundary problems shall be resolved prior to preliminary plat submittal. Stamping of the preliminary plat by the professional land surveyor pertains only to the boundary survey and should be noted as such.</p> <p><u>Comments:</u></p>
		<p>15. Show all public dedications of rights of way or easements.</p> <p><u>Comments:</u></p>
		<p>16. If any area is not intended to be developed, it should be identified as open space within a common lot, or noted if protected as environmentally sensitive such as wetlands, natural habitats set aside or floodplain area.</p> <p><u>Comments:</u></p>
		<p>17. Names, addresses and tax parcel numbers of all property owners within three hundred feet (300') of the exterior boundary of the subdivision, displayed visually on the plat in the appropriate locations. (Ord. 2768, 4-20-2009)</p> <p><u>Comments:</u></p>

		<p>18. Storm drains and water supply mains, both proposed and existing, within and immediately adjacent to the subdivision. (Ord. 2811, 11-2-2009)</p> <p><u>Comments:</u></p>
		<p>19. Approximate location of existing sanitary sewer facilities, manholes, lines, and any other sewer related facilities within and adjacent to the subdivision.</p> <p><u>Comments:</u></p>
		<p>20. Proposed street layout, including location, width and proposed names of streets, common driveways, alleys, major pathways, micro pathways and easements; pedestrian and vehicular connections to adjoining properties. (Ord. 2768, 4-20-2009)</p> <p><u>Comments:</u></p>
		<p>21. Typical lot dimensions to scale; dimensions of all corner lots and lots of curvilinear sections of streets; each lot and block numbered individually; each lot labeled with its individual lot acreage and square footage.</p> <p><u>Comments:</u></p>
		<p>22. Proposed location, width, dimensions and bearings, and use of all proposed easements within the subdivision. All existing easements with location, width, dimensions, bearings, use and instrument numbers. (Ord. 2811, 11-2-2009)</p> <p><u>Comments:</u></p>
		<p>23. Designation of all land to be dedicated or reserved for public use with purpose indicated.</p> <p><u>Comments:</u></p>
		<p>24. If plat includes land for which multi-family, commercial, industrial or mixed use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any.</p> <p><u>Comments:</u></p>
		<p>25. Appropriate information that sufficiently details the proposed subdivision within any special development area, such as hillside, planned unit development or a subdivision within a designated floodplain.</p> <p><u>Comments:</u></p>

		<p>26. The proposed on and off site improvements including water supply systems, sanitary sewer systems and stormwater drainage.</p> <p><u>Comments:</u></p>
		<p>27. Width, spacing and location of all proposed approaches to the subdivision with type (example: full approach, right in/right out approach) of approach indicated.</p> <p><u>Comments:</u></p>
		<p>28. PROPOSED UTILITY METHODS:</p>
		<p>(A) Sewage Disposal: It shall be the responsibility of the subdivider to furnish such evidence as may be required relative to the design flows within the subdivision, and operation of the sanitary sewage facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat.</p> <p><u>Comments:</u></p>
		<p>(B) Water Supply: It shall be the responsibility of the subdivider to furnish such evidence as may be required relative to the design, operation, volume and quality of the water supply and facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat.</p> <p><u>Comments:</u></p>
		<p>(A) Stormwater Disposal: It shall be the responsibility of the subdivider to furnish such evidence as may be required relative to the design and operation of the stormwater disposal system. A statement as to the type of facilities proposed, and an indication of all areas to be used for treatment/disposal shall appear on the preliminary plat. All stormwater design shall comply with the city's most recent "Stormwater Management Manual" as adopted by council as of the date of preliminary plat application submittal.</p> <p><u>Comments:</u></p>
		<p>(B) Irrigation System: A statement describing the proposed irrigation system, consistent with section 10-07-12 of this code, shall appear on the preliminary plat. (Ord. 2768, 4-20-2009)</p> <p><u>Comments:</u></p>

		<p>29. Note acknowledging that, to the best of the preparer's knowledge, the preliminary plat meets all requirements of city code; or if said plat does not meet all requirements then the plat has been submitted as a planned unit development and any and all requested exceptions have been listed in detail as part of the planned unit development application or it is not a planned unit development but any exceptions as allowed in this chapter have been noted on the preliminary plat and specifically requested as a part of the application. (Ord. 2811, 11-2-2009)</p> <p><u>Comments:</u></p>

Date of Application			
Date of Review		Reviewed by:	
Resubmittal Required			