

Canyon County
Preliminary Plat Requirements
Within the Nampa Area of City Impact

The following information is to be utilized by the Subdivision Review Team when reviewing your preliminary plat to determine if you comply with the City of Nampa standards and ordinances. As the applicant, we welcome you to copy this form and use it for your own checklist. The preliminary plat requirement information referenced here can be found in detail in the City of Nampa's Subdivision Ordinance 10-27-2(B) 1-3.

1. Form of Presentation:

- A All mapped data shall be drawn at the same engineering scale.
- B Size of Drawing: 24" X 36" in overall dimensions.
- C Minimum Scale of no more than 1" = 100'.

2. Data Required:

- A Proposed name of the subdivision and its location by section, township, and range.
- A Reference, by dimension and bearing, to a section or quarter-section corner.
- A Subdivision names shall be sufficiently distinct from each other plat names in Canyon County.
- B Name, address and phone number of sub-divider.
- B Name, address and phone number of engineer, surveyor, architect or land planner preparing the plat.
- C Scale, north point and date of preparation.
- C Date of Revisions. (if applicable)
- D Vicinity Map: 1" = 500' showing subdivision in relationship to adjacent subdivisions and streets.
- E Contours displayed.
- F Location of water features (wells, streams, canals, laterals, ditches, washes, lakes, etc.)
- F Direction of water flow.

- F □ Location of known areas subject to inundation.
- G □ Location of existing sanitary sewers, storm drains, pressure irrigation main, domestic water mains within the tract and within 500' adjacent thereto.
- H □ Location, widths, and other pertinent dimensions of existing or platted streets, railroads lines, watercourses, easements, permanent structures to remain and exceptional topography within and contiguous to the tract to be subdivided.
- I □ Boundaries shall show approximate dimensions and acreage.
- J □ Name, book and page numbers of any recorded adjacent subdivisions having common boundary.
- K □ Location, widths and other pertinent dimensions of proposed streets, curbs, alley, pedestrian ways, sidewalks, fencing, utility easements, storm drainage easements, right-of-way, parks and open spaces.
- L □ All land intended to be dedicated for public use or reserved for the use of property owners with the purpose and method of maintenance indicated.
- M □ Typical lot dimensions to scale, dimensions of all corner lots and lots of curvilinear sections of streets.
- M □ Lot and block numbers, total number of lots.
- N □ Names of all streets whether new or continuous.
- O □ Existing zone classification by note.
- O □ Requested zoning changes indicated by note.
- P □ Appropriate information that sufficiently details proposed development within any special development area, such as hillside.
- P □ Appropriate information that sufficiently details proposed development within any special development area, such as planned unit development.
- P □ Appropriate information that sufficiently details proposed development within any special development area, such as floodplain.
- P □ Appropriate information that sufficiently details proposed development within any special development area, such as a cemetery.

- P Appropriate information that sufficiently details proposed development within any special development area, such as mobile home, large-scale development, hazardous areas or unique areas of development.
- Q A statement describing the irrigation source.
- R Method of handling sanitary sewage, storm water, irrigation and potable water within the tract; any off- site improvements (if required) including a preliminary layout for sewer, water and storm drainage/flow.
- S Private Streets or access way identified.
- T Variances to any ordinance or Comprehensive Plan identified by note.
- U Names and addresses of adjoining property owners within 300' of the exterior boundary of the subdivision.
- V Check for existing structures in right of way/easements.
- W Include address of all addressed structures included on the plat.

3.Preliminary Plat map shall be submitted with the following information:

- A If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area.
- B Landscape plan showing a minimum proposed tree locations, calipers and species along with any known overhead or below ground power line easements.
- C Evidence, data or calculations (e.g., including but not limited to traffic impact, soils, hydrological, storm water, environmental studies) shall be furnished if required by the City.
- C Copy of the feasibility study, which shall be a copy of that submitted to Southwest District Health Dept. (if septic systems are proposed)
- D If the development contains private streets, sewer or irrigation, the following shall be submitted with a written description outlining, at least the following:
 - 1 Method of construction inspection.
 - 2 Method of Maintenance.
 - 3 Financial arrangements for providing for maintenance and future replacement of the facilities.

----- **To be completed by Staff** -----

The Subdivision Review Team met on _____/_____/_____, reviewed the pre-application and made the following determination:

- Approved
- Conditionally Approved
- Denied

Re-review #1

The Subdivision Review Team met on _____/_____/_____, reviewed the pre-application and made the following determination:

- Approved
- Conditionally Approved
- Denied