

CANYON COUNTY DEVELOPMENT SERVICES

111 North 11th Avenue, Caldwell, ID 83605 Phone: 208-454-7458 Fax: 208-454-6633



PRELIMINARY PLAT CHECKLIST

APPLICANT:	SUBDIVISION NAME:
LAND USE CASE #:	SUBDIVISION CASE #:

CANYON COUNTY CODE OF ORDINANCES 12-008, § 07-17-09

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data.

	APP.	DSD/SRT
A. FORM OF PRESENTATION:		
1. Scale of Drawing (No more than 1"=100' unless approved by DSD prior to submission).	<input type="checkbox"/> _____	<input type="checkbox"/> _____
2. Size of Drawing (No larger than 24"x36").	<input type="checkbox"/> _____	<input type="checkbox"/> _____
B. IDENTIFICATION AND DESCRIPTIVE DATA:		
1. Proposed name of subdivision and its location by section, township and range.	<input type="checkbox"/> _____	<input type="checkbox"/> _____
2. Reference by dimension and bearing to a section corner or quarter section corner.	<input type="checkbox"/> _____	<input type="checkbox"/> _____
3. Name, address and phone number of developer.	<input type="checkbox"/> _____	<input type="checkbox"/> _____
4. Name address and phone number of the person preparing the plat.	<input type="checkbox"/> _____	<input type="checkbox"/> _____
5. North arrow.	<input type="checkbox"/> _____	<input type="checkbox"/> _____
6. Date of preparation	<input type="checkbox"/> _____	<input type="checkbox"/> _____
7. Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing sheet.	<input type="checkbox"/> _____	<input type="checkbox"/> _____
8. Vicinity map drawn to scale, clearly showing proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc.	<input type="checkbox"/> _____	<input type="checkbox"/> _____
C. EXISTING CONDITIONS DATA:		
1. 2 foot Contours shown unless otherwise approved; show all areas in excess of 15% slope.	<input type="checkbox"/> _____	<input type="checkbox"/> _____
2. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features; direction of flow; location and extent of known areas subject to inundation.	<input type="checkbox"/> _____	<input type="checkbox"/> _____
3. Location, widths and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain including water wells and municipal corporation lines within or adjacent to the tract.	<input type="checkbox"/> _____	<input type="checkbox"/> _____
4. Name, book and page numbers of any recorded adjacent subdivisions having a common boundary with the tract.	<input type="checkbox"/> _____	<input type="checkbox"/> _____

<p>5. Existing zoning classification, by note.</p> <p>B. EXISTING CONDITIONS DATA (continued):</p> <p>6. Approximate acreage of the tract, by note.</p> <p>7. Boundary dimensions of the tract.</p> <p>8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract.</p>	<input type="checkbox"/> <hr/> APP. <input type="checkbox"/> ____ <input type="checkbox"/> ____ <input type="checkbox"/> ____	<input type="checkbox"/> <hr/> DSD/SRT <input type="checkbox"/> ____ <input type="checkbox"/> ____ <input type="checkbox"/> ____
<p>D. PROPOSED CONDITIONS DATA:</p> <p>1. Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract.</p> <p>2. Typical lot dimensions including curvilinear data to scale; each lot numbered individually; total number of lots by type and grand total. A private road must be a lot.</p> <p>3. Location, width and use of easements.</p> <p>4. Designation of all land to be dedicated or reserved for public use with use indicated.</p> <p>5. If plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any.</p> <p>6. If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided.</p> <p>7. Appropriate information that sufficiently details the proposed development within any special development area such as hillside, PUD, flood plain, cemetery, manufactured home, large scale development, hazardous and unique areas of development.</p> <p>8. All roads must be labeled as either "private" or "public" behind or beneath the road name.</p>	<input type="checkbox"/> ____ <input type="checkbox"/> ____ <input type="checkbox"/> ____ <input type="checkbox"/> ____ <input type="checkbox"/> ____ <input type="checkbox"/> ____ <input type="checkbox"/> ____ <input type="checkbox"/> ____	<input type="checkbox"/> ____ <input type="checkbox"/> ____ <input type="checkbox"/> ____ <input type="checkbox"/> ____ <input type="checkbox"/> ____ <input type="checkbox"/> ____ <input type="checkbox"/> ____ <input type="checkbox"/> ____
<p>E. PROPOSED UTILITY METHODS:</p> <p>1. Sewage: A statement as to the type of proposed sanitary sewage facilities.</p> <p>2. Water Supply: A statement as to the type of proposed water supply facilities.</p> <p>3. Storm Water Disposal: A statement as to the type of storm water disposal facilities which may include evidence as may be required relative to the design and operation of proposed storm water system.</p> <p>4. Irrigation System: A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system.</p> <p>5. Utility Easement: The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat.</p>	<input type="checkbox"/> ____ <input type="checkbox"/> ____ <input type="checkbox"/> ____ <input type="checkbox"/> ____ <input type="checkbox"/> ____	<input type="checkbox"/> ____ <input type="checkbox"/> ____ <input type="checkbox"/> ____ <input type="checkbox"/> ____ <input type="checkbox"/> ____

DSD SUBDIVISION REVIEW TEAM USE ONLY

PRELIMINARY PLAT REVIEWED ON: ____/____/____.

COMPLIANCE WITH CONDITIONS OF APPROVAL:

YES NO N/A

ROAD NAME APPROVAL:

YES NO N/A

PLAT REVIEW DECISION:

APPROVED CONDITIONALLY APPROVED DENIED

SRT COMMENTS: _____

PRELIMINARY PLAT SECOND REVIEW ON: ____/____/____.

DECISION:

APPROVED DENIED

SRT COMMENTS: _____

NOTE:

1. If you would like to attend the Subdivision Review Team Meeting please contact our office at 208-454-7458.
2. If you are submitting revisions of your plat and there are items you feel were marked in error, please provide a written explanation as to why these items should not have been redlined.