

Section 202 - Final Plat Checklist and Application Forms

FINAL SUBDIVISION PLAT REVIEW PROCESS CHART

CITY OF NAMPA FINAL PLAT APPLICATION

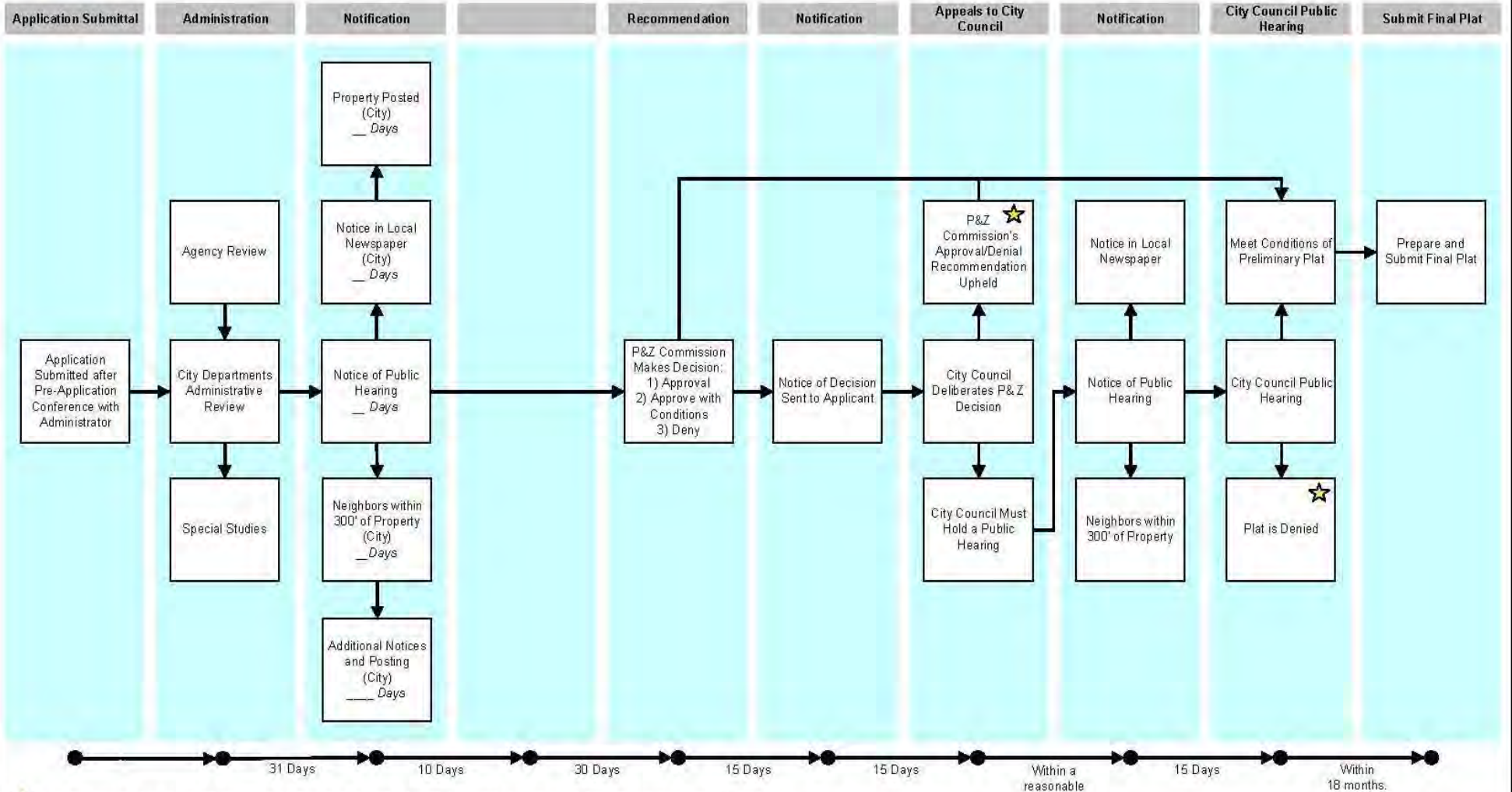
CITY OF NAMPA FINAL PLAT REVIEW CHECKLIST



Final Subdivision Plat Review Process Chart

City of Nampa Planning and Zoning

Administration Manual



★ The applicant or affected person shall have 28 days from the date of council decision to appeal said decision to district court (I.C. 67-6521).

**CITY OF NAMPA
FINAL PLAT APPLICATION**

Planning and Community Development Department
411 3rd St. South
Nampa, ID 83651
208-465-2214 Phone
208-465-2261 FAX

Name of Subdivision
Location of Subdivision

Owner
Address
Phone
FAX
E-Mail

Applicant
Address
Phone
FAX
E-Mail

Engineer/Surveyor/Planner
Address
Phone
FAX
E-Mail

FINAL PLAT INFORMATION

Total Acreage _____
Total Number of Lots: _____ Buildable: _____ Common: _____
Gross Density per Acre: _____ (Number of units per acre of total land to be developed)
Net Density per Acre _____ (Number of units per acre of land excluding roads)
Zoning District (s) - Zoning Within Nampa City Limits _____
If Applicable: Zoning Within the Area of Impact _____

APPLICATION CHECKLIST (see Zoning Ordinance, Chapter 27, Subdivisions)

Checklist

Please provide a copy of this completed checklist at the time of the Final Plat submittal

The Applicant shall submit to the Planning & Zoning Department Director or designee the following:

- Twenty (20) copies of the Final Plat
- Three (3) Copies of the Landscaping Plans
- Current title report showing proof of ownership of the land being platted
- Original plat sheet and prints required
- Electronic copy in AutoCAD. Contact Engineering Division for minimum required version.
- Two (2) reduced copy of the front sheet (or entire Final Plat) drawing of the Final Plat, 11" x 17" (maximum)
- One (1) 8.5 x 11 copy of the Final Plat
- One (1) 8.5 x 11 copy of the approved Preliminary Plat
- Eleven (11) copies of the final engineering construction drawings showing:
 - Drainage complete with calculations
 - Streets
 - Sidewalk
 - Landscaping
 - Water
 - Sewer
 - Pressurized irrigation facilities
 - Pumping stations
 - Street lights
 - Any other Public Improvement
 - These must be stamped or signed by a registered engineer/surveyor in the state of Idaho.
- Subdivision Name approved by the County Engineer
- Three (3) copies of the Geotechnical/Soils Reports
- Three (3) copies of the traffic impact study (if not previously submitted)
- Two (2) copies of the stormwater study
- One (1) copy legal description and Canyon County Parcel Account Numbers
- One (1) copy of the CC&Rs
- A short narrative of how each site specific condition of approval has been addressed. Documentation showing compliance with any conditions of approval that can be complied with prior to submittal of the final plat application shall be provided with this application.

Additional Required Items:

- Copies of any restrictions regulating the use, building lines, open spaces
- Design approval of the water sewer and storm drainage facilities if other than the City
- Ownership and Maintenance Agreement for all common areas
- Detailed Landscaping Plan
- Detailed Fencing Plan
- One (1) 8.5 x 11 copy of the Street Light Plan

Fees

- Fees Paid
 - **PLANNING DEPARTMENT: Final Plat submittal fees - \$375.00 plus \$25.79 per lot.**
 - **FIRE DEPARTMENT: Final Plat or Planned Unit Development submittal fee: \$50.00 flat fee (payable to the Planning Department)**
 - **SEWER MODEL FINAL PLAT FEE: \$300.00 - Already in effect**
 - **WATER MODEL FINAL PLAT FEE: \$300.00 - As of 01/15/05**
 - **SUBDIVISION PLAT EXTENSION - Final plat - if applicable - \$53.00**
- ("Lots" includes buildable, common and landscape lots)

Annexation

- Verification of annexation (Staff)

CITY OF NAMPA
FINAL PLAT REVIEW CHECKLIST
From: Nampa Zoning Ordinance Section 10-27-2

FINAL PLAT FORMAT AND INFORMATION REQUIRED

PLAT FORMAT

- It must be prepared in accordance with Idaho Code Title 50, Chapter 13 and Chapter 27, Nampa Zoning Ordinance.
- The plat shall be drawn so that the top of the sheet either faces generally north or west (preferably north) whichever best accommodates the drawing.
- The map shall be made on a scale of no less than 100 feet to the inch (1"= 100') and shall clearly show all details.
- The final plat drawing(s) shall be submitted in digital form and to a datum approved by the City Engineer.
- The sheets of the Final Plat.

PLAT CONTENTS

The following information is required to appear on the plat:

- The name and general location of the subdivision in bold letters at the top of the sheet. The name of the subdivision must not bear the name of any town or addition in the County.
- The North arrow and scale of the plat.
- Name, address and official seal of the registered land surveyor preparing the plat.
- Accurate boundaries must show the proper bearings and dimensions of all boundary lines and where possible the bearings and coordinate system for the plat shall be on the "Idaho State Highway Modified Coordinate System."
- Boundaries of the tract, showing all bearings and distances determined by a field survey. All dimensions are to be staked in the field which must balance and close within a limit of one in 10,000.
- Areas of all individual lots. Areas of all common lots. Total Area.
- Areas of lots with all easements excluded except access easements. (i.e. usable area).
- Areas of all easements.
- The names, widths, lengths, bearings, curve data on centerlines of proposed streets, alleys and easements. The boundaries, bearings and dimensions of all parcels within the subdivision intended to be dedicated to the public; and the sizes, lines, dimensions, curve data of all lots and blocks and/or any parts reserved in the subdivision.
- The widths and names of abutting streets, alleys, easement notes and common area notes.
- The names and boundaries of all previously recorded and adjacent subdivisions. If the adjacent land is unplatted it shall be indicated as such.

- All linear dimensions shall be calculated to the nearest .01 of a foot and all bearings shall be calculated to the nearest 10 seconds of arc. All curves shall be defined by the radius, central angle, tangent, arc and chord distances.
- The description and location of all monuments shall be shown.
- Location and description of cardinal points.
- The exterior boundary of the subdivision shall be tied to not less than two (2) recognized City survey monuments.
- The following shall be lettered on the plat:
 - Registered Land Surveyor's "Certificate of Survey."
 - Owner's Dedication Certificate with Notary Public Acknowledgment.
 - Approval of the Mayor and Council as attested by the Clerk.
 - Approval by the City Engineer.
 - Approval by the Planning and Zoning Commission, and other certificates as required by Idaho Code.