

## CHAPTER 20

### DETAILED PERFORMANCE STANDARDS FOR THE PLATTING OF LOT SPLITS AND SUBDIVISIONS

#### SECTION:

10-20-1:	Purpose
10-20-2:	Preliminary Plat
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10-20-4:	Plat Amendments-Records Of Survey

10-20-1:       **PURPOSE:** This appendix establishes technical standards for the form and content of subdivision plats, plat amendments, and records of survey. The requirements it imposes are in addition to the requirements of state law.

#### 10-20-2:       **PRELIMINARY PLATS:**

- A.       Preliminary Plat Part Of The Application: A preliminary plat is one part of the application for a permit to subdivide (see chapter 18 of this title) and shall be accompanied by the official application form and all other materials required for a complete application.
  
- B.       Preliminary Plats to Be Comprehensive: Preliminary plats shall cover the entire area to be developed by one owner or a group of related owners, even when it is anticipated that development will be phased or occur in the form of multiple subdivisions over several years. An application for a subdivision permit may be rejected because it covers insufficient area.
  
- C.       Contents of Preliminary Plats: Preliminary plats shall include:
  - 1. A title block showing the name of the proposed subdivision and its location by, quarter-quarter section, section, township, range, principal meridian, city, county, and state;
  
  - 2. The name, address, and registration number of the engineer or land surveyor who prepared the preliminary plat;
  
  - 3. A north point and graphic and written scales;

4. A vicinity map that locates the proposed subdivision within the section, and:
  - a. Shows major roads and watercourses adjacent to or near the subdivision; and
  - b. Shows the boundaries of and identifies all adjacent or nearby subdivisions by their recorded name.
5. The location, nature, and boundaries of all existing public ways and public or private easements in or adjacent to the proposed subdivision, including the county book and page number references to the instruments establishing those ways or easements;
6. The location and size of all existing utility lines in or adjacent to the proposed subdivision;
7. The exterior boundaries of the proposed subdivision;
8. The location, exterior dimensions, and number of proposed lots and blocks, or other parcels created by the subdivision;
9. The acreage of each proposed lot, and a table showing the total acreage of the area proposed for subdivision, the total acreage in lots, the total acreage in streets, and the total acreage of parcels proposed for dedication to public use or to be held in common by the lot owners;
10. The names of all proposed streets and widths and boundaries of all proposed street rights-of-way and utility easements;
11. The location of all irrigation structures, watercourses and wetlands within or adjacent to the proposed subdivision; and
12. The location of floodplain and floodway boundaries, as established by the Federal Emergency Management Agency.
13. Solar lot information, where required for compliance with **Section 29 of this title**.

D. **Scale and Dimensions:** Preliminary plats shall be prepared at a scale of one inch equals one hundred feet, with all dimensions shown shall in feet and decimals thereof. Plats of large areas may be prepared on multiple, serially numbered sheets with match lines and a sheet index map, which may be combined with the vicinity map. The vicinity and index maps shall appear on the first (Sheet 1) of the serially numbered sheets.

10-20-3: **FINAL PLATS:**

A. **Contents of Final Plats:** All final plats submitted shall be prepared in compliance with Chapter 13, Title 50 of the Idaho Code, as amended, and shall include all information listed below:

1. A title block showing the name of the subdivision and its location by quarter-quarter section, section, township, range, principal meridian, city, county, and state;
2. The name, address, and registration number or seal of the engineer or land surveyor who prepared the plat and that person's certification that the plat is accurate, and that the monuments described in it have been located and/or established as described;
3. A north point and graphic and written scales;
4. A vicinity map that locates the subdivision within the section and:
  - a. Shows major roads and watercourses adjacent to or near the subdivision; and
  - b. Shows the boundaries of and identifies all adjacent or nearby subdivisions by their recorded name.
5. The point of beginning for the subdivision survey, which shall be a section or quarter section corner;
6. The location and a description of all existing monuments found during the course of the survey;
7. The location, nature, and boundaries, with bearings and distances, of all existing public ways and public or private easements in or adjacent to the subdivision, including the county book and page number references of the instruments establishing those ways or easements;
8. The exterior boundaries of the subdivision, with all bearings and distances, including curve data for curving boundaries;
9. The location, exterior dimensions, and number of all lots and blocks, or other parcels created by the subdivision, including bearings and distances and curve data for curving boundaries;
10. The location and a description of all monuments established during the course of the survey;
11. The acreage of each lot, and a table showing the total acreage of the subdivided area, the total acreage in lots, the total acreage in streets, and the total acreage of any parcels dedicated to public use or held in common by the lot owners;
12. The names of all streets and widths and boundaries of all street rights-of-way and utility easements, including bearings and distances and curve data for curving boundaries;

14. Solar lot information, where required for compliance with Section 29 of this title.

13. A signed and dated owner's certificate that includes a complete legal description of the parcel being subdivided, and in which the owners of record dedicate all public ways and other public spaces to public use;

14. A public notary's acknowledgment of the owner's certificate;

15. A signed and dated certificate of consent in which all mortgagors, lienholders, and other parties with any real property interest in the property consent to its subdivision;

16. A public notary's acknowledgment of the certificate of consent;

17. Certificates for plat approval by dated signature of the chair of the commission and the mayor, including a line for the City Clerk to attest to each of these approvals;

18. A statement of "sanitary restriction", as required by I.C. 50-1326;

19. A certificate for use by the County Recorder in recording the plat after its approval; and

20. Any other information required for compliance with this ordinance.

B. Scale and Dimensions: Final plats shall be prepared at the scale of one inch equals one hundred feet and all dimensions shown shall be in feet and decimals thereof. Plats of large areas may be prepared on multiple, serially numbered sheets with match lines and a sheet index map, which may be combined with the vicinity map. All required certificates and the vicinity and index maps shall appear on the first (Sheet 1) of the serially numbered sheets.

C. Copy: The developer shall provide the city with one reproducible copy of the final plat suitable for photographic reproduction and reduction.

10-20-4: **PLAT AMENDMENTS- RECORDS OF SURVEY:**

A. Plat Amendments:

1. As required by chapter 18-11, amendment plats shall meet all requirements of this chapter for final plats.

2. Amendment plats shall also use light dashed lines or a similar technique to show the lot lines, rights-of-way, or easements that are being changed.

- B. **Records of Survey:** A record of survey or plat shall be required for all land divisions except as provided in subsection 18-12 of this title. Records of surveys and plats shall meet all requirements of title 50, chapter 13 of Idaho Code “plats and vacations” as amended and all requirements of this chapter.