Subdivision
Preliminary Plat Application

200 S. Whitley Drive/P.O. Box 324 Fruitland, Idaho 83619 Phone: 208-452-4946

Rick Watkins, Zoning Administrator rwatkins@fruitland.org
Beth Earles, Secretary bearles@fruitland.org

□ Residential □ Commercial □ Industrial

APPLICANT: ___________________________________________________________________________
Address: ________________________________________________________________________________
Mailing Address: _________________________________________________________________________
Telephone: _______________________ Cell: _______________________ Fax: ______________________
E-mail: _________________________________________________________________________________

FILING CAPACITY:

□ Recorded property owner as of _______________________________ (Date)
□ Purchasing as of _______________________________ (Date)
□ Leasing property as of _______________________________ (Date)
□ Authorized agent of any of the foregoing, duly authorized in writing.
   (Written authorization must be attached.)

ENGINEER/ARCHITECT:

Name: __________________________________________________________________________________
Address: ________________________________________________________________________________
Telephone: _______________________ Cell: _______________________ Fax: ______________________
E-mail: _________________________________________________________________________________

CONTACT PERSON: ____________________________________________________________________

LEGAL DESCRIPTION: (Attach if necessary)

________________________________________________________________________________________
________________________________________________________________________________________
________________________________________________________________________________________
________________________________________________________________________________________
________________________________________________________________________________________

10/2018
SUBDIVISION FEATURES:

Name of Subdivision: ____________________________________________________________

Total Area: __________ acres. Number of Lots: __________ (excluding common lots)

Adjacent Land in Same Ownership: __________ acres.

Minimum Lot Data: (excluding common lots)

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<th>Width</th>
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<th>Area (sq. ft.)</th>
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ZONING:

Present: ___________________________________ Proposed: ___________________________________

LAND USE:

Present: ___________________________________ Proposed: ___________________________________

Will Development be Completed in Phases? Yes □ No □ How Many Phases? __________

RESIDENTIAL PROJECT SUMMARY: (if applicable)

Number of: Residential Units __________ Building Lots __________ Common Lots __________

Proposed Number of Dwelling Units: (multi-family developments only) ______________

Type of Dwelling(s) Proposed:

□ Single Family Detached □ Single Family Attached □ Townhomes

□ Duplexes □ Multi-Family □ Other

Gross Density: (DU/acre-total land): _____________________________________________

Percentage of Open Space Provided: __________ Acreage of Open Space: __________

Type of Open Space Provided in Acres: (i.e., landscaping, public, common, etc.) __________

Amenities Provided With This Development: (if applicable) ____________________________

COMMERCIAL/INDUSTRIAL PROJECT SUMMARY: (if applicable)

Number of Building Lots: ________ Gross Floor Area: Existing ________ Proposed ________

Hours of Operation (days and hours): _____________________________________________

Building Height: __________ Total Number of Parking Spaces Provided: __________

Percentage of Site/Project Devoted to: Landscaping __________ Buildings __________
FEES:

___ Application Fee $200.00
___ Filing Fee $50.00
___ Engineer Review Deposit $1500.00

TOTAL FEES: __________

Pursuant to Fruitland City Code, the applicant is responsible for all city engineer reviews and will be billed for costs incurred. This application will not be reviewed until all fees are paid in full and all required materials are received.

I hereby certify that all information is prepared to the best of my ability and knowledge. I request that this application be processed for consideration as a preliminary subdivision.

Applicant’s Signature: ___________________________ Date: ________________________

PRELIMINARY PLAT APPLICATION CHECKLIST

☐ Completed application and fees.
☐ Twenty-two (22) copies of preliminary plat, stamped and signed by engineer or surveyor.
☐ One 8 ½” x 11” copy and one 11” x 17” copy of preliminary plat.
☐ Vicinity Map included on title sheet or one 8 ½” x 11” copy.
☐ Five (5) copies of Traffic Impact Study (if required).
☐ Brief narrative describing project.
☐ Legal description of subdivision stamped and signed by land surveyor.
☐ Request for variances.
☐ Warranty deed.
☐ Two (2) copies of preliminary sanitary sewer profile designs.

Commercial and Industrial Plats
☐ Five (5) copies of preliminary landscape plan.
☐ Five (5) copies of preliminary parking and loading plan.
VICINITY MAP

The vicinity map must be drawn at a scale not less than 1000 feet to the inch (1000’=1”) unless approved by the city engineer and zoning administrator. Show the following features within one-half (1/2) mile of the exterior boundary of the proposed subdivision:

- Scale, north arrow and date.
- Name of the proposed subdivision.
- Show the following features within one-half (1/2) mile of the exterior boundary of the proposed subdivision: names, right of way widths of proposed and existing public highways, arterial and collector roads, city limits, government section lines.
- Named rivers, streams, drainages and canals.
- If existing streets are not within 500’, provide written description to the nearest street.

PRELIMINARY PLAT

The preliminary plat must be prepared by a PE or PLS and sealed/signed accordingly. The preliminary plat must be drawn on a twenty-four inch by thirty-six inch (24” x 36”) sheet size and at a scale of not less than 100 feet to the inch (100’=1”), except that it may be smaller by approval of the city engineer and zoning administrator. Include the following:

- The scale, north point, date, township, range, section and quarter section.
- The name of proposed subdivision.
- The name and address of the owner of record, the subdivider and engineer, surveyor preparing the plat.
- The names, with locations of intersecting boundary lines of adjoining subdivisions, and the location of the city limits if falling within or immediately adjoining the tract.
- The land contours with appropriate vertical intervals referenced to datum and at intervals acceptable to the engineer, however, where authorized by the engineer, contour data may be provided in form of spot elevations at street intersections and in drainage channels.
- The location of existing buildings, water bodies or courses, and the location of dedicated streets at the point where they adjoin and/or are immediately adjacent to; provided that actual measured distance shall not be required.
- The boundaries of the tract, as determined by a legal survey area of the tract, the proposed location, right of way width and pavement width of streets and alleys, the proposed locations and width of easements, proposed lot lines, the radius of all curves and approximate lot dimensions.
- The existing zoning boundary lines defining the proposed use of all portions of the subdivisions.
- The proposed street names and system of consecutively numbering lots and blocks.
- The locations, approximate size and proposed use of all land intended to be dedicated for public use or reserved for the use of all property owners within the proposed subdivision.
- The locations of sanitary and storm sewers, irrigation lines and facilities, water mains, culverts and other surface and subsurface structures existing within or immediately adjacent to the proposed subdivision; and the locations, layout type of any proposed water mains and storage facilities, sanitary mains and laterals, storm sewers, irrigation lines and facilities, culverts and drainage structures, street improvements and any other proposed utilities.
- The location of all drainage structures and the proposed method of disposing of all runoff from the proposed subdivision, and the location of all drainage easements relating thereof, whether they are located within or outside the proposed plat.
- Stub streets to provide access to adjacent undeveloped land or existing roadways.
- A dimensioned cross section of the proposed roadway (street width, curb type, sidewalk, etc.).
- Show dimensions of existing and proposed easements.
- Show existing private or public wells within 100’ of the boundary.