

## **Chapter 16.24 – Final Plats**

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### **16.24.010 Preparation--Filing--Accompanying Prints.**

- A. After the approval or conditional approval of the preliminary plat, the developer may cause the subdivision, or any part thereof, to be surveyed and a final plat prepared in accordance with the preliminary plat as approved.
- B. The final plat, prepared in accordance with Chapter 13 of Title 50 of the Idaho Code and the provisions set forth in this title, shall be filed with the commission through the city engineer, together with a letter requesting that it be placed on the commission's agenda for consideration.
- C. Such final plat, when submitted, shall be accompanied by prints thereof, as required, and three sets of prints of the plans and (complete) construction specifications for all proposed improvements as required by Chapter 16.28.

### **16.24.020 Filing--Time Constraints.**

Filing on the final plat shall be made within one year after action by the council approving the preliminary plat or all approvals of the preliminary plat to be voided; provided, however, that upon application of the developer, the council may grant an extension for reasonable cause of the one-year period for a time not exceeding ninety days.

### **16.24.030 Certification by Engineer--Placement on Commission's Agenda.**

Upon receipt of the final plat and all other required data as provided for this title, the city engineer shall certify the application as complete and shall affix the date of application acceptance thereon. He shall place the final plat on the planning commission agenda for consideration at the regular meeting.

### **16.24.040 Review and Recommendations by Agencies.**

- A. The applicant shall transmit one copy each of the final plat to the agencies listed in Section 16.20.050 with a letter of transmittal instructing the agency to review and return to the City Engineer with comments and recommendations no later than twenty-five (25) days prior to the scheduled public hearing. The applicant shall provide verification of delivery of the plat to each agency. The City Engineer may request recommendations from such other agencies as he may deem necessary:

- B. If no written recommendation from any agency to which a copy is transmitted is received within ten days, the approval of the final plat by such agency will be considered to be granted.

**16.24.050 Council Action.**

The council, at its next meeting following receipt of the final plat application shall consider the final plat and any changes from the preliminary plat recommended by the commission. If the final plat conforms with the requirements of state law and of this title applicable at the time of the preliminary plat and with all rulings made by the council on the preliminary plat, the council may approve the final plat or the council may reject changes from the preliminary plat recommended by the commission and/or require changes in addition to those recommended by the commission.

**16.24.060 Acceptance of Public Dedications.**

At the time of approval of the final plat, the council shall accept offers of dedication to the public shown thereon and shall, as a condition precedent to the acceptance of any streets or easements, require that the developer, at its option, either improve or agree to improve the streets and easements in accordance with standards established under Chapter 16.28. *Execution of the dedication shall be acknowledged and certified by a Notary Public.*

**16.24.070 Scale.**

The final plat shall be drawn at such scale and contain on the front lettering of such size, including reference to dedication and affidavit of survey, as to enable the same to be placed upon a single sheet of eighteen by twenty-four inches in size, with no part thereof nearer to the edge of said sheet than one inch, and shall be in full accordance with provisions of the state law, Chapter 13 of Title 50 of the Idaho Code. The reverse of said sheet shall not be used for any portion of the drawing but may contain written matter as to dedication and other information.

**16.24.080 Contents.**

The final plat shall clearly show the following:

- A. Primary control points, as established by a licensed surveyor in the State of Idaho and approved by the city engineer, or a description and ties to such control points, to which all dimensions, angles, bearings and similar data on the plat shall be referenced. Such primary control points must include either a section corner, quarter section corner, or meander corner according to government survey;
- B. Location and description of monuments;
- C. Tract boundary lines, property lines, lot lines, and right-of-way lines of streets, easements and other rights-of-way with accurate dimensions, bearings or deflection angles and radii, arcs and central of all curves;
- D. Names and locations of adjoining subdivisions;
- E. Names and right-of-way width of each street or other right-of-way;

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- F. The length of all lot lines dimensioned in feet and decimals thereof, and the value of all required true bearings and angles dimensioned in degrees, minutes and seconds;
- G. The location, dimensions and purpose of all easements;
- H. The blocks numbered consecutively throughout the entire subdivision and the lots numbered consecutively throughout each block, with areas to be excluded from platting marked “Reserved” or “Not a Part”;
- I. The outline of any property, other than streets or alleys, which is offered for dedication to public use fully dimensioned by lengths and bearings, with the area marked “Public” and showing the proposed use;
- J. A title located along the right edge or lower right hand corner which shall include the name of the subdivision, name of the city, county and state, and the location and description of the subdivision referenced to section, township and range;
- K. Scale, north arrow and date;
- L. Location, width and names of all existing or platted streets or other public ways within the proposed developments and other important features, such as the general outline of the following: existing buildings, watercourses, power lines, telephone lines, railroad lines, any existing easements, municipal boundaries, section lines and restrictive covenants as required or assured;
- M. Certification by a professional engineer or surveyor preparing said plat certifying to the accuracy of the survey and plat shall appear on the front of said plat;
- N. Certification by the owner, including dedication of all streets, rights-of-way and any sites for public use and grants of any existing or proposed easements;
- O. Certification and signature of the city engineer (surveyor) verifying that the accuracy of the survey complies with the requirement of state law;
- P. Certification and signature of the city engineer verifying that the final plat complies with state law, Title 50 of the Idaho Code and with this title;
- Q. Certification and signature of the city clerk verifying council approval of the final plat and acceptance of streets, alleys, easements and public land dedications.
- R. All plats for recording shall be on transparent tracings.

**16.24.090 Development of Final Plat.**

The final plat must have at least fifty percent (50%) of public improvements completed within five years of approval of the plat or it shall be considered null and void.