

**SUBDIVISION REVIEW CHECKLIST**

Subdivision: \_\_\_\_\_  
 Developable Lots: \_\_\_\_\_  
 Developer: \_\_\_\_\_  
 Tel: \_\_\_\_\_  
 Engineer: \_\_\_\_\_  
 Tel: \_\_\_\_\_

Plan Stamp Date: \_\_\_\_\_  
 Received Date: \_\_\_\_\_  
 Review Date: \_\_\_\_\_  
 Property Address: \_\_\_\_\_  
 Reviewed by: \_\_\_\_\_

**FIRST REVIEW**

*CHECK LIST REVISED JANUARY 2020*

ITEM	OK	N.A.	NEED	FINAL PLAT
1				Public and private easements are shown on plat for open spaces, access drives, drainage facilities, floodway maintenance boundaries, offsite storage areas and connecting piping for detached flood water storage impoundments, existing irrigation ditches, new irrigation ditches or pipelines, bicycle / pedestrian pathways (connectivity to adjacent developments), and irrigation piping.
2				Right to Farm Act Note on face of plat as follows: "This development recognizes Idaho Code §22-4503, Right to Farm Act, which states: "No agriculture operation or an appurtenance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided, that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or appurtenance to it."
3				Note on face of plat: "This subdivision is located within zone X as shown on the FIRM panel I 25 of 875, Ada County, Idaho and Incorporated Areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit." <i>provide documentation in or out of flood plane.</i>
4				10-foot utility and irrigation easements are shown on the plat along the front lot lines, rear lot lines, and side lot lines as required.
5				Note is shown on the final plat: "Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuna and this approval."
6				Seal of Professional Land Surveyor is displayed, dated, and signed on face of plat. <i>Sign when complete.</i>
7				Note on Plat that says, "The Homeowners' Association (HOA), its ownership and maintenance commitments cannot be dissolved without the express written consent of the City of Kuna, Idaho. All improved individual lots are subject to the fractional share of the irrigation assessment for each HOA common lot(s) that receive(s) municipal irrigation. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment."
8				Include note indicating survey monuments shall be preserved, set, and/or restored in accordance with IC 50-1303.
9				All Blocks, Lots, and Roads labeled correctly
10				Additional comments:
ITEM	OK	N.A.	NEED	GENERAL
11				All fees paid. <i>Pay at or before preconstruction meeting.</i>
12				All water rights annexed to the City of Kuna <i>Developer to provide</i>
13				Construction drawings are stamped, signed, and dated by a professional engineer licensed in the State of Idaho.
14				Elevation Datum shown.
15				Overall master utility sheet showing pressurized irrigation, sewer and water, natural features, all existing site features and 1-foot contour elevations.
16				Verify utilities are in adopted utility corridors.
17				Existing drainage and supply ditches preserved, rerouted, etc. to the satisfaction of all affected parties.
18				Kuna Design and Construction Requirements for Water, Sewer, and Pressurized Irrigation Construction implemented in drawings and notes.

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19				Each sheet has north arrow, graphic scale, date, title block and sheet number.
20				All profiles are drawn to the same horizontal scale as plan views.
21				Plans reviewed by public works at roundtable meeting
22				Street light spacing is not greater than 250' and alternative sides of street where practical.
23				Streetlights placed at intersections, cul-de-sacs, and near fire hydrants where practical
24				Pressurized Irrigation, Sewer, & Water master plan mainlines included and shown with correct sizes.
25				PI, Sewer and Water services shown to each lot.
26				Additional comments:
<b>ITEM</b>	<b>OK</b>	<b>N.A.</b>	<b>NEED</b>	<b>WATER</b>
27				Well abandonment documentation provided
28				Water lines – size and layout - located generally on North and East sides of roadways.
29				Water extended to property boundaries with stub-outs to neighboring properties as needed.
30				Adequate valving (generally valve on every leg)
31				Water valves on both sides of any canal crossings.
32				Horizontal separation & vertical clearance of potable/non-potable water complies with ISPWC SD 407
33				Valve located adjacent to blow-offs.
34				Maintain at least 25 feet between water lines and storm water seepage beds and unlined retention ponds.
35				No Fire hydrants further than 500' apart.
36				Dead-end lines must have blow off or hydrant.
37				Minimum cover depth of 4 feet.
38				Easements secured for water lines outside of project
39				Additional comments:
<b>ITEM</b>	<b>OK</b>	<b>N.A.</b>	<b>NEED</b>	<b>SEWER</b>
40				Septic tank abandonment documentation provided
41				Sewer lines – size, depth, and layout.
42				Sewer extended to property boundaries with stub-outs to neighboring properties as needed
43				1. Minimum grades per accepted standards (8"=0.4%, last reach =0.6%; D>8" = <i>Ten States Recommended Standards for Wastewater Facilities</i> ).
44				Match crowns @ manholes.
45				Easements secured for sewer lines outside of project.
46				400' maximum spacing between MHs.
47				Horizontal separation & vertical clearance of potable/non-potable water complies with ISPWC SD 407
48				Surface drainage away from manholes.
49				Drop Manholes comply with ISPWC SD 504
50				No stub out shall be longer than 50' without a manhole.
51				Additional comments:
<b>ITEM</b>	<b>OK</b>	<b>N.A.</b>	<b>NEED</b>	<b>PRESSURE IRRIGATION</b>
52				Plans for a pressure irrigation system are provided and conform to master plan.
53				No connections to potable water system.
54				Rear and sidelot easements are provided for all pressurized irrigation piping. 10' at rear and 10' on side lot lines where a PI mainline parallels the property line.
55				Flow arrows are shown on PI lines showing gravity flow directions
56				Drains are placed in low spots
57				Air release valves are placed in high spots on transmission lines
58				Main line distribution piping is 4-inches in diameter or greater.
59				Where possible, irrigation valves, drains, and air release valves shall be located outside fences in common areas.
60				Adequate valving including on both sides of street crossings.
61				PI line size consistent and shown correctly at street crossings.
62				PI lines encased in sleeve under streets
63				Additional Comments:

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ITEM	OK	N.A.	NEED	GRADING & DRAINAGE PLAN
64				Grading plans show finished & existing elevations on 1-foot contour intervals.
65				Drainage facilities and easements are shown. Storm drain calculations provided for on site storm water retention and all drainage retained on site.
66				Cut and fill slopes are no steeper than 3H:1V for streets/common lots, 4H:1V for rear and side lot lines. (Spot checked by City Engineer)
67				Plan and profile sheets show proposed and existing utilities (rim elevations, pipe invert elevations, etc.), finished centerline roadway grades, existing grade, and base flood elevations.
68				Existing irrigation ditches and canals are shown.
69				Provisions have been made for erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches.
70				Existing and proposed elevations match at property boundaries.
71				Additional Comments:
ITEM	OK	N.A.	NEED	LIFT STATION REQUIREMENTS
72		X		Review for compliance with Kuna Lift Station Standards and Details.
73		X		Coordinate review with Travis Fleming (City of Kuna).
ITEM	OK	N.A.	NEED	RE-SUBMITTAL REQUIREMENTS*
74			X	Return (1) one revised plan set with the redlined plan set for review and/or approval to the City of Kuna.
75			X	Provide a response letter with the revised plan set that documents actions taken to correct deficiencies.
ITEM	NEED			FINAL SUBMITTAL REQUIREMENTS*
76	X			WHEN THE DESIGN PROCESS IS COMPLETE, submit one clean plan set for signature. Follow "next steps" listed in the Will Serve letter for final requirements.