

CHAPTER 6

IMPROVEMENTS

SECTION:

- 10-6-1: Application
 10-6-2: Improvements Required

10-6-1: **APPLICATION:** The provisions of this chapter apply to all property owners located within any subdivision. The provisions of this chapter shall also apply to all transferees, assignees or purchasers.

10-6-2: **IMPROVEMENTS REQUIRED:** The developer of any subdivision shall install the following improvements in compliance with the specifications contained in the technical specifications:

- A. **Water Lines:** Where a south central district health department approved public water supply is reasonably accessible or procurable, the subdivider shall install at his own expense or shall contract with the local water distributing agency to make the water supply available to each lot within the subdivision, including laterals to the property line of each lot. The sizes of water mains shall be determined by the county. In general, the water main shall be of such size as to deliver a minimum of seven hundred fifty (750) gallons per minute, with a residual pressure of twenty (20) psi. Where an approved public water supply is not reasonably accessible or procurable, the water supply may be provided from wells, after written approval from the south central public health district department, or other applicable state agency, to the planning and zoning commission.
- B. **Sewage Disposal:** The subdivider shall provide for sewage disposal in a manner satisfactory to the south central public health district department as attested by a letter from that department. Where a public sanitary sewer is within three hundred feet (300') of the property and can be reasonably connected thereto, the subdivider is required to connect to such sanitary sewer and provide adequate lateral lines to the property line of each lot. Such sewer connections and subdivision sewer systems shall comply with the regulations and specifications of the system provider in which it is located and shall have the written approval of the south central public health district department.

- C. Storm Water: The subdivider shall properly dispose of storm water in compliance with all state and federal regulations. If easements are required across abutting property to permit drainage of the subdivision, it shall be the responsibility of the subdivider to obtain such easements.
- D. Roadway Construction And Surfacing: All roadways shall be graded and surfaced in accordance with the standards and technical specifications of the applicable highway district and fire district.
- E. Curbs And Gutters: If required by the Commission, curbs and gutters may be installed by the subdivider for existing and proposed public streets and, if installed, shall be in accordance with the specifications of this title. Curb and gutter shall be thirty inches (30") wide standard high back style or standard roll curb. It shall be placed on six inches (6") of compacted, untreated base course as foundation material. All driveway approaches shall be constructed of concrete six inches (6") thick with six inches (6") of compacted, untreated base course as foundation materials.
- F. Street Drainage: Drainage structures shall be required where necessary in the opinion of the planning and zoning commission.
- G. Sidewalks: Sidewalks shall be installed where required by the planning and zoning commission and according to the technical specifications of this title. Sidewalks shall be a minimum of four feet (4') wide on collector and local streets, five feet (5') wide on arterial streets, with four inches (4") of compacted, untreated base course material as a foundation. Depth of sidewalk shall be four inches (4") except at driveways where they shall be six inches (6").
- H. Driveway Approaches: Unless differing standards are required by development standards of the applicable highway district of agency, the following will be the standards for driveway approaches. Residential driveway approaches shall be a minimum of ten feet (10') and a maximum of thirty feet (30') in width. Commercial and industrial driveway approaches shall be a minimum of fifteen feet (15') and a maximum of forty feet (40') in width. All driveway approaches shall be constructed of concrete six inches (6") thick with six inches (6") of compacted, untreated base course as foundation materials. Driveway approaches shall not be closer to each other than twelve feet (12') or six feet (6') from a property line. No driveway approach in a residential zone shall be closer than twenty feet (20') measured along the property line to the point of intersection of two (2) property lines at any street intersection. No driveway approach in a commercial zone shall be closer than forty feet (40') measured along the

property line to the point of intersection of two (2) property lines at any street intersection.

- I. **Monuments:** Permanent survey monuments shall be accurately set and established at the intersections of centerlines of streets within the subdivision and intersections with centerlines of existing streets and the beginnings and ends of curves on centerlines or points of intersections or tangents. All permanent survey monuments shall remain in place, or be reset at the subdivider's expense, after curbs, gutters, and sidewalks are installed. Monuments shall comply with Idaho Code section 50-1303 and shall be of a type approved by the Cassia County surveyor, and all subdivision plats shall be tied to two (2) government land survey corners of record, as established by the Cassia County surveyor.
- J. **Ditches:** The subdivider shall provide a means whereby irrigation water shall be made available to all lots within a subdivision or shall have the land withdrawn from the assessments of the applicable irrigation district prior to plat approval. All gravity flow ditches through which water will continue to flow within a subdivision after its completion, whether to serve as irrigation water and/or waste flow to or from any adjacent property, shall remain in use and be piped with a minimum pipe size of at least eighteen inches (18") and shall be approved by a certified/professional engineer and irrigation company. Irrigation ditches which will not carry irrigation water and/or waste flow shall be removed.

In accord with this section, and the laws of the state of Idaho, the following shall apply to this title:

1. **Irrigation Supply And Distribution Systems:** The subdivider developer shall disclose, pursuant to Idaho Code § 31-3805, evidence that an adequate irrigation supply and distribution system to serve the land within the plat to be recorded will be provided and must include consideration of using existing water rights that go with the land being platted. Such evidence shall include but not limited to the following:
 - a. Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development.; and
 - b. Copies of the community association or similar organization's documents which may be required precedent to the establishment of an irrigation distribution system within the proposed development.

- K. Fire Hydrants: Where a central water system and fire district exist, fire hydrants shall be installed and shall be of the type, size and in such locations as required by the applicable fire district.
- L. Perimeter Fence: If required by the Commission, a permanent solid board, metal chain link, masonry, or other similar fence six feet (6') in height shall be installed along all subdivision boundaries where adjacent uses are found to be non-compatible by the planning and zoning commission. Upon installation, full responsibility for the fence shall become that of the lot owner.
- M. Staking Of Lots: Survey stakes shall be placed at all lot corners to completely identify the lot boundaries on the ground and shall be physically in place at the time the plat is recorded. Survey stakes shall be set according to and in compliance with Idaho Code section 50-1303.