Subdivision Application Submittal Requirements

1. **Completed Application**
   - 2. **Detailed Letter of Explanation** and justification for the proposed project. If waivers/modifications or private streets are proposed, provide detailed explanation and justification for this proposal. An additional fee may be required.

3. **Statement of Legal Interest** (download form). Form must be completed and signed by the legal owner of record.

4. **Assured Water Supply**: AWS Certification letter from Boise Public Works verifying that the Assured Water Supply application has been completed by the applicant and has met all requirements.

6. **Preliminary & Final Plat Requirements:**
   - **A. Title** (including the following)
     1. Proposed Subdivision/Condominium Name
     2. County
     3. State
     4. Section, Township and Range
     5. Date
   - **B. Contact Information**
     1. Name and address of the surveyor who prepared the plat.
   - **C. Technical Information**
     1. Scale (not less than 1" = 100')
     2. North arrow
     3. Legend
     4. Lot lines with dimensions
     5. Proposed Streets
     6. Street Name
     7. Numbering of lots and blocks
     8. Location and size of all common lots or lots to be dedicated for public use
     9. Location and size of all existing and proposed easements
     10. Boundary of record for proposed subdivision
   - **D. Certifications and Signatures**
     1. Certification block for the professional land surveyor
     2. Certification block for the property owner(s)
     3. Certification and signature block for the County Surveyor
     4. Signature block for the City Engineer
     5. Certification and signature block for the City Clerk
     6. Certification and signature block for the Ada County Highway District
     7. Certification and signature block for the Central District Health Department
     8. Certification and signature block for the Ada County Treasurer

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E. Detailed Landscape Plan, which includes:
   i. Scale (same scale as the site plan).
   ii. Type, size and location of all existing and proposed plant materials and other ground covers. The size of plants at planting and maturity should be included.
   iii. Existing vegetation labeled to remain or to be removed with landscaping on adjacent properties by area(s) to be considered. If removing trees, a detailed tree mitigation plan is required.
   iv. Property boundary lines and footprints of all structures.

Preliminary Plat Must Also Include:

a. Technical Information
   i. Lot dimensions and area.
   ii. Location of any intersecting boundary lines.
   iii. Names of adjoining subdivisions.
   iv. Approximate location of and/or distance to:
      1. Existing buildings and structures (within 100' of the proposed development).
      2. Water bodies or courses (within 100' of the proposed development).
      3. Curb cuts and/or driveways (within 100' of the proposed development).
      4. Existing or proposed pathways (within 100' of the proposed development).

b. Development Features
   i. Zoning designation
   ii. Total area of proposed subdivision/condominium
   iii. Proposed phasing plan of development, if proposed

c. Rights-of-Way (including Across Street and Adjacent Parcels)
   i. Location, width, and grade of all existing and proposed public and private streets.
   ii. Location, width, and grade of all existing and proposed public and private alleys.
   iii. Cross Section of all existing and proposed rights-of-way.
   iv. Location and width of all existing and proposed sidewalks.
   v. Existing and proposed street names.

d. Facilities (Indicate the size and location of all)
   i. Existing and proposed sanitary sewer mains and laterals.
   ii. Existing and proposed storm sewers.
   iii. Existing and proposed water mains and fire hydrants.
   iv. Existing and proposed culverts, ditches, and drainage structures or facilities.
   v. Method of all runoff for the proposed development.
   vi. Existing and proposed pressure irrigation system and pumps.

e. Topography (contour lines on the USGS datum)
   i. Intervals of not more than five feet for parcels with a general slope of greater than 5%;
   ii. Intervals of not more than two feet for parcels with a general slope of less than or equal to 5%.
   iii. Contour lines shall extend a minimum of 100 feet beyond the proposed development boundary.

Note: If contour data is not available as information of record (i.e. ADC or USGS Maps, Boise City Sewer Study Maps, etc.), sufficient information must be provided for evaluation of topography as it controls the design or alignment of parcels, streets and drainage.
f. Hillside and Foothills (where applicable)
   i. Wildfire Safety and Mitigation Plan.
   ii. Preliminary grading and drainage plans.
   iii. Preliminary engineering soils report.
   iv. Preliminary engineering geology reports.
   v. Preliminary hydrology reports.
   vi. Preliminary re-vegetation report.

g. Floodplain (where applicable)
   i. 100-year floodplain boundary shall be shown on the plat.
   ii. Show finish floor elevation for lots within the Floodplain Boundary.

h. Subdivisions over 40 units
   i. Neighborhood Meeting Information, view best practices.
      1. Pre-application Form.
      3. List of notified owners, residents, and neighborhood association, if applicable.
      4. Sign-in sheet from neighborhood meeting.

Note: To be eligible for a combined preliminary and final subdivision plat application, all the following criteria must be met:
1. 10 or fewer total lots.
2. No public or private road extensions or expansions.
3. Not located in the Hillside, Floodplain, or River System areas.