DEVELOPERS PLAN REVIEW CHECKLIST FOR CONDITIONAL USE, REZONE, PRELIMINARY PLAT

Subdivision: _____ Date: _____
Project Location: _____
Developer: _____
Phone: _____ e-mail: _____
Engineer: _____
Phone: _____ e-mail: _____

Developer's Engineer is to Complete This Form and Submit with the Appropriate Plans.
Reference the Highway Standards and Development Procedures for the Canyon County Highway Districts when completing the Conditional Use, Rezone and/or Preliminary Plat Plans and this Checklist.

Mark Whether or Not Your Plans Include the Following:

INCLUDED	NOT APPLICABLE	SUBMITTAL ITEM
		RIGHT-OF-WAY
		Roadway and cul-de-sac right-of-way meet standards
		All obstructions and right-of-way encroachments are shown to be removed
		Out parcels and associated right-of-way dedication are properly addressed
		Intersection of right-of-way lines have minimum required radii
		Sufficient right-of-way is provided for extreme cut and fill locations
		Stub streets are included as required by the District
		Utility, drainage and other required easements are shown
		Parallel frontage roads are included where required by the District adjacent to collector and arterial roadways
		Roadway alignment (curve radii, tangent lengths) meet standards
		INTERSECTIONS AND APPROACHES
		Roadway intersections and approaches meet the minimum spacing requirements
		Access to adjacent properties is available with no landlocked or intervening strip parcels
		Approaches and intersections have adequate sight distance
		Turn lane requirements have been analyzed
		Multiple access points to a single parcel have been pre-approved and meet the applicable spacing requirements

INCLUDED	NOT APPLICABLE	SUBMITTAL ITEM
		Commercial approaches and approaches serving three or more parcels are paved
		No direct access to adjacent collector and arterial roadways
		ROADWAY
		Roadway design meets District and AASHTO standards including but not limited to intersection geometry, horizontal alignment, profile, cross section and roadside grading
		Special considerations (i.e. curb and gutter) are included for development within the area of city impact
		The limits of pavement repair for existing roadways extends to the lane line or centerline
		TRAFFIC IMPACT STUDIES
		A traffic impact study is included based on the established criteria or requirement of the District
		Parameters and requirements of the traffic impact study have been discussed with the District
		Traffic impact mitigation measures are identified
		The traffic impact study is stamped by an Idaho Registered Professional Engineer
		DRAINAGE
		An area outside the public right-of-way and within an easement is provided for storm drainage disposal facilities
		The Homeowners Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance