City of Caldwell Engineering Dept.

Plan Review Checklist

Project Name:

	Not	
Satisfied	Satisfied	N/A
	Not	
Satisfied	Satisfied	N/A

GENERAL

Conditions & Requirements of Order of Decision are met. (off-site & per phase)

Conditions & Requirements of Development Agreement are met. (off-site & per phase)

Conditions from Preliminary Plat satisfied (i.e., verify no substantial changes from preliminary plat approval to const dwgs)

Plan review by Fire Marshall is completed

Written approval from ITD is obtained, if project borders ITD right-of-way

Written approval from an applicable Highway District is obtained, if necessary

Written approval for mailbox cluster location is obtained from USPS (Post Master - 454-5560)

Written approval from Irrigation Dist / Company for delivery, system change or point of delevery.

Mailbox cluster locations are shown on the roadway sheets of the proposed construction drawings

Construction notes complete and thorough (check against City compiled notes shown below)

Check for development location with reference to Flood Plain maps (F.E.M.A.)

Verify Airport Overlay requirements have been met (if applicable)

Benchmarks clearly defined (including northing, easting, elevation) (design elevations must be NAVD 1988)

If any public utilities are located along the front property line easements verify that they will not interfere with joint trench

Verify benchmarks match actual elevations. (compare to City contour elevation data)

All utilities that extend beyond subdivision boundary must be protected by easement.

Check to see if site is subject to a reimbursement agreement (connection fees)

Verify a copy of the final plat is attached to the construction drawings

1st sheet of the construction drawings lists the buildable lots, common lots, gross acreage for current phase and total irrigable acreage.

1st sheet of the construction drawings lists developers contact information (address, phone & email)

1st sheet of the construction drawings lists engineers contact information (address, phone & email)

A Traffic Impact Study has been completed and all applicable requirements/conditions are satisfied

Provide note on front sheet mitigation costs of ("X" number of dollars) are due prior to final plat signatures.

Verify no public utilities are depicted within an Irrigation District and/or Bureau of Reclamation easement/right-of-way

Verify all lot and block numbering is shown on construction drawings (including common lots and islands)

Provide 4x6 clear space on bottom RH corner of all sheets for City approval stamp.

Has master utility sheet showing all utilities and service locations been provided as part of submittal set?

SWPPP

Has an approved SWPPP plan been submitted to the City for review? (If the site disturbs one or more acres of land, or is part of a common plan of development that will ultimately disturb one or more acres of land.)

Has an Erosion and Sediment Control plan sheet been submitted to the City for review? (If the site disturbs less than one acre of land.)

	1	1
Satisfied	Not Satisfied	N/A

CONSTRUCTION NOTES: (additional notes to add to the standard notes sheet)

- "A proof test of storm water basins will be required per City of Caldwell Municipal Storm Water Management Manual section 103.6.5. City inspector shall be notified a minimum of 48 hrs prior to testing."
- "All pedestrian access routes and facilities must fully comply with all Local, State, and Federal guidelines/requirements"
- "Meter box lid (cover) shall be D&L 2242 with Neptune R900 recess opening (one (1) 1-1/2" opening). This cover with 1 opening is for single water services" 2-HL recessed cover shall be used for double services.
- "The Engineer of Record (Design Civil Engineer) shall be responsible for providing the following:
 - Engineers Certification (Stamped & Signed)
- "City of Caldwell will not accept asbuilt lines constructed less than the "10 State Standards" design minimum slopes"
- "All work shall be completed in accordance with the 2015 edition of the Idaho Standards for Public Works (ISPWC), Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way, and the City of Caldwell Supplemental Specifications. Where discrepancies exist between these specifications the more stringent of the three shall be used."
- "All pressure irrigation construction shall comply with the Caldwell Municipal Irrigation Standards, dated June 7th, 2023.
- "Joint trench conduit with pull cord, 32" burial depth (Per SL-1136)"
- "No asphalt shall be placed without Engineer and Developer first receiving an Approval to Pave letter from the City of Caldwell."
- "Contractor shall blow off each domestic water service with City inspector present prior to acceptance of the water system"
- "Contractor shall blow off each pressure irrigation service with City inspector present prior to acceptance of the irrigation system."
- "All existing sewer services being used for the current phase must be exposed and shown to the City inspector"
- "Valve cans, water meters & manhole lids shall remain outside of all curbs, gutters, valley gutters & sidewalks"

Pressure irrigation mainlines shall have 36" minimum and 48" maximum cover under roadways per CMID SD-903

Pressure irrigation purple tracer wire shall be installed per Section 1103.02

Pressure irrigation purple finder tape shall be installed per Section 1103.03

Each pressure irrigation service shall have a "NON-POTABLE WATER" (AKA, "YUCK" tag) per section 1103.08 (if applicable)

If irrigation pump station is being built or upgrades being provided to an existing station provide note that "Building permit and Electrical permit must be obtained from Building Dept. prior to construction.

	Not	
Satisfied	Satisfied	N/A
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SEWER

All buildable lots are provided with a sewer service.

Dead end runs are designed with a minimum slope of .62%

All main lines are designed to at least .02% above minimum grade

Dead end lines end in a manhole, no clean-outs

All manholes show finish grade of manhole rim at finish grade of paved roadways.

All manholes outside of paved areas are shown as, & have a call out, to be 18" (via grade rings) above finish grade.

Sewer main has a minimum of 4' of cover over pipe.

Sewer main and manholes are located on centerline of roadway.

Slopes are calculated correctly on the plans

Manholes with more than 1 invert in or out shows N, S, E, W designations.

All sewer mains located outside platted right-of-way shall be covered by a 20' wide easement and all-weather surface per R-810, shown on the const. drawings.

Review and ensure compliance with the City Sewer Master Plan

All Mh's are less than 90 degree change in direction of flow.

Construction drawings show all sewer services extended through the front lot line easement and into the lot as per SS-511A

All sewer mainlines shall be a minimum diameter of 8" Per IDAPA 58.01.16

Verify all sewer lines follow the corridor plan shown in standard drawing T-308 (on centerline)

Verify no objects or private utilities are located within sewer easements

Verify no services are connected to a manhole.

If development has a lift station send to sewer dept for review and file in laserfiche

atisfied	Not Satisfied	N/A	WATER
			All lots are provided with a water service
			Plan review by Water Department Superintendent completed
			Check sizing and location of main lines for possible future extension & compliance with water ma
			- Section mainlines and ¼ section mainlines – 12"
			- Internal main lines – 8"
			Check for system looping (each phase must have a redundant supply)
			Check for water line and seepage bed separation, minimum 25'
			Hydrant layout approved by Fire Marshall
			Check valve layout for completeness. Ensure phase line valves are installed on mains to be extended
			All dead-end lines specify temporary or permanent blow-offs located outside travel way per (W-40
			A minimum 15'easement for off-site and private road/driveway water mains is provided and show
			Verify joint restraints are called out on fire hydrant runs longer than 20'. Restraints shall be installed
			(each joint needs restraints).
			Verify joint restraints are called out on all pipe joints located inside any casing/sleeve
			Construction drawings show all water meters located within the R-O-W and outside of the sidewal
			Verify all water lines follow the corridor plan shown in standard drawing T-308
			Verify fire flow analysis on proposed water lines to ensure proper fire flow and domestic water sup
			All water mainlines are shown in profile views and drawn to have a minimum of 4', and maximum
			Provide call out for pipe length and size between all fittings.
			Check water master plan for pipe sizing and zone boundaries for PRV's
			Has sampling station been provided for current phase. Check to see this is not on a dead end line.
			All hydrants shall be located on same side of road as water main.
	Not		
Satisfied	Not Satisfied	N/A	STORM DRAIN
Satisfied		N/A	Storm water calculations reviewed for compliance with the City of Caldwell Municipal Storm Wat
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ter study

in the future.

or 405A)

on the construction drawings.

I for the first 60' measured from the hydrants located on a dead end.

per standard drawing W-413

f 5', of cover from finish grade.

f required by water department

Management Manual

sement to allow room for joint trench utilities.

standards

, rolled curb (NO HOODS)

eseparations

un section)

water flow.

ned by the HOA.

Written approval from the Bureau of Reclamation is submitted to the City approving any designed overflows discharging into BOR owned facilities. Discharges (and plan approval) will not be granted by the City without this document being provided.
Written approval from the applicable Irrigation District is submitted to the City approving any designed overflows discharging into the irrigation district owned facilities. Discharges (and plan approval) will not be granted by the City without this document being provided.

Satisfied	Not Satisfied	N/A

PRESSURE IRRIGATION (City of Caldwell Municipal Irrigation District)

All mainline valves located behind sidewalks have a concrete collar call-out per CMID SD-905B

Provided minimum 10-foot easement for irrigation mains located outside right-of-way

Check for sizing and location for possible future extension

Check for system looping. (All phases must be redundant)

Minimum irrigation main size shall be 6-inch

Arrows are shown on all mainline depicting direction of flow for placement of air vacs and drains.

Check valve layout for completeness

All lots (including common lots & islands) are provided with an irrigation service

Pump outs and air vacs at all dead end lines.

Place pump outs and drains at front of lots and within right-of-way

Details/notes meet Caldwell Municipal Irrigation District standards

Plan review by CMID is completed

Each street crossing shows 1 valve on 1 side of the road (where applicable)

Where existing services are shown but are being used for the current phase in construction the following note shall be shown "existing service must be located and poly pipe dug up and blown off with City inspector present"

If a pump station is being built, verify all notes listed on SD-909 and SD-909A are listed under the notes section of the construction drawings.

If pump station is being built does station show and call out 10' asphalt apron around station.

Letter from Irrigation Provider (to developer) has been received stating water right & point of delivery location for Prelim plat is approved.

Copy of encroachment agreement from Irrigation Provider is provided to City for the encroachment of all structures within the Irrigation District easement.

Copy of Consent Agreement from the Bureau of Reclamation is provided to City for the encroachment of all structures within BOR owned facilities and easement/ rights-of-way.

Verify overflow from PI station is fully piped to outfall location or written documentation is submitted stating developer will maintain the open ditch overflow facility until it is fully piped. HOA's or the City/CMID shall not maintain open ditch facilities.

Verify all PI lines follow the corridor plan shown in standard drawing T-308

All PI mainlines within roadways are shown in profile views and drawn to have a minimum of 3', and maximum of 4', of cover from finish grade.

Provide call out for pipe length and size between all fittings.

Has a water model been provided for review and approval with no lines having a water flow exceeding 5ftps.

If PI station is being built is domestic water tie in shown for shoulder water Per SD-912 of CMID

Check irrigation district boundary for water rights that may overlap into adjacent district.

a	Not	27/1	
Satisfied	Satisfied	N/A	<u>STREETS</u>
			Correct street sections are shown for individual classifications, including curb, gutter, sidewalk, structural section & ROW
			Verify all boundary streets have a minimum of 24' paved asphalt surface.
			Written approval and/or comments of construction drawing plan review from applicable Highway District is submitted to the City.
			Conformance with the Canyon County Functional Classification map is met.
			Review plans for conformance with Traffic Impact Study (if applicable)
			Verify plans show an emergency turn around for dead end roads greater than 150' in length measured from intersection centerline.
			Verify access alignment and offset requirements meet the City's access policy
			No valley gutters across collector or arterial streets
			Check drainage paths
			Rolled curb on residential streets only
			Vertical curb required along all classified roadways and intersection radius'
			Check street elevations relative to existing edge of asphalt (1-4% cross slope)
			Verify plans depict existing elevation at centerline & edge of asphalt along all existing roadways being widened at 50' intervals
			All proper street signs shown including all Type 2 and 3 barricades.
			No obstructions are designed to be located within intersection vision triangle
			"Dead End" sign in place at entrance of all cul-de-sac's
			Plans depict 1 spare 2" conduit is located behind sidewalks along all classified streets (collectors, minor arterial, arterial)
			Verify plans include an MUTCD & City compliant striping plans for all classified roadways.
			Verify RH turn lane is shown at intersections where 2 classified roadways meet.
			Confirm traffic mitigation amount has been provided to the developer.
			Verify cul-de-sacs are no longer than 600', measured from intersection centerline.
			Verify all proposed street names have been reviewed and approved by the Mapping Department.
			Verify "common driveways/Alley's" meet City Code requirements.
			Verify street sign locations are depicted on plans and shown on the RH side of the intersection.
			If plans depict any pipe/utility/structures being located within the 10' easement adjacent to the roadway, verify that said pipe/utility/structures will not interfere with joint
			trench and/or street lighting components.
			Verify CB's are located at property lines so they do not interfere with driveways.
			Verify all cul-de-sacs have a minimum 50' radius measured to top back of curb for emergency vehicle turn around. Per section 11-03-02
			Verify all surface improvements extend to boundary of platted area.
			Verify PE stamped calculation report showing all emergency access roads are capable of supporting at least 80,000 lbs

Satisfied	Not Satisfied	N/A
	Not	
Satisfied	Satisfied	N/A

GRAVITY IRRIGATION

Are all gravity irrigation lines and structures located outside of ROW

Are all gravity irrigation lines and structures located outside of 10' public utility easements located back of ROW and rear property lines.

Are all gravity irrigation easments clearly shown and width called out.

Verify gravity irrigation easements do not overlap ROW or public utility easements.

Written approval of proposed construction drawings obtained from the applicable Irrigation District, if necessary

Written approval of proposed construction drawings obtained from the Bureau of Reclamation, if necessary

Idaho Department of Water Resources and Corp of Engineers approval, if necessary

If headwall are being consructed verify walls and footings are outside of ROW.

All City utilities to be dedicated and are shown to cross a GIRR facility shall be placed in a steel sleeve that extends minimum 5' outside the GIRR Easement Per standard detail T-307, All joints within a sleeve shall have joint restraints.

ADA COMPLIANCE

Directional pedestrian ramps shown at all street crossings

Detectible warning panels shown on all pedestrian ramps (yellow in color)

Provide pedramp detail showing 5' approach, throat, walk arounds and truncated domes.

Sidewalk details comply with ADA standards

Satisfied	Not Satisfied	N/A

STREET LIGHTS

Street lights on residential roadways are shown in necessary locations. 350' max. spacing. 1 light at each intersection.

Street lights on classified roadways are shown in necessary locations. 350' max. spacing (lights on opposite side of roadway cannot be factored into the spacing). 1 light at each intersection.

EOR shall verify, and report to the City, the distance between all frontage street lights and the nearest Idaho Power owned line and nearest communication line

Street lights placed along interior residential roads shall be LED fixtures: <u>AEL ATBO-P201-MVOLT-R3-DDB-P7</u>

Street lights placed along roads other than interior residential roads shall be LED fixtures: AEL ATBO-P303-MVOLT-R3-DDB-P7

Plans clearly show location of all conduits, j-boxes, and other street lighting components.

Power for street lights along classified roadways shall be run through an Idaho Power approved meter. Meter or note stating lights will be run through Idaho Power metersh Verify street lights are numbered in sequential order

Satisfied Satisfied N/A

NECESSARY DOCUMENTATION & APPROVALS

QLPE Letter from City to DEQ is completed and submitted to Developer & Engineer

Approved storm drain calculations on file

All necessary approval letters are received:

- Highway District
- Irrigation District (point of delivery, water right, encroachment agreements)
- Bureau of Reclamation (Executed Consent Agreement, storm water discharge approval if applicable)

Any Agreements on file (sewer upsizing, cost reimbursement, etc.)

Fire Department approval

Written approval from private property owner/s for any public utilities that extend across private property outside of the platted boundary.

Satisfied	Not Satisfied	N/A

FINAL PLAT

Front & rear easements are depicted as 10' wide

A 10' wide easement is clearly shown over all pressure irrigation mainlines located outside of public right-of-way

Approved road names per Caldwell Fire Department & Mapping Department are shown.

Check road name suffixes for proper naming per ordinance # 2157 (ways, st, ave ct, etc.)

Plat shows sequential lot numbering (should match with previous phases when applicable, should also match approved plans & Prelim. Plat)

Plat shows sequential block numbering (should match with previous phases when applicable, should also match approved plans, & Prelim Plat)

Check final plat boundaries against prelim plat (should match prelim plat and phasing)

Verify all islands have a Block and Lot number and are called out to be owned & maintained by the HOA.

Verify the legend matches the drawing

Check notes:

- Lot Availability Note
- Common Lots & islands are written out in the notes and called out to be owned and maintained by the HOA
- Any special requirements are spelled out in notes

Check Owners Certificate

Title Description is present and correct

Drawing scale is present and correct

North Arrow is present and correct

Signature page has all needed signatures:

- County Surveyor
- Approval of City Council
- Approval of City Engineer
- Certificate of County Treasurer
- County's Recorder Certificate
- Health Certificate

Check boundary against all neighboring plats (bearing and lengths should match existing plats)

Verify note that all right-of-way shown on plat is hereby dedicated to public

Check Order of Decision for any special requirements

Verify note regarding no direct access onto Collector/Arterial streets.

Avigation easement has been executed prior to the City signing the plat