

CHAPTER 11

ARTICLE 8

REQUIREMENTS AND IMPROVEMENTS

- 9-11-08-1: GENERAL REQUIREMENTS
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- 9-11-08-3: CITY OF TETONIA PUBLIC WORKS STANDARD SPECIFICATIONS AND DRAWINGS

9-11-08-1: GENERAL REQUIREMENTS

- A. City Specifications: All improvements such as streets, alleys, parks, easements and other facilities, which are required as a condition to plat approval, shall be the responsibility of the developer and shall meet city specifications and standards of construction.
- B. Plan Preparation: Plans for the improvements herein required shall be prepared by an engineer registered and certified in the State of Idaho.
- C. Construction Drawings: Prior to the time of commencing construction or if improvements are to be guaranteed for construction past the recording of the final plat, the developer shall file with the city, construction drawings for all improvements required in that portion of the subdivision contained in the final plat.
- D. Performance Bonding: As a condition for granting approval of the final plat, the developer shall provide a guarantee of improvements, guaranteeing the construction and installation of all required improvements within two (2) years of final plat approval unless extended one year by mutual consent. Such guarantee shall be one hundred fifty percent (150%) of estimated cost as determined by the city engineer, and may include one or more security arrangements acceptable to the city council:
- E. Surety Bond:
 - 1. The bond shall accrue to the city covering construction, operation and maintenance of the specific public improvements;
 - 2. The length in which the bond is in force shall be for a period to be specified by the city for the specific public improvements;
 - 3. The bond shall be with a surety company authorized to do business in the state of Idaho, acceptable to the city; and
 - 4. The escrow agreement shall be drawn and furnished by the city.
- F. Cash Deposits, Certified Check, Negotiable Bond, or Irrevocable Bank Letter of Credit:

1. A cash deposit, certified check, negotiable bond, or an irrevocable bank letter of credit made out solely to the city, of such surety acceptable by the city, shall be deposited with an escrow agent or trust company;
2. Escrow time for the deposit, check, bond or letter of credit shall be for a period to be specified by the city for the specific public improvements;
3. In the case of cash deposits or certified checks, an agreement between the city and the developer may provide the progressive payment out of the cash deposit or reduction of the certified check, negotiable bond or irrevocable bank letter of credit, to the extent of the cost of the completed portion of the public improvements, in accordance with a previously entered into agreement.

9-11-08-2: REQUIRED IMPROVEMENTS

A. Curb, Gutter and Sidewalk: Concrete rolled curb and gutter, and sidewalk a minimum of four inches (4”) in depth, shall be required based on the following schedule:

STANDARD	DISTRICT													
	A	TA	R1	R2	R3	MU	CD	C1	C2	C3	BP	M1	M2	OS
REQUIRED CURB, GUTTER AND SIDEWALK														
1. Lots abutting a public right-of-way shall provide rolled curb and gutter.			✓	✓	✓	C	✓	✓	✓	✓	✓	✓	✓	C
2. Lots abutting a minor arterial shall provide rolled curb and gutter and a minimum 10’ wide sidewalk.						C	✓	✓	✓	✓	✓	✓	✓	✓
3. Lots abutting a major collector shall provide rolled curb and gutter and a minimum 8’ wide sidewalk.					✓	C	✓	✓	✓	✓				
a. Lots abutting a minor arterial or major collector shall provide rolled curb and gutter and a minimum 5’ wide sidewalk.			✓	✓		C								
4. Lots abutting a minor collector or local street shall provide rolled curb and gutter and a minimum 5’ wide sidewalk.			✓	✓	✓	C	✓	✓	✓	✓	✓	✓	✓	✓
✓ - Required	C – Conditional Use Permit						Blank – Not required							

- B. Street Improvements: Asphalt plant mix pavement shall be required on all streets in a proposed development or newly dedicated street right-of-way.
- C. Storm Water Disposal: Proper and adequate provision shall be made for disposal of storm waters. The type, extent, location and capacity of facilities shall be approved for individual development by the city.
- D. Sewer System: Proper and adequate provision shall be made for sewage treatment. The type, extent, location and capacity of facilities shall be approved for individual subdivisions by the city.

- E. Water Supply: Proper and adequate provision shall be made for water supply. The type, extent and location of facilities shall be approved for individual subdivisions by the city.
- F. Monuments: Monuments shall be installed in accordance with current standards at all corners, angle points and points of curve and all street intersections.
- G. Fire Hydrants: The location, type and size of fire hydrants required to serve the subdivision shall be approved by the city.
- H. Street Signs; Fee: Street names and traffic-control signs shall be installed by the city in appropriate locations at each street intersection in accordance with local standards. A fee shall be charged to the developer to reimburse the city for its costs.
- I. Streetlights: Streetlights shall be installed by the developer at intersections throughout the subdivision, unless waived after recommendation of the planning and zoning commission and approval of the city council. The developer shall conform to the requirements of the city and the public or private utility servicing the area.

J. DRAINAGE AND GRADING

1. The developer shall investigate the existing and proposed use of any irrigation ditch or canal within the project limits to determine if they are to be perpetuated. If the irrigation system is to be continued, the developer is responsible to contact the water right holders or canal company to obtain their requirements for protection of the irrigation system.
2. The discharge of storm water into irrigation ditches shall not be allowed without special approval from the city. If an irrigation ditch is to be used as a storm water receptor, secure an agreement from the irrigation Ditch Company that the company will accept responsibility for receiving the water as a submittal requirement of all preliminary plats.
3. A storm drainage plan showing water flow directions, inlets, outlets, catch basins, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities and off-site drainage facilities planned to accommodate the project drainage. Drainage plans are to facilitate peak flow for the 25-year, 24-hour storm event. An off-site discharge rate of 0.2 cfs per acre of the gross project area is permitted included with hydraulic and hydrologic calculations. All detention basins are to facilitate the 100-year, 24-hour storm event. Adequate spillway provisions must be provided to pass the storm water in excess of the 100-year, 24-hour storm event.
4. Public water shall not be discharged onto or through private property without the appropriate easement. An easement with the right of access conveyed to the Tetonia City shall be provided whenever conveyance systems are constructed in lands of private ownership. A minimum easement width of twenty feet centered on the drain is required. The width may be in excess of the minimum when situations require.
5. In the event that proposed construction shall direct surface or storm water runoff to properties or facilities owned and maintained by agents other than

the City of Tetonian, written proof of permission, or approval from these agents must be provided prior to acceptance of drainage concepts, and subsequent issuance of city drainage approval.

6. It is city policy and the developer's responsibility wherever attainable to restore, protect and maintain the chemical, physical, and biological integrity of city and State waters and to restore their beneficial uses. To do so, drainage design shall address the treatment of surface and storm water runoff, both wet-weather and dry-weather discharges.

9-11-08-3: CITY OF TETONIA PUBLIC WORKS STANDARD SPECIFICATIONS
AND DRAWINGS

The City of Tetonian Public Works Standard Specifications and Drawings shall be the official reference manual for construction and quality control of public works infrastructure projects. (Ord. 2008-6)