

Section 200 General Conditions

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201. Plat Approval

201.01. Care must be exercised by the developer/applicant in coordinating the preparation of plats with the Kootenai County Planning and Zoning Commission, any applicable municipalities and the Highway District having jurisdiction in the area. The Highway District must review the preliminary plat as well as the final plat to make sure that all items conform to these Standards. Once the Highway District receives the applicant's information and comments from the Kootenai County Building & Planning Department, the Plat will be placed on the Highway District regular meeting or workshop agenda. The Subdivision Review Fee/deposit must be paid in order to be placed on the meeting agenda.

The Highway District Board of Commissioners will review the Subdivision Plat at a regular meeting or workshop. The Board, in its sole discretion, may call a special meeting to review the Subdivision Plat if requested to do so by an applicant. If a special meeting is called, a minimum fee of \$500.00 will be required. The District will then respond to the Kootenai County Building & Planning Department with a letter of the Highway District's requirements. A copy of this letter will be sent to the applicant/developer, surveyor, or engineer.

201.02. All Final Subdivision Plats within the Highway District's jurisdiction shall be submitted for review by the appropriate Highway District. The signature of the Chairman of the Highway District Board of Commissioners shall appear on all such Final Subdivision Plats prior to presentation for recording with the Kootenai County Recorder. Such signature shall signify the Highway District's review of the Final Plat and general acceptance of the Plat only, and such signature does not constitute acceptance of any roadway depicted on the Plat prior to its construction to these Standards and acceptance for maintenance and repair by the Highway District.

202. Right-of-Way Dedication

202.01. All rights-of-way that are intended for public use and maintenance by the Highway Districts shall be dedicated in accordance with the planning and zoning subdivision ordinance in Kootenai County, Idaho.

202.02. Any public rights-of-way to be created, which are not within a recorded subdivision plat, shall be transferred to the appropriate Highway District by acceptable deed or easement. A statement of acceptance of such right-of-way must appear in the official records of the Highway District. Upon acceptance of a deed or easement for a public right-of-way, such instrument shall be submitted to the Highway District for recording with the County Recorder.

202.03. Rights-of-way for existing roads adjacent to the plat shall be dedicated or conveyed by easement to the public from the centerline of the existing road or from the section line, whichever is greater. Centerlines of existing roads, which do coincide with the section line, must be shown by dimension or location on the plat.

203. Roadway Plans

203.01. Roadway plans consisting of the plan and profile view of the roadway to be constructed shall be prepared by a Professional Engineer licensed in the State of Idaho and shall be of a scale sufficient to show the necessary details but shall in no case be to a scale less than 1" = 50' horizontally and 1" = 5' vertically. Under special design circumstances, cross sections of the roadway may be requested by the Highway District. The roadway plans must include provisions for proper drainage of both the natural watercourses and the roadway, and they must show any necessary easements, and any special design considerations necessary for the completion of the roadway structure. The developer, or his engineering representative, shall call to the attention of the Highway District any proposed deviations from these Standards.

203.02. Two (2) copies of all roadway plans needing the Highway District's approval must be submitted to the Highway District no less than thirty (30) days prior to a regular or special meeting of the appropriate Highway District.

203.03. The applicable Highway District will review the plans at a regular or special meeting and will make the necessary comments or approval in writing to the developer or his engineering representative within two weeks after the review meeting.

203.04. The roadway cross section outside the paved area and inside the remaining right-of-way shall conform in all aspects with the Roadside Design Guide published by AASHTO latest edition.

204. Construction Time Period

204.01. The developer shall make every effort to complete the road construction in the development or phased development within a period of two (2) years from final plat approval. If after two years, the roads are not completed to these Standards, the developer is subject to a review of the roadway plans and an upgrading of those plans to coincide with any new Standards adopted by the Highway District.

205. Financial Guarantee Agreements

205.01. Prior to the approval of the final plat, the developer shall place with the appropriate Highway District or with Kootenai County a surety bond, cash deposit, certified check, negotiable bond or irrevocable bank letter of credit in the amount of 150% of the total estimated cost of construction of the remaining and/or unfinished improvements as estimated by the Highway District and in accordance with the current

Kootenai County Subdivision Ordinance. In the event the developer does not bond for the improvements, he shall provide a two (2) year guarantee in a form acceptable to the Highway District. Any financial guarantee shall be in a form approved by the District.

206. Street and Road Names

206.01. All road names shall be submitted to and approved in accordance with the Kootenai County Road Naming and Addressing Ordinance, latest Ordinance.

206.02. Road name signs shall be installed at all new road intersections by the developer. All signs shall be in accordance with the MUTCD or as modified by the Kootenai County Street and Road Naming and Addressing Ordinance, latest revision.

207. Construction Observation

207.01. The observation of the construction work as outlined in these Highway Standards shall be accomplished by the applicable Highway District Road Supervisor or his agent. Said observation shall be completed only after 24-hours prior notice to the Road Supervisor of the need for observation. Said 24-hour period and observation visit shall be included in the normal workweek of the applicable Highway District.

207.02. Those phases of construction requiring observation shall be as follows:

207.02.a. After the topsoil has been stripped and all clearing has been completed.

207.02.b. Immediately after all drainage, utilities and retaining structures have been completed, prior to their backfill and subsequently after their backfill.

207.02.c. After the subgrade has been prepared and compacted to its finished grade.

207.02.d. After the ballast has been placed and compacted to its finished grade.

207.02.e. After the base material has been placed and compacted to its finished grade.

207.02.f. During and after all asphalt surfacing operations.

207.02.g. After final cleanup and seeding are completed.

208. Fees for Plan Reviews, Construction Observations and Fees in Lieu of Construction

208.01. The developer/applicant will be charged for all fees related to the reviews of the preliminary plat, final plat, roadway plan and profile and for all construction observations. Charges for plan reviews and observations will be based on the Highway District's actual cost. The charges will include the Highway District

engineer's fees, legal fees, the Highway District agent's hourly costs, mileage for the Highway District agent, material testing, compaction testing, and quality control testing required by the Highway District. Any testing required by the Highway District (other than Supplemental Testing) but not provided by the applicant may be completed by the Highway District, and all costs associated therewith shall be paid by the applicant. The fees shall be payable as billed and final acceptance of the roadway into the Highway District system will not be granted until all fees are received.

Minor Subdivision Review Fees - The applicant is responsible for the actual cost for the District's Engineer to review the proposed subdivision. A \$350.00 deposit must be paid prior to review by the Highway District's Board of Commissioners. Any additional costs incurred by the District, will be billed to the applicant. All adjoining roads must be constructed to current Highway District Standards or, in subdivisions with four or less lots, in lieu of actual construction, at the discretion of the Highway District board; a \$3,500 per lot fee may be accepted for each additional lot created.

Major Subdivision Review Fees and Inspection Fees - A \$1,000.00 deposit for Major Subdivisions will be required prior to Board review, with the balance of Highway District review fees to be paid, as billed, prior to the Highway District's acceptance of the roadway into the Highway District system. This deposit shall be remitted to the Highway District Office prior to any reviews or inspections. The applicant will be required to replenish the deposit when it becomes depleted prior to any additional inspections being done.

All adjoining roads must be constructed to current Highway District Standards. Kootenai County Subdivision Ordinance No. 394 requires private roads in gated communities to be built to Associated Highway District Standards and the Highway District shall verify the road meets its standards. Pursuant to a Memorandum of Understanding entered into between Kootenai County and the Highway Districts, the Highway Districts have agreed to provide this service. Therefore a \$1,000.00 deposit must be submitted to the appropriate Highway District for plan reviews and inspections, which will be conducted to verify roads are constructed to Highway District Standards. This deposit shall be remitted to the Highway District Office prior to any reviews or inspections. The applicant will be required to replenish the deposit when it becomes depleted prior to any further inspections being done.

The Highway Districts have entered into a Memorandum of Understanding with Kootenai County authorizing them, as agents of the County, to make inspections on private roads in gated communities, to verify the roadways are constructed to current Highway District Standards.

209. Special Permits

209.01. Since Idaho Code Section 50-1330 gives Highway Districts exclusive jurisdiction over public road rights-of-way; any use of the rights-of-way for purposes other than vehicular travel along the roadway shall be by permit only, obtained from the appropriate Highway District. This will include, but not be limited to, driveways, approach roads, buried utilities, signs, utility poles, conduits, landscaping, etc. The use of rights-of way for other than vehicular travel shall be in accordance with the Utility Coordination Policy adopted by the Associated Highway Districts and included in the Appendix of these Standards.

209.02. Approaches or intersections onto arterial roads or rural major collector roads and urban collector roads shall be designed and constructed to provide forward vehicular movement for ingress and egress to the adjacent properties. Approaches or intersections shall be limited such that a minimum separation of 330-feet center to center of approach or intersection is achieved. (See 306.04).

209.03. All utilities shall be installed a minimum of 36" below the invert of ditches or around the end of culverts unless otherwise approved by the Highway District.

210. Acceptance into Highway District System

210.01. No roadway will be accepted into the Highway District system for ownership and maintenance until the conditions, specifications, and Standards of the Highway District have been met or a variance has been granted thereto.

210.02. A request for acceptance of a roadway shall be in written form and shall be accompanied by the following:

- A. Payment of all fees
- B. Engineer's Statement of Completion with required submittal; and
- C. Final review and acceptance by the Highway District.