



PSPR26-0001 – Skyway Estates - Preliminary Subdivision

Conditions of Approval

Preliminary Plat Conditions of Approval

Community Planning and Development:

1. No Building Permits shall be issued prior to final plat approval for the lot subject to the Building Permit Application.
2. Prior to Final Plat recording, Developer shall provide documentation that new street names have been reserved and approved by Bonner County.
3. Prior to any Final Plat approval, fire hydrants shall be installed pursuant to the preliminary improvement plans. Hydrants shall be included in the Public Infrastructure Permit.
4. Prior to any Final Plat approval, Developer shall extend a fire access street connection to Huppert Ln. at the northeast corner of the project, subject to and approved Public Infrastructure Permit.
5. A signed and notarized Fair Disclosure Statement shall be recorded for effected lots pertaining to the Lateral Safety Zone in accordance with Sandpoint City Code §9-12-5 (E).

Public Works Department:

1. The Developer is required to construct the following public improvements in accordance with the applicable standards adopted by the City: sanitary sewer and water system extensions, fire hydrants, stormwater management, streets, street trees, signage, curbs and gutters, drainage appurtenances, sidewalks, and all other improvements listed in these conditions and in accordance with final infrastructure plans approved for construction. Final street, stormwater, and utility layout and design details are subject to detailed engineering plan review and approval. All public infrastructure is subject to a Public Infrastructure Permit (PIP) for which applicable fees must be paid and final plans reviewed and "Approved for Construction" by the appropriate Public Works official prior to Final Plat recording.
2. An approved final stormwater plan and report is required prior to Final Plat approval. The Developer shall install and adequately maintain all stormwater and erosion control measures in accordance with an approved final Stormwater Plan & Public Infrastructure Permit issued by the City.
3. Prior to any ground disturbance the Developer shall prepare and obtain and maintain compliance with the Idaho Department of Environmental Quality's Construction General Permit (CGP) throughout development. Prior to any land disturbing activities, a copy of the issued CGP shall be provided to the Public Works Department. Note: Failure to comply with the terms of the CGP may result in orders to stop work by the City or DEQ.
4. Prior to any Final Plat approval, Developer shall install streetlights along Skyway Lane in accordance with Appendix F of the Urban Area Transportation Plan (2007). Street lights shall be included in the Public Improvement Plan (PIP) and approved in accordance with applicable Public Works Standards.
5. Prior to any Final Plat approval, all pedestrian and utility easements proposed on the preliminary plat shall be shown on the Final Plat.
6. Prior to any Final Plat approval, developer shall include a final street tree and frontage planting plan in a Public Infrastructure Permit. Street trees are subject to the Official Approved Street Tree list. Developer shall plant street trees fronting applicable construction in accordance with the Public Infrastructure Permit to the satisfaction of the City Forester.
7. Prior to the issuance of a Public Infrastructure Permit the Developer shall submit financial security sufficient to cover 150% of the City's approved estimated cost of construction, testing, inspection, and restoration for all required frontage improvements and utility connections to existing water and sewer mains, together with any associated surface restoration.

All required financial security shall be provided prior to issuance of the Public Infrastructure Permit and may be in the form of a performance bond, irrevocable letter of credit, cash deposit, or other security device acceptable to the City. The City reserves the right to perform work for the required infrastructure improvements and retain the security in the event the Developer fails to perform the work in accordance with the mutually agreed upon construction schedule. In no event shall the financial security be released until all secured improvements have been completed and approved by the City and the Final Plat has been approved by the City.

8. Inspection reports and testing records, conducted at the frequency and method(s) specified in the Idaho Standards for Public Works Construction (latest edition) for all required infrastructure improvements shall be provided to the City within ninety days of completion of construction. A letter signed by a professional engineer, licensed in Idaho, shall be provided by the Developer to the City stating that the substantially completed work was constructed in accordance with all conditions and subsequent permits, including but not limited to the approved plans and standards. In no event shall the City accept the required infrastructure improvements and/or approve any Final Plat, until such documentation has been provided and deemed acceptable by the City Engineer. The City reserves the right to retain the performance bond for Required Infrastructure Improvements and/or withhold other permits until the City has accepted the same.
9. Pursuant to 10-1-3 all required infrastructure improvements shall be built to City standards and permits, adhering to all City policies and procedures and standards adopted by the City, including but not limited to Idaho Standards for Public Works Construction (ISPWC) (latest edition). The final construction plans contained in the Public Infrastructure Permit shall be submitted to the City for approval prior to commencement of any construction; shall detail construction of all infrastructure improvements; and, that all such work will be constructed in a workmanlike manner. The Developer will properly warrant all public improvements properly from defects by providing a warranty bond in an amount approved by the City and representing twenty percent (20%) of the estimated cost of all Public Improvements for a period of two years from the date of written acceptance by the City and prior to any Final Plat approval. Should the Developer fail to make any required repairs within thirty days' written notice, the City may exercise the warranty bond. This period may be extended by the City if inclement winter weather prevents repair within the thirty-day period.
10. Prior to any Final Plat approval all required infrastructure improvements shall be inspected and tested by qualified professionals in accordance with Idaho Standards for Public Works Construction (latest edition) with all costs of testing and inspection to be borne by the Developer.