City of INKOM
P.O BOX 60, 365 Rapid Creek Rd.
Phone: 208-775-3372 Fax: 208-775-3374
Email: inkomcityoffices@cableone.net

Homeowner fees to connect to City Water & Sewer

Water Connection	$1,950.00	
Meter Box/Cover	$690.00	
Cement Collar	$225.00	required if box is in cement
Meter –		
¾"	$325.00	
1"	$425.00	
Sewer Connection	$3,000.00	
Water Hot Tap & parts	$450.00	(Most aren't going to have this fee)
Sewer Hot Tap & parts	$700.00	(Most aren't going to have this fee)

Chapter 4 Performance Standards

General - The purpose of these Performance Standards is to set specific conditions for various uses, and classification of uses in areas where problems are frequently encountered.

Table 4.1 Height Standards

Zone	R-1	R-2	COM	IND
Height (Feet)	35	35	35	45

Table 4.2 Setback Standards

Zone	R-1	R-2	COM	IND
Front (Feet)	33	30	0	20
Side (Feet)	7	10	0	20
Rear (Feet)	20	25	15	20
Corner Clearance*	30	30	30	30

*Corner Clearance. Within the area formed by the lines of intersecting streets or roadways and a line joining points on such lines thirty (30) feet distant from their point of intersection, or in the case of a rounded corner, the point of intersection of their tangents, no structure and no foliage shall be maintained between a height of three (3) feet and a height of (8) feet above the plane through their curb, street, or roadway grades whichever is the highest.

Table 4.3 Lot Size Standards

Zone	R-1	R-2	COM	IND
Lot Size (sq ft)	9,000	10,890	No Limit	No Limit
Lot Coverage	50%	50%	100%	80%
Minimum Frontage	75 ft	50 ft.	50 ft.	100 ft.

CITY OF INKOM
Inkom City Hall
P.O. Box 60, 365 Rapid Creek Road
Inkom, ID. 83245
(208) 775-3372 FAX: (208) 775-3374

MEMORANDUM

To: Rocky Mountain Estates Property Owners

From: Winston R. Dyer, PE – Inkom City Engineer

Re: Sidewalk Requirements

Welcome to the City of Inkom and the Rocky Mountain Estates Subdivision. We hope you'll find it an attractive place in which to live and that you will enjoy the association with your new neighbors.

As part of the agreement in getting the subdivision approved by the City of Inkom and as a condition of subdivision covenants, each property owner is required to provide and install sidewalk facilities along the frontage of their property. This will be a nice asset for your new home and we want to help you build a sidewalk that will serve you well for many years and uniformly match the rest of the neighborhood. This will make the neighborhood functional and attractive, which in turn will enhance the value of the substantial investment you are making in your new home.

So we've prepared this memorandum to review with you the requirements that will allow you to build an attractive and long lasting sidewalk. Please be sure to follow these specifications and give a copy to your contractor with instructions that they build your sidewalk according to these requirements so your new home will be acceptable and can be given a permit for occupancy when you are ready to move in.

The sidewalk is to be 4 feet wide and extend completely across the frontage of your property. The front of the sidewalk (the edge closest to the street) is to be 4 feet behind the back of the curb, and the back of the sidewalk (the edge closest to the house) will then be on the right of way line.

This will leave a 4 foot "boulevard" in the area between the sidewalk and the back of the curb which we invite you to landscape and maintain to match your front yard and help keep the neighborhood looking nice. We suggest you consider installing a pipe or two under the new sidewalk so you can run sprinkler pipe into the boulevard area when you landscape your yard.

The sidewalk is to be a minimum of 4 inches thick (6" recommended in driveway areas) but may be thicker if you desire. Elevation of the top of the sidewalk closest to the street side is to be 1 inch higher than the top of the curb, and the sidewalk is to slope up toward the house another 1 inch (1/4 inch per foot slope). This assures runoff from the front of your property will flow across the sidewalk and boulevard area into the gutter where it can drain away.

Prepare the area where the sidewalk is to be constructed by excavating the native soils to the depth required to accommodate the thickness of the sidewalk plus at least 6" of pit run or crushed gravel underneath it. Placement of geotextile separator fabric under the gravel will make an even better installation but is not required. Take particular care when excavating to protect the property pins at the front lot corners, which will be immediately at the back of the sidewalk. There is a $500 fine (State law) for disturbing survey monuments which also happens to be the approximate cost of replacing one.

Construct the sidewalk of concrete having a 28 day compressive strength of not less than 4,000 pounds per square inch (be sure to tell your contractor and/or concrete supplier). Placing reinforcement in the concrete sidewalk is not required but you may include fibermesh, wire, or steel rebar reinforcing in the sidewalk and across driveway areas if you wish.

When concrete is poured, do not exceed a slump of 5 inches maximum. This helps assure the strength and durability of the finished product. Contractors often like to "soup it up" and increase the slump to make it easier for them to place and finish the concrete. Don't let them do this – it will only weaken the concrete and take years off the life of your sidewalk!

Place fresh concrete as close to final position as possible, screed with a straight edge, bull float, and finish with a light broom finish perpendicular to the curb. Tool or cut transverse contraction joints at 4 foot intervals and place expansion joints at the property line and adjacent to driveways (unless the driveway abuts to the sidewalk). Spray a membrane curing compound (sealant) on the sidewalk after applying the broom finish, or otherwise keep the concrete continuously wet for a period of 5 days after initial set.

Special requirements apply to constructing the handicap accesses on corners or at cross walks. Contact the City in advance in such cases to be sure sidewalk construction meets the stringent requirements for grade and texture in these critical locations.

Call the City (775-3372) for proper inspection and acceptance of sidewalk construction at three stages. The first inspection should be made when the sidewalk has been excavated to the proper depth and the native soils have been properly compacted.

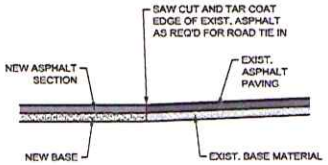
A second inspection is to be made after placement and compaction of the gravel and setup of the concrete forms for the sidewalk. At this time the property owner will be responsible to provide the inspector with a mix design for the concrete mix proposed to be used (available from your contractor and/or concrete supplier).

Finally, an inspection should be made during the placing of the concrete at which time the inspector can ascertain that the concrete is of the proper consistency and is being placed in accordance with standard practices. Be sure to schedule in advance to make sure the inspector will be available. The occupancy permit for your new home cannot be issued until sidewalks are properly constructed or a bond has paid (if too late in the season for proper construction).

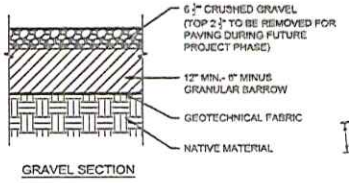
Thank you for your cooperation in meeting these requirements. Remember, they are intended to assure that the neighborhood is attractive and functional and that the sidewalks you and your neighbors will be using are uniform, consistent, and of sufficient quality to last a long time.

Please contact us if you or your contractor have any questions about any of these requirements. We look forward to the benefits properly constructed sidewalks will bring to your neighborhood and the entire community.

Sign Envelope ID: 03040580-4DEA-4A80-A860-4E8C7FFF2A59



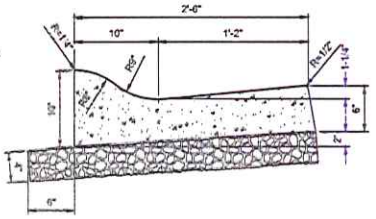
C1 ASPHALT TIE IN
N.T.S.



GRAVEL SECTION

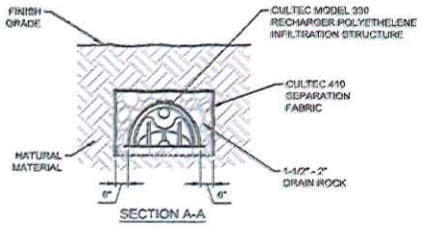
NOTES:
1. SURFACE: 4-INCHES OF AGGREGATE BASE.
2. BASE: 12" MINIMUM AGGREGATE BASE COMPACTED TO 95% OF STANDARD PROCTOR.
3. NATIVE MATERIAL COMPACTED TO 95% OF STANDARD PROCTOR TO 1 FOOT DEPTH.

C2 TYPICAL GRAVEL PAVING DETAIL
N.T.S.

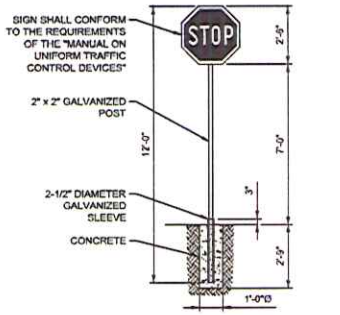


NOTES:
1. INSTALL UNDER CURB AND GUTTER, 6" AGGREGATE BASE. COMPACT TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D1557. MAXIMUM LOOSE LIFT THICKNESS SHALL NOT EXCEED 6".
2. MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC SPECIFICATIONS.

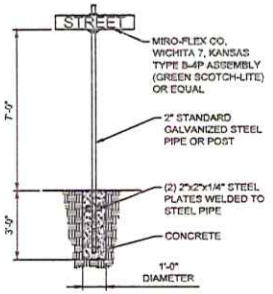
C3 30" ROLLED CURB & GUTTER
1-1/2" = 1'-0"



SECTION A-A

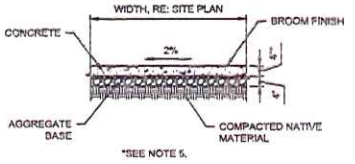


B1 TYPICAL STOP SIGN
3/8" = 1'-0"



NOTE:
THE CITY ENG. WILL FURNISH THE DESIGNATIONS TO BE STAMPED ON THE SIGNS.

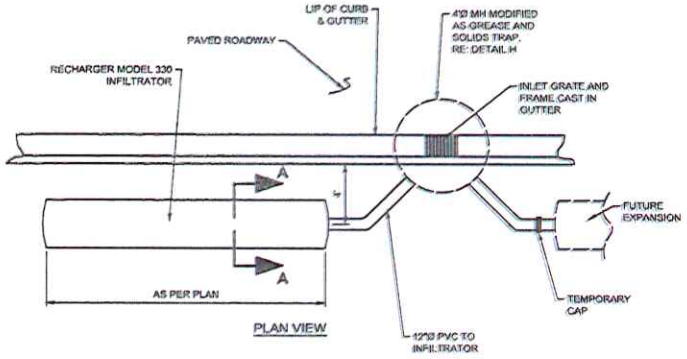
B2 TYPICAL STREET NUMBERING SIGN
3/8" = 1'-0"



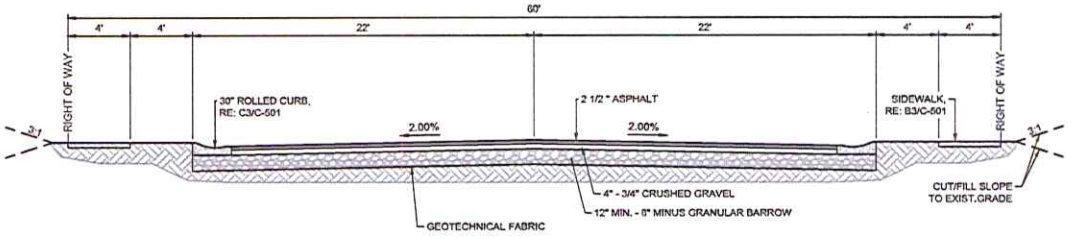
*SEE NOTE 5.

NOTES:
1. BASE: 4 INCH COMPACTED DEPTH OF 3/4" AGGREGATE BASE COMPACTED TO 95% OF STANDARD PROCTOR.
2. WHERE SIDEWALK IS PLACED AGAINST BUILDING FOUNDATION PLACE 1/2" EXPANSION JOINT MATERIAL ADJACENT TO FOUNDATION.
3. CONTINUOUS PLACEMENT PERFERRED, SCORE INTERVALS 5-FEET MAXIMUM SPACING.
4. COMPACTED NATIVE MATERIAL TO 95% OF STANDARD PROCTOR TO 1 FOOT DEPTH.
5. SIDEWALK AT DRIVEWAYS TO BE 6" THICK.

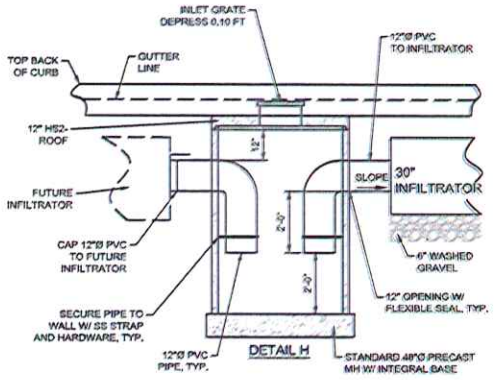
B3 SIDEWALKS (NON-TRAFFIC AREAS)
1/2" = 1'-0"



PLAN VIEW



A1 TYPICAL ROAD SECTION
N.T.S.



A4 STORM INFILTRATOR
N.T.S.

KELLER ASSOCIATES
395 North 9th Ave, Suite A
Pocatello, Idaho 83201
(208) 233-2165

PROFESSIONAL ENGINEER
James Mullen
9956
8/23/2018
STATE OF IDAHO
JAMES P. MULLEN

NO	REVISIONS	DATE

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CONSTRUCTION PROPERTIES, LLC
174 CIRCLE INN DRIVE
CHUBBUCK, IDAHO 83202

ROCKY MOUNTAIN ESTATES PHASE 2

DETAILS

DRAWN: — CHECK: —

VERIFY SCALE: Scales based on 22"x34" prints.

1-1/2 Inches

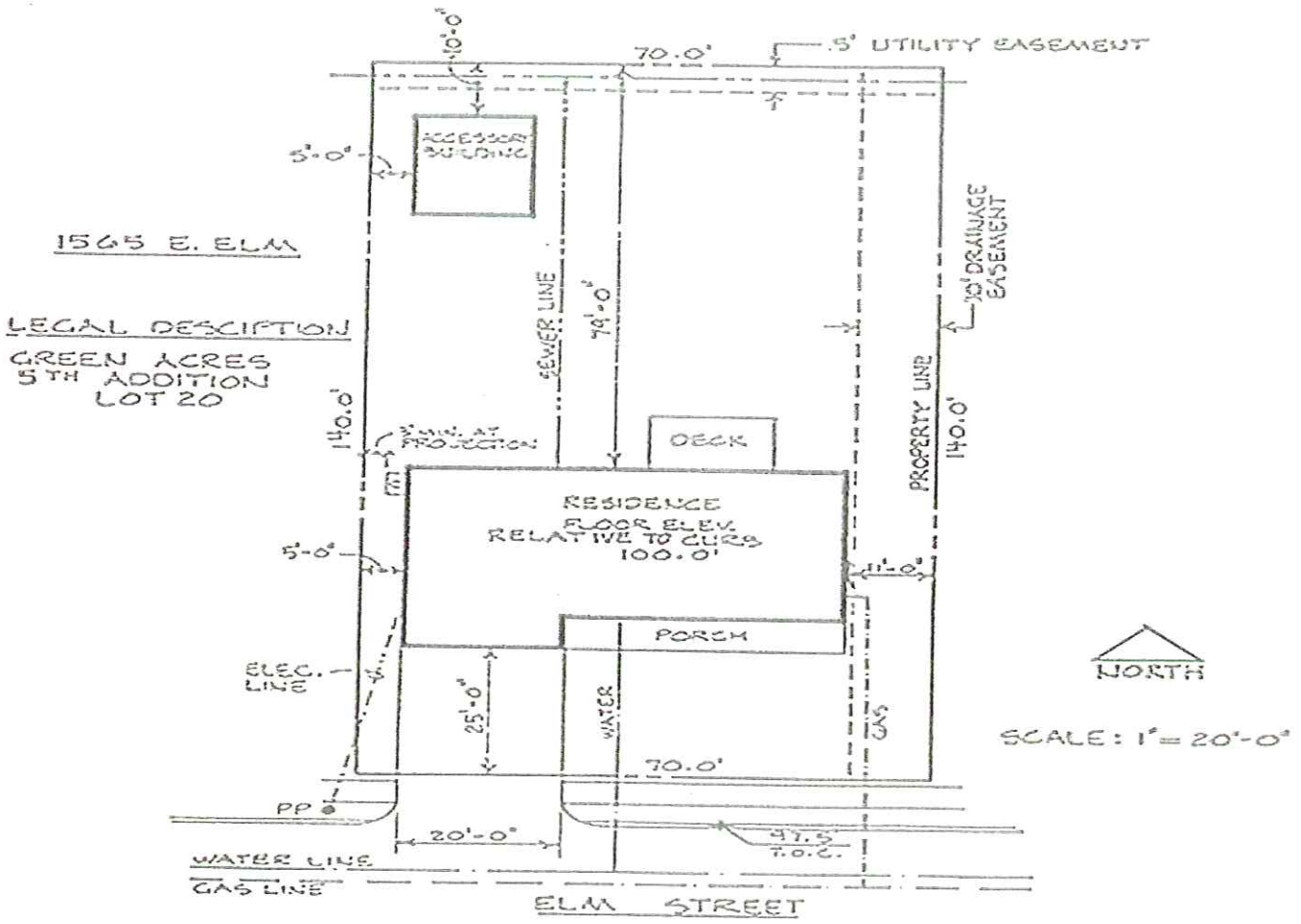
PROJECT NO. 218090-000
PAGE
SHEET NO. C-501

J:\218090-000 ROCKY MT ESTATES PHASE 2\KA\DESIGN\AUTOCAD\3_DESIGN\0_PLANS\80_DETAILS 501.DWG LAST SAVED: 8/22/2018 12:53 PM PRINTED: 8/22/2018 3:24 PM

Site Plan

Showing building configuration on the lot, with all setback requirements and easements established. Property pins and property dimensions, street address, subdivision lot number and block number, location of utility easements. (City should have this information for you.)

SITE PLAN ILLUSTRATION



Sample

Simple Floor Plan

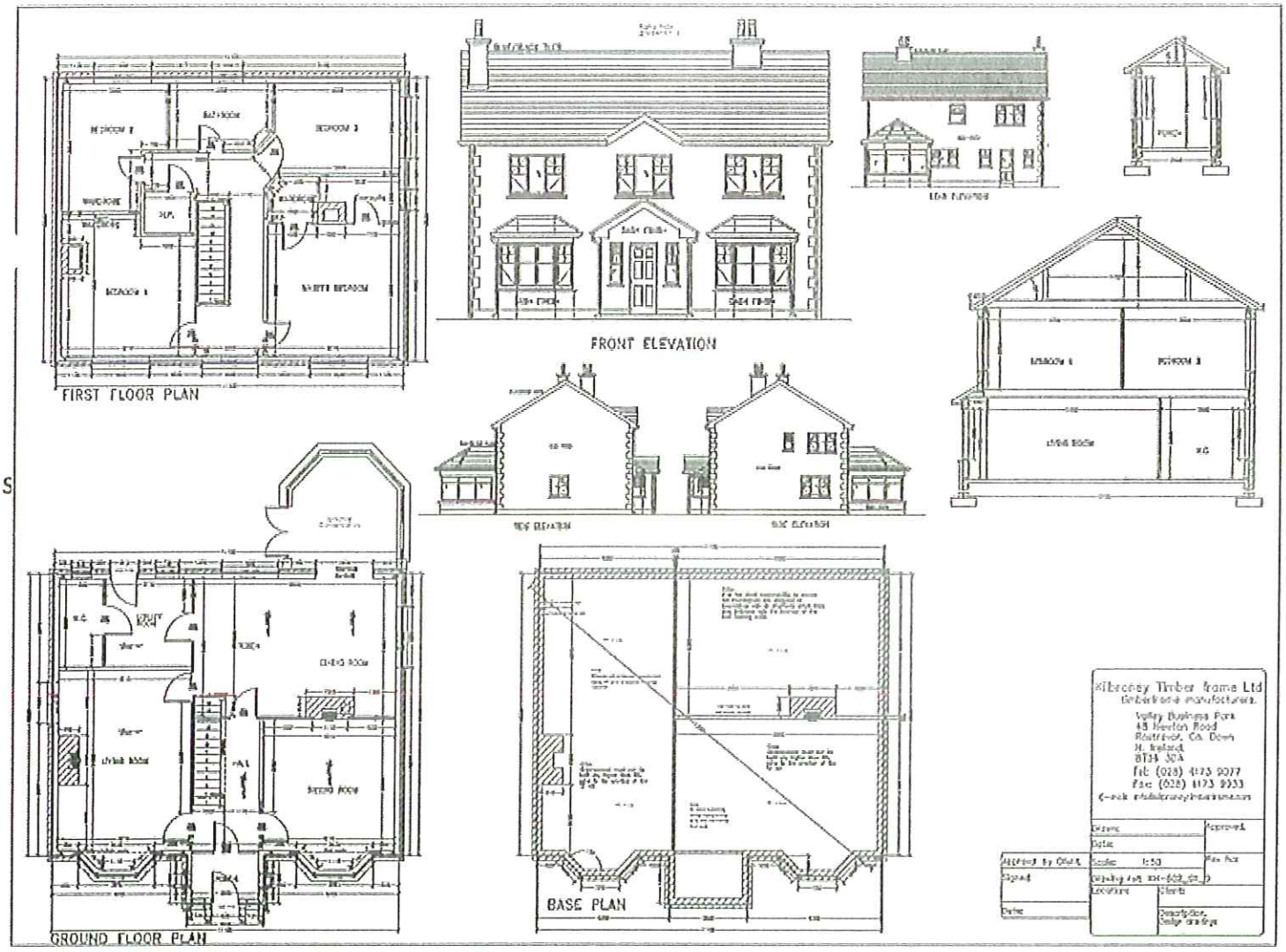
Showing all wall configurations and lengths, room sizes, room designations, operable and non-operable window placement and sizes, door swings and sizes, stairs, landings, fireplaces, smoke and or C/O alarm locations etc.

Elevations

Pictorials of each side (4) of the structure, to show the end result look and are used for external height measurements, floor and roof line heights from finish grade etc.

Section Plan Views

A cut-a-way of a "section of the structure" to show the internal views.



IDAHO DIVISION OF BUILDING SAFETY
MINIMUM INFORMATION FOR COMMERCIAL STRUCTURAL PLAN REVIEW

Documents

- A completed application including the description of work, square footage, flood plain details, and project valuation.
- Com-Check, ASRAE, or prescriptive code identified.
- Energy requirement details per the 2015 IBC and the 2015 IECC required and identified.
- Complete jurisdiction design criteria, recognized code and local design criteria.
- Occupancy designation, occupancy load and type of construction.
- Stamped engineered pages and stamped supporting engineering calculations (as needed).
- Roof and under floor ventilation calculation requirements per the 2015 IBC / 2015 IECC.

Drawings

Construction documents: Shall be prepared by a registered design professional. Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and show in detail that it will conform to the provisions of the 2015 IBC.
To include but not limited to:

Plat plan: Showing all subdivision lots surrounding building lot, and subdivision restrictions, setbacks, setback requirements and easements, property pins, streets, etc. per the 2015 IBC.

Site plan: Showing to scale the size and location of the new construction and existing structures on the site, distances from the lot lines, the established street grades and the proposed finished grades and the applicable, flood hazard areas, floodways and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey.

Foundation: Plans showing footprint of building, all other foundations, footing size(s) details, point loads size(s) and depth, rebar requirements and placement, hold downs, anchor bolt placement, concrete strength, ventilation vents, sizes, flatwork, etc. per the 2015 IBC.

Structural information: Shall show the size, section and relative locations of the structural members with floor levels, column centers and offsets dimensioned. The design loads and other information pertinent to the structural design required by chapter 16 of the 2015 IBC shall be indicated on the construction documents.

Floor framing: Details, showing, joist sizes, spacing, engineered trusses, blocking, shear wall blocking (transfer) pony walls, attachments, spans, sheathing used, fastening schedule, rim joists etc. per the 2015 IBC.

Floor plan: All wall locations, room sizes, complete measurements and dimensions, room identification, wall construction details, sizes, fastening schedules, wall heights, ceiling heights, windows and door size and type identifying, tempered glass in all windows as needed, crawl hole locations, attic access(s), plumbing and heating fixtures, etc. per the 2015 IBC.

Lateral Force-Resisting Systems: Shall be designed by an Idaho licensed design professional in accordance with chapter 16 of the 2015 IBC. Light frame wood construction may be designed in accordance with chapter 23 section 2305 of the 2015 IBC.

Exterior wall envelope: Shall describe the exterior wall envelope in sufficient detail to determine compliance with the 2015 IBC and 2015 IECC codes.

Energy details: Per the 2015 IECC, all insulation requirements materials and their "R" values, fenestration "U" values and solar heat coefficients. Air sealing details and a thermal envelope depiction of the building.

Sections: Showing section details as needed throughout plans, insulation types and sizes, overhangs, eaves, foundations, attic spaces and rooflines etc. per the 2015 IBC.

Roof plan: Conventional framing or trusses, identify sheathing, fasting schedule, roof covering, pitch, direction of all pitches, ventilation, skylights, crickets, eaves, headers, header sizes, details of roof construction as needed, all hardware used, locations, truss shear, etc. per the 2015 IBC.

Elevations: All sides of the building, any elevations needed to show compliance with the 2015 IBC and or design criteria.

Details: Stairs, fire assemblies, treads, handrails, portal frames, eaves, connections, footings, framing, foundations, etc. as needed per the 2015 IBC.

Means of Egress plan: Provide an approved means of egress from the structures and portions thereof. Not limited to: means of egress sizing, number of exists needed, exit access distance, common path of travel distances, accessible egress, stairways, doors, ramps, required signage, etc., per chapter 10 of the 2015 IBC.

Accessibility: Provide for all accessibility requirements, including routes, entrances, signage, restroom facilities, sleeping areas, etc. per chapter 11 of the 2015 IBC and the 2009 of the A117.1.

Fire and smoke requirements: Identify fire assembly locations. Provide a listed fire rated assembly identified by a GA/UL/IBC item number, an alternate assembly that has been tested in accordance with ASTM E119 or UL 263, or calculations in accordance with section 722 per Chapter 7 of the 2015 IBC.

Fire protection systems: Fire alarm systems, sprinkler systems, smoke control system, standpipe systems and riser rooms, fire extinguishers and automatic extinguisher systems, etc., as required by the 2015 IBC, Chapter 9.

IDAHO DIVISION OF BUILDING SAFETY
REQUESTING A BUILDING INSPECTION

To request an inspection call: **(208)220-6310**

Please have your permit number (BLD) ready.

You may request one of the following inspections:

Building Inspection Type	*Inspection Code*
Concrete Slab	501
Final	502
Firestopping	503
Footing/Foundation	504
Frame	505
Insulation	506
Masonry/Concrete Wall	507
Roofing	508
Wallboard	509
Other	510

Inspection must be scheduled at least one day in advance.

A legible copy of the approved plans must be on-site for inspections to occur. If the approved set of plans are not available at the time of inspection, the inspection will not be completed.