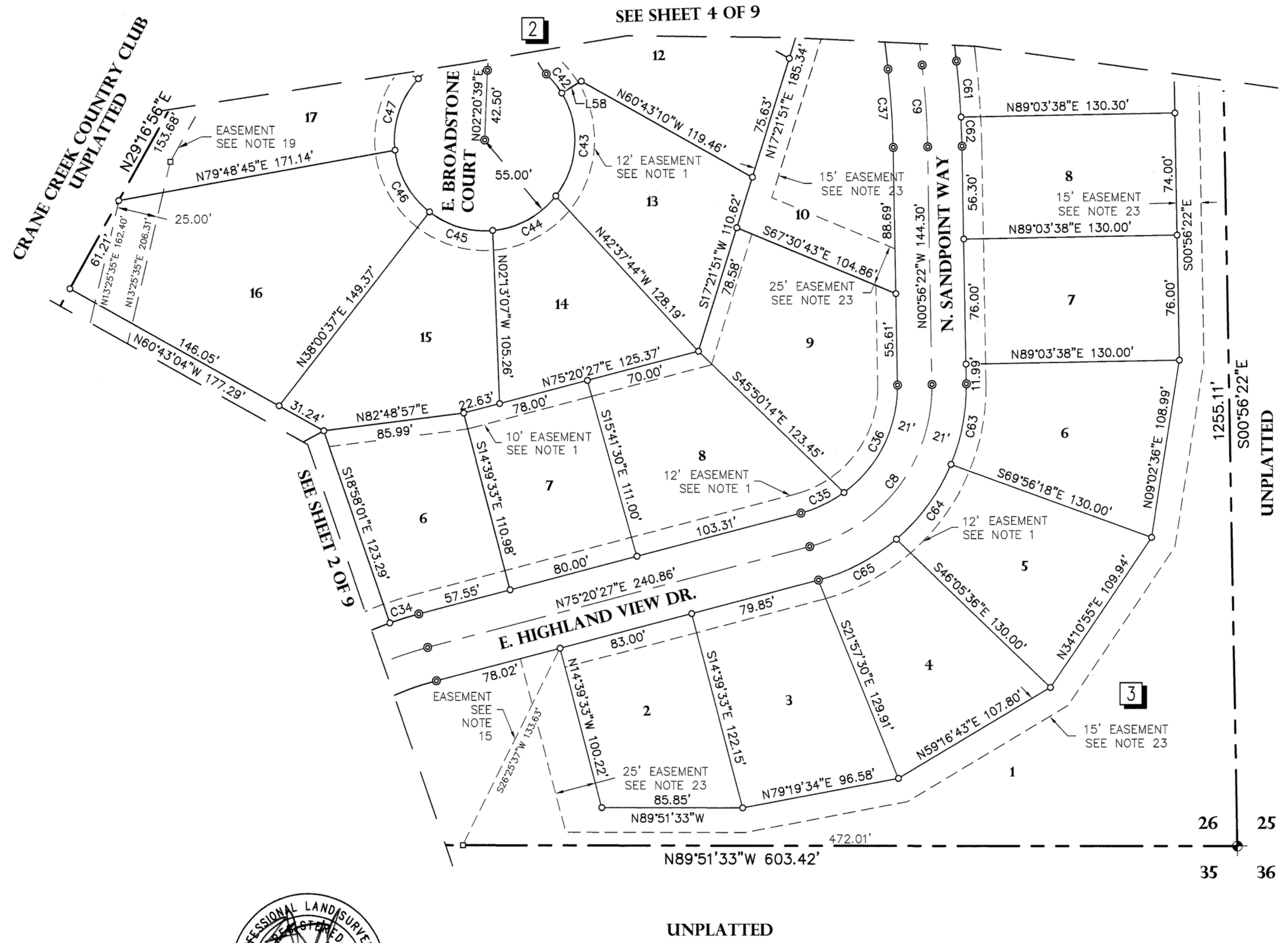
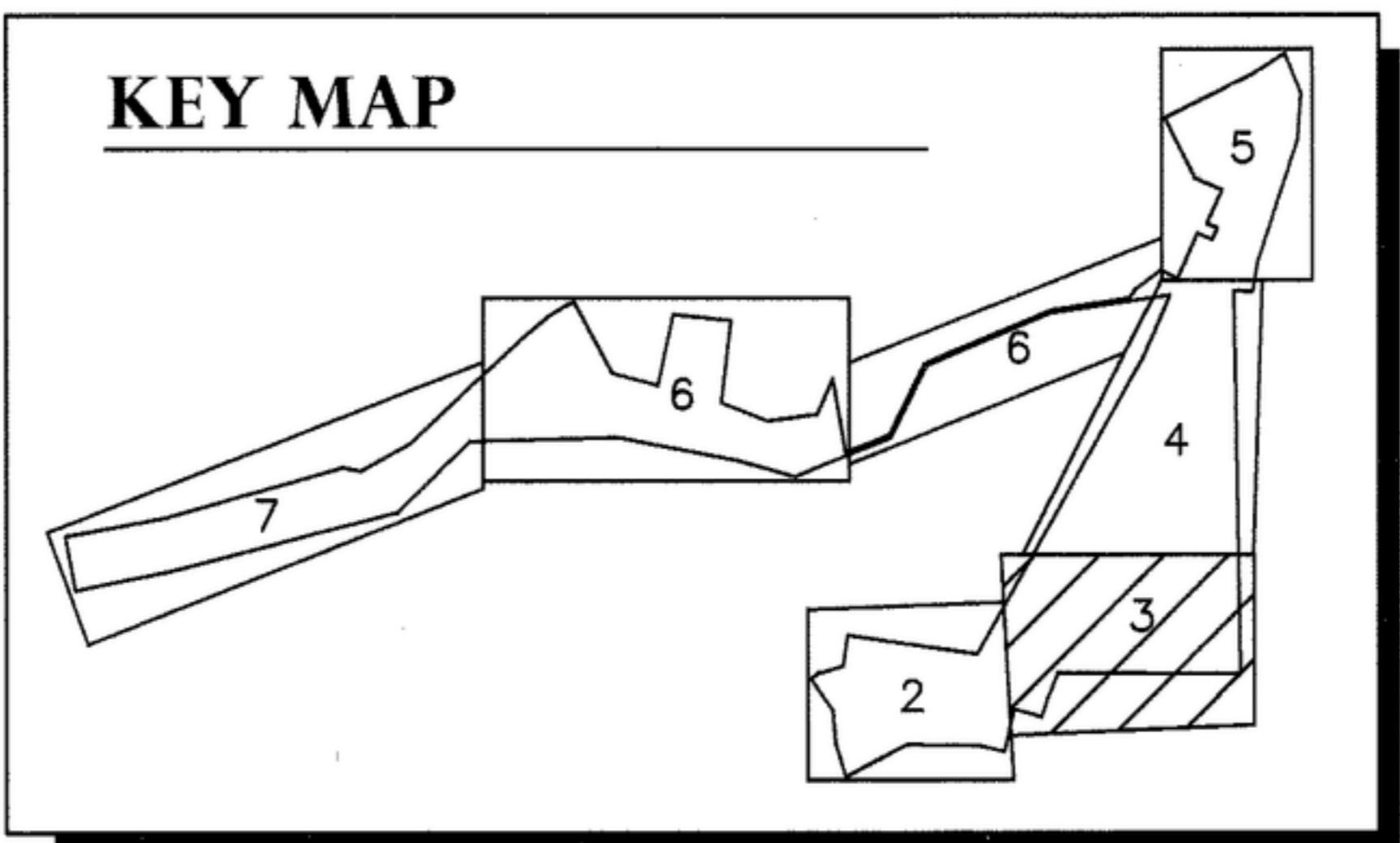
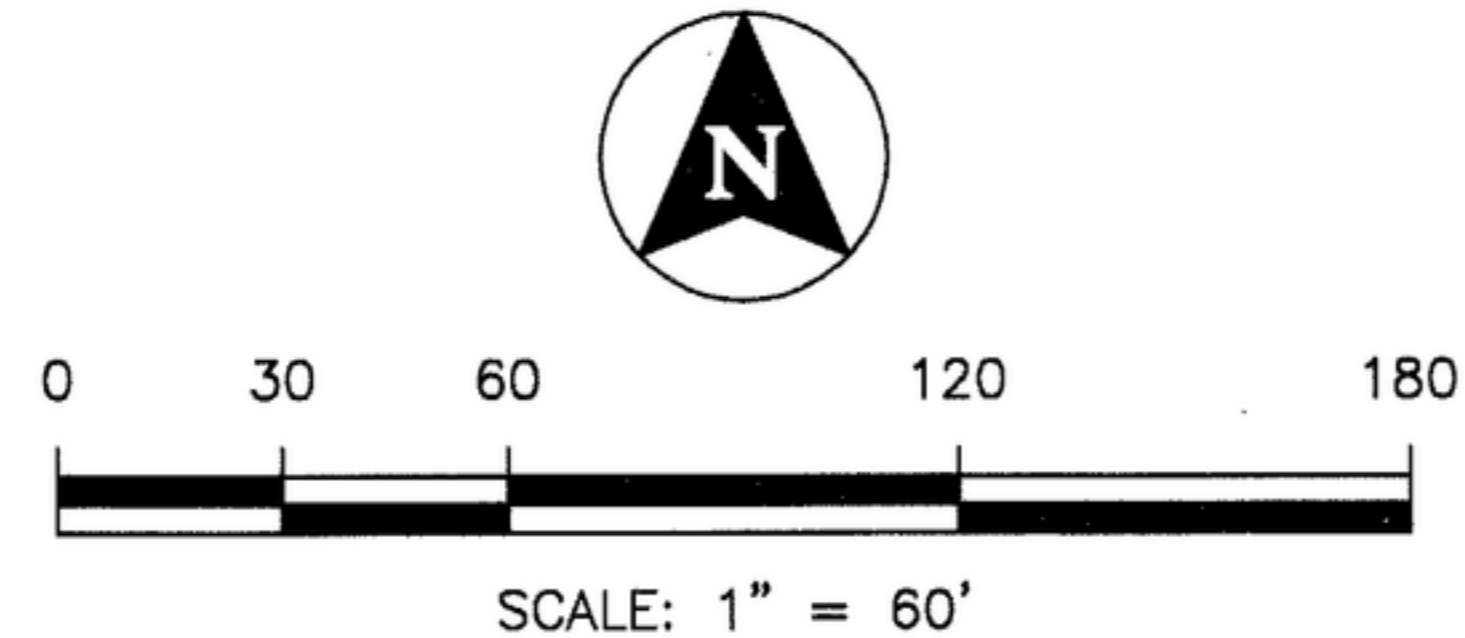


# HIGHLANDS COVE SUBDIVISION NO. 1

## NOTES

- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A TWELVE FOOT (12') WIDE PERMANENT PUBLIC UTILITIES, CITY OF BOISE STREET LIGHT AND HIGHLANDS COVE HOMEOWNERS ASSOCIATION, INC. STORM DRAINAGE EASEMENT. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT. LOTS 6-9 BLOCK 2 REAR LOT LINES HAVE A TEN FOOT (10') WIDE HIGHLANDS COVE HOMEOWNERS ASSOCIATION, INC. STORM DRAINAGE EASEMENT.
- A PORTION OF LOT 10, 17, 18, 19 AND 23 BLOCK 2, LOT 1 BLOCK 3 AND ALL OF LOT 20 BLOCK 2 ARE SERVIENT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM AS SHOWN HEREON. THIS LOT IS ENCUMBERED BY THAT FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BOISE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED BY PUD15-0004, CFH15-00020, AND SUB15-00020 OR AS SHOWN ON THIS PLAT.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- ALL LOTS IN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS, EXCEPT LOT 1 BLOCK 1, LOTS 2, 10, 20, 23, 26 & 28 BLOCK 2, LOTS 1 & 17 BLOCK 3, AND LOT 1 BLOCK 4 WHICH ARE DESIGNATED AS COMMON LOTS TO BE OWNED AND MAINTAINED BY HIGHLANDS COVE HOMEOWNERS' ASSOCIATION. LOTS 3, 27, 30 & 31 BLOCK 2, ARE NOT COMMON LOTS AND ARE DESIGNATED AS NON-BUILDABLE LOTS.
- DIRECT LOT ACCESS TO SUNSET PEAK ROAD IS PROHIBITED.
- THIS PLAT IS SUBJECT TO A TEMPORARY LICENSE AGREEMENT WITH ADA COUNTY HIGHWAY DISTRICT FOR LANDSCAPING PER DOCUMENT RECORDED AS INSTRUMENT NO. 2017-027325.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
- REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
- THIS DEVELOPMENT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) THAT PERTAIN TO THIS DEVELOPMENT, TO BE FILED AND RECORDED IN THE OFFICE OF THE RECORDER, ADA COUNTY.
- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY DEVELOPMENT CODE OR AS SPECIFICALLY APPROVED BY PUD15-00004 AND CFH15-00020.
- NOT USED.
- A PORTION OF LOT 1 BLOCK 1, LOTS 2 AND 26 BLOCK 2, LOT 1 BLOCK 3 AND ALL OF LOT 1 BLOCK 4 CONTAIN A SLOPE EASEMENT AS SHOWN HEREON FOR THE BENEFIT OF ACHD, INSTRUMENT NO. 2017-027324.
- INDIVIDUAL LOT DEVELOPMENT SHALL COMPLY WITH THE BOISE CITY HILLSIDE AND FOOTHILLS AREA DEVELOPMENT ORDINANCE (B.C.C. 11-07-08 THROUGH 11-07-09), INTERNATIONAL BUILDING CODE CHAPTER 18 AND APPENDIX J AS MODIFIED BY BOISE CITY CODE CHAPTER 4-02 AND THE CONDITIONS OF APPROVAL OF CFH15-00020.
- LOT 2 BLOCK 1 AND LOTS 15 AND 16 BLOCK 3 ARE SUBJECT TO A SANITARY RESTRICTION. RESTRICTION SHALL BE RELEASED WHEN SANITARY SEWER MAIN IS CONNECTED TO BOISE CITY SEWER AND CONSTRUCTION IS APPROVED BY BOISE CITY PUBLIC WORKS DEPARTMENT.
- A PORTION OF LOT 1 BLOCK 1 AND LOT 1 BLOCK 3 CONTAIN A WATER EASEMENT AS SHOWN HEREON FOR THE BENEFIT OF SUEZ WATER IDAHO INC.
- A PORTION OF LOTS 2, 16, 17, 18, 19, AND 20 BLOCK 2 CONTAIN A SANITARY SEWER EASEMENT AS SHOWN HEREON FOR THE BENEFIT OF BOISE CITY SEWER.
- NO PARKING IS ALLOWED ON THE SOUTH SIDE OF E. HIGHLAND VIEW DRIVE, EAST SIDE OF N. SANDPOINT WAY AND WEST SIDE OF E. BROADSTONE COURT. IN ADDITION NO PARKING IS ALLOWED ON EITHER SIDE OF THE ROADWAY WITHIN THE CUL-DE-SAC ON E. BROADSTONE COURT OR ALONG E. HIGHLAND VIEW DRIVE AND N. SANDPOINT WAY WERE THE ROADWAY WIDTH IS LESS THAN 29- FEET FROM BACK OF CURB TO BACK OF CURB PER BOISE CITY CODE SECTION 7-01-32.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 31-3805, DELIVERY OF WATER. THIS SUBDIVISION CURRENTLY HAS NO SURFACE IRRIGATION RIGHTS AND IS NOT LOCATED WITHIN THE BOUNDARIES OF AN IRRIGATION DISTRICT, AND THE REQUIREMENTS OF SECTION 31-3805 ARE NOT APPLICABLE.
- THIS SUBDIVISION IS LOCATED IN AREA "A" OF THE WILDLAND URBAN INTERFACE CODE AND THE PROPERTY DEVELOPMENT AND CONSTRUCTION OF STRUCTURES SHALL COMPLY WITH THE REQUIREMENTS OF BOISE CITY CODE SECTION 7-01-69.
- A PORTION OF COMMON LOT 1 BLOCK 1, LOTS 2, 10, 26, AND 28 BLOCK 2, AND LOTS 1 AND 17 BLOCK 3 AND ALL OF THE ENTIRETY OF COMMON LOTS 20 AND 23 BLOCK 2 HAVE A DEFENSIBLE SPACE EASEMENT ADJACENT TO RESIDENTIAL LOTS FOR THE BENEFIT OF ADJACENT LOT OWNERS TO MAINTAIN A 30-FOOT DEFENSIBLE SPACE MEASURED FROM THE EXTERIOR OF BUILDING WALL FOR EACH RESIDENTIAL BUILDING.
- LOT 4 BLOCK 2 IS SUBJECT TO A HIGHLANDS COVE HOMEOWNERS ASSOCIATION, INC. STORM DRAINAGE EASEMENT.
- NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOTS IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 2017-045852 HAVE BEEN FULL FILLED AS DETERMINED BY THE CITY OF BOISE.



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