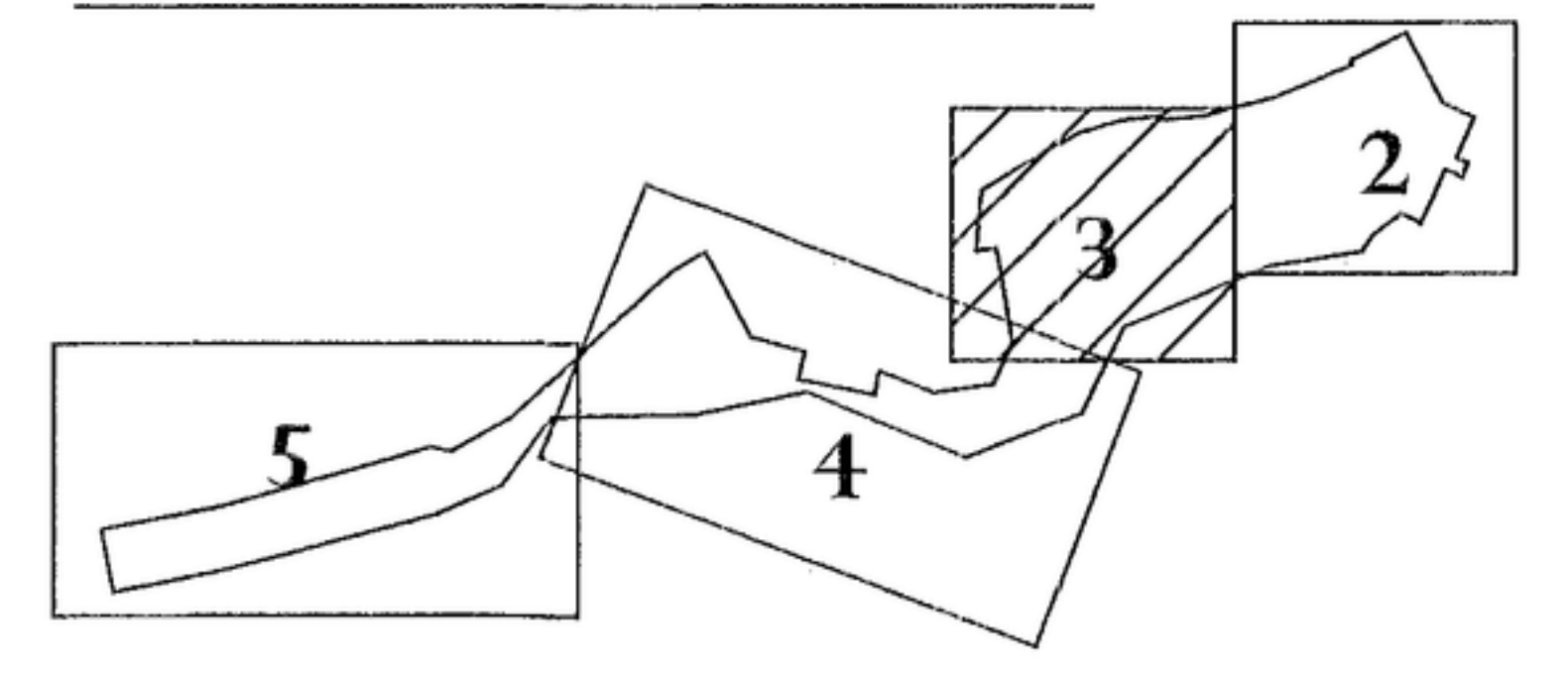


# HIGHLANDS COVE SUBDIVISION NO. 2

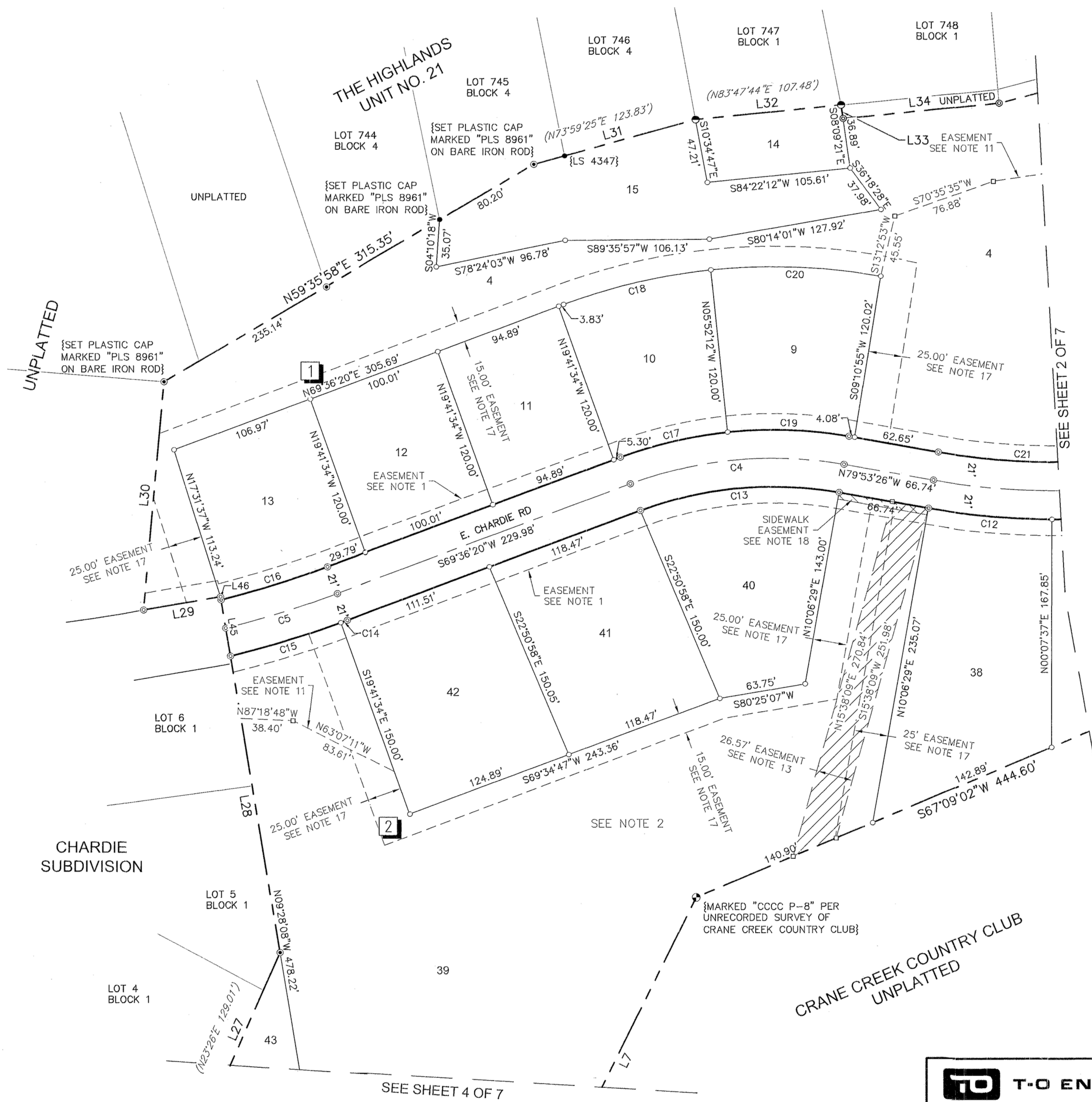


### KEY MAP



### 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.
- ALL OF LOT 39 BLOCK 2 IS SERVIENT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCOMBERED BY THAT FIRST CERTAIN AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, 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 4 BLOCK 1, AND LOTS 39 AND 43 BLOCK 2 WHICH ARE DESIGNATED AS COMMON LOTS TO BE OWNED AND MAINTAINED BY HIGHLANDS COVE HOMEOWNERS ASSOCIATION. LOTS 14 AND 15 BLOCK 1, ARE NOT COMMON LOTS AND ARE DESIGNATED AS NON-BUILDABLE LOTS.
- THIS PLAT IS SUBJECT TO A TEMPORARY LICENSE AGREEMENT WITH ADA COUNTY HIGHWAY DISTRICT FOR LANDSCAPING PER DOCUMENT RECORDED AS INSTRUMENT NO. 2018-106926.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- THIS DEVELOPMENT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S INST. No. 2017-083839) AND ANY FUTURE AMENDMENTS THAT PERTAIN TO THIS DEVELOPMENT, AS 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.
- A PORTION OF LOT 4 BLOCK 1 AND LOT 39 BLOCK 2 CONTAIN A SLOPE EASEMENT AS SHOWN HEREON FOR THE BENEFIT OF ACHD, INSTRUMENT NO. 2018-104070.
- 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.
- A PORTION OF LOT 39 BLOCK 2 CONTAIN A BOISE CITY SANITARY SEWER EASEMENT AS SHOWN HEREON FOR THE BENEFIT OF BOISE CITY SEWER.
- NO PARKING IS ALLOWED ON THE NORTH SIDE OF E. CHARDIE ROAD.
- 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 4 BLOCK 1 AND LOTS 39 AND 43 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.
- A PORTION OF LOT 39 BLOCK 2 CONTAINS A SIDEWALK EASEMENT AS SHOWN HEREON FOR THE BENEFIT OF ACHD, INSTRUMENT NO. 2018-104071.
- NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOTS IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 2019-006858 HAVE BEEN FULL FILLED AS DETERMINED BY THE CITY OF BOISE.



**T-O ENGINEERS**

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