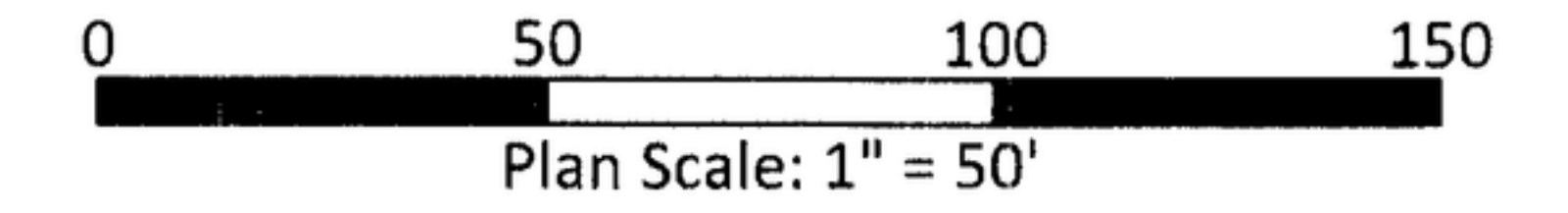


BK 124 Pg 19805



1. MINIMUM SETBACK LINES SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN IN EFFECT AT THE TIME OF RESUBDIVISION.
3. IRRIGATION WATER HAS BEEN PROVIDED FROM BOISE-KUNA IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM BOISE-KUNA IRRIGATION DISTRICT.
4. 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".
5. LOTS 24, 31, 37 AND 42, BLOCK 3, LOTS 23 AND 30, BLOCK 7, LOTS 8 AND 15, BLOCK 8, LOTS 8 AND 15, BLOCK 9, LOT 1, BLOCK 10, LOTS 1, 8 AND 13, BLOCK 11 AND LOTS 1 AND 8, BLOCK 12 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE PINNACLE HOMEOWNERS ASSOCIATION INC., OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES.
6. LOT 25, BLOCK 3, LOT 36, BLOCK 3, LOT 24, BLOCK 7, LOT 7, BLOCK 11 AND LOT 18, BLOCK 11 ARE SUBJECT TO A BLANKET EASEMENT FOR COMMON DRIVES TO PROVIDE ACCESS FOR LOTS 26 AND 27, BLOCK 3, LOTS 34 AND 35, BLOCK 3, LOTS 25-27, BLOCK 7, LOTS 4-6, BLOCK 11 AND LOTS 19-21, BLOCK 11, RESPECTIVELY. SAID LOT 25, BLOCK 3, LOT 36, BLOCK 3, LOT 24, BLOCK 7, LOT 7, BLOCK 11 AND LOT 18, BLOCK 11 SHALL BE OWNED BY THE PINNACLE HOMEOWNERS ASSOCIATION INC., OR ASSIGNS, AND THE OWNERS OF THE LOTS THAT BENEFIT FROM THE COMMON DRIVES SHALL MAINTAIN, REPAIR AND/OR REPLACE SAID COMMON DRIVES AT THEIR OWN COST AND EXPENSE. COMMON DRIVES SHALL BE CONSTRUCTED OF A PAVED SURFACE CAPABLE OF SUPPORTING FIRE VEHICLES AND OTHER EMERGENCY EQUIPMENT AS SET FORTH IN UDC 11-6C-3D.8. SAID LOT 25, BLOCK 3, LOT 36, BLOCK 3, LOT 24, BLOCK 7, LOT 7, BLOCK 11 AND LOT 18, BLOCK 11 ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION.
7. ALL LOT LINES COMMON TO THE PUBLIC RIGHTS-OF-WAY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, CITY OF MERIDIAN STREET LIGHTS, HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION AND LOT DRAINAGE.
8. UNLESS OTHERWISE DIMENSIONED, ALL LOT LINES COMMON TO THE SUBDIVISION BOUNDARY AND ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION AND LOT DRAINAGE.
9. ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC UTILITIES, HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION AND LOT DRAINAGE.
10. THIS PLAT IS SUBJECT TO AN ACHD LANDSCAPE LICENSE AGREEMENT PER INSTRUMENT No. 2021-164765 OF ADA COUNTY RECORDS.
11. THIS SUBDIVISION IS SUBJECT TO ACHD PERMANENT EASEMENTS PER INSTRUMENT Nos. 2021-165640 AND 2021-165644, RECORDS OF ADA COUNTY, IDAHO.
12. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE AS INSTRUMENT No. 2022-031623, AND MAY BE AMENDED FROM TIME TO TIME.
13. DIRECT LOT OR PARCEL ACCESS TO S. LOCUST GROVE RD., E. BINGLEY ST. AND S. PEAK AVE.. IS PROHIBITED EXCEPT FOR THOSE ACCESS POINTS APPROVED BY THE CITY OF MERIDIAN AND ADA COUNTY HIGHWAY DISTRICT.
14. THE BOTTOM OF STRUCTURAL FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUND WATER ELEVATION.
15. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR HOMEOWNER'S ASSOCIATION.
16. PORTIONS OF LOTS 1, 8, 9, 17, AND 26-28, BLOCK 11 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM, THESE LOTS ARE ENCUMBERED BY THAT CERTAIN 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.



9.7.2022
Developer

Developer
Brighton

Corporation

Meridian, Idaho



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JOB NO. 21-02

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