



City of Eagle

P.O. Box 1520
Eagle, Idaho 83616
208-939-6813

City of Eagle: Standard Plat Notes

The following standard notes are to be used on all preliminary and final plat submittals, **when applicable**.

Standard Notes:

- Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
- Minimum building setback lines shall be in accordance with the applicable zoning and subdivision regulations at the time of issuance of the building permit or as specifically approved and/or required.
- All development within this subdivision shall be consistent with the conditions of development within the development agreement (Instrument No. _____) and any subsequent modifications to the development agreement.
- Lots shall not be reduced in size without prior approval from the health authority.
- This development is subject to Covenants, Conditions, Restrictions, and Easements (Instrument No. _____). The restrictive covenants for maintenance of the Private Road cannot be modified and the Homeowner's Association cannot be dissolved without the express consent of the City of Eagle.
- Direct lot access from collectors & arterials is prohibited unless approved by the Ada County Highway District and the City of Eagle.
- This development recognizes 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."

Standard Easement Notes:

- All lots are hereby designated as having a permanent easement for public utilities, irrigation, and lot drainage over the ___-feet adjacent to any public street. The easement shall not preclude the construction of hard-surface driveways, walkways, landscape, parking, fencing or other such non-permanent structures.
- Unless otherwise shown and dimensioned, all lots are hereby designated as having a permanent easement for public utilities, irrigation, and lot drainage over the ___-feet adjacent to any interior side lot line, and over the ___-feet adjacent to any rear lot line or subdivision boundary.

If Applicable:

When Common Lots are Required:

- Lot(s) __, Block(s) __ are common lots which shall be owned and maintained by the (name of subdivision) Homeowner's Association.



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When Private Driveways or Streets Occur:

- Each owner within the subdivision that is to be served by the private (driveway / street) is conveyed the perpetual right of ingress and egress over the described private (driveway / street), that such perpetual easement shall run with the land, and that the restrictive covenant for maintenance of the private (driveway / street) cannot be modified and the homeowners'/property owners' association or other entity cannot be dissolved without the express consent of the City.
- Lot __, Block __ is a private street which shall have a blanket public utility, drainage, and irrigation easement. The residential lots located adjacent to Lot __, Block __ shall have a) non-exclusive perpetual right of ingress and egress easement over said lot, b) the easement shall run with the land, c) the homeowners association shall be responsible for the operation and maintenance of the private street, and d) the restrictive covenant for operation and maintenance of the private street cannot be dissolved or modified without the express consent of the City of Eagle.