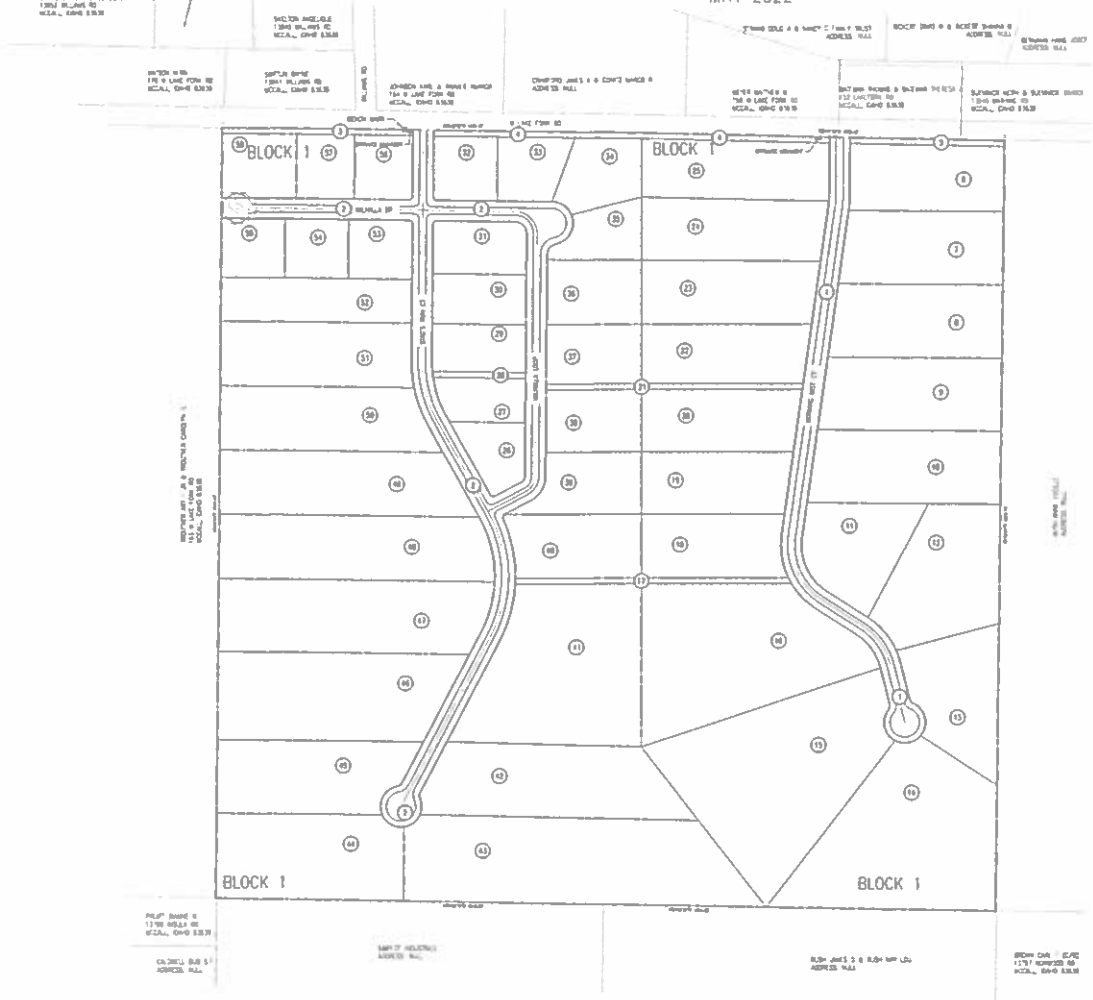
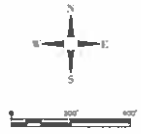
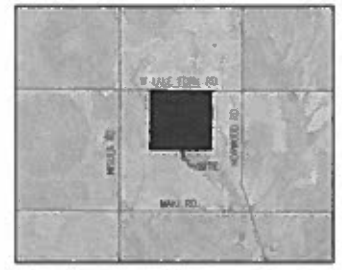
PRELIMINARY DEVELOPMENT PLAN / PRELIMINARY PLAT

STAG'S RUN ESTATES

A PARCEL OF LAND BEING LOCATED IN THE W 1/2 OF
THE NE 1/4 OF SECTION 8, T.17N., R.3E., B.M.
VALLEY COUNTY, IDAHO
MAY 2022







- VICINITY MAP -

PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES	148.33 AC
TOTAL LOTS	58
SINGLE FAMILY LOTS	58
COMMON LOTS	0
AVERAGE GROSS LOT SIZE	127,653 SF OR 2.94 ACRES
DENSITY	0.39 UNITS/ACRE

- BENCHMARKS -

- NAVD 1988 -

5/8" IRON PIN WITH CAP

NORTHING 54466.09'

EASTING 4858.34'

ELEVATION 4963.97'

ENGINEER

CK ENGINEERING
CHRIS KINGLE
1300 E STATE ST
SUITE 102
EAGLE, ID 83616
208-639-1982

SURVEYOR

DAVIS SURVEY GROUP
BRIE CARTER P.L.S.
1498 E. WASHINGTON
MERIDIAN, ID 83642
208-846-9276

MANAGER

BROOK DEVELOPMENT
STEVE HART
P.O. BOX 1284
EAGLE, ID 83616
208-938-1836

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS

STAG'S RUN ESTATES
McCALL, VALLEY COUNTY, IDAHO

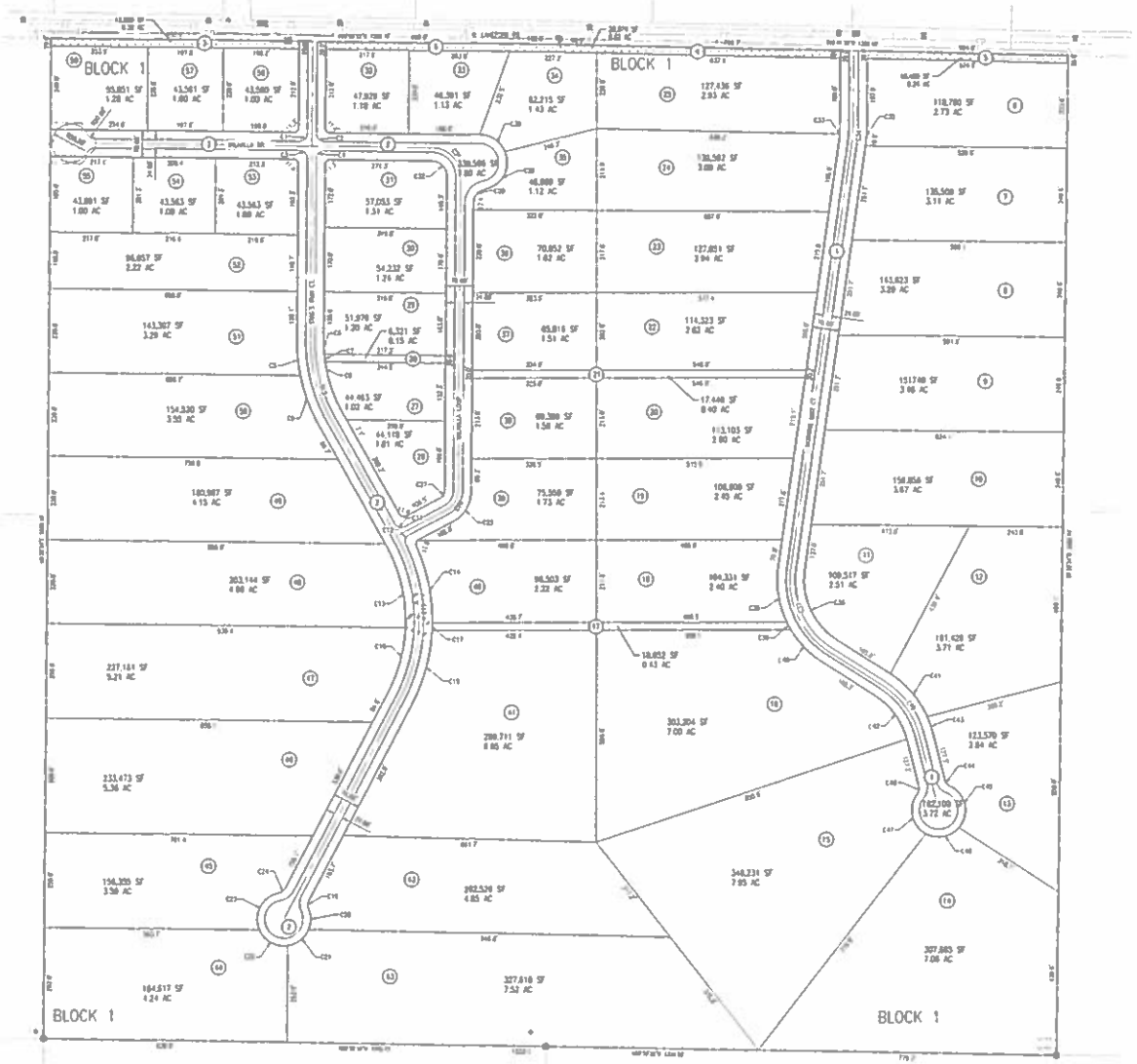
PRELIMINARY PLAT

CK ENGINEERING
1300 E STATE ST, SUITE 102
EAGLE, ID 83616
PHONE 208-639-1982

DRAWN BY: --- MS ---
CHECKED BY: --- CK ---
DATE: 11/12/21
FILE: 21-0108_Stag's Run Estates_Preliminary Plat.dwg
DWG: 21-0108_Stag's Run Estates_Preliminary Plat.dwg

PROFESSIONAL ENGINEER
CHRIS D. KINGLE
9412
05/16/22
STATE OF IDAHO

SHEET
P1.0



LANDSCAPE FRONTAGE

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS

STAG'S RUN ESTATES
McCALL, VALLEY COUNTY, IDAHO

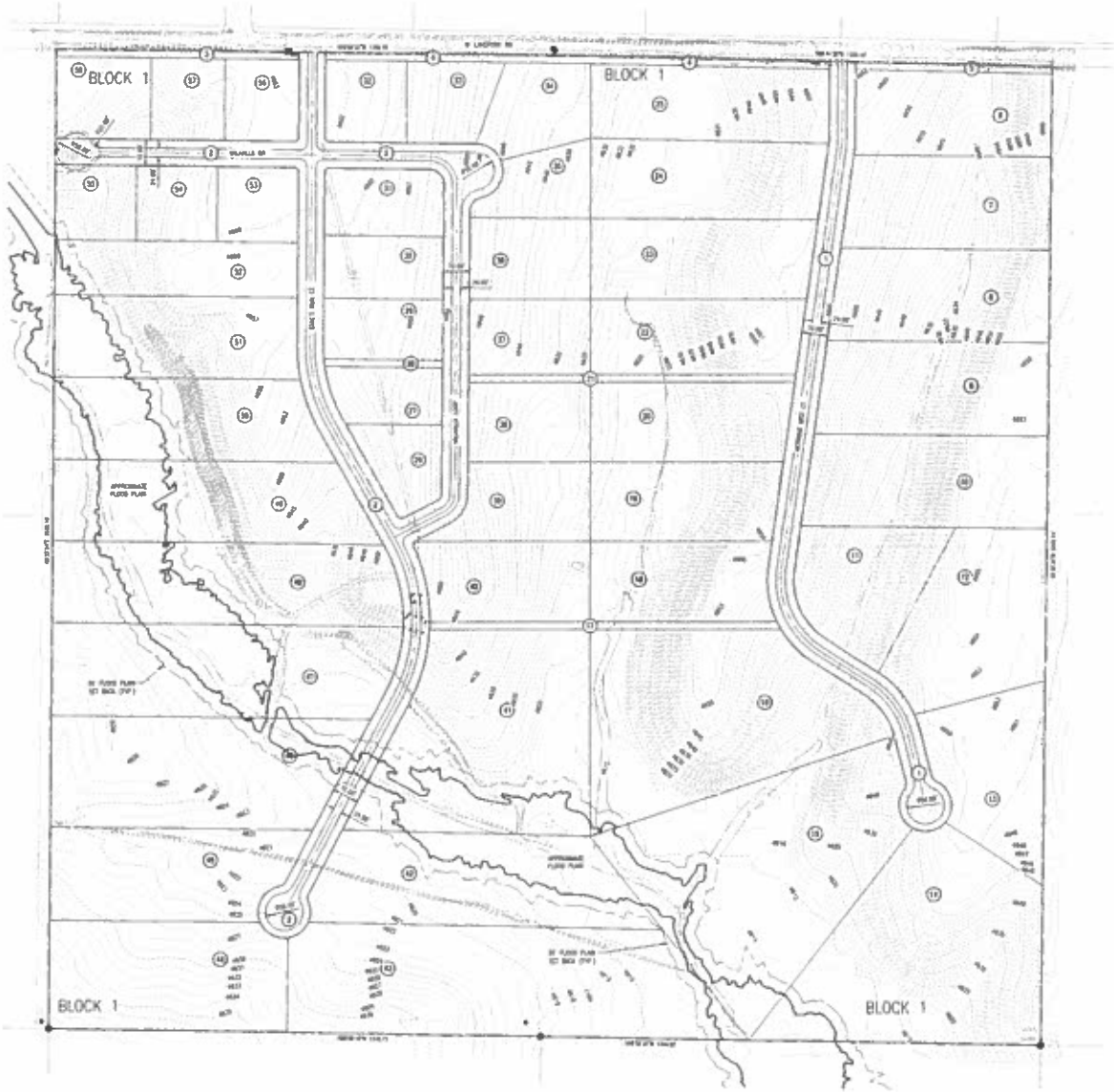
PRELIMINARY PLAT

CK ENGINEERING

DRAWN BY
CHECKED BY
DATE
FILE

9412

SHEET
P1.1



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

STAG'S RUN ESTATES
McCALL, VALLEY COUNTY, IDAHO

PRELIMINARY PLAT

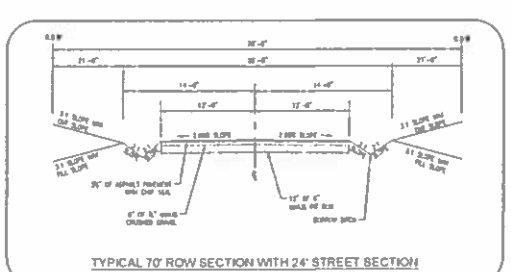
CK ENGINEERING

9412

SHEET
P1.2

NOTES

1. EACH LOT WILL ONLY HAVE A DOMESTIC WATER WELL.
2. EACH LOT WILL NEED A SEPTIC SYSTEM.
3. IRRIGATION WATER WILL BE PROVIDED BY LAKE IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805. LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS WITHIN THEIRS AND BENEFICIAL USE WILL BE MADE SUBJECT TO ASSESSMENTS FROM THE APPLICABLE IRRIGATION DISTRICT, AS DO THE PROVISIONS FOR ASSESSMENT BY THE HOMEOWNER'S ASSOCIATION, AS IT ARISES.
4. LOTS 1, 2, 3, 4, 5, 17 & 18 AND 20 BLOCK 1 ARE CONVEX LOTS TO BE OWNED AND MAINTAINED BY THE STAG'S RUN ESTATES HOMEOWNER'S ASSOCIATION. THE EXTERIOR LOTS SHALL HAVE A BLANKET PUBLIC UTILITY, DRAINAGE, AND NON-EXCLUSIVE PEDESTRIAN EASEMENT.
5. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4501 RIGHT TO FARM, 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 NEAR THE SURROUNDING AGRICULTURAL 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 THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
6. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH VALLEY COUNTY ZONING CODE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED.
7. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND LOT DRAINAGE WITH TEN (10) FEET ADJACENT TO THE LOT LINES.
8. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND LOT DRAINAGE WITH TEN (10) FEET ADJACENT TO REAR LOT LINES.
9. UNLESS OTHERWISE DESIGNATED OR DIMENSIONED THE FRONT OF THE LOTS SHALL HAVE A 20 FOOT PUBLIC UTILITY, DRAINAGE, IRRIGATION, SNOW STORAGE, AND SNOW REMOVAL EASEMENT.
10. ALL STREET SIGNS SIGN-OFF SHALL BE COMPANIES WHERE IN COMMON BRIDGES ALONG ROAD, EACH LOT WILL BE REQUIRED TO INSTALL CULVERTS AT LOT ENTRANCES.
11. DEVELOPMENT OF THIS PROPERTY SHALL BE IN CONFORMANCE WITH VALLEY COUNTY CODE AND AS PLANNED TO THE CONDITIONAL USE APPROVAL ASSOCIATED WITH FILE #
12. ANY RE-SUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE APPLICABLE VALLEY COUNTY CODE IN EFFECT AT THE TIME THAT OF RE-SUBDIVISION.
13. THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS, INSTRUMENT # _____ AND IS AMENDED THE HOMEOWNER'S ASSOCIATION EXPIRES BY DESIGNED BY-LAW THE EXPIRES CONSENT OF VALLEY COUNTY
14. LOTS 1 AND 2, BLOCK 1 ARE PRIVATE STREETS WHICH SHALL HAVE BLANKET PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT THE RESERVOIR LOTS LOCATED ADJACENT TO LOTS 1 AND 2, BLOCK 1 SHALL HAVE:
   a) NON-EXCLUSIVE PEDESTRIAN RIGHT OF INGRESS AND EGRESS EASEMENT OVER SAID LOT
   b) THE EASEMENT SHALL RUN WITH THE LAND.
   c) THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE PRIVATE STREET, AS IS FURTHER PROVIDED IN THE PRIVATE STREET DECLARATION, VALLEY COUNTY INSTRUMENT NO._____
15. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY
16. DIRECT LOT ACCESS TO WEST LAKE FORK ROAD IS PROHIBITED UNLESS APPROVED BY THE VALLEY COUNTY ROAD DEPARTMENT
17. NO INDIVIDUAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN DIVERSION RESTRICTIONS ABOVE.
18. A PORTION OF THE SUBDIVISION IS LOCATED WITHIN AN AREA OF SPECIAL FLOOD HAZARD AS DEFINED BY FIRM (FLOOD INSURANCE RATE MAPS) PANEL NUMBER 16085C0225E, EFFECTIVE JUNE 19, 2018 AND THAT PLACES OF GRADED GROUNDS ARE BELOW AREAS OF THE SPECIFIED FLOODWAY AND FLOODPLAIN BOUNDARY LINES.
19. THERE SHALL BE A THIRTY-FIVE-FOOT (35') SETBACK FROM ALL EASEMENTS AND IMPROVEMENTS IS PERMITTED AND THE SETBACK VEGETATION SHALL BE MAINTAINED IN ITS NATURAL STATE.
20. NO STREET LIGHTS SHALL BE INSTALLED
21. NO BUILDINGS SHALL BE CONSTRUCTED WITHIN 30 FEET OF THE HIGHER OPEN HIGH WATER MARK



TYPICAL 70' ROW SECTION WITH 24' STREET SECTION

- NTS -

Curve Table					
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD LENGTH
C1	31.62	20.00	089.5742	N45° 33' 26"E	28.43
C2	31.26	20.00	089.5496	S44° 22' 54"E	28.13
C3	31.26	20.00	089.5490	S44° 22' 54"E	28.17
C4	31.37	20.00	089.9518	N45° 37' 06"E	28.40
C5	94.62	460.24	011.7734	S03° 35' 04"E	94.45
C6	37.30	390.23	005.3056	S02° 21' 53"E	37.68
C7	20.17	390.23	002.9618	S06° 35' 55"E	20.17
C8	156.84	390.23	023.0242	S18° 35' 30"E	155.76
C9	137.08	460.24	019.5562	S21° 40' 08"E	136.53
C10	233.11	625.24	037.4089	S15° 18' 56"E	231.30
C11	30.93	20.00	088.6148	N73° 25' 15"W	27.94
C12	30.79	20.00	088.1318	S18° 11' 16"W	27.82
C13	230.10	612.72	031.9438	S13° 25' 44"E	227.13
C14	213.65	482.72	025.3401	[illegible] 57' 48"E	210.83
C15	448.44	447.72	057.5151	S01° 04' 57"E	430.80
C16	181.41	412.72	025.1847	S15° 05' 07"W	179.96
C17	20.01	482.72	002.3753	S01° 50' 39"W	20.01
C18	207.00	482.72	024.6407	S19° 21' 08"W	205.00
C19	[illegible]	25.00	048.1644	S03° 41' 48"W	20.40
C20	57.62	70.00	047.1643	S03° 37' 34"E	56.01
C21	71.87	70.00	058.8284	S52° 22' 14"W	68.76
C22	90.79	70.00	074.3165	N61° 03' 26"W	84.58
C23	127.36	70.00	104.2490	N28° [illegible] 32"E	110.51
C24	19.71	25.00	045.1743	N50° [illegible] 43"E	19.20
C25	97.17	90.00	061.8604	S31° 19' 23"W	92.52

Curve Table					
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD LENGTH
C26	56.38	55.00	061.8604	S31° 19' 23"W	53.74
C27	21.50	20.00	061.6604	N31° 19' 23"E	20.56
C28	30.51	37.00	078.2214	S39° 26' 18"W	46.60
C29	129.45	73.00	101.6019	S27° 44' 53"W	113.16
C30	94.23	73.00	066.1029	S56° 06' 18"E	79.63
C31	117.23	75.00	089.5490	S44° 22' 54"E	105.65
C32	42.52	40.00	089.5490	S44° 22' 54"E	38.35
C33	21.99	165.00	007.6356	S06° 12' 38"W	21.97
C34	26.63	200.00	007.6356	S06° 12' 38"W	26.63
C35	31.32	235.00	007.6356	S06° 12' 38"W	31.29
C36	237.04	188.11	063.0805	S25° 31' 07"E	196.74
C37	247.30	223.04	063.5519	S25° 36' 28"E	234.90
C38	142.15	258.11	031.5046	S29° 45' 47"E	140.36
C39	22.87	258.11	005.0325	S29° 03' 23"E	22.86
C40	120.71	258.11	026.7958	S47° 56' 14"E	119.61
C41	150.70	260.97	033.0846	S42° 33' 32"E	148.61
C42	141.85	180.97	043.5563	S35° 46' 02"E	138.41
C43	43.62	260.95	009.5766	S19° 13' 45"E	43.57
C44	21.63	23.00	048.5712	S38° 54' 23"E	20.98
C45	129.23	70.00	105.7738	S12° 30' 45"E	111.64
C46	95.21	70.00	077.9294	S79° 29' 18"W	88.04
C47	138.22	66.98	086.4217	N12° 29' 29"W	125.98
C48	22.18	25.00	050.8293	N11° 13' 37"E	21.46
C49	166.12	223.98	042.8262	S35° 44' 41"E	164.27

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

STAG'S RUN ESTATES
McCALL, VALLEY COUNTY, IDAHO

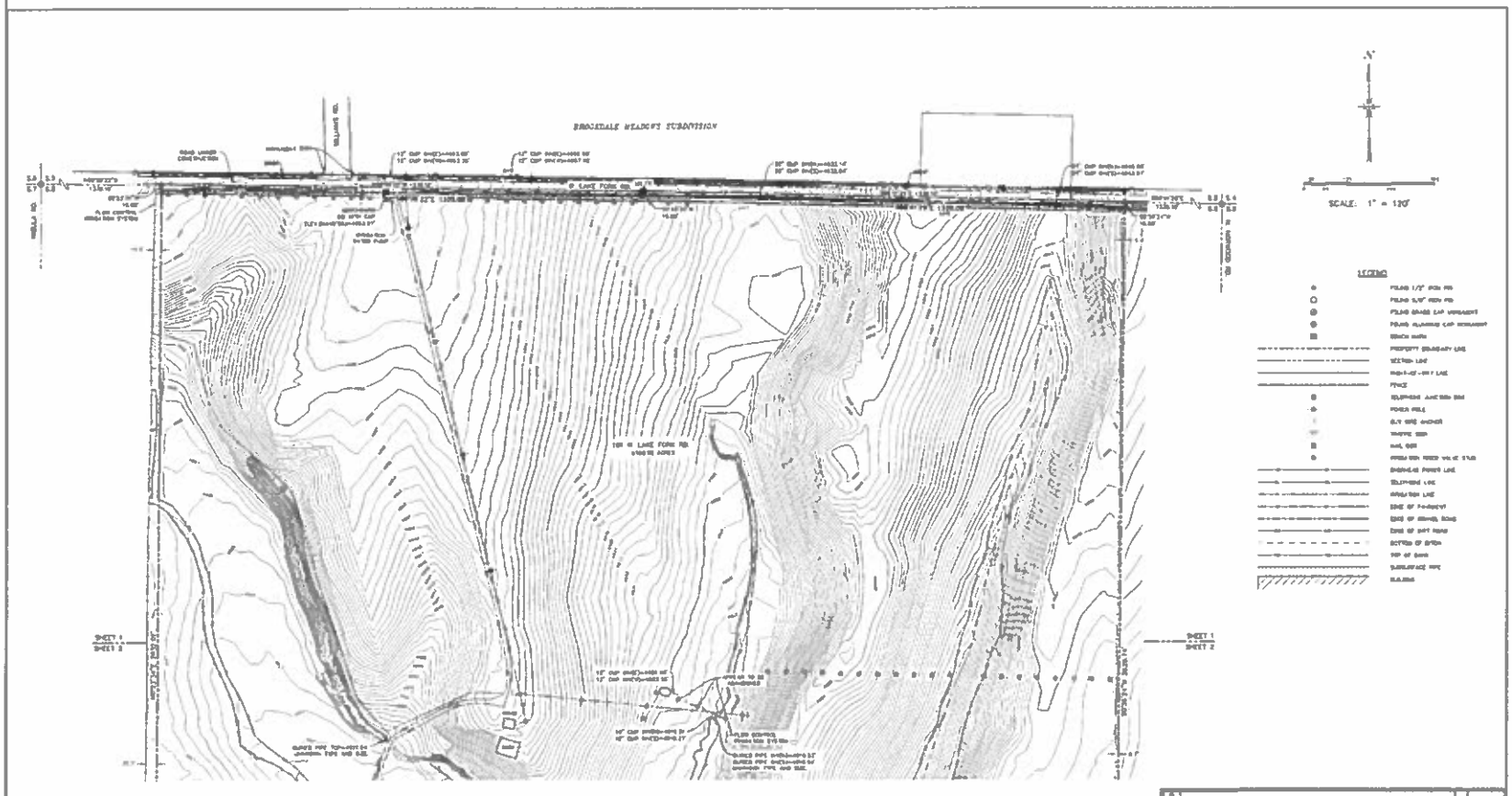
PRELIMINARY PLAT

CK ENGINEERING
1300 E. State St., Suite 102
EAGLE, ID 83616
PHONE 208-938-1992

DRAWN BY: ---
CHECKED BY: ---
DATE: 12/13/21
FILE: 21-0905-Stag's Run Estates
DIR: G:\Clients\Stag's Run Estates\21-0905

PROFESSIONAL ENGINEER
9412
08/26/22
CHAD S. EMMONS

SHEET
P1.3



UTILITY WARNING

IDAHO SURVEY GROUP, LLC

9666 W. EMERALD ST.
BOISE, IDAHO 83704
PH (208) 846-9579
FAX (208) 884-5399

181 W. LAKE FORK RD.

TOPOGRAPHIC SURVEY

LOCATED IN THE W1/2 OF THE NE1/4 AND THE E1/2 OF THE NW1/4 OF SECTION 8, T.17N., R.3E., B.M., VALLEY COUNTY, IDAHO

DRAWN	CHECKED	JOB NO.	SHEET NO.
HMJ	CMW	21-387	1
DATE: 5/16/2022	DATE: 5/16/2022		

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

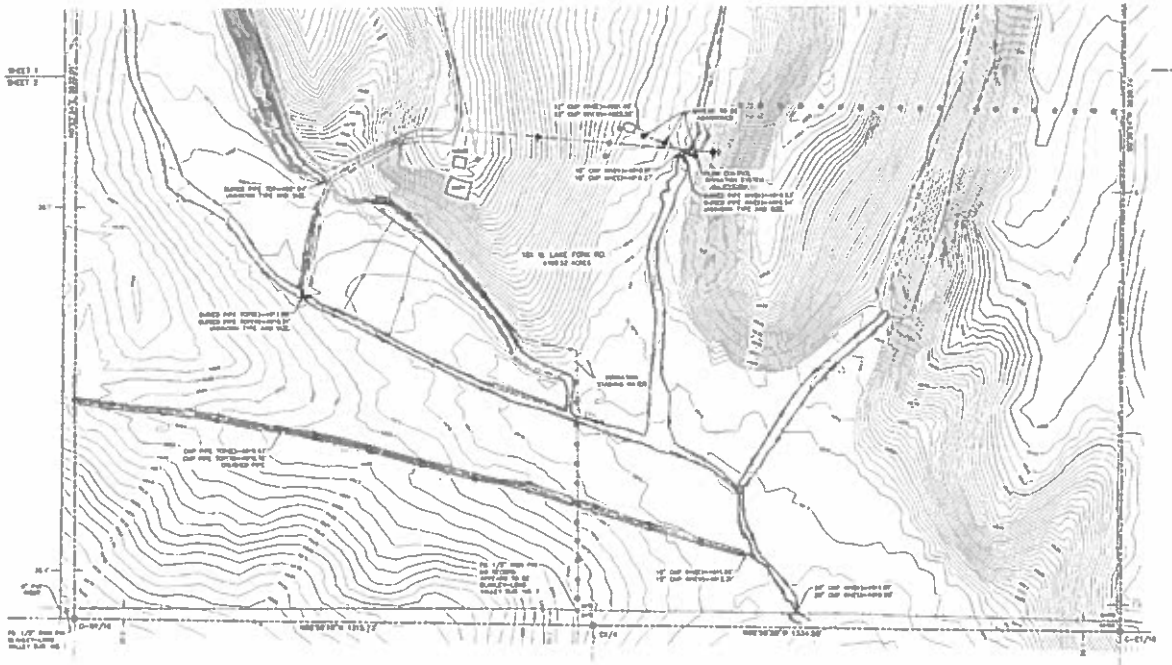
STAG'S RUN ESTATES
McCALL, VALLEY COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING
1300 E. FORK ST., SUITE 102
McCALL, IDAHO 83638
PHONE 208-634-1993

DRAWN BY: JB
CHECKED BY: CK
DATE: 05/13/21
FILE: 1-2020-Stag's Run Estates
DIR: X:\Stag's Run Estates\Dwg\Prelim Plat

SHEET
P1.4



SCALE: 1" = 120'

LEGEND

UTILITY WARNING

IDAHO SURVEY GROUP, LLC

181 W. LAKE FORK RD.

TOPOGRAPHIC SURVEY

LOCATED IN THE W1/2 OF THE NE1/4 AND THE E1/2 OF THE NW1/4 OF SECTION 6, T.17N., R.3E., B.M., VALLEY COUNTY, IDAHO

DRAWN: HALJ	CHECKED: CMW	JOB NO.	SHEET NO.
DATE: 5/16/2022	DATE: 5/16/2022	21-387	2

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

STAC'S RUN ESTATES
McCALL, VALLEY COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING

SHEET
P1.5