

From: Jason Hawk Inc <jason@hawkestates.com>
Sent: Thursday, June 11, 2026 10:49 AM
To: Lori Hunter <lhunter@valleycountyid.gov>; My Jennifer <jennifer@hawkestates.com>
Subject: Serenity Fields Subdivision Photos and File for Planning and Zoning Hearing

Hi Lori!

Please see the attached photos showing the berm and the PDF from Dan with the updated drawing.

The photos show the berm after it was finished grading, and the planting/hydroseeding that was done by Syman last November.

Please let me know if you have any questions.

We will see you this afternoon.

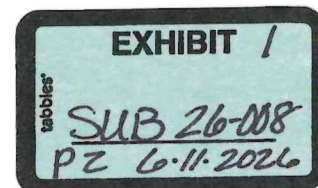
Thank you!

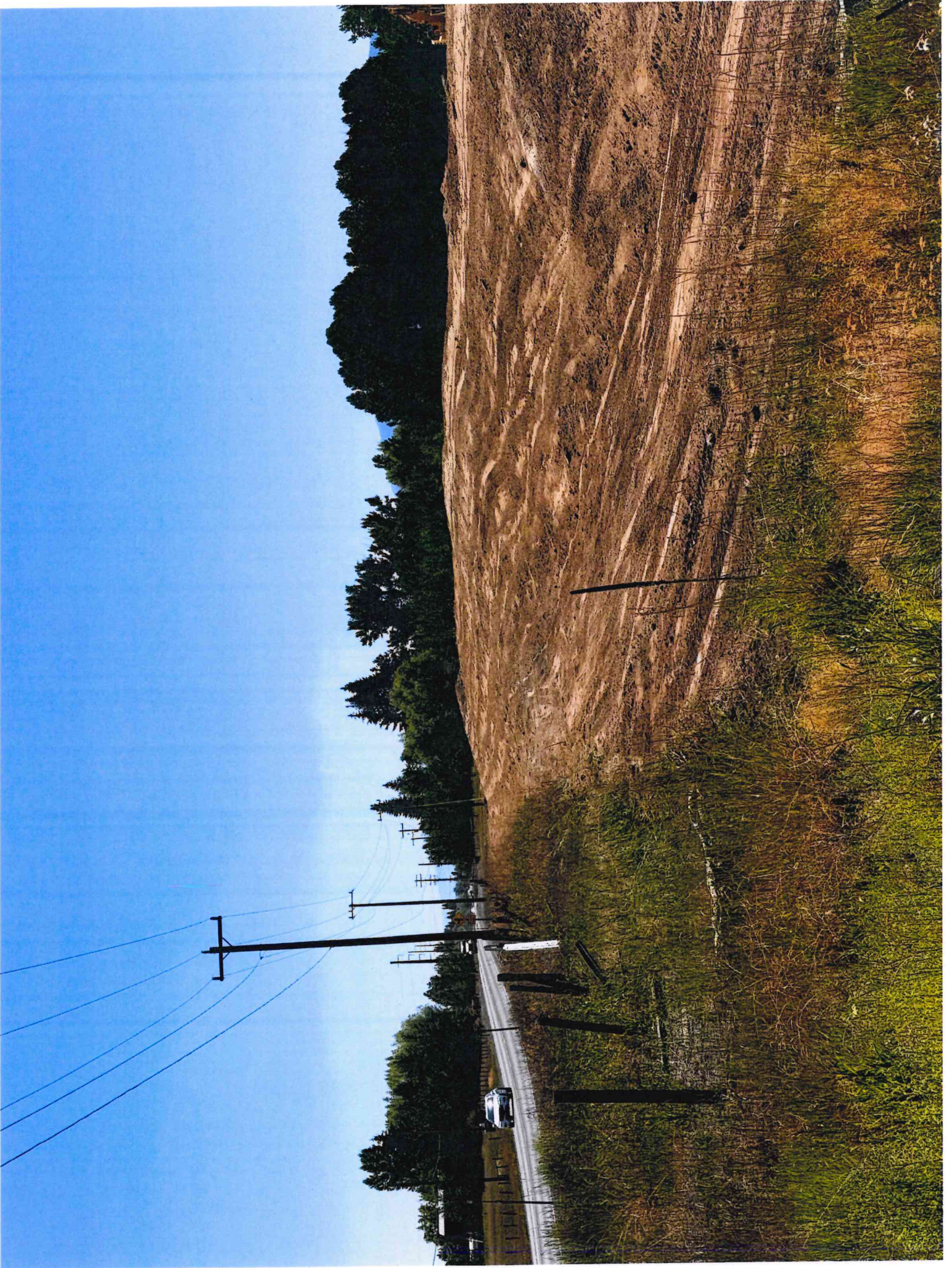
Jason

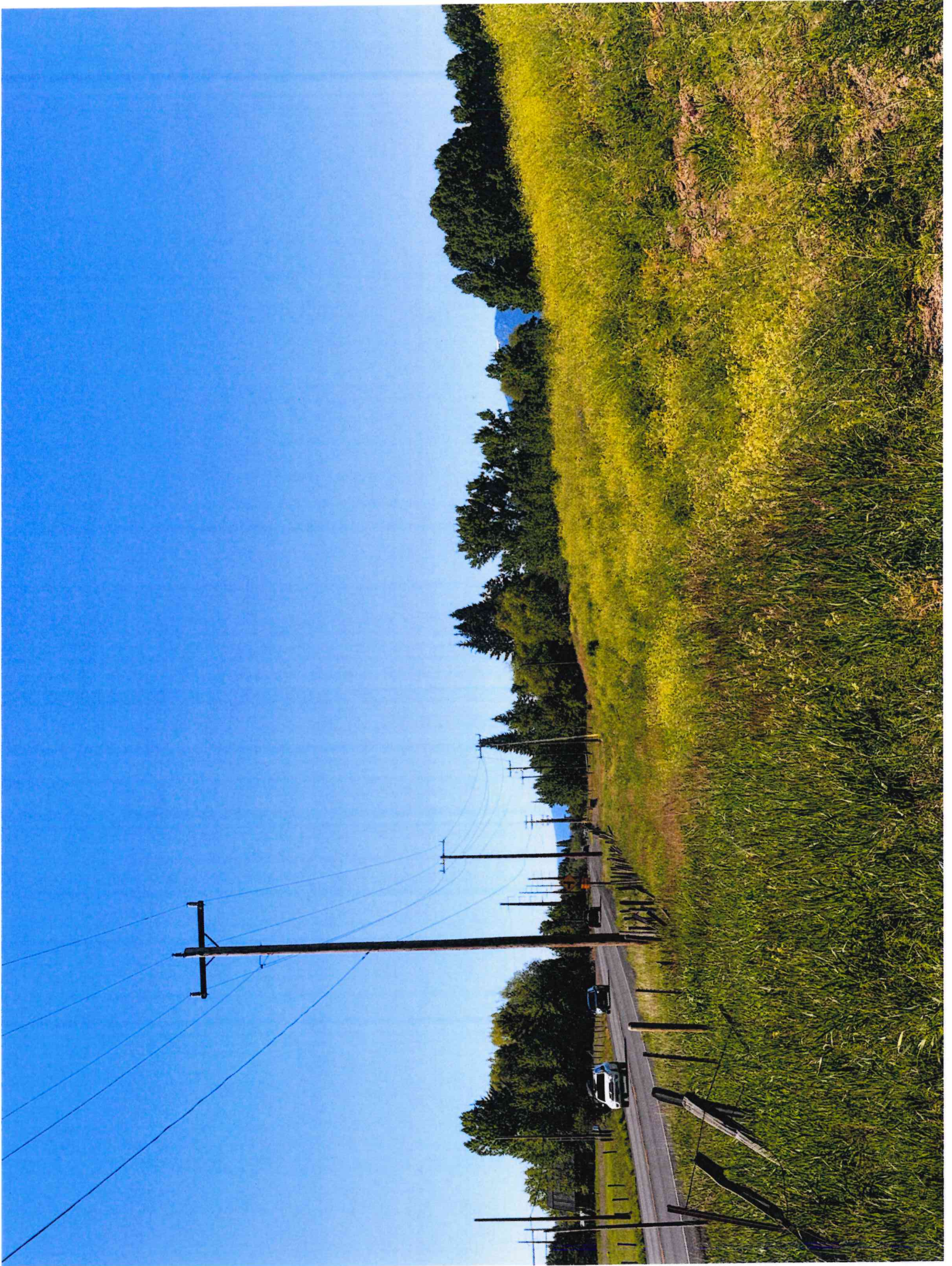


Hawk Inc. Construction & Property Services
PO BOX 1810
McCall ID 83638

208-630-4492
208-315-2278
hawkestates.com
jason@hawkestates.com
jennifer@hawkestates.com



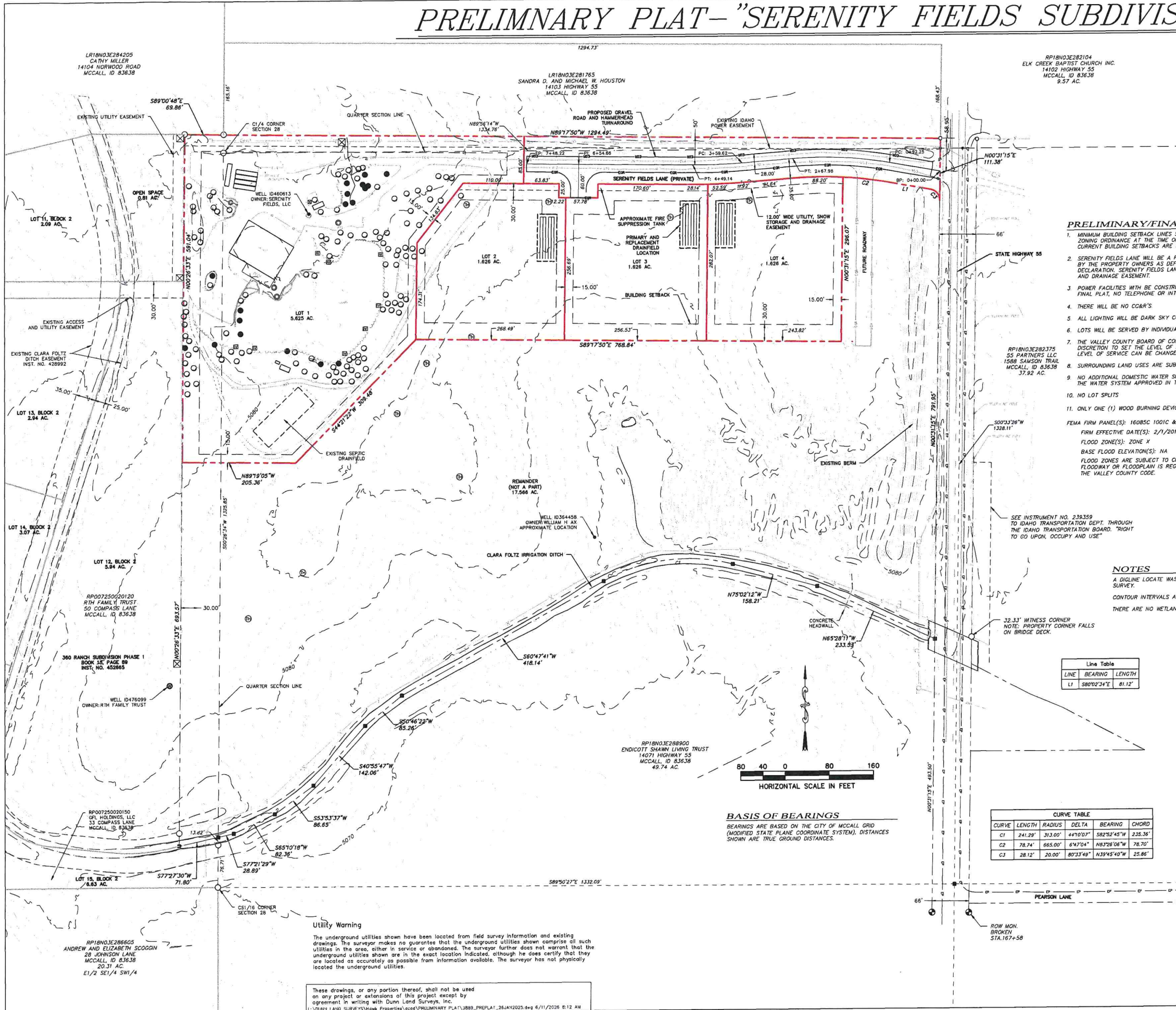






PRELIMINARY PLAT - "SERENITY FIELDS SUBDIVISION"

VICINITY MAP NOT TO SCALE



PRELIMINARY/FINAL PLAT NOTES

- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT. CURRENT BUILDING SETBACKS ARE SHOWN HERON.
- SERENITY FIELDS LANE WILL BE A PRIVATE ROAD OWNED AND MAINTAINED BY THE PROPERTY OWNERS AS DEFINED IN THE PRIVATE ROAD DECLARATION. SERENITY FIELDS LANE WILL ALSO SERVE AS A UTILITY AND DRAINAGE EASEMENT.
- POWER FACILITIES WILL BE CONSTRUCTED PRIOR TO RECORDING OF THE FINAL PLAT, NO TELEPHONE OR INTERNET SERVICES WILL BE PROVIDED.
- THERE WILL BE NO CC&R'S
- ALL LIGHTING WILL BE DARK SKY COMPLIANT.
- LOTS WILL BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEM
- THE VALLEY COUNTY BOARD OF COMMISSIONERS HAVE THE SOLE DISCRETION TO SET THE LEVEL OF SERVICE FOR ANY PUBLIC ROAD; THE LEVEL OF SERVICE CAN BE CHANGED.
- SURROUNDING LAND USES ARE SUBJECT TO CHANGE
- NO ADDITIONAL DOMESTIC WATER SUPPLY SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RELEASE.
- NO LOT SPLITS
- ONLY ONE (1) WOOD BURNING DEVICE ALLOWED PER LOT.

FEMA FIRM PANEL(S): 16085C 1001C & 1002C
 FIRM EFFECTIVE DATE(S): 2/1/2019
 FLOOD ZONE(S): ZONE X
 BASE FLOOD ELEVATION(S): NA
 FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

SEE INSTRUMENT NO. 239359 TO IDAHO TRANSPORTATION DEPT. THROUGH THE IDAHO TRANSPORTATION BOARD. "RIGHT TO GO UPON, OCCUPY AND USE"

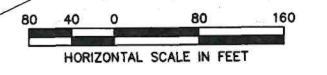
NOTES

- A DIGLINE LOCATE WAS NOT COMPLETED AT THE TIME OF SURVEY.
- CONTOUR INTERVALS ARE 2 FOOT MINOR AND 10 FOOT MAJOR.
- THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.

LINE	BEARING	LENGTH
L1	S80°02'34"E	81.12'

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	241.29'	313.00'	44°07'07"	S82°52'45"W	238.36'
C2	78.74'	665.00'	6°47'04"	N83°38'08"W	78.70'
C3	28.12'	20.00'	80°33'49"	N39°43'40"W	25.86'

BASIS OF BEARINGS
 BEARINGS ARE BASED ON THE CITY OF MCCALL GRID (MODIFIED STATE PLANE COORDINATE SYSTEM). DISTANCES SHOWN ARE TRUE GROUND DISTANCES.



LEGEND

- PROPOSED SUBDIVISION BOUNDARY LINE
- PROPOSED LOT LINE
- QUARTER SECTION LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF TRAVEL WAY
- EDGE OF GRAVEL
- EDGE OF DIRT
- OVERHEAD POWER LINE
- SEWER LID
- POWER POLE
- GUY WIRE ANCHOR
- WELL HEAD
- SEPTIC TEST HOLE
- IRRIGATION VALVE
- TRANSFORMER
- PROPRANE TANK
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- DECIDUOUS TREE
- CONIFEROUS TREE
- SET SPIKE
- CALCULATED POINT (NO MONUMENT SET OR FOUND)

DEVELOPMENT DATA

PARCEL NO.: RP18NOJ3E281774
 PROPERTY AREA: 10.503 ACRES
 AVERAGE LOT AREA: 2.626 ACRES
 TOTAL NUMBER OF LOTS: 4
 PRIVATE RIGHT-OF-WAY: 1.442 ACRES
 OPEN SPACE: 0 ACRES

PROPOSED UTILITY EASEMENTS:
 ADJACENT TO PRIVATE ROAD: 12 FEET
 SUBDIVISION BOUNDARY: 0 FEET
 COMMON LOT LINES: 0 FEET CENTERED ON LOT LINE

PROPOSED BUILDING SETBACKS:
 FRONT: 30 FEET
 REAR: 30 FEET
 SIDE: 15 FEET

OWNER/DEVELOPER: SERENITY FIELDS LLC
 JASON AND JENNIFER PORTER
 14031 HIGHWAY 55
 MCCALL IDAHO, 83638
 (208) 315-2278

PRELIMINARY PLAT SERENITY FIELDS LLC A PARCEL OF LAND LOCATED IN A PORTION OF THE NW1/4 OF THE SE1/4, SECTION 28 T.18N., R.3E., B.M., VALLEY COUNTY, IDAHO



25 COYOTE TRAIL
 CASCADE, ID 83611
 PHONE: (208) 634-6896
 WWW.DUNNLANDSURVEYS.COM

Utility Warning
 The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

These drawings, or any portion thereof, shall not be used on any project or extensions of this project except by agreement in writing with Dunn Land Surveys, Inc.

NO.	REVISION	BY	DATE

DRAWN BY: DTD CHECKED: CB JOB NO. 3889 SHEET NO. 1 of 1
 DATE: 03/24/26 DATE: 03/24/26