



TRANSMITTAL DATE: March 4, 2016

PLANNING AND ZONING COMMISSION MEETING DATE: April 18, 2016

APPLICATION NUMBER: PP/FP-02-16

PROJECT DESCRIPTION: Featherglen Subdivision

APPLICANT:

Jayo Development, Inc.
10564 West Business Park Lane
Boise, Idaho 83709
208-869-0590

REPRESENTATIVE:

SLN Planning – Shawn Nickel
1589 North Estancia Place
Eagle, Idaho 83616
208-794-3013
Email: shawn@slnplanning.com

SUBJECT: Featherglen Subdivision – PP/FP-02-16 – Jayo Development, Inc.: Jayo Development, Inc., represented by Shawn Nickel with SLN Planning, is requesting combined preliminary plat/final plat approval for Featherglen Subdivision, a 7-lot residential subdivision (6-buildable, 1-common). The 0.88-acre site is located on the south side of West Floating Feather Road at 135 West Floating Feather Road.

STAFF CONTACT: Michael Williams, CFM Planner III mwilliams@cityofeagle.org

The City of Eagle is reviewing the above mentioned application. If you have any comments on the proposed development please notify the City of Eagle in writing within 15 days of the transmittal date noted above. If no response is received, you will be considered as having no specific concerns regarding this item.

TRANSMITTED TO:

Ada County Assessor - Attn: **Dale Ann Barton**
Ada County Development Services - Attn: **Mark Perfect**
Ada County Highway District - Attn: **Planning Review**
Allied Waste Services - Attn: **Ron Kinney**
Ballentyne Ditch Company - Attn: **S. Bryce Farris**
Ballentyne West Lateral User's Assoc. - **Tim Fease**
Boise River Flood Control District No. 10
Boise School District - Attn: **Lanette Daw**
Cable One
Central District Health Department
CenturyLink – Attn: **Cindi Davis**
City of Eagle Parks & Recreation - Attn: **Mike Aho**
City of Eagle Police (ACSO) - Attn: **Chief Patrick Calley**
City of Eagle Water Dept. - Attn: **Ken Acuff**
COMPASS
DEQ - Attn: **Danielle Robbins**
Drainage District #2 - Attn: **S. Bryce Farris**
Eagle Historic Preservation Commission
Eagle Fire Department - Attn: **Kurt McClenny**

Eagle Water Co.
Eagle Sewer District - Attn: **Lynn Moser**
Farmers Union Ditch Co. Inc. - Attn: **Jerry A. Kiser**
Idaho Dept. of Fish & Game - Southwest Region
Idaho Department of Lands
Idaho Power - Attn: **Blake Watson**
ITD - Attn.: **Jim Morrison**
Land Trust of the Treasure Valley - Attn: **Tim M. Breuer**
Meridian Fire Department - Attn: **Perry Palmer**
Middleton Irrigation Ditch Company - Attn: **S. Bryce Farris**
Middleton Mill Ditch Company - Attn: **S. Bryce Farris**
*New Dry Creek Ditch Co. - Attn: **Ron Sedlacek**
New Union Ditch Co. - Attn: **Gary Heikes**
Settler's Irrigation - Attn: **S. Bryce Farris**
Star Fire District - Attn: **Greg Timinsky**
Tesoro Logistics
United Water - Attn: **Dan Brown**
West Ada School District – Attn: **Lohrea Johnson**



FLOATING FEATHER ROAD

EAGLE ROAD

FEATHERGLEN PRELIMINARY/FINAL PLAT

N Fox Point Ave

E Old Barn Dr

E Stonewater Ct

Elknoil Ct

Wood St

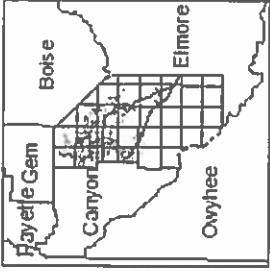
ating Feather Rd

M Gray Pebble Way

M Gobblesstone Way

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



Legend

- Railroad
- Roads (2,000 - 4,000 s)
 - <all other values>
 - Interstate
 - Ramp
 - Principal Arterial
 - Collector
 - Minor Arterial
 - Local
 - Parks
 - Alley
 - Driveway
- Townships
- Sections
- Condos
- Parcels

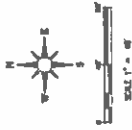
3/1/2016

Map Scale: 2,400,00

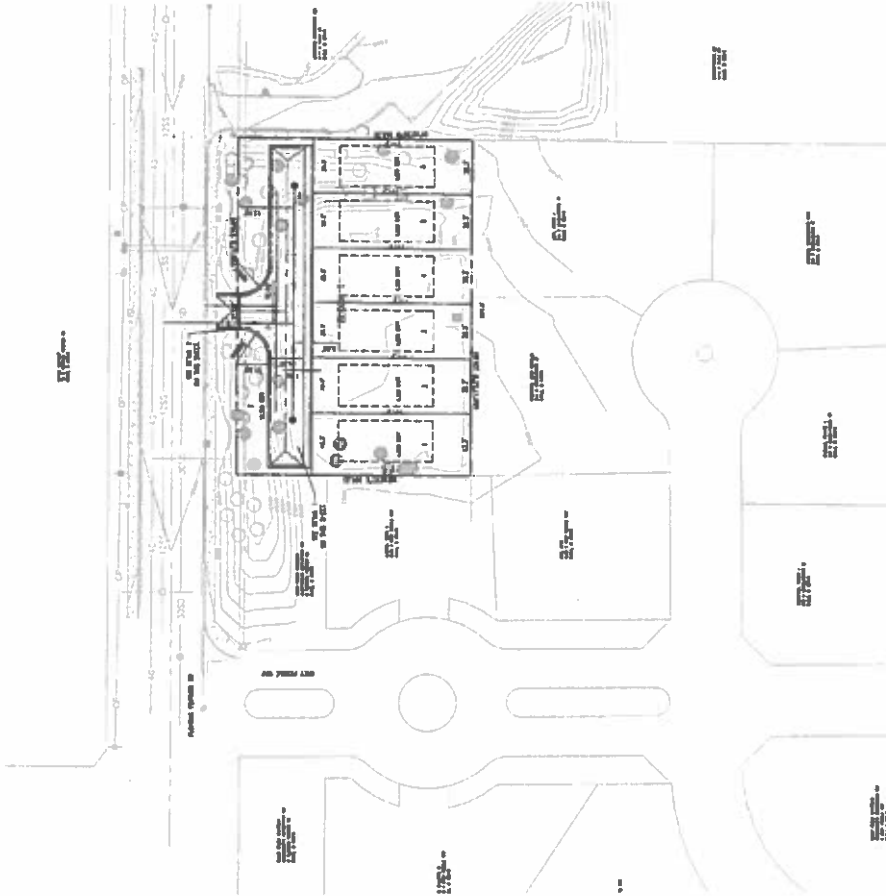
FEB 29 2016

File: _____
Route to: _____

PRELIMINARY PLAT SHOWING
FEATHERGLEN SUBDIVISION
A PARCEL OF LAND BEING LOCATED IN THE NE 1/4 OF
NE 1/4 OF SECTION 8, T. 4N., R. 1E.,
EAGLE, ADA COUNTY, IDAHO
FEBRUARY 2016

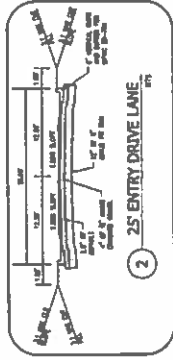


NEIGHBORHOOD MAP

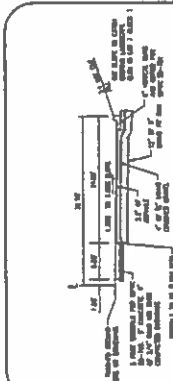


NOTES:

1. ALL NOTES AND CONDITIONS ARE SUBJECT TO THE CITY OF EAGLE'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EAGLE AND THE STATE OF IDAHO.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EAGLE AND THE STATE OF IDAHO.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EAGLE AND THE STATE OF IDAHO.



25' ENTRY DRIVE LANE



24.5' DRIVE LANE WITH 5' FOOT SIDEWALK

PRELIMINARY DEVELOPMENT FEATURES

NO. OF LOTS	10
NO. OF UNITS	10
NO. OF PARKING SPACES	10
NO. OF DRIVEWAYS	10
NO. OF SIDEWALKS	10
NO. OF UTILITIES	10
NO. OF OTHER FEATURES	10

PLANNING/ENGINEER REP.
S.B. PLANNING
1000 N. 1000 E. SUITE 100
EAGLE, IDAHO 83611
208-744-3811

ENGINEER
C. J. JENSEN
1000 N. 1000 E. SUITE 100
EAGLE, IDAHO 83611
208-744-3811

DATE: 2/9/16
SHEET: C1.0

FEB 29 2016

File:
Route to:

BEFORE DIGGING, CALL DIGLINE AT 1-800-242-585

FEATHERGLEN SUBDIVISION
135 W FLOATING FEATHER RD, EAGLE, IDAHO

FINAL PLAT

CR ENGINEERING
100 S. 1000 E. SUITE 100
EAGLE, IDAHO 83609
PHONE: 208-342-7729
FAX: 208-342-7728
CREATED BY: JG
DATE: 2/24/16
DRAWN BY: JG
DATE: 2/24/16

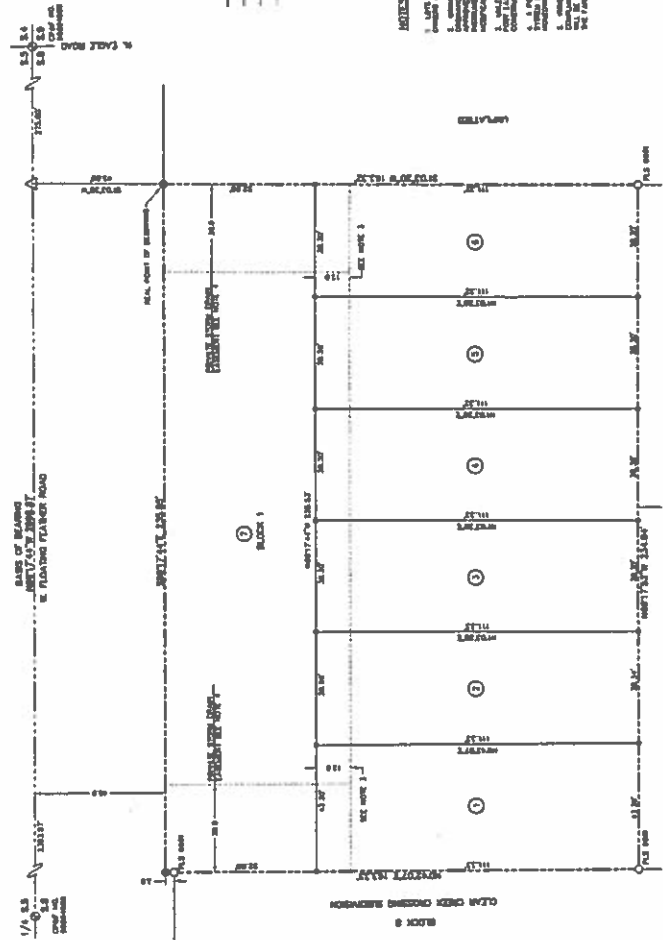
C20
SHEET

Plans Are Accepted For Public
Street Construction

It is hereby certified that the above plat is a true and correct copy of the original as filed in the office and approved by the City Engineer of the City of Eagle, Idaho, and that the same has been approved by the Board of Public Works of the City of Eagle, Idaho, and that the same has been approved by the Board of Public Works of the City of Eagle, Idaho.

BY: CITY CLERK VICTORIA BERRY

PLAT SHOWING
FEATHERGLEN SUBDIVISION
LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 8,
T.4N., R.1E., B.M., CITY OF EAGLE, ADA COUNTY, IDAHO
2016



- LEGEND**
- POINT 1/2" HIGH PER 400 CAP
 - POINT 3/4" HIGH PER 400 CAP
 - POINT 1" HIGH PER 400 CAP
 - SET 1/2" HIGH PER 400 CAP PER 1725
 - SET 3/4" HIGH PER 400 CAP PER 1725
 - SET 1" HIGH PER 400 CAP PER 1725
- SUBDIVISION BOUNDARY LINE
--- LOT LINE
--- SECTION LINE
--- ALLOTMENT LINE



NOTES:

1. LOT 1, BLOCK 1, IS A CORNER LOT TO BE GRAD AND SURVEYED BY THE OWNER. COMPLETELY UNDEVELOPED.
2. THE SURVEY IS BASED ON THE 1983 ADJUSTED NAD 83 DATUM. CITY BLOCK CORNER POINTS ARE SHOWN AS B.M. POINTS ON AN ADJACENT PLAT. THE SURVEY IS BASED ON THE SURVEY OF THE ADJACENT PLAT. THE SURVEY IS BASED ON THE SURVEY OF THE ADJACENT PLAT.
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IDAHO SURVEY GROUP, P.C.
100 S. 1000 E. SUITE 100
EAGLE, IDAHO 83609
PHONE: 208-342-7729
FAX: 208-342-7728
CREATED BY: JG
DATE: 2/24/16
DRAWN BY: JG
DATE: 2/24/16

RECEIVED & FILED
CITY OF EAGLE

FEB 29 2016

File:
Route to:

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-5895



FEATHERGLEN SUBDIVISION
135 W. FLOATING FEATHER RD, EAGLE IDAHO

GRADING & DRAINAGE
PROFILE

CK ENGINEERING
1000 S. 700 E.
EAGLE, IDAHO 83625
PHONE 208-895-0800
FAX 208-895-0801
WWW.CKENGINEERING.COM



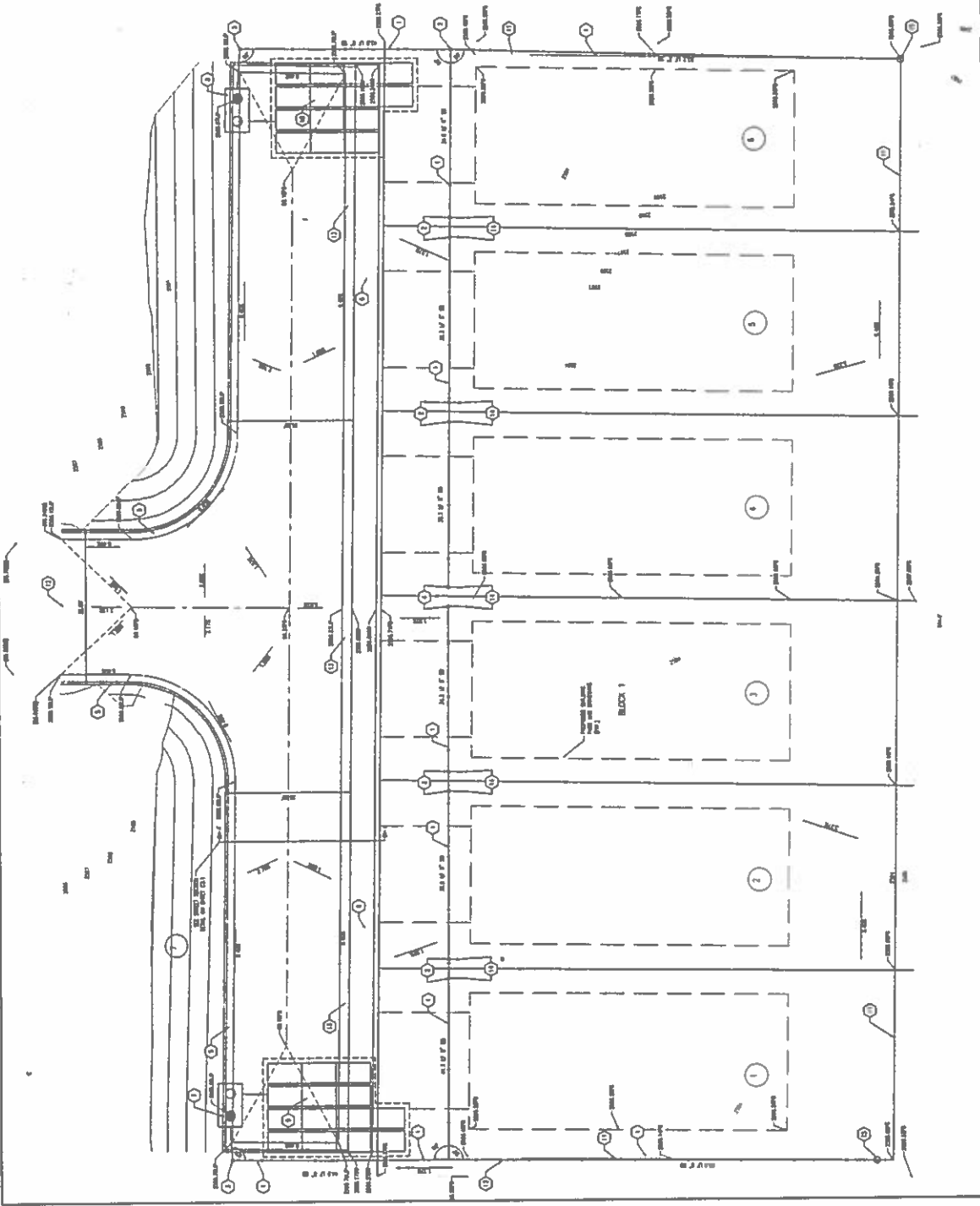
SHEET
C3.0

- REMARKS**
1. 1" x 12" x 12" CONC. CURB
 2. 1" x 12" x 12" CONC. CURB
 3. 1" x 12" x 12" CONC. CURB
 4. 1" x 12" x 12" CONC. CURB
 5. 1" x 12" x 12" CONC. CURB
 6. 1" x 12" x 12" CONC. CURB
 7. 1" x 12" x 12" CONC. CURB
 8. 1" x 12" x 12" CONC. CURB
 9. 1" x 12" x 12" CONC. CURB
 10. 1" x 12" x 12" CONC. CURB
 11. 1" x 12" x 12" CONC. CURB
 12. 1" x 12" x 12" CONC. CURB
 13. 1" x 12" x 12" CONC. CURB
 14. 1" x 12" x 12" CONC. CURB
 15. 1" x 12" x 12" CONC. CURB
 16. 1" x 12" x 12" CONC. CURB
 17. 1" x 12" x 12" CONC. CURB
 18. 1" x 12" x 12" CONC. CURB
 19. 1" x 12" x 12" CONC. CURB
 20. 1" x 12" x 12" CONC. CURB

Please Are Accepted For Public
Street Construction

In reviewing and issuing the permit, the Engineer is not responsible for the design of the proposed work. The Engineer is only responsible for the design of the proposed work as shown on the drawings. The Engineer is not responsible for the design of the proposed work as shown on the drawings.

BY: _____ DATE: _____



FEB 29 2016

File:
Route to:

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-5898

FEATHERGLEN SUBDIVISION
135 W. FLOATING FEATHER RD, EAGLE IDAHO

UTILITY SHEET

CK ENGINEERING
1000 S. 1000 E. SUITE 100
EAGLE, IDAHO 83625
PHONE: 208-338-8888
FAX: 208-338-8889
WWW.CKENGINEERING.COM

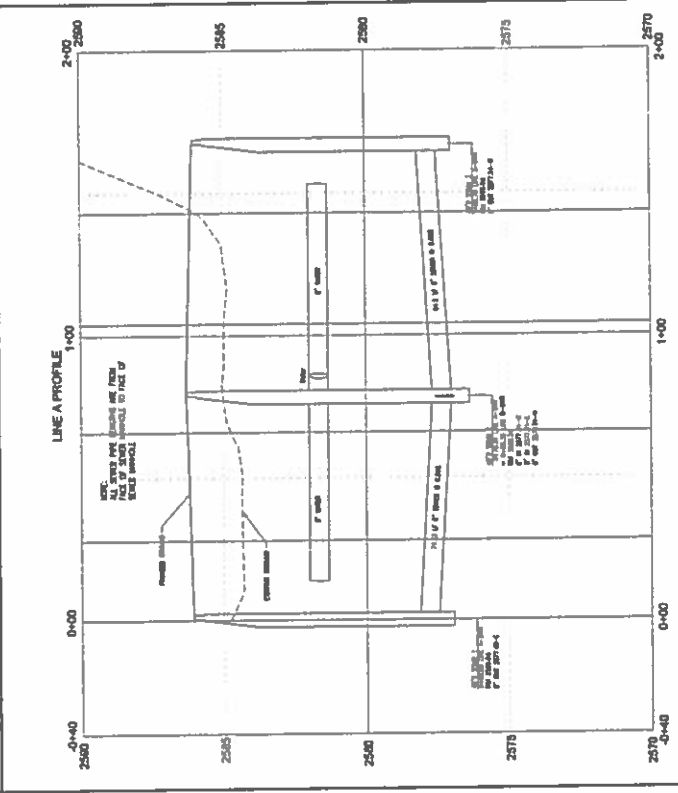
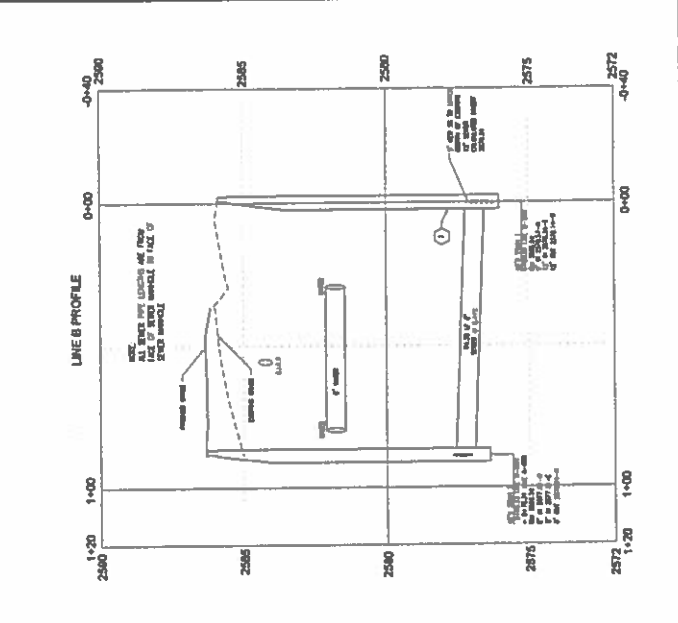
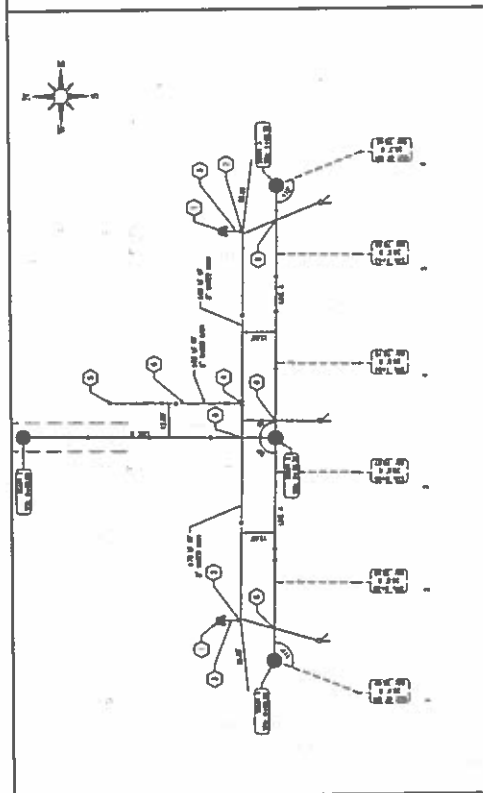
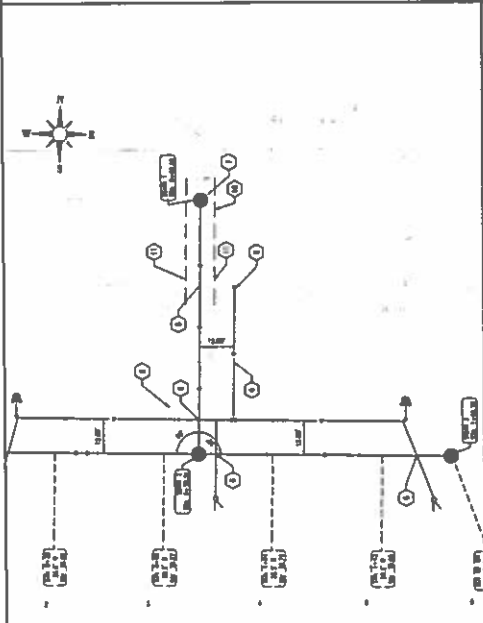


SHEET
C4.0

- KEYNOTES**
1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 3. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
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 9. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 10. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.



Plans Are Accepted For Public Street Construction
By the City of Eagle, Idaho, on the condition that the Engineer and Contractor shall be responsible for the location, depth and protection of all utilities shown on these plans. The Engineer and Contractor shall be responsible for the location, depth and protection of all utilities shown on these plans. The Engineer and Contractor shall be responsible for the location, depth and protection of all utilities shown on these plans.



FEATHERGLEN SUBDIVISION

CERTIFICATE OF SURVEYOR

I, Gregory G. Carter, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.



P.L.S. No. 7729

Gregory G. Carter

CERTIFICATE OF OWNERS

Know all men by these presents: That Jayo Development Inc., the owner of the property described as follows:
 A parcel of land located in the Northeast 1/4 of Section 8, T. 4N. R. 1E. B.M., City of Eagle, Ada County, Idaho, more particularly described as follows:

- Commencing at a brass cap marking the NE corner of said Section 8 from which the N1/4 corner of said Section bears North 89°17'44" West, 2869.87 feet; Thence along the North boundary line of said Section 8 North 88°17'44" West, 275.00 feet; Thence leaving said North boundary line South 01°03'20" West, 45.00 feet to a point on the South right-of-way line of W. Floating Feather Road, said point being the REAL POINT OF BEGINNING;
- Thence continuing South 01°03'20" West, 163.32 feet to a point on the exterior boundary line of Clear Creek Crossing Subdivision, same as filed in Book 84 of Plats at Page 9397, Official Records of Ada County, Idaho;
- Thence along said exterior boundary line the following 2 courses:
 - Thence North 89°17'53" West, 234.84 feet;
 - Thence North 00°42'07" East, 163.33 feet to a point on the South right-of-way line of W. Floating Feather Road;
 - Thence along said South right-of-way line South 89°17'44" East, 235.65 feet to the REAL POINT OF BEGINNING.
- Containing 0.88 acres, more or less

It is the intention of the undersigned to hereby include the above described property in this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water services from an existing United Water Idaho main line located adjacent to the subject subdivision, and United Water Idaho has agreed in writing to serve all the lots in this subdivision.

Jayo Development Inc.

Douglas Jayo, President

ACKNOWLEDGMENT

(State of Idaho)) s.s.
 County of Ada)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared Douglas Jayo, known or identified to me to be the President of Jayo Development Inc., the company that executed the foregoing instrument, and acknowledged to me that he executed such instrument for and on behalf of said company and that said company executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires _____

Notary Public for Idaho
 Residing in _____ Idaho

1080 E. WATERGHER CT
 SUITE 100
 MERIDIAN, IDAHO 83642
 PH: (208) 844-8070
 FAX: (208) 844-5000

IDAHO SURVEY GROUP, P.C.

1. USGS AquaticGIS, Inc. For more information, visit us at www.aquaticgis.com. © 2007 USGS. 1-48-05-Pa

