September 21, 2016

To: ACHD Commission
From: Kaci Bader, Development Review Coordinator
Subject: Final Plat: Garrigan Estates Subdivision No. 2
Project Number: FPLT16-0061
Meeting Date: September 28, 2016

FACTS & FINDINGS:
1. Garrigan Estates Subdivision No. 2 is a 4 buildable lot residential subdivision on 15.90 acres. This site is located northwest of the W. Homer Road and N. Linder Road intersection.
2. Garrigan Estates Subdivision No. 2 does not add any centerline miles to the ACHD roadway system.
3. Garrigan Estates Subdivision No. 2 does not have available transit.
4. The applicants are George Brecht and Leigh Brecht.
5. The preliminary plat was approved on September 23, 2016. All conditions of the preliminary plat have been satisfied.

RECOMMENDATION:
1. Approve the final plat of Garrigan Estates Subdivision No. 2 and authorize the President to endorse.

ATTACHMENTS:
1. Final Plat
2. Vicinity Map
CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS THAT GEORGE BREIT and LEIGH BREIT, HUSBAND AND WIFE, ARE THE OWNERS OF THE REAL PROPERTY PLATTED HEREBY.

A SUBDIVISION OF PORTIONS OF LOTS 2, 4, and 5 OF GARRIGAN ESTATES SUBDIVISION LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 20, T. 31 N., R. 74 W., CITY OF CAGE, ADA COUNTY, IDAHO, AS SAME IS RECORDED IN BOOK 78 OF PLATS AT PAGE 5930, RECORDS OF ADA COUNTY, IDAHO. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89°57'11" WEST, 302.57 FEET; THENCE NORTH, 89°57'11" WEST, 16.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2.

THENCE ALONG THE EXTERIOR BOUNDARY OF SAID GARRIGAN ESTATES SUBDIVISION NORTH 5°37'56" WEST, 185.31 FEET; THENCE NORTH 89°57'11" WEST, 803.26 FEET; THENCE NORTH 00°23'45" EAST, 1106.28 FEET; THENCE SOUTH 89°57'11" EAST, 343.24 FEET; THENCE DEPARTING SAID EXTERIOR BOUNDARY SOUTH 00°23'45" WEST, 201.58 FEET; THENCE SOUTH 89°57'11" EAST, 313.58 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 5; THENCE NORTH 00°23'45" EAST, 210.29 FEET TO A POINT ON THE NORTH LINE OF SAID GARRIGAN ESTATES SUBDIVISION; THENCE SOUTH 89°57'11" WEST, 103.36 FEET TO THE NORTHEAST CORNER OF SAID GARRIGAN ESTATES SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION SOUTH 00°37'43" WEST, 823.45 FEET TO POINT "A"; THENCE CONTINUING SOUTH 00°37'43" WEST, 346.91 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID GARRIGAN ESTATES. SUBDIVISION; THENCE NORTH 89°57'11" WEST, 316.16 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00°32'58" WEST, 144.69 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°57'11" WEST, 290.06 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF LAND SURVEYOR

I, J. TERRY PEUGH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE CURRENT LAWS OF THE STATE OF IDAHO PERTAINING TO PLATS AND SURVEYS.

5 TERRY PEUGH
LICENSE NO. 4431

OWNERS:

GEORGE BREIT

LEIGH BREIT

ACKNOWLEDGEMENT

STATE OF IDAHO

COUNTY OF ADA

ON THIS 24TH DAY OF AUGUST, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GEORGE BREIT and LEIGH BREIT, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THIS INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PERSONS EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HERETOSET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.
GARRIGAN ESTATES SUBDIVISION NO. 2

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 59, CHAPTER 13, HAVE BEEN SATISFIED FOR SANITARY RESTRICTIONS MAY BE REMOVED, IN ACCORDANCE WITH SECTION 50-1328, IDAHO CODE, BY ISSUANCE OF A CERTIFICATE OF DEAPPROVAL.

DATE ___________________________ CENTRAL DISTRICT HEALTH DEPARTMENT ___________________________

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _______ , ________.

______________________________________________________________
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF COUNTY SURVEYOR
I, THE UNDERSIGNED, COUNTY SURVEYOR, IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPILS WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

______________________________________________________________
COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER
I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1328 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE ___________________________ COUNTY TREASURER ___________________________

CERTIFICATE OF CITY ENGINEER
I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS FINAL PLAT AND THAT THE EAGLE CITY REQUIREMENTS REGARDING FINAL PLATS HAVE BEEN MET.

______________________________________________________________
CITY ENGINEER

APPROVAL OF CITY COUNCIL
I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF EAGLE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _______, ________, THIS PLAT WAS DULLY ACCEPTED AND APPROVED.

______________________________________________________________
CITY CLERK, EAGLE, IDAHO

COUNTY RECORDER'S CERTIFICATE
STATE OF IDAHO
COUNTY OF ADA
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF AT MINUTES PAST O'CLOCK A.M., ON THIS _____ DAY OF ______, ________, IN BOOK ______ OF PLATS AT PAGES __________

INSTRUMENT NO. __________

______________________________________________________________
RECORD __________
EX-OFFICIO RECORDER

DATE __________
September 23, 2015

To: George and Leigh Brecht
    4830 N. Hawk Wing Ln.
    Eagle, ID 83616

Subject: EPP15-0013 (PP/FP-01-15)
         Homer Road west of Linder Road
         Garrigan Estates 2

The Ada County Highway District has reviewed the submitted application for the preliminary plat referenced above and has determined that there are no improvements required to the adjacent street. The proposed preliminary plat is approved without conditions.

The applicant will be required to pay all platting and review fees prior to final plat approval.

If you have any questions, please contact me at (208) 387-6335.

Sincerely,

Austin Miller
Planner I
Development Services

cc: City of Eagle, via e-mail
    SLN Planning (Shawn Nickel), via e-mail
Traffic Information

This development is estimated to generate 22 additional vehicle trips per day; and 3 additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Condition of Area Roadways:
Traffic Count is based on Vehicles per hour (VPH)

<table>
<thead>
<tr>
<th>Roadway</th>
<th>Functional Classification</th>
<th>PM Peak Hour Traffic Count</th>
<th>PM Peak Hour Level of Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>Linder Rd.</td>
<td>Principal Arterial</td>
<td>24</td>
<td>Better than “E”</td>
</tr>
<tr>
<td>Homer Rd.</td>
<td>Local</td>
<td>4</td>
<td>N/A</td>
</tr>
</tbody>
</table>

* Acceptable level of service for a two-lane principal arterial is “E” (690 VPH).

Average Daily Traffic Count (VDT):
Average daily traffic counts are based on ACHD's most current traffic counts

The average daily traffic count for Linder Road north of Beacon Light Road was 551 on April 19, 2012.
The average daily traffic count for Homer Road west of Linder Road was 103 on September 23, 2008.