



AGENDA

Middleton Planning and Zoning Commission

Middleton, Idaho

Date: Monday, March 8, 2021

Time: 5:30 p.m.

Location: **Trolley Station** 310 Cornell Street, Middleton, Idaho

1. Call To Order, Pledge of Allegiance, Roll Call
2. Information Items
3. Action Items
 - A. Consent Agenda
 1. Consider approving February 8, 2021 regular meeting minutes.
 - B. **Public Hearing:** An application from Drake Investments, LLC for preliminary plat, development agreement modification and comprehensive plan map amendment for approval of the River Pointe Subdivision. The proposed preliminary plat consists of Mixed Use (M-U) development of 188 commercial, residential, and common lots on approximately 75 acres of vacant land. The address of the project is 10481 Highway 44 and 0 Highway 44, (south of Highway 44), parcel numbers R33920 and R3392001.
 - C. **Public Hearing:** An application by Debbie Hundoble/Hundoble Family Trust for preliminary plat and variance with respect to the Piccadilly Square Subdivision. The preliminary plat consists of five residential lots zoned R-3 on 1.77 acres of vacant land located at 0 Cemetery Road (Tax Parcel #R1791101). The variance is requesting exemption from the 5% Open Space requirement set forth in MCC 5-4-4-10.
 - D. **Public Meeting:** An application by Feast Properties, LLC for Design Review of a new Jack in the Box restaurant with drive through to be located at 704 and 712 W. Main Street on lots zoned C-2 with total acreage of .72 acres (Tax Parcel Nos. R1790100 and R1790101).
4. Public Comments
5. Commission/Staff Comments
6. Adjourn

Posted by:


Jennica Reynolds
Administrative Deputy Clerk

Date: March 3, 2021 at 5:00 p.m.

**MIDDLETON CITY PLANNING AND ZONING
COMMISSION MINUTES
FEBRUARY 8, 2021**

The February 8, 2021 Planning and Zoning Commission Meeting was called to order by Chairman Ray Waltemate at 5:30 p.m.

1. Call to Order - Pledge of Allegiance

Roll Call: Chairman Ray Waltemate, Vice Chair Jackie Hutchison and Commissioners Janet Gregory, and Bill Deaver were present. Commissioner Whitney Springston was absent.

2. Information Items: None

3. Action Items

A. Consent Agenda

1. Consider approving January 11, 2021 regular meeting minutes.
2. FCO – Intermountain Specialty Gases Special Use Permit
3. FCO – Skyline Homes and Development Special Use Permit
4. FCO – Middleton Industrial Park No. 2 Preliminary Plat and Special Use Permit

Chairman Waltemate called the agenda items and asked if any of the commissioners saw anything, he asked if Caldwell Fire ever commented on Intermountain Specialty Gases Special Use Permit. City Planner, Roberta Stewart said yes, they had.

Motion: Motion by Commissioner Gregory to approve the consent agenda items 1-4. Motion seconded by Commissioner Hutchison and approved unanimously.

- A. Public Hearing: An application from Drake Investments, LLC for preliminary plat, development agreement modification and comprehensive plan map amendment for approval of the River Pointe Subdivision. The proposed preliminary plat consists of Mixed Use (M-U) development of 188 commercial, residential, and common lots on approximately 75 acres of vacant land. The address of the project is 10481 Highway 44 and 0 Highway 44, (south of Highway 44), parcel numbers R33920 and R3392001.**

City Planner, Roberta Stewart said this item was not ready to be heard. She asked that it be tabled.

Motion: Motion by Chairman Waltemate motioned to table the Public Hearing to a date certain of March 8, 2021. Motion seconded by Commissioner Hutchison and approved unanimously.

Public/Commission/Staff Comments:

No public comment.

Commissioner Deaver said that Skyline Homes was doing a good job at their construction site.

Adjourn: Chairman Waltemate adjourned the meeting at 5:38 p.m.

ATTEST:

Ray Waltemate, Chairman

Jennica Reynolds, Deputy Clerk
Approved: March 8, 2021

DRAFT



STAFF REPORT

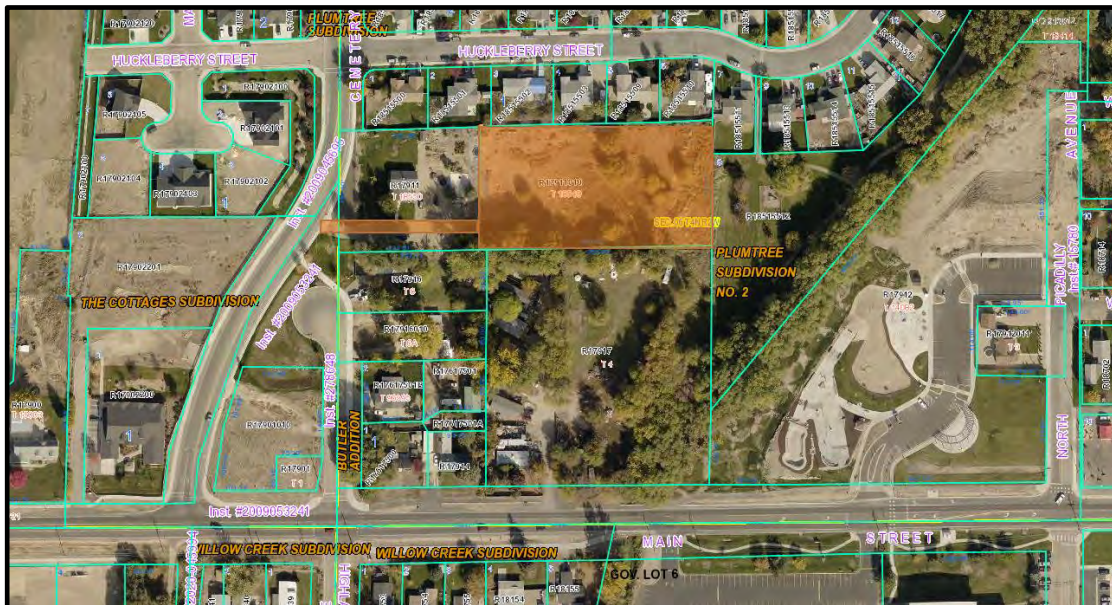
Middleton Planning and Zoning Department

Piccadilly Square Subdivision

Snapshot Summary

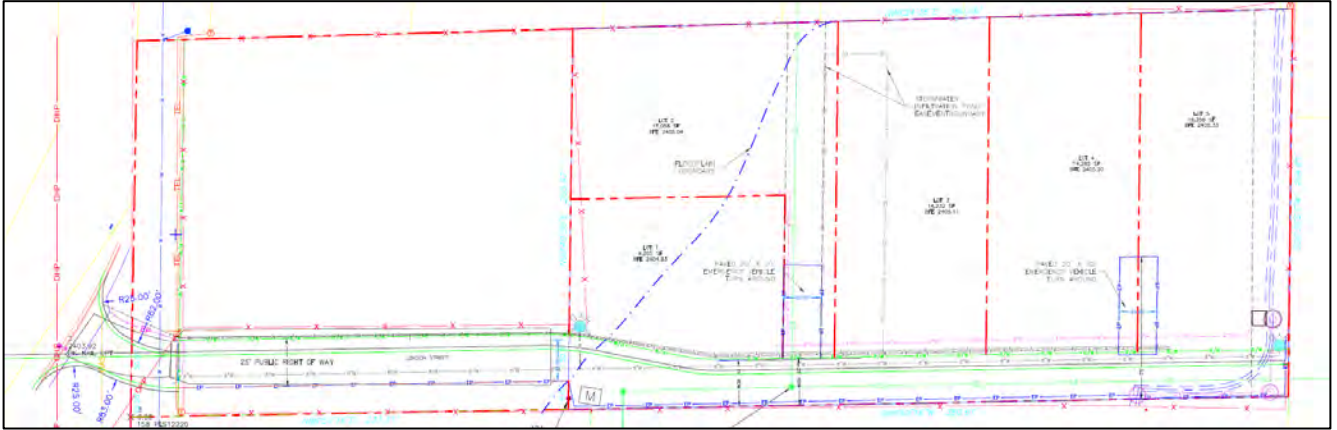
Acreage	1.77 acres
Current Zoning	R-3
Proposed Zoning	to remain the same
Current Land Use	Residential
Proposed Land Use	Residential
Lots	5 lots ranging in size from 9,200 sf to 15,000 sf. No common lots
Density	2.75 units per acre
Open Space	0% - Variance requested
Amenities	None

- A. **Planning & Zoning Hearing Date:** March 8, 2021
- B. **Project Description:** Residential subdivision with five lots on 1.77 acres of vacant land located at 0 Cemetery Road (Tax Parcel #R1791101). The lot is currently part of the Hawthorn Subdivision, and Applicant is requesting a re-subdivision of the single Hawthorn Subdivision lot. See project vicinity below.



- C. **Project History:** The project property was the subject of a Rezone application in Spring of 2020. The property has been zoned R-3 for a number of years, and Applicant requested that the property be rezoned to Multi-Family (M-F). City Council denied the application in July 2020, and declared that the property should remain R-3 zoning.

- D. Application Requests:** Applicant submitted three applications. The first application is a Preliminary Plat application to re-plat a single lot in the Hawthorn Subdivision. See proposed preliminary plat below:



The second application is a variance application to request an exemption from the 5% Open Space requirement for all subdivisions.

The third application is a floodplain application that is an administrative application being handled by Middleton's Floodplain Administrator.

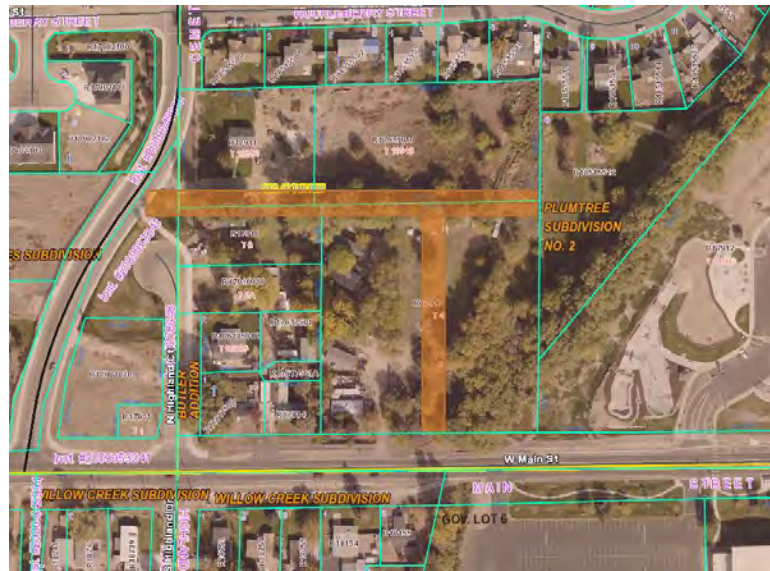
- E. Current Zoning & Property Condition:** The property is currently zoned R-3, which allows 3 residential units per gross acre. The project parcel is part of the Hawthorn Subdivision and is surrounded by the Hawthorn subdivision on the west and south sides. The Plumtree Subdivision is immediately to the north and east of the project, and it is also zoned R-3.

The Project site is effectively an infill project. It is vacant land that has been difficult to improve because it does not front a public street. Instead, access to the property is via a 30' wide access easement across another lot in the Hawthorn Subdivision.

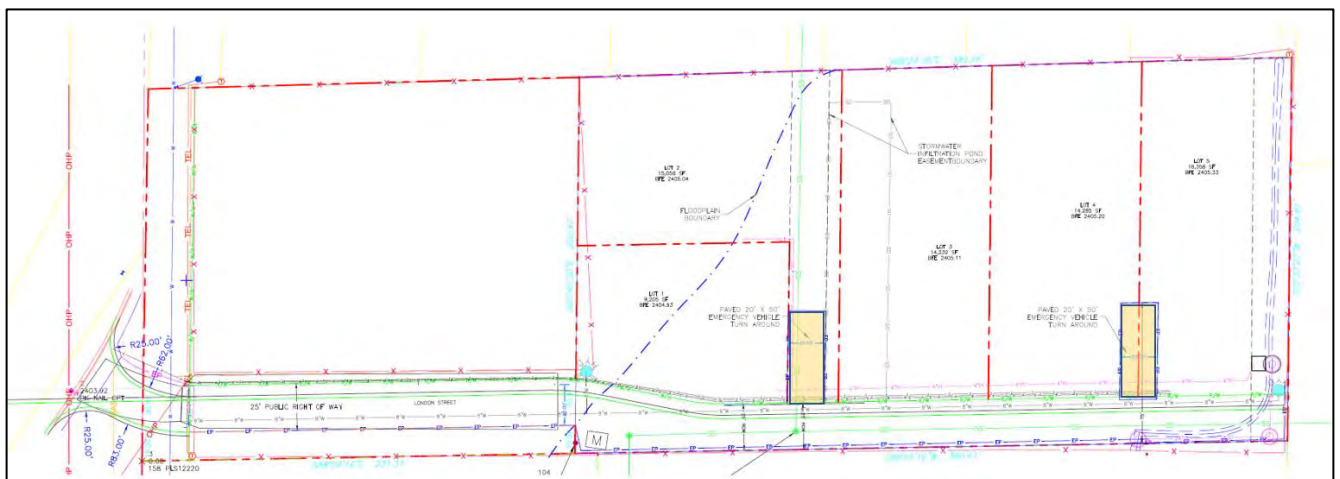
- F. City Services:** City water is located on the east side of Cemetery Road, making water service very accessible to the project. City Sewer is already located down the center of the project site.
- G. Traffic, Access & Streets:**

Access to the Project site is via a 30' wide cross-access easement that runs from Cemetery Road across another Hawthorn Subdivision lot to the Project parcel. The easement is ample size to fit a 25' wide local half-road that Middleton requires for access and circulation. Applicant's proposed preliminary plat shows the local $\frac{1}{2}$ road, but Applicant will also be required to pave all portions of the 30' wide easement to avoid an unsightly strip of unkempt landscape.

Applicant will also dedicate the 30' right of way to the City, making it a public road. The other half of the 50' local road may be completed in the future if the property to the south is redeveloped for commercial use or other high density use. In other words, the local road in Piccadilly Square will help provide future north/south access for any future development to the south. See concept below.



The preliminary plat also contains two “private lanes”, which are permitted by the Middleton City Code so long as the lanes are not used to access more than 3 residential lots. (See private lanes highlighted in yellow below.) The two private lanes will also serve as turn-arounds for fire truck access in the event of a fire. Applicant is required to grant cross-access easements for the two private lanes to ensure there is public access to the drive lanes. The Homeowners Association will be responsible for maintaining and repairing the two private drives.



Finally, applicant has been required to improve the existing approach off of Cemetery Road, and the improvements are shown on the plat above.

City Engineer has approved all of the road improvements discussed above.

- H. **Pathway & Sidewalks:** There will be a 5' wide attached sidewalk that will span along the north side of the public street. There are no additional pathways planned for the small project.

Variance Request & Open Space: MCC 5-4-10-10 requires all subdivisions to provide 5% Open Space, which is defined in the code as "irrigated and landscaped area." Applicant is asking for a variance from this requirement and requesting the Planning & Zoning Commission to exempt the project from this code section.

In order for the Planning & Zoning Commission to approve the Variance request, the Commission must find the following: (1) the site characteristics make it difficult to apply the specific code section in issue, (2) the approval of the variance will not confer special privilege on one landowner but not on another landowner in like circumstances, and (3) the approval of the variance will not cause undue hardship to surrounding landowners.

Applicant makes the Variance request based upon the fact that the project is essentially an in-fill project with a difficult layout. The project is also small, only 1.77 acres, which results in a small unusable gathering space if the 5% minimum is adhered to. Additionally, the project is very close to Piccadilly Park, so residents will be within easy walking distance of the beautiful open space at Piccadilly Park. Finally, to mitigate for the lack of Open Space, Applicant has paid a mitigation fee of \$848.48 to the Greater Middleton Parks & Recreation District. This fee was derived from multiplying the square footage of the project per the square footage fee of the current Middleton Parks Impact Fee.

City Planning Staff would like to note that City Staff has been considering introducing an amendment to the City Code eliminating the 5% Open Space requirement for both industrial subdivisions and small residential subdivisions (3 acres or less). 5% Open Space is very necessary for large residential subdivisions but may not make as much sense when very small subdivisions or industrial complexes are involved. (Example is Variance on 5% Open Space recently approved for the Middleton Industrial Park #2.) In light of that, Applicant's current request may very well comply with future City Code if such an amendment is ultimately approved by City Council.

- I. **Stormdrain and Pressurized Irrigation:** Stormdrain facilities and pressurized irrigation are provided outside the dedicated right of way. The HOA will be solely responsible for maintaining both.
- J. **Middleton Rural Fire District:** The subject property is in the Middleton Rural Fire District. The District has reviewed and approved the initial preliminary plat submitted,

but is still in the process of reviewing the version of the preliminary plat currently under consideration. See Fire District comments in the City Council Packet.

- K. Comprehensive Plan & Land Use Map:** Applicant's project complies with the Comprehensive Plan Land Use Map because the project parcel is designated "Residential" on the Land Use Map, which matches the residential use planned for the site.

Additionally, Applicant's project complies with the *Goals, Objectives, and Strategies* of the 2019 Middleton Comprehensive Plan as follows:

- a. *Goals 3 and 23:* The project provides safe vehicle and pedestrian facilities in light of the street improvements and sidewalks shown on the preliminary plat.
- b. *Goal 4:* The project will establish a good quality of life with development that pays through impact fees and property taxes for the public services it receives when infrastructure is installed. Additionally, quality lots for residential use increase the quality of life and general welfare of the City.
- c. *Goals 11:* The housing type matches the residents' lifestyle in the area the project is located.

- L. Comments Received from Surrounding Landowners:** None.

- M. Comments from Agencies:** 1/29/2021 comments from the Middleton Rural Fire District. (Copies of the comments can be found in the Planning & Zoning Packet.)

- N. Comments from City Engineer, Planning Staff & Floodplain Administrator:** Copies of City Engineer comments dated 2/17/2021, Planning Staff comments dated 2/18/2021, and Floodplain Administrator's comments dated 3/1/2021 are in the Planning & Zoning Commission packet.

- O. Applicant Information:** Application was received and accepted on January 19, 2021. The Applicant/Owner is Debbie Hundoble (Hundoble Family Trust), P.O. Box 609, Middleton ID 83644 (208) 488-0615.

- | P. Notices & Neighborhood Meeting: | Dates: |
|---|---------------------------|
| Newspaper Notification | 02/21/2021 |
| Radius notification mailed to Adjacent landowners within 300' | 02/19/2021 |
| Circulation to Agencies | 02/19/2021 |
| Sign Posting property | 02/19/2021 |
| Neighborhood Meeting | 01/04/2021 and 01/05/2021 |

Q. Applicable Codes and Standards:

Idaho State Statute Title 67, Chapter 65
Supplement to the Idaho Standards for Public Works Construction
Middleton City Code 1-14, 1-15, 1-16, 5-1, 5-3, and 5-4.

R. Conclusions and Recommended Conditions of Approval:

The Planning & Zoning Commission is tasked with considering the Variance and rendering a final order with respect to that request. The Commission must decide whether Applicant should be exempted from the 5% Open Space requirement.

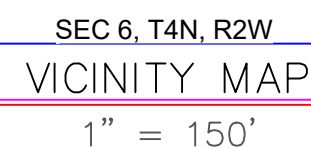
The Commission is also tasked with recommending to City Council either denial or approval of the proposed preliminary plat. If the Planning & Zoning Commission is inclined to recommend to City Council approval of the preliminary plat, City Planning Staff recommends that the following Conditions of Approval be made a part of that recommendation:

1. City of Middleton municipal domestic water, fire flow and sanitary sewer services are to be extended to serve the subdivision.
2. All City Engineer review comments are to be completed and approved.
3. All Planning Staff review comments are to be completed and approved.
4. All Floodplain Administrator review comments are to be completed and approved.
5. All requirements of the Middleton Rural Fire District are to be completed and approved.
6. Applicant to add a note to the preliminary plat that setbacks next to the private lanes are to be measured from edge of pavement of the private lane.
7. Applicant to construct, at its own cost, the half road shown on the preliminary plat and dedicate the 30' wide right-of-way to the City of Middleton.
8. Applicant to dedicate a cross access easement for public access to the two private lanes shown on the preliminary plat.

A PARCEL OF LAND SITUATED IN A PORTION OF GOVERNMENT LOT 7
IN SECTION 6, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN
CITY OF MIDDLETON, CANYON COUNTY, IDAHO 2021

PP_01	LAYOUT PLAN
PP_02	ENGINEER CONCEPT PLAN
SHEET 1 OF 1	SURVEY

TO MAIN STREET
STATE HIGHWAY 44



1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
2. MINIMUM BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATION IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
3. DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF MIDDLETON. OWNER TO CONNECT WATER MAIN TO EXISTING MAIN ALONG NORTH CEMETERY ROAD. PUBLIC UTILITY EASEMENT TO BE PROVIDED TO THE CITY OF MIDDLETON.
4. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF MIDDLETON. OWNER TO CONNECT SERVICES TO EXISTING MAIN LINE LOCATED ON THE PROPERTY. EXISTING EASEMENTS EXIST FOR MAINTENANCE OF SANITARY SEWER MAIN BY THE CITY OF MIDDLETON.
5. PUBLIC UTILITIES INCLUDING DOMESTIC WATER MAINS, SANITARY SEWER MAINS, AND SERVICES WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY, IDAHO STANDARDS PUBLIC WORKS CONSTRUCTION (ISPMC), AND CITY OF MIDDLETON'S SUPPLEMENT TO THE ISPMC.
6. PRESSURE IRRIGATION WATER WILL BE PROVIDED THE OWNER AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. IRRIGATION WATER IS PROVIDED FROM THE CANYON HILL IRRIGATION DISTRICT, MIDDLETON MILL DITCH COMPANY, MIDDLETON IRRIGATION COMPANY, AND DRAINAGE DISTRICT NO. 2. IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR LEVIES AND ASSESSMENTS FROM SAID DISTRICTS AND COMPANIES.
7. STORM WATER WILL BE RETAINED AND MANAGED BY HOME OWNERS ASSOCIATION. LOTS 2 & 3 ARE SUBJECT TO THE STORM WATER BIO-INFILTRATION POND EASEMENT. A 20-FOOT WIDE ACCESS EASEMENT IS GRANTED TO THE CITY OF MIDDLETON ALONG WEST SIDE OF INFILTRATION POND LOCATED IN LOT 2.
8. LOT LINES COMMON TO STREET RIGHT OF WAY AND SUBDIVISION BOUNDARY CONTAIN A 10-FOOT WIDE EASEMENT FOR IRRIGATION, DRAINAGE, AND PUBLIC AND PRIVATE UTILITIES.
9. ALL INTERIOR LOT LINES CONTAIN A 5-FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC AND PRIVATE UTILITIES, DRAINAGE AND IRRIGATION FACILITIES.
10. HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE TWO EMERGENCY VEHICLE TURN AROUND, PRESSURE IRRIGATION FACILITY, AND LANDSCAPING WITHIN THE STORM DRAINAGE EASEMENTS.
11. ANY FENCES, LANDSCAPING, OR OTHER STRUCTURES INSTALLED IN AN EASEMENT AREA MAY BE REMOVED BY THE CITY OF MIDDLETON OR UTILITY COMPANIES AND REPLACED AT THE LANDOWNERS OR HOMEOWNERS ASSOCIATION EXPENSE.
12. A 20-FOOT WIDE EASEMENT IS PROVIDED FOR THE IRRIGATION DITCH LOCATED ALONG THE EAST BOUNDARY OF LOT 5. EASEMENT TO BE FREE OF OBSTACLES AND MAINTAINED AS REQUIRED PER IDAHO CODE.
13. FIBER OPTIC TO BE PROVIDED TO EACH LOT DURING JOINT TRENCH CONSTRUCTION PER THE CITY OF MIDDLETON SUPPLEMENT TO THE ISPMC. JOINT TRENCH LOCATION IS PROPOSED ON SHEET PP-02.
14. REQUEST FOR A DEVIATION FROM CITY CODE (5-4-10-10) FOR OPEN SPACE.
15. LONDON STREET TO BE CONSTRUCTED PER DETAILS, SHEET PP-02. TWO EMERGENCY VEHICLE TURN AROUND, 20-FEET WIDE, WILL BE PROVIDED PER APPENDIX D, SECTION 103 OF IFC. NO PARKING SIGNS ARE REQUIRED ALONG THIS PUBLIC STREET AND TURN-AROUNDS PER IFC.
16. MAILBOX CLUSTER TO BE INSTALLED BY OWNER AS SHOWN ON PRELIMINARY PLAT.
17. PLAT SUBJECT TO MATTERS DISCLOSED BY RECORD OF SURVEY, INSTRUMENT NUMBER 2018028102.

ZONING	R-3
COMPREHENSIVE PLAN DESIGNATION	RESIDENTIAL
AREA CALCULATIONS:	
RESIDENTIAL LOT AREA	1.541 ACRES
COMMON/OPEN AREA	0.00 ACRES
RIGHT OF WAY	0.231 ACRES
TOTAL AREA OF SITE	1.772 ACRES
RESIDENTIAL LOTS	5
COMMON LOTS	0
ROW/EASEMENT	5
MINIMUM PROPERTY SIZE	9,205 SQ. FT.
AVERAGE PROPERTY SIZE	13,427 SQ. FT.
OPEN SPACE	0.00 ACRES
PERCENTAGE OF QUALIFIED OPEN SPACE	0.00% (SEE AGREEMENT WITH CITY)
GROSS DENSITY	0.35 UNIT/ACRE
NET DENSITY	0.35 UNIT/ACRE

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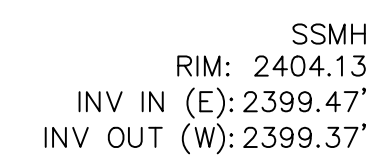
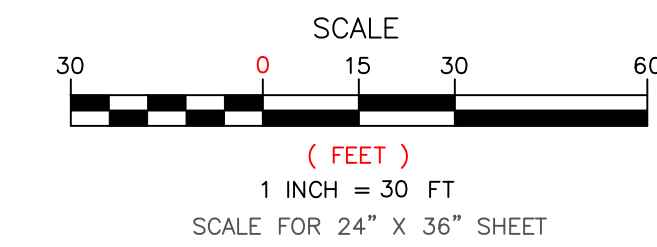
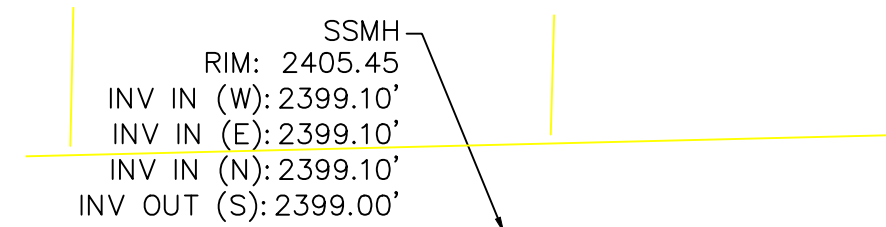
PREPARED FOR:
HUNDOBLE FAMILY TRUST
DENNIS & DEBORAH
HUNDOBLE
PO BOX 609
MIDDLETON, IDAHO 83644
(208) 488-0615

PRELIMINARY PLAT
PICCADILLY SQUARE
MIDDLETON, IDAHO

DATE
02/26/21

SHEET
PP 01

1. SEE SHEET PP-01 FOR NOTES.

[illegible]

PREPARED FOR:
HUNDOBLE FAMILY TRUST
DENNIS & DEBORAH
HUNDOBLE
PO BOX 609
MIDDLETON, IDAHO 83644
(208) 488-0615

ENGINEER CONCEPT PLAN
PICCADILLY SQUARE
MIDDLETON, IDAHO
CANYON COUNTY

DATE
02/26/21

SHEET
PP 02



CITY OF MIDDLETON

P.O. Box 487, 1103 W Main Street, Middleton, ID 83644

208-585-3133 Fax (208) 585-9601

citmid@middletonidaho.us

www.middleton.id.gov

February 17, 2021

TO: Roberta Stewart, City Planner
FROM: Rachel Speer, P.E., City Engineer **RES**

RE: Piccadilly Square Preliminary Plat Review Comments

Thank you for the opportunity to review the preliminary plat for Piccadilly Square. My comments are the following:

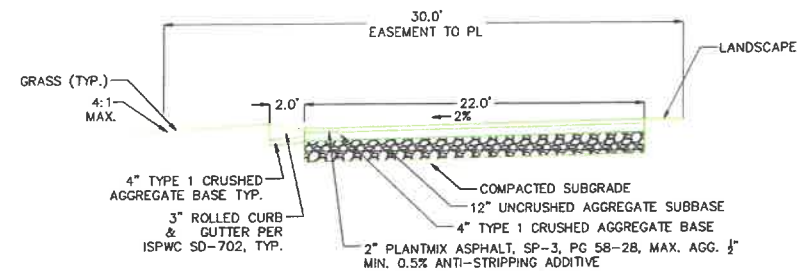
1. Penny Lane will have to be public road with a 50' radius belly turnaround for emergency access.
2. The two interior roadways may be private to access two houses each but driveways must be provided off of each one.
3. Extend western private roadway up to second house.
4. For the eastern private roadway you may want to consider accessing directly off Penny Lane instead.
5. Curb radii should be 25' out to Cemetery Road. Work with southern property owner to obtain R/W.
6. Change typical roadway section to 25' half width including same depth section. The paved roadway width should be 23' (17' travel lane + paving to the edge of pavement).
7. Extend waterline to end east end of Penny Lane then cap.
8. Pressurized irrigation line and pump station must be located outside of Penny Lane R/W.
9. Please verify BFE will be one foot above floodplain.
10. Add signed instrument numbers for all easements.
11. CC&Rs need to spell out how homeowners will maintain and ensure no alterations are made to bioswale.
12. Show necessary frontage improvements on Cemetery Road. Frontage improvements will include full depth pavement from centerline of Cemetery Road to end of each curb return.

- ④ ADD A NOTE ABOUT LOTS IN THE WILLOW CREEK RIVERO PLAZA, REMA. PANEL #
AND THAT RESIDENTIAL ^{LOWEST} FLOOR MUST BE AT LEAST 1.0' ABOVE THE BFE FOR EACH LOT AS WELL AS A
BUILDING UTILITY ~~WATER~~ SYSTEMS.

PRELIMINARY ENGINEERING NOTES

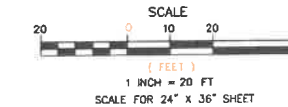
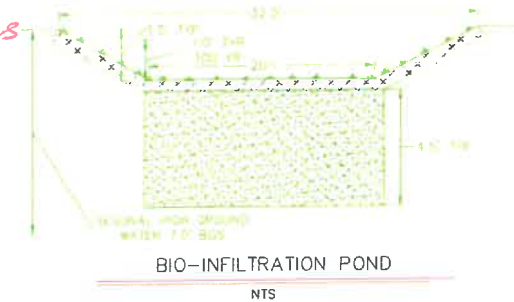
1. SEE SHEET PP-01 FOR NOTES.

Floodplain comments
dated 3-1-2021

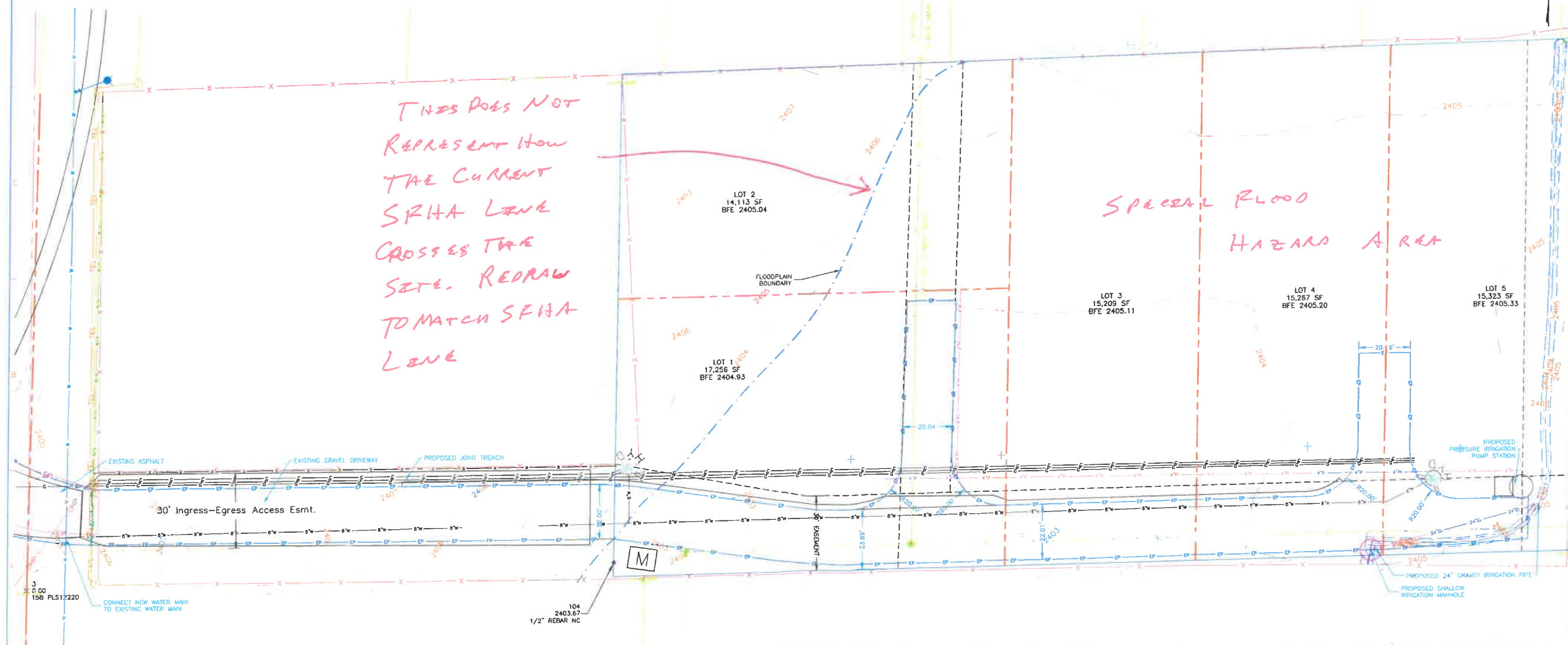


PENNY LANE
NTS
LOCATION OF PENNY LANE WITHIN EASEMENT VARIES

⑤ ADD A NOTE THAT ELEVATION CERTIFICATES SHALL BE REQUIRED FOR ALL STRUCTURES IN THE SPECIAL FLOOD HAZARD AREA.



THIS DOES NOT
REPRESENT HOW
THE CURRENT
SEHA LINE
CROSSES THE
SITE. REDRAW
TO MATCH SEHA
LINE



E:\Users\etroy\OneDrive\Documents\01-Work\HJIN CREEK\21-044_P-Phot.dwg Jan 20, 2021 - 1:13am

MAXIM ENGINEERING, INC.
...making engineering work for you

Alaska Building 1020 W. Main St. Suite 1000 Boise, ID 83702 208.866.3120
 Denver, CO 303.733.1100
 Dallas, TX 972.361.1100
 Email: design@max-eng.com



DATE	BY No.	REVISION	APP'D
DSN BY: DRAWN BY: CHECK BY: APP'D BY: MATRIX EB		DU	
PROJ. NO:	205344	DWG:	PP_02

ENGINEER CONCEPT PLAN
PICCADILLY SQUARE
MIDDLETON, IDAHO
CANYON COUNTY

1

DATE
01/18/21

SHEET
PP 02

N

2404.8

Canyon
Canal

SFHA
LINE

N HIGHLAND
CT

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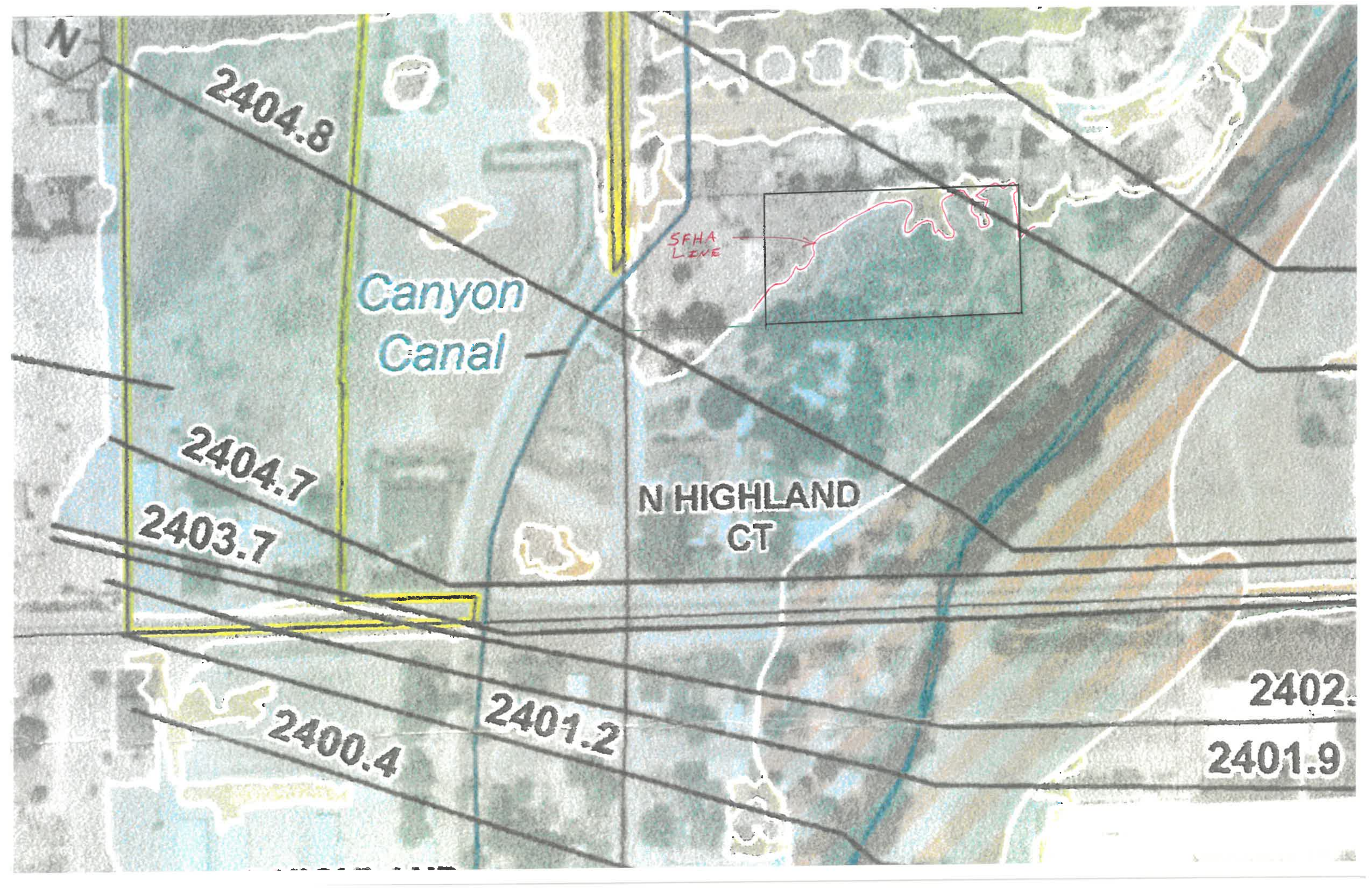
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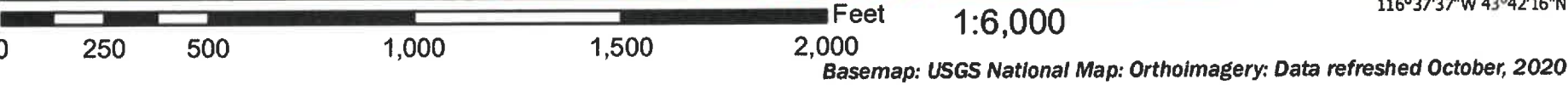
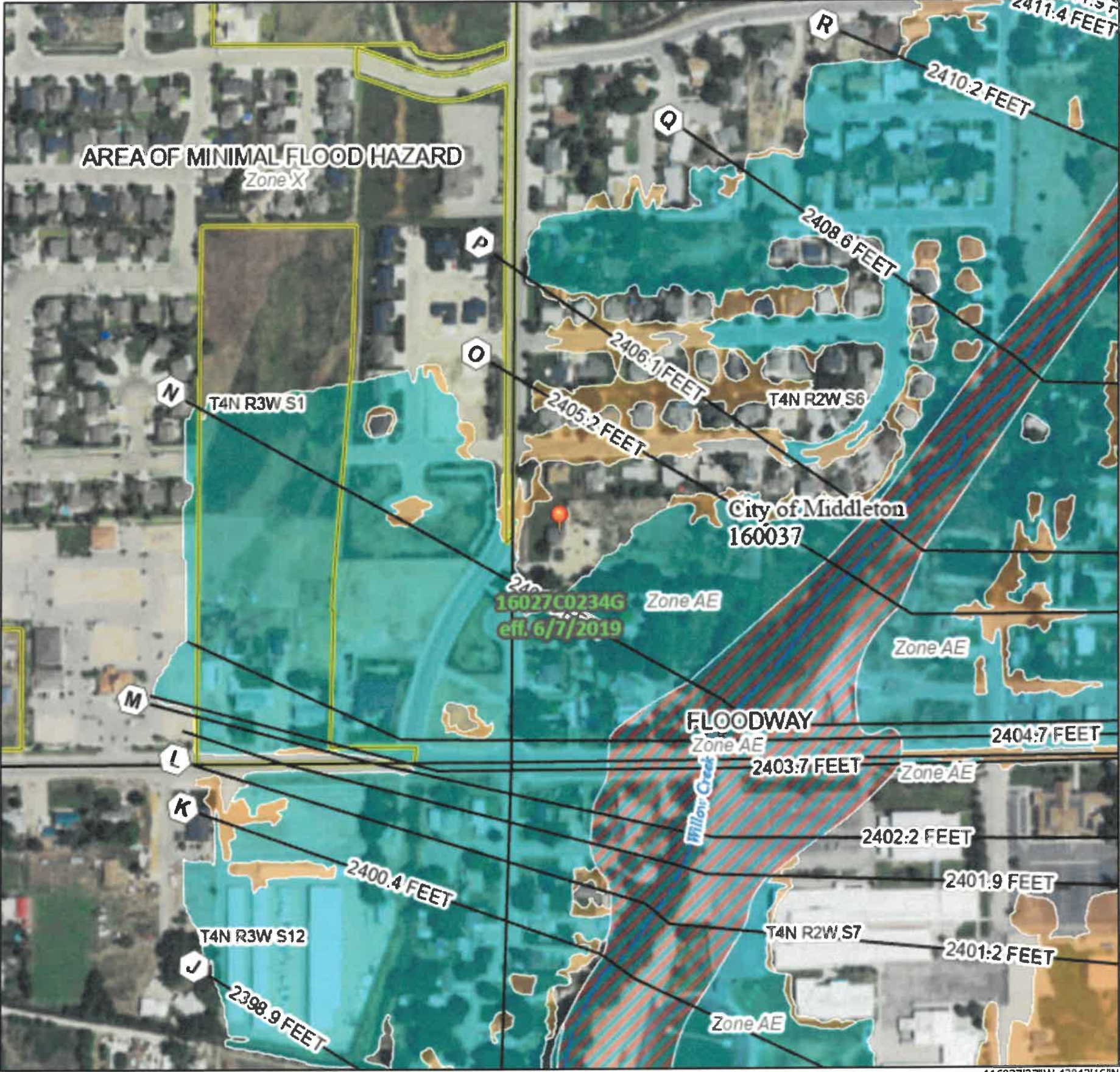
2401.9



National Flood Hazard Layer FIRMMette



116°38'15"W 43°42'42"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/1/2021 at 11:40 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



FIRE DISTRICT STAFF REPORT

Piccadilly Square Subdivision

DATE: January 29, 2021

TO: City of Middleton, Planning & Zoning
Attn: Roberta Stewart

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Review

PROJECT NAME: Piccadilly Square Subdivision

Fire District Summary Report:

Overview: This development can be serviced by the Middleton Rural Fire District. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the City of Middleton, Idaho.

Fire Response Time: This development will be served by the Middleton Rural Fire District Station 53, located at 302 E. Main St., Middleton, Idaho. Station 53 is 0.8 miles with a travel time of 4 minutes under ideal driving conditions from this development to the purposed entrance of the development.

Accessibility: Roadway Access, Traffic, Radio Coverage

Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.

Access road design shall be designed and constructed to allow for evacuation simultaneously with emergency response operations.

All access roads in this development shall remain clear and unobstructed during construction of the development. Additional parking restrictions may be required as to maintain access for emergency vehicles at all times. Hydrants shall remain unobstructed at all time per city code.

Please note: Lot 2 may require additional emergency turn around if the furthest part of the house sit more than 150 ft off the public road.

Roads 20 – 26 feet in width shall have Fire lane signs as specified in Section D103.6 of the 2018 IFC and shall be posted on one side of the fire apparatus access.

The applicant shall work with City of Middleton and Fire District to provide an address identification plan and signage which meets the requirements set forth by each agency. Addressing shall be placed in a position that is plainly legible and visible from the street or road fronting the property, as set forth in International Fire Code Section 505.1



FIRE DISTRICT

STAFF REPORT

Piccadilly Square Subdivision

Specialty/Resource needs:

No specialty/resources will be needed for this development.

Water Supply:

Water supply requirements will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.

One- and two-family dwellings not exceeding 3,600 square feet require a fire-flow of 1,000 gallons per minute for a duration of 1 hours to service the entire project. One- and two-family dwellings in excess of 3,600 square feet require a minimum fire flow as specified in Appendix B of the International Fire Code.

1. Fire Flow: Requirements will be as specified in Appendix B of the International Fire Code based on occupancy, construction and building size.
2. Water Supply: Acceptance of the water supply for fire protection will be by the Fire District and water quality by the City of Middleton for bacteria testing.
3. Water Supply: Final Approval of the fire hydrant locations shall be by the Middleton Rural Fire District or their designee in accordance with International Fire Code Section (IFC) 508.5.4 as follows:
 - a. Fire hydrants shall have a Storz LDH connection in place of the 4 ½" outlet. The Storz connection may be integrated into the hydrant or an approved adapter may be used on the 4 1/2" outlet.
 - b. Fire hydrants shall have the Storz outlet face the main street or parking lot drive aisle.
 - c. Fire hydrants shall be placed on corners when spacing permits.
 - d. Fire hydrants shall not have any vertical obstructions to outlets within 10'.
 - e. Fire hydrants shall be placed 18" above finished grade to the center of the Storz outlet.
 - f. Fire hydrants shall be provided to meet the requirements of the City Middleton Sewer and Water Standards.
 - g. Show all proposed or existing hydrants for all new construction or additions to existing buildings within 1,000 feet of the project.

Please note: In addition to the hydrants presented on the submitted plans a hydrant will be required at entrance of the development along Cemetery Rd.

Inspections:

Final inspection by the Fire District of the above listed including hydrant flow must be completed before building permits are issued

Additional Comments: None



CITY OF MIDDLETON

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Tele (208) 585-3133 | Fax (208) 585-9601
citmid@middletonidaho.us | www.middleton.id.gov

February 18, 2021

1. Remove setback lines from lots and from legend. Setbacks will be determined per Code.
2. Add note that setbacks on front or side (depending on positioning of home) will be measured from edge of pavement.
3. Add note that setbacks adjacent to public right of way are measured from edge of right of way.
4. Confirm that box with capital "M" means location of mailboxes
5. Show additional hydrant Middleton Fire District is requiring near access to Cemetery Road
6. Roadway between lost 1, 2 and 3 needs to expand northward so it transects the southern boundary of Lot 2; otherwise, there is no complete access to that lot.
7. All driveways must be accessed off of private roads. In other words, the driveways must be perpendicular to private roads rather than be a simple continuation of the private road. In light of that, the most westerly spur road must be extended to allow driveway access off of, or perpendicular to, private road.
8. Change name of road from "Penny Lane" to something else. The name is too similar to Peony Lane off of Kingsbury Road in Middleton. It can be confusing to first responders when responding to an emergency.
9. Spur roads will need names too.
10. The plat should show a "public access easement" across all private roads. Please add an additional note that all private roads shall have public access. Without this, owner of lot 2 cannot have guests come to their house, and emergency responders cannot use private roads.
11. The engineer is requiring that the roadway running along the southern border must be public. Please ensure that the 30' access easement area is completely covered by hard surfaces of the half road. Any excess easement area must be paved to prevent a long narrow strip of dirt that will become a weed patch on the underlying owners' property.
12. Because the half-width public road in the access easement area will require a sidewalk on the north side, you will need to cut in a driveway access for the owner of the underlying land, so he can pull his vehicles further on to his lot.
13. Please ensure that your fire signage, fire truck turnarounds, and turning radius for fire apparatus comply with Appendix D and Section 503 of the IFC per Deputy Chief Victor Islas' comments.

Roberta L. Stewart

Middleton City Planner



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Planning & Zoning Department
Master Land Use Application

Fee Paid: \$ \$7,500 (\$4500 + \$3,000 FP)

Application Accepted by: R. Stewart

Date Application Accepted: 1/19/2021

OWNER/APPLICANT:

Debbie Hundabe 208-488-0615 debbiehundabe@gmail.com
Name Phone Email
P.O. Box 609 Middleton ID 83644
Mailing Address City State Zip Code

REPRESENTATIVE:

Self
Name Phone Email
Mailing Address City State Zip Code

PUBLIC HEARINGS*	PUBLIC HEARINGS*	MISC. APPLICATIONS	MISC. APPLICATIONS
☐ Annexation and Zoning	☐ Development Agreement	☐ Design Review***	☐ Lot Line Adjustment***
☐ Rezone	☐ Ordinance Amendment	☒ Preliminary Plat**	☒ Floodplain***
☐ Vacate Right-of-Way	☐ Special Use Permit	☐ Final Plat**	☐ Time Extension***
☐ Comprehensive Plan Map or Text Amendment	☒ Variance	☐ Construction Plans***	☐ Approach Permit***

* **Public Hearings:** a neighborhood meeting is required before filing an application, and individuals have a right to participate in the hearing by offering comments. Plats not designed to city code and standards require a neighborhood meeting and public hearing.

** **Public Meetings:** Individuals have a right to observe, but not comment, at an open meeting at which the application is being considered by decision makers. Plats designed to city code and standards do not require a public hearing. A neighborhood meeting is still required.

*** **Administratively:** reviewed and approved by the City Engineer and Zoning Official.

Subdivision or Project Name: Piccadilly Square Phase _____

Site Address: TBD Cemetery Rd Total Acres: 1.77

Tax Parcel No(s): R1791101000

Existing Zoning: R3 Proposed Zoning: R3

Floodplain Zone: AE Hillside (grades exceeding 10%): n/a

Debbie Hundabe 1-14-2021 [Signature]
Printed Name Date Signature

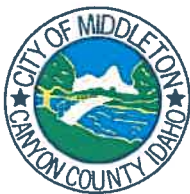


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Planning & Zoning Department Preliminary Plat Checklist

Please submit all items listed below. Applications missing the following items will be deemed incomplete, and the application will not be processed.

Applicant	Description	Staff
✓	Completed and signed Master Land Use Application	
✓	Fee	
✓	Narrative fully describing the proposed project. Additionally: • Please indicate whether a variance or special use permit is being requested along with the preliminary plat. • Describe requirements imposed by any Development Agreement, Covenants or other commitments. • Describe any anticipated adverse impacts on adjoining property. • Describe how the request is consistent with the Middleton Comprehensive Plan.	
✓	Vicinity Map	
✓	Proposed Preliminary Plat (3 full-size paper copies & 1 electronic full-size copy provided on a USB)	
✓	Drainage Calculations - preliminary	
✓	Title Report/Commitment (Schedule B)	
✓	Preliminary Plat must comply with Middleton City Code 5-4-4	
✓	Warranty Deed showing proof of ownership	
n/a	If owner is not the applicant, then representative must provide a letter showing the owner's authorization for representative to submit the application.	
✓	Two sets of adhesive mailing labels containing the names and addresses of property owners within 300 feet of the perimeter boundary of the subject property. Contact Canyon County Plat Room at (208) 455-6016 for a list of landowners.	
✓	Copy of neighborhood meeting notice, sign-in sheet, and minutes summarizing discussion	
n/a	Traffic Impact Study if residential subdivision with more than 25 dwelling units.	
✓	Electronic copy of entire application on USB	



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Planning & Zoning Department Special Use Permit Checklist

Please submit all items listed below. Applications missing the following items will be deemed incomplete, and the application will not be processed.

Applicant	Description	Staff
✓	Completed and signed Master Land Use Application	
✓	Fee	
✓	Narrative that includes the following: • Complete description of use requested. • Describe how use will affect traffic in surrounding area. • Address whether the use will affect lighting in the area, and describe whether it will create glare, noise, vibration, smoke, fumes, odor, dust or any other nuisance. • A description of how the proposed use is not unreasonable or incompatible with uses that are permitted in the area. • A showing that the proposed use will not unreasonably affect adjoining landowners in an adverse manner. • Describe days and hours of operation. <i>n/a</i> • State number of employees (part-time and full-time) <i>n/a</i> • Describe frequency of deliveries, if applicable <i>n/a</i> • A discussion of ordinances or standards affected by the proposed use. • Note the duration proposed for the use, if relevant. <i>n/a</i>	
✓	Scaled Vicinity Map	
✓	Legal description for the property that is the subject of the special use.	
	Please note, depending on use, the Planning Department may require a site plan showing details relevant to the special use proposed.	
✓	Recorded warranty deed showing proof of ownership	
<i>n/a</i>	If a representative is submitting the application, provide a letter from the owner authorizing the representative to submit an application.	
✓	One set of adhesive mailing labels containing the names and addresses of property owners within 300 feet of the perimeter boundary of the subject property. Contact Canyon County Plat Room at (208) 455-6016 for a list of landowners.	
✓	Copy of the neighborhood meeting notice, sign-in sheet, and minutes summarizing the discussion	
✓	Electronic copy of entire application (Provide via USB)	



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Planning and Zoning Department

Floodplain Development Permit Application

Rev: 8/20/2019

Fee Paid: \$ \$3,000 R. Stewart

Application Accepted by: _____

Date Application Accepted: 1/19/2021

Applicant:

Debbie Hundobke 208-488-0615 debbiehundobke@gmail.com
Name Phone Email

P.O. Box 609 Middleton ID 83644
Mailing Address City, State Zip

Property Owner(s):

Dennis and Debbie Hundobke 208-488-0615 debbiehundobke@gmail.com
Name Phone Email

P.O. Box 609 Middleton ID 83644
Mailing Address City, State Zip Code

Representative:

Name Phone Email

Mailing Address City, State Zip Code

Site Information:

TBD Cemetery Rd. Middleton ID 83644
Street Address City, State Zip Code

Assessor's Tax Parcel No(s): R1791101000

Total Acres of Site: 1.77 Subdivision: Piccadilly Square Lot(s): 5 Block(s): 1

Description of Work (Complete for all Work):

1. Proposed Development Description

- ☒ New Building
- ☐ Manufactured Home
- ☐ Improvement to Existing Building
- ☐ Filling
- ☐ Other: _____



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Planning and Zoning Department

Floodplain Development Permit Application

Rev: 8/20/2019

Fee Paid: \$ \$3,000

Application Accepted by: R. Stewart

Date Application Accepted: 1/19/2021

2. Size and location of proposed development (attach site plan):

1.77 Acres Located behind 100 Cemetery Rd
Middleton ID 83644

3. Is the proposed development in a Special Flood Hazard Area (Zones A or AE)?

☒ Yes
☐ No

4. Per the floodplain map, what is the zone and panel number of the area of the proposed development?

Zone(s): AE Panel No. 16027C02346

5. Are other Federal, State or local permits obtained?

☐ Yes
☒ No

6. Is the proposed development in an identified floodway?

☐ Yes
☒ No

7. If yes to No. 6, "No Rise Certification" with supporting data attached?

☐ Yes
☒ No

Complete for New Structures and Building Sites:

1. Base Flood Elevation at the site: 2405.11 feet NGVD
2. Required lowest floor elevation (including basement): 2406.11 feet NGVD
3. Elevation to which all attendant utilities, including all heating and electrical equipment will be protected from flood damage: 2406.11 feet NGVD

Complete for Alterations, Additions, or Improvements to Existing Structures:

1. What is the estimated market value of the structure? \$ _____
2. What is the cost of the proposed construction: \$ _____
3. If the cost of the proposed construction equals or exceeds 50% of the market value of the structure, then the substantial improvement provision shall apply.

Complete for Non-Residential Floodproofed Construction:

1. Type of floodproofing method: _____
2. The required floodproofing elevation is: _____ feet NGVD
3. Floodproofing certification by a registered engineer is attached
☐ Yes
☐ No



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Planning and Zoning Department

Floodplain Development Permit Application

Rev: 8/20/2019

Fee Paid: \$ _____

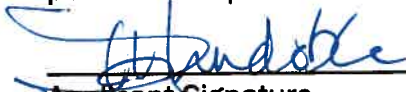
Application Accepted by: _____

Date Application Accepted: _____

Complete for Subdivisions and Planned Unit Developments:

1. Will the subdivision or other development contain 50 lots or 5 acres
☐ Yes
☒ No
2. If yes, does the plat or proposal clearly identify base flood elevations?
☐ Yes
☐ No
3. Are the 100-year floodplain and floodway delineated on the site plan?
☒ Yes
☐ No

I hereby certify that all the information requested and as submitted is correct to the best of my knowledge. I understand that additional information or requirements may be required per the Floodplain Administrator.


Applicant Signature

12-16-2020
Date

FOR OFFICE USE ONLY

1. Permit Approved – Before Construction: _____ Date
2. Elevation Certificate Attached – Before Construction: _____ Date
3. CONDITIONS: _____

4. Local Administrator Signature: _____ Date
5. Permit Approved – After Construction _____ Date
6. Elevation Certificate Attached – After Construction: _____ Date
7. As-Built Lowest Floor Elevation: _____ feet NGVD
8. Work Inspected By: _____ Date
9. Local Administrator Signature: _____ Date

PRELIMINARY PLAT NARRATIVE PICCADILLY SQUARE SUBDIVISION

Subject: **PICCADILLY SQUARE SUBDIVISION**
5-Lot Development Preliminary Plat Application
City of Middleton, Idaho
Government Lot 7 Sec. 6, T4N, R2W
Hundoble Family Trust

To: Planning and Zoning Department
City of Middleton
1103 W. Main Street
Middleton, ID 83644

Owner: Hundoble Family Trust
Dennis & Deborah Hundoble
PO Box 609
Middleton, ID 83644
(208) 488-0615

Date: January 13, 2021

Objective

The Preliminary Plat Application for the Piccadilly Square, 5-lot residential development is submitted for processing and approval consideration by the City of Middleton. The Preliminary Plat has been prepared in accordance with the specific development requirements of the City of Middleton. The subject property parcel area is approximately 1.77 acres and is recorded as Government Lot 7 Sec. 6, T4N. A Google image of the project site is below:



Site Description

The Owners of the proposed 5-lot development of 1.77 acres are seeking approval and subsequent construction from the City of Middleton. The lot is currently an undeveloped parcel of land within the City of Middleton Limits. Due to the unkempt condition of the parcel the property currently lacks aesthetic appeal. The project site is located east of North Cemetery Road and a single residence, west and south of Plum Tree Subdivision, and north of a mobile home park. Site improvements include grading, new private paved access lane, perimeter fence, and storm drainage system for five residential lots. The property is accessed via a 30-foot-wide easement off North Cemetery Road. The proposed residential lots will vary in area from approximately 14,000 SF to 17,000 square feet. This is a desirable infill project for the City of Middleton. It is proposed that the access will be a private lane.

Public Utilities

The proposed 5-lot development, 1.77-acre property, is ideally conditioned for development as pertinent public utilities exist near and/or adjacent to the property boundaries. No off-site public utility improvements are required.

Domestic Water: An existing city water main is located along the east boundary of North Highland and North Cemetery Roads. An 8-inch water main will be installed with a fire hydrant at the terminus point.

Sanitary Sewer: There is an existing sanitary sewer main and manholes with an existing easement that runs through the middle of the property and along the south border of the property. Additional mainline work will not be required.

Pressure Irrigation: There are existing water rights for this parcel. Water rights and pressurized irrigation will be provided to each lot per the state of Idaho and City of Middleton. Irrigation water delivery and rotation will be managed and administered by the HOA.

Stormwater Drainage: A preliminary Storm Drainage Assessment Report has been prepared and provided with this submission. All stormwater is proposed to be retained on site, treated with the best available BMPs, and infiltrated via an infiltration pond.

Flood Plain

This development is located within the flood hazard area designated as Zone AE. KM Engineering has prepared a topographic map with the flood hazard area overlay. The elevations of the base flood elevation for each lot are shown on the Preliminary Plat. Each building site will be required to meet the flood plain requirements of the City of Middleton. The finished floor of each home including mechanical improvements will be required to be one foot above the base flood elevation.

Site Soils

Site soil conditions consist of a Bram Silt Loam per the SCS Soils Survey of Canyon County. The consistency and investigation show 8 to 20 inches of light silt loam, 20 to 48 inches of a heavy silty clay loam and transitioning into sandy loam at 48 inches. At 6 feet, the sandy loam became coarser. In November 2020, the test hole reached ground water at 7 feet. These types of soils allow utility trench excavation to be accomplished with conventional earthwork equipment.

Site Amenities

A 30-foot-wide access easement as shown on the plat will be utilized for a private lane. A meeting with the Fire Chief has been held concerning the road alignment and turnaround. Changes have been made per the Fire Chief's comments. A perimeter fence exists around the property, however much of the fence is in poor repair. A new fence will be installed in these locations meeting the City of Middleton Code for development perimeter fencing.

Setback Requirements

All residential structures in the proposed 5 lot subdivision shall be located on the individual lots per the distance and setback requirements of the City of Middleton ordinance.

Declaration of Protective Restrictions/CC&Rs

The proposed 5-lot Piccadilly Square Subdivision will employ CC&R's for the homeowner's association stating the requirements and restrictions related to easement, maintenance and repairs of the private lane, pressurized irrigation, and restrictions and maintenance of the private storm water facilities.

Open Space

The Owner is requesting a deviation from code by eliminating 5% open space. space requirement of the City (5-4-10-10). The goal for open space is to provide an area that is aesthetically pleasing and sufficiently large to accommodate a group. This project is an infill project. It is located between a single residence on the west side, a private park and a city park on the east side, a Plumtree Subdivision on the northside, and a trailer park on the south. Due to the small nature of this development, the isolation of this property and the negative history of the private park on the east, the Owner is requesting this consideration.

The 5 percent area will be around 3855 square feet of area. This area will not meet the requirement of small group gatherings. This area will also be isolated, as is the park to the east, and will not be visible to city police to patrol, especially after daylight hours. The Owner does not want to promote this type of situation. The lack of open space will not unreasonably affect the adjoining landowners. The City and Owners have agreed to a financial sum of \$828.48 to city parks and recreation in lieu of providing open space.

By granting this deviation from code, the City will be avoiding a possible situation of a public nuisance. Providing improvements to local parks will promote public health and safety and will not have an adverse effect on the environment such as glare, noise, vibrations, smoke, fumes,

odor, or dust. The proposed 5 residential lots are consistent with the zoning, comprehensive plan, and is compatible with adjacent properties.

Private Lane

Owners are requesting a deviation from city standards for a private lane. The City of Middleton Supplement to the Idaho Standards for Public Works, Street Section, Item 4 allows a private lane for up to three single family residences. The deviation is to allow a private lane to serve the five single family residences.

This proposed private lane will have an asphalt width of 22-feet and provide emergency turnarounds. Public health and safety will not be jeopardized by providing a private lane. The lane will be maintained by the Piccadilly Square HOA. The Fire Chief agrees with the lane configuration for emergency vehicles, however, will require no parking along the access turn arounds. Extending West 1st Street through the center of Piccadilly Park and Plumtree Park will have an adverse effect on the public and city park, it is not desirable or financially feasible, and is not included in the City of Middleton Transportation Plan.

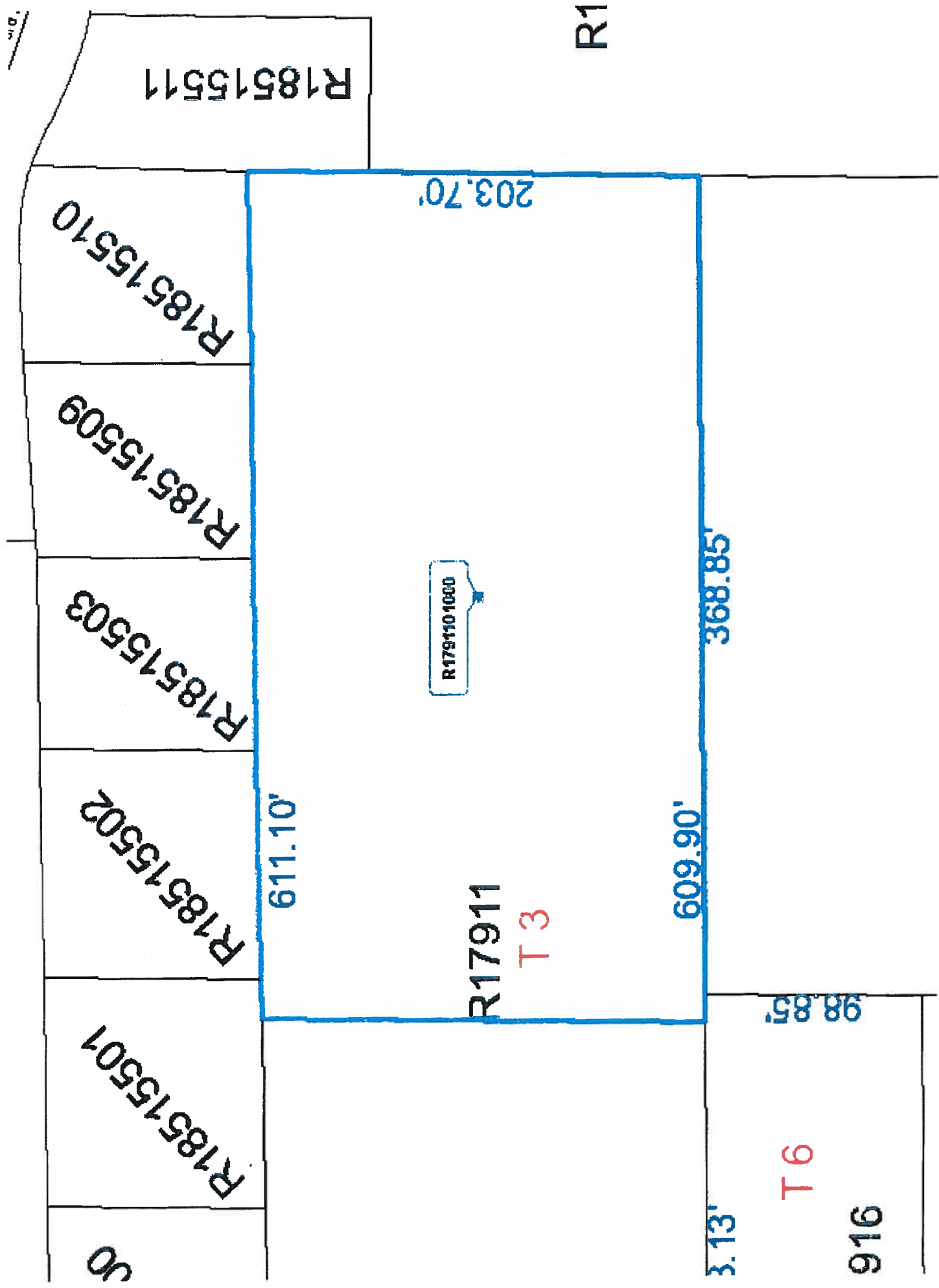
The current access is on North Cemetery Road. Five residential lots being served by a private lane will not change the impact on the existing traffic. Providing a private lane, a public lane will not create glare, noise, vibration, smoke, fumes, odor, dust or be a public nuisance. This deviation will not affect the lighting in the area. Placing a public street in this area will have significant more negative impact to the adjoining landowners than a limited use private lane.

EXHIBIT A

VICININTY MAP

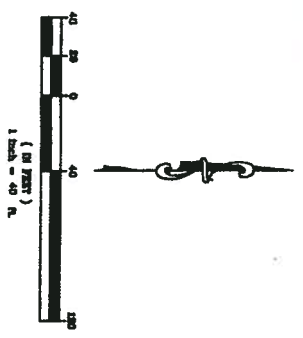
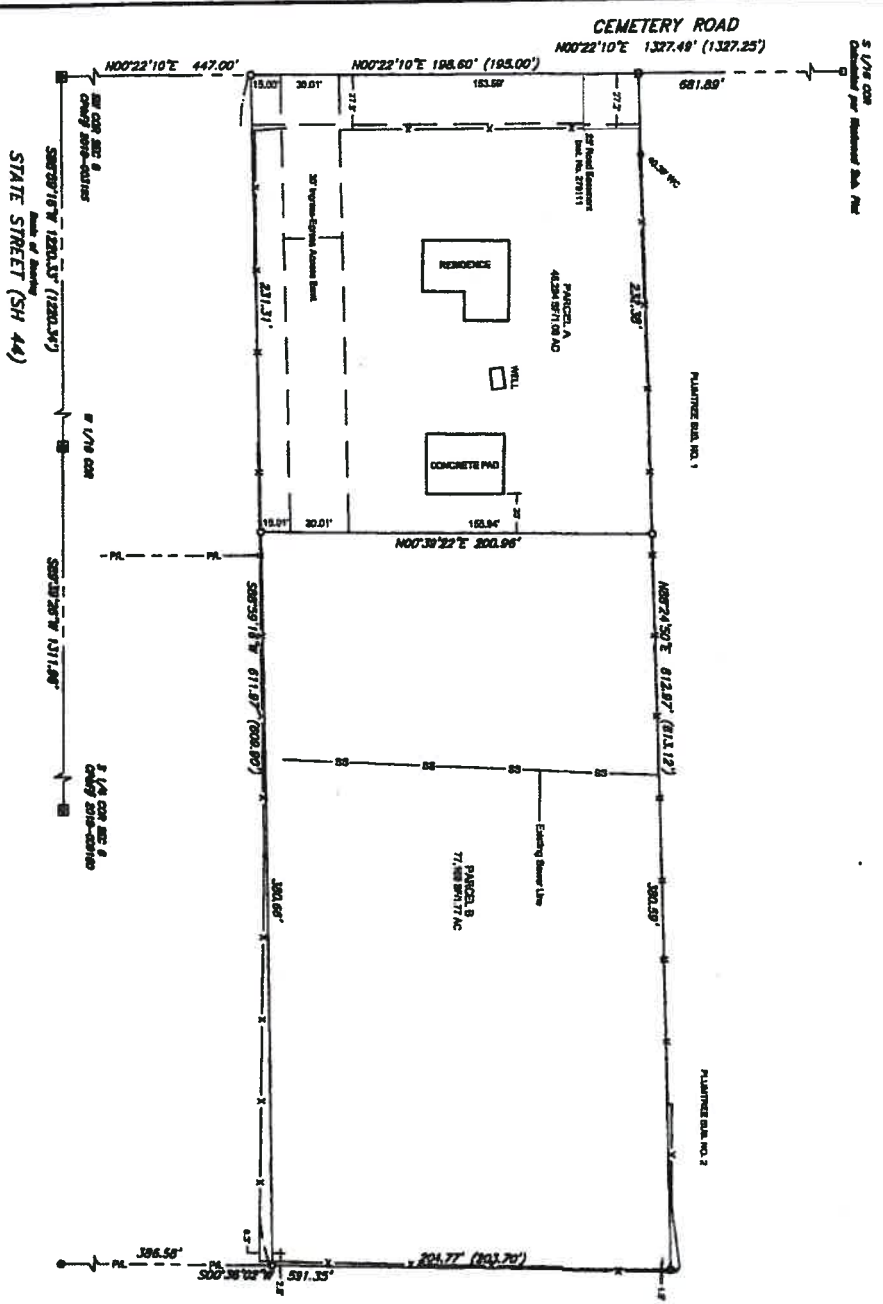






**PART OF GOVERNMENT LOT 7
LOCATED IN SECTION 6, T. 4 N., R. 2 W., B.M.
CANYON COUNTY, IDAHO
2018**

RECORDER'S CERTIFICATE



LEGEND

- Found 1/4" Pipe
- Found Aluminum Cap
- Found Brass Cap
- Found 5/8" rebar
- Found 1/2" rebar
- Calculated Point, Nothing Set.
- Set 5/8" x 30" rebar with cap marked P.L.S. 12220
- Set 1/2" x 24" rebar with cap marked P.L.S. 12220
- () Record Distance

- New Boundary Line
- Property Line
- Section Line
- Easement Line
- Existing Survey Line

SURVEYOR'S CERTIFICATE
I, JEROME R. FELDME, DO HEREBY CERTIFY THAT I AM A 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 SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



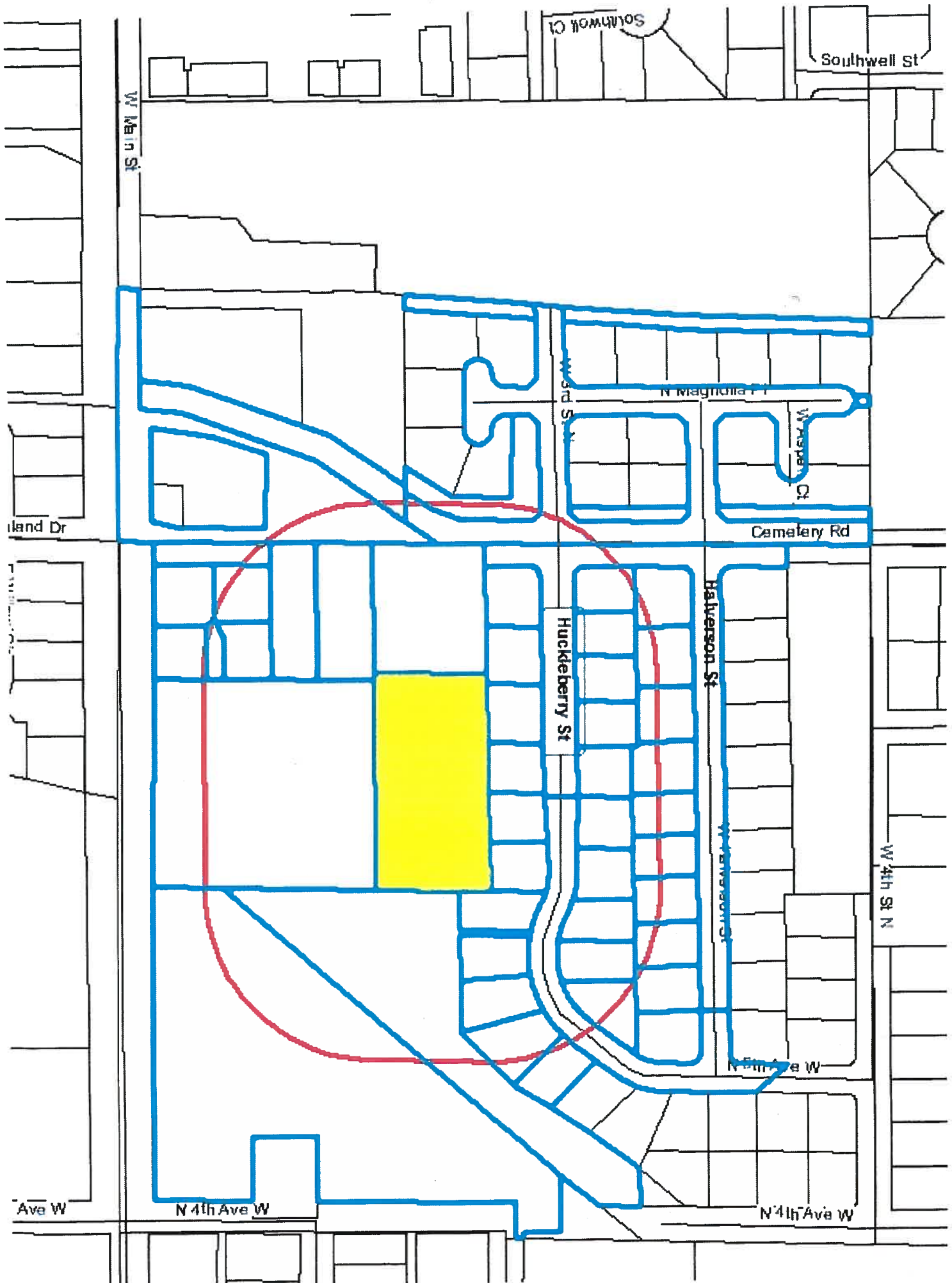
JEROME R. FELDME, Surveyor
6-20-18
BOARD LICENSE NO. 12220

EAGLE LAND SURVEYING, LLC
100 E. 2nd St., Suite 200, Boise, ID 83722

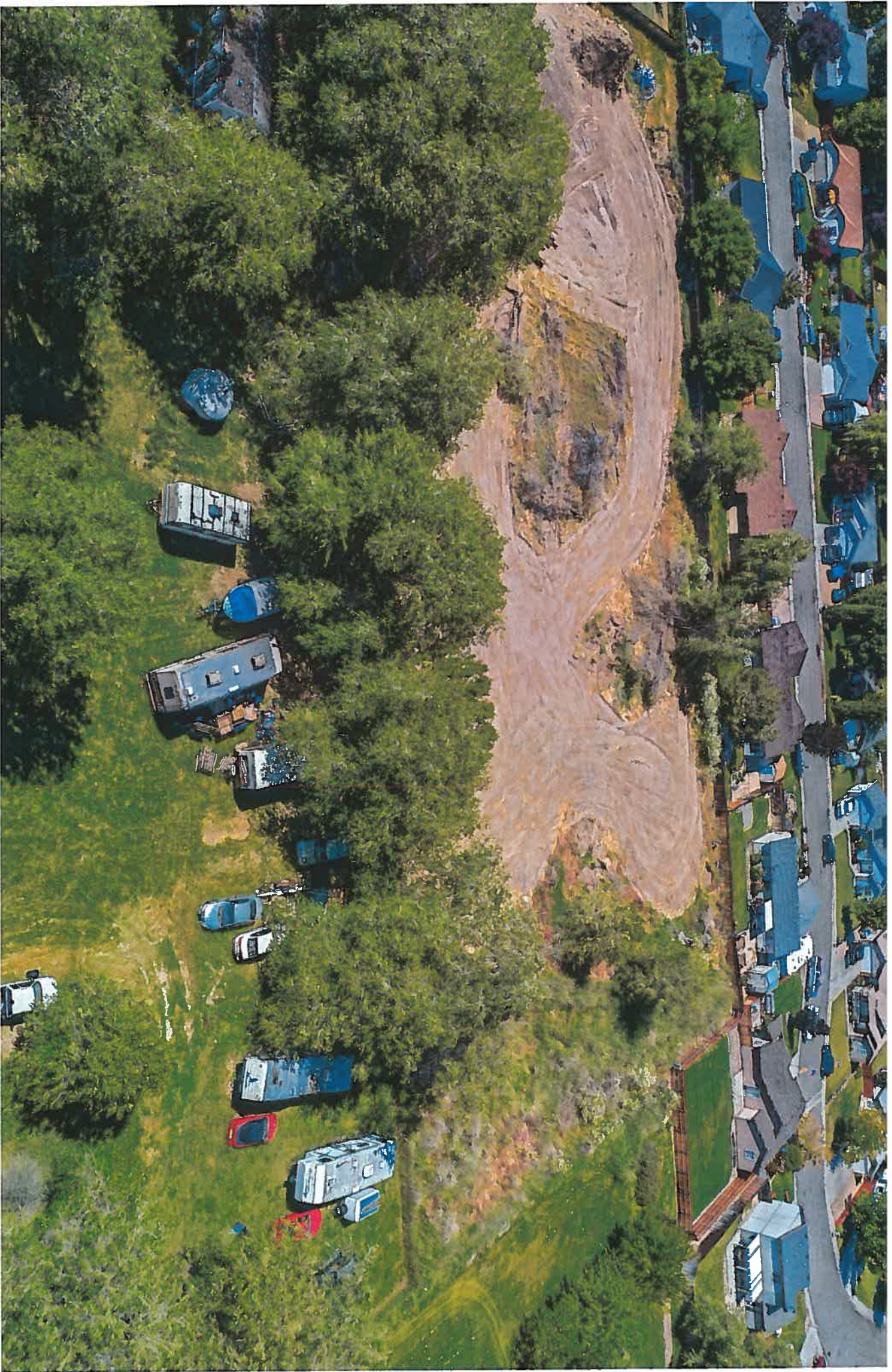
INDEX / 484-6-3-3-00-0000

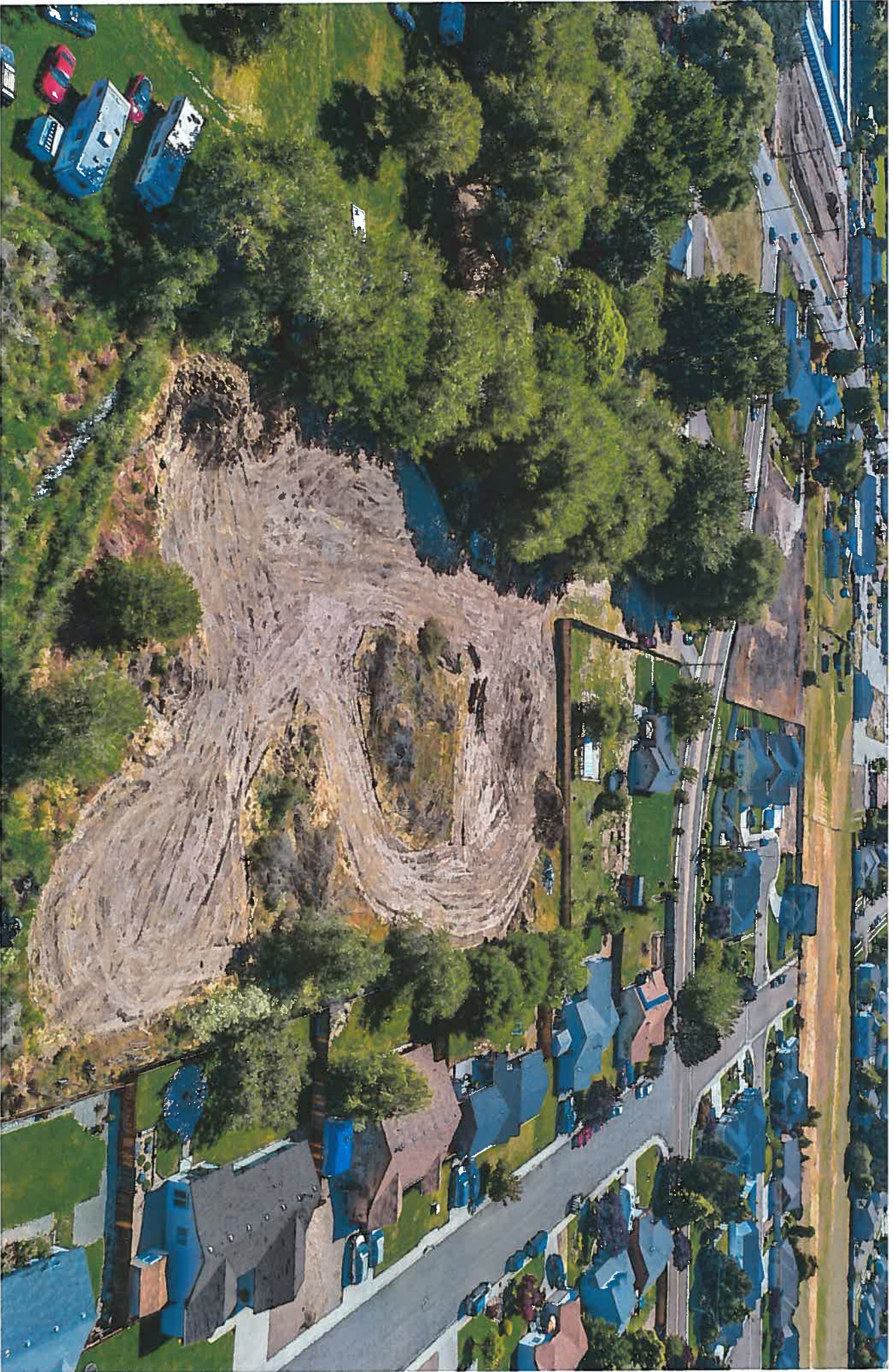
RECORD OF SURVEY			
BO AND KATIA ISLAM			
SEC.	T.	R.	B.M.
6	4	N.	2
1	1	1	1

NOTE:
See Record of Survey No. 5 6523443, 0628236, Boulder Park Subdivision, Platteau Subdivision No. 1 & 2, and Westwood Subdivision for further survey information.









PICCADILLY SQUARE

City of Middleton, Canyon County, Idaho



Project Site: 0 North Cemetery Road

Preliminary Storm Drainage Assessment Report

Prepared for:

Hundoble Family Trust
Dennis & Deborah Hundoble
PO Box 609
Middleton, Idaho 83644

Prepared by:

Elwin T. Butler, P.E.



1020 W. Main Street ■ Suite 100J ■ Boise, ID 83702 ■ 208.860.3127
Doug Unger, P.E.

Date: January 13, 2021

Piccadilly Square – City of Middleton, Idaho

INTRODUCTION

The Piccadilly Square is an infill project within the Middleton city limits situated in Government Lot 7, SEC 6, T.4 N., R 2 W, Boise Meridian, 3323 Port Street, in the City of Middleton, Canyon County, Idaho. The area of the development is = 1.772 acres. The purpose of this report is to determine the hydrologic conditions this development will have on the associated storm drainage. The storm water facilities will adhere to the City of Middleton Storm Water (MS4) NPDES permit.

The project site is located east of North Cemetery Road and a single residence, west and south of Plum Tree Subdivision, and north of a mobile home park. Site improvements include grading, new private paved access lane, perimeter fence, and storm drainage system for five residential lots. A vicinity map of the project is in Exhibit A.

SITE DESCRIPTION

The subject site is situated within the northwestern portion of the Snake River Plain physiographic province, a northwest trending complex graben formed by extension and regional uplift along the northern boundary of the basin and range province. The USDA Soils report identifies soils as Bram silt loam and Draper loam. This soil is dark in color, medium textured, and poorly drained. This soil is located along bottom lands near Willow Creek near Middleton and small streams north of the Boise River.

Site soil conditions consist of 8 to 20 inches of light silt loam, 20 to 48 inches of a heavy silty clay loam and transitioning into and sandy loam at 48 inches. At 6 feet, the sandy loam became more coarse. In November 2020, the test hole reached ground water at 7 feet. Exploration showed that infiltration and percolation rates are slow until reaching the sandy loam. In design it is recommended that a sand window/filter be placed at a depth of 6 feet, or until reaching the coarse sandy loam.

Piccadilly Square is in the FEMA Flood Plain hazard area identified as AE. The base flood elevation (BFE) is 2405.11-feet based on the survey completed by KM Engineering. KM Engineering completed a map overlay with the existing topographic survey. Each lot will be required to obtain a flood plain development permit. The base flood elevation has been identified for each lot based on the KM flood plain survey.

STORMWATER MANAGEMENT

The City of Middleton administers storm system requirements via a MS4 permit which is regulated under the National Pollutant Discharge Eliminations System (NPDES) through the United States Environmental Protection Agency (EPA).

Piccadilly Square shall implement onsite improvements to collect and control the quality of storm water. The City of Middleton's development policy does not allow new development to discharge storm water to the MS4 more than predevelopment flows. In this regard, surface discharge of storm water is not anticipated from this site. Each lot will be required to maintain and contain stormwater. The private lane stormwater will be collected in an infiltration pond. Discharge of storm water from the site is not anticipated.

The predevelopment property consisted of primarily agricultural/pastureland with trees and brush that was irrigated through open channels. Irrigation water sheet flowed from the irrigation ditch on the east side of the property. There are currently no existing storm water facilities to retain storm water or irrigation water onsite. The only possible drainage outlet for this property is the drainage system located under North Cemetery Road. This drain currently drains other subdivisions and streets in this area.

Post-development storm water improvements associated with the development of Piccadilly Square will primarily include BMPs vegetative infiltration pond and sand filter. The proposed infiltration pond will contain the 100-year runoff volume for 24 hours. The BMP vegetative infiltration pond and sand filter will serve as the storm water treatment for nutrient removal.

The following section provides the parameters and data used to support the design and subsequent construction of storm water system improvements.

DESIGN CONCEPT

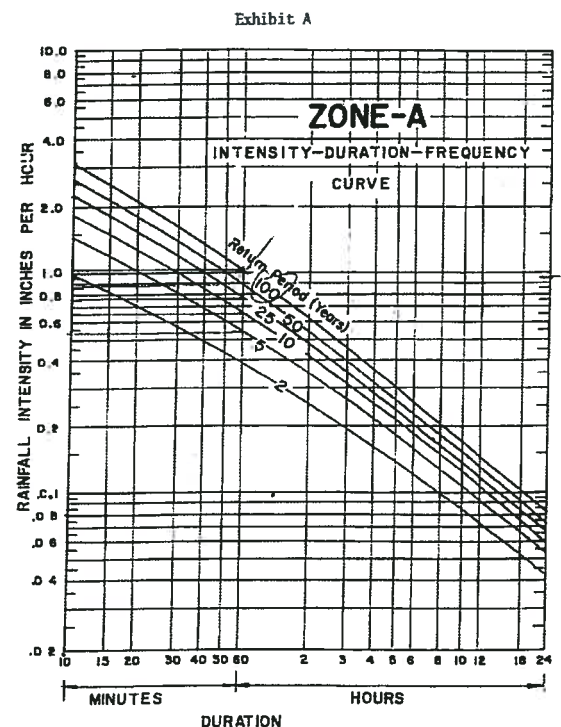
The design of the post-development storm water management includes one vegetative infiltration pond and sand filter. Storm water will be directed to the infiltration pond via a concrete gutter. The limited space, elevation of the property, and flood hazard overlay of this property limits options the use of BMP's. Other than a shallow infiltration pond or swale, the only other option is discharge into either the irrigation ditch to the east or the drainage system to the west. The irrigation ditch is poorly maintained, both upstream and downstream of the property. To discharge to the drain to the west. Storm water would have to be piped. The City of Middleton discourages and discharge of storm water. The infiltration pond is designed to capture the storm water, retain the storm water for 24 hours and infiltrate the storm water within 24 hours of the storm (see design worksheet, Exhibit B).

The design criteria include:

1. Design storm of 100-year event.
2. Time of concentration has been estimated 10 minutes.
3. Retain volumes for accumulation for 24 hours plus 15-percent sediment storage less infiltration during the 24-hour storm. ACHD worksheets were used as one source of calculations for pond sizing. A second method, a "rule of thumb" method, used in this area for many years of providing storage for 1" of water over the entire basin area was calculated as a check. And finally, the historical data was looked at, the historical wettest day included rainfall total of 1.1-inches in 24 hours.
4. The biofiltration pond will be considered "percolation design". A percolation rate of 1" per hour is used.

The Rational Method is the typical and traditional process to determine storm drainage flows, volumes, and storage requirements for basins of this size. Precipitation data referencing NOAA intensity-duration-frequency (IDF) Zone-A curve data was used for intensity values utilized in the Rational Method analysis. The following is a summary of precipitation values from the IDF curve:

Storm Event	Precipitation (in.)	Average "I" (in/hr.)
2 yr. /24 hr.	0.40	0.017
10 yr. /24 hr.	0.66	0.028
25 yr. /24 hr.	0.77	0.032
50 yr. /24 hr.	0.92	0.038
100 yr. /24 hr.	1.02	0.043



DESIGN METHOD

Storm water runoff from the street will be conveyed to a BMP infiltration pond via overland concrete gutter.

The Rational Method employs runoff coefficients based on the surface types to determine runoff rates and volumes. Typical surface types and coefficients used for this application are:

Type of Surface	Runoff Coefficient
Residential (single-family)	0.35 – 0.50
Unimproved Areas	0.10 – 0.30
Streets – Asphalt	0.95
Streets/Sidewalks – Concrete	0.95
Fields – Sandy Soil	0.15

The coefficient used for this project is 0.95 per streets and asphalt and 0.56 for areas along side of curb and asphalt.

Rational Method analysis are located in Exhibit B:

EXISTING DRAINAGE ASSESSMENT

The historical use of the existing 1.8-acre property is irrigated agricultural land via open channel. Irrigation water not consumed must be absorbed on the property. Ultimately, no discharged occurs from this property.

BMP-BIOFILTRATION-POND

A shallow bio-pond with a sand filter is the only BMP available based on the site restrictions.

- 1) This parcel is in the flood plain.
- 2) High ground water at 7 feet. It is anticipated this could be at 6 feet below ground level.
- 3) Swales are not allowed by the City of Middleton.
- 4) An overflow discharge point or system is not available.
- 5) Without a sand window, infiltration is very minimal to non-existent.

There are two parts of this storm water management plan required:

- 1) Improvements include one shallow bio-infiltration pond with a sand filter. The infiltration pond is located between Lots 1, 2 and Lot 3.
- 2) Each lot will be required to retain storm and irrigation water will be required to be retained on each lot. Landscape design with limited fill and stormwater retention design will be reviewed at the time of each building permit.

Test pit was dug on site on the November 2020. The location of the test pit is at the proposed infiltration pond area.

Biofiltration-pond has a capacity of 8,800 CF at 1-foot in depth and one-half foot of free board. Using the freeboard, the capacity is 10,700 CF. The infiltration sand filter storage capacity and infiltration rate of 1" per hour has been included in the storage capacity. It is anticipated the sand filter will be approximately 5 feet deep, 4 feet of depth was used in the calculations.

PRETREATMENT and SECONDARY TREATMENT BEST MANAGEMENT PRACTICE (BMP)

Grass and plants located in and along the edges of the BMP biofiltration pond will provide pretreatment. The BMP sand filter will provide secondary treatment. The biofiltration pond will reside in HOA easements of the property and will be managed and maintained by the HOA.

SUMMARY

In summary, the BMP biofiltration pond (pretreatment) and the BMP sand filter (secondary treatment) provide for storm water management of the Piccadilly Square asphalt runoff. The BMP's are designed for a 100-year, 24-hour event. The historical total 24-hour event is 1.1 inches. Each lot is required to retain lot irrigation and stormwater runoff.

The calculated required storage volume is 6,668 cubic feet. The available storage at 1-foot depth is 8,810 cubic feet. The total capacity using the 0.5 -feet of freeboard is 10,716 cubic feet.

EXHIBIT B

CALCULATIONS

PICCADILLY SQUARE PENNY LANE

Begin Station	1000
End Station	1600
Basin Length	600
TBSW to TBSW	22
ROW to ROW	30
Hard Scape (Ft)	24
Acres Hard Scape	0.48
Green Scape (Ft)	10
Acres Green Scape	0.14

Sediment storage of 15% has been added to the required storage volume.

RATIONAL METHOD, INFILTRATION POND				
	Hard Scape		Green Scape	
	100 Y 1H	100Y 24H	100 Y 1H	100Y 24H
C	0.95	0.95	0.56	0.56
I	1.15	0.28	1.15	0.28
A	0.48	0.48	0.14	0.14
Q	0.524	0.128	0.089	0.022
VOL	1887	11025	319	1866
VOL X 1.15	2170	12679	367	2146
Vol/hour	1887	459	319	78
Required Storage Volume = 1946.82 cf				
Storage (1" per total area) = 1741 cf				
Trench				
width	22			
length	142			
height	4			
Volume	12496	4998.4	@	0.4
Pond				
bottom area	3124			
Top Area	4500			
height	1			
Volume	3812			
Total Storage	8810.4			
OK				

Summary:	
Total Volume 1 hr. 100 yr:	2206
Net Volume 1 hr. 100 yr:	1947
Total Volume 24 hr. 100 yr:	12891
Net Volume 24 hr. 100 yr:	6668
Maximum required storage:	6668
Total storage provided:	8810.4

CAD AREA	
SF	Acres
20897	0.48
0	0.00
0	0.00

14400.00 14400.00

Design @ 50% of Soil Classification
Soil Classification is 8" per hour

Infiltration Volume/Rate @ 4" per hour	Volume	Net Vol.
259.292	1	2206
518.584	2	1947
777.876	3	
1037.168	4	
1296.46	5	
1555.752	6	
6223.008	24	12891
		6668
		OK



100 10th Avenue South
Nampa, ID 83651

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 703786 /JT

WARRANTY DEED

2020-001081	
RECORDED	
01/08/2020 10:13 AM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=2 LBERG	\$15.00
TYPE: DEED	
PIONEER TITLE CANYON - CALDWELL	
ELECTRONICALLY RECORDED	

For Value Received Joseph Profitt, a married man
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

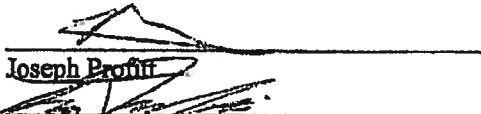
Dennis Hundoble and Deborah Hundoble, Trustees of the Hundoble Family Trust
hereinafter referred to as Grantee, whose current address is PO Box 609 Middleton, ID 83644

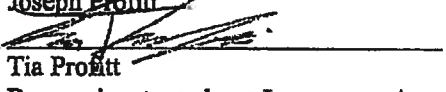
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: January 2, 2020

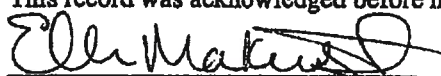

Joseph Profitt


Tia Profitt

By my signature above I am conveying my
homestead rights as set forth in the Idaho
Code Section 55-1007 and for no other
purpose as I have no interest in the subject
property.

State of Idaho, County of Canyon

This record was acknowledged before me on January 8th, 2020 by Joseph Profitt and Tia Profitt



Signature of notary public

Commission Expires:

RESIDING IN: NAMPA, IDAHO
COMMISSION EXPIRES: 07/28/2022

ELLEN MAKINSTER COMMISSION #68171 NOTARY PUBLIC STATE OF IDAHO

EXHIBIT A

Located in Government Lot 7, Section 6, Township 4 North, Range 2 West of the Boise Meridian, City of Middleton, Idaho, described as follows:

Commencing at a found aluminum cap marking the Southwest corner of Government Lot 7, Section 6, Township 4 North, Range 2 West of the Boise Meridian, City of Middleton, Idaho and running thence
North 00° 22' 10" East 447.00 feet along the West line of Government Lot 7 to a set 5/8" rebar with orange plastic cap labeled "PLS 12220"; thence
North 00° 22' 10" East 198.60 feet (formerly 195.00 feet) along said West line; thence
North 88° 24' 50" East 232.38 feet along the South line of Plumtree Subdivision No. 1 to the POINT OF BEGINNING; thence
North 88° 24' 50" East 380.59 feet along the South line of Plumtree Subdivision No. 2 to a found 5/8" rebar; thence
South 00° 36' 02" West 204.77 feet (formerly 203.70 feet) along the West line of Plumtree Subdivision No. 2 to a set 5/8" rebar with orange plastic cap labeled "PLS 12220"; thence
South 88° 59' 16" West 380.66 feet along a line that is parallel to the South line of Section 6; thence
North 00° 39' 22" East 200.96 feet to the POINT OF BEGINNING.

TOGETHER WITH a 30 foot ingress-egress access and utility easement described as follows:

Commencing at a found aluminum cap marking the Southwest corner of Government Lot 7, Section 6, Township 4 North, Range 2 West of the Boise Meridian, City of Middleton, Idaho and running thence
North 00° 22' 10" East 462.00 feet along the West line of Government Lot 7 to the POINT OF BEGINNING; thence
North 00° 22' 10" East 30.01 feet along the said West line; thence
North 88° 59' 16" East 231.53 feet; thence
South 00° 39' 22" West 30.01 feet; thence
South 88° 59' 16" West 231.38 feet to the POINT OF BEGINNING.

Schedule B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Rights or claims of parties on possession not shown by the public records.
2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matter contradictory to any survey plat shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings, whether or not shown by the records of such agency or by the public records.

Special Exceptions:

1. General taxes for the year 2019, which are liens, of which the first half has been paid, and the second half of which will not become delinquent until June 20, 2020.
Parcel No.: 17911010 0
Amount: \$1057.38
2. General taxes for the year 2020, which are liens and are not yet due and payable.
Parcel No.: 17911010 0
3. Real property taxes which may be assessed, levied and extended on any subsequent and/or occupancy roll with respect to improvements completed during the year which escaped assessment on the regular assessment roll, which are not yet due and payable.
4. Sewer charges and special assessments, if any, for the City of Middleton.
Paid current.

Owner's Policy
File No.: 703786

Policy No.: OX-11663559

5. Levies and assessments of the following district and the rights, powers and easements thereof as provided by law.
District: Canyon Hill Irrigation District
Paid current.
6. Levies and assessments of the following district and the rights, powers and easements thereof as provided by law.
District: Middleton Mill Ditch Company
Paid current.
7. Levies and assessments of the following district and the rights, powers and easements thereof as provided by law.
District: Middleton Irrigation Company
Paid current.
8. Liens and assessments of Drainage District No. 2, and the rights, powers and easements of said District as by law provided; said assessments are collected with the general taxes.
No delinquencies appear of record.
9. Liens and assessments of Flood Control District No. 10, and the rights, powers and easements of said District as by law provided; said assessments are collected with the general taxes.
No delinquencies appear of record.
10. Reservations in United States Patent or State Deeds.
11. Rights and claims in and to those portions of said premises lying within the right of ways of ditches, canals, laterals, and roads.
12. Rights of way for ditches, tunnels and telephone and transmission lines constructed by Authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code 1947.
13. Covenants, conditions, restrictions and easements as set forth on the plat.
Name of Plat: Hawthorne Plat
Book/Page: 3/22A
14. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated therein
In Favor of: City of Middleton
Recorded: March 25, 1996
Instrument No.: 9609249
Affects: A portion of said parcel
15. Matters disclosed by Record of Survey
Recorded: June 28, 2018
Instrument No.: 2018028102

END OF EXCEPTIONS

Neighborhood Meeting 1/4/2001 & 1/5/2001

NOTES

1.4 NAME address email Phone

Bob & Shelly 364 Maple r.kiser14@gmail 392-2998

1.5 Carley Gardens 100 Cemetery Rd.

Jarrett "

Front neighbor showed concern for maintenance easement ~ HOA will maintain the easement

One neighbor asked about the irrigation ditch that was temporarily covered up. The ditch has been rerouted to the east side of property and is now complete.

Front neighbor wanted to make sure the drainage will run/slope away from his property ~ our property is lower than his, flow of water will naturally flow away from his property.

City of Middleton
PO Box 487
1103 W MAIN ST
Middleton ID 83644 208-585-3133
Receipt No: 3.108748 Jan 20, 2021

HUNDOBLE FAMILY TRUST

Previous Balance:	.00
GENERAL FUND	
P & Z/PRELIMINARY PLAT & SUP - PICCADILLY SQUARE/HUNDOBLE FAMILY TRUST	4,500.00
Total:	4,500.00
SunWest	
Check No: 750	4,500.00
Total Applied:	4,500.00
Change Tendered:	.00

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01/19/2021 3:36 PM

City of Middleton
PO Box 487
1103 W MAIN ST
Middleton ID 83644 208-585-3133
Receipt No: 3.108749 Jan 20, 2021

HUNDOBLE FAMILY TRUST

Previous Balance:	.00
GENERAL FUND	
FLOODPLAIN DEVELOPMENT PERMIT/PICCADILLY SQ SUB/HUNDOBLE FAMILY TRUST	3,000.00
Total:	3,000.00
SunWest	
Check No: 752	3,000.00
Total Applied:	3,000.00
Change Tendered:	.00

Duplicate Copy
01/19/2021 3:52 PM

3D

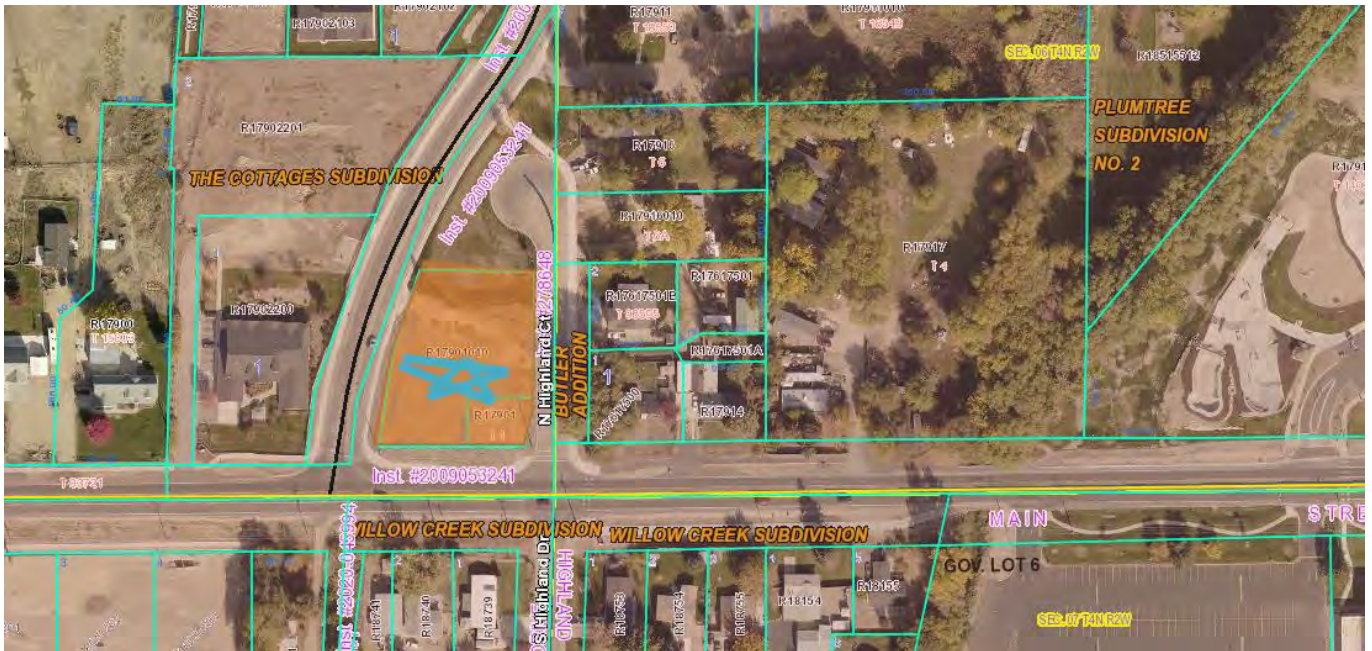


STAFF REPORT

Middleton Planning and Zoning Department

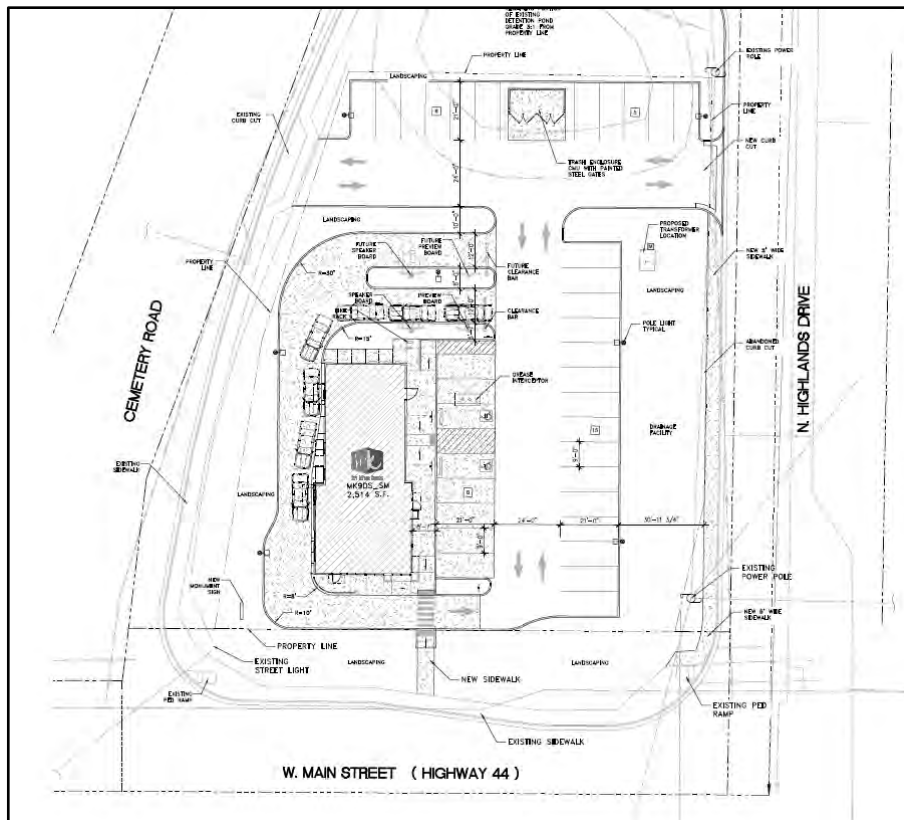
Design Review Application- Jack in the Box

- A. **Planning & Zoning Meeting Date:** March 8, 2021
- B. **Project Description:** Jack in the Box restaurant with drive through located on a .72 acre vacant lot located at 712 W. Main Street in the Hawthorn Subdivision (Tax Parcels #R1790101 and 1790100). See vicinity map below.



- C. **Application Request:** Design Review of new commercial construction for Jack in the Box restaurant with drive through.
- D. **Project Description:** The Jack in the Box restaurant contains a drive thru on the west side of the building. The restaurant is 2,514 s.f., and is a single story building with a total height of 23'. The main entrances are on the east and south side of the building. Traffic will access the building via Cemetery Road and/or N. Highlands Drive. Drive through has a queue capacity of 7 cars. A second queue may be added in the future allowing 3 to 4 more cars to access the drive through. See site plan in P&Z packet and snippet of site plan below.

// // //



- E. Zoning & Site Conditions:** The zoning for the parcel is currently C-2 or “light commercial”. A restaurant is an allowable use in the C-2 zone. The property directly to the east of the parcel is also zoned C-2 and it contains a memory care convalescent home. Property directly to the north is C-2, and the land is vacant. Property to the east is zoned R-3 and contains single family homes. It is possible that the property to the east will be rezoned commercial in the future as Middleton continues to grow its commercial base.

The Jack in the Box restaurant meets all the zoning standards and City standards required for the C-2 zone.

- F. Architectural Character:** MCC 1-15-8-2, requires the project material and colors to be in harmony with the townscape and surrounding neighborhood. Building character must also be clearly defined by use of sloped roofs, parapets, cornices, or other architectural features. The building must also include at least four of the following elements: stucco, brick/rock, accent features, metal siding, timberwork, public art feature, or gable roof.

The Jack in the Box building contains four of the required building elements: stucco (3 different colors), wood grain tile, metal trim, and multiple architectural features including accent eaves and numerous modulations in the façade.

G. Parking & Sidewalks: Parking required for the site is 26 stalls, and 26 stalls have been provided. Existing sidewalks are located on the west side and south side of the building. New 5' sidewalk will be installed along No. Highland Drive.

H. Utilities: Sanitary Sewer is available and will be pulled from Cemetery Road. Water will be pulled from No. Highlands Drive.

I. Lighting: Applicant provided a photometric plan. It showed very minimal light spillage across the property boundary, and the spillage is within tolerable limits per City Engineer. Additionally, all lighting is shielded downward per City Code.

J. Landscaping: Applicant provided a landscape plan. See P&Z Packet. Landscaping meets all standards required by City Code.

K. Applicable Codes and Standards: Per MCC 1-15-8-1, a design review is required for all nonresidential structures in Middleton. The applicable Codes and Standards relevant to the review are MCC 1-15, 5-1, and 5-4.

L. Conclusions and Recommended Conditions of Approval:

Applicant's Design Review application complies with dimensions and standards of the Middleton City Code for C-2 Zoning. If the Planning & Zoning Commission is inclined to approve the application, City Planning Staff recommends that the following Condition of Approval be made a part of the approval:

1. If light from vehicle headlights creates a problem for surrounding residents, Jack in the Box will work with Middleton Staff to create appropriate shielding via landscape or other screening method.

Prepared by Middleton City Planner, Robert Stewart

Dated: March 3, 2021



CITY OF MIDDLETON

P O Box 487
1103 W MAIN ST, MIDDLETON, ID 83644
208-585-3133, FAX: 208-585-9601
WWW.MIDDLETON.ID.GOV

Planning & Zoning Department Master Land Use Application

Fee Paid: \$ _____

Application Accepted by: _____

Date Application Accepted: _____

OWNER/APPLICANT:

Feast Properties, LLC	(208) 794-1032	chad@trekcd.com	
Name	Phone	Email	
3023 E. Copper Point Dr. Suite 205	Meridian	ID	83642
Mailing Address	City	State	Zip Code

REPRESENTATIVE:

Jason Smith - Office of Architecture and Design, PLLC	(208) 949-7850	jason@oaandd.com	
Name	Phone	Email	
210 N. 6th Street	Boise	ID	83702
Mailing Address	City	State	Zip Code

PUBLIC HEARINGS*

- ☐ Annexation and Zoning
- ☐ Rezone
- ☐ Vacate Right-of-Way
- ☐ Comprehensive Plan Map or Text Amendment

PUBLIC HEARINGS*

- ☐ Development Agreement
- ☐ Ordinance Amendment
- ☐ Special Use Permit
- ☐ Variance

MISC. APPLICATIONS

- ☒ Design Review***
- ☐ Preliminary Plat**
- ☐ Final Plat**
- ☐ Construction Plans***

MISC. APPLICATIONS

- ☐ Lot Line Adjustment***
- ☐ Floodplain***
- ☐ Time Extension***
- ☐ Approach Permit***

* **Public Hearings:** a neighborhood meeting is required before filing an application, and individuals have a right to participate in the hearing by offering comments. Plats not designed to city code and standards require a neighborhood meeting and public hearing.

** **Public Meetings:** Individuals have a right to observe, but not comment, at an open meeting at which the application is being considered by decision makers. Plats designed to city code and standards do not require a public hearing. A neighborhood meeting is still required.

*** **Administratively:** reviewed and approved by the City Engineer and Zoning Official.

Subdivision or Project Name: Jack in the Box Phase _____

Site Address: 704 + 712 W. Main Street Total Acres: .72

Tax Parcel No(s): R1790100000 + R1790101000

Existing Zoning: C-2 Proposed Zoning: No Change

Floodplain Zone: _____ Hillside (grades exceeding 10%): N/A

Jason Smith	02/19/2021	
Printed Name	Date	Signature



CITY OF MIDDLETON
P O Box 487
1103 W MAIN ST, MIDDLETON, ID 83644
208-585-3133, Fax: 208-585-9601
WWW.MIDDLETON.ID.GOV

Planning & Zoning Department
Design Review Checklist

Please submit all items listed below. Applications missing the following items will be deemed incomplete, **and the application will not be processed.**

Applicant	Description	Staff
X	Completed and signed Master Land Use Application	
X	Fee	
X	Narrative fully describing the following: Architectural elements, materials, scale and design.	
X	Vicinity map	
X	Site Plan with all the items set forth in MCC 1-15-8-4(B) - Property boundary lines - Total square footage of parcel - Proposed location of building with dimensions to boundary lines - Parking and access - Dumpster location - Existing sewer and water lines, including size of lines - Location of existing and proposed fire hydrants - Location and widths of adjacent rights of way - Location and dimensions of easements	
X	Landscape Plan: - Existing landscaping - Proposed landscaping - Fences and/or walls - Irrigation System	
X	Lighting: Photometric Plan and description of lighting	
X	Architectural Plan showing exterior elevations and material board showing colors and materials to be used.	
X	Recorded warranty deed showing proof of ownership	
X	If a representative is submitting the application, provide a letter from all owners authorizing the representative to submit the application.	
X	Electronic copy of entire application on a USB	



office of architecture **and** design

210 N. 6th St., Boise, Idaho 83702 • email: jason@oaandd.com

February 19, 2021

Planning & Zoning
City of Middleton
1103 W. Main Street
Middleton, ID 83644

Re: Design Review
Jack in the Box – 704 + 712 W. Main Street – Middleton, ID

Dear Planning Staff;

OA+D is pleased to submit the attached Design Review Application and supporting materials for a Jack in the Box Restaurant at 704/712 W. Main Street in a C-2 Light Commercial zone. The proposed 2,514 square foot restaurant is a single story, 23'-4" tall structure with a drive-thru.

The proposed Jack in the Box building will be placed on the southwest corner of the site with the drive-thru entry to the north. The building is oriented with main entries on the east and south sides of the building. The property is bound by North Highlands Dr. to the east and Cemetery Road to the west. The existing curb cut on Cemetery Road will be maintained. The existing access off of Highlands Dr. will be moved north to align with the Cemetery Road curb cut.

The drive-thru is located between the building and Cemetery Rd. on the west side of the site promoting safe vehicular and pedestrian circulation. The drive-thru lane will accommodate a 7-car stack. Provisions will be made for a future second drive-thru lane which will provide for an additional 3-4 car stack. A total of 23 parking stalls will be located on the east side of the building. 11 additional parking stalls will be located along the north property line. The drive-thru will be open 24 hours and the dining room will be open from 6am to 12am.

The architectural character of the building is consistent with the current standard Jack in the Box branding. The four building facades incorporate a uniform material palette of exterior tile and stucco along with storefront windows, awnings, modulation, and horizontal and vertical material changes to create a cohesive design. The building will have a flat roof with parapet walls that screen all mechanical equipment from view.

We appreciate your consideration of this application and look forward to working with the City of Middleton as the project moves through the development approval process. Please do not hesitate to contact me with any questions you may have or if additional materials are required.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Jason Smith', with a stylized flourish extending to the right.

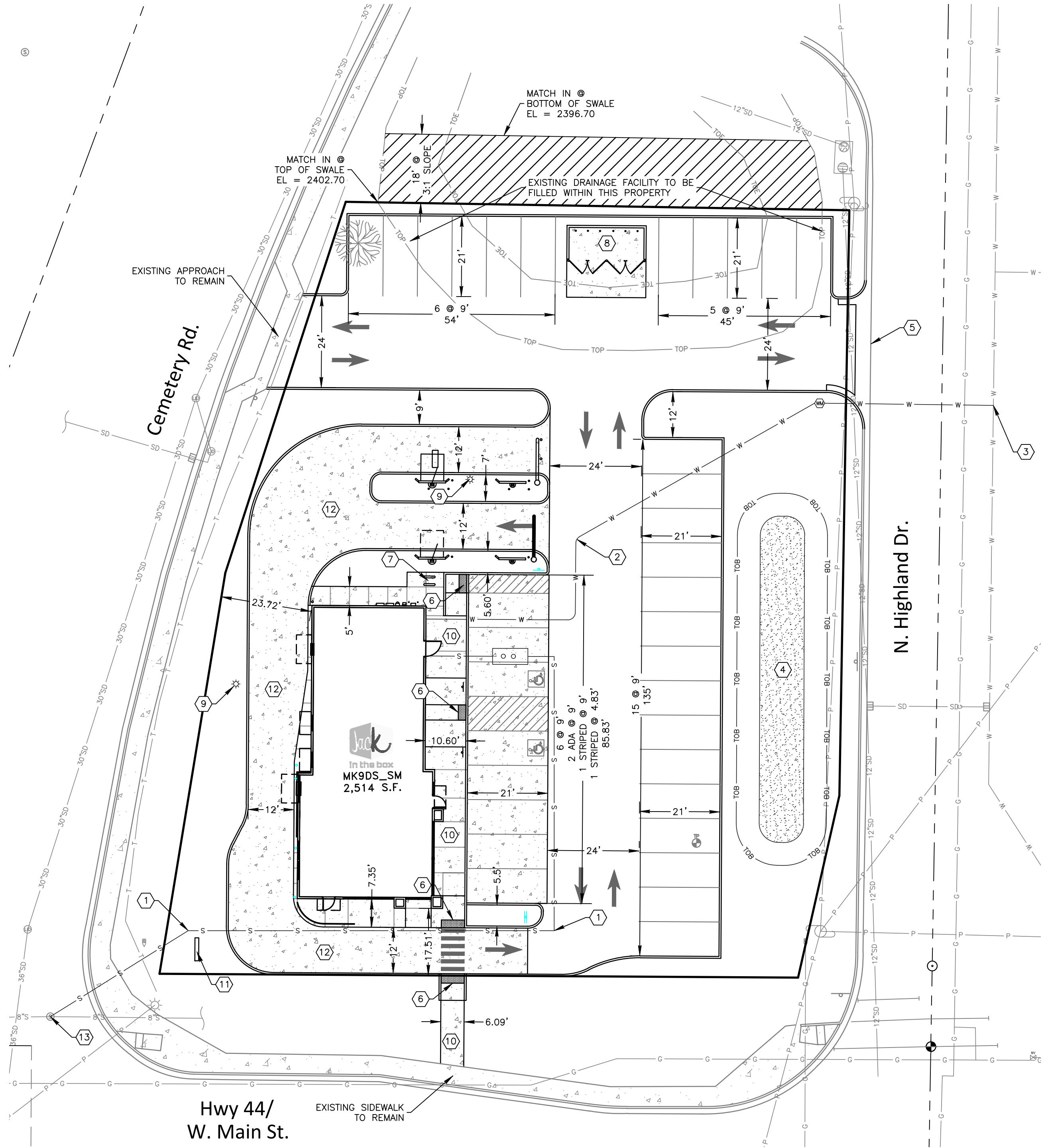
Jason Smith, AIA
Office of Architecture and Design, PLLC



Vicinity Map
Not to Scale

Jack in the Box
704 + 712 W. Main Street
Middleton, ID 83644
02/19/2021

P:\21-007\CAO\EXHIBITS\ENTITLEMENT SITE.DWG, JAKE POLLEN, 3/2/2021, DWG TO PDF, PG 3, 2008, [PDF]



- KEYNOTES**
1. PROPOSED SEWER SERVICE.
 2. PROPOSED WATER SERVICE.
 3. PROPOSED WATER MAIN CONNECTION
 4. PROPOSED STORM WATER SWALE.
 5. 4' WIDE VALLEY GUTTER.
 6. ADA PEDESTRIAN RAMP.
 7. BIKE RACK.
 8. TRASH ENCLOSURE - CMU BLOCK WITH STEEL GATES.
 9. PROPOSED LIGHT POLE.
 10. CONCRETE SIDEWALK.
 11. MONUMENT SIGN.
 12. CONCRETE DRIVE AISLE.
 13. CORE, RE-GROUT AND RE-CHANNEL EXISTING SEWER MANHOLE.

NOTES

SITE DATA	
TOTAL AREA OF SITE	0.726 ACRES
BUILDING SQUARE FOOTAGE	2,514 SQ. FT.
PARKING	
REQUIRED	
CAR:	32
ADA:	1
VAN:	1
STRIPED:	1
BICYCLE:	N/A
PROVIDED	
CAR:	34
VAN:	2
STRIPED:	2
BICYCLE:	2
ZONING	
EXISTING ZONING (CITY OF MIDDLETON)	C-2
SETBACKS	
FRONT SETBACK	10'
REAR YARD SETBACK	N/A
INTERIOR SIDE YARD SETBACK	N/A
MINIMUM SIDE STREET	10'
LANDSCAPE BUFFER	N/A
UTILITIES	
WATER:	CITY OF MIDDLETON
SEWER:	CITY OF MIDDLETON
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK

JACK IN THE BOX
712 W. MAIN ST. MIDDLETON, ID
DESIGN REVIEW SITE PLAN



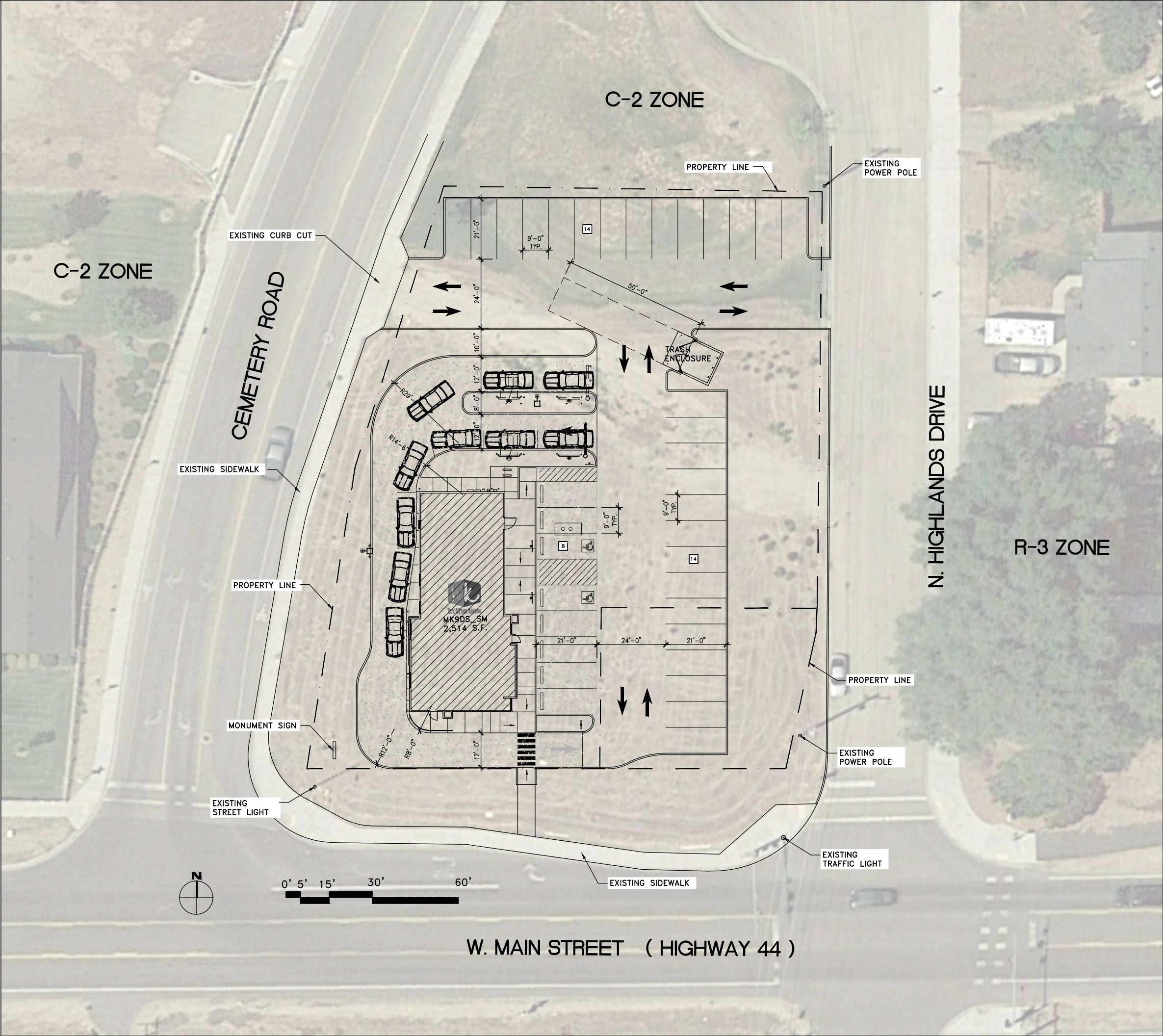
DESIGN BY:	JDP
DRAWN BY:	JDP
CHECKED BY:	KSK
DATE:	3-02-2021
PROJECT:	21-007

SHEET NO.

CODE DATA	
ADDRESS	704 AND 712 W. MAIN STREET, MIDDLETON, IDAHO
SITE AREA	0.09 + 0.63 ACRES (TO BE CONFIRMED WITH SURVEY)
ZONING	C-2 LIGHT COMMERCIAL
PARCEL NUMBER	R1790100000 + R1790101000
LEGAL DESCRIPTION	01-4N-3W SE HAWTHORN TX 1 IN SESESE LS R-O-W ON E AND RD ON S AND 01-4N-3W SE HAWTHORN BLK 8 SE OF DRAIN LS TX 1 & LS RDS & R-O-W
REQUIRED BUILDING SETBACKS	FRONT = 10' REAR = 0' (30' ABUTTING RESIDENTIAL) INTERIOR SIDE = 0' (30' ABUTTING RESIDENTIAL) STREET SIDE = 10' (0' FOR COMMERCIAL ZONES "land abutting State Highway 44")
REQUIRED LANDSCAPE BUFFERS	Commercial use zones shall contain a minimum eight foot (8') high perimeter landscaped berm, or landscaped berm and fence, buffer between it and a residential use or zone.
REQUIRED PARKING	MIN =1/300 SF 9 REQ'D @ 2,514 SQ.FT.
PARKING PROVIDED	TBD
MINIMUM PARKING DIMENSIONS	21' DEEP 9' WIDE 22' WIDE DRIVE AISLE
BIKE PARKING	TBD
ALLOWED USE/ENTITLEMENTS	RESTAURANT (A- ALLOWED USE)
ESCAPE LANE REQUIRED	TBD
OCCUPANCY	A-2
CONSTRUCTION TYPE	V-B
MAX BUILDING HEIGHT / ACTUAL BUILDING HEIGHT	55' (ZONING CODE) 23'-4"
ALLOWABLE HEIGHT	1 STORY
ACTUAL HEIGHT	1 STORY
ALLOWABLE SF	9,000 SQ.FT.
ACTUAL SF	2,514 SQ.FT.
FIRE SPRINKLERS	NO - NOT REQUIRED PER IBC SECTION 903.2.3
FIRE ALARM	NO
SURVEY	NONE PROVIDE. SCHEMATIC SITE PLAN BASED ON GOOGLE EARTH IMAGE

Jack in the Box
Concept Site Plan #1
Middleton, ID

OA+D
10/06/20





Escrow No.: 34602020857-KY

2020-075234

RECORDED

12/16/2020 01:10 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=5 PBRIDGES \$15.00

TYPE: DEED

FIDELITY NATIONAL TITLE - BOISE
ELECTRONICALLY RECORDED

WARRANTY DEED

FOR VALUE RECEIVED

John Manoogian and Judith Marie Manoogian, husband and wife

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Feast Properties, LLC, a Delaware limited liability company

GRANTEE(S), whose current address is: **41760 Ivy St, Suite 201, Murrieta, CA 92562**

the following described real property in Canyon County, Idaho, more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

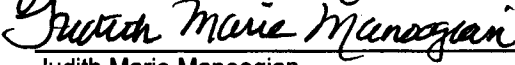
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 14th day of December, 2020 .


John Manoogian

Judith Marie Manoogian

STATE OF Idaho, COUNTY OF Ada, -ss.

On this _____ day of _____, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared John Manoogian and Judith Marie Manoogian known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: _____
Name: _____
Residing at: _____
My Commission Expires: _____

(SEAL)

*See attached
California All-Purpose
Acknowledgment*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

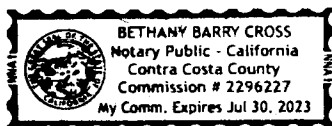
State of California

County of Contra Costa }

On December 14, 2020 before me, Bethany Barry Cross, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared John Manogian and
Name(s) of Signer(s)
Judith Marie Manogian

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Bethany Barry Cross
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: December 14, 2020 Number of Pages: 2

Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: John Manogian

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: Judith Marie Manogian

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

EXHIBIT A

Order No.: 34602020857

All that part of the Southeast 1/4 of the Southeast quarter 1/4, being a part of Block 8 of Hawthorn Plat, Middleton, Idaho, lying Southeast of the drain ditch now located thereon in Section 1, Township 4 North, Range 3 West, Canyon County, Idaho.

EXCEPTING THERFROM All that part of the Southeast quarter of the Southeast quarter (being a part of Block 8 of Hawthorn Plat, Middleton, Idaho) lying Southeast of the drain ditch now located thereon in Section 1, Township 4 North, Range 3 West, Boise Meridian, Canyon Count, Idaho, as follows:

Cemetery Road & Highland Drive right-of-way - Fee

A parcel of Land being on the East side of the centerline of the Cemetery Road Realignment, Project Number STP-1400(119) as shown on the plans thereof now on file in the office of the Idaho Transportation Department, and being a portion of the property described in the Quitclaim Deed to J. & J.M. Manoogian, recorded December 2, 2005, as Instrument No. 200580530, Records of Canyon County, located in the Southeast 1/4 Southeast 1/4 of Section 1, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast 1/4 Southeast 1/4, being monumented with a brass cap in the intersection of State Highway 44 and Highland Drive; thence
Along the South line of said Southeast 1/4 Southeast 1/4,
North 89°39'20" West, 15.00 feet to the West line of previously dedicated lands for road right-of-way from W.W. Rhodenbaugh to Canyon County, recorded April 17, 1943, as Instrument No. 278648, Records of Canyon County; thence along said West line,
North 00°58'15" East, 59.00 feet to the POINT OF BEGINNING, being 12.99 feet left of Highland Drive centerline station 10+58.92; thence
Along a line lying 59 feet North of and parallel with said South line, North 89°39'20" West, 19.98 feet, being 32.97 feet left of Highland Drive centerline station 10+58.80; thence
North 12°45'47" East, 48.82 feet, being 22.77 feet left of Highland Drive centerline station 11+06.54; thence
North 00°58'15" East, 152.92 feet, being 22.04 feet left of Highland Drive centerline station 12+59.45; thence
North 89°01'45" West, 131.58 feet, being 35.81 feet right of Cemetery Road centerline station 12+83.86; thence
South 17°58'57" West, 101.95 feet, being 38.85 feet right of Cemetery Road centerline station 11+76.88; thence
South 09°18'35" West, 106.16 feet to a point lying 59 feet North of and measured at right angles to the South line of said Southeast 1/4 Southeast 1/4, and being 43.56 feet right of Cemetery Road centerline station 10+64.97; thence along a line lying 59 feet North of and parallel with said South line,
North 89°39'20" West, 31.24 feet to the centerline of an existing drain ditch being 12.58 feet right of Cemetery Road centerline station 10+60.83; thence
Along said drain centerline the following three (3) courses:

- 1) North 06°50'19" East, 54.54 feet, being 10.02 feet right of Cemetery Road centerline station 11+16.10;
- 2) North 20°25'04" East, 252.92 feet, being 8.73 feet right of Cemetery Road centerline station 13+73.13;
- 3) North 34°40'42" East, 231.12 feet to the West line of said previously dedicated lands, being 13.83

EXHIBIT A

(continued)

feet right of Cemetery Road centerline station 16+02.97; thence
Along said West line South 00°58'15" West, 482.63 feet to the POINT OF BEGINNING.

Centerline Station Reference 10+60.83 to 16+02.97, Cemetery Road.

Centerline Station Reference 10+58.92 to 13+29.95, Highland Drive.

The area of Land to which this description applies is comprised of 32,743 square feet (0.752 acres), more or less; 27,991 square feet (0.643 acres) of which is newly acquired right-of-way.

Bearings are based upon the Idaho Coordinate System of 1983, west zone, as shown on the plans for Cemetery Road Re-alignment, Project Number STP-1400(119).

ALSO EXCEPTING THEREFROM State Highway 44 right-of-way – Fee as follows:

A parcel of land being on the East side of the centerline of the Cemetery Road Re-alignment, Project Number STP-1400(119) as shown on the plans thereof now on file in the office of the Idaho Transportation Department, and being a portion of the property described in the Quitclaim Deed to J. & J.M. Manoogian, recorded December 2, 2005, as Instrument No. 200580530, Records of Canyon County, located in the Southeast 1/4 Southeast 1/4 of Section 1, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast 1/4 Southeast 1/4, being monumented with a brass cap in the intersection of State Highway 44 and Highland Drive; thence
Along the South line of said Southeast 1/4 Southeast 1/4,
North 89°39'20" West, 15.00 feet to the West line of previously dedicated lands for road right-of-way from W.W. Rhodenbaugh to Canyon County, recorded April 17, 1943, as Instrument No. 278648, Records of Canyon County, the POINT OF BEGINNING; thence continuing along said South line,
North 89°39'20" West, 222.46 feet to the centerline of an existing drain ditch crossing said State Highway 44, being 12.87 feet right of Cemetery Road centerline station 10+00.88; thence
Along said ditch centerline, North 04°31'12" East, 40.91 feet being 12.59 feet right of Cemetery Road centerline station 10+42.22; thence continuing along said ditch centerline,
North 06°50'19" East, 18.32 feet to a point lying 59 feet North of and measured at right angles to the South line of said Southeast 1/4 Southeast 1/4, being 12.58 feet right of Cemetery Road centerline station 10+60.83; thence
Along a line lying 59 feet North of and parallel with said South line, South 89°39'20" East, 218.06 feet to the West line of said previously dedicated lands, being 12.99 feet left of Highland centerline station 10+58.92; thence along said West line
South 00°58'15" West, 59.00 feet, to the POINT OF BEGINNING.

Centerline Station Reference 10+00.88 to 10+60.83, Cemetery Road.

Centerline Station Reference 10+00.00 to 10+58.92, Highland Drive.

The area of Land to which this description applies is comprised of 13,010 square feet (0.299 acres), more or less; 8,403 square feet (0.192 acres) of which is newly acquired right-of-way.

Bearings are based upon the Idaho Coordinate System of 1983, West zone, as shown on the plans for Cemetery Road Re-alignment, Project Number STP-1400(119).

228 Series™

LED Soffit Luminaire – Non-IC Rated

Rev. Date: V4 04/24/2020

Product Description

High performance energy-efficient LED down light for new construction and remodel soffit applications. The recessed mount is for use in drywall, plywood or hard lid ceilings with 16" (406mm) to 24" (610mm) on center building construction. Heavy gauge steel recessed mounting frame features 1.5" (38mm) deep aperture throat to accommodate most standard ceiling thicknesses, and a universal mounting bracket that accepts 0.5" (13mm) EMT conduit, C-channel mounting bars or flat bar hangers with 5" (127mm) vertical adjustment from either above or below the ceiling. An oversized junction box is listed for eight #12 AWG feed through wires. The recessed remodel mount is entirely supported by the ceiling material and is designed to accept ceiling thickness from 0.375" (10mm) to 2.25" (57mm) and is an ideal replacement for recessed HID luminaires.

Applications: Petroleum stations, convenience stores, drive-thru banks and restaurants, retail and grocery

Performance Summary

Patented NanoOptic® Product Technology

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

* See <http://creelighting.com/warranty> for warranty terms

Accessories

Field-Installed	
RM Mount Accessories	Hanger Bar
Mounting C-Channel	Mounting Brackets
XA-MC14	XA-MB4
- Pair of 14" (356mm) rigid 3/4" x 1/2" (19mm x 13mm) galvanized C-Channel bars	- Kit contains 4
XA-MC22	
- Pair of 22" (559mm) rigid 3/4" x 1/2" (19mm x 13mm) galvanized C-Channel bars	
XA-MC30	
- Pair of 30" (762mm) rigid 3/4" x 1/2" (19mm x 13mm) galvanized C-Channel bars	

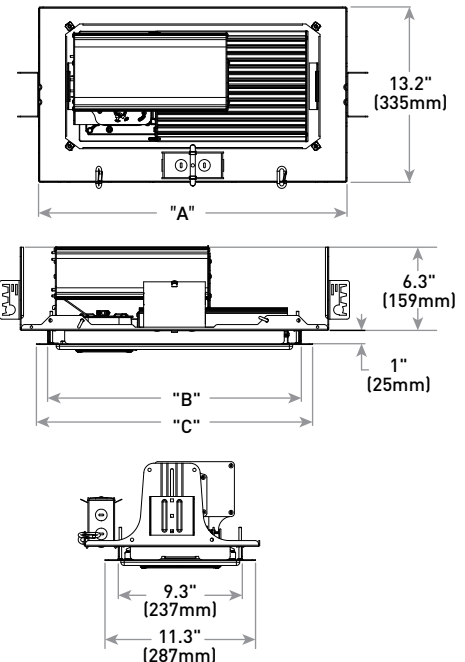
Ordering Information

Example: SFT-228-SL-RM-03-E-12-WH-350

SFT-228				E				
Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current*	Options
SFT-228	SL Sparkle Petroleum PS Petroleum Symmetric	RM Recessed RR Recessed Remodel	03 06	E	12 120V 27 277V	BK Black BZ Bronze WH White	350 350mA 525 525mA	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details 40K 4000K Color Temperature - Color temperature per luminaire - Minimum 70 CRI

* Requires marked spacing 48" x 24" x 0.5" (1,219mm x 610mm x 13mm); 48" (1,219mm) center-to-center of adjacent luminaires, 24" (610mm) luminaire center to side building member, 0.5" (13mm) top of luminaire to overhead building member

RM Mount



LED Count (x10)	Dimension	Measurement	Weight
03	A	20.2" (513mm)	28.8 lbs. (13.1kg)
	B	14.4" (366mm)	
	C	16.3" (414mm)	
06	A	23.2" (589mm)	34.6 lbs. (15.7kg)
	B	19.1" (485mm)	
	C	20.8" (528mm)	

RR Mount - see page 4 for weight & dimensions



US: creelighting.com (800) 236-6800

Canada: creelighting-canada.com (800) 473-1234

CREE **LIGHTING**

Product Specifications

CONSTRUCTION & MATERIALS

- Luminaire sides are rugged die cast aluminum with high performance extruded aluminum heat sinks specifically designed for high power LEDs, factory assembled to the trim and wired to the driver
- Driver compartment is constructed of anodized extruded aluminum for exceptional thermal performance. On the RM mount, driver is factory wired to the LED modules
- Driver is factory wired to the LED modules and features quick connect power harness
- Voltage specific thermal protector to detect overheating
- Includes an oversized junction box which is listed for eight #12 AWG feed through wires
- Includes four #10-24 x 2.5" screws for installation
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze and white are available
- Weight:** See Weight and Dimension Chart on pages 1 and page 4

RM

- High performance energy-efficient LED down light, designed for use in new construction applications with drywall, plywood or hard lid ceilings and 16" (406mm) to 24" (610mm) on center building construction
- Heavy gauge steel recessed mounting frame features 1.5" (38mm) deep aperture throat to accommodate most standard ceiling thicknesses, and a universal mounting bracket that accepts 0.5" (13mm) EMT conduit, C-channel mounting bars or flat bar hangers with 5" (127mm) vertical adjustment from either above or below the ceiling

RR

- High performance energy-efficient LED down light, designed for remodel applications
- Entirely supported by the ceiling material
- Accepts ceiling thicknesses from 0.375" (10mm) to 2.25" (57mm)
- An ideal replacement for existing recessed HID luminaires

ELECTRICAL SYSTEM

- Input Voltage:** 120 or 277V, 50/60Hz, Class 1 drivers
- Power Factor:** > 0.9 at full load
- Total Harmonic Distortion:** < 20% at full load
- 10V Source Current:** 0.15mA
- Field adjustable drive current available on 30 LED luminaires with 525mA drive current and all 60 LED luminaires
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations under covered ceilings
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Consult factory for CE Certified products
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Thermally protected Type NON-IC in accordance with Article 410 of the NEC and UL 1598
- Listed for eight #12 AWG, 70°C rated through branch circuit wires
- Meets Buy American requirements within ARRA

 **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

LED Count (x10)	System Watts 120-277V	Total Current (A)			
		120V	208V	240V	277V
350mA					
03	34	0.30	0.19	0.18	0.20
06	68	0.56	0.34	0.30	0.27
525mA					
03	54	0.45	0.28	0.25	0.23
06	99	0.83	0.48	0.42	0.38

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V +/- 10%

228 Series™ Ambient Adjusted Lumen Maintenance¹

Ambient	Initial LMF	25K hr Reported ² LMF	50K hr Reported ² LMF	75K hr Estimated ³ LMF	100K hr Estimated ³ LMF
5°C (41°F)	1.04	1.01	0.99	0.98	0.96
10°C (50°F)	1.03	1.00	0.98	0.97	0.95
15°C (59°F)	1.02	0.99	0.97	0.93	0.96
0.94	1.01	0.98	0.96	0.95	0.93
25°C (77°F)	1.00	0.97	0.95	0.94	0.92

¹ Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing on sheet metal. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#) for outdoor average nighttime ambient conditions.

² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

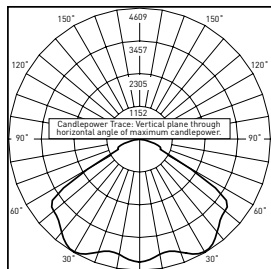
³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

228 Series™ LED Soffit Luminaire – Non-IC Rated

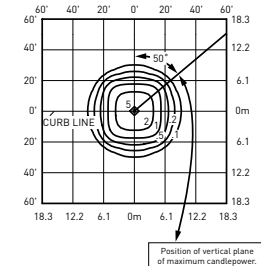
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/canopy-and-soffit/228-series>

SL



RESTL Test Report #: PL05297-001
CAN-228-SL-**-06-E-UL-700-40K
Initial Delivered Lumens: 13,102



SFT-228-SL-**-03-E-UL-350-40K
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 3,730
Initial FC at grade

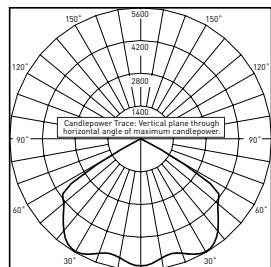
Sparkle Petroleum Distribution

LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
03	3,730	B2 U0 G1	3,874	B2 U0 G1
06	7,365	B3 U0 G1	7,648	B3 U0 G1
525mA				
03	5,223	B2 U0 G1	5,424	B2 U0 G1
06	10,311	B3 U0 G1	10,708	B3 U0 G1

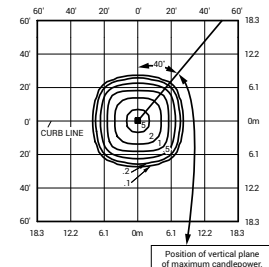
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

PS



RESTL Test Report #: PL05295-001
CAN-228-PS-**-06-E-UL-700-40K
Initial Delivered Lumens: 13,753



SFT-228-PS-**-03-E-UL-350-40K
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 4,005
Initial FC at grade

Petroleum Symmetric Distribution

LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
03	3,856	B2 U0 G0	4,005	B2 U0 G0
06	7,613	B3 U0 G0	7,906	B3 U0 G0
525mA				
03	5,399	B2 U0 G0	5,606	B2 U0 G0
06	10,659	B3 U0 G0	11,069	B3 U0 G0

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

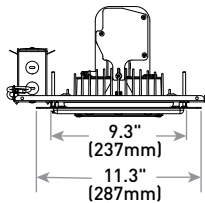
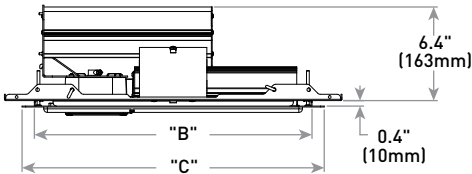
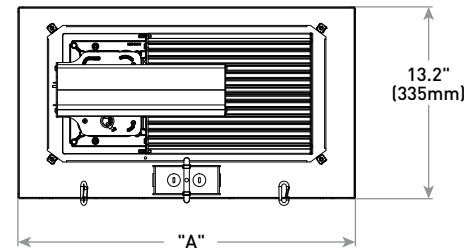
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

228 Series™ LED Soffit Luminaire – Non-IC Rated

RR Mount



LED Count (x10)	Dimension	Measurement	Weight
03	A	18.4" (468mm)	28.8 lbs. (13.1kg)
	B	14.4" (366mm)	
	C	16.3" (414mm)	
06	A	23.2" (589mm)	34.6 lbs. (15.7kg)
	B	19.1" (485mm)	
	C	20.8" (528mm)	



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SPECIFICATIONS

OUTDOOR

HOUSING

- Heavy duty die cast aluminum housing
- the mounting surface or projecting forward
- Corrosion resistant housing and hardware
- OxyShield 9-stage anti-oxidation process
- Silicone rubber gasket
- 1/2" coin plugs with O-rings for conduit and photocell

ELECTRICAL

- Quad Tap (QT) - 120/208/240/277V
- Operating Temperature: -20°C (-4°F) - 45°C (113°F)

OPTICAL SYSTEM

- UV-resistant polycarbonate lens
- High quality heat sinks for temperature control
- IC current controlled LED circuits
- 61,000 Hours @ L₇₀
- CRI > 70
- PF > 0.90
- THD < 20%
- 4000K and 5000K available

MOUNTING

- Knockouts on back for easy installation

CODE COMPLIANCE

- cULus Listed for Wet Locations
- IP65 Rated
- Meets DLC Requirements

WARRANTY

- 5 Year
- 10 Year Available



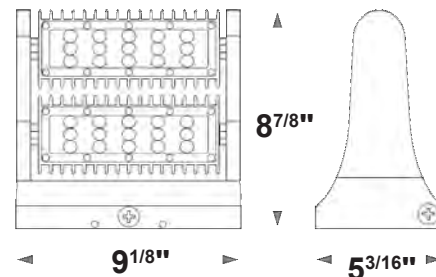
VLWP58.5-B Adjustable LED Wall Pack

ORDERING INFORMATION

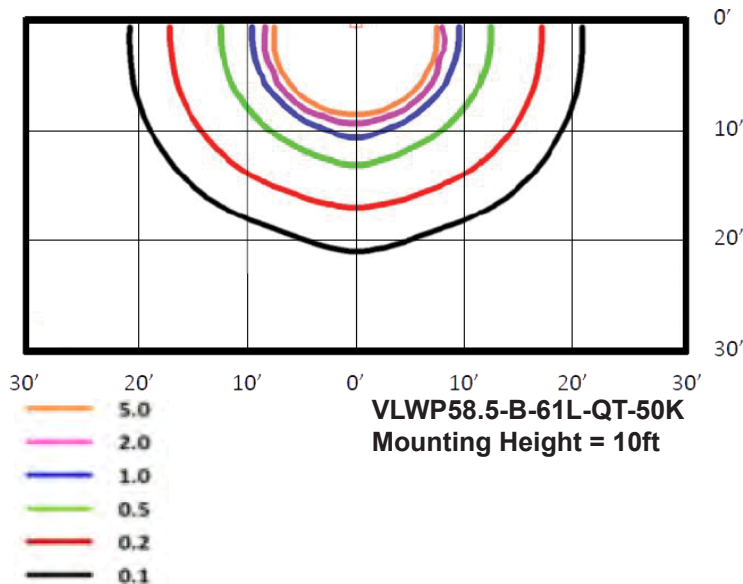
CATALOG #	LUMENS	COLOR	WATTAGE
VLWP58.5-B-61L-QT-40K	7,809	4000K	61W
VLWP58.5-B-61L-QT-50K	7,854	5000K	61W
VLWP58.5-B-79L-QT-40K	10,598	4000K	79W
VLWP58.5-B-79L-QT-50K	10,598	5000K	79W

OPTIONS (Factory Installed)

PCP	-	120-277V Pencil Photocell
10YR	-	Ten Year Warranty

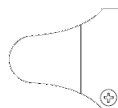


PHOTOMETRICS



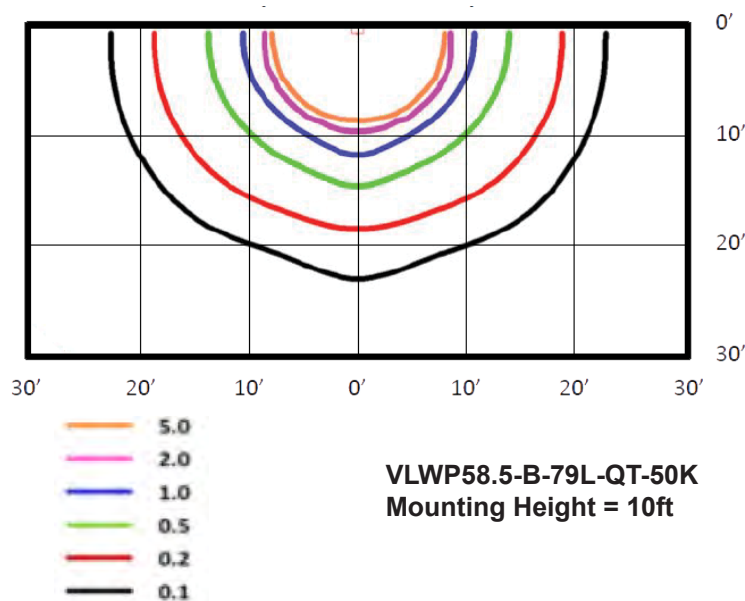
6.6 lbs

Orientation

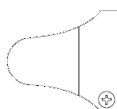


BUG Rating: B4-U2-G1

Zone	Lumens	%
FL - Front - Low (0-30)	3,381	43%
FM - Front - Medium (30-60)	720	9%
FH - Front - High (60-80)	84	1%
FVH - Front - Very High (80-90)	14	0%
Total Forward Light	4,200	53%
BL - Back - Low (0-30)	3,091	39%
BM - Back - Medium (30-60)	478	6%
BH - Back - High (60-80)	58	1%
BVH - Back - Very High (80-90)	4	0%
Total Back Light	3,631	46%
UL - Up Light - Low (90-100)	1	0%
UH - Up Light - High (100-180)	22	0%
Total Up Light	24	0%
Total Lumens	7,854	100%



Orientation



BUG Rating: B4-U2-G1

Zone	Lumens	%
FL - Front - Low (0-30)	4,278	40%
FM - Front - Medium (30-60)	898	8%
FH - Front - High (60-80)	109	1%
FVH - Front - Very High (80-90)	18	0%
Total Forward Light	5,304	50%
BL - Back - Low (0-30)	4,314	41%
BM - Back - Medium (30-60)	862	8%
BH - Back - High (60-80)	81	1%
BVH - Back - Very High (80-90)	5	0%
Total Back Light	5,262	50%
UL - Up Light - Low (90-100)	1	0%
UH - Up Light - High (100-180)	31	0%
Total Up Light	33	0%
Total Lumens	10,598	100%

OSQ Series

OSQ™ High Output LED Area/Flood Luminaire featuring Cree TrueWhite® Technology

Rev. Date: V13 10/26/2020

Product Description

The OSQ™ High Output Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The OSQ high output luminaire is a suitable upgrade for HID applications with one or even multiple 1000 Watt luminaires.

Applications: Auto dealerships, parking lots, campuses, facade lighting, high-mast and general site lighting applications

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 68,691

Efficacy: Up to 125 LPW

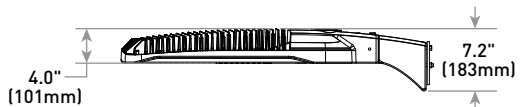
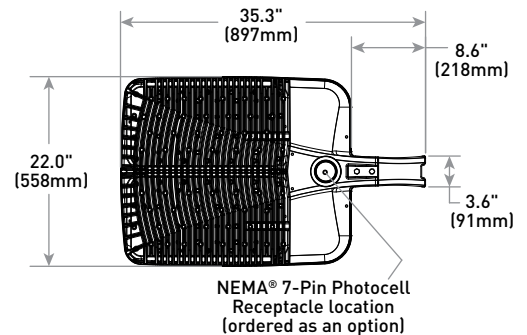
CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty*: 10 years on luminaire; 10 years on Colorfast DeltaGuard® finish; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

* See <http://creelighting.com/warranty> for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

DA Mount



Lumen Package	Voltage	Weight
40/50L	120-480V	70.0 lbs. (31.8kg)
65L	120-480V	72.0 lbs. (32.7kg)

Note: Refer to page 12 for fixture mounting drill pattern.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:

Example: **Mount:** OSQ-HO-AA-SV + **Luminaire:** OSQ-HO-A-NM-2ME-40L-40K-UL-SV

Mount (Luminaire must be ordered separately)	
OSQ-HO-	
OSQ-HO-AA Adjustable Arm OSQ-HO-DA Direct Arm	Color Options: SV Silver BK Black BZ Bronze WH White

Note: Reference EPA and pole configuration suitability data beginning on page 11

Luminaire (Mount must be ordered separately)									
OSQ-HO	A	NM							
Product	Version	Mounting	Optic	Lumen Package**	CCT	Voltage	Color Options	Options	
OSQ-HO	A	NM No Mount	Asymmetric	40L 50L 65L	30K 3000K - 70 CRI 40K 4000K - 70 CRI 50K 5000K - 90 CRI 57K 5700K - 70 CRI	UL Universal 120-277V - All lumen packages UH Universal 347-480V - 40L & 50L lumen packages only UM Universal 208-480V - 65L lumen package only	BK Black BZ Bronze SV Silver WH White	F Fuse - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse PML Programmable Multi-Level, up to 40' Mounting Height - Refer to PML spec sheet for details - Not available with 65L - Intended for downlight applications at 0° tilt Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1 Field Adjustable Output - Must select Q9, Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1 - Not available with 65L when ordered w/R option - Offers full range adjustability - Refer to pages 14-16 for power and lumen values R NEMA® 7-Pin Photocell Receptacle - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - 12" (305mm) seven-conductor leads exit luminaire - Requires photocell and shorting cap by others - Not available with 65L when ordered w/Q option	RL Rotate Left - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 13 for optic directionality RR Rotate Right - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 13 for optic directionality
			Symmetric						
			5ME Type V Medium						
			40D 40° Flood						

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

** Lumen Package selection codes identify approximate light output only. Actual lumen output levels vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values



CREE LIGHTING

US: creelighting.com (800) 236-6800

Canada: creelighting-canada.com (800) 473-1234

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3" (76mm) or larger square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Adjustable arm that mounts to a horizontal or vertical 2" (51mm) IP, 2.375-2.50" (60-64mm) O.D. steel tenon. Tenon length must be a minimum of 3.75" (95mm)
- Adjustable arm mount can be adjusted 180° in 5.0° increments
- Includes 12" (305mm) 18/5 or 16/5 leads exiting the luminaire. When ordered with R option, 12" (305mm) 18/7 or 16/7 leads are provided
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- Weight:** See Dimension and Weight Chart on pages 1 and 13

ELECTRICAL SYSTEM

- Input Voltage:** 120-277V, 208-480V or 347-480V, 50/60Hz, Class 1 drivers
- Power Factor:** > 0.9 at full load
- Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. For 65L SKUs with UL voltage, dimming control lines must be >1V when operated at 277V. Controls by others
- Refer to Dimming spec sheet for details
- Maximum 10V Source Current:** 0.30mA
- Operating Temperature Range:** -40°C to 40°C (-40° F to 104° F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 1.5G vibration standards
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- DLC and DLC Premium qualified versions available. Some exceptions apply. Please refer to <https://www.designlights.org/search/> for most current information
- OSQ-HO luminaires are enclosure rated IP66 per IEC 60598-1 when ordered without the R option
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and DA mount only. Please refer to <https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/> for most current information
- CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Product Specifications

SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL

The Synapse SimplySNAP platform is a highly intuitive connected lighting solution featuring zone dimming, motion sensing, and daylight harvesting with utility-grade power monitoring and support of up to 1000 nodes per gateway. The system features a reliable and robust self-healing mesh network with a browser-based interface that runs on smartphones, tablets, and PCs. The Twist-Lock Lighting Controller (TL7-B2) and Site Controller (SS450-002) take the OSQ Series to a new performance plateau, providing extreme energy productivity, code compliance and a better light experience.

Electrical Data*							
Lumen Package	System Watts 120-480V	Total Current [A]					
		120V	208V	240V	277V	347V	480V
40L	341	2.93	1.65	1.43	1.23	1.00	0.71
50L	420	3.61	2.03	1.76	1.51	1.23	0.87
65L	550	4.73	2.66	2.30	1.98	1.59	1.15

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%

OSQ Series (OSQ-HO) Ambient Adjusted Lumen Maintenance ¹						
Ambient	Optic	Initial LMF	25K hr Reported ² LMF	50K hr Reported ² LMF	75K hr Reported ² LMF	100K hr Reported ² LMF
5°C (41°F)	Asymmetric	1.04	1.03	1.01	0.99	0.97
	Symmetric	1.05	1.04	1.03	1.03	1.02
10°C (50°F)	Asymmetric	1.03	1.02	1.00	0.98	0.96
	Symmetric	1.04	1.03	1.02	1.01	1.00
15°C (59°F)	Asymmetric	1.02	1.01	0.99	0.97	0.95
	Symmetric	1.02	1.02	1.01	1.00	0.99
20°C (68°F)	Asymmetric	1.01	1.00	0.98	0.96	0.94
	Symmetric	1.01	1.01	1.00	0.99	0.98
25°C (77°F)	Asymmetric	1.00	0.99	0.97	0.95	0.93
	Symmetric	1.00	0.99	0.98	0.98	0.97

¹ Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#) for outdoor average nighttime ambient conditions.

² In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

Accessories

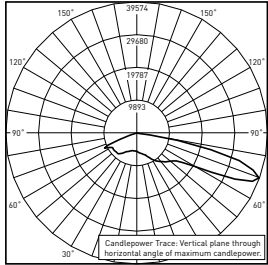
Field-Installed		
Backlight Shield (One pair) OSQ-HO-BLSF – Front facing optics OSQ-HO-BLSR – Rotated optics	Shorting Cap XA-XSLSHRT	Hand-Held Remote XA-SENSREM – For successful implementation of the program-mable multi-level option, a minimum of one hand-held remote is required
Synapse Wireless Control Accessories		
Twist-Lock Lighting Controller TL7-B2 – Suitable for 120-277V (UL) voltage only – Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle – Not for use with PML or Q options – Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaires – Refer to TL7-B2 spec sheet for details SimplySNAP Central Base Station CBSSW-450-002 – Includes On-Site Controller (SS450-002) and 5-button switch – Indoor and Outdoor rated – Refer to CBSSW-450-002 spec sheet for details Synapse Wireless Sensor WSN-DPM – Motion and light sensor – Control multiple zones – Refer to WSN-DPM spec sheet for details		SimplySNAP On-Site Controller SS450-002 – Verizon® LTE-enabled – Designed for indoor applications – Refer to SS450-002 spec sheet for details Building Management System (BMS) Gateway BMS-GW-002 – Required for BACnet integration – Refer to BMS-GW-002 spec sheet for details Outdoor Antennas (Optional, for increased range, 8dB gain) KIT-ANT420SM – Kit includes antenna, 20' cable and bracket KIT-ANT360 – Kit includes antenna, 30' cable and bracket KIT-ANT600 – Kit includes antenna, 50' cable and bracket – Refer to Outdoor antenna spec sheet for details

OSQ™ High Output LED Area/Flood Luminaire featuring Cree TrueWhite® Technology

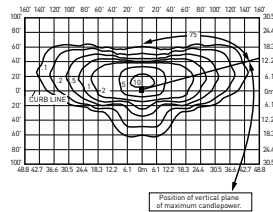
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/area/area-osq-high-output>

2ME



CESTL Test Report #: PL10951-001A
OSQ-HO-A-2ME-40L-40K-UL**
Initial Delivered Lumens: 45,012

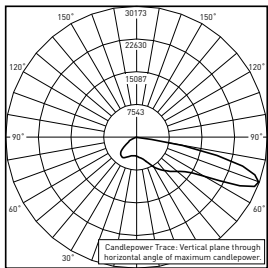


OSQ-HO-A-2ME-40L-40K-UL**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 41,880
Initial FC at grade

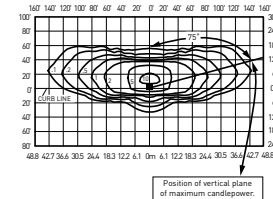
Type II Medium Distribution								
Lumen Package	3000K/70 CRI		4000K/70 CRI		5000K/90 CRI		5700K/70 CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
40L	39,751	B4 U0 G4	41,880	B4 U0 G5	33,920	B4 U0 G4	42,702	B4 U0 G5
50L	48,950	B4 U0 G5	51,571	B4 U0 G5	41,434	B4 U0 G5	52,583	B4 U0 G5
65L	63,945	B5 U0 G5	67,369	B5 U0 G5	53,848	B4 U0 G5	68,691	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt



CESTL Test Report #: PL10952-001A
OSQ-HO-A-2ME-40L-40K-UL**
w/OSQ-HO-BLSF
Initial Delivered Lumens: 35,531



OSQ-HO-A-2ME-40L-40K-UL**
w/OSQ-HO-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 33,504
Initial FC at grade

Type II Medium w/BLS Distribution								
Lumen Package	3000K/70 CRI		4000K/70 CRI		5000K/90 CRI		5700K/70 CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
40L	31,801	B3 U0 G4	33,504	B3 U0 G4	27,136	B3 U0 G4	34,162	B3 U0 G4
50L	39,160	B3 U0 G4	41,257	B3 U0 G5	33,147	B3 U0 G4	42,066	B3 U0 G5
65L	51,156	B3 U0 G5	53,895	B3 U0 G5	43,078	B3 U0 G5	54,953	B3 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

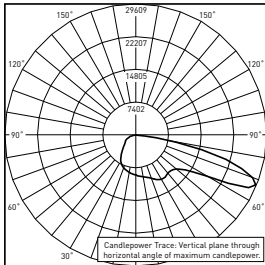
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

OSQ™ High Output LED Area/Flood Luminaire featuring Cree TrueWhite® Technology

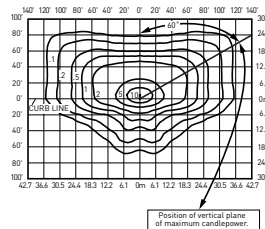
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/area/area-osq-high-output>

3ME



CESTL Test Report #: PL10953-001A
OSQ-HO-A-**-3ME-40L-40K-UL
Initial Delivered Lumens: 44,770

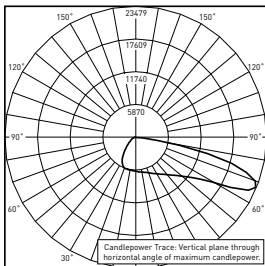


OSQ-HO-A-**-3ME-40L-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 41,880
Initial FC at grade

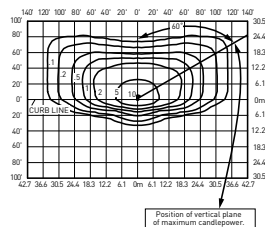
Type III Medium Distribution								
Lumen Package	3000K/70 CRI		4000K/70 CRI		5000K/90 CRI		5700K/70 CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
40L	39,751	B4 U0 G5	41,880	B4 U0 G5	33,920	B4 U0 G4	42,702	B4 U0 G5
50L	48,950	B4 U0 G5	51,571	B4 U0 G5	41,434	B4 U0 G5	52,583	B4 U0 G5
65L	63,945	B4 U0 G5	67,369	B5 U0 G5	53,848	B4 U0 G5	68,691	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt



CESTL Test Report #: PL10954-001A
OSQ-HO-A-**-3ME-40L-40K-UL
w/OSQ-HO-BLSF
Initial Delivered Lumens: 32,977



OSQ-HO-A-**-3ME-40L-40K-UL
w/OSQ-HO-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 34,342
Initial FC at grade

Type III Medium w/BLS Distribution								
Lumen Package	3000K/70 CRI		4000K/70 CRI		5000K/90 CRI		5700K/70 CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
40L	32,596	B3 U0 G4	34,342	B3 U0 G5	27,814	B3 U0 G4	35,016	B3 U0 G5
50L	40,139	B3 U0 G5	42,288	B4 U0 G5	33,976	B3 U0 G5	43,118	B4 U0 G5
65L	52,435	B4 U0 G5	55,243	B4 U0 G5	44,155	B4 U0 G5	56,327	B4 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

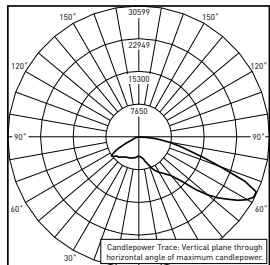
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

OSQ™ High Output LED Area/Flood Luminaire featuring Cree TrueWhite® Technology

Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/area/area-osq-high-output>

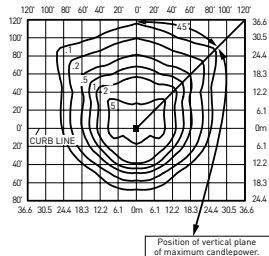
4ME



CESTL Test Report #: PL09256-001A

OSQ-HO-A-**-4ME-40L-40K-UL

Initial Delivered Lumens: 44,936



OSQ-HO-A-**-4ME-40L-40K-UL

Mounting Height: 25' (7.6m) A.F.G.

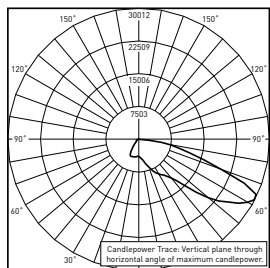
Initial Delivered Lumens: 41,880

Initial FC at grade

Type IV Medium Distribution								
Lumen Package	3000K/70 CRI		4000K/70 CRI		5000K/90 CRI		5700K/70 CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
40L	39,751	B4 U0 G4	41,880	B5 U0 G4	33,920	B4 U0 G4	42,702	B5 U0 G4
50L	48,950	B5 U0 G5	51,571	B5 U0 G5	41,434	B4 U0 G4	52,583	B5 U0 G5
65L	63,945	B5 U0 G5	67,369	B5 U0 G5	53,848	B5 U0 G5	68,691	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

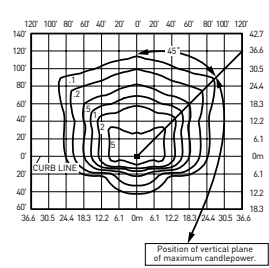


CESTL Test Report #: PL09256-002A

OSQ-HO-A-**-4ME-40L-40K-UL

w/OSQ-HO-BLSF

Initial Delivered Lumens: 35,406



OSQ-HO-A-**-4ME-40L-40K-UL

w/OSQ-HO-BLSF

Mounting Height: 25' (7.6m) A.F.G.

Initial Delivered Lumens: 33,085

Initial FC at grade

Type IV Medium w/BLS Distribution								
Lumen Package	3000K/70 CRI		4000K/70 CRI		5000K/90 CRI		5700K/70 CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
40L	31,403	B3 U0 G4	33,085	B3 U0 G4	26,797	B3 U0 G4	33,735	B3 U0 G4
50L	38,671	B3 U0 G5	40,741	B3 U0 G5	32,733	B3 U0 G4	41,541	B3 U0 G5
65L	50,517	B4 U0 G5	53,222	B4 U0 G5	42,540	B3 U0 G5	54,266	B4 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

US: creelighting.com (800) 236-6800

Canada: creelighting-canada.com (800) 473-1234

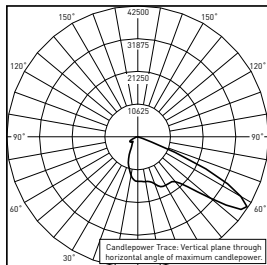
CREE  **LIGHTING**

OSQ™ High Output LED Area/Flood Luminaire featuring Cree TrueWhite® Technology

Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/area/area-osq-high-output>

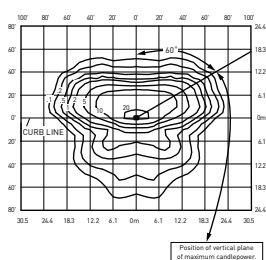
AF



CESTL Test Report #: PL10910-001A

OSQ-HO-A-AF-40L-40K-UL

Initial Delivered Lumens: 44,921



OSQ-HO-A-AF-40L-40K-UL

Mounting Height: 25' (7.6m) A.F.G.

Initial Delivered Lumens: 41,880

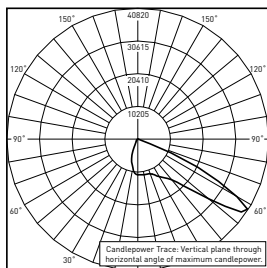
Initial FC at grade

Automotive FrontLineOptic™ Distribution

Lumen Package	3000K/70 CRI		4000K/70 CRI		5000K/90 CRI		5700K/70 CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
40L	39,751	B4 U0 G3	41,880	B4 U0 G3	33,920	B3 U0 G3	42,702	B4 U0 G3
50L	48,950	B4 U0 G3	51,571	B4 U0 G3	41,434	B4 U0 G3	52,583	B4 U0 G3
65L	63,945	B4 U0 G4	67,369	B4 U0 G4	53,848	B4 U0 G3	68,691	B4 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

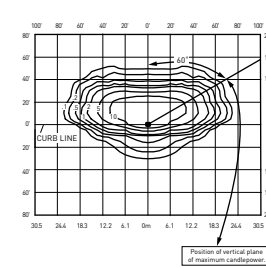


CESTL Test Report #: PL10911-001A

OSQ-HO-A-AF-40L-40K-UL

w/OSQ-HO-BLSF

Initial Delivered Lumens: 35,558



OSQ-HO-A-AF-40L-40K-UL

w/OSQ-HO-BLSF

Mounting Height: 25' (7.6m) A.F.G.

Initial Delivered Lumens: 33,151

Initial FC at grade

Automotive FrontLineOptic™ w/BLS Distribution

Lumen Package	3000K/70 CRI		4000K/70 CRI		5000K/90 CRI		5700K/70 CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
40L	31,466	B3 U0 G2	33,151	B3 U0 G2	26,850	B3 U0 G2	33,802	B3 U0 G2
50L	38,747	B3 U0 G2	40,822	B3 U0 G3	32,798	B3 U0 G2	41,623	B3 U0 G3
65L	50,617	B4 U0 G3	53,327	B4 U0 G3	42,625	B3 U0 G3	54,374	B4 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

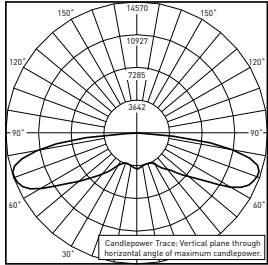
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

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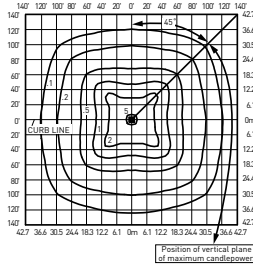
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/area/area-osq-high-output>

5ME



CESTL Test Report #: PL09257-001A
OSQ-HO-A--5ME-40L-40K-UL**
Initial Delivered Lumens: 35,159



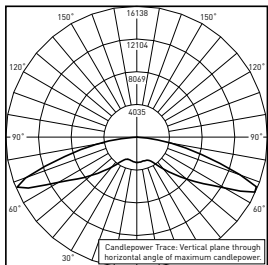
OSQ-HO-A--5ME-40L-40K-UL**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 39,332
Initial FC at grade

Type V Medium Distribution								
Lumen Package	3000K/70 CRI		4000K/70 CRI		5000K/90 CRI		5700K/70 CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
40L	37,169	B5 U0 G5	39,332	B5 U0 G5	31,689	B5 U0 G5	40,155	B5 U0 G5
50L	45,389	B5 U0 G5	48,031	B5 U0 G5	38,871	B5 U0 G5	49,035	B5 U0 G5
65L	59,011	B5 U0 G5	62,445	B5 U0 G5	49,959	B5 U0 G5	63,751	B5 U0 G5

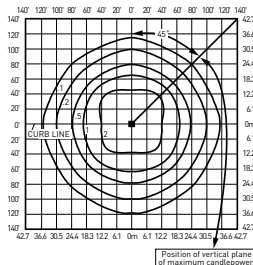
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

5SH



CESTL Test Report #: PL09258-001A
OSQ-HO-A--5SH-40L-40K-UL**
Initial Delivered Lumens: 42,362



OSQ-HO-A--5SH-40L-40K-UL**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 41,542
Initial FC at grade

Type V Short Distribution								
Lumen Package	3000K/70 CRI		4000K/70 CRI		5000K/90 CRI		5700K/70 CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
40L	39,258	B5 U0 G5	41,542	B5 U0 G5	33,469	B5 U0 G5	42,411	B5 U0 G5
50L	47,939	B5 U0 G5	50,729	B5 U0 G5	41,055	B5 U0 G5	51,790	B5 U0 G5
65L	62,326	B5 U0 G5	65,953	B5 U0 G5	52,766	B5 U0 G5	67,332	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

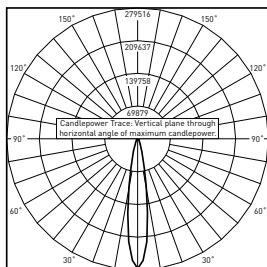
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

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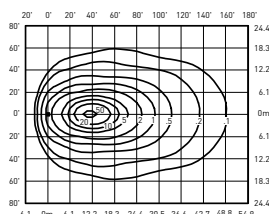
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/area/area-osq-high-output>

15D



CESTL Test Report #: PL09259-001A
OSQ-HO-A-**-15D-40L-40K-UL
Initial Delivered Lumens: 43,172

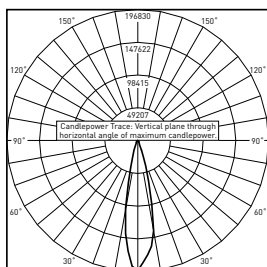


OSQ-HO-A-**-15D-40L-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 41,542
Initial FC at grade

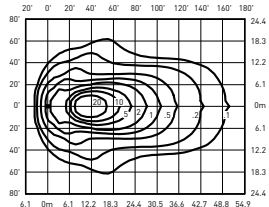
15° Flood Distribution				
Lumen Package	3000K/70 CRI	4000K/70 CRI	5000K/90 CRI	5700K/70 CRI
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
40L	39,258	41,542	33,469	42,411
50L	47,939	50,729	41,055	51,790
65L	62,326	65,953	52,766	67,332

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

25D



CESTL Test Report #: PL09260-001A
OSQ-HO-A-**-25D-40L-40K-UL
Initial Delivered Lumens: 43,263



OSQ-HO-A-**-25D-40L-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 41,542
Initial FC at grade

25° Flood Distribution				
Lumen Package	3000K/70 CRI	4000K/70 CRI	5000K/90 CRI	5700K/70 CRI
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
40L	39,258	41,542	33,469	42,411
50L	47,939	50,729	41,055	51,790
65L	62,326	65,953	52,766	67,332

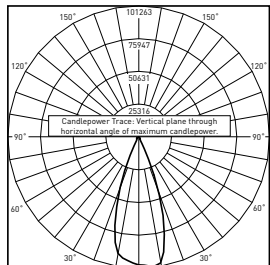
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

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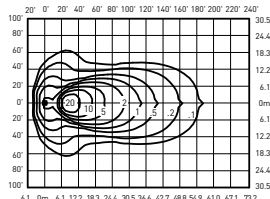
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/area/area-osq-high-output>

40D



CESTL Test Report #: PL09261-001A
OSQ-HO-A-**-40D-40L-40K-UL
Initial Delivered Lumens: 43,698

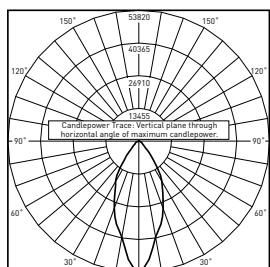


OSQ-HO-A-**-40D-40L-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 41,542
Initial FC at grade

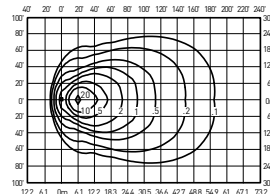
40° Flood Distribution				
Lumen Package	3000K/70 CRI	4000K/70 CRI	5000K/90 CRI	5700K/70 CRI
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
40L	39,258	41,542	33,469	42,411
50L	47,939	50,729	41,055	51,790
65L	62,326	65,953	52,766	67,332

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

60D



CESTL Test Report #: PL09262-001A
OSQ-HO-A-**-60D-40L-40K-UL
Initial Delivered Lumens: 42,715



OSQ-HO-A-**-60D-40L-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 41,542
Initial FC at grade

60° Flood Distribution				
Lumen Package	3000K/70 CRI	4000K/70 CRI	5000K/90 CRI	5700K/70 CRI
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
40L	39,258	41,542	33,469	42,411
50L	47,939	50,729	41,055	51,790
65L	62,326	65,953	52,766	67,332

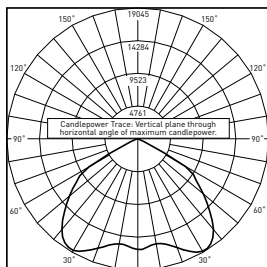
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

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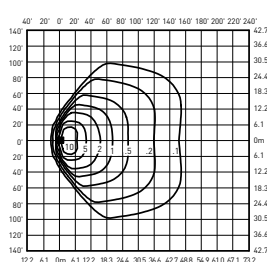
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: <http://creelighting.com/products/outdoor/area/area-osq-high-output>

120D



CESTL Test Report #: PL09725-001A
OSQ-HO-A**-120D-40L-40K-UL
Initial Delivered Lumens: 43,044

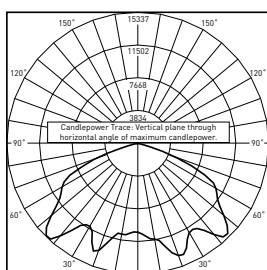


OSQ-HO-A**-120D-40L-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 41,542
Initial FC at grade

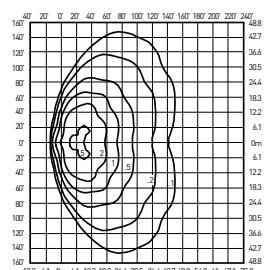
120° Flood Distribution				
Lumen Package	3000K/70 CRI	4000K/70 CRI	5000K/90 CRI	5700K/70 CRI
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
40L	39,258	41,542	33,469	42,411
50L	47,939	50,729	41,055	51,790
65L	62,326	65,953	52,766	67,332

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

WSN



CESTL Test Report #: PL07695-001A
OSQ-A**-WSN-U-30K-UL
Initial Delivered Lumens: 23,116



OSQ-A**-WSN-U-30K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° tilt
Initial Delivered Lumens: 41,542
Initial FC at grade

Wide Sign Distribution				
Lumen Package	3000K/70 CRI	4000K/70 CRI	5000K/90 CRI	5700K/70 CRI
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
40L	39,258	41,542	33,469	42,411
50L	47,939	50,729	41,055	51,790
65L	62,326	65,953	52,766	67,332

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Luminaire EPA

Adjustable Arm Mount – OSQ-HO-AA Weight: 40L/50L, 120-480V: 73.0 lbs. (33.1kg); 65L, 120-480V: 75.0 lbs. (34.0kg)							
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 180°	4 @ 90°
Tenon Configuration [0°-90° Tilt]; If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
							
PB-1A*; PW-1A3**	PB-2A*; PB-2R2.375; PW-2A3**	PB-2A*; PB-2R2.375; PW-2A3**	PB-3A*; PB-3R2.375	PB-3A*; PB-3R2.375	PB-3A*; PB-3R2.375	PB-4A*(180); PB-4R2.375	PB-4A*(90); PB-4R2.3(90)
0° Tilt							
1.16	2.03	2.03	2.90	2.63	2.90	3.77	3.77
10° Tilt							
1.67	3.06	3.06	4.45	4.27	4.45	5.83	5.83
20° Tilt							
2.35	4.41	4.41	6.48	6.34	6.48	8.54	8.54
30° Tilt							
2.99	5.70	5.70	8.41	8.29	8.41	11.12	11.12
45° Tilt							
3.85	7.41	7.41	10.98	10.89	10.98	14.54	14.54
60° Tilt							
4.51	8.73	8.73	12.95	12.91	12.95	17.18	17.18
70° Tilt							
4.83	9.37	9.37	13.91	13.88	13.91	18.45	18.45
80° Tilt							
5.02	9.76	9.76	14.50	14.44	14.50	19.24	19.24
90° Tilt							
5.02	9.76	9.76	14.50	14.44	14.50	19.24	19.24

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation

** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation

** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets† (must specify color)	
Square Internal Mount Vertical Tenons (Steel) - Mounts to 3-6" (76-152mm) square aluminum or steel poles PB-1A* – Single PB-2A* – 180° Twin PB-3A* – 180° Triple PB-4A*(90) – 90° Quad PB-4A*(180) – 180° Quad	Round External Mount Vertical Tenons (Steel) - Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons PB-2R2.375 – Twin PB-3R2.375 – Triple PB-4R2.375 – Quad
Wall Mount Brackets - Mounts to wall or roof WM-2 – Horizontal for OSQ-HO-AA mount WM-4 – L-Shape for OSQ-HO-AA mount WM-DM – Plate for OSQ-HO-DA mount	Mid-Pole Bracket - Mounts to square pole PW-1A3** – Single PW-2A3** – Double

† Refer to the [Bracket and Tenons spec sheet](#) for more details

Luminaire EPA

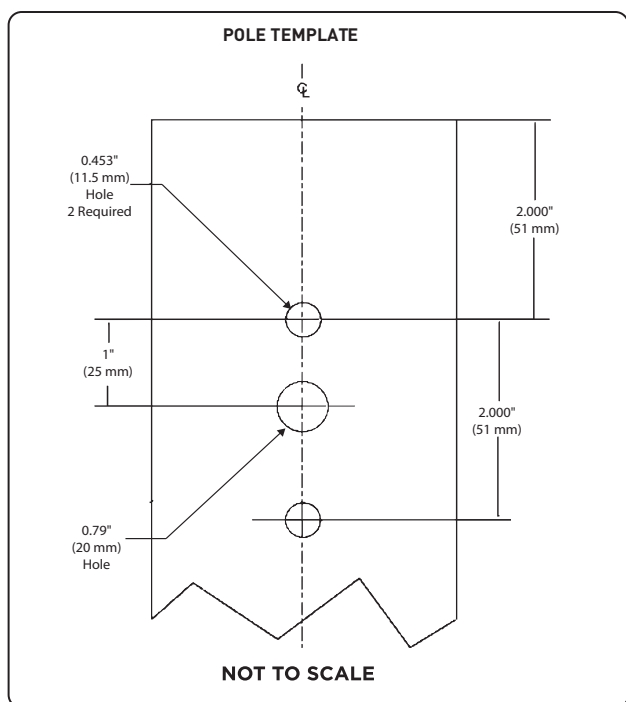
Fixed Arm Mount – OSQ-HO-DA Weight: 40L/50L, 120-480V: 70.0 lbs. (31.8kg); 65L, 120-480V: 72.0 lbs. (32.7kg)					
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°
1.06	1.93	1.93	2.80	2.53	3.67

Direct Mount Configurations

Compatibility with OSQ-HO-DA Direct Arm Mount					
Input Delivered Lumens	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
3" Square					
40L/50L/65L	N/A	✓	N/A	N/A	N/A
3" Round					
40L/50L/65L	N/A	✓	N/A	✓	N/A
4" Square					
40L/50L/65L	✓	✓	✓	N/A	✓
4" Round*					
40L/50L/65L	✓	✓	✓	✓	✓
5" Square					
40L/50L/65L	✓	✓	✓	N/A	✓
5" Round					
40L/50L/65L	✓	✓	✓	✓	✓
6" + Square					
40L/50L/65L	✓	✓	✓	N/A	✓
6" + Round					
40L/50L/65L	✓	✓	✓	✓	✓

* Note: only 0.10" clearance between mounts on 4 @ 90°

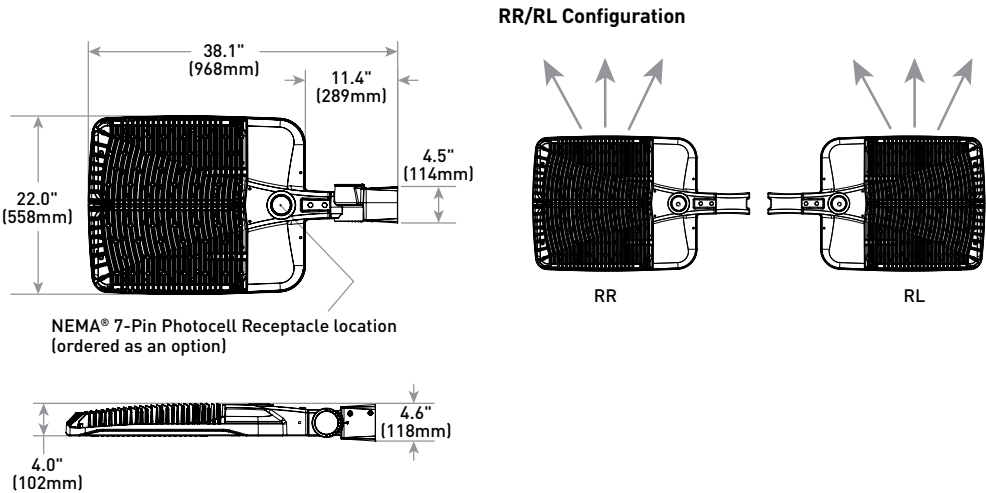
Fixture Mounting Drill Pattern for OSQ-HO-DA



AA Mount



Lumen Package	Voltage	Weight
40/50L	120-480V	73.0 lbs. [33.1kg]
65L	120-480V	75.0 lbs. [34.0kg]



Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ High Output area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Q Option Power & Lumen Data – 40L

Q Option Setting	CCT	System Watts	Lumen Values							Optics Qualified on DLC QPL	
		120-480V	Asymmetric	5ME	5SH & Floods	2ME w/BLS	3ME w/BLS	4ME w/BLS	AF w/BLS	Standard	Premium
Q9 (Full Power)	30K	341	39,751	37,169	39,258	31,801	32,596	31,403	31,466	5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	2ME, 3ME, 4ME, AF
	40K		41,880	39,332	41,542	33,504	34,342	33,085	33,151	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		33,920	31,689	33,469	27,136	27,814	26,797	26,850	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		42,702	40,155	42,411	34,162	35,016	33,735	33,802	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
Q8	30K	324	38,273	35,787	37,799	30,619	31,384	30,236	30,296	5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	2ME, 3ME, 4ME, AF
	40K		40,323	37,870	39,998	32,259	33,065	31,855	31,919	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		32,659	30,511	32,225	26,127	26,780	25,801	25,852	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		41,115	38,662	40,834	32,892	33,714	32,481	32,545	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
Q7	30K	306	36,375	34,012	35,923	29,100	29,827	28,736	28,793	5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	2ME, 3ME, 4ME, AF
	40K		38,323	35,991	38,013	30,658	31,425	30,275	30,335	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		31,039	28,997	30,626	24,831	25,451	24,521	24,569	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		39,075	36,744	38,809	31,260	32,042	30,870	30,931	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
Q6	30K	289	35,206	32,919	34,770	28,165	28,869	27,813	27,868	5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	2ME, 3ME, 4ME, AF
	40K		37,092	34,835	36,793	29,673	30,416	29,302	29,361	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		30,042	28,066	29,642	24,034	24,634	23,733	23,780	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		37,820	35,564	37,562	30,256	31,013	29,878	29,937	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
Q5	30K	263	32,241	30,146	31,841	25,793	26,437	25,470	25,521	5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	2ME, 3ME, 4ME, AF
	40K		33,967	31,901	33,693	27,174	27,854	26,834	26,888	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		27,511	25,702	27,146	22,009	22,559	21,734	21,777	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		34,634	32,568	34,398	27,708	28,400	27,361	27,415	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
Q4	30K	238	30,029	28,078	29,656	24,023	24,624	23,722	23,770	5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	2ME, 3ME, 4ME, AF
	40K		31,637	29,712	31,381	25,309	25,943	24,993	25,043	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		25,624	23,938	25,283	20,499	21,011	20,243	20,283	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		32,258	30,334	32,038	25,807	26,452	25,484	25,534	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
Q3	30K	212	26,969	25,217	26,634	21,575	22,115	21,305	21,348	5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	2ME, 3ME, 4ME, AF
	40K		28,413	26,685	28,184	22,731	23,299	22,446	22,491	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		23,013	21,499	22,707	18,410	18,870	18,180	18,216	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		28,971	27,243	28,774	23,177	23,756	22,887	22,933	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
Q2	30K	189	24,420	22,834	24,117	19,536	20,025	19,292	19,330	5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	2ME, 3ME, 4ME, AF
	40K		25,728	24,163	25,520	20,582	21,097	20,325	20,366	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		20,838	19,467	20,561	16,670	17,087	16,462	16,495	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		26,233	24,668	26,054	20,987	21,511	20,724	20,765	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
Q1	30K	169	22,108	20,672	21,834	17,687	18,129	17,465	17,500	5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	2ME, 3ME, 4ME, AF
	40K		23,292	21,875	23,105	18,634	19,100	18,401	18,438	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		18,865	17,625	18,615	15,092	15,469	14,904	14,933	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		23,750	22,333	23,588	19,000	19,475	18,762	18,800	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ High Output area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Q Option Power & Lumen Data – 50L

Q Option Setting	CCT	System Watts	Lumen Values							Optics Qualified on DLC QPL	
		120-480V	Asymmetric	5ME	5SH & Floods	2ME w/BLS	3ME w/BLS	4ME w/BLS	AF w/BLS	Standard	Premium
Q9 (Full Power)	30K	420	48,950	45,389	47,939	39,160	40,139	38,671	38,747	5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	2ME, 3ME, 4ME, AF
	40K		51,571	48,031	50,729	41,257	42,288	40,741	40,822	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		41,434	38,871	41,055	33,147	33,976	32,733	32,798	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		52,583	49,035	51,790	42,066	43,118	41,541	41,623	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
Q8	30K	398	47,130	43,702	46,157	37,704	38,647	37,233	37,307	5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	2ME, 3ME, 4ME, AF
	40K		49,654	46,245	48,843	39,723	40,716	39,227	39,305	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		39,894	37,426	39,529	31,915	32,713	31,516	31,579	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		50,628	47,212	49,865	40,503	41,515	39,996	40,076	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
Q7	30K	377	44,792	41,534	43,867	35,834	36,730	35,386	35,456	5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	2ME, 3ME, 4ME, AF
	40K		47,191	43,951	46,420	37,752	38,696	37,281	37,355	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		37,915	35,569	37,568	30,332	31,090	29,953	30,012	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		48,117	44,870	47,391	38,493	39,456	38,012	38,088	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
Q6	30K	355	43,354	40,200	42,458	34,683	35,550	34,249	34,317	5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	2ME, 3ME, 4ME, AF
	40K		45,675	42,540	44,929	36,540	37,453	36,083	36,155	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		36,697	34,427	36,361	29,357	30,091	28,991	29,048	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		46,571	43,429	45,869	37,257	38,188	36,791	36,864	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
Q5	30K	324	39,702	36,813	38,882	31,761	32,555	31,364	31,427	5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	2ME, 3ME, 4ME, AF
	40K		41,827	38,956	41,145	33,462	34,298	33,044	33,109	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		33,606	31,527	33,298	26,885	27,557	26,548	26,601	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		42,648	39,771	42,005	34,119	34,972	33,692	33,759	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
Q4	30K	292	36,978	34,288	36,214	29,582	30,322	29,212	29,270	5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	2ME, 3ME, 4ME, AF
	40K		38,958	36,283	38,322	31,166	31,945	30,776	30,838	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		31,300	29,364	31,014	25,040	25,666	24,727	24,776	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		39,722	37,042	39,123	31,778	32,572	31,380	31,443	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
Q3	30K	261	33,210	30,794	32,524	26,568	27,232	26,236	26,288	5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	2ME, 3ME, 4ME, AF
	40K		34,988	32,586	34,417	27,991	28,690	27,641	27,696	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		28,111	26,372	27,854	22,489	23,051	22,207	22,252	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		35,675	33,268	35,137	28,540	29,253	28,183	28,239	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
Q2	30K	233	30,071	27,884	29,450	24,057	24,658	23,756	23,804	5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	2ME, 3ME, 4ME, AF
	40K		31,700	29,500	31,200	25,300	26,000	25,000	25,100	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		25,500	23,900	25,200	20,400	20,900	20,100	20,100	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		32,300	30,100	31,800	25,800	26,500	25,500	25,600	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
Q1	30K	208	27,225	25,244	26,662	21,780	22,324	21,507	21,550	5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	2ME, 3ME, 4ME, AF
	40K		28,682	26,714	28,214	22,946	23,520	22,659	22,704	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		23,044	21,619	22,834	18,436	18,896	18,205	18,241	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		29,245	27,272	28,804	23,396	23,981	23,104	23,150	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ High Output area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Q Option Power & Lumen Data – 65L

Q Option Setting	CCT	System Watts	Lumen Values							Optics Qualified on DLC QPL	
			120-480V	Asymmetric	5ME	5SH & Floods	2ME w/BLS	3ME w/BLS	4ME w/BLS	AF w/BLS	Standard
Q9 [Full Power]	30K	550	63,945	59,011	62,326	51,156	52,435	50,517	50,617	2ME, 3ME, 4ME, AF, 5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	40K		67,369	62,445	65,953	53,895	55,243	53,222	53,327	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		53,848	49,959	52,766	43,078	44,155	42,540	42,625	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		68,691	63,751	67,332	54,953	56,327	54,266	54,374	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
Q8	30K	521	61,568	56,817	60,009	49,254	50,486	48,639	48,735	2ME, 3ME, 4ME, AF, 5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	40K		64,865	60,124	63,501	51,892	53,189	51,243	51,345	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		51,846	48,102	50,804	41,477	42,514	40,959	41,040	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		66,137	61,381	64,829	52,910	54,233	52,249	52,353	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
Q7	30K	493	58,513	53,999	57,032	46,811	47,981	46,226	46,318	2ME, 3ME, 4ME, AF, 5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	40K		61,647	57,141	60,351	49,317	50,550	48,701	48,798	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		49,274	45,715	48,284	39,419	40,405	38,927	39,004	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		62,856	58,336	61,613	50,285	51,542	49,657	49,755	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
Q6	30K	465	56,634	52,264	55,200	45,307	46,440	44,741	44,830	2ME, 3ME, 4ME, AF, 5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	40K		59,667	55,306	58,413	47,733	48,927	47,137	47,231	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		47,692	44,247	46,733	38,153	39,107	37,676	37,751	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		60,838	56,462	59,634	48,670	49,887	48,062	48,157	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
Q5	30K	424	51,864	47,862	50,550	41,491	42,528	40,972	41,054	2ME, 3ME, 4ME, AF, 5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	40K		54,641	50,647	53,492	43,713	44,805	43,166	43,252	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		43,674	40,520	42,797	34,939	35,813	34,503	34,571	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		55,713	51,706	54,611	44,570	45,685	44,013	44,101	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
Q4	30K	383	48,305	44,578	47,082	38,644	39,610	38,161	38,237	2ME, 3ME, 4ME, AF, 5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	40K		50,892	47,172	49,822	40,713	41,731	40,204	40,284	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		40,678	37,740	39,860	32,542	33,356	32,135	32,199	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		51,890	48,159	50,864	41,512	42,550	40,993	41,075	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
Q3	30K	344	43,383	40,036	42,285	34,707	35,574	34,273	34,341	2ME, 3ME, 4ME, AF, 5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	
	40K		45,706	42,366	44,746	36,565	37,479	36,108	36,180	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		36,533	33,895	35,799	29,226	29,957	28,861	28,919	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	
	57K		46,603	43,252	45,681	37,283	38,215	36,817	36,890	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
Q2	30K	304	39,283	36,252	38,288	31,426	32,212	31,034	31,095	2ME, 3ME, 4ME, AF, 5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	40K		41,387	38,362	40,517	33,109	33,937	32,695	32,760	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		33,080	30,691	32,416	26,464	27,126	26,133	26,185	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		42,199	39,164	41,364	33,759	34,603	33,337	33,403	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
Q1	30K	269	35,564	32,820	34,664	28,452	29,163	28,096	28,152	2ME, 3ME, 4ME, AF, 5ME, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	40K		37,469	34,730	36,681	29,975	30,724	29,600	29,659	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN
	50K		29,949	27,786	29,347	23,959	24,558	23,660	23,707	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN	N/A
	57K		38,204	35,457	37,448	30,563	31,327	30,181	30,241	5ME	2ME, 3ME, 4ME, AF, 5SH, 15D, 25D, 40D, 60D, 120D, WSN

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US: creelighting.com (800) 236-6800

Canada: creelighting-canada.com (800) 473-1234

CREE  **LIGHTING**

A COMPANY OF IDEAL INDUSTRIES, INC.

E-FCA Series

E-FCA02A-TWF40Z - with custom
18" arm and mounting canopy

Premium LED Compact Floodlight - Small

Applications - Security, building facades, displays, signs, and other residential uses.
Typical Mounting Height: 8 to 15 feet

CREE
LEDs

NOTE - CONTRACTOR WILL NEED TO
USE SEALANT AT INSTALLATION TO
MAKE THIS WATER TIGHT



4-3/4"H x 6-1/8"W x 4-3/4"D

Versatile, Compact & Bright

Our Premium LED Compact Floodlights are small enough to hide in landscaping and bright enough (up to 2100 lumens) to use for uplighting.

Efficient

- Uses up to 80% less than HID floods

Durable

- Sturdy, die-cast aluminum housing
- Tempered glass lens withstands shock & impact

Recommended Use

- Building facades
- Security
- Architectural landscaping
- Highlighting signs & displays

Input Voltage

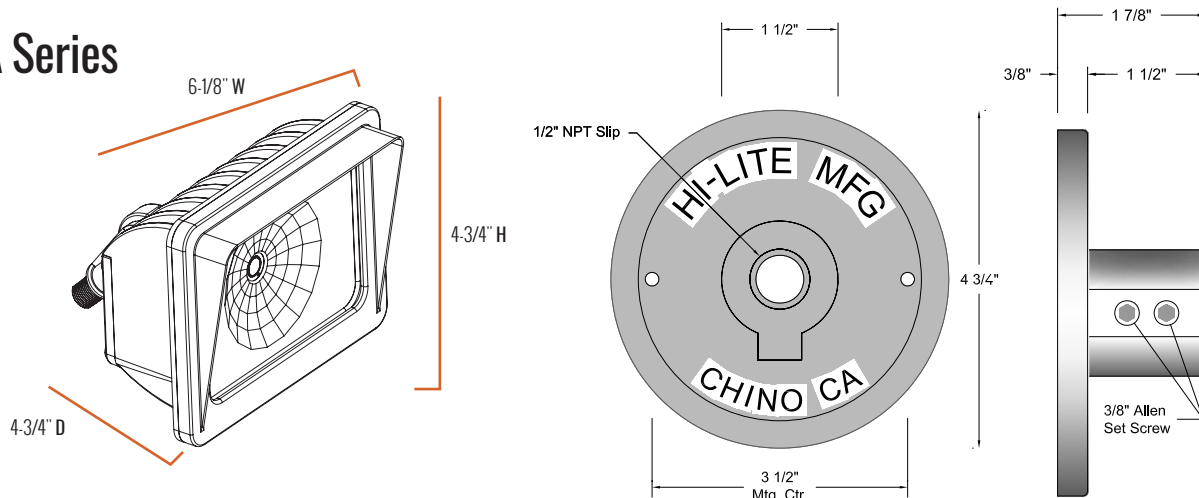
- Universal (120V through 277V Operation)

Certifications



Quality Products, Affordably Priced.

E-FCA Series



Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
4-3/4" D x 6-1/8" W x 4-3/4" H	2.0 lbs.	8 to 15 feet	---

Fixture Specifications

HOUSING	Low-copper, die-cast aluminum housing and lens frame Dark bronze or white polyester powder-coat finish
LENS ASSEMBLY	Tempered glass lens is thermal, shock and impact resistant
MOUNTING	1/2" NPS aluminum die-cast swivel fitter attaches to standard junction box

Electrical Performance

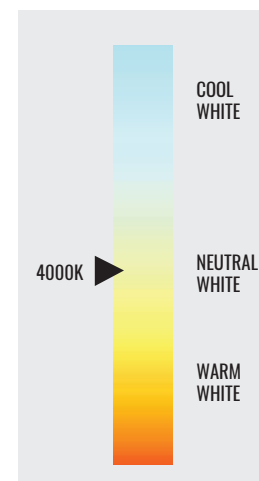
OPERATING MINIMUM	LIFESPAN L₇₀ AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	Estimated 50,000+ Hours	> 0.9	< 20%	No
INPUT VOLTAGE	120V	208V	240V	277V
Current Draw (Amps)	0.16A	0.09A	0.08A	0.07A

Warranty & Certifications

WARRANTY	UL LISTED	DLC PREMIUM
5-Year Limited	Wet Locations	Yes

Output Specifications

SKU	LIGHT OUTPUT	COLOR TEMP (See chart)	POWER CONSUMPTION	COLOR ACCURACY	DISTRIBUTION	REPLACES
E-FCA02A-TWF40Z (Dark Bronze)	2100 Lumens	Neutral White (4000K)	19W	≥ 70 CRI	108° Flood (Wide)	70W MH
E-FCA02A-TWF40W (White)	2100 Lumens	Neutral White (4000K)	19W	≥ 70 CRI	108° Flood (Wide)	70W MH

CORRELATED
COLOR TEMPERATURE
(CCT)

WARNING: Cancer and Reproductive Harm -
www.p65warnings.ca.gov

Due to continuous product improvement, information in this document is subject to change.

Revision Date: 12/19/17

1501 96th Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com

e-conolight®



Letter of Authorization

RE: Jack in the Box 6072 Middleton

This letter authorizes a representative _____
Trek Development LLC or AO&D to secure permits necessary at our property located at:

704 and 712 W Main Street Middleton Idaho

Property Owner(s):

Name FEAST PROPERTIES, LLC

Address 41760 Ivy Street Suite 201

City, State, Zip Murrieta, CA 92562

Phone 909.677.3976


Owner's Signature

2/21/2021
Date

Call: 951-529-1269