



AGENDA

Middleton Planning and Zoning Commission

Date: Monday, July 8, 2019 Time: 7:00 p.m. Location: 6 N. Dewey Ave., Middleton ID

1. Call To Order - Pledge of Allegiance
2. Roll Call
3. Information Items
4. Action Items
 - A. Consider approving minutes of May 13, 2019 regular meeting.
 - B. Consider approving a request by Mineral Rights Leasing ID LLC to approve a preliminary plat for the Crescent Lake Subdivision consisting of 105 single-family dwelling lots on 35.13 acres. The subject property is located at 23223 Kingsbury Rd. on the West side of the road.
 - C. Consider approving a design review permit for EMJ Building at 21817 Cobalt Ave., Middleton Idaho. The subject property is located along the Southwest corner in Middleton Industrial Park.
5. Public Comments
6. Commission/Staff Comments
7. Adjourn

Posted by: Bruce Bayne
Bruce Bayne, Planning and Zoning Official

Date: July 3, 2019 at 1:50 p.m.

**MIDDLETON CITY PLANNING AND ZONING
COMMISSION MINUTES
MAY 13, 2019**

The May 13, 2019 Planning and Zoning Commission Meeting was called to order by Vice Chair Waltemate at 7:07 p.m.

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

Action Items

A. Consider approving minutes of April 8, 2019 regular meeting and April 15, 2019 special meeting.

Motion: Motion by Commissioner Springston to approve the minutes for the regular and special meeting was seconded by Commissioner Hutchison and carried unanimously.

B. Consider approving a design review permit for Middleton Physical Therapy at 1020 W. Main Street, Middleton, Idaho. The subject property is located along the Eastern boundary in Wellstone Business Park.

Vice Chair Waltemate called the agenda item and asked if there was anyone representing the project in the audience who would like to speak. **Bret Bishop** the contractor for the project, gave a brief history of the owner of the clinic and the design of the building.

Motion: Motion by Commissioner Springston to approve the design review was seconded by Commissioner Hutchison and carried unanimously.

C. Consider recommending city council approve the preliminary plat for Middleton Cemetery No. 3 (Third Addition).

Vice Chair Waltemate called the agenda item and Planning and Zoning Official Bruce Bayne gave a short staff report. **Carl Porter** from Sawtooth Surveying then gave a very brief overview of the application and the request.

Motion: Motion by Commissioner Hutchison to approve the application was seconded by Commissioner Springston and carried unanimously.

D. Public Hearing: Consider recommending city council approve Ordinance No. 620 of the City of Middleton, Canyon County, Idaho, amending Title 5 of the Middleton city code updating the general zoning provisions, modifying and updating the rules and notes in the land use, setback and area tables, updating preliminary and final plat requirements; updating design and development standards; updating required road and utility improvements;

deleting standards for mobile home parks; making other minor modifications and providing an effective date.

Vice Chair Waltemate called the agenda item and opened the public hearing at 7:23 p.m. before City Attorney Chris Yorgason read through the purposed changes to the Middleton City Code.

James Gray stated that the R-3 requirements should stay consistent and not be bent for developers and that the developers need to help pay for intersections that their traffic directly impacts such as Duff and Highway 44.

Mike Graefe agreed with Mr. Gray and stated that the rules and regulations of the city need to be followed and if the developers do not want to build in the city limits then so be it.

Vice Chair Waltemate declared the public hearing closed at 8:06 p.m., a brief Commission discussion followed.

Motion: Motion by Commissioner Springston to recommend City Council approve Ordinance No. 620 with the exception of section 5-4-11-2 paragraph A which needs to have further clarification regarding R-2 and R-3 zoning was seconded by Commissioner Hutchison and carried unanimously.

Public Comments, Commission/Staff Comments: none.

Adjourn

Vice Chair Waltemate adjourned the meeting at 8:21 p.m.

ATTEST:

Janet Gregory, Chairwoman

Dawn M. Dalton, Deputy Clerk
Approved: June 10, 2019

4B

ADMINISTRATIVE REVIEW AND REPORT

Middleton Planning and Zoning Commission

Crescent Lake Subdivision

APPLICATION SUMMARY

An application from Mineral Rights Leasing ID LLC for preliminary plat approval of Crescent Lake Subdivision. The proposed preliminary plat consists of 105 single-family dwellings on approximately 35.13 acres of vacant land located South of The Lakes Subdivision – Phase 1 on the West side of Kingsbury Road.

Applicant: Mineral Rights Leasing ID LLC
2001 S Main St #2000
Salt Lake, Utah 84111

Representative: KM Engineering LLP – Sabrina Durtschi
9233 W State Street
Boise, Idaho 83714

1. **APPLICATION:** The application was accepted by the City on June 21, 2019.

2. **NOTICE OF THE SUBDIVISION:**
Letters to Agencies: June 21, 2019
Letters to Owners of Property within 300': June 21, 2019

3. **APPLICABLE CODES AND STANDARDS:**
Idaho Code 67-6512
Middleton City Code (MCC) 1-14-2, 1-15-1, and 5-4-4

4. **PLANNING AND ZONING REVIEW COMMENTS:**

The subject property was annexed in 2005 and is zoned R-3, three residential units per gross acre. The proposed preliminary plat complies with that zoning density standard.

Proposed lots range in size from 8,012 to 18,996 square feet. As currently displayed the 75 feet of frontage required along a publicly-maintained road cannot be confirmed.

Road names comply with MCC 5-4-10-2.J.2, except one plan sheet shows Riley Ave. in the same location as Contorta Point Ave on another plan sheet and Cornell Street, which needs to be labelled and is along the South boundary of the subdivision.

Cluster mailboxes are required according to the attached correspondence from the Middleton Post Master and the United States Postal Service regional office and are not shown on the preliminary plat.

MCC 5-4-3 requires developer to prepare and submit for city approval a traffic analysis and payment of proportionate share of traffic impact intersections. As this subdivision was once a part of a larger development the traffic improvements and prorated share has previously been determined and the requirements shall be completed by this subdivision.

City Planning and Zoning Review Comments: See attached red-lined plans dated June 27, 2019.

City Engineer Review Comments: See attached red-lined plans dated June 28, 2019.

Written Agency Responses Received to Date: none.

Written Comments From Landowners Received to Date: There have been 19 landowners who have submitted letters to the city in opposition to this subdivision, with the following areas of concern:

- Crescent Lake owners using other HOA amenities
- Domestic water well capacity and added use
- Development consistency with the surrounding area
- Crescent Lake subdivision having access to The Lakes and Lakes at Telaga
- Loss of benefit or bargain
- Devalue of homes in adjacent subdivisions
- Greenspace and parks promised by previous developments
- Additional traffic
- Schools
- Adjacent land owners purchasing in this area because of the larger lot sizes
- Promises made by previous developers, 70 additional homes

Two of those 19 has since sent a revised letter in support of this subdivision. Several people have inquired at city hall to see the proposed plat.

5. CONCLUSION

The proposed preliminary plat complies with most of the city's code and standards. If the Planning and Zoning Commission recommend that the City Council approve the preliminary plat, it is recommended to be with the following conditions.

1. City of Middleton municipal domestic water, fire flow and sanitary sewer services are extended to serve the subdivision.
2. Show cluster mailbox location(s) on the plat (not by note).
3. Developer prepares and submit for city approval and payment of proportionate share of traffic impact at all required intersections: Cornell Street roundabout, Kingsbury Road and State Highway 44. Design and construct right and left turn lanes from

Highway 44 onto Kingsbury Rd. Dedicate right-of-way for traffic-control improvements at the Kingsbury / Cornell intersection. Pay \$125,000 to the City of Middleton as pro rata share of Kingsbury / Cornell intersection for the approximate 160 acre development, aka Lakes at Telaga and the Lakes, which obligation has been assumed by development of this 35.13 acre project. Design and construct improvements to Kingsbury Road as required by Canyon Highway District No. 4.

4. The applicant shall confirm 75' minimum lot frontages, measured at the building setback line per city code.
5. Build a city street connection to The Lakes and Lakes at Telaga subdivisions so that those subdivisions have two code required access points.
6. Corrections identified by the City Engineer and Planning and Zoning Official are made.

Drafted by: Bruce Bayne
Date: July 8, 2019



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 and Zoning Department

Land Use Application

Rev: 4/24/2019

Fee Paid: \$ 3,000.00

Application Accepted by: BB

Date Application Accepted: 06/21/19

Applicant:

Mineral Rights Leasing ID LLC 208-989-6190 jamesbrobertsllc@gmail.com
Name Phone Email
2001 S Main Street #2000 Salt Lake, Utah 84111
Mailing Address City, State Zip

Representative:

KM Engineering LLP - Sabrina Durtschi 208-639-6939 sdurtschi@kmengllp.com
Name Phone Email
9233 W State Street, Boise Idaho 83714
Mailing Address City, State Zip Code

PUBLIC HEARINGS**

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

PUBLIC MEETINGS*

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

PUBLIC HEARINGS**

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

* **Public Meetings:** Individuals have a right to observe, 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 neighborhood meeting or public hearing.

** **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.

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

Subdivision or Project Name: Crescent Lake Subdivision

Site Address: 23223 Kingsbury Road Total Acres: 35.19

Crossroads: Kingsbury Road

Existing Zoning: R-3

Proposed Zoning: No changes

Floodplain Zone: N/A

Hillside (grades exceeding 10%): N/A

James Roberts
Applicant's Printed Name

6-21-19
Date

[Signature]
Applicant's 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 and Zoning Department

Land Use Application

Rev: 4/24/2019

Fee Paid: \$ _____

Application Accepted by: _____

Date Application Accepted: _____

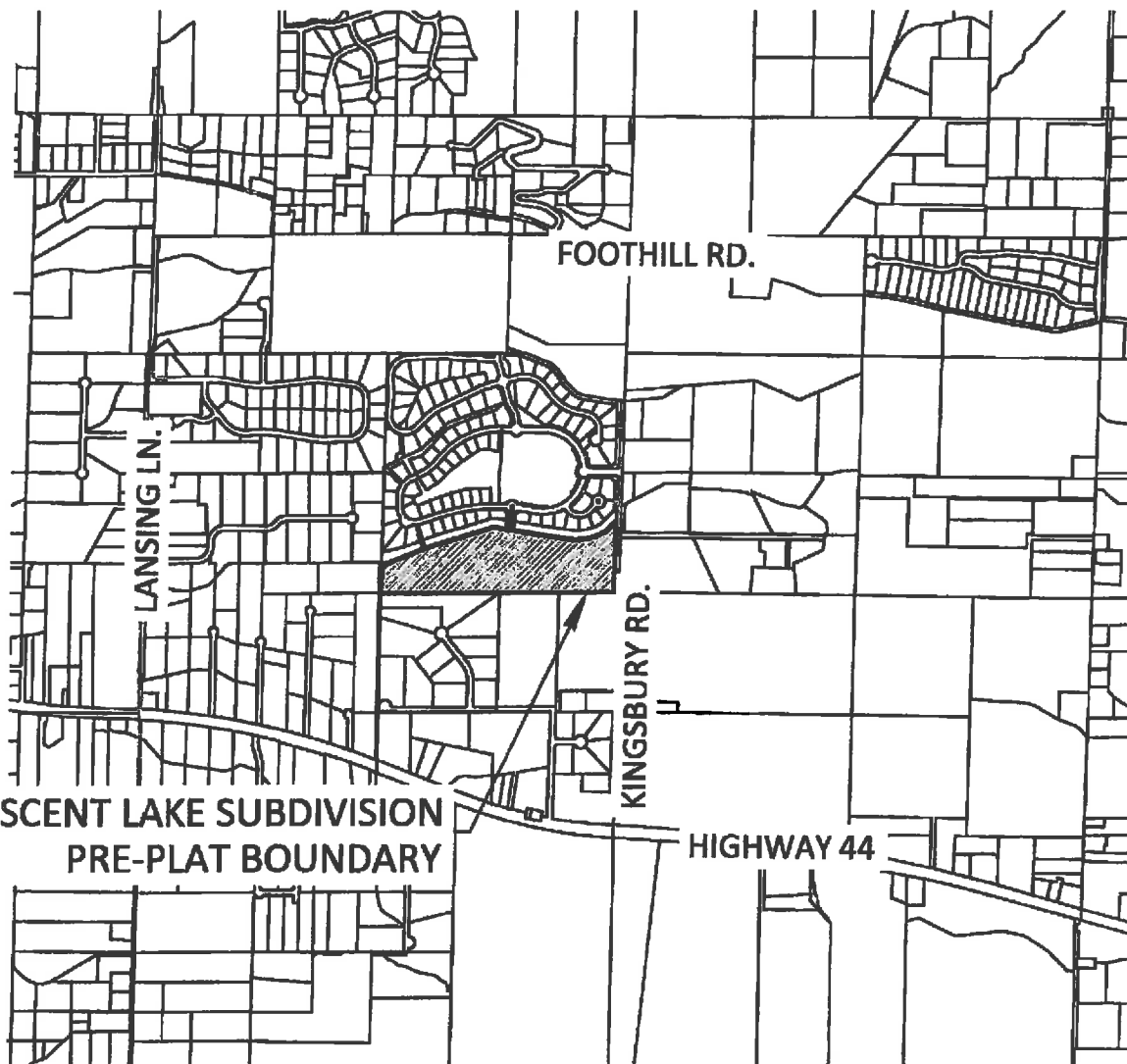
Checklist - A complete Planning and Zoning Application must include the following.

- ✓ ☒ **Application Form**
- ✓ ☒ **Application Fee** (see Fee Schedule). Note: City Engineer and City Attorney expenses incurred by the city throughout the approval process that are related to relating to this Application are billed to the applicant in addition to the Application Fee. 2000 Applicant Initial
- ✓ ☒ **Vicinity Map:** attach an 8 ½" x 11" map showing the subject property in relation to land around it that includes the nearest public roads.
- ✓ ☒ **Narrative:** describe and explain your request, anticipated adverse impacts on neighbors, and other information helpful to decision-makers. Please attach the following if applicable.

Applicable Not Applicable

- | | | |
|---------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Describe how request is consistent with comprehensive plan (for annexation, zoning, comprehensive plan or ordinance amendments only) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Design review materials and information (design review application only) |
| ✓ <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed preliminary plat, <u>drainage calculations</u> , traffic impact study |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed construction drawings (construction plans application only) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed final plat (for final plat application only) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed development agreement |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Worksheet (for special use permit or variance only) |
- STILL TO COME*

- ✓ ☒ **Proof of Ownership or Owner's Consent:** attach a copy of landowner's deed and, if applicable, a letter from the landowner that authorizes the applicant to file an application.
- ✓ ☒ **Property Boundary Description** including reference to adjoining road and waterway names that is signed and stamped by a land surveyor registered in the State of Idaho. If more than one zoning designation is being requested, separate legal descriptions are required for each zoning designation.
- ✓ ☒ **Neighborhood Meeting:** If applicable, attach original sign-up sheet.
- ✓ ☒ **Mailing Labels:** Adhesive mailing labels containing the names and addresses of property owners within 300 feet of the external boundaries of the subject property (available at Canyon County Assessor's office or title companies). Two(2) sets if application requires a public hearing.
- ☒ **Complete Application** (City use only: check box and Initial if Application is complete): BB



ENGINEERS . SURVEYORS . PLANNERS

9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DATE: 5/20/19
PROJECT: 19-070

SHEET:
1 OF 1



0 2000 4000 6000
Plan Scale: 1" = 2000'

CRESCENT LAKE SUBDIVISION
MIDDLETON, IDAHO

VICINITY MAP



June 21, 2019
Project No. 19-070

City of Middleton
Planning and Zoning Department
1103 W Main Street
Middleton, Idaho 83644

RE: Preliminary Plat Application for Crescent Lake Subdivision

Dear Planning Staff,

On behalf of my Client Mineral Rights Leasing ID LLC, I have the pleasure of submitting Crescent Lake Subdivision a Preliminary Plat Application. The site is located at 23223 Kingsbury Road just south of The Lakes Subdivision. This application has been submitted per the standards set forth in the City of Middleton Idaho City Code and the Middleton Supplement to ISPWC.

Subject Site and Preliminary Plat

As noted, this site is located south of the recorded subdivision The Lakes. This will be a continuation of an area that has been re-developing into single-family residential lots. Between The Lakes Subdivision and our proposed subject site is a drain ditch that creates an adequate buffer and transition to our site.

Crescent Lake subdivision is approximately 35.13 acres and will consist of 105 single-family lots that meet the existing R-3 zoning standards, with an average lot size of 8,901 s.f.

Crescent Lake Subdivision will take access off of Kingsbury Road, the plat will also dedicate 50' right-of-way along the south boundary for any proposed future road extension. All interior streets will meet all local road standards, with attached curb, gutter and sidewalk.

Sewer will be connected via the existing northern manhole located in The Lake Subdivision. Water will be connected through Fountain Ave to an existing water easement to public services.

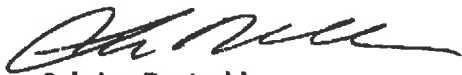
The subdivision has been designed to retain water on site. Drainage run-off will be collected along the Kingsbury Road via retention swales, additionally collection points will be provided by two storm drain ponds within the site. The site will provide pressurized irrigation to the entire subdivision.

Crescent Lake Subdivision design will exceed the open space requirement by providing 12.15% of open space. The ponds will provide double purpose for drainage collection and an amenity with walking paths, sitting benches, and a covered picnic area. Crescent Lake Subdivision open space amenity will provide a thoughtful well-designed open space for neighbors to gather and enjoy the open setting.

Summary

Crescent Lake Subdivision will provide a quality single-family subdivision to a area that has been re-developing over the years. With a range of lot sizes within our application, it will help provide the community of Middleton a variety of housing options. We look forward with working with staff on this application and if you need anything, please do not hesitate to contact me at 208-639-6939 or at sdurtschi@kmengllp.com.

Thanks for your help with this application,



Sabrina Durtschi
Planning Project Manager



Escrow No.: 34601910433-BB

Being re-recorded to correct scrivener's
error in legal

2019-009083
RECORDED
03/07/2019 09:25 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pg#4 HCRETAL \$16.00
TYPE: DEED
FIDELITY NATIONAL TITLE - BOISE
ELECTRONICALLY RECORDED

2019-007637
RECORDED
02/26/2019 08:06 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pg#3 SDUPUS \$15.00
TYPE: DEED
FIDELITY NATIONAL TITLE - BOISE
ELECTRONICALLY RECORDED

WARRANTY DEED

FOR VALUE RECEIVED

LP Lakes, LLC, a Delaware Limited Liability Company

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

Mineral Rights Leasing ID, LLC, an Idaho Limited Liability Company

GRANTEE(S), whose current address is: 2001 S. Main St., #2000, Salt Lake City, UT 84111

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

For APN/Parcel ID(s): 338336100

A parcel of land situated in a portion of the South 1/2 of the Southeast 1/4 of Section 3, Township 4 North, Range 2 West, Boise Meridian, City of Middleton, Canyon County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap monument marking the East 1/4 corner of said Section 3, thence following the easterly line of the Southeast 1/4 of said Section 3, S01°18'13"W a distance of 2,632.18 feet to a found aluminum cap monument marking the Southeast corner of said Section 3, thence leaving said easterly line and following the southerly line of said Southeast 1/4, S89°46'17"W a distance of 60.02 feet to a found 5/8-inch rebar on the westerly right-of-way line of Kingsbury Road and being the POINT OF BEGINNING.

Thence leaving said westerly right-of-way line and following said southerly line, S89°46'17"W a distance of 2,589.79 feet to a found 5/8-inch rebar marking the South 1/4 corner of said Section 3; Thence leaving said southerly line and following the westerly line of said Southeast 1/4, N01°20'32"E a distance of 301.67 feet to a found 5/8-inch rebar marking the Southwest corner of The Lakes Subdivision Phase 1 (Book 44, Page 19, records of Canyon County, Idaho);

Thence leaving said westerly line and following the boundary of said The Lakes Subdivision Phase 1 the following fourteen (14) courses:

1. N68°46'53"E a distance of 617.95 feet to a found 5/8-inch rebar;
2. N73°30'24"E a distance of 685.36 feet to a found 5/8-inch rebar;
3. N89°04'53"E a distance of 45.09 feet to a found 5/8-inch rebar;
4. S80°12'49"E a distance of 117.89 feet to a found 5/8-inch rebar;
5. N05°19'21"E a distance of 188.84 feet to a found 5/8-inch rebar;
6. 62.01 feet along the arc of a circular curve to the left, said curve having a radius of 70.01 feet, a delta angle of 50°45'14", a chord bearing of S84°42'55"E and a chord distance of 60.01 feet to a found 5/8-inch rebar;
7. S05°19'21"W a distance of 193.37 feet to a found 5/8-inch rebar;
8. S80°12'49"E a distance of 142.38 feet to a found 5/8-inch rebar;



Escrow No.: 34601910433-BB

Being re-recorded to correct scrivener's
error in legal

Electronically Recorded
Stamped First Page Now
Incorporated As Part of
The Original Document

WARRANTY DEED

FOR VALUE RECEIVED

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

Mineral Rights Leasing ID, LLC, an Idaho Limited Liability Company

GRANTEE(S), whose current address is: 2001 S. Main St., #2000, Salt Lake City, UT 84111

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

For APN/Parcel ID(s): 338330100

A parcel of land situated in a portion of the South 1/2 of the Southeast 1/4 of Section 3, Township 4 North, Range 2 West, Boise Meridian, City of Middleton, Canyon County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap monument marking the East 1/4 corner of said Section 3, thence following the easterly line of the Southeast 1/4 of said Section 3, S010°10'13"W a distance of 481° 18' 13" W 2,632.18 feet to a found aluminum cap monument marking the Southeast corner of said Section 3, thence leaving said easterly line and following the southerly line of said Southeast 1/4, S89°46'17"W a distance of 50.02 feet to a found 5/8-inch rebar on the westerly right-of-way line of Kingsbury Road and being the POINT OF BEGINNING.

Thence leaving said westerly right-of-way line and following said southerly line, S89°46'17"W a distance of 2,589.79 feet to a found 5/8-inch rebar marking the South 1/4 corner of said Section 3; Thence leaving said southerly line and following the westerly line of said Southeast 1/4, N01°20'32"E a distance of 301.67 feet to a found 5/8-inch rebar marking the Southwest corner of The Lakes Subdivision Phase 1 (Book 44, Page 19, records of Canyon County, Idaho);

Thence leaving said westerly line and following the boundary of said The Lakes Subdivision Phase 1 the following fourteen (14) courses:

1. N68°46'53"E a distance of 617.95 feet to a found 5/8-inch rebar;
2. N73°30'24"E a distance of 685.36 feet to a found 5/8-inch rebar;
3. N89°04'53"E a distance of 45.08 feet to a found 5/8-inch rebar;
4. S80°12'49"E a distance of 117.69 feet to a found 5/8-inch rebar;
5. N05°19'21"E a distance of 188.64 feet to a found 5/8-inch rebar;
6. 62.01 feet along the arc of a circular curve to the left, said curve having a radius of 70.01 feet, a delta angle of 50°45'14", a chord bearing of S84°42'55"E and a chord distance of 60.01 feet to a found 5/8-inch rebar;
7. S05°19'21"W a distance of 193.37 feet to a found 5/8-inch rebar;
8. S80°12'49"E a distance of 142.38 feet to a found 5/8-inch rebar;

WARRANTY DEED

(continued)

9. S81°40'49"E a distance of 450.04 feet to a found 5/8-inch rebar;
10. S83°33'11"E a distance of 124.23 feet to a found 5/8-inch rebar; 11. N83°43'48"E a distance of 122.99 feet to a found 5/8-inch rebar; 12. N74°12'26"E a distance of 105.44 feet to a found 5/8-inch rebar;
13. N82°43'39"E a distance of 114.94 feet to a found 5/8-inch rebar;
14. N44°19'02"E a distance of 160.41 feet to a found 5/8-inch rebar on said westerly right-of-way line;

Thence leaving said boundary and following said westerly right-of-way line, S01°18'13"W a distance of 786.48 feet to the POINT OF BEGINNING.

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.

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

Effective this 22nd day of February, 2019.

LP Lakes, LLC, a Delaware Limited Liability Company
By: Lantana Pacific Investors, LLC, Operating Manager
By: Cambridge Homes, LLC, Managing Member

BY: 
Donald Newell, Managing Member

WARRANTY DEED

(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 22nd day of February, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Donald Newell, known or identified to me to be the person whose name is subscribed to the within instrument, as the Managing Member of Cambridge Homes, LLC, the Managing Member of Landmark Pacific Investors, LLC, the Operating Manager of LP Lakes, LLC a limited liability company and acknowledged to me that he executed the same as such

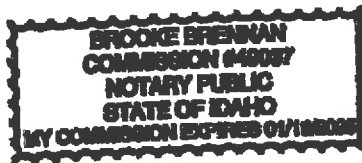
Signature: _____

Name: _____

Residing at: _____

My Commission Expires: _____

(SEAL)





9233 WEST STATE STREET | BOISE, ID 83714 | 208.639.6939 | FAX 208.639.6930

June 21, 2019
Project No. 19-070
Crescent Lakes Subdivision
Legal Description

A parcel of land situated in a portion of the South 1/2 of the Southeast 1/4 of Section 3, Township 4 North, Range 2 West, Boise Meridian, City of Middleton, Canyon County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap monument marking the East 1/4 corner of said Section 3, thence following the easterly line of the Southeast 1/4 of said Section 3, S01°18'13"W a distance of 2,632.18 feet to a found aluminum cap monument marking the Southeast corner of said Section 3, thence leaving said easterly line and following the southerly line of said Southeast 1/4, S89°46'17"W a distance of 50.02 feet to a found 5/8-inch rebar on the westerly right-of-way line of Kingsbury Road and being the **POINT OF BEGINNING**.

Thence leaving said westerly right-of-way line and following said southerly line, S89°46'17"W a distance of 2,589.79 feet to a found 5/8-inch rebar marking the South 1/4 corner of said Section 3;

Thence leaving said southerly line and following the westerly line of said Southeast 1/4, N01°20'32"E a distance of 301.67 feet to a found 5/8-inch rebar marking the Southwest corner of The Lakes Subdivision Phase 1 (Book 44, Page 19, records of Canyon County, Idaho);

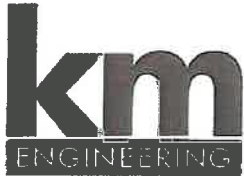
Thence leaving said westerly line and following the boundary of said The Lakes Subdivision Phase 1 the following fourteen (14) courses:

1. N68°46'53"E a distance of 617.95 feet to a found 5/8-inch rebar;
2. N73°30'24"E a distance of 685.36 feet to a found 5/8-inch rebar;
3. N89°04'53"E a distance of 45.09 feet to a found 5/8-inch rebar;
4. S80°12'49"E a distance of 117.69 feet to a found 5/8-inch rebar;
5. N05°19'21"E a distance of 188.64 feet to a found 5/8-inch rebar;
6. 62.01 feet along the arc of a circular curve to the left, said curve having a radius of 70.01 feet, a delta angle of 50°45'14", a chord bearing of S84°42'55"E and a chord distance of 60.01 feet to a found 5/8-inch rebar;
7. S05°19'21"W a distance of 193.37 feet to a found 5/8-inch rebar;
8. S80°12'49"E a distance of 142.38 feet to a found 5/8-inch rebar;
9. S81°40'49"E a distance of 450.04 feet to a found 5/8-inch rebar;
10. S83°33'11"E a distance of 124.23 feet to a found 5/8-inch rebar;
11. N83°43'48"E a distance of 122.99 feet to a found 5/8-inch rebar;
12. N74°12'26"E a distance of 105.44 feet to a found 5/8-inch rebar;
13. N62°43'39"E a distance of 114.94 feet to a found 5/8-inch rebar;
14. N44°19'02"E a distance of 160.41 feet to a found 5/8-inch rebar on said westerly right-of-way line;

Thence leaving said boundary and following said westerly right-of-way line, S01°18'13"W a distance of 786.48 feet to the **POINT OF BEGINNING**.

Said parcel contains 35.134 acres, more or less.





TO: City of Middleton
ATTN: Randal Falkner
ADDRESS: 1103 West Main Street
Middleton, Idaho 83644
RE: Crescent Lake Subdivision

DATE: 6/21/2019
JOB #: 19-070
FROM: Sabrina Durtschi

Please find attached:

COPIES	DATE	PAGES	DESCRIPTION
1	6.21.19	--	Land Use Change Application, Supplements, & Fee
			- Need DRAINAGE CALC'S

Transmitted By

☒ Hand Delivery
☐ Submittal Exchange

☐ Mail
☐ Electronic Transfer

☐ Fax
☐ Pick-up

Transmittal Purpose

☐ For Your Use
☐ As Requested

☒ For Review & Approval
☐ Other: _____

☐ For Signature

Remarks

Hello --

Attached please find a land use change application w/ required items for Crescent Lakes Subdivision for your review. Should you require additional information in order to conduct your review please feel free to give me a call.

Thank you.

CC: _____ Signed: Sabrina Durtschi, Planning Project Manager

If enclosures are not as indicated, please notify us as soon as possible.



5960®

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®Go to avery.com/templates
Use Avery Template 5960

ABRAHAM MICHAEL M
22939 CONRAD CT
MIDDLETON ID 83644

ANGLEN DARREN
8557 SILVERWOOD WAY
MIDDLETON ID 83644

BOEHMKE JOHN
8509 SILVERWOOD WAY
MIDDLETON ID 83644

BRADSHAW MATTHEW V
8554 SILVERWOOD WAY
MIDDLETON ID 83644

BUCHANOK JOHN
8545 SILVERWOOD WAY
MIDDLETON ID 83644

BURNETT FAMILY TRUST
22813 KINGSBURY RD
MIDDLETON ID 83644

BURZOTA RAYMOND AND CALI TRUST
8593 S SILVERWOOD WAY
MIDDLETON ID 83644

COMINIELLO LOUIS D
8521 SILVERWOOD WAY
MIDDLETON ID 83644

CREAGER MATTHEW L
8569 SILVERWOOD WAY
MIDDLETON ID 83644

DRK LLC
11347 W DALLAN CT
BOISE ID 83713

ELDREDGE JONATHAN JAMES
8581 SILVERWOOD WAY
MIDDLETON ID 83644

FENDEL KRISTIN FAMILY TRUST
22838 BUMBLE BEE LN
MIDDLETON ID 83644

FREDERIKSEN DARIN
8626 LEGACY CT
MIDDLETON ID 83644

H & V QUENZER LP
6236 QUENZER LN
STAR ID 83669

HANSON GUY
8605 SILVERWOOD WAY
MIDDLETON ID 83644

HILLIARD KIM
22932 CONRAD CT
MIDDLETON ID 83644

HOMEOWNERS ASSOCIATION INC
1550 HEREFORD ST
EAGLE ID 83616

JONES CHARLES G
8471 SILVERWOOD WAY
MIDDLETON ID 83644

KAYSER EDWIN
8629 LEGACY CT
MIDDLETON ID 83644

KOFOED LANE R
22958 CONRAD CT
MIDDLETON ID 83644

LEIST JIMMY D
8546 SILVERWOOD WAY
MIDDLETON ID 83644

LP LAKES LLC
9740 APPALOOSA RD STE 230
SAN DIEGO CA 92131

LUCICH FAMILY LTD PARTNERSHIP
11334 W MEADOWRIVER DR
STAR ID 83669

MARTIN DENNIS D
23148 STOFFLE LN
MIDDLETON ID 83644

MARTINEZ JOSHUA
8459 SILVERWOOD WAY
MIDDLETON ID 83644

MESKILL SHAY J
8533 SILVERWOOD WAY
MIDDLETON ID 83644

MINERAL RIGHTS LEASING ID LLC
2001 S MAIN ST NO 2000
SALT LAKE CITY UT 84111

MIZOTE AYANO
8565 VIC LN
MIDDLETON ID 83644

NICKOL BERNADETTE S
PO BOX 7666
KALISPELL MT 59904

NUFFER BRAD E
8641 LEGACY CT
MIDDLETON ID 83644



5960®

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®

Go to avery.com/templates
Use Avery Template 5960

PAPALIMB MAMAJEAN TRUST
22965 CONRAD CT
MIDDLETON ID 83644

PLOWRIGHT JESTIN
8617 LEGACY CT
MIDDLETON ID 83644

REYNA CORINA A
8653 LEGACY CT
MIDDLETON ID 83644

SCHUELKE GLENN
8483 SILVERWOOD WAY
MIDDLETON ID 83644

SHAMBLIN CONSTANCE A
8660 LEGACY CT
MIDDLETON ID 83644

SIMENTAL TOMY
23212 KINGSBURY RD
MIDDLETON ID 83644

STEIN ERIK
8412 TELAGA WAY
MIDDLETON ID 83644

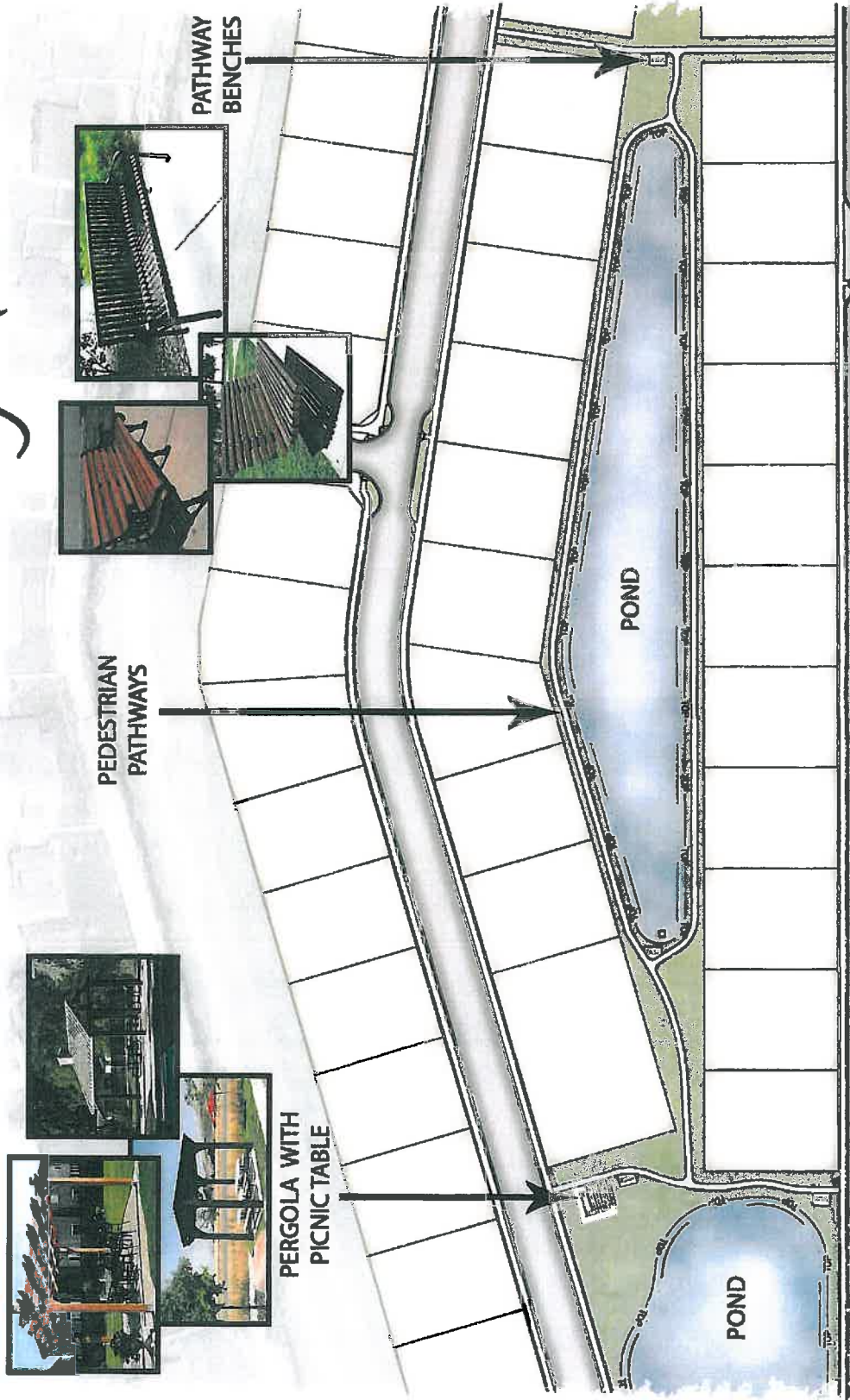
STUTZ KURTIS H
PO BOX 695
STAR ID 83669

THOMPSON RICK A
8495 SILVERWOOD WAY
MIDDLETON ID 83644

VITRUK ALEXANDER
23182 KINGSBURY RD
MIDDLETON ID 83644

WITTMAN ROXANNE
6848 N GOVERNMENT WAY NO 114-52
DALTON GARDENS ID 83815

Crescent Lake - Amenity Exhibit

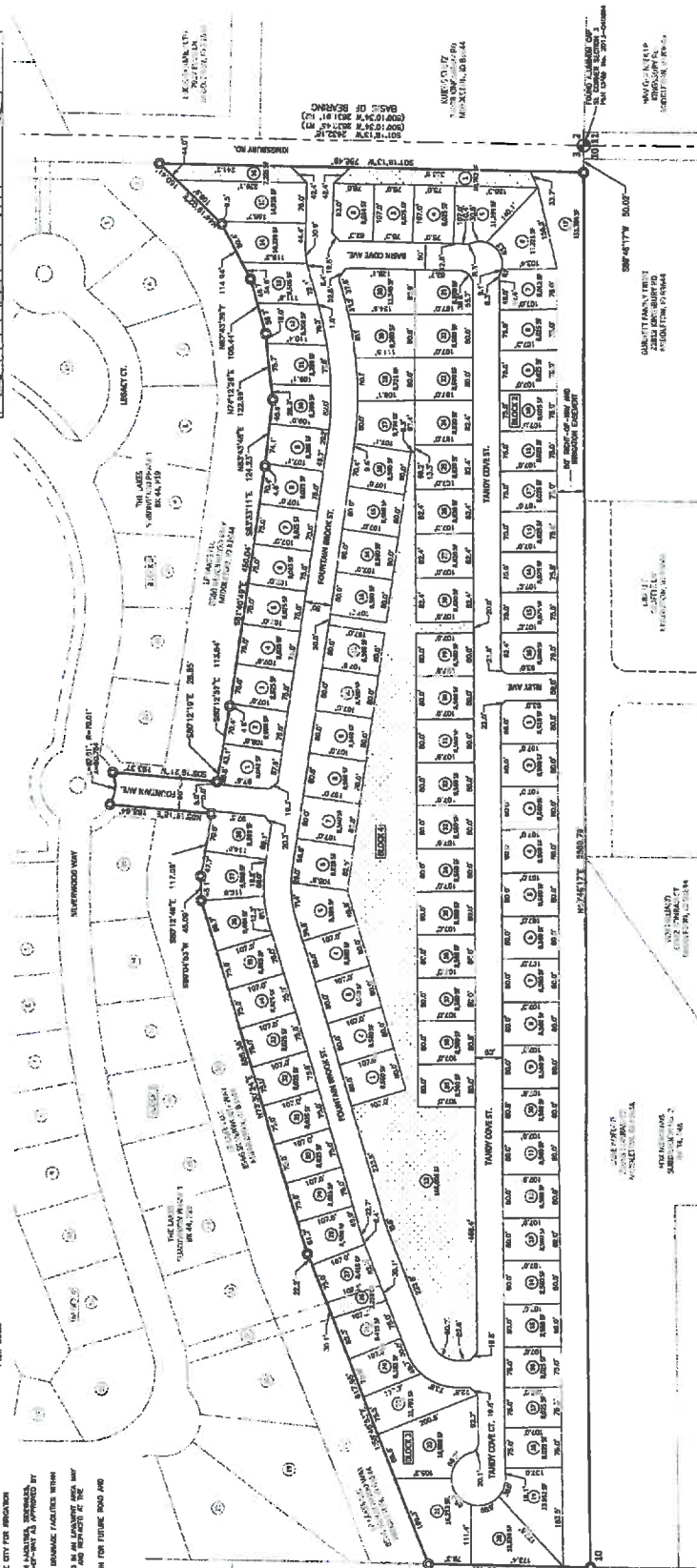
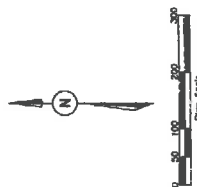


A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4
OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CITY OF MIDDLETON, CANYON COUNTY, IDAHO 2018

VICINITY MAP : 1"=1,000'



CRESCENT LAKE SUBDIVISION
PRE-PLAT BOUNDARY



PREFIMINARY PLAT NOTES

- [illegible]

LEGEND

- _____ BOUNDARY LINE
 _____ OFF-TO-BOUNDARY LINE
 _____ PROPOSED LOT LINE
 _____ FUTURE RIGHT-OF-WAY LINE
 _____ PROPOSED EASEMENT
 _____ COMMON AREA LOT
 _____ FENCED 1/2" INCH INDIAN
 _____ FENCED 3/4" INCH INDIAN

FLUIDITY CONTAINI MOTES

1. ALL SURVEY DATA IS BASED ON THE WOODS STATE PLANE COORDINATE SYSTEM (TOWNSHIP 110S) AND VERTICAL (NAD83) DATUM.

PRIMARY DATA

[illegible]

COMMUNITY AREAS

Block #	Lot #	Lot Area (sq')	Conserved Acres	Spaced (Acres)
1	16	7,266	0.17	
2	1	10,758	0.25	
3	30	3,918	0.07	
4	13	10,388	3.79	

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
SP-1.0	LAYOUT PLAN
SP-2.0	EXISTING CONDITIONS
SP-3.0	CONCEPTUAL ENGINEERING PLAN

DEVELOPER/OWNER
 ARJUNA, NIGEL LAFONG, D. LLC
 40001 S. MAIN ST., 3RD FLOOR
 SUITE 101 LAKE CITY, UTAH 84111
 PHONE: (208) 588-6180
 CONTACT: JAMES ROBERTS
 E-MAIL: jroberts@arjuna.com

ENGINEER/SURVEYOR
 JAY ENGINEERING
 1000 WEST 10TH STREET
 SUITE 200, CHANDLER, AZ 85224
 PHONE: (704) 491-4838
 CONTACT: JACOB STAPLEA, P.E.
 E-MAIL: jstaplea@jayeng.com

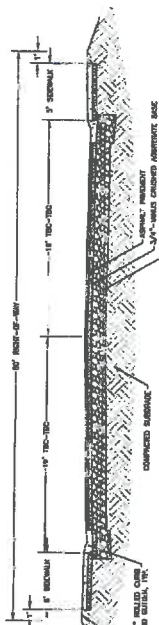
DETERMINING NOT FOR CONSTRUCTION

CRESCENT LAKE SUBDIVISION
LAYOUT PLAN
MIDDLETON, IDAHO



NO. PP1 0

10. PP1



TYPICAL LOCAL STREET SECTION



BBE LIMITED BY ENGINEERING 1000000

- [illegible]

PRELIMINARY NOT FOR CONSTRUCTION

CRESCENT LAKE SUBDIVISION
CONCEPTUAL ENGINEERING PLAN
MIDDLETON, IDAHO

[illegible]

pp3.0



June 21, 2019
Project No. 19-070

City of Middleton
Planning and Zoning Department
1103 W Main Street
Middleton, Idaho 83644

RE: Preliminary Plat Application for Crescent Lake Subdivision

Dear Planning Staff,

On behalf of my Client Mineral Rights Leasing ID LLC, I have the pleasure of submitting Crescent Lake Subdivision a Preliminary Plat Application. The site is located at 23223 Kingsbury Road just south of The Lakes Subdivision. This application has been submitted per the standards set forth in the City of Middleton Idaho City Code and the Middleton Supplement to ISPWC.

Subject Site and Preliminary Plat

As noted, this site is located south of the recorded subdivision The Lakes. This will be a continuation of an area that has been re-developing into single-family residential lots. Between The Lakes Subdivision and our proposed subject site is a drain ditch that creates an adequate buffer and transition to our site.

Crescent Lake subdivision is approximately 35.13 acres and will consist of 105 single-family lots that meet the existing R-3 zoning standards, with an average lot size of 8,901 s.f.

Crescent Lake Subdivision will take access off of Kingsbury Road, the plat will also dedicate 50' right-of-way along the south boundary for any proposed future road extension. All interior streets will meet all local road standards, with attached curb, gutter and sidewalk.

Sewer will be connected via the existing northern manhole located in The Lake Subdivision. Water will be connected through Fountain Ave to an existing water easement to public services.

The subdivision has been designed to retain water on site. Drainage run-off will be collected along the Kingsbury Road via retention swales, additionally collection points will be provided by two storm drain ponds within the site. The site will provide pressurized irrigation to the entire subdivision.

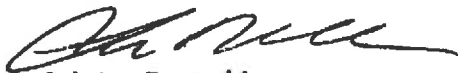
YOUR NARRATIVE SAYS WATER WILL BE CONNECTED TO PUBLIC SERVICES, HOWEVER PLAN PP3-0 STATES "DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE LAKES SUBDIVISION HOA B" WATER MAIN".

Crescent Lake Subdivision design will exceed the open space requirement by providing 12.15% of open space. The ponds will provide double purpose for drainage collection and an amenity with walking paths, sitting benches, and a covered picnic area. Crescent Lake Subdivision open space amenity will provide a thoughtful well-designed open space for neighbors to gather and enjoy the open setting.

Summary

Crescent Lake Subdivision will provide a quality single-family subdivision to a area that has been re-developing over the years. With a range of lot sizes within our application, it will help provide the community of Middleton a variety of housing options. We look forward with working with staff on this application and if you need anything, please do not hesitate to contact me at 208-639-6939 or at sdurtschi@kmengllp.com.

Thanks for your help with this application,



Sabrina Durtschi
Planning Project Manager

CRESCENT LAKE SUBDIVISION PRELIMINARY PLAT

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF MIDDLETON, CANYON COUNTY, IDAHO 2018

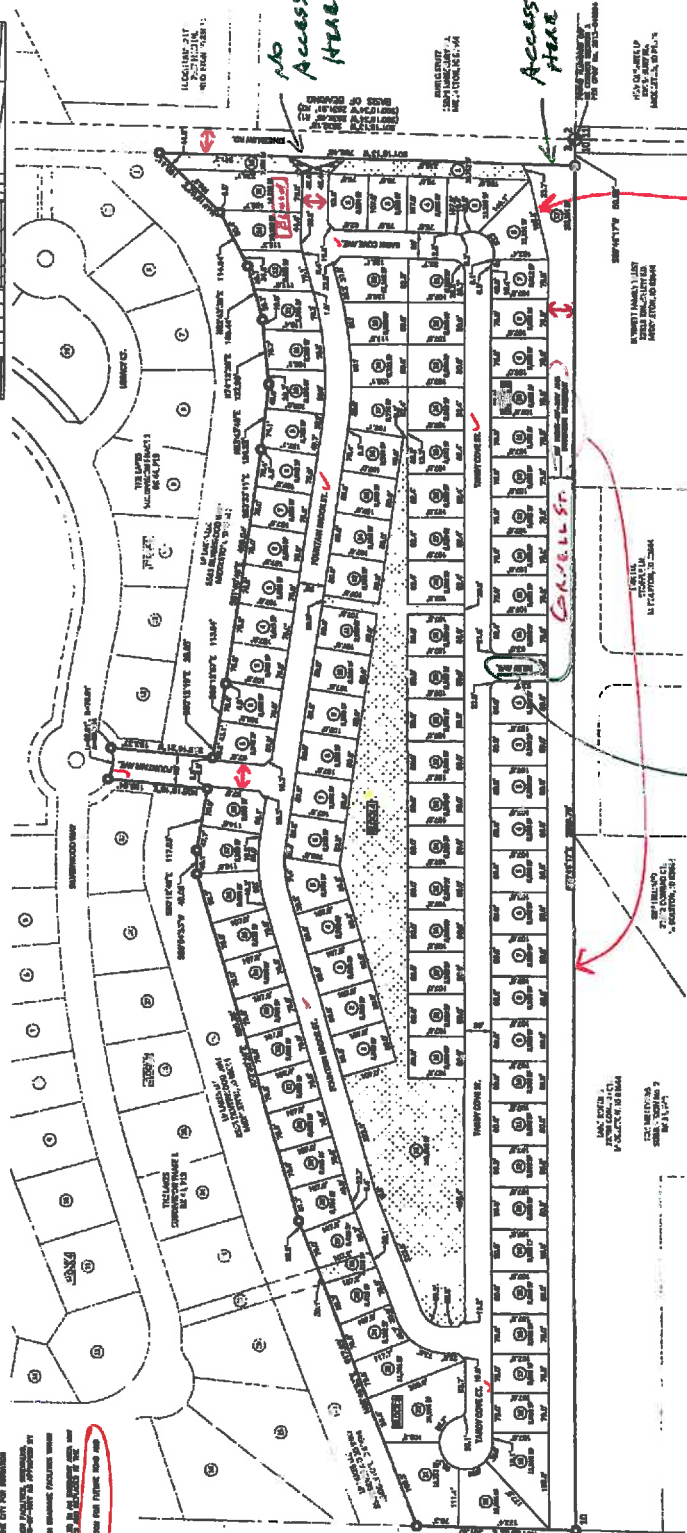
PRELIMINARY PLAT NOTES

1. THE PLAT IS SUBJECT TO THE APPLICABLE ORDINANCES OF THE CITY OF MIDDLETON, IDAHO.
2. THE PLAT IS SUBJECT TO THE APPLICABLE ORDINANCES OF THE CITY OF MIDDLETON, IDAHO.
3. THE PLAT IS SUBJECT TO THE APPLICABLE ORDINANCES OF THE CITY OF MIDDLETON, IDAHO.
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19. THE PLAT IS SUBJECT TO THE APPLICABLE ORDINANCES OF THE CITY OF MIDDLETON, IDAHO.
20. THE PLAT IS SUBJECT TO THE APPLICABLE ORDINANCES OF THE CITY OF MIDDLETON, IDAHO.



CRESCENT LAKE SUBDIVISION PRE-PLAT BOUNDARY

Scale 1" = 100'



Does this March Run about Desert?

Why Name is River? River or Can name River Ave.

Block #	Lot #	Lot Area (sq ft)	Block Area (sq ft)
1	1	10,000	10,000
2	2	10,000	20,000
3	3	10,000	30,000
4	4	10,000	40,000
5	5	10,000	50,000
6	6	10,000	60,000
7	7	10,000	70,000
8	8	10,000	80,000
9	9	10,000	90,000
10	10	10,000	100,000

Block #	Lot #	Lot Area (sq ft)	Block Area (sq ft)
1	1	10,000	10,000
2	2	10,000	20,000
3	3	10,000	30,000
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6	6	10,000	60,000
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5	5	10,000	50,000
6	6	10,000	60,000
7	7	10,000	70,000
8	8	10,000	80,000
9	9	10,000	90,000
10	10	10,000	100,000

PRELIMINARY NOT FOR CONSTRUCTION

CRESCENT LAKE SUBDIVISION

MIDDLETON, IDAHO

PP1.0

Block #	Lot #	Lot Area (sq ft)	Block Area (sq ft)
1	1	10,000	10,000
2	2	10,000	20,000
3	3	10,000	30,000
4	4	10,000	40,000
5	5	10,000	50,000
6	6	10,000	60,000
7	7	10,000	70,000
8	8	10,000	80,000
9	9	10,000	90,000
10	10	10,000	100,000

Block #	Lot #	Lot Area (sq ft)	Block Area (sq ft)
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6	6	10,000	60,000
7	7	10,000	70,000
8	8	10,000	80,000
9	9	10,000	90,000
10	10	10,000	100,000

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5	5	10,000	50,000
6	6	10,000	60,000
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8	8	10,000	80,000
9	9	10,000	90,000
10	10	10,000	100,000

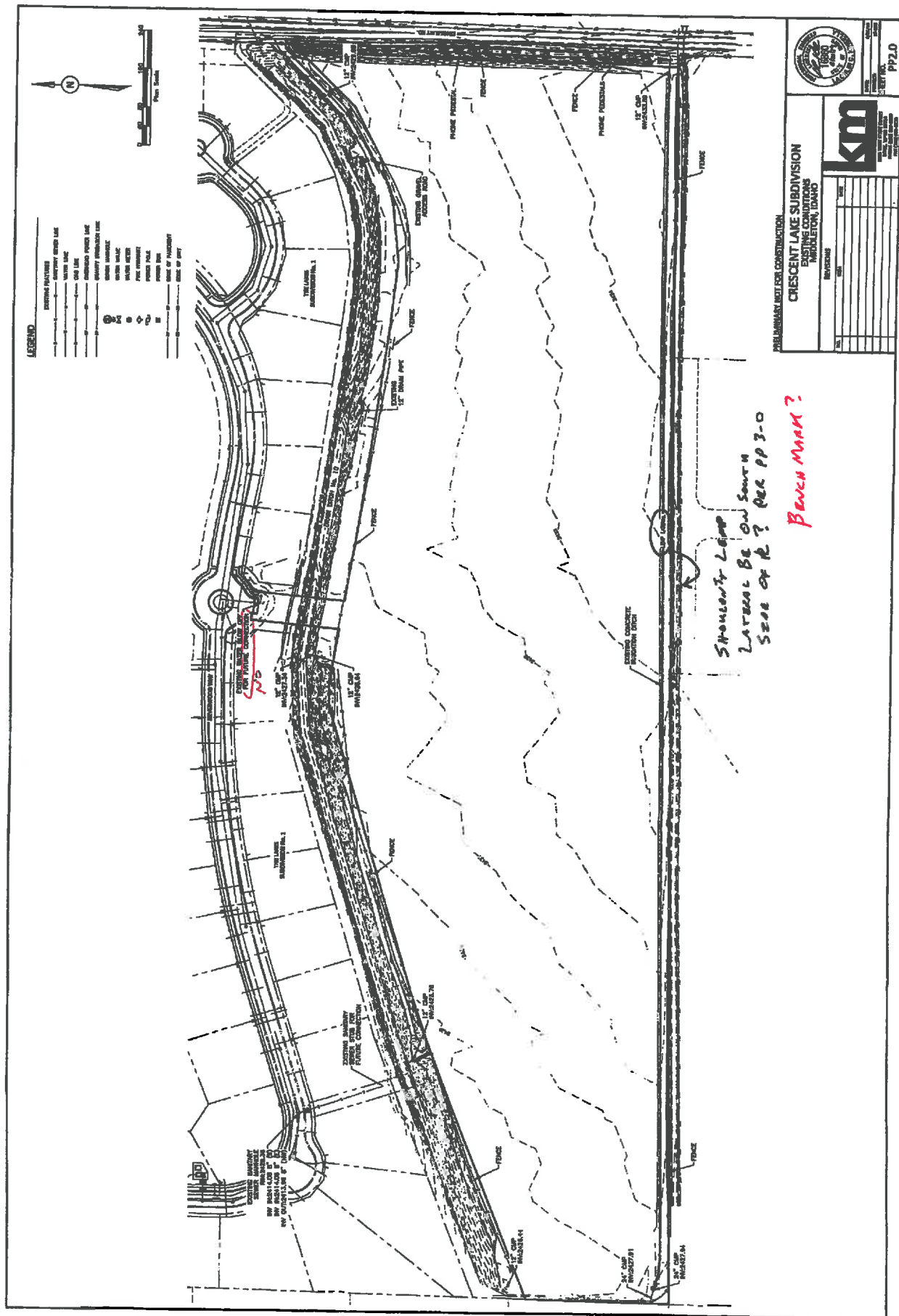
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7	7	10,000	70,000
8	8	10,000	80,000
9	9	10,000	90,000
10	10	10,000	100,000

LEGEND

- 1. ALL SURVEY DATA IS BASED ON THE SURVEY DATA PROVIDED BY THE SURVEYOR.
- 2. ALL SURVEY DATA IS BASED ON THE SURVEY DATA PROVIDED BY THE SURVEYOR.
- 3. ALL SURVEY DATA IS BASED ON THE SURVEY DATA PROVIDED BY THE SURVEYOR.
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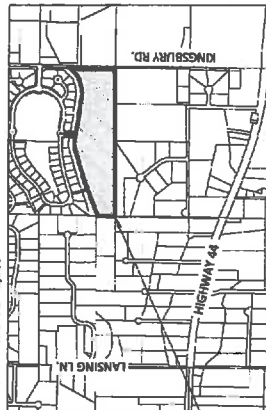
SURVEY CONTROL NOTES

- 1. ALL SURVEY DATA IS BASED ON THE SURVEY DATA PROVIDED BY THE SURVEYOR.
- 2. ALL SURVEY DATA IS BASED ON THE SURVEY DATA PROVIDED BY THE SURVEYOR.
- 3. ALL SURVEY DATA IS BASED ON THE SURVEY DATA PROVIDED BY THE SURVEYOR.
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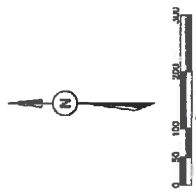


A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4
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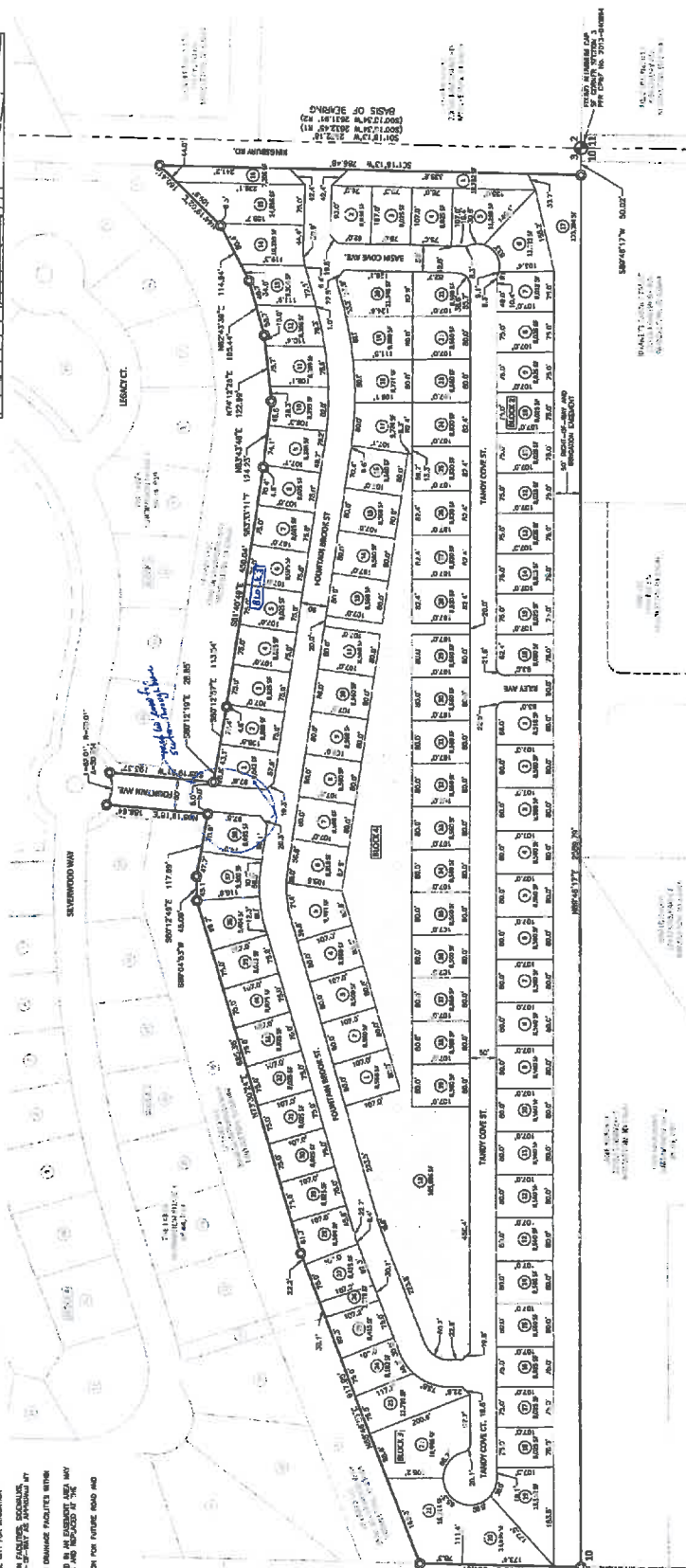
VICINITY MAP : 1"=1,000'



CRESCENT LAKE SUBDIVISION
PRE-PLAT BOUNDARY



- [illegible]











BLOCK #	LOT #	LOT AREA (SQ') 7,300	COMPACTED OPEN SPACE (ACRES) 0.17
1	10		
2	1	12,452	0.25
3	28	3,768	0.07
4	12	105,008	.76

PRELIMINARY PLAT DATA

[illegible]

LEGEND

-  BOUNDARY LINE
 OTTOWA BOUNDARY LINE
 PROPOSED LOT LINE
 FUTURE RIGHT-OF-WAY LINE
 PROPOSED EASEMENT
 COMMON AREA LOT
 1/2" 1/2" NUT REBAR
 1/2" 5/8" NUT REBAR

SURVEY CONTROL NOTES

6. ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (DADO WEST 1103) AND VERTICAL

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP1.0	LAYOUT PLAN
PP2.0	EXISTING CONDITIONS
PP3.0	CONCEPTUAL ENGINEERING

CONCEPTUAL ENGINEERING PLAN

CRESCENT LAKE SUBDIVISION
LAYOUT PLAN
MIDDLETON, IDAHO

[illegible]

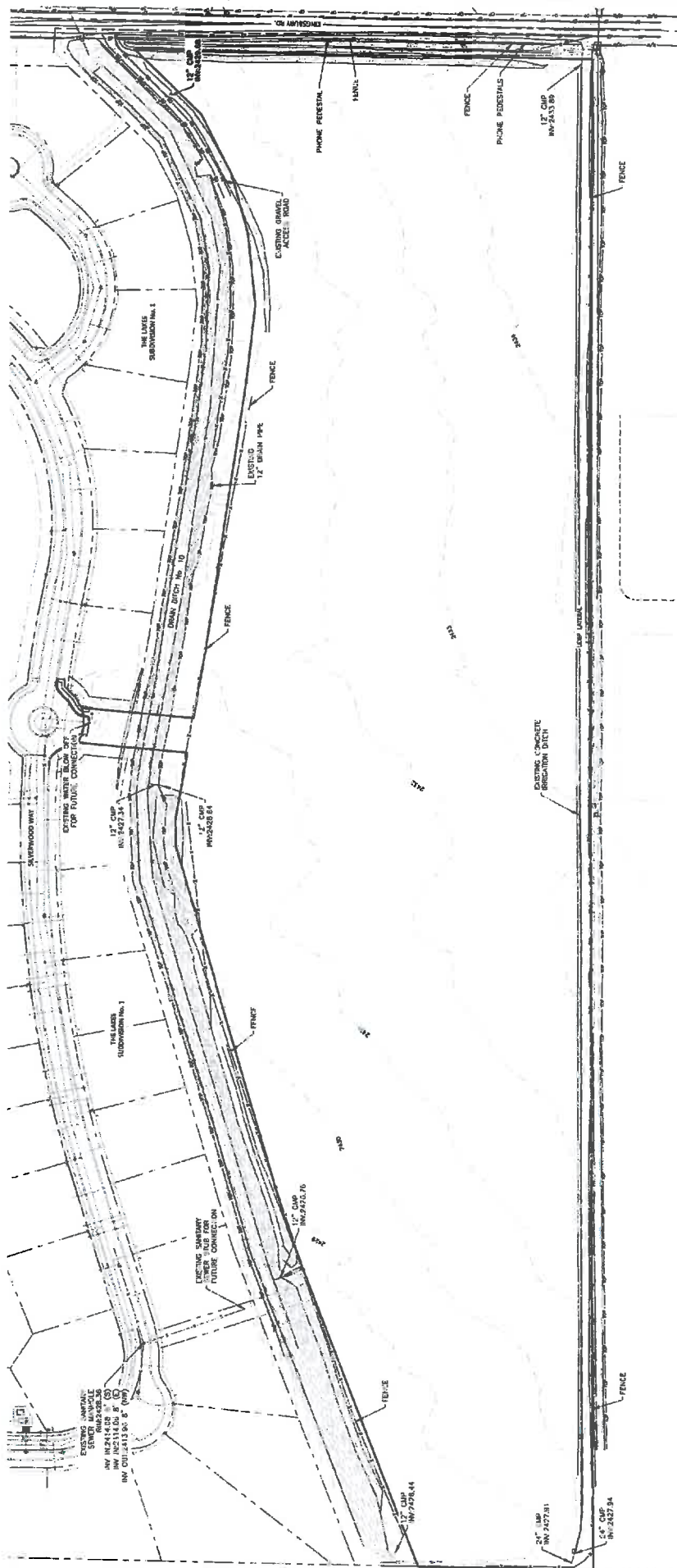
DEVELOPER/OWNER
 CENTRAL ENTERPRISES, LLC
 1000 S. MAIN ST., NO. 2000
 DAILY LAKE, UT 84001
 PHONE (801) 888-8190
 FAX (801) 888-8190
 CONTACT: JAMES ROSSER
 E-MAIL: james@centralenterprises.com

ENGINEER/SURVEYOR
 SOL ENGINEERING
 2032 WEST 2100 ST. STREET
 BOISE, IDAHO 83714
 PHONE (208) 639-4839
 FAX (208) 639-4839
 CONTACT: LACHIN MERTIGA, P.E.
 E-MAIL: lmer@sol-engineer.com



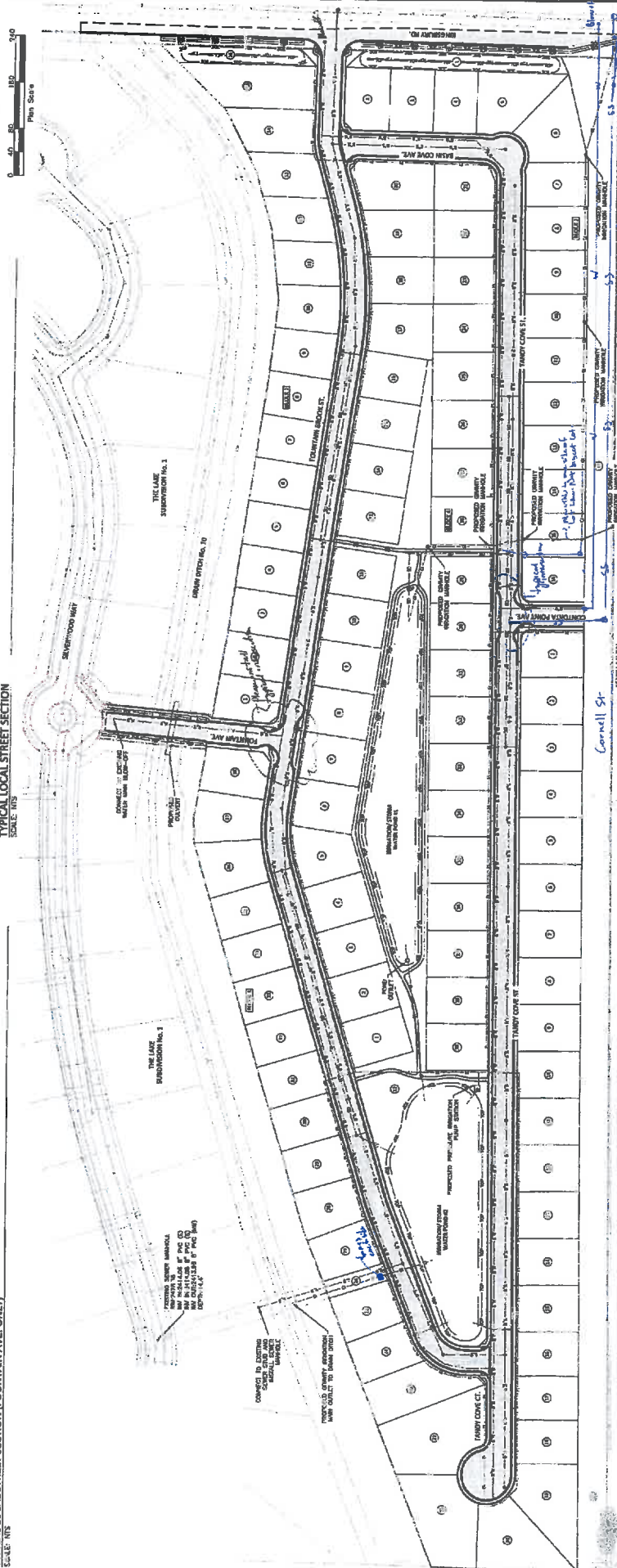
DATE: 07/21/00 13:00
 00000000
 REFNO.
 PP1.0

pls Stamp
for boundary
disinfectant





SCALE: NTS



LEGEND

- [illegible]

Do not as much the water into existing groundwater/irrigation facility. Show water management to be system independent of irrigation need posttreatment

- (1) Add typical section from Kerns bridge.
- (2) These show base of section for units better paying for road.
- (3) Add typical section for South end of - show one or others important to road.
- (4) Place across 41 - middle back of the lot - on line with wing of lot 41.
- (5) Ingegnen cut at end of typical of 41.
- (6) Add section across ingenuen road - show values of 41 & 19 125'.

PRELIMINARY NOT FOR CONSTRUCTION

**CRESCENT LAKE SUBDIVISION
CONCEPTUAL ENGINEERING PLAN**

MIDDLETON, IDAHO

REVISIONS

4179	1704
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PP3.0

Prepared For:

**Mineral Rights Leasing ID, LLC &
The City of Middleton**

Please use a 1-hr 100-yr storm event to calculate volumes. See preliminary plat comments about not combining storm water and irrigation water.



**Crescent Lake
Subdivision**

Middleton, Idaho

**Preliminary Storm
Drainage Report**



Prepared By:

Lachlin Kinsella, P.E.

Project Engineer

KM Engineering, LLP

9233 West State Street

Boise, ID 83714

208.639.6939

lkinsella@kmengllp.com

June 2019

Project No: 19-070



ADMINISTRATIVE REVIEW AND REPORT

Middleton Planning and Zoning Commission

Earle M. Jorgensen (EMJ) Building

SUMMARY OF APPLICATION

An application by Middleton Industrial Park, LLC as landowner for a design review permit for a new building on Lot 3 of Block 1 of the Middleton Industrial Park No. 1 Subdivision, commonly referred to as 21817 Cobalt Ave., Caldwell, Idaho, west of Middleton Road south of Bass Lane. The building's tenant EMJ is a subsidiary of Reliance Steel and Aluminum Company, the largest Metals Service Center company in North America.

Applicant: Middleton Industrial Park, LLC
11299 Bass Lane
Caldwell, Idaho 83605

Representative: Jo Greer
Rule Steel
11299 Bass Lane
Caldwell, Idaho 83605

1. **APPLICATION:** The application was accepted by the City on June 27, 2019.
2. **APPLICABLE CODES AND STANDARDS:** Middleton City Code (MCC) 1-15-8
3. **PLANNING AND ZONING REVIEW COMMENTS:**

A. The Earle M. Jorgensen (EMJ) Building will be a new building located at 21817 Cobalt Ave., Middleton, Idaho. The subject property is zoned M-1, Light Industrial, less intense industrial and manufacturing uses are allowed in that zone.

B. Design review is required for all nonresidential structures and residential

structures containing more than three (3) residences (MCC 1-15-8-1). The intent of design review is to ensure harmony of the building and site with the community design elements of the city (MCC 1-15-8-5).

C. Plans, drawings and materials submitted comply with requirements in MCC 1-15-8-4, and indicate the building will be a large warehouse with roll-up doors on each end for trucks to enter the warehouse to load or unload products, when purchased online, will be shipped throughout north America.

D. Each building should contain three or more of the following community design elements: A-frame or gable, some stucco, brick or rock, vertical or horizontal metal siding or roofing, some timber work, and a public art feature (MCC 1-15-8-5).

1. Community Design Elements. The proposed structure has a gable, vertical metal siding, and metal roofing.

2. Architectural Quality

- The building character for industrial use, initially is clearly defined by architectural features
- Proposed materials, colors and signing continue the style of the other building in the subdivision
- The lot will be fenced (MCC 4-4-1-D-4)
- Exterior lighting will be shielded and downward facing
- Garbage storage areas will be screened from public view and there are no satellite receivers proposed so screening them is not applicable
- The project's materials, colors and signing are compatible with the townscape, surroundings, and structures in the area.

3. Circulation Design

- Driveway access is directly to Cobalt Ave. that connects to Bass Lane, then Middleton Rd., then Highway 44 or Highway 20-26.
- The existing pedestrian and bicycle pathway along Bass Lane will connect to a pathway to be built by others along Middleton Road connecting the subdivision to River Park and downtown.

E. The applicant states "there will be approximately 3 employees in the new building," however, the application states that the building can hold up to 99 occupants based on square footage. The warehouse is highly computerized and mechanized; customers generally will not be coming to the building. As such the building currently shows a total of nine parking stalls, eight regular and one accessible for Americans with Disabilities. This complies with city code (MCC 4-5-11 – industrial use).

4. CONCLUSION

All application materials were received. Building colors and materials are compatible with the surrounding neighborhoods and adjoining structures. The proposed new building includes gable and metal vertical siding "Aztec Blue" with "Polar White" trim and galvanized roofing metal Panel "Factory Finish;" it does not include some stucco, brick or rock, some timber work or a public art feature.

Parking requirements, vehicle and pedestrian traffic circulation comply with city code for three employees. The applicant needs to have marked Americans with Disabilities parking space(s) complying with city code.

This nonresidential building in this industrial subdivision, if constructed as proposed, complies with Middleton's design review standards.

Drafted by: Bruce Bayne

Date: July 8, 2019



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 and Zoning Department

Land Use Application

Rev: 4/24/2019

Fee Paid: \$ 150.00

Application Accepted by: BB

Date Application Accepted: 06/28/19

Applicant:

Middleton Industrial Park, LLC

208.585.3031

Name

Phone

Email

11299 Bass Lane

Caldwell, ID

83605

Mailing Address

City, State

Zip

Representative:

Jo D Greer Rule Steel

208.989.0643

jo@rulesteel.com

Name

Phone

Email

11299 Bass Lane

Caldwell, ID

83605

Mailing Address

City, State

Zip Code

PUBLIC HEARINGS**

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

PUBLIC MEETINGS*

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

PUBLIC HEARINGS**

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

* **Public Meetings:** Individuals have a right to observe, 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 neighborhood meeting or public hearing.

** **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.

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

Subdivision or Project Name: Middleton Industrial Park New EMJ Building

Site Address: 21817 Cobalt Avenue Caldwell, ID 83605 Total Acres: 2.36

Crossroads: Bass Lane & Cobalt Avenue

Existing Zoning: M-1

Proposed Zoning: Industrial

Floodplain Zone: No

Hillside (grades exceeding 10%): N/A

Jo D Greer

06.25.19

Applicant's Printed Name

Date

[Signature]
Applicant's 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 and Zoning Department

Land Use Application

Rev: 4/24/2019

Fee Paid: \$ 150.00 OK 141705

Application Accepted by: _____

Date Application Accepted: _____

Checklist - A complete Planning and Zoning Application must include the following.

- ☒ **Application Form**
- ☒ **Application Fee** (see Fee Schedule). Note: City Engineer and City Attorney expenses incurred by the city throughout the approval process that are related to relating to this Application are billed to the applicant in addition to the Application Fee. MS Applicant Initial
- ☒ **Vicinity Map:** attach an 8 1/2" x 11" map showing the subject property in relation to land around it that includes the nearest public roads.
- ☒ **Narrative:** describe and explain your request, anticipated adverse impacts on neighbors, and other information helpful to decision-makers. Please attach the following if applicable.

Applicable Not Applicable

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Describe how request is consistent with comprehensive plan (for annexation, zoning, comprehensive plan or ordinance amendments only) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Design review materials and information (design review application only) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed preliminary plat, drainage calculations, traffic impact study |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed construction drawings (construction plans application only) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed final plat (for final plat application only) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed development agreement |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Worksheet (for special use permit or variance only) |

- ☒ **Proof of Ownership or Owner's Consent:** attach a copy of landowner's deed and, if applicable, a letter from the landowner that authorizes the applicant to file an application.
- ☐ **Property Boundary Description** including reference to adjoining road and waterway names that is signed and stamped by a land surveyor registered in the State of Idaho. If more than one zoning designation is being requested, separate legal descriptions are required for each zoning designation.
- ☐ **Neighborhood Meeting:** If applicable, attach original sign-up sheet.
- ☐ **Mailing Labels:** Adhesive mailing labels containing the names and addresses of property owners within 300 feet of the external boundaries of the subject property (available at Canyon County Assessor's office or title companies). Two(2) sets if application requires a public hearing.
- ☒ **Complete Application (City use only: check box and Initial if Application is complete):** BB



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 DEPARTMENT

DESIGN REVIEW APPLICATION

Revision: 2/11/2019

Date of acceptance: _____

Accepted by: _____

Fee paid: \$ _____

Middleton City Code (MCC) Title 1 Chapter 15 requires an application and city approval of exterior design of all non-residential buildings.

Landowner:

Middleton Industrial Park, LLC	208.585.3031	
Name	Phone	Email
11299 Bass Lane	Caldwell, ID	83605
Address	City, State	Zip

Representative:

Jo D Greer	Rule Steel	208.989.0643	jo@rulesteel.com
Name		Phone	Email
11299 Bass Lane	Caldwell, ID	83605	
Address	City, State	Zip	

Subject Property:

Address: 21817 Cobalt Avenue Caldwell, ID 83605

Total acres of site: 2.36

Zoning: M-1 Future Land Use Map Designation: Industrial

Floodplain (yes, no): No If yes, a Floodplain Development Permit Application is needed.

Application checklist:

Please refer to code for details to include on each plan or board.

- ☒ Complete application
 - ☒ Application fee
 - ☒ Vicinity map (MCC 1-15-8-4(B))
 - ☒ Site plan (MCC 1-15-8-4(C))
 - ☒ Architectural plan (MCC 1-15-8-4(D))
 - ☒ Sample board (MCC 1-15-8-4(E))
- C 1-00*
top 4
COLOR ELEVATIONS

Jo D Greer
Printed Name


Signature



"45 YEARS OF QUALITY SERVICE"

11299 Bass Lane
Caldwell, Idaho 83605

800 769-5636
208 585-3031
Fax 208 585-2506

June 26, 2019

City of Middleton
Planning & Zoning Department
1103 West Main Street
Middleton, Idaho 83644
208.585.3133

RE: New Earle M. Jorgensen (EMJ) Building: 21817 Cobalt Avenue Design Review

To whom this may concern:

Rule Steel is pleased to be submitting for the Design Review application for the new Earle M. Jorgensen Company (EMJ) Building. The property is located at 21817 Cobalt Avenue, Caldwell, ID 83605, City of Middleton and is Lot 3 Block 1 of the Middleton Industrial Park (Final Plat recorded 2019-024374 Book 48, Page 27 Canyon County).

The intent of this application will be for the requested approval of the Design Review per the City of Middleton Planning & Zoning Department City Code 1-15-8-1 APPLICABILITY: A design review is required for all nonresidential structures and residential structures containing more than three (3) residences. (Ord. 588, 3-1-2017; amd. Ord. 609, 7-3-2018). The proposed structure consists of 25,200 SF of Warehouse (S-2 Storage) space and 1,500 SF of Office (B Business) space, and adjacent parking lot with 8 parking stalls and 1 accessible parking stall.

The tenant- EMJ- warehouses raw metal product(s) and distributes to local customers. The building will be used Monday through Friday, from 8 a.m. to 5 p.m. The building can hold up to 99 occupants. The use is conducive to the M-1 Light Industrial zoning and will be a pre-engineered metal building structure. This type of structure is located on the north, east, and west (across Middleton Road) sides of the property boundaries; and agricultural use to the south. The building will be provided by Nucor; the main body color will be Aztec Blue with Polar White trim, and Galvalume metal roof (gray metal).

The site will meet the City of Middleton required amenities including; curb, gutter, sidewalk, and street lighting. Storm water retention and disposal will be handled entirely on site; which may be accomplished with valley gutters, swales, or culverts.

We kindly request your consideration for approval of this project as submitted. If you have any questions or require additional information, please do not hesitate to contact me.

Thank you so much for your time,
Have a great day!

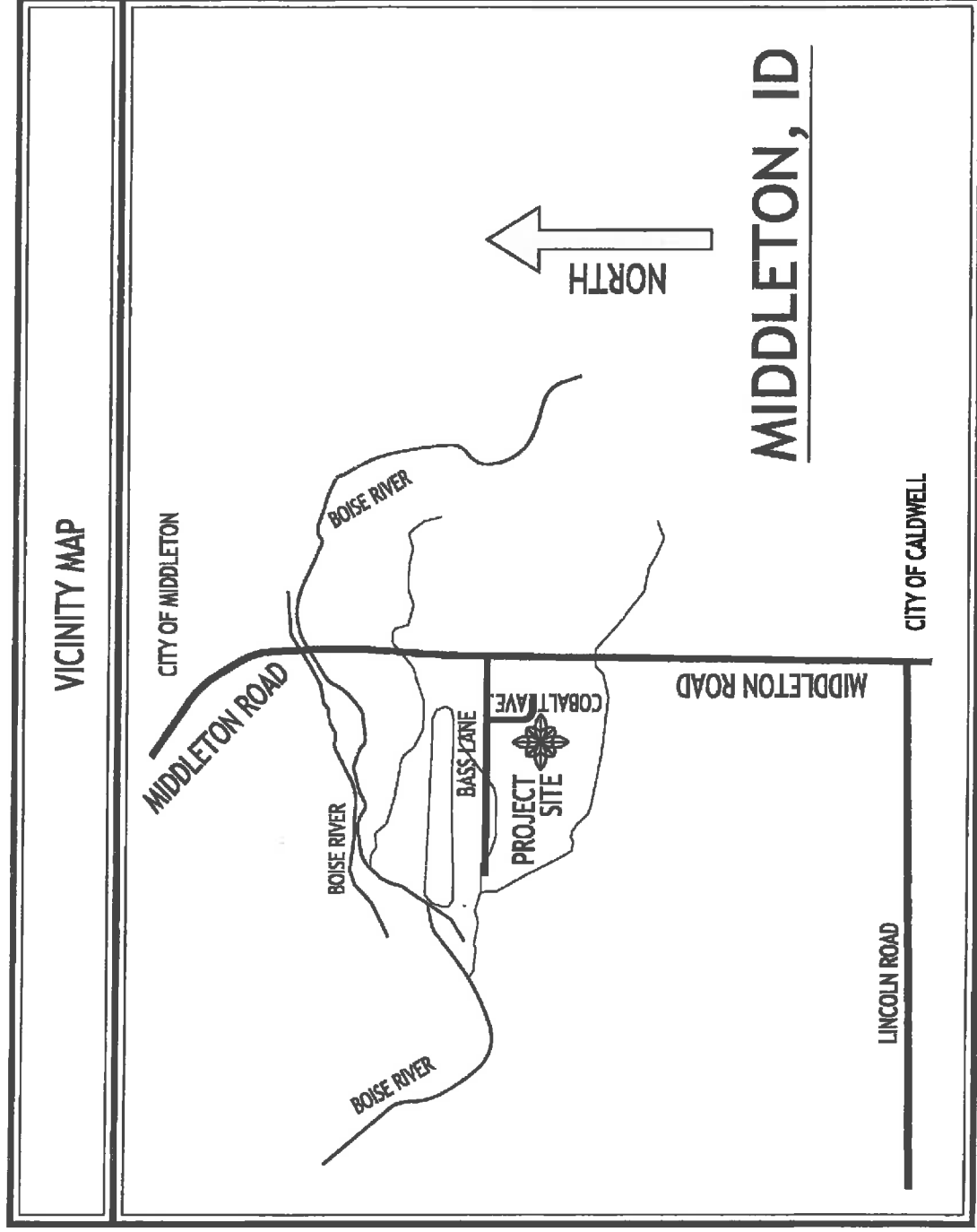
Jo D Greer
Vice President A&C
Rule Steel

EARLE M. JORGENSEN COMPANY

21817 COBALT AVE | MIDDLETON INDUSTRIAL PARK

MIDDLETON • IDAHO

2019



Nucor Standard Panel Paint Systems

WALL

Nucor Classic Wall™



36" Panel Coverage / 26 Gauge*

Nucor Reverse Classic Panel™



36" Panel Coverage / 26 Gauge*

Nucor Accent Panel™



36" Panel Coverage / 26 Gauge*

ROOF

Nucor CFR™



24" Panel Coverage / 24 Gauge*

Nucor Classic Roof™



36" Panel Coverage / 26 Gauge*

Nucor VR16 II™



16" Panel Coverage / 24 Gauge*

Our Silicone Polyester paint is a two-coat system that utilizes cool coating technology and offers superior quality and durability.

Colors shown are representative of actual colors offered and are NOT intended for matching purposes. Exact color match should be made from metal color chip samples.

Initial Solar Reflectance (IR) is the fraction of the total solar energy that is reflected away from a surface. To be considered "cool", products must have a Solar Reflectance of at least .25.

Initial Thermal Emittance (IE) is the relative ability of the roof panel to radiate absorbed heat.

Solar Reflectance Index (SRI) is calculated by using the values of solar reflectance, thermal emittance, and a medium wind coefficient. The higher the SRI value, the lower its surface temperature and consequently, the heat gain into the building.

Galvalume™ gutters, rake, and downspouts are available as an upgrade. Galvalume™ ratings are .680 Initial Solar Reflectance (IR), .10 Initial Thermal Emittance (IE), and 55 Solar Reflectance Index (SRI).

Base angle flash is available in Burnished Slate and Polar White only.

All Standard Silicone Polyester colors shown on this chart feature a 25 year finish warranty. Unpainted Galvalume™ panels feature a 25 year finish warranty. See Warranty Guide for specific warranty information. (Warranties apply only to the finish coat of exterior mounted panels. Backer side primer colors may vary.)

The term "TBS" on the Nucor Order Document refers to "To Be Selected from Standard Nucor Silicone Polyester Colors" as shown on this chart.

In keeping with a continuing program of product improvement, all information contained herein is subject to change without notice.

*Other gauges are available with extended lead times and additional charges.
 ® Galvalume™ is a registered trademark of USMC International, Inc.



www.nucorbuilding.com

BURNISHED SLATE (BS)
 IR: .31 IE: .86 SRI: 32

EVERGREEN (EG)
 IR: .26 IE: .86 SRI: 25

AZTEC BLUE (AB)
 IR: .25 IE: .86 SRI: 24

BRICK RED (BR)
 IR: .32 IE: .85 SRI: 53

SAGEBUSH TAN (ST)
 IR: .47 IE: .85 SRI: 53

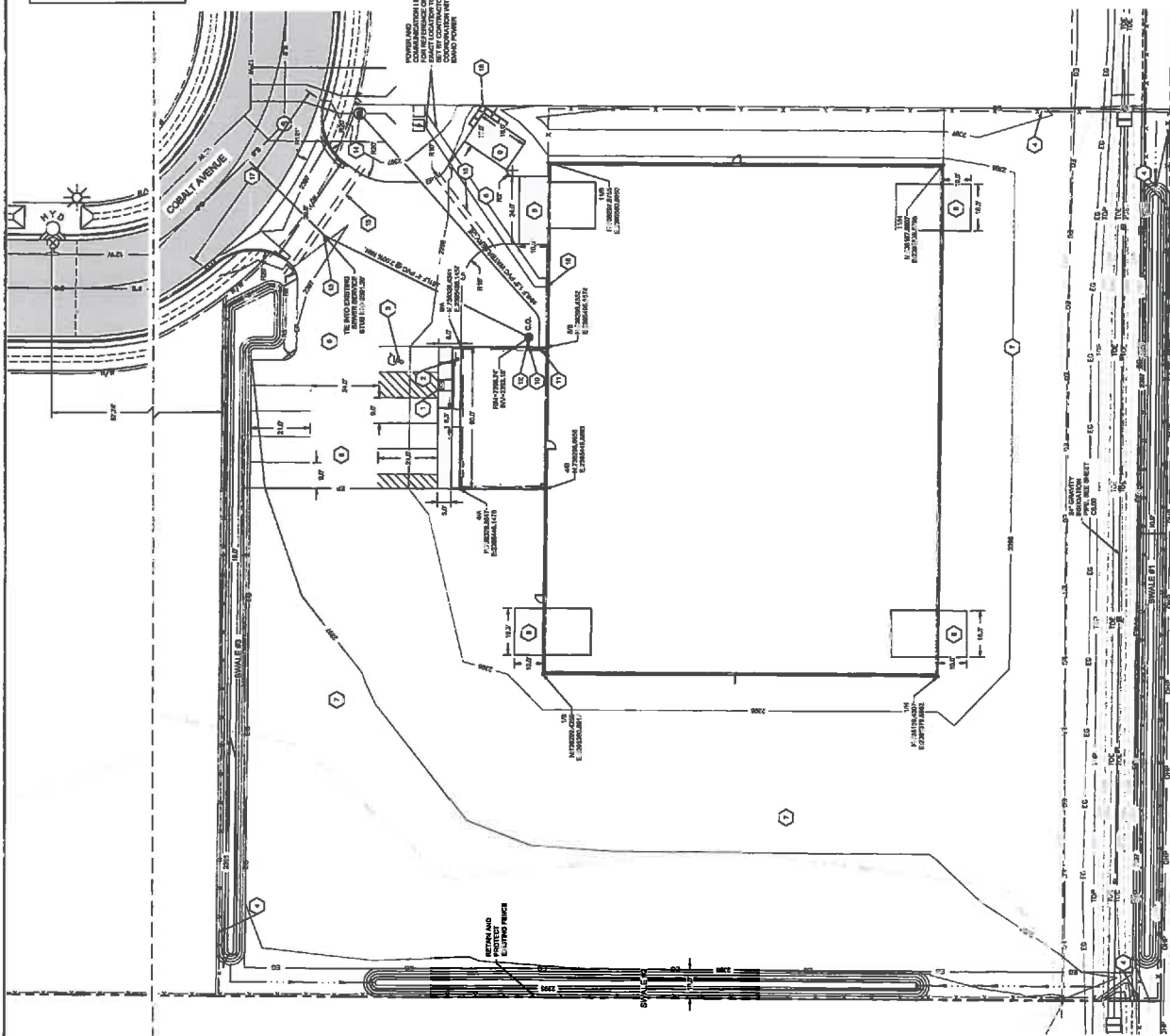
FOX GRAY (FG)
 IR: .43 IE: .83 SRI: 47

LIGHTSTONE (LS)
 IR: .59 IE: .87 SRI: 70

POLAR WHITE (PW)
 IR: .66 IE: .86 SRI: 79

BUILDING

TRIM



811
CALL BEFORE YOU DIG!
CALL TOLL FREE
PRIOR TO COMMENCING
UNDERGROUND WORK
DIAL: 811

- NOTES**
1. ALL PAYMENT MEMORANDUMS SHALL BE NOTICED PER MITED.
 2. THE CONDITIONS ARE TO BE MADE OF CARD UNDER OF THESE NOTED.
 3. FOR ARCHITECTURAL PLAN FOR DETAILS ON CONCRETE SLAB, TRUSS ROOFING, AND CONCRETE REINFORCEMENT, SEEING AND JOINTING, ATTACHED TO THE BUILDING.
 4. THE BUILDING STRUCTURES, AN IMPROVED PLAN OF THE IMPROVED AND NOTICED, AND IN 2013 SHALL BE CONSIDERED PART OF THE IMPROVED DOCUMENT.
 5. FOR THE ARCHITECTURAL PLAN FOR CONTINUATION OF UTILITIES INTO BUILDING.
 6. THE IMPROVED ALL LATEST UTILITIES UNDER CITY OF CHICAGO NOTED IN THIS PLAN SET.

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T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2611 S. TITANIUM PLACE
MERRIDALE, IDAHO 83642-6703
PHONE: (208) 332-2288
WWW.T-O-ENGINEERS.COM
BOISE • COODY • L. CLURE DRAFTER & KENNETH CITY
SPOKANE • MARYFER • MARYFER

CONSTRUCTION PLANS FOR:
EMJ BUILDING
SITE PLAN

ATTENTION:
1/2" 1

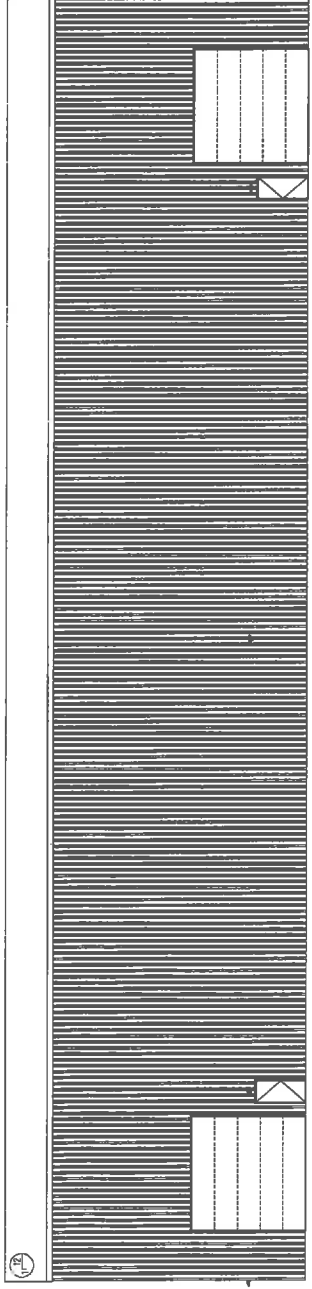
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PROJECT: 1002118
SHEET: 1

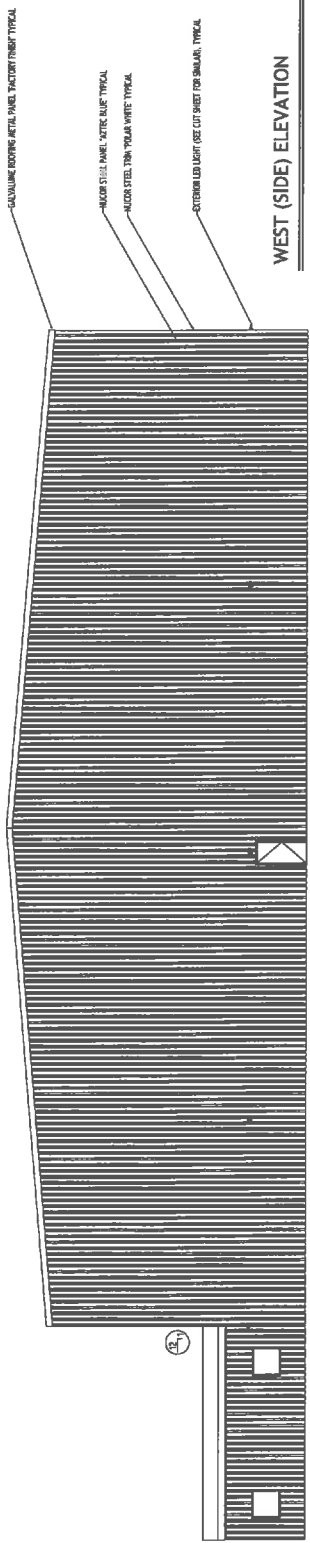
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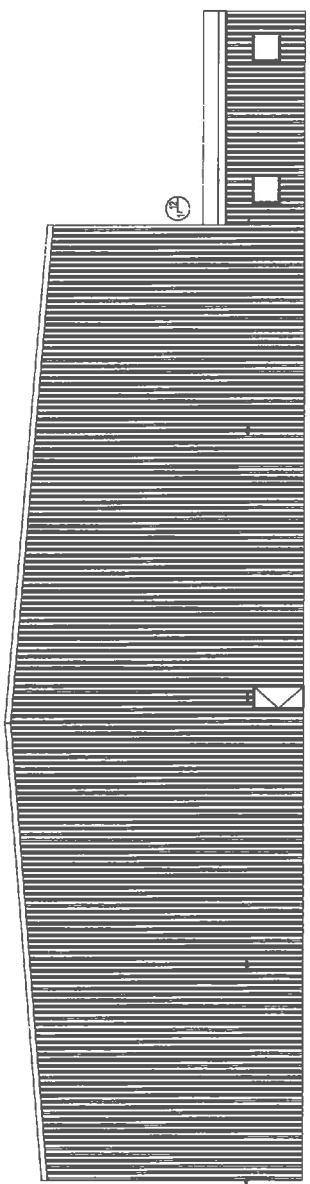
SOUTH (REAR) ELEVATION
SCALE: 1/8" = 1'-0"



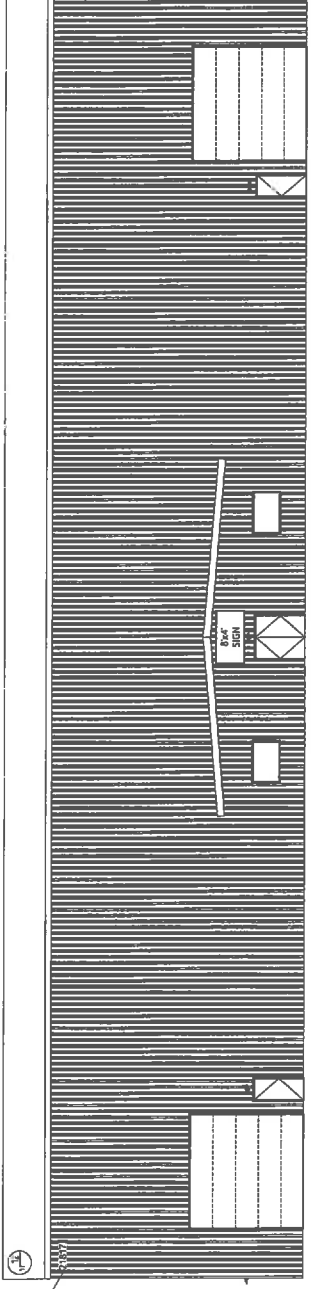
WEST (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"



EAST (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"



NORTH (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"



PRE-ENGINEERED METAL BUILDING PROVIDED BY OWNER

1. PRE-ENGINEERED METAL BUILDING PROVIDED BY OWNER, CONTRACTOR TO INSTALL.
2. ROOFING, SIDING, & EXTERIOR HAN DOORS & WINDOWS PRE-ENGINEERED & INSTALLED WITH BUILDING PACKAGE.
3. OVERHEAD DOORS & ALUMINUM STOREFRONT ARE OWNER PROVIDED & INSTALLED WITH BUILDING PACKAGE.
4. CONTRACTOR TO PROVIDE FLASHING AND TRIM AS REQUIRED, VERIFY PROVIDE ITEMS NOT METAL BUILDING MANUFACTURER.

1" BUILDING SIGN AS CITY OF BOZULON



D-Series Size 1 LED Wall Luminaire



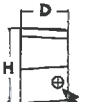
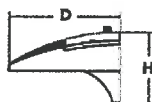
d"series

Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	ELCW Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



For 3/4" NPT side-entry conduit (BBW only)

Catalog
Number

Notes

Type

WL1/WL1E

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA	30K 3000 K	T2S Type II Short	MVOLT ²	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ⁵	Shipped installed PE Photoelectric cell, button type ⁶ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht. ^{1,7} PIRH 180° motion/ambient light sensor, 15-30' mtg ht. ^{1,7} PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc. ^{1,7} PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc. ^{1,7} ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant ^{4,9}
	20C 20 LEDs (two engines) ¹	530 530 mA	40K 4000 K	T2M Type II Medium	120 ³		
		700 700 mA	50K 5000 K	T3S Type III Short	208 ³		
		1000 1000 mA (1 A) ¹	AMBPC Amber phosphor converted	T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	240 ³ 277 ³ 347 ^{3,4} 480 ^{3,4}		

Other Options

Shipped installed	Shipped separately ¹¹
SF Single fuse (120, 277 or 347V) ^{3,10}	BSW Bird-deterrent spikes
DF Double fuse (208, 240 or 480V) ^{3,10}	WG Wire guard
HS House-side shield ¹¹	VG Vandal guard
SPD Separate surge protection ¹²	DDL Diffused drop lens

Finish (required)

DDBXD Dark bronze	DSSXD Sandstone	DWHGXD Textured white
DBLXD Black	DDBTXD Textured dark bronze	DSSTXD Textured sandstone
DNAXD Natural aluminum	DBLBXD Textured black	
DWHXD White	DNATXD Textured natural aluminum	

Accessories

Ordered and shipped separately:

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXWTWG U	Wire guard accessory
DSXWTVG U	Vandal guard accessory

NOTES

- 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
- Not available with SPD.
- Not available with ELCW.
- Also available as a separate accessory; see Accessories information.
- Not available with ELCW.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFIM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
	530 mA	19W	ASYDF	1,262	1	0	1	97	1,354	1	0	1	104	1,363	1	0	1	105	797	0	0	1	61
			T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
	700 mA	26W	TFIM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
			ASYDF	1,831	1	0	1	96	1,966	1	0	1	103	1,978	1	0	1	104	1,127	0	0	1	59
			T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
	1000 mA	39W	T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFIM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
			ASYDF	2,337	1	0	1	90	2,510	1	0	1	97	2,525	1	0	1	97	1,376	1	0	1	53
			T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
20C (20 LEDs)	350mA	23W	T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFIM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
			ASYDF	3,284	1	0	2	84	3,527	1	0	2	90	3,549	1	0	2	91	1,992	1	0	1	51
			T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
	530 mA	35W	T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFIM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
			ASYDF	2,514	1	0	1	109	2,699	1	0	1	117	2,716	1	0	1	118	1,584	1	0	1	69
			T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
	700 mA	46W	T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFIM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
			ASYDF	3,636	1	0	2	104	3,904	1	0	2	112	3,928	1	0	2	112	2,232	1	0	1	64
	1000 mA	73W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFIM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
			ASYDF	4,624	1	0	2	101	4,965	1	0	2	108	4,996	1	0	2	109	2,732	1	0	1	59
			T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFIM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60
			ASYDF	6,421	2	0	2	88	6,896	2	0	3	94	6,938	2	0	3	95	3,947	1	0	2	54

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXW1 LED 20C 1000 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
10C	350	14W	0.13	0.07	0.06	0.06	-	-
	530	20W	0.19	0.11	0.09	0.08	-	-
	700	27W	0.25	0.14	0.13	0.11	-	-
	1000	40W	0.37	0.21	0.19	0.16	-	-
20C	350	24W	0.23	0.13	0.12	0.10	-	-
	530	36W	0.33	0.19	0.17	0.14	-	-
	700	47W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

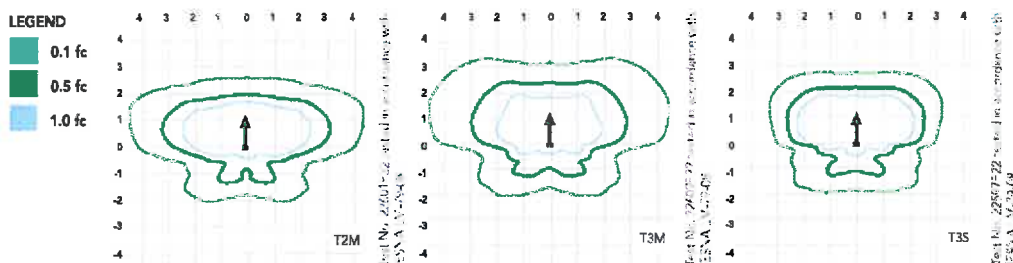
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer

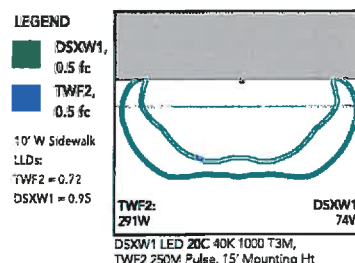
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



Options and Accessories



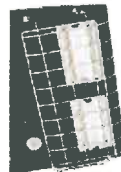
T3M (left), ASYDF (right) lenses



HS - House-side shields



BSW - Bird-deterrent spikes



WG - Wire guard



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficiency LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/resources/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



RULE STEEL

PREFABRICATED METAL BUILDING PROVIDED BY OWNER, CONTRACTOR INSTALLS.

1. FIVE ANCHORED STEEL BEAMS PROVIDED BY OWNER, CONTRACTOR INSTALLS.
2. ROOFING, SIDINGS & EXTERIOR WALL DOORS & WINDOWS PROVIDED & INSTALLED WITH BUILDING PACKAGE.
3. OVERHEAD DOORS & ALUMINUM STAIRWAY AND GROUND PROVIDED & INSTALLED WITH BUILDING PACKAGE.
4. CONSTRUCTION TO INCLUDE ALL UTILITIES AS SHOWN ON DRAWINGS. EQUIPMENT, ELECTRICAL, MECHANICAL, PIPING, ETC., NOT INCLUDED.



SOUTH (REAR) ELEVATION



EAST (SIDE) ELEVATION



WEST (SIDE) ELEVATION



NORTH (FRONT) ELEVATION