



June 3, 2020

Valley County Planning and Zoning
219 N Main
McCall, ID 83638

RE: Rocky Mountain Crane – Detailed Project Description

To Whom It May Concern:

Rocky Mountain Crane is a growing company and needs additional space. The purpose of this CUP is to construct a new office space, shop, and covered parking structure to accommodate those needs.

The office will serve as the world headquarters of Rocky Mountain Crane and Pinetop Custom Homes. We will relocate our office from 112 N. 3rd St and our shop from 335 S Samson Trail (that has been home to Pinetop Custom Homes for nearly 7 years) to 14032 HWY 55.

The office will serve as an aesthetic addition to breakup the monotony of the steel structures visible from the HWY.

The shop will house our ever-growing crew and help provide them with a conditioned workspace. In addition, the covered parking structure will provide shelter from the elements for our growing fleet of cranes and trucks.

Thank you for your consideration in our project.

Sincerely,

Dusty Bitton
Rocky Mountain Crane

Rocky Mountain Crane & Equipment Rental

P.O. Box 2888
McCall, ID 83638
(208) 696-1476 Ph. / (866) 756-0090 Fax
www.rockymincranes.com

Valley County Planning & Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
Phone 208-382-7115
Fax 208-382-7119



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

FILE # CLUP 20-14

FEE \$ 50 -

ACCEPTED BY _____

DEPOSIT \$ _____

CROSS REFERENCE FILE(S): CLUP 18-06 & 17-13

DATE _____

PROPOSED USE: _____

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements.
A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature:  Date: 06.03.20

The following must be completed and submitted with the conditional use permit application:

- ❖ A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate.
- ❖ A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ❖ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ❖ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ❖ A lighting plan.
- ❖ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one copy of this list is required.
- ❖ Ten (10) copies of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.

We recommend you review the Valley County Codes online at www.co.valley.id.us/planning-zoning or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

APPLICANT Rocky Mountain Crane PHONE 208.315.0090
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐
APPLICANT'S MAILING ADDRESS PO Box 2888, McCall, ID ZIP 83638
OWNER'S NAME Rocky Mountain Crane
OWNER'S MAILING ADDRESS PO Box 2888, McCall, ID ZIP 83638
AGENT/REPRESENTATIVE Dusty Bitton FAX 866.756.0900 PHONE 208.315.0090
AGENT/REPRESENTATIVE ADDRESS PO Box 4110, McCall, ID ZIP 83638
CONTACT PERSON (if different from above) _____
CONTACT'S ADDRESS _____ ZIP _____ PHONE _____

ADDRESS OF SUBJECT PROPERTY 14032 HWY 55, McCall, ID 83638

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)

TAX PARCEL NUMBER RP18N03E RP006900000010 Karsyn Business Park Lot:

Quarter _____ Section _____ Township _____ Range _____

1. PROPOSED USE: Residential ☐ Civic or Community ☐ Commercial ☒ Industrial ☐

2. SIZE OF PROPERTY X 3.58 Acres ☒ or Square Feet ☐

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
Equipment Storage, Commercial/Industrial

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: N/A

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North Open Field, Boat Storage

South Commercial - Harlows Bus Barn

East Commercial - Kesler Storage Units

West Commercial - Franklin Building Supply and Energy Seal

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 35'

7a. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of Proposed Structures: 3

Number of Existing Structures: 1

Proposed Gross Square Feet

1st Floor 12,200

2nd Floor _____

Total 12,200

Existing Gross Square Feet

1st Floor 6,000

2nd Floor _____

Total 6,000

- 8a. TYPE OF RESIDENTIAL USE (If applicable):
Single family residence ☐ Mobile home for single family residence ☐ Multiple residences on one parcel ☐
- 8b. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): _____
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: _____
- 8c. DENSITY OF DWELLING UNITS PER ACRE: UNKNOWN
9. SITE DESIGN:
Percentage of site devoted to building coverage: 10
Percentage of site devoted to landscaping: 10
Percentage of site devoted to roads or driveways: 5
Percentage of site devoted to other uses: 75, describe: Overflow parking
Total: 100%
10. PARKING (If applicable): Office Use Only
a. Handicapped spaces proposed: 1 Handicapped spaces required: _____
b. Parking spaces proposed: 10 Parking spaces required: _____
c. Number of compact spaces proposed: 0 Number of compact spaces allowed: _____
d. Restricted parking spaces proposed: 0
e. Are you proposing off-site parking: 0
11. SETBACKS:
- | | <u>BUILDING</u> | <u>Office Use Only</u> | <u>PARKING</u> | <u>Office Use Only</u> |
|-------------|-----------------|------------------------|----------------|------------------------|
| | Proposed | Required | Proposed | Required |
| Front | <u>100'</u> | _____ | _____ | _____ |
| Rear | <u>20'</u> | _____ | _____ | _____ |
| Side | <u>10'</u> | _____ | _____ | _____ |
| Street Side | <u>100'</u> | _____ | _____ | _____ |
- 12a. NUMBER OF EXISTING ROADS: 1 Width: 20' Private or Public? Private
Are the existing road surfaces paved or graveled? Paved
- 12b. NUMBER OF PROPOSED ROADS: 0 Proposed width: _____
Will the proposed roads be publicly or privately maintained? _____
Proposed road construction: Gravel ☐ Paved ☐
- 13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Propane, Electrical
- 13b. PROPOSED UTILITIES: N/A
Proposed utility easement width _____ Location _____
- 14a. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐
- 14b. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒
If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? No
Are you proposing any alterations, improvements, extensions or new construction? No
If yes, Explain: _____

16. DRAINAGE (Proposed method of on-site retention): N/A
Any special drains? _____ (Please attach map)
Soil type (Information can be obtained from the Soil Conservation District): _____
- 17a. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) No
- 17b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? No
- 17c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? No
18. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes If yes, Explain:
Proposed parking area will be graded and paved. Normal grading requirements for new structures.

19. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
20. COMPLETE ATTACHED WEED CONTROL AGREEMENT
21. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.



VALLEY COUNTY PLANNING & ZONING DEPARTMENT

219 North Main Street
PO Box 1350
Cascade, ID 83611

Phone 208-382-7115
Fax 208-382-7119
www.co.valley.id.us

APPLICATION FOR IRRIGATION PLAN APPROVAL

submitted with C.U.P. & Subdivision Applications
(Idaho Code 31-3805)

Applicant(s): Rocky Mountain Crane

PO Box 2888

McCall, ID

83638

Mailing Address

City, State

Zip

Telephone Numbers: 208.315.0090

Location of Subject Property: _____

(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP _____ Section _____ Township _____ Range _____

C.U.P Number: _____

This land:

- ☐ Has water rights available to it
☒ Is dry and has no water rights available to it. If dry, please sign this document and return to the Planning & Zoning Department as part of your application.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with 50-the irrigation system.
 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.

1. Are you within an area of negotiated City Impact? ☐ Yes ☒ No

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: N/A

Drainage: N/A

3. How many acres is the property being subdivided? **N/A**

4. What percentage of this property has water? N/A

5. How many inches of water are available to the property? **N/A**

6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe

- 7. How is the land to be irrigated after it is subdivided?**

- ☐ surface ☐ sprinkler ☐ irrigation well
- ☐ above ground pipe ☐ underground pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

N/A

9. Is there an irrigation easement(s) on the property? ☐ Yes ☒ No

10. How do you plan to retain storm and excess water on each lot? N/A

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates) N/A

Irrigation Plan Map Requirements

The irrigation plan must be on a scalable map and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate waste water direction —————→).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement currently in effect which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: 
Applicant / Property Owner

Date: 06 / 03 / 2020
(Application Submitted)



VALLEY COUNTY

WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

COOPERATOR

Dusty Bitter

By: Dusty Bitter

Date: 5/3/20

By: _____
Valley County Weed Control

Date: _____

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:
 1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.
Very minimal increase in traffic volume. The only construction to take place will be for the new structures.
 2. Provision for the mitigation of impacts on housing affordability.
N/A
 3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.
Noise and vibration will be short, 4-6 months.
 4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.
Glare from windshields in parked equipment.
 5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.
N/A

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wet lands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

N/A

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

N/A

8. Removal of existing vegetation or effects thereon including disturbance of wet lands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

N/A

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

N/A

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

N/A

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

We will be reallocating existing trees located within proposed structures within the 100' setback to screen visibility from the HWY.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the affect of shadows from new features on neighboring property.

We will be reallocating existing trees located within proposed structures within the 100' setback to screen visibility from the HWY.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

This location was chosen because of the existing uses near and around on other parcels for commercial/industrial uses.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

Local taxes and property values will increase with the addition of the structures. New jobs will be created with a centralized location for the Pinetop Group of companies.

15. Approximation of costs for additional public services, facilities, and other economic impacts.

The more our company is allowed to grow, the more local economic impact it will have from additional charitable contributions to sponsorships and increased local spending by employees and their families.

16. State how the proposed development will impact existing developments providing the same or similar products or services.

There should be no affect to existing developments.

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

N/A

18. What will be the impacts of a project abandoned at partial completion?

It would revert back to existing.

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

3 non-residential spaces totaling 18,200 between existing and new structures.

20. Stages of development in geographic terms and proposed construction time schedule.

Survey, excavation, construction and landscape. Begin at time of approval and complete within 4-6 months.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

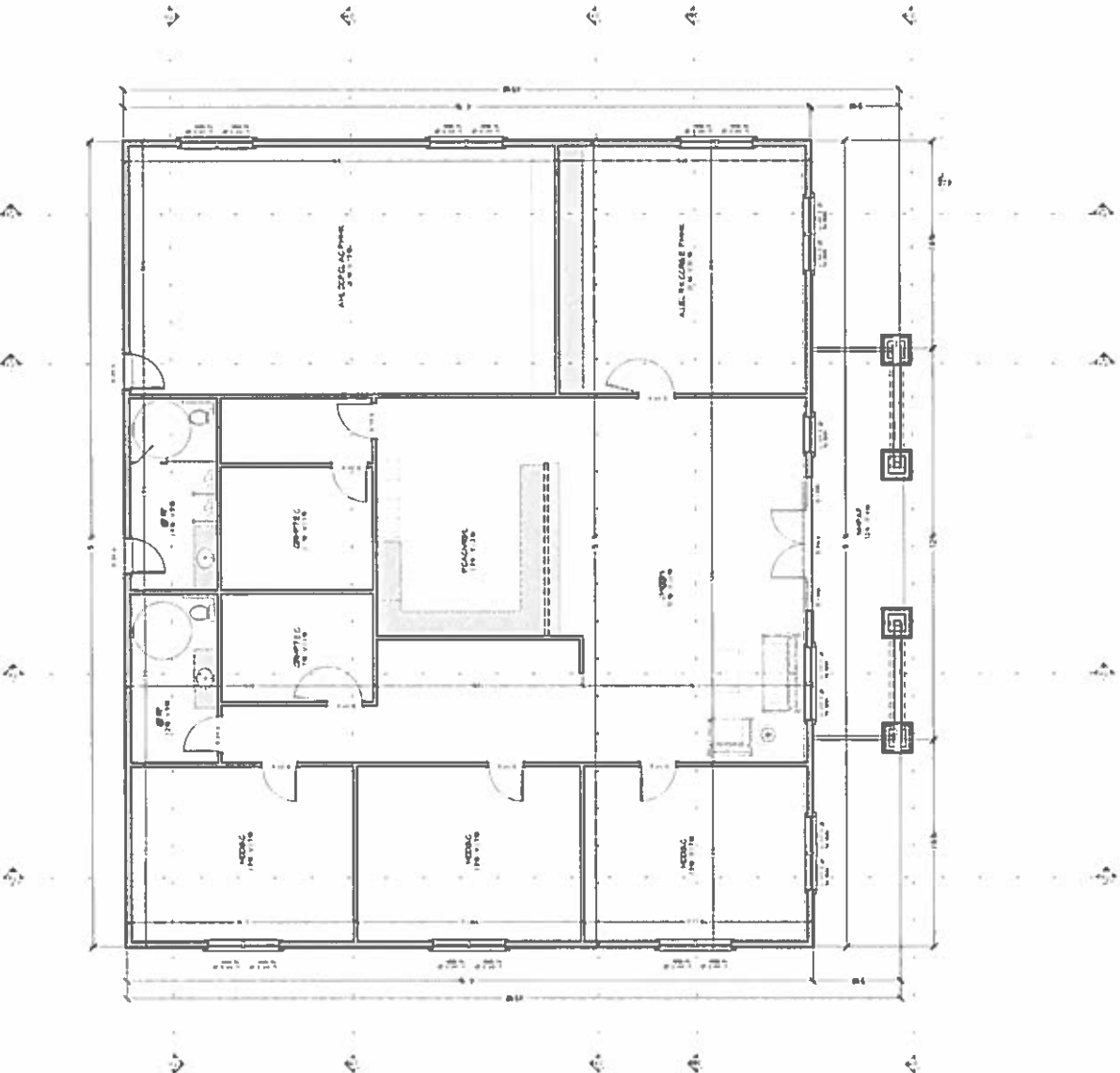
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NUMR NJ21 + GA21C81 : 1.9%









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Revised Design

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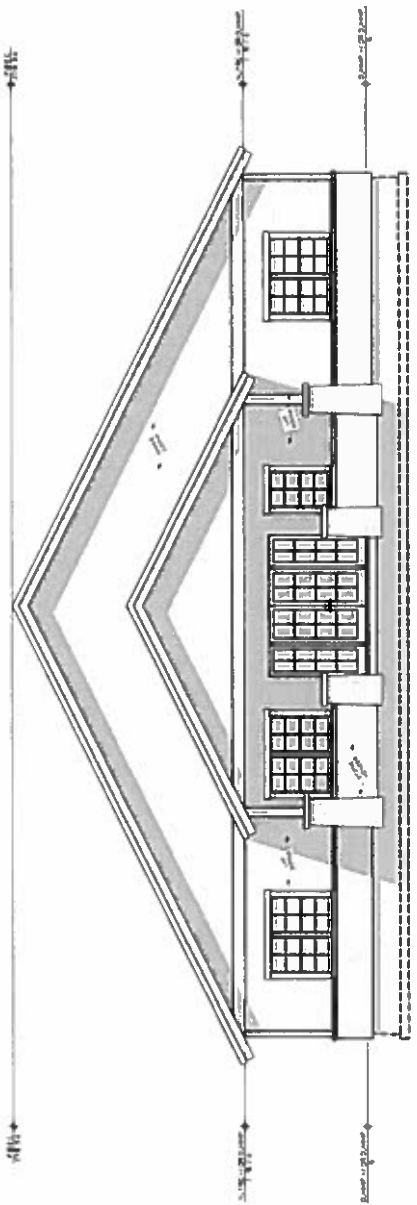
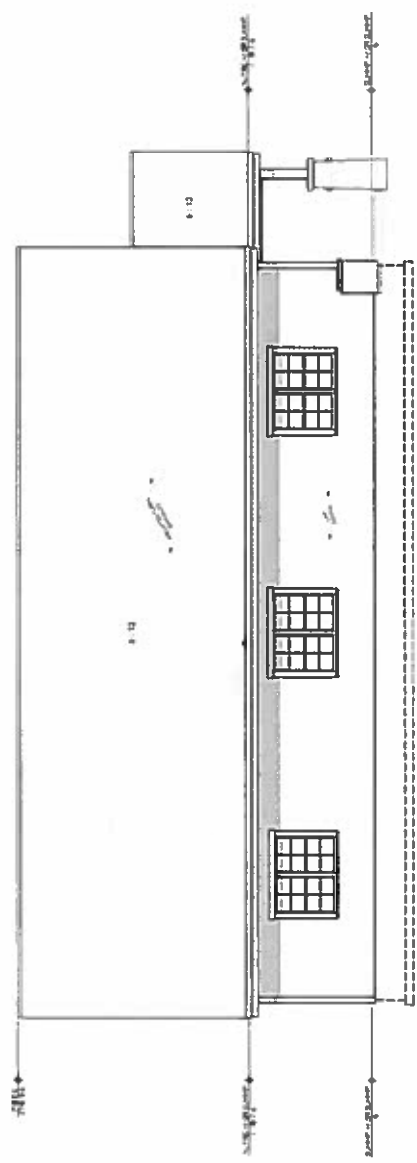
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CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS, AND SPECIFICATIONS FROM CONSTRUCTION AND REPORT ANY DISCREPANCIES AND/OR ERRORS TO SMC DESIGN. THE PURCHASER OR BUILDER OF THIS PLAN RELEASES AND DEBARNS FROM ANY CLAIM, LITIGATION OR SUITS THAT MAY ARISE DURING CONSTRUCTION OR ANYTIME THEREAFTER.

11/1/2015
11/1/2015



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REVISIONS

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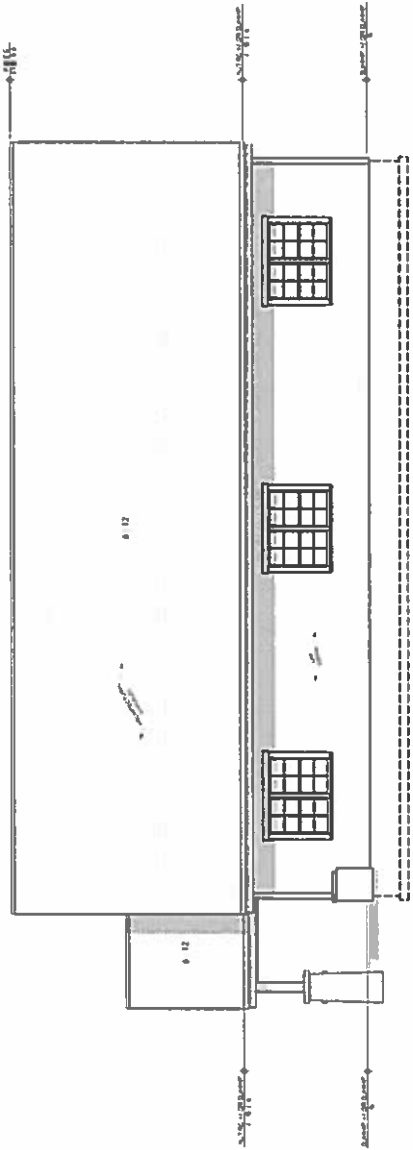
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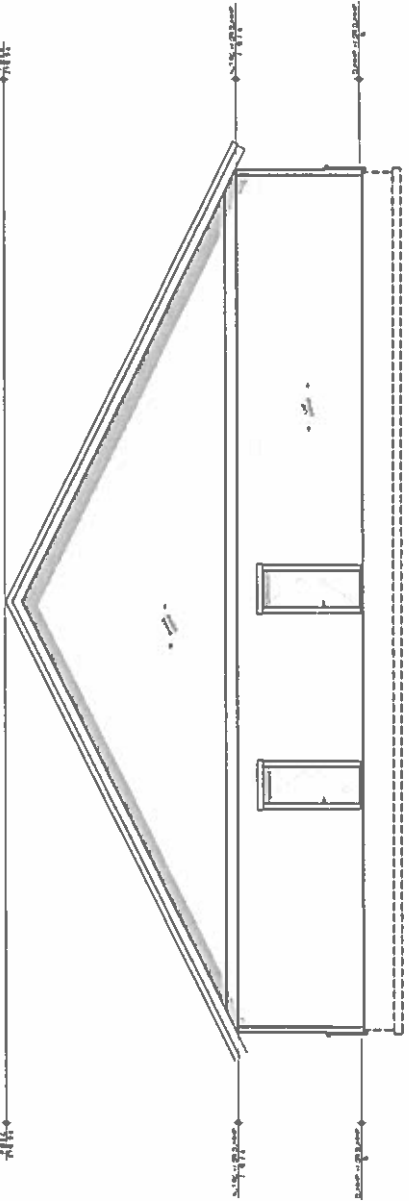
CONTRACTOR TO VERIFY ALL DETAILS, DIMENSIONS AND SPECIFICATIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. THE ARCHITECT SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES THAT MAY ARISE DURING CONSTRUCTION OR ANYTIME THEREAFTER.

111.004
11/17/2024

SECTION 12 - 15



SECTION 12 - 15



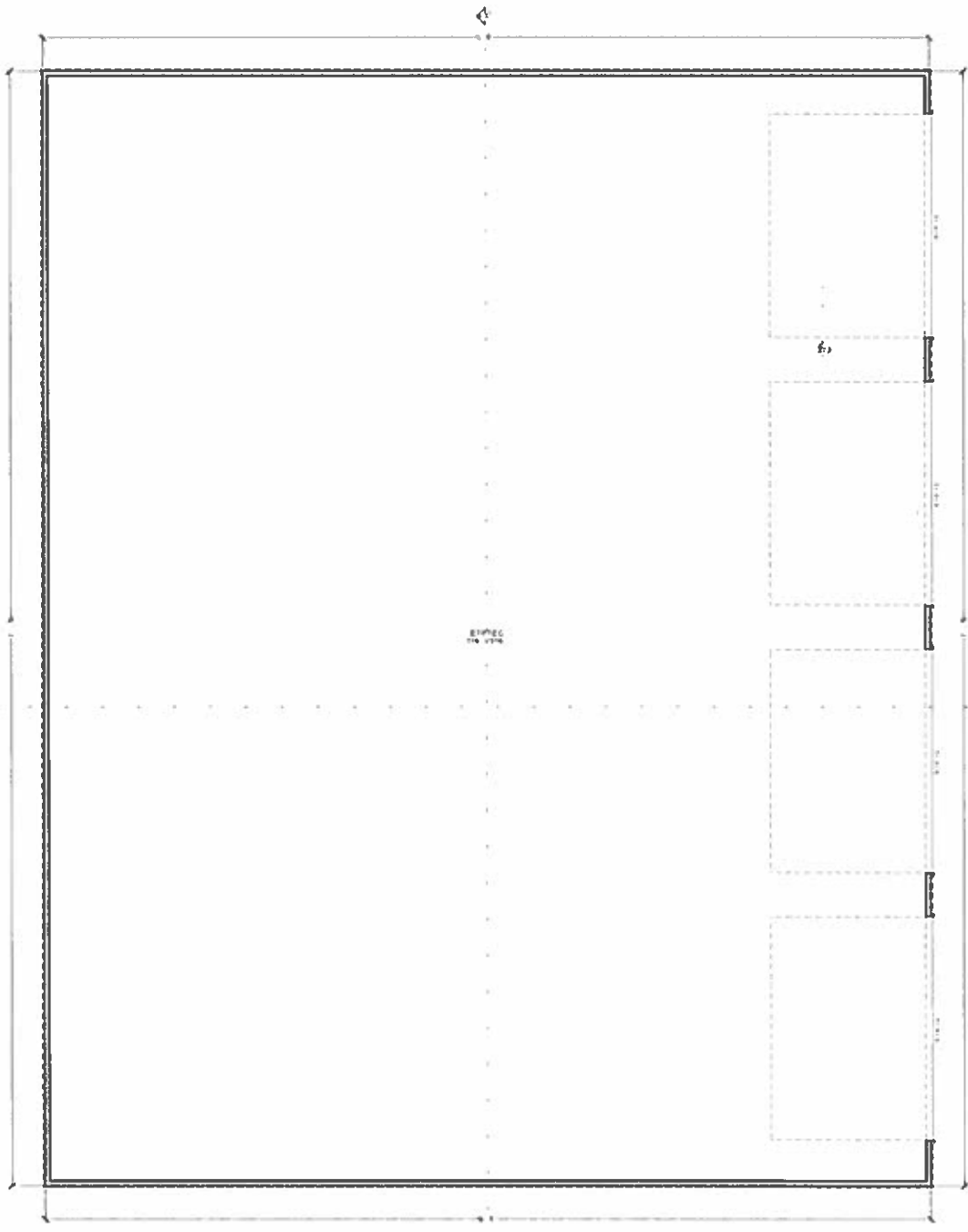
NOT FOR CONSTRUCTION
PRELIMINARY

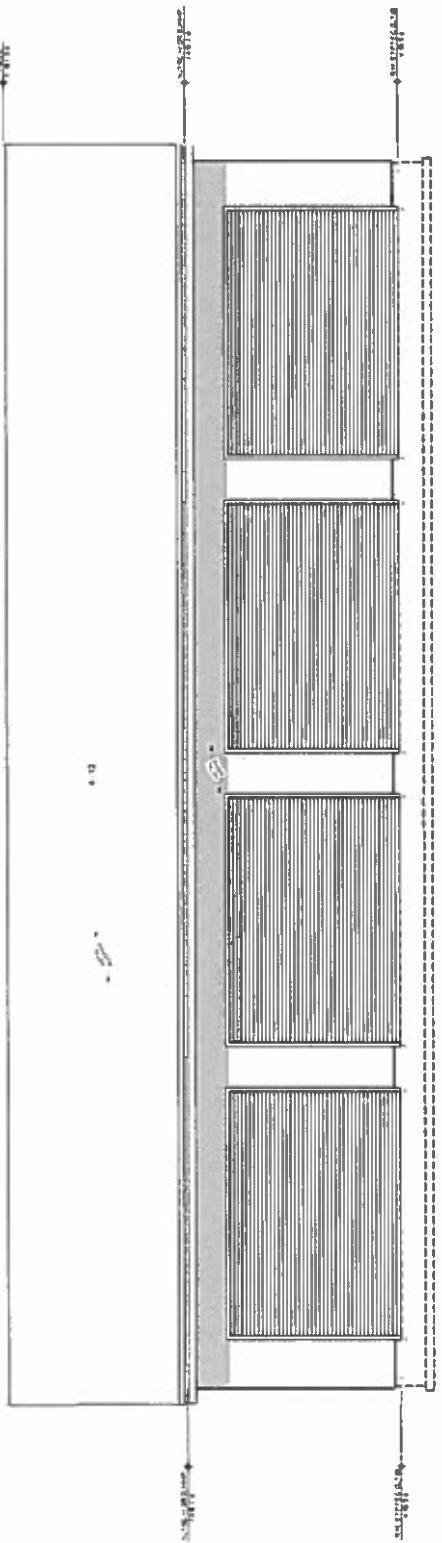
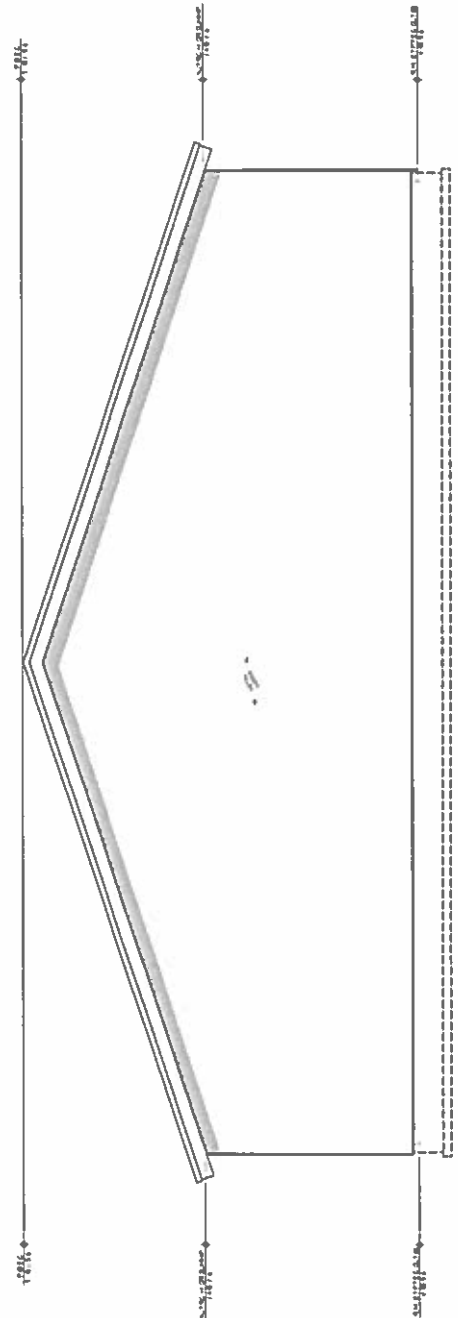
STANDARD PLAN 100

STANDARD PLAN 100
L.S. 100
0.6.021.5046
PKA 0.6.021.5046
L.S. 100

REVISIONS	DATE	BY	DESCRIPTION
1	06/01/2021	PKA	REVISIONS
2	06/01/2021	PKA	REVISIONS
3	06/01/2021	PKA	REVISIONS
4	06/01/2021	PKA	REVISIONS
5	06/01/2021	PKA	REVISIONS
6	06/01/2021	PKA	REVISIONS
7	06/01/2021	PKA	REVISIONS
8	06/01/2021	PKA	REVISIONS
9	06/01/2021	PKA	REVISIONS
10	06/01/2021	PKA	REVISIONS

STANDARD PLAN 100
L.S. 100
0.6.021.5046
PKA 0.6.021.5046
L.S. 100





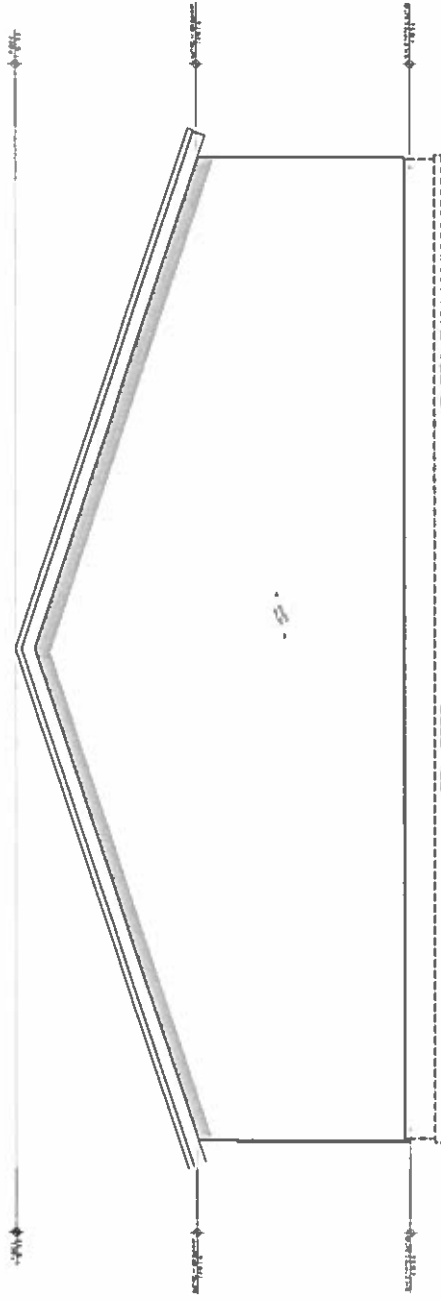
FORM 35
REVISION
06/2015
OKA Design
L.H. 0

OKA Design
L.H. 0
FORM 35
REVISION
06/2015

OKA Design
L.H. 0
FORM 35
REVISION
06/2015

OKA Design
L.H. 0
FORM 35
REVISION
06/2015

WATER CATCHMENT 1/2 x 1/4



WATER CATCHMENT 1/2 x 1/4

