

March 22nd, 2024

Valley County Planning and Zoning Commission
219 N Main Street/PO Box 1350
Cascade, ID 83611

Dear Commissioners,

Please accept the attached application for a conditional use permit allowing the development of a Shop/Lodge for CM Backcountry Rentals & Adventures. The location we are asking for approval for is 4.81 acres located at 13924 Highway 55 in McCall alongside highway 55 butting up to Mile High Powersports.

The property is surrounded by commercial use with Mile High Powersports on the south side, Pro Form Automotive shop is north at the intersection of Rogers Ln./Heinrich Ln. and Highway 55. Our property access is provided off Rogers Ln with no intent or access to put an entrance in off highway 55.

The building that we are proposing to put on site will be a steel structure approximately 10,000 square feet with a shop area and lodging combined. The building will include roughly 5000 square foot of shop area and 5000 square feet for living. There will be no office or store front at this location. This is simply just for storage of equipment, maintenance of rental fleet, and lodging for guests and employees. CM Backcountry Rentals & Adventures will retain their location in downtown McCall. Traffic in and out of this location will be minimal to just a few vehicles a day with only employees and a few guests staying at the location. See the attached plot plan and building plans for a more detailed description of our facility.

We want to be operational at this location by early fall 2024. We know that we are running late to get this goal accomplished with the short building season in McCall. But at a minimum we will be able to do dirt work, septic, power, well, gravel/asphalt, landscape plan, and the building shell constructed and finished to be operational before winter on the shop area side. With the building dried in we could have the lodging side of the building throughout the winter.

The fire danger on this property is minimal. After the property is developed the existing grass and brush will be mowed down and maintained through fire season. Any trees or ladder fuels will be trimmed up and the grass/bank on the highway side will be mowed and maintained to avoid vehicle started fires. Utilities should be easy to access with power lines running down highway 55 and Roger's lane, will be working with Idaho Power with a plan to best access the property with power. As far as fencing and gates are concerned this property will have a decorative strip of fencing plus a gate to enclose the property at the north end.

Emissions/Dust/Noise will all be minimal due to the inside storage and maintenance of machines inside the shop area of the building. Outside storage would be snowmobile trailers and pickups, which should fit into the area with mile high power sports being right next door.

We are excited for a new opportunity to work with the county and offer an experience for visitors of valley county to utilize. We look forward to meeting with you to discuss this conditional use permit application.

Thank you,

Cody Monroe
Owner



Valley County Planning and Zoning Department

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



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # <u>1614</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 24-07</u>	FEE \$ <u>250 -</u>	
ACCEPTED BY _____	DEPOSIT _____	
CROSS REFERENCE FILE(S): _____	DATE <u>3-25-2024</u>	
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: 3-22-2024

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. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- 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 GIS Portal at www.co.valley.id.us. 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 Code online at www.co.valley.id.us or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

CONTACT INFORMATION

APPLICANT CM Backcountry Rentals PHONE [REDACTED]
Owner Purchaser Lessee Renter

MAILING ADDRESS 313 McBride St. McCall, ID ZIP 83638

EMAIL [REDACTED]

PROPERTY OWNER Mile High Powersports

MAILING ADDRESS 13924 Highway 55 McCall, ID ZIP 83638

EMAIL _____

AGENT / REPRESENTATIVE Nikki Laughridge PHONE [REDACTED]

MAILING ADDRESS 787 E. State St. Ste 105 Eagle, ID ZIP 83616

EMAIL [REDACTED]

CONTACT PERSON (if different from above) _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY TBD Rogers Lane
13924 Highway 55 McCall, ID 83638

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
Hanson Acres Subdivision Lot 4

TAX PARCEL NUMBER(S) RP005550000020
Quarter NW 1/4 Section 03 Township 17N Range 03E

1. PROPOSED USE: Residential Civic or Community Commercial Industrial

2. SIZE OF PROPERTY 4.81 Acres or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
Vacant

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: none

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:
North one residential home
South commercial/recreational Powersports Company
East commercial
West commercial

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 35 ft.

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

Number of Proposed Structures: 1 Number of Existing Structures: 0

Proposed Gross Square Feet
 1st Floor 6556.35
 2nd Floor 3443.65
 Total 10,000 ft.

Existing Gross Square Feet
 1st Floor _____
 2nd Floor _____
 Total _____

8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence Multiple residences on one parcel

8b. TYPE OF STRUCTURE: Stick-built Manufacture Home Mobile Home Tiny Home Other steel structure

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): 10,000 commercial space
 SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: NA

8d. DENSITY OF DWELLING UNITS PER ACRE: NA

9. SITE DESIGN:

Percentage of site devoted to building coverage: on site map
 Percentage of site devoted to landscaping: _____
 Percentage of site devoted to roads or driveways: ↓
 Percentage of site devoted to other uses: _____, describe: _____
Total: 100%

10. PARKING (If applicable):

a. Handicapped spaces proposed:	<u>1</u>	<u>Office Use Only</u>
b. Parking spaces proposed:	<u>4</u>	Handicapped spaces required: _____
c. Number of compact spaces proposed:	<u>0</u>	Parking spaces required: _____
d. Restricted parking spaces proposed:	<u>0</u>	Number of compact spaces allowed: _____
e. Are you proposing off-site parking:	<u>0</u>	

11. SETBACKS:

	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front	<u>57'6"</u>	_____	_____	_____
Rear	<u>185'2"</u>	_____	_____	_____
Side	<u>100'</u>	_____	_____	_____
Side Street	<u>187'5"</u>	_____	_____	_____

12. NUMBER OF EXISTING ROADS: 0 Width: _____

Existing roads will be: Publicly maintained? Privately Maintained? or Combination of both?
 Existing road construction: Gravel Paved or Combination of both?

13. NUMBER OF PROPOSED ROADS: 1 Proposed width: 15 ft.

Proposed roads: Publicly maintained? Privately Maintained? or Combination of both?
 Proposed road construction: Gravel Paved or Combination of both?

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes No
-
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: ~~_____~~
-
16. PROPOSED UTILITIES: Power
- Proposed utility easement widths 30' Locations North
17. SEWAGE WASTE DISPOSAL METHOD: Septic Central Sewage Treatment Facility
- Name: _____
18. POTABLE WATER SOURCE: Public Water Association Individual Well:
- If individual, has a test well been drilled? NO Depth _____ Flow _____ Purity Verified? _____
- Nearest adjacent well next door, 300' Depth _____ Flow _____
19. DRAINAGE (Proposed method of on-site retention): _____
- Any special drains? NO (Please attach map)
- Soil type(s): _____
- (Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)
- Stormwater Prevention Management Plan will need approval from Valley County Engineer.
20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes No
21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes No
21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes No
23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes No
- If yes, explain:
site prep and grading for proposed building,
-
- 24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes No
- Are you proposing any alterations, improvements, extensions or new construction? Yes No
- If yes, explain: some small irrigation for landscaping.
-
- 24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable.
25. COMPLETE ATTACHED WEED CONTROL AGREEMENT ✓
26. COMPLETE ATTACHED IMPACT REPORT ✓

Irrigation Plan

(Idaho Code 31-3805)

This land: Has water rights available to it
 Is dry and has no water rights available to it.

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 landowners 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.
 - 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 (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. 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 district/company and drainage entities servicing the property?
Irrigation: Shares through the Lake irrigation taxing district
Drainage: _____
- 3. How many acres is the property being subdivided? NA
- 4. What percentage of this property has water? 1/6
- 5. How many inches of water are available to the property? 0
- 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. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

- 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? excess storm water from this project will be minimal and will settle naturally into the current environment.
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)
Excess storm water from this project will be very minimal and will settle naturally into the current environment.

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 wastewater 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 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.

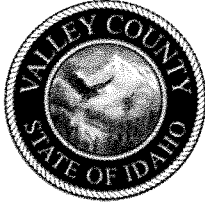
=====Applicant Acknowledgement=====

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: CA
Applicant

Date: 03 12 2024



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.

Valley County Weed Department can be contacted at 208-382-7199.

By: 
Applicant

By: _____
Valley County Weed Control

Date: 3-22-2024

Date: _____

IMPACT REPORT

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, buildout, or full occupancy of the proposed development. Include pedestrian, bicycle, auto and truck traffic.

The traffic at this location will be minimal and will not cause any significant changes to what is already present on Rogers Lane because the lodging that we will be offering will only be for 10-15 people at most at a time. The access off Rogers is quick and easy from the highway and will create little congestion. CM Employees will be driving at most 3 vehicles per day and usually leave the area before busy hours of 7am-9am and return around 6pm-7pm. Rogers Lane is an asphalted County Road and then on the other side is the State Highway. The use is not pedestrian or bicycle oriented due to its rural location and commercial use along a highway, this will not negatively or positively affect bicycle or pedestrian use of the adjoining roadways.

2. Provision for the mitigation of impacts on housing affordability.

The proposed use will not have a negative impact on housing affordability in Valley County as the property is located next to commercial uses and would not be an ideal location for housing.

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities and special activities, include indoor, outdoor and night variations.

Typical construction noise associated with the construction of the building is to be expected (digging, drilling, heavy equipment motors, etc.) but no more than any other construction project that is being done around valley county. Once the project is completed there will be very little noise other than the noise of some of our recreational equipment but that will be overshadowed by the noise created by vehicles passing by on Highway 55. The same noise that will be coming from our business is already coming from Mile High at a much larger scale.

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.

Our hours of operation are normally during daylight hours which will keep us from using any form of extra outside lights. There will not be any uses on the site that should generate any heat that would be noticeable off of the property.

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes etc., both existing and what may be added by the proposed use,

The emissions from this site will be small and will consist of minimal amounts of exhaust and dust that may be created while moving or maintaining our rental equipment.

6. Water demand, discharge, supply source and disposal method for potable use, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes Identify existing groundwater and surface water quality and potential changes due to the proposal.

Potable water will be provided by drilling a new well for the proposed building. There are no water rights being sold with the property and there are no surface water, wetlands or flood prone areas located on the

property.

Sewage will be handled by a septic system designed for the site.

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

The proposed use has minimal fire risk or explosion risk, and the neighboring commercial uses pose a minimal risk as well. In the case of a wildfire the vegetation on this property is minimal and after the structure/driveway/and new landscaping is in place the little vegetation that is prone to fire will be mitigated with mowing and trimming. All flammable or hazardous materials will be stored in accordance with environmental and fire safety regulations.

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

The current disposition of the property will not require us to remove additional vegetation, disturb any wetlands (none exist on the property), cut any slopes/embankments, or create sedimentation of disturbed soils.

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

We will re-stabilize any areas that are disturbed with hard surfaces and/or landscaping efforts, we will use a tackifier and gravel to stabilize the storage areas and we will add vegetation in accordance with the Landscaping Ordinance to enhance the site (no vegetation is being removed).

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

There are no anticipated problems with existing soil stability, and there are no new roads that will be needed for this development, Additional topsoil and soil amendments will be used as necessary to compliment additional landscaping.

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

Site grading will be minimal and will not require any cuts or fill to achieve our desired development. We have included a drainage plan with our application drawings. landscaping details are also indicated on the attached landscaping plan.

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 fill and buildings. Include the affect of shadows from new feature on neighboring properties

Our building will be a steel structure with natural wood accents and colors. It will fit right in with the surrounding area and other structures nearby. It will look very similar to the new Idaho Water sports building right down the road.

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 property is a great location for our business for the following reasons;
Located next to other commercial uses that support the recreational community.
The property is already flat and does not require extensive cutting or fill to be used as desired.
Its location on Highway 55 makes sense for it to be a commercial property and not a residence.

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

The new building and improvements will increase the taxable value of the property, There would be very little to no increase in local expenditures for services such as EMS, police, snow removal etc., and there would be no new expenditures required for schooling, indigent services, library or parks by allowing this use in this location. It will be a net benefit to the community from a tax perspective.

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

As noted above, there will be no additional costs for additional public services or facilities from this development, The taxes generated by this new development will be a net benefit for the County and will not require any significant expenditure for additional municipal or public county services.

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

We believe there will be little to no impact as there are no other outfitters providing a service like this.

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 pad.

No resources will be used to produce any product at this site.

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

Very little impact. We believe that this is an appropriate place for a commercial use and any improvements that are made (packing, driveway, septic, well, building, etc.)

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

No residential dwellings proposed at this time. Just the commercial shop/lodge that is 10,000 square feet in all.

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

This project will start with dirt work, well/septic, utilities installed in early summer. Followed by foundation, building construction, and landscaping by fall time.

We want to build and develop through the spring, summer, and fall. We have contractors lined up to get this goal accomplished so we could use some of the facilities this coming winter and finish the other half, the lodge side of the structure throughout the winter.

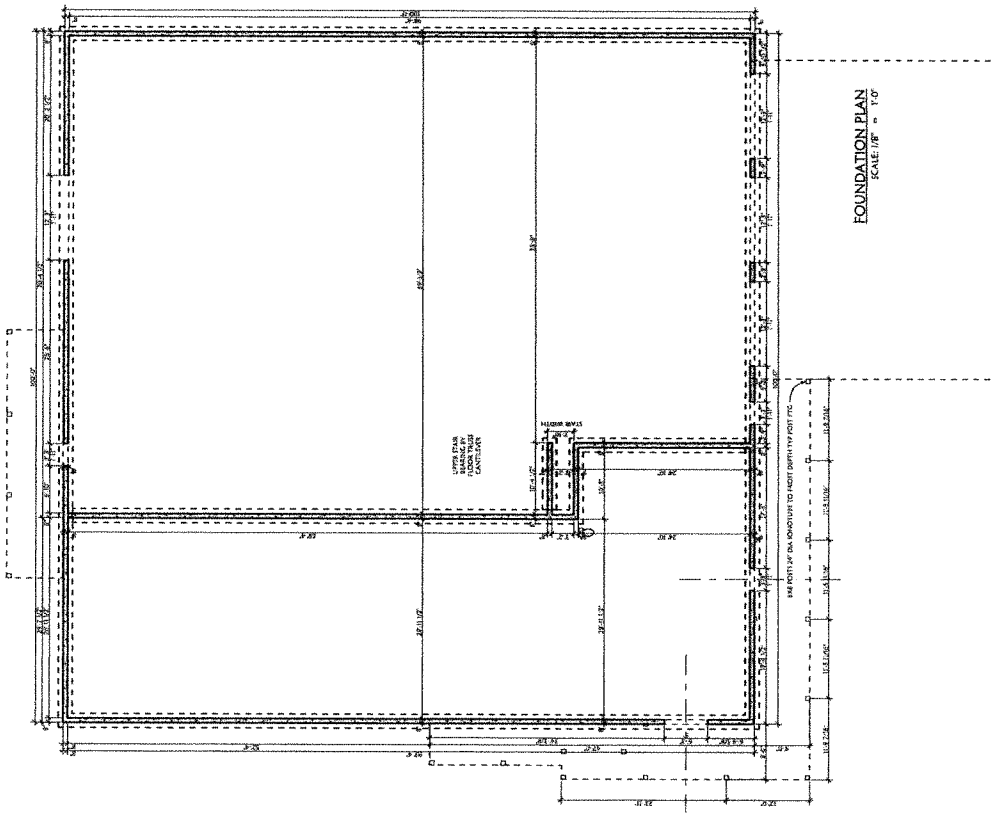
21. Anticipated range of sale, lease or rental prices for dwelling units building or other site, or nonresidential floor space in order to insure compatibility with adjacent land use and development.

We plan to operate in the building ourselves and not lease it out. For the lodge side it would be a standard rate that other lodging operations are doing in valley county currently.

FOUNDATION PLAN

CM BACKCOUNTRY SHOP
Cody Monroe 13924 Highway 55 McCall ID 83638

ARNOLD DESIGN & ART A LICENSED ARCHITECT ON BEHALF OF
CONTRACTORS TO OBTAIN ALL NECESSARY PERMITS AND
APPROVALS FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS.
THESE PERMITS MAY BE REQUIRED FOR THE CONSTRUCTION OF THE
PROJECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE
DESIGN AND CONSTRUCTION OF THE FOUNDATION PLAN.
THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR
CONSTRUCTION OF ANY OTHER PART OF THE PROJECT.
FOR MORE INFORMATION CONTACT THE ARCHITECT AT
ARNOLD DESIGN & ART 208-338-1111



CONCRETE SHALL BE
POURED IN PLACE TO A
MINIMUM OF 4" UNFINISHED GRADE
AND SHALL BE CURED WITH A
WATER-CURABLE MEMBRANE
FORMERLY KNOWN AS
"MURPHY'S" OR EQUIVALENT.
THE FOUNDATION SHALL BE
CONSTRUCTED TO A
MINIMUM OF 4" UNFINISHED GRADE.

FOUNDATION/BASEMENT WALL LEGEND
 1. CONCRETE WALL WITH AN AREA CONTAINING
 AN OPENING TO BE FINISHED WITH A
 FINISH MATERIAL TO BE DETERMINED BY THE
 MANUFACTURER.
 2. CONCRETE WALL WITH AN AREA CONTAINING
 AN OPENING TO BE FINISHED WITH A
 FINISH MATERIAL TO BE DETERMINED BY THE
 MANUFACTURER.
 3. CONCRETE WALL WITH AN AREA CONTAINING
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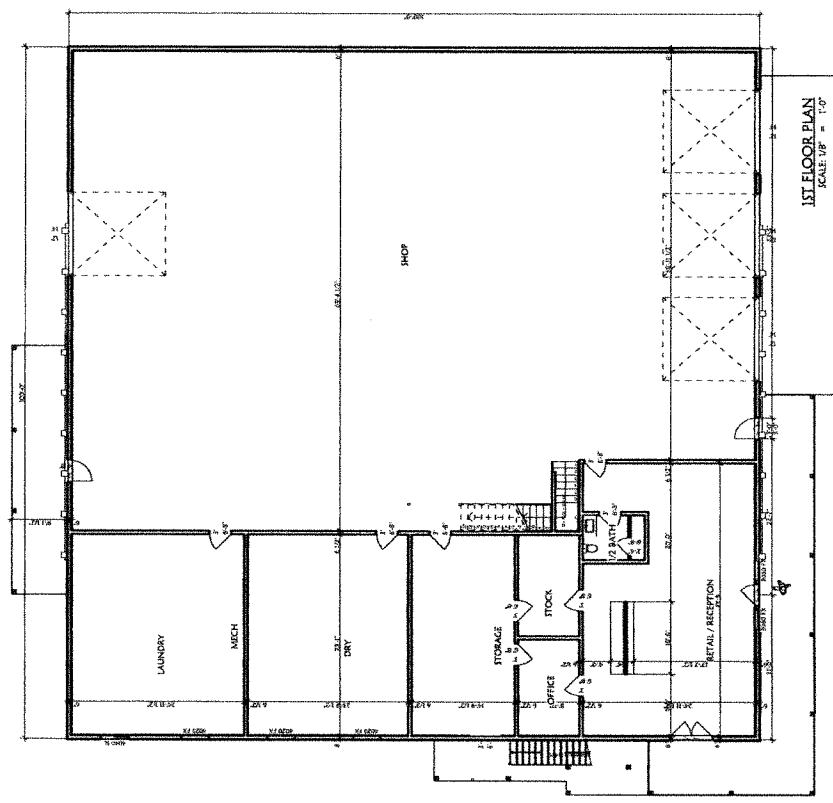
FOUNDATION/BASEMENT WALL LEGEND

FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

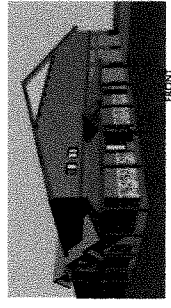
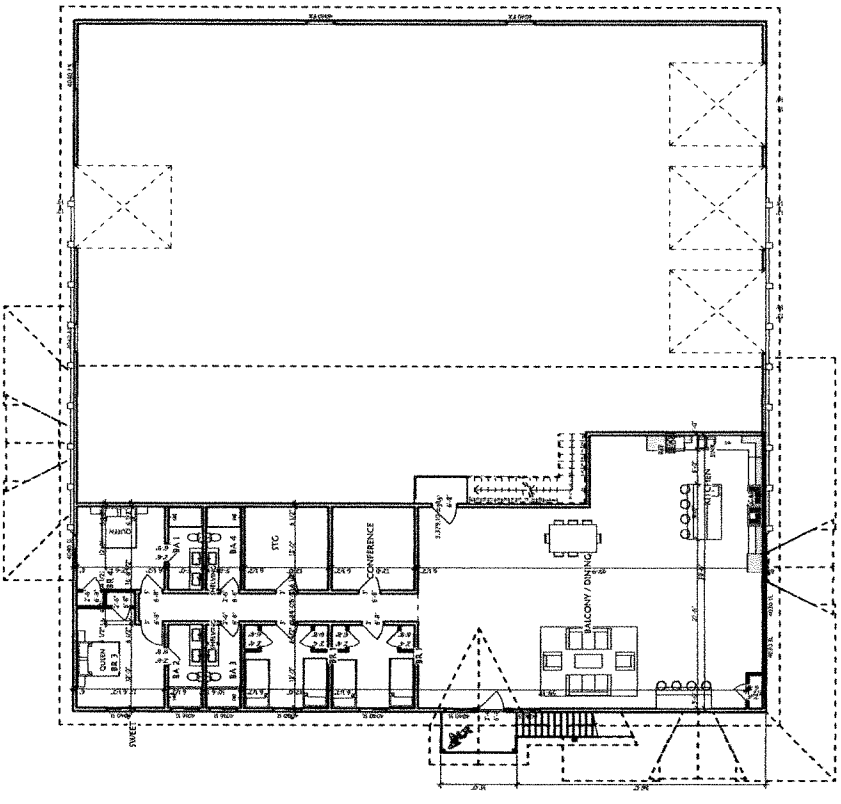
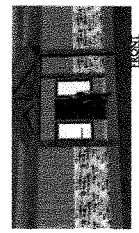
FLOOR PLANS

CM BACKCOUNTRY SHOP
 13924 Highway 55 McCall ID 83638
 Cody Monroe

FINISH: DESIGN NOT A LICENSED ARCHITECT OR ENGINEER
 CONTRACT: 11-10-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000



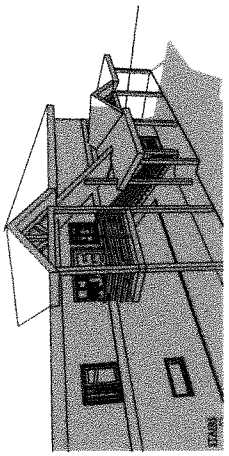
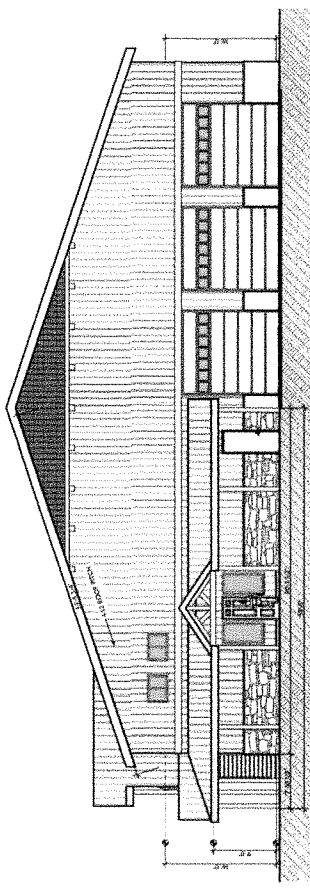
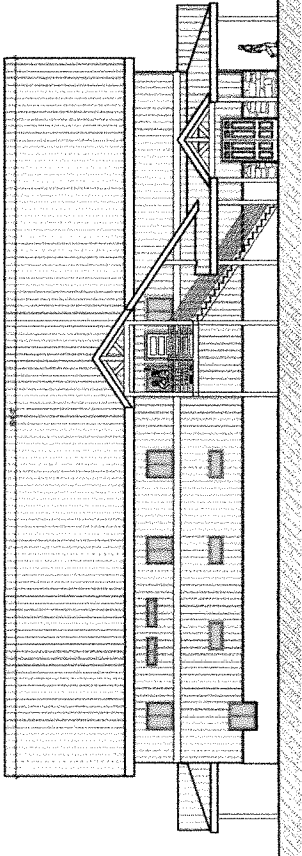
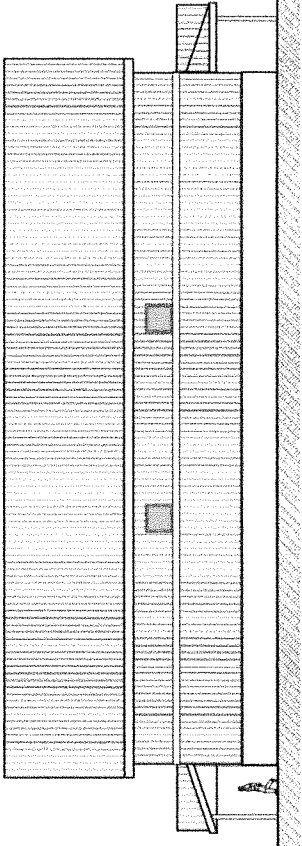
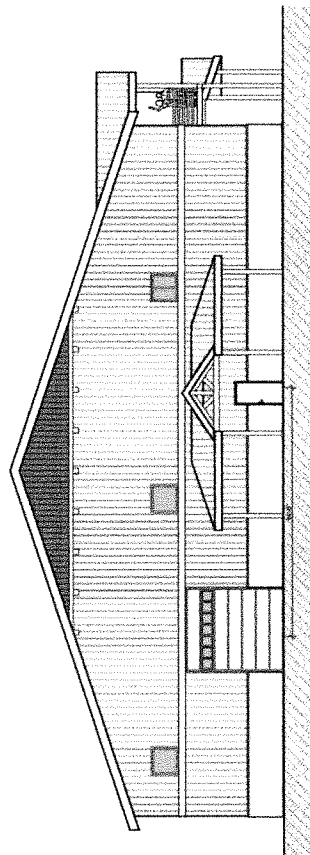
TYPE	SQUARE FOOTAGE	SQUARE FEET
WALL	104.14	
FLOOR	104.14	
CEILING	104.14	
DOOR	104.14	
WINDOW	104.14	



ELEVATIONS

CM BACKCOUNTRY SHOP
Cody Monroe 1924 Highway 55 McCall ID 83638

PLANS SHOW A NOT A LICENSE ARCHITECT OR INCORPORATED ARCHITECTURE FIRM
CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.
THESE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE.
NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.





d^{series}

D-Series Size 1 LED Wall Luminaire



Catalog
Number

Notes

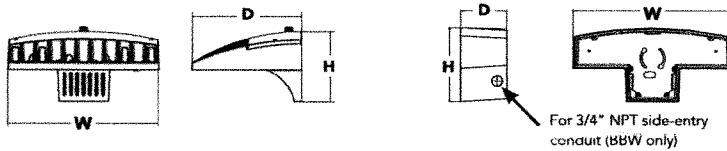
Type

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, E20WC)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	E20WC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



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 530 530 mA	30K 3000 K 40K 4000 K	T2S Type II Short T2M Type II Medium	MVOLT ² 120 ³	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 ¹² PIRH 180° motion/ambient light sensor, 15-30' mtg ht ¹² PIRH1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ¹² PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ¹² E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant ^{8,9}
	20C 20 LEDs (two engines) ¹	700 700 mA 1000 1000 mA (1 A) ¹	50K 5000 K AMBPC Amber phosphor converted	T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	208 ³ 240 ³ 277 ³ 347 ^{3,4} 480 ^{3,4}		

Other Options	Finish
Shipped installed	DDBXD Dark bronze
SF Single fuse (120, 277 or 347V) ^{1,6}	DBLXD Black
DF Double fuse (208, 240 or 480V) ^{3,10}	DNAXD Natural aluminum
HS House-side shield ¹¹	DWHXD White
SPD Separate surge protection ¹²	DSSXD Sandstone
BSW Bird-deterrent spikes	DDBTXD Textured dark bronze
VG Vandal guard	DBLTXD Textured black
DDL Diffused drop lens	DNATXD Textured natural aluminum
	DWHGXD Textured white
	DSSTXD Textured sandstone

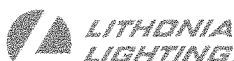
Accessories

Ordered and shipped separately.

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

NOTES

- 20C 1000 is not available with PIR, PIRH, PIRH1FC3V 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.
- Same as old ELCW. 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 E20WC.
- Also available as a separate accessory; see Accessories information.
- Not available with E20WC.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Die Type	40K (4000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					4MSPC (Amber Phosphor Converted)				
				Lumen	h	l	g	EPW	Lumen	h	l	g	EPW	Lumen	h	l	g	EPW	Lumen	h	l	g	EPW
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	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
			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
	700 mA	26W	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
			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
	1000 mA	39W	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
			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
20C (20 LEDs)	350mA	23W	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
			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
	530 mA	35W	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
			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
	700 mA	46W	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
	1000 mA	73W	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

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	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

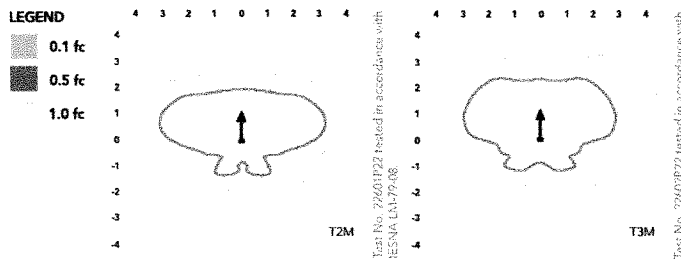
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

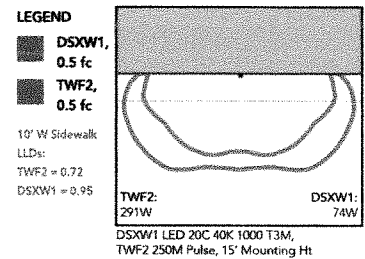
Photometric Diagrams

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

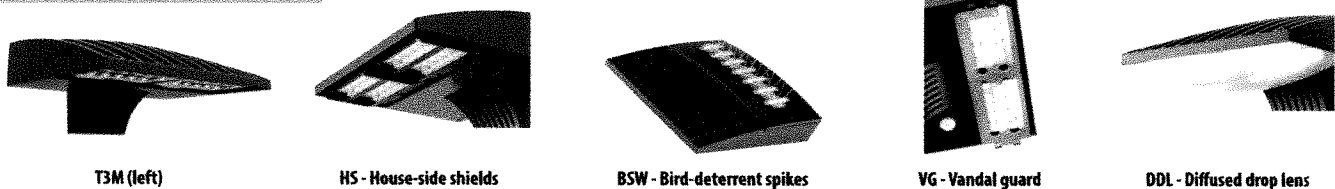
Isocandela plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide



Options and Accessories



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-efficacy 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.

BUY AMERICAN ACT

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.buyusa.gov for additional information.

WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.lithonia.com/usa/Products/Support/Technical/Products/DSXW1

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.

