

# 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>300</u> or <input type="checkbox"/> Cash
FILE # <u>CWP 22-34</u>	FEE \$ <u>\$150.00</u>	
ACCEPTED BY <u>Judy</u>	DEPOSIT <u>\$100.</u>	
CROSS REFERENCE FILE(S): _____	DATE <u>8.12.22</u>	
PROPOSED USE: <u>storage units</u>		

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: [Signature] Date: 08/09/2022

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](http://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](http://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 Jeff Hatch- Hatch Design Architecture Project Architect PHONE [REDACTED]  
Owner ☐ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS 200 W. 36th Street, Boise, ID ZIP 83714

EMAIL [REDACTED]

PROPERTY OWNER Craig Shoemaker

MAILING ADDRESS 2265 S. Rivebirch Place, Eagle, ID ZIP 83616

EMAIL \_\_\_\_\_

AGENT / REPRESENTATIVE Jeff Hatch - Hatch Design Architecture PHONE [REDACTED]

MAILING ADDRESS 200 W. 36th Street ZIP 83714

EMAIL [REDACTED]

CONTACT PERSON (if different from above) \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_ PHONE \_\_\_\_\_

**PROPERTY INFORMATION**

ADDRESS OF SUBJECT PROPERTY Parcel #RP16N03E157408, Hwy 55, Valley County, ID

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

TAX PARCEL NUMBER(S) RP16N03E157408

Quarter SE Section 15 Township 16N Range 3E

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

2. SIZE OF PROPERTY 26.97 Acres ☒ or Square Feet ☐

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

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: \_\_\_\_\_  
No known hazzards

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:  
North Undeveloped  
South Undeveloped  
East Undeveloped  
West Residential

### APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 20'

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

Number of Proposed Structures: 5

Number of Existing Structures: 0

Proposed Gross Square Feet

1<sup>st</sup> Floor 97,125

2<sup>nd</sup> Floor 0

Total 97,125

Existing Gross Square Feet

1<sup>st</sup> Floor 0

2<sup>nd</sup> Floor 0

Total 0

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 ☐ \_\_\_\_\_

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): N/A

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: N/A

8d. DENSITY OF DWELLING UNITS PER ACRE: N/A

9. SITE DESIGN:

Percentage of site devoted to building coverage: 8.5%

Percentage of site devoted to landscaping: 11.1 %

Percentage of site devoted to roads or driveways: 10.3%

Percentage of site devoted to other uses: 70.1%, describe: Existing Trees and vegetation

Total: 100%

10. PARKING (If applicable):

a. Handicapped spaces proposed: 1

b. Parking spaces proposed: 5

c. Number of compact spaces proposed: 0

d. Restricted parking spaces proposed: 0

e. Are you proposing off-site parking: No

Office Use Only

Handicapped spaces required: \_\_\_\_\_

Parking spaces required: \_\_\_\_\_

Number of compact spaces allowed: \_\_\_\_\_

11. SETBACKS:

	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front	<u>30'</u>	_____	<u>0</u>	_____
Rear	<u>30'</u>	_____	<u>0</u>	_____
Side	<u>10'</u>	_____	<u>0</u>	_____
Side Street	<u>55-100'</u>	_____	<u>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: 0 Proposed width: \_\_\_\_\_

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:

N/A

16. PROPOSED UTILITIES: Power is at Old State Rd, septic and well proposed.

Proposed utility easement widths \_\_\_\_\_ Locations \_\_\_\_\_

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 \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_

19. DRAINAGE (Proposed method of on-site retention): Proposed seepage beds and existing drainage.

Any special drains? \_\_\_\_\_ (Please attach map)

Soil type(s): Please see attached USDA soil survey.

(Information can be obtained from the Natural Resource Conservation Service: [websoilsurvey.nrcs.usda.gov](http://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:

Please see narrative.

24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒

Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒

If yes, explain: \_\_\_\_\_

24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.  
Submit letter from Irrigation District, if applicable. N/A

25. COMPLETE ATTACHED WEED CONTROL AGREEMENT

26. COMPLETE ATTACHED IMPACT REPORT



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August 10, 2022

**Conditional Use Permit Application**

Valley County Planning and Zoning  
219 N Main St.  
Cascade, ID 83611

Re: **Conditional Use Permit Application for Shoemaker – Donnelly Storage**  
**Located at TBD, Donnelly, ID 83615**

**DETAILED PROJECT DESCRIPTION**

The purpose of this project is to construct an approximately 100,225 SF self-storage facility. The storage component will be built in the first phase. Future phases of the project would include housing and additional storage. The proposed development will also fill the need for self-storage in the area. The facility will provide covered storage for boats, RV's, recreational equipment, along with variety of standard storage spaces.

**GRADING PLAN**

The topography of the site is relatively flat. Drainage for the project is proposed to remain on site. The site will be designed to utilize the existing swale to the North. Seepage beds will be utilized in the proposed landscaping along the South boundary. There is ample open space to accommodate snow storage and direct stormwater away from any natural drainage features.

**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, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

The site will be accessed via Eagle Lane. Eagle Lane is a two-lane public road and is capable of handling the anticipated traffic. Storage is a very low impact use and will have little impact on traffic in the neighborhood.

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

Having a place to store vehicles, RVs, boats, and other recreational equipment will give the public more options in the types of housing they would require. This could open the door for more diversified housing. Locals would not require large parcels to store their vehicles and equipment.

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 until completion of construction.



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Normal site improvement and construction noise will be present on a temporary basis. Storage facilities are generally quiet operations with very low impact to the surrounding neighborhood.

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.

The building materials proposed will produce very little glare. Other than the office, the building will not have glazing. Outdoors storage is not being proposed. There will be very little glare caused by autos. Lighting will be installed according to the standards set forth in VCC 6-2-5.

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.

The storage use will produce little to no particulate emissions. The parking area and drive aisles are proposed to be paved.

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

A private well and septic system will be proposed to service the office. This particular use will have a very low demand on the water supply. The existing drainage will be preserved on the site. The site drainage will be designed to use this natural drainage.

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

No fire, explosions, or other hazards are proposed. The low impact nature of the storage use will have little impact on the surrounding residential use. The storage use is generally compatible with residential uses.

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 natural drainage through the property is proposed to remain undisturbed. The parcel is relatively flat with very little native vegetation and trees. Best management practices will be utilized to minimize the potential for sedimentation and erosion.

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

Landscaping will be provided as per the standards set forth in VCC 9-5A-4. Native vegetation and trees will be preserved when possible.



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

Soils report is pending and will be available prior to the hearing for review.

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

The topography of the site is relatively flat. Drainage for the project is proposed to remain on site. The site will be designed to utilize the existing swale to the North and seepage beds in the landscape buffer to the South. Landscape berms with native plantings will be proposed along the East and south boundary of the site. These generous landscape buffers will assist in noise mitigation and reduce the overall mass of the site. The berms will also serve as natural fencing and open space.

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 impacts of shadows from new features on neighboring property.

The site will be screened from Hwy 55 and Eagle Lane via a bermed landscape buffer. The commercial phase of the site is oriented on the Southeast corner of the site. This orientation provides an approximate 300' buffer to the residential uses to the West.

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 site sits right in the middle of Long Valley with easy access to Hwy 55. This central location is convenient for locals and recreational tourist. The topography is ideal for this type of use. The storage use is generally compatible with residential use. Storage provides a needed service for the local community.

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

Improvements to the land will increase property tax revenues. The facility will provide a range of jobs. Jobs that require the use of storage would also be benefited by this development. Other jobs could include, facility management, landscape and general maintenance, and snow removal to name a few. Temporary jobs will be brought to the area during the construction process with potential local business to benefit from this temporary workforce.

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

The proposed project intends to utilize available municipal fire and police services. Water and sewer will be private systems.





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

Local municipalities have identified the lack of storage an issue in the Valley. The demand outreaches the supply. The addition of another storage facility would greatly benefit the public with little effect on the existing facilities.

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?

The project is phased to reduce impact. The use of the site could be preserved even in partial completion.

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

N/A

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

Phase 1 proposed for spring of 2023 – Site improvements and storage facility construction.

Phase 2 proposed within the next 10 years – TBD housing.

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.

N/A

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP

**HATCH DESIGN ARCHITECTURE**





# VALLEY COUNTY

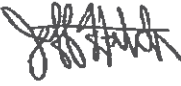
## WEED CONTROL AGREEMENT

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: 08/09/2022

Date: \_\_\_\_\_



United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for Valley Area, Idaho, Parts of Adams and Valley Counties



August 8, 2022

# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil



## Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and



## Custom Soil Resource Report

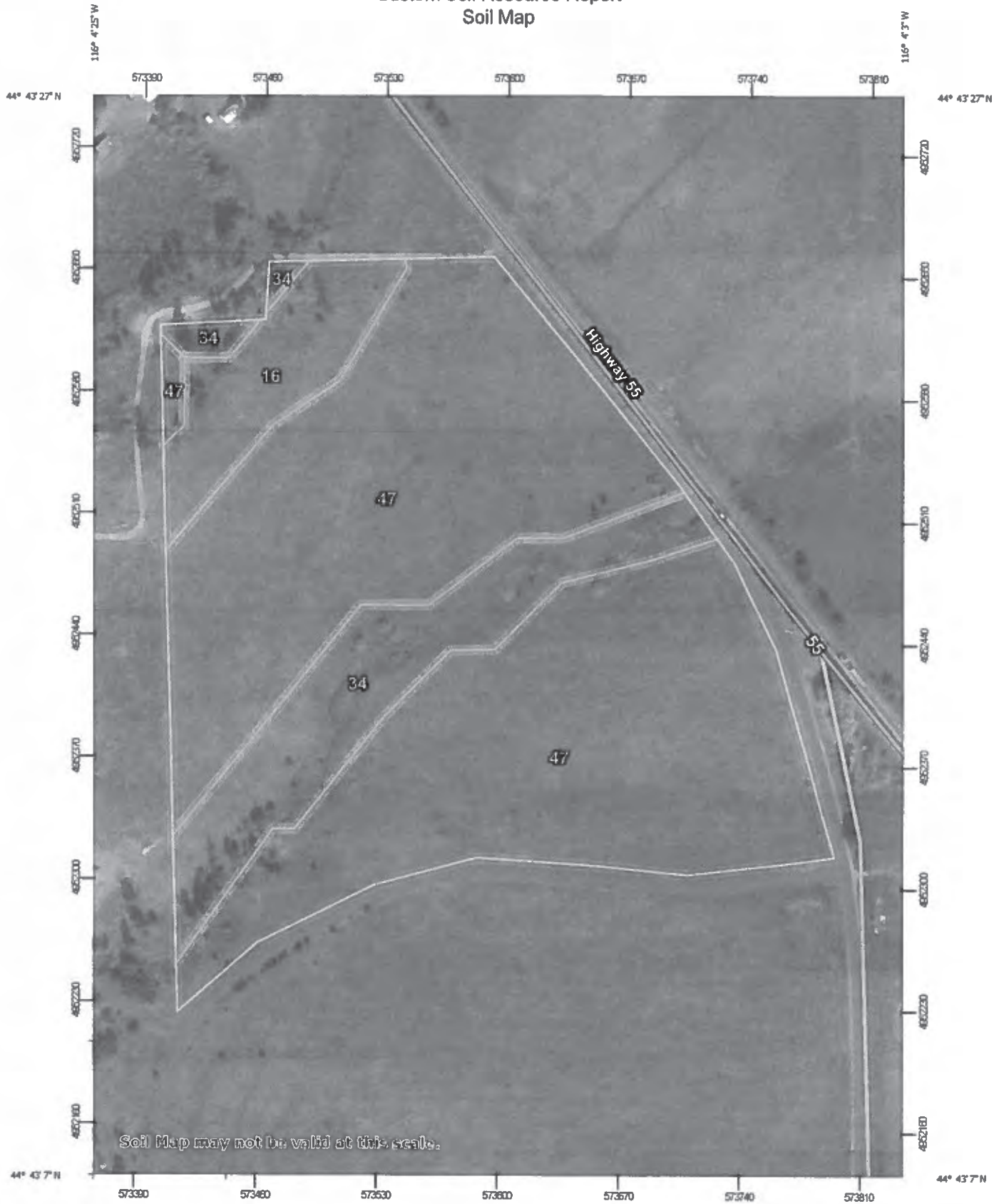
identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

## Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map



Map Scale: 1:3,020 if printed on A portrait (8.5" x 11") sheet.

0 40 80 160 240 Meters

0 100 200 400 600 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

**Area of Interest (AOI)**

Area of Interest (AOI)

**Soils**

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

**Special Point Features**

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

**Water Features**

Streams and Canals

**Transportation**

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

**Background**

Aerial Photography

**Other**

Spill Area

Story Spot

Very Story Spot

Wet Spot

Other

Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: [Web Soil Survey](#)  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Valley Area, Idaho, Parts of Adams and Valley Counties  
Survey Area Date: Version 19, Sep 9, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 4, 2012—Nov 15, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

**MAP LEGEND**

**MAP INFORMATION**

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Donnel sandy loam, 0 to 2 percent slopes	2.2	8.0%
34	Melton loam	4.3	15.5%
47	Roseberry coarse sandy loam	21.1	76.5%
Totals for Area of Interest		27.5	100.0%

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the

## Custom Soil Resource Report

development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.



## Valley Area, Idaho, Parts of Adams and Valley Counties

### 16—Donnel sandy loam, 0 to 2 percent slopes

#### Map Unit Setting

*National map unit symbol:* 55dk  
*Elevation:* 3,800 to 5,100 feet  
*Mean annual precipitation:* 22 to 24 inches  
*Mean annual air temperature:* 37 to 43 degrees F  
*Frost-free period:* 65 to 75 days  
*Farmland classification:* Farmland of statewide importance, if irrigated

#### Map Unit Composition

*Donnel and similar soils:* 80 percent  
*Minor components:* 20 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Donnel

##### Setting

*Landform:* Fan remnants  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Mixed alluvium

##### Typical profile

*A - 0 to 15 inches:* sandy loam  
*Bw - 15 to 20 inches:* coarse sandy loam  
*C - 20 to 60 inches:* stratified loamy sand to sandy loam

##### Properties and qualities

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* High (1.98 to 5.95 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Low (about 5.8 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 6c  
*Land capability classification (nonirrigated):* 6c  
*Hydrologic Soil Group:* A  
*Ecological site:* R043BY003ID - LOAMY 22+ FEID-PSSPS  
*Hydric soil rating:* No

#### Minor Components

##### Gestrin

*Percent of map unit:* 5 percent  
*Hydric soil rating:* No

##### Roseberry

*Percent of map unit:* 5 percent

## Custom Soil Resource Report

*Hydric soil rating:* No

### **Donnel, escarpments**

*Percent of map unit:* 5 percent

*Hydric soil rating:* No

### **Melton**

*Percent of map unit:* 5 percent

*Landform:* Flood plains

*Hydric soil rating:* Yes

## **34—Melton loam**

### **Map Unit Setting**

*National map unit symbol:* 55f6

*Elevation:* 3,800 to 5,100 feet

*Mean annual precipitation:* 22 to 24 inches

*Mean annual air temperature:* 37 to 39 degrees F

*Frost-free period:* 60 to 75 days

*Farmland classification:* Not prime farmland

### **Map Unit Composition**

*Melton and similar soils:* 70 percent

*Minor components:* 30 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Melton**

#### **Setting**

*Landform:* Fan remnants, outwash fans

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Alluvium and/or outwash derived from granite

#### **Typical profile**

*A - 0 to 10 inches:* loam

*Cg1 - 10 to 25 inches:* loam

*Cg2 - 25 to 30 inches:* gravelly sandy loam

*C - 30 to 60 inches:* very cobbly loamy sand

#### **Properties and qualities**

*Slope:* 0 to 3 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Poorly drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.57 to 1.98 in/hr)

*Depth to water table:* About 12 to 24 inches

*Frequency of flooding:* NoneFrequent

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* Moderate (about 6.6 inches)

## Custom Soil Resource Report

### Interpretive groups

*Land capability classification (irrigated): 6c*

*Land capability classification (nonirrigated): 6c*

*Hydrologic Soil Group: B/D*

*Ecological site: R043AY007ID - MEADOW DECA18-CANE2, R043BY012ID -  
MOUNTAIN POORLY DRAINED BOTTOM ARCAV3-DAFRF/FEID*

*Hydric soil rating: Yes*

### Minor Components

#### Gestrin

*Percent of map unit: 5 percent*

*Hydric soil rating: No*

#### Roseberry

*Percent of map unit: 5 percent*

*Hydric soil rating: No*

#### Blackwell, clay loam surface

*Percent of map unit: 5 percent*

*Hydric soil rating: Yes*

#### Blackwell, mucky silt loam surface

*Percent of map unit: 5 percent*

*Landform: Marshes*

*Hydric soil rating: Yes*

#### Cabarton

*Percent of map unit: 5 percent*

*Landform: Flood plains*

*Hydric soil rating: Yes*

#### Blackwell variant

*Percent of map unit: 5 percent*

*Landform: Flood plains*

*Hydric soil rating: Yes*

## 47—Roseberry coarse sandy loam

### Map Unit Setting

*National map unit symbol: 55fn*

*Elevation: 3,800 to 5,000 feet*

*Mean annual precipitation: 22 to 32 inches*

*Mean annual air temperature: 36 to 43 degrees F*

*Frost-free period: 60 to 80 days*

*Farmland classification: Farmland of statewide importance, if irrigated and drained*

### Map Unit Composition

*Roseberry and similar soils: 75 percent*

*Minor components: 25 percent*

*Estimates are based on observations, descriptions, and transects of the mapunit.*

## Custom Soil Resource Report

### Description of Roseberry

#### Setting

*Landform:* Stream terraces, outwash fans  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Outwash derived from granite

#### Typical profile

*A - 0 to 13 inches:* coarse sandy loam  
*C1 - 13 to 35 inches:* loamy coarse sand  
*C2 - 35 to 55 inches:* coarse sand  
*2C3 - 55 to 60 inches:* fine sandy loam

#### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)  
*Depth to water table:* About 18 to 30 inches  
*Frequency of flooding:* NoneOccasional  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Low (about 5.5 inches)

#### Interpretive groups

*Land capability classification (irrigated):* 6c  
*Land capability classification (nonirrigated):* 6c  
*Hydrologic Soil Group:* B  
*Ecological site:* R043BY012ID - MOUNTAIN POORLY DRAINED BOTTOM  
ARCAV3-DAFRF/FEID  
*Hydric soil rating:* No

### Minor Components

#### Donnel

*Percent of map unit:* 5 percent  
*Hydric soil rating:* No

#### Kangas

*Percent of map unit:* 5 percent  
*Hydric soil rating:* No

#### Roseberry, escarpments

*Percent of map unit:* 5 percent  
*Hydric soil rating:* No

#### Melton

*Percent of map unit:* 5 percent  
*Landform:* Flood plains  
*Hydric soil rating:* Yes

#### Jurvannah

*Percent of map unit:* 5 percent  
*Landform:* Flood plains  
*Hydric soil rating:* Yes

## Custom Soil Resource Report

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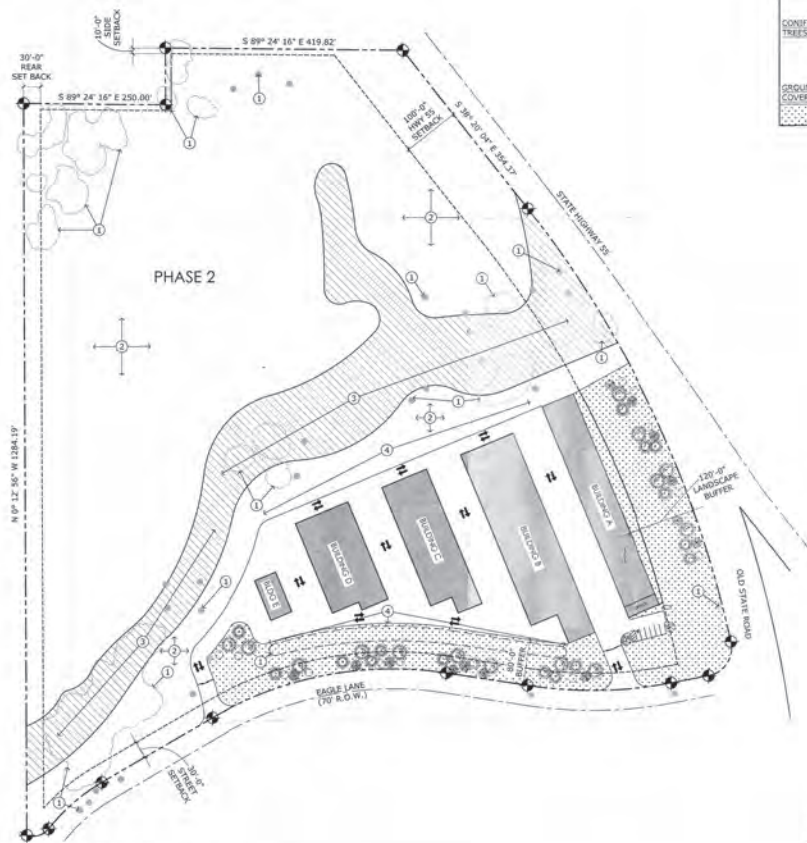
## Custom Soil Resource Report

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PROPOSED LANDSCAPE PLAN

SCALE: 1" = 90'-0"



## LANDSCAPE SCHEDULE

DECIDUOUS TREES	SYMBOL	BOTANICAL NAME	SIZE	MATURE SIZE H&W	CLASS	QTY
	●	COMMON HACKBERRY CELTIS OCCIDENTALIS	2" CAL B&B	45' x 35'	CLASS II	13
	○	RIVER BIRCH BETULA NIGRA	2" CAL B&B	40' x 35'	CLASS II	13
	●	AMUR HAPLE ACER GINNALA	2" CAL B&B	20' x 20'	CLASS I	2
CONIFEROUS TREES		BOTANICAL NAME	SIZE	MATURE SIZE H&W		QTY
	●	PONDEROSA PINE PINUS PONDEROSA	6" HT.	60' x 25'		14
	●	BLACK HILLS SPRUCE PICEA GLAUCA 'DENSATA'	6" HT.	45' x 20'		15
GROUND COVERS		BOTANICAL NAME	SIZE	MATURE SIZE H&W		QTY
	●	NATIVE SEED MIX				123,258 S.F.

## KEYNOTES

- EXISTING TREES TO REMAIN.
- EXISTING VEGETATION TO REMAIN.
- EXISTING DRAINAGE TO REMAIN
- PROPOSED SNOW STORAGE.
- PROPOSED SEEPAGE BED LOCATION.

## LANDSCAPING GENERAL NOTES

- ALL PLANT MATERIALS SHALL BE WATERED BY THE PROPOSED PRIVATE IRRIGATION SYSTEM.
- LANDSCAPE BERMS ARE PROPOSED ALONG THE HWY 55 AND EAGLE LANE FRONTAGE. BERMS TO BE CONSTRUCTED PER THE STANDARDS SET FORTH IN VCC 9-5A-4.

HATCH DESIGN  
ARCHITECTURE  
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NEW COMMERCIAL DEVELOPMENT

SHOE MAKER - DONNELLY  
STORAGE

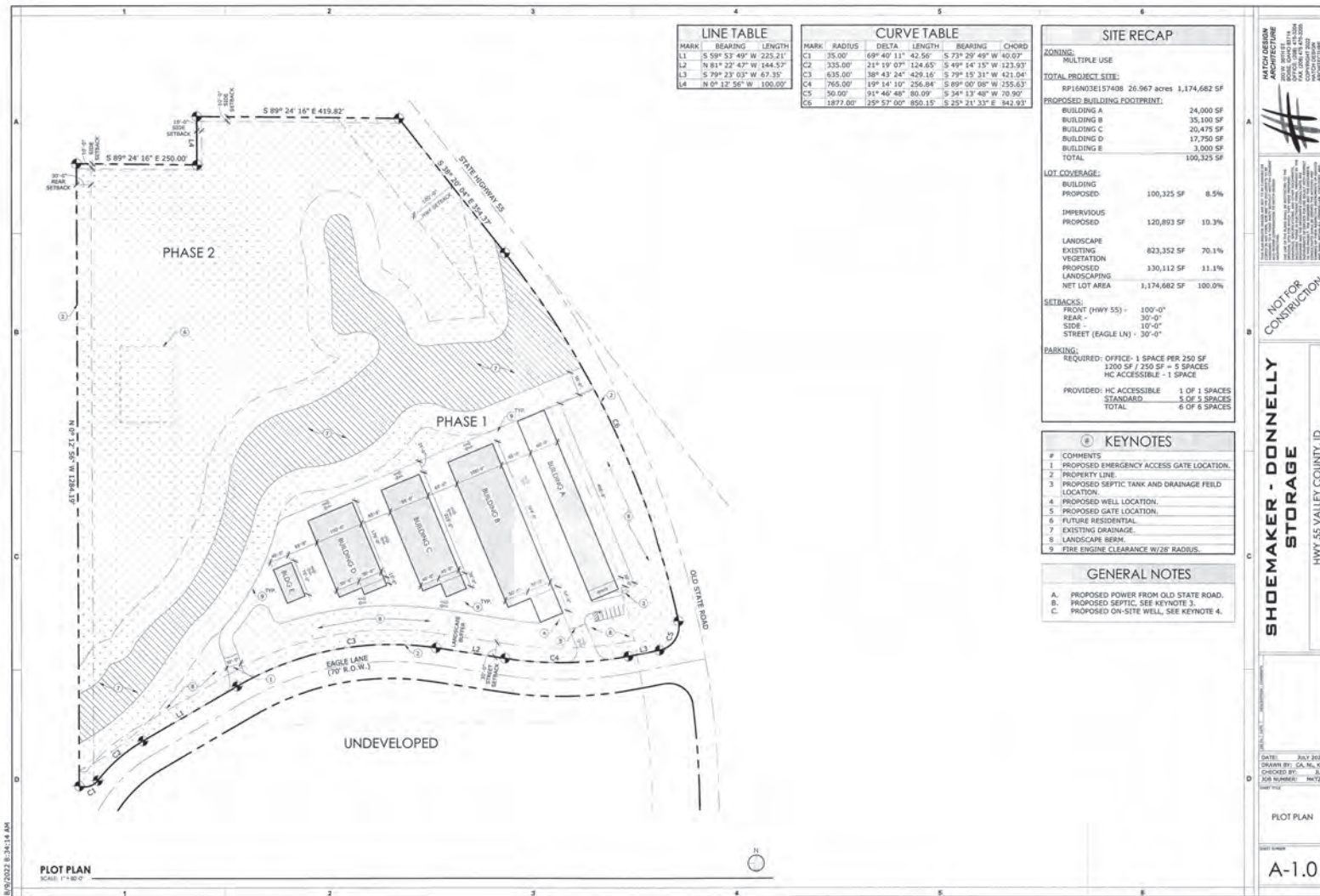
HWY 55, VALLEY COUNTY, ID

REVISION	DATE	BY	CHKD

DATE: MAY 30, 2013  
DRAWN BY: J. HATCH  
FOR PROJECT: 13-001  
FOR NUMBER: 10710

LANDSCAPE  
PLAN

L-1.0



LINE TABLE		
MARK	BEARING	LENGTH
L1	S 59° 53' 49" W	225.21'
L2	N 81° 22' 47" W	144.53'
L3	S 79° 23' 03" W	67.35'
L4	N 0° 12' 56" W	100.00'

CURVE TABLE				
MARK	RADIUS	DELTA	LENGTH	BEARING
C1	35.00'	69° 40' 11"	42.56'	S 73° 29' 49" W
C2	335.00'	21° 19' 07"	124.65'	S 49° 14' 15" W
C3	635.00'	38° 43' 24"	429.16'	S 79° 15' 31" W
C4	765.00'	19° 14' 10"	256.84'	S 89° 00' 08" W
C5	50.00'	91° 46' 48"	80.09'	S 34° 13' 48" W
C6	1877.60'	15° 57' 00"	850.15'	S 25° 21' 33" E

SITE RECAP	
ZONING: MULTIPLE USE	
TOTAL PROJECT SITE: RP16A03E157408 26.967 acres 1,174,682 SF	
PROPOSED BUILDING FOOTPRINT:	
BUILDING A	24,000 SF
BUILDING B	25,190 SF
BUILDING C	20,475 SF
BUILDING D	17,750 SF
BUILDING E	3,000 SF
TOTAL	100,325 SF
LOT COVERAGE:	
BUILDING PROPOSED	100,325 SF 8.5%
IMPERVIOUS PROPOSED	120,893 SF 10.3%
LANDSCAPE EXISTING	823,352 SF 70.1%
PROPOSED LANDSCAPING	130,112 SF 11.1%
NET LOT AREA	1,174,682 SF 100.0%
SETBACKS:	
FRONT (HWY 55) -	100'-0"
REAR -	30'-0"
SIDE -	10'-0"
STREET (EAGLE LN) -	30'-0"
PARKING:	
REQUIRED: OFFICE- 1 SPACE PER 250 SF	
1200 SF / 250 SF = 5 SPACES	
HC ACCESSIBLE - 1 SPACE	
PROVIDED: HC ACCESSIBLE	1 OF 5 SPACES
STANDARD	5 OF 5 SPACES
TOTAL	6 OF 5 SPACES

KEYNOTES	
#	COMMENTS
1	PROPOSED EMERGENCY ACCESS GATE LOCATION.
2	PROPERTY LINE.
3	PROPOSED SEPTIC TANK AND DRAINAGE FIELD LOCATION.
4	PROPOSED WELL LOCATION.
5	PROPOSED GATE LOCATION.
6	FUTURE RESIDENTIAL.
7	EXISTING DRAINAGE.
8	LANDSCAPE BERM.
9	FIRE ENGINE CLEARANCE W/28' RADII.

GENERAL NOTES	
A.	PROPOSED POWER FROM OLD STATE ROAD.
B.	PROPOSED SEPTIC. SEE KEYNOTE 3.
C.	PROPOSED ON-SITE WELL. SEE KEYNOTE 4.

NOTOR CONSTRUCTION

SHOEMAKER - DONNELLY STORAGE

HWY 55 VALLEY COUNTY, ID

DATE: JULY 2022

DRAWN BY: CA, MA, KR

CHECKED BY: JH

JOB NUMBER: H4722

PLOT PLAN

A-1.0



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.5 ft	6.3 ft	0.0 ft	N/A	N/A

### Luminaire Locations

[illegible]

**Plan View**  
Scale = 1" = 50'

Designer
Date
08/08/2022
Scale
Not to Scale
Drawing No.
Summary