## OVERALL MASTER SITE PLAN, LIGHTING PLAN, AND SIGN PLAN

SCALE: 1" = 80'-0"

DUDE DEWALT CELLARS
A PARCEL OF LAND; #S0328427800 LOCATED IN THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4, EAST OF HIGHWAY 16 SECTION 28, T. 5N., R. 1W., BOISE MERIDIAN, ADA COUNTY IDAHO
NOVEMBER 2020

## CALLOUT LEGEND

1. STANDARD ADA PARKING STALLS ON PAINTABLE ACCESSIBLE SURFACE.
2. FUTURE OUTDOOR EVENT AND WINE TASTING SEATING FLEX SPACE.
3. APPROXIMATE SEPTIC FIELD LOCATION TO BE SIZED BY CIVIL.
4. APPROXIMATE STORM WATER RETENTION AREA TO BE SIZED BY CIVIL.
5. PEDESTRIAN PATHWAY.
6. CONCRETE / PAVED PEDESTRIAN PATHWAY.
7. VINEYARD ACCESS / MAINTENANCE ROAD.
8. LOADING STALL.
9. EXISTING WELL LOCATION AND IRRIGATION BACKFLOW PREVENTOR.
10. EXISTING SEPTIC FIELD LOCATION.
11. MONUMENT SIGN, SEE NARRATIVE.
12. LOG POLE CONSTRUCTION RANCH STYLE ENTRY GATE.
13. HAMMERHEAD FIRE TURN AROUND.
14. LANDSCAPE BERM FOR LIGHT & NOISE BARRIER.
15. CONCRETE PATIO AREA.
16. FUTURE TASTING ROOM.
17. EXISTING CONCRETE PATIO AREA.
18. WALL LIGHT LOCATION @ 15' HEIGHT.
19. MONUMENT SIGN UP-LIGHTING @ 3' HEIGHT.
20. ENTRY GATE UP-LIGHTING @ 3' HEIGHT.
21. WALL SIGN LIGHTING @ 20' HEIGHT.
22. OUTDOOR SPEAKER LOCATION - NOT TO EXCEED NOISE ORDINANCE CODE.
23. RESIDENTIAL PARKING AREA.
24. EXISTING ADA PARKING TO BE RELOCATED AFTER FUTURE TASTING ROOM CONSTRUCTION.
25. EXPANSION TO EXISTING PARKING AREA
26. APPROXIMATE IDAHO POWER TRANSFORMER LOCATION

## SITE DEVELOPMENT FEATURES

PROPERTY AREA ______ 34.602 ACRES TOTAL
ZONING ______ RR
WINERY USE ______ CONDITIONAL
CLUB OR LODGE OR SOCIAL HALL USE ______ CONDITIONAL
AMUSEMENT OR RECREATION FACILITY,
OUTDOOR USE ______ CONDITIONAL
(100' Setback from residential use, 10pm event termination with illumination till 11pm, 6' Screen fence and landscaping for all property lines abutting a residential district)
125' setback from south property line directly in front of Fiorino's home. 6' berm with landscaping only as shown on map
OUTDOOR STORAGE USE ______ ALLOWED
(6' Screen fence on three sides and landscaping)
AGRICULTURAL / ACCESSORY STRUCTURE USE ____ ALLOWED
(The accessory structure shall portray the architectural character of the principal permitted dwelling)
All buidlings to be phased with no completion date required.
DIMENSIONAL STANDARDS:
STREET FRONTAGE 100' MIN
Existing buildings and expansions to existing buildings shall not be subject building code updates
Entire property may be used as event center
SETBACKS:
Arterial, collector, or section line street = 50' [50' from hwy 16 ROW?]
Property line not fronting a roadway = 25' [25' from all other property lines? Is this minimum?]
Wildland-urban Fire Interface
50' Defensible space around all habitable structures.
5' Gravel shoulder on either side of drive travel lanes.
30' Private Road easement [? private road easement?]

## PARKING REQUIREMENTS

PARKING STANDARDS:
Dwelling, single-family attached or detached or additional dwelling:
1 per dwelling unit
REQUIRED = 1 PROVIDED = 4
Restaurant, bar or brewpub :
1 per 200 square feet of gross floor area
Country club, lodge, social hall or indoor recreational facility:
1 per 200 square feet of gross floor area
REQUIRED = 26 PROVIDED = 26
Outdoor recreation facility or structure:
1 per 8 seats
REQUIRED = 34 PROVIDED = 34
Manufacturing, processing (product, chemical, agricultural), research and development, brewery or distillery, winery, recycling, or centralized power facility:
1 per 1,000 square feet of gross floor area
REQUIRED = 10 PROVIDED = 10
Warehouse:
1 per 4,000 square feet of gross floor area
REQUIRED = 3 PROVIDED = 3
Storage, agricultural uses, landfill, railroad, remediation, pit, mine, quarry, or landing field:
1 per 2 employees
REQUIRED = 1 PROVIDED = 1
ADDITIONAL COMMISSIONER REQUIREMENT
REQUIRED = 75 PROVIDED = 75

Required parking to be adjusted to meet the requirements of the city code

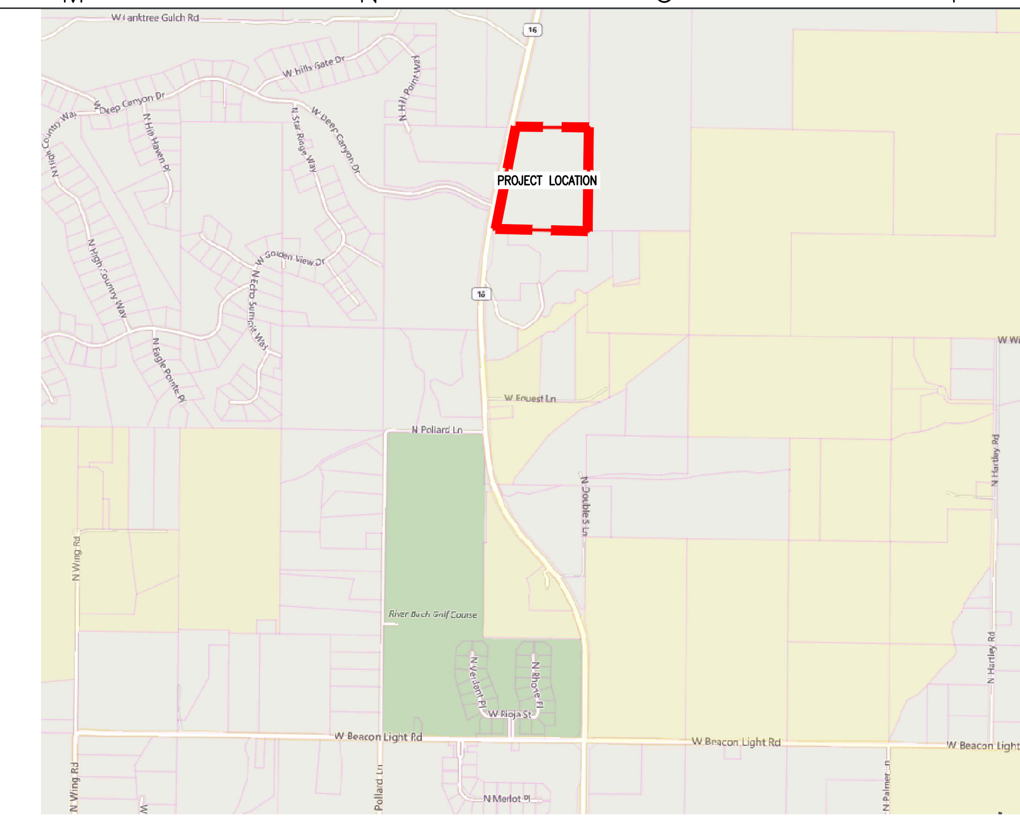
TOTAL PARKING REQUIRED = 150
TOTAL PARKING PROVIDED = 161 STANDARD + 6 ADA STALLS = 167
TOTAL (not including private residence)

One 10' x 30' loading space required and provided at production facility.

Bicycle parking not required outside city impact areas.

## FIRE REQUIREMENTS

Star Fire stated that Early Detection System may be required for new buildings with the understanding to add hydrants when or if water became available in the future. All existing commercial buildings intended for commercial use to have review and update of alarms, fire extinguishers, and exit signs




## VICINITY MAP

SCALE: NTS

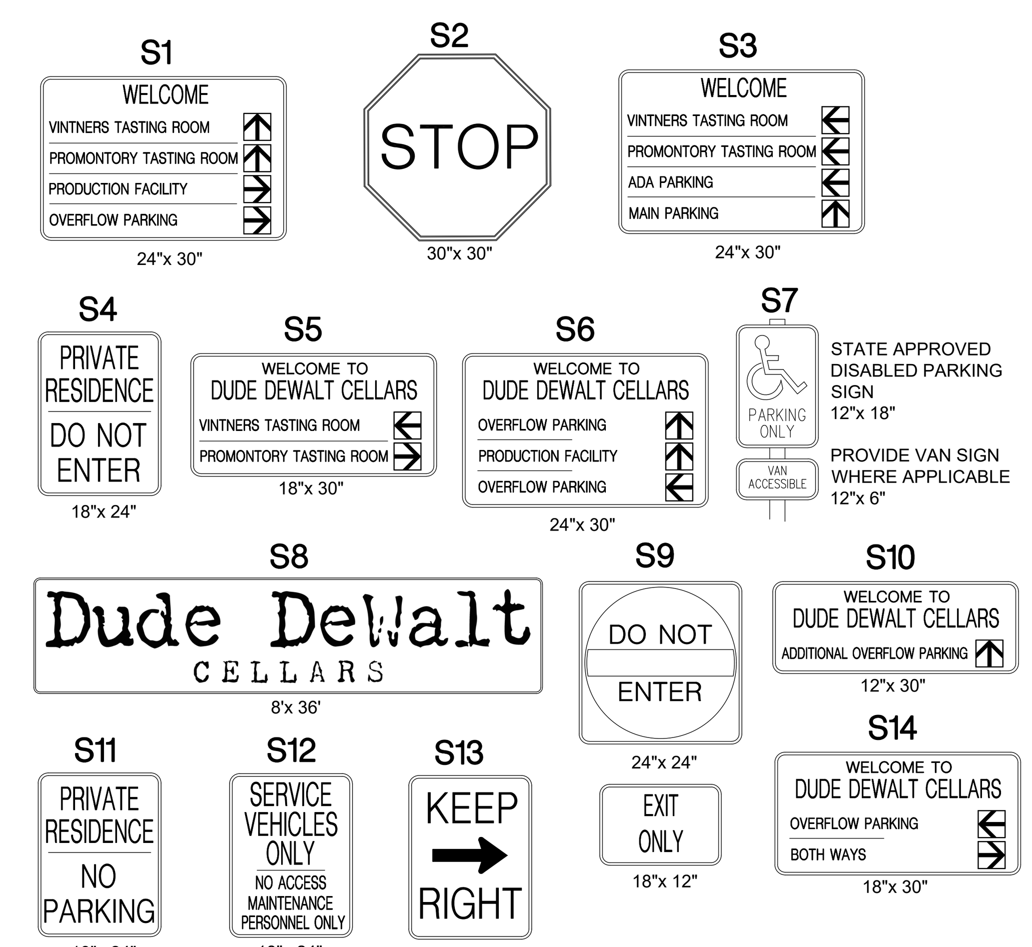
## MATERIAL LEGEND

- EXISTING TREES AND SHRUBS TO REMAIN
- CONCRETE WHEEL STOP
- EDGING, AS SPECIFIED
- EDGE OF EXISTING ROAD
- EDGE OF PAVEMENT
- EDGE OF GRAVEL (STABILIZED RAP)
- PROPERTY LINE
- SECTION LINE
- PROPOSED PROPERTY LINE
- BUILDING SETBACKS
- PROPOSED SEPTIC FIELD LOCATION
- SCORE JOINT (TYPICAL)
- CONCRETE CURB LOCATION
- EXPANSION JOINT (TYPICAL)
- ACCESSIBLE RAMP LOCATION WITH DETECTABLE WARNING SURFACE
- NEW CONCRETE FLATWORK
- SIGN LOCATION, SEE DETAIL
- SITE SIGNAGE IDENTIFICATION
- WALL SCONE BUILDING LIGHTING
- LOW VOLTAGE PATHWAY LIGHTING
- OUTDOOR SPEAKERS FOR AMBIENT BACKGROUND MUSIC.

## MATERIAL LEGEND

- STABILIZED RECYCLED ASPHALT
- CONCRETE FLATWORK
- ASPHALT PAVING
- PROPOSED BUILDING LOCATION.
- EXISTING BUILDING LOCATION
- EXISTING NATIVE VEGETATION TO REMAIN.
- EXISTING VINEYARDS
- PROPOSED VINEYARDS
- 3/4" MINUS COMPACTED GRAVEL WALKING PATH
- BOULDER RETAINING WALL
- SEPTIC DRAIN FIELD

## SIGNAGE LEGEND




STAMP: STATE OF IDAHO JOHN D. ROTERS LANDSCAPE ARCHITECT — PRELIMINARY NOT FOR CONSTRUCTION

DATE: 10/21/2022


Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES
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REVISIONS:

| No. | Date | Description |
|---|---|---|

# Overall Site Plan
## Dude DeWalt Cellars
## 5446 N. Hwy 16 Eagle, ID 83616

DRAWN BY: AJ
CHECKED BY: JR
PROJECT NUMBER: 20-067
SHEET: MSP 1.0

MSP Re-Submittal


THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF "THE CLIENT" NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT.



USER:ADAM JOHNSTON LOCATION:Z:\PROJECTS\CK ENGINEERING\20-067 DUDE DEWALD CELLARS\CAD\SHEETS\20-067 SITE PLAN.DWG PRINT DATE:10/26/2022 3:52 PM

ENLARGED PARKING PLAN

SCALE: 1" = 30'-0"

STAMP:

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE:
10/21/2022

811 Know what's below. Call before you dig.
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# Parking Layout Plan
## Dude DeWalt Cellars
## 5446 N. Hwy 16 Eagle, ID 83616

DRAWN BY: AJ

CHECKED BY: JR

PROJECT NUMBER 20-067

SHEET: MSP 1.1

MSP Re-Submittal


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