



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department
MEETING DATE: **April 5, 2022 – PUBLIC HEARING**
FILE(S) #: CUP-22-02 Life Spring Church

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Owner

Life Spring Christian Church
174 N. Star Road
Star, Idaho 83669

Representative:

Mike Maglish
Life Spring Christian Church
174 N. Star Road
Star, Idaho 83669

REQUEST

Request: The Applicant is seeking approval of a Conditional Use Permit to add a temporary modular classroom to their existing church facility. The property is located at 174 N. Star Road in Star, Idaho.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the east side of N. Star Road, north of W. State Street. Ada County Parcel Numbers R0011350085 & R0408336050.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	March 1, 2022
Neighborhood Meeting Held	March 14, 2022
Application Submitted & Fees Paid	March 17, 202
Application Accepted	March 17, 202
Residents within 300' Notified	March 17, 2022

Agencies Notified
Legal Notice Published
Property Posted

March 17, 2022
March 20, 2022
March 26, 2022

HISTORY

This property does not have any history of land use applications within the City of Star.

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED:

The following zoning districts are hereby established for the interpretation of this title, the zoning districts have been formulated to realize the general purposes as set forth in this title. In addition, the specific purpose of each zoning district shall be as follows:

R RESIDENTIAL DISTRICT: To provide regulations and districts for various residential neighborhoods. Gross density in a Residential (R) district shall be determined according to the numeral following the R. The numeral designates the maximum number of dwelling units per acre. In zoning designations of R-1, R-2, R-3, R-4 and R-5, housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications submitted after the effective date hereof in all districts exceeding one dwelling unit per acre. Wells and septic systems may be permitted for larger lots in this land use designation that are not adjacent to municipal services, as determined by the Sewer District, and if approved by the applicable Health Department. Private streets may be approved in this district for access to newly subdivided or split property. This district does allow for some non-residential uses as specified in 8-3A-3.

8-3A-3: USES WITHIN ZONING DISTRICTS

The following table lists principal permitted (P), accessory uses (A), conditional (C), or prohibited (N) uses.

ZONING DISTRICT USES	R	CBD
Portable Classroom/Modular Building (for private & public education)	C	C

8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS:

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks			
		Front (1)	Rear	Interior Side	Street Side
R-4	35'	15' to living area 20' to garage face	15'	5' per story (2)	20'

Notes:

1. Interior side yard setbacks for lots with 50' or less of lot width shall be allowed 5' interior side yard setbacks for one and two-story structures.
2. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhang onto the sidewalk.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Central Business District

The Central Business District is planned to be a vibrant downtown center for the community. Uses encouraged are commercial, retail, civic, private offices, and entertainment. High density housing is encouraged on the upper floors of mixed-use buildings and at the fringes of the land use designation. Developments in this district are to place an emphasis on pedestrian and bicycle access and compatibility.

8.3 Goal:

Encourage the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible, an assortment of amenities within walking distance of residential development.

8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.

- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

A. The Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.

B. Low densities within the Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivide in the future.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.
- Support well-planned, pedestrian-friendly developments.
- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.

PROJECT OVERVIEW

CONDITIONAL USE PERMIT:

The applicant is requesting approval of a Conditional Use Permit to add a temporary modular classroom to their existing church facility. This use is allowed in Residential zone through a Conditional Use Permit. The modular unit will be on the land and next to the existing church building. Parking is sufficient, utilizing the current church parking lot. This use is not anticipated to create additional parking needs. A building permit shall be required for any tenant improvements within the unit. Star Fire District requirements shall also be adhered to.

AGENCY RESPONSES

Star Fire District
ACHD

Pending
March 24, 2022

PUBLIC RESPONSES

No public comments have been received.

STAFF ANALYSIS & RECOMMENDATIONS

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed conditional use permit meets the requirements, standards and intent for development as they relate to the Unified Development Code and Comprehensive Plan.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date.

CONDITIONS OF APPROVAL

1. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy or the unit.
2. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
3. Any additional Condition of Approval as required by Staff and City Council.
4. Any additional Condition of Approval as required by Star Fire Protection District.

COUNCIL DECISION

The Star City Council _____ File Number CUP-21-02 for Life Spring Church on _____, 2022.



March 4th, 2022

To Our Neighbors,

This is to notify you that we intend to add a modular building near the north side of our building. The building will be temporary classroom space we are needing until we are able to expand on to the front of our building.

The entire temporary building project will be in accordance with laws of the Star City Building Department.

If you have any questions or concerns, please attend our neighborhood meeting happening at LifeSpring Christian Church, 174 N. Star Rd on March 14th between 6:30 and 7:00 pm.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Mehlberg", with a stylized, flowing script.

Steve Mehlberg
Board Member



CONDITIONAL USE PERMIT APPLICATION

***All applicable information must be filled out to be processed.

FILE NO.: <u>CU-22-02</u>	
Date Application Received: <u>3-9-22</u>	Fee Paid: <u>N/C</u>
Processed by: City: _____	

Applicant Information:

PRIMARY CONTACT IS: Applicant ☐ Owner ☐ Representative ☐

Applicant Name: LifeSpring Christian Church
Applicant Address: 174 N. Star Rd Star, ID Zip: 83669
Phone: 208-629-2001 Email: larry@mylifespringchurch.org

Owner Name: LifeSpring Christian Church
Owner Address: 174 N. Star Rd Star, ID Zip: 83669
Phone: 208-629-2001 Email: larry@mylifespringchurch.org

Representative (e.g., architect, engineer, developer):

Contact: Mike Maglish Firm Name: LifeSpring Christian Church
Address: 174 N. Star Rd. Star, ID Zip: 83669
Phone: 208-629-2001 Email: mike@mylifespringchurch.org

Property Information:

Site Address: 174 N. Star Rd Star Parcel Number: 20011350085
Requested Condition(s) for Conditional Use: Placing a Modular unit on the southside of building

	Zoning Designation	Comp Plan Designation
Existing	<u>R-4</u>	<u>CBD</u>
Proposed	<u>R-4</u>	<u>CBD</u>
North of site	<u>R-4</u>	<u>Compact Residence</u>
South of site	<u>CBD</u>	<u>CBD</u>
East of site	<u>R-4</u>	<u>CBD</u>
West of site	<u>R-4</u>	<u>CBD</u>

Site Data:

Total Acreage of Site: 1.55
Proposed Percentage of Site Devoted to Bldg Coverage: _____
Proposed Percentage of Site Devoted to Landscaping: _____
Number of Parking spaces: Proposed 85 Required 85
Requested Front Setback: _____ Requested Rear Setback: 100'
Requested Side Setback: 25' Requested Side Setback: _____
Requested Side Setback: _____
Existing Site Characteristics: This will be next to current building

Number and Uses of Proposed Buildings: 1 building Education classes
Location of Buildings: Southeast of current Building
Gross Floor Area of Proposed Buildings: 606'
Describe Proposed On and Off-Site Traffic Circulation: Enter + Exit from N Star Rd + from 1st St.

Proposed Signs – number, type, location: _____
(include draft drawing) _____

Public Services (state what services are available and what agency is providing the service):

Potable Water - Star Sewer + water
Irrigation Water - Star Sewer + water
Sanitary Sewer - Star Sewer + water
Schools - West Ada School District
Fire Protection - Star Middleton Fire District
Roads - ACHD

Flood Zone Data (This Info Must Be Filled Out Completely Prior to Acceptance):

Subdivision/Project Name: _____ Phase: _____

Special Flood Hazard Area: total acreage _____ number of homes/structures _____

- a. A note must be provided on the site plan documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plan in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: _____
FIRM effective date(s): mm/dd/year _____
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: _____
Base Flood Elevation(s): AE____.0 ft., etc.: _____
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted.)

Applicant (✓)	Description	Staff (✓)
2/24/22 SN	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
3/4/22	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
3/4/22	Completed and signed Conditional Use Application	
	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
✓	Narrative fully describing the existing use, and the proposed project. (must be signed by applicant)	
	Legal description of the property (word.doc and electronic version with engineer's seal):	
	Copy of recorded warranty deed.	
	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	✓
	List of names(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
✓	Vicinity map showing the location of the subject property	
✓	One (1) full-size copy and One (1) 11"x 17" reduction of the Site Plan	
✓	One (1) full-size copy and One (1) 11"x 17" reduction of the landscape plan (if applicable)	
✓	Building elevations showing construction materials	
	Two (2) copies electronic versions of submitted application including signed application, narrative, legal description, warranty deed, vicinity map, site plan, landscape plan, building elevations, shall be submitted in original pdf format (no scans) on a thumb drive only (no discs) with the files named with project name and plan type. We encourage you to also submit at least one (1) color version for presentation purposes.	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	

Site Plan (If applicable):

	The following items must be included on the site plan:	
	• Date, scale, north arrow, and project name	
	• Names, addresses, and phone number of owner(s), applicant, and engineer, surveyor or planner who prepared the site plan	
	• Existing boundaries, property lines, and dimensions of the lot	
	• Relationship to adjacent properties, streets, and private lanes	
	• Easements and right-of-way lines on or adjacent to the lot	
	• Existing and proposed zoning of the lot, and the zoning and land use of all adjacent properties	
	• Building locations(s) (including dimensions to property lines)	
	• Parking and loading areas (dimensioned)	
	• Traffic access drives and traffic circulation (dimensioned)	

	• Open/common spaces	
	• Refuse and service areas	
	• Utilities plan, including the following: Sewer, water, irrigation, and storm drainage (existing & proposed)	
	• All on-site lighting proposed – Must Meet City "Dark Sky" Ordinances	

Landscape Plan (If applicable):

	The following items must be included on the landscape plan:	
	• Date, scale, north arrow, and project name	
	• Names, addresses, and phone numbers of the developer and the person and/or firm preparing the plan	
	• Existing natural features such as canals, creeks, drains, ponds, wetlands, floodplains, high groundwater areas, and rock outcroppings	
	• Location, size, and species of all existing trees on site with trunks 4 inches or greater in diameter, measured 6 inches above the ground. Indicate whether the tree will be retained or removed.	
	• Existing buildings, structures, planting areas, light poles, power poles, walls, fences, berms, parking and loading areas, vehicular drives, trash areas, sidewalks, pathways, storm water detention areas, signs, street furniture, and other man-made elements	
	• Existing and proposed contours for all areas steeper than 20% slope. Berms shall be shown with one-foot contours	
	• Sight Triangles as defined in 8-4 A-7 of this Ordinance	
	• Location and labels for all proposed plants, including trees, shrubs, and groundcovers (trees must not be planted in City water or sewer easements). Scale shown for plant materials shall reflect approximate mature size	
	• Proposed screening structures	
	• Design drawings(s) of all fencing proposed	
	• Calculations of project components to demonstrate compliance with requirements of this ordinance, including: <ul style="list-style-type: none"> ➢ Number of street trees and lineal feet of street frontage ➢ Width of street buffers (exclusive of right-of-way) ➢ Width of parking lot perimeter landscape strip ➢ Buffer width between different land uses ➢ Number of parking stalls and percent of parking area with internal landscaping ➢ Total number of trees and tree species mix ➢ Mitigation for removal of existing trees, including number of caliper inches being removed 	

SIGNS (If applicable):

All signs will require separate submittal of a sign application.

FEE REQUIREMENT:

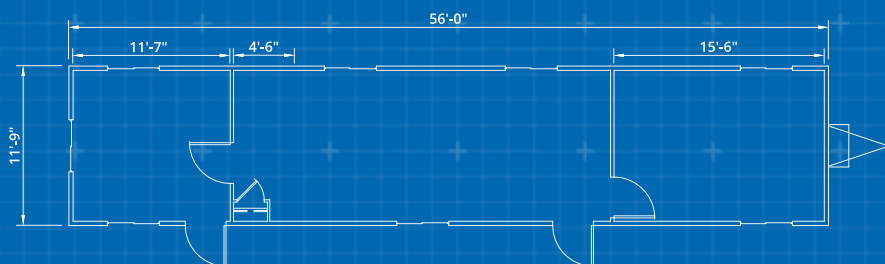
**** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.**

 3/4/22

60' x 12' OFFICE TRAILER



In addition to your office solution, we can provide additional products and services that complete your space- creating a more productive, comfortable, and safe work environment.



CUSTOMIZATION

- Steps & Ramps
- Furniture & Appliances
- Technology
- Site Services
- Loss Protection

Dimensions

- 60' Long (including hitch)
- 56' Box size
- 12' Wide
- 8' Ceiling height

Exterior Finish

- Aluminum or wood siding
- I-Beam Frame
- Standard drip rail gutters

Interior Finish

- Paneled walls
- Carpet or vinyl tile floor
- Gypsum or T-grid suspended ceiling

Electric

- Fluorescent ceiling lights
- Breaker panel

Heating/Cooling

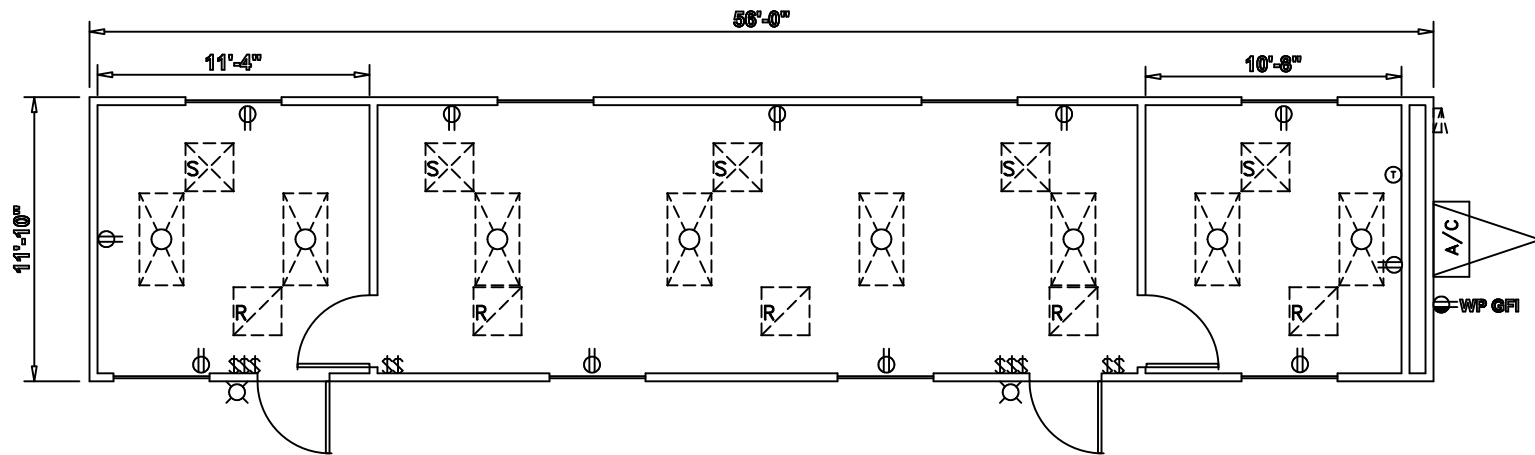
- Central HVAC or thru-wall AC

Windows/Doors

- Horizontal slider windows
- (2) Vision panel doors with standard locks or (2) steel doors with dead bolt lock

Other

- Private office(s)
- Optional restroom



Specifications

Size <ul style="list-style-type: none"> 60' Long (including hitch) 56' Box size 12' Wide nominal 	Interior Finish <ul style="list-style-type: none"> Wood Paneled walls Vinyl Tile floors Grid ceiling Wide open shells available 	Electric <ul style="list-style-type: none"> Fluorescent ceiling lights Breaker panel Windows/Doors <ul style="list-style-type: none"> Horizontal slider windows Vision panel door/ std lockset 	Exterior Finish/Frame <ul style="list-style-type: none"> Wood siding I-Beam outrigger frame Single ply roof membrane Heating and Cooling <ul style="list-style-type: none"> Central A/C Heat in A/C unit
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Additional floor plans available. Floor plans and specifications may vary from those shown and are subject to in-stock availability.

CAD FILE: WS2013-	DWG # A-1	REV# 0	REP: .	APPROVAL:
SCALE: 1/8"=1'	SERIAL#:	DATE	DWN BY:	APVL DATE:

THE USE OF THIS DRAWING FOR ANY MEANS OTHER THAN INTENDED IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF AN AUTHORIZED WILLIAMS SCOTSMAN REPRESENTATIVE.

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- 1) RAMP SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1/12 (8% SLOPE)
- 2) THE MAXIMUM VERTICAL RISE OF RAMP RUN SHALL BE 30" MAXIMUM.
- 3) THE SLOPE PERPENDICULAR TO THE DIRECTION OF TRAVEL AND THE SLOPE ON LANDINGS SHALL NOT BE STEEPER THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL.
- 4) WHEN CHANGES IN DIRECTION OF TRAVEL OCCUR AT LANDINGS BETWEEN RAMP RUNS, THE LANDING SHALL BE 60"x60" MINIMUM
- 5) MANEUVERING CLEARANCE ON PULL SIDE OF DOOR SHALL BE 18" ON INTERIOR AND 24" EXTERIOR WITH 60" LANDING IN FRONT OF DOOR.
- 6) HANDRAILS SHALL BE CONTINUOUS ALONG BOTH SIDES. HANDRAILS SHALL BE PARALLEL WITH THE SURFACE AND PROJECT 12" ON TOP OF RISER AND 12" PLUS ONE TREAD AT BOTTOM RISER.

AT RAMP WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN RUNS, THE HANDRAIL SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12" MINIMUM BEYOND TOP AND BOTTOM RAMPS
- 7) TOP OF HANDRAILS SHALL BE MOUNTED BETWEEN 33" AND 36" ABOVE THE SURFACE.
- 8) CLEARANCE BETWEEN RAIL AND WALL SHALL BE 1 1/2".
- 9) GUARD RAILS SHALL TO BE DESIGNED FOR A CONCENTRATED LOAD OF 200# APPLIED @ ANY POINT AND ANY DIRECTION ALONG THE RAIL OR A UNIFORM LOAD OF 50#/L. F. APPLIED HORIZONTALLY TO THE GUARD HEIGHT.
- 10) BALUSTERS ARE INDEPENDENTLY DESIGNED FOR A CONCENTRATE LOAD OF 200# APPLIED TO ONE SQUARE FOOT OF AREA.
- 11) HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE MAXIMUM DIAMETER OF 1 1/4" MINIMUM AND 2" MAXIMUM.
- 12) GRIPPING SURFACE SHALL BE UNINTERRUPTED BY POSTS OR OTHER CONSTRUCTION ELEMENTS OR OBSTRUCTIONS.
- 13) HANDRAILS SHALL NOT ROTATE IN THEIR FITTINGS.
- 14) ENDS OF HANDRAILS SHALL RETURN SMOOTHLY TO FLOOR, WALL OR POST.
- 15) STEPS, RAMPS AND PLATFORMS SHALL BE DESIGNED FOR 100 PSF LIVE LOAD.
- 16) SUBMIT SHOP DRAWINGS FOR APPROVAL

REFERENCE: IBC 2009

DESIGN LOADS

LIVE LOAD - 100 PSF
HANDRAIL IMPACT - 200 LB, OR 50 PLF

MATERIALS

ROUND STEEL TUBE - ASTM A513 $F_y = 35$ KSI
SQUARE STEEL TUB - ASTM A500 GR. B $F_y = 21$ KSI
ALUMINUM SHEET - 3003-H12: $F_{ty} = 27$ KSI, $F_{cy} = 14$ KSI OR,
5052-H34: $F_{ty} = 24$ KSI, $F_{cy} = 24$ KSI

WELDS

WELDING SHALL BE IN ACCORDANCE WITH AWS D.1.1.88
USING E70XX ELECTRODES FOR STEEL

2 STRUCTURAL NOTES

SCALE: NONE

1 RAMP NOTES

SCALE: NONE

3 NOT USED

SCALE: NONE



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PROFESSIONAL STAMP

PROJECT TITLE

COMPLETE ACCESS
35' RAMPS

SHEET TITLE

RAMP WITH
SWITCHBACK

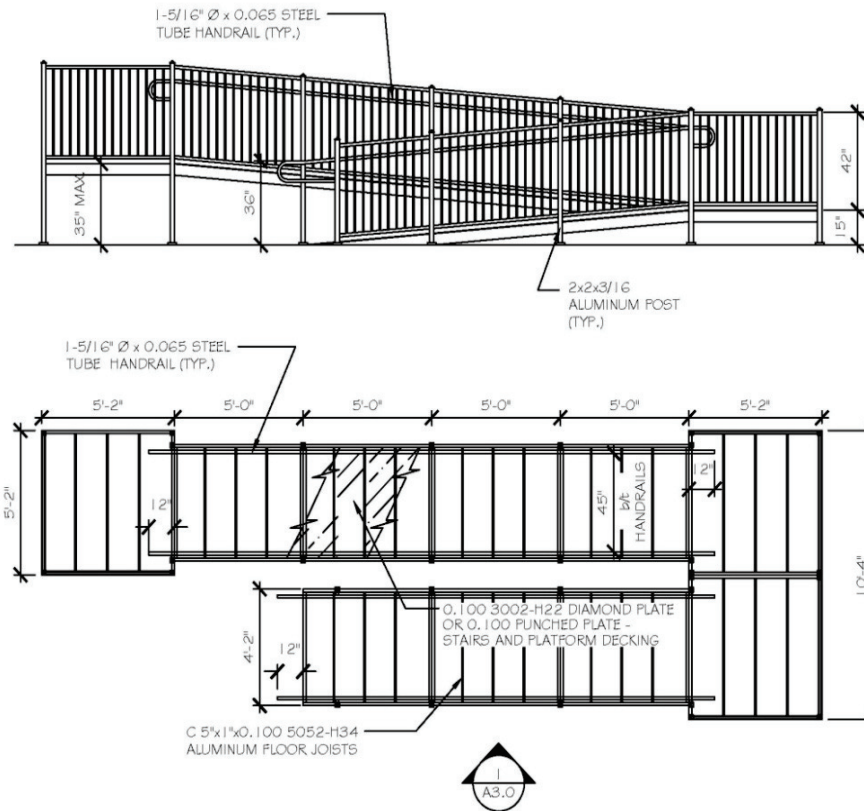
NOTES

PROJECT NUMBER 13117	DATE 6-25-13
DRAWN BY	CHECKED BY

SHEET NO.

A1.0

R-3



R S TAVARES ASSOCIATES
 ARCHITECTS
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PROFESSIONAL STAMP

PROJECT TITLE

COMPLETE ACCESS
35' RAMPS

SHEET TITLE

RAMP WITH
 SWITCHBACK

**FLOOR PLAN
 & SIDE VIEW**

PROJECT NUMBER
 13117

DATE
 6-25-13

DRAWN BY

CHECKED BY

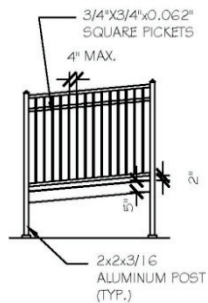
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A2.0

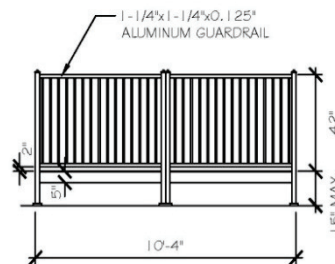
1 RAMP FLOOR PLAN AND SIDE VIEW

SCALE: 1/4"=1'-0"

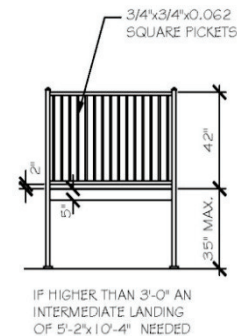
R-4



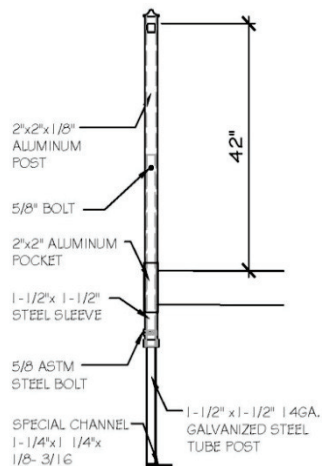
1 RAMP SIDE RAIL SCALE: $\frac{1}{4}"=1'-0"$



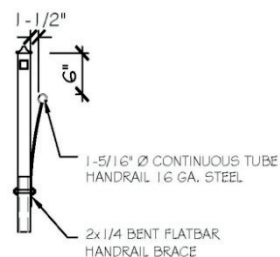
2 RAMP LANDING RAIL SCALE: $\frac{1}{4}"=1'-0"$



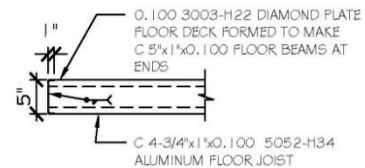
3 RAMP LANDING RAIL SCALE: $\frac{1}{4}"=1'-0"$



4 POST DETAIL SCALE: $\frac{3}{4}"=1'-0"$



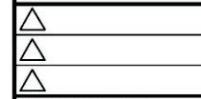
5 HANDRAIL DETAIL SCALE: $\frac{3}{4}"=1'-0"$



6 DECK CONNECTION SCALE: $\frac{3}{4}"=1'-0"$



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PROFESSIONAL STAMP

PROJECT TITLE

COMPLETE ACCESS
35' RAMPS

SHEET TITLE

RAMP WITH
SWITCHBACK

DETAILS

PROJECT NUMBER
13117

DATE
6-25-13

DRAWN BY

CHECKED BY

SHEET NO.

A3.0