

BOARD of ADJUSTMENT



Joe Bazzoli
Board Chair
BOA@ci.moscow.id.us

Public Hearing
~ Agenda ~

Aimee Hennrich
Staff Liaison
208.883.7095

<https://www.ci.moscow.id.us/581/Agendas-and-Minutes>

Thursday
August 3, 2023

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. Approval of July 19, 2023 Minutes (ACTION ITEM)

PROPOSED ACTIONS: Approve minutes as presented; approve minutes with amendments; or provide staff further direction.

2. Public Comment

Time limit 15 minutes. Members of the Public may speak to the Board regarding matters NOT on the Agenda nor currently pending before the Board of Adjustment. Please state your name and resident city for the record and limit your remarks to three (3) minutes.

3. Public Hearing: Proposed Conditional Use Permit Application to Expand an Existing Church (Bridge Bible Fellowship) Located at 960 W Palouse River Drive (ACTION ITEM)

Conditional Use Permit Application to expand an existing Church (Bridge Bible Fellowship) located at 960 W Palouse River Drive in the Single Family Residential (R-1) Zoning District per MCC 4-3-4.

PROPOSED ACTIONS: Conduct the public hearing for the proposed Conditional Use Permit (CUP) request and upon consideration of any testimony received, approve the proposed CUP and direct Staff to prepare a reasoned statement of relevant criteria and standards; or approve the proposed CUP with conditions and direct Staff to prepare a reasoned statement of relevant criteria and standards; or deny the proposed CUP and direct Staff to prepare a reasoned statement of relevant criteria and standards; or take other action as deemed appropriate.

REPORTS

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

ADJOURN

NOTICE: It is the policy of the City of Moscow that all City-sponsored public meetings and events are accessible to all people. If you need assistance in participating in this meeting or event due to a disability under the ADA, please contact the City's ADA Coordinator by phone at (208) 883-7600, TDD (208) 883-7019, or by email at adacoordinator@ci.moscow.id.us at least 48 hours prior to the scheduled meeting or event to request an accommodation. The City of Moscow is committed to ensuring that all reasonable accommodation requests are fulfilled.

BOARD of ADJUSTMENT



Joe Bazzoli
Board Chair
BOA@ci.moscow.id.us

Public Meeting
~ Minutes ~

Aimee Hennrich
Staff Liaison
208.883.7095

<http://www.ci.moscow.id.us/354/Board-of-Adjustment>

Wednesday
July 19, 2023

5:30 PM

Council Chambers
206 E Third Street

Bazzoli called the meeting to order at 5:31 PM

MEMBERS PRESENT: Joe Bazzoli, Chair; Marshall Comstock, Jerry Schutz
MEMBERS ABSENT: Steve Bush, Tim Kinkeade, Tim Thomson
STAFF: Jennifer Fleischman, Aimee Hennrich

REGULAR AGENDA

1. Approval of July 13, 2023 Minutes (ACTION ITEM)

Schutz moved for approval of the minutes as written, seconded by Comstock. Roll Call Vote; Ayes: Unanimous (3). Nays: None. Abstentions: None. Motion carried.

2. Approval of Reasoned Statement of Relevant Criteria and Standards (ACTION ITEM)

Amendment to an existing Conditional Use Permit for the expansion of an existing School (Palouse Prairie Charter School) located at 406 Powers Avenue within the Farm Ranch, Outdoor Recreation (FR)) per Moscow City Code 4-3-4.

The Board had a discussion regarding the uses and requirements for different zones. Schutz moved for approval of the Reasoned Statement of Relevant Criteria and Standards as written, seconded by Comstock. Roll Call Vote; Ayes: Unanimous (3). Nays: None. Abstentions: None. Motion carried.

REPORTS

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

The next Board of Adjustment hearing is scheduled for 7:00 PM on August 3, 2023.

The meeting adjourned at 5:39 PM

Joe Bazzoli, Chair

Date

CITY OF MOSCOW
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

HEARING DATE: August 3, 2023

GENERAL INFORMATION

Hearing Body: Board of Adjustment

Subject: Proposed expansion of an existing Church (Bridge Bible Fellowship) located at 960 W Palouse River Drive within the Low Density, Single Family Residential Zoning District (R-1) per MCC 4-3-4

Attachments: A. Public Hearing Notice – published in the Moscow-Pullman Daily News on Saturday, July 15, 2023

B. Conditional Use Permit Application

C. Site Plan, Elevations, Floor Plan

Prepared by: Aimee Hennrich, Planner I

STAFF REVIEW

Background: The use of the subject property by Bridge Bible Fellowship dates back to 1988. In September of 2005, Bridge Bible Fellowship applied for a Conditional Use Permit to allow for a 1,100 square foot addition onto the existing church. The Conditional Use Permit was approved with no conditions.

Proposal: The applicant, Bridge Bible Fellowship, is proposing to construct a 9,760 square foot addition on to the existing 3,400 square foot church located at 960 Palouse River Drive. The expansion includes a new sanctuary, new basement activity center, remodel of the existing classrooms, and a remodel of the existing sanctuary to be converted to the fellowship hall. The subject property is located within the Low-Density Single-Family Residential Zoning District (R-1) where Religious Facilities are permitted as a Conditional Use per MCC 4-3-4. Sunday mornings services typically generate the most traffic and are held from roughly 8AM to 12PM with additional activities throughout the week. Bridge Bible Fellowship does not anticipate any changes to this schedule.



Aerial



Subject Property

Site and Area Land Use: The subject property currently consists of four separate parcels, to be combined into one parcel upon development. The larger parcel, which contains the current church is approximately 1.52 Acres (66,231 square feet). Two smaller parcels which both contains accessory buildings are approximately .41 acres (17,821 square feet) and .24 acres (10,567 square feet). The last and smallest parcel contains a driveway approach accessed via Willow View Place and is .06 acres (2,695 square feet). The approximate size of all lots combined totals 2.23 acres (97,316 square feet). The parcels to the north, east and west of the subject property are residential homes. The parcel to the south, across Palouse River Drive, is the Cyclocross Track owned by the City of Moscow.

Comprehensive Plan: Chapter 2, Community Character and Land Use, designates the subject property's existing land use as Auto-Urban Residential. Auto-Urban Residential designated areas,

"includes the conventional and more recently developed subdivisions with lots ranging in size from 6,000 to 9,600 square feet and where there are no alleys. These areas are principally single family only and do not have accessory units. Generally, these areas are located in the eastern regions of the City east of Hayes Street, with a few smaller areas in the southern reaches of the City in the Anderson Addition and Indian Hills Addition areas. The current zoning of these areas is largely R-1, Low Density Single Family and R-2, Moderate Density Single Family"

Zoning: The subject property is located within the Low-Density Single-Family Residential Zoning District (R-1). Adjacent properties to the north and west are also within the R-1 Zoning District. The adjacent property to the south is located within the Farm Ranch Outdoor Recreation Zoning District (FR). The adjacent properties to the east are located within the Single-Family Residential Zoning District Zoning District (R-1) and the Medium Density Residential Zoning District (R-3).

Per MCC 4-2-4(D), *"R-1 zoning district is a low density residential zone appropriate where the following circumstances are present: 1. Single family dwellings predominate in the area. 2. The physical character of the area does not lend it to more intense development, either by virtue of irregular topography, restricted access, division of the land into subdivision lots of a size greater than the minimum lot size required by this zoning district, or the application of the Plan policies to the land in question."*

The setback requirements in the R-1 Zoning District are twenty-five (25) foot front yard setback, twenty (20) foot rear setback, and a combined total of fifteen feet (15) for the two sides, but no side being less than five (5) feet. Additionally, for all uses other than dwellings in SR, R-1, R-2 or R-3, a type A landscape buffer is required to provide a visual buffer between uses of different intensity, to reduce erosion and storm-water runoff, to protect property values, and to eliminate potential land use conflicts by mitigating adverse impacts from dust, odor, litter, noise, glare, lights, signs, buildings or parking areas. The applicant has provided a site plan showing compliance with all of these requirements.



Zoning Map

Streets and Access: The subject property has 150 feet of frontage along Palouse River Drive. Palouse River Drive is a minor arterial street with a tree lawn, curb, gutter, and sidewalk on the south side of the street. Upon completion of construction on the subject property, the north side of the street will also have a sidewalk, tree lawn, curb, and gutter. The subject property also has 100 feet of frontage along Willow View Place, which is a local neighborhood street which terminates in a cul-de-sac. The subject property can be accessed via two existing vehicular approaches, one on Palouse River Drive and the second on Willow View Place.

Parking: According to MCC 4-6-2, Religious Facilities require one parking space per four seats, plus one per 100 square feet of open assembly area. The existing church provides 104 parking spaces on site, far exceeding the required 22 parking spaces required by MCC 4-6-2. With the remodel and expansion of the existing church, 128 parking spaces are required for the entire facility. The site plan provided shows a total of 146 parking spaces, providing an excess of 18 spaces.

Input from other departments/Entities: None.

RELEVANT CRITERIA AND STANDARDS

- 1. The proposed use (is/is not) a conditionally permitted use within the Zoning District.**
- 2. The character of the proposed use (will/will not) be in harmony with the neighborhood and surrounding land uses.**
- 3. The proposed use as approved, or as approved with conditions, (will/will not) generate nuisances that would be injurious or detrimental to the adjoining properties or the neighborhood (including, but not limited to, noise, dust, glare, vibrations, odors, and the like).**
- 4. The location, design, and size of the proposed use (will/will not) be adequately served by existing streets, public facilities and services.**
- 5. The proposed use (will/will not) endanger the public health or safety if located where proposed.**
- 6. Proposed use (meets/does not meet) all applicable development standards of the Zoning Code.**
- 7. The proposed use (will/will not) be in conflict with the Comprehensive Plan.**

RECOMMENDATION

The Board has the option to approve, approve with conditions, or deny the application subject to the Relevant Criteria and Standards and any public testimony provided at the public hearing. The board may also table the decision for the application in order to request more information, including studies of social, economic, fiscal and environmental effects of the proposed Conditional Use Permit.

The Board of Adjustment may impose conditions including, but not limited to those 1) minimizing adverse impact on other development; 2) controlling the sequence and timing of development; 3) controlling the duration of development; 4) assuring that development is maintained properly; 5) designating the exact location and nature of development; 6) requiring the provision for on- or off-site public facilities or services; 7) requiring more restrictive standards than those generally required in an ordinance; and/or 8) requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction

Staff recommends **approval** of the Conditional Use Permit application to expand an existing church located at 960 E Palouse River Drive within the Low Density, Single Family Residential Zoning District (R-1), with no conditions.

The Board shall direct staff to prepare a Relevant Standards and Criteria document to be reviewed at an upcoming meeting.

NOTICE OF PUBLIC HEARING

Proposal for Conditional Use Permit at 960 W Palouse River Drive in the City of Moscow.
Permit Application LUP2023-0012

A public hearing at which you may be present and speak will be conducted before the Board of Adjustment of the City of Moscow at which time the following proposal will be considered:

Conditional Use Permit Application to expand an existing Church (Bridge Bible Fellowship) located at 960 W Palouse River Drive in the Single Family Residential (R-1) Zoning District per MCC 4-3-4.

HEARING DATE: Thursday, August 3, 2023

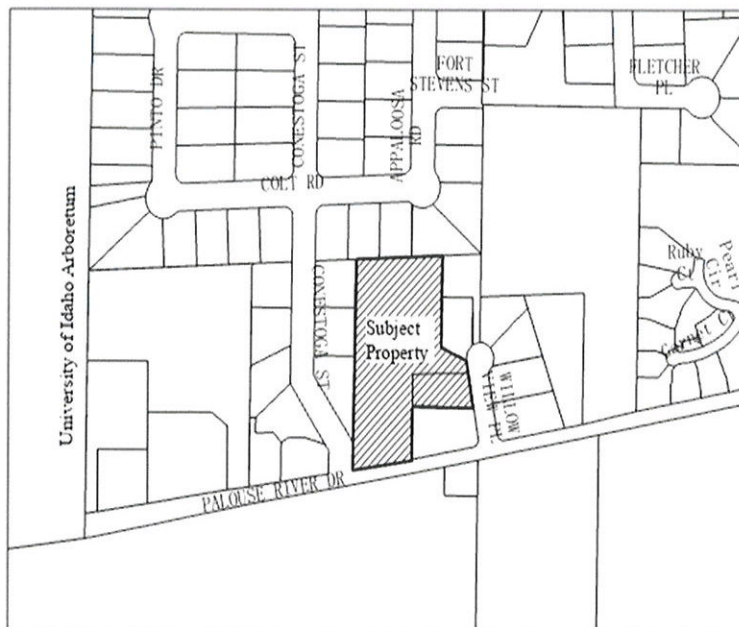
HEARING LOCATION: Council Chambers on the Second Floor of Moscow City Hall
206 East Third Street, Moscow, Idaho.

MEETING TIME: 7:00 pm

Note: Meeting start time is not necessarily indicative of hearing start time for the proposal advertised in this notice. Multiple hearings and/or agenda items may make it difficult to determine hearing start time, which could occur late in the meeting.

The file containing information on this matter is available for public review (an appointment may be necessary) at the Community Development Department located at the Haddock Building at 504 S Washington Street, Moscow, Idaho. You may also call 883-7035 to get a meeting agenda, further information about the application, the public meeting process and/or to request a meeting with City Staff.

Verbal testimony at the hearing is generally limited to three (3) minutes time. Minor amounts of written materials (less than two (2) pages) may be submitted to the hearing body at any time prior to the close of comments, as determined by the hearing body. More in-depth written materials require at least five (5) calendar days for review prior to the hearing. You may obtain further information about the public hearing process and procedures on the City's Website at: <https://www.ci.moscow.id.us/593/Public-Hearing-Notices>



Laurie M. Hopkins, Moscow City
Clerk


Jennifer Fleischman, Deputy City
Clerk

Publish: July 15, 2023



CITY OF MOSCOW
COMMUNITY DEVELOPMENT
 Ph: 208-883-7035
 504 S. Washington Street
 jfleischman@ci.moscow.id.us

For City Use Only			
Date Received		6/26/23	
Dept	Fee Type	Fees	Paid
CDV	Application Fee	\$545.00	6/26/23
Receipt Number		LUP2023-0012	

APPLICATION FOR CONDITIONAL USE PERMIT

(Please type or print plainly with blue ink.)

GENERAL INFORMATION

1. Applicant *(Please see more on contact information on the signature page of this form)*

Name: Bridge Bible Fellowship, Inc. Telephone: (208) 882-0674
960 W. Palouse River Drive, Moscow, ID 83843 Email: bbfoffice@gmail.com
 (home address)

Relationship to affected property (please check one):

Owner ☒ Purchaser ☐ Lessee ☐ Other ☐ (explain below)

2. Owner of Affected Property (if other than applicant)

Name: (Same) Telephone: _____
 _____ Email: _____
 (home address)

3. Location of Affected Property: 960 W. Palouse River Drive, Moscow, ID 83843

Legal Description: Unplatted & Heisch (See Attached Property Description) N/A 2
 (subdivision) (block) (lot)

If described by Metes and Bounds, please attach deed on a separate sheet.

4. Proposal: The applicant proposes the following use and/or construction for the above-described property:

There is an existing church on the site and an addition to that church is being proposed. The existing church building foot print is 3400 SF and the proposed addition is 9760 SF. In order to accommodate the increased capacity of the new sanctuary, the parking lot will be revised and expanded to add 41 to 46 new parking stalls to meet the City of Moscow Zoning Code seat to parking stall ratio. The existing parking lot currently has approximately 100 to 105 parking stalls.

The proposed activities and use shall be shown on an attached site plan drawn to a standard engineer's or architect's scale. The site plan shall show, label and dimension all property lines and easements, existing and proposed buildings, parking lot and driveway(s), fencing and landscaping. A site topography map shall be provided when appropriate.

5. Authorization: Section 3-4 of the Moscow Zoning Ordinance authorizes the proposed use, subject to a Conditional Use Permit.

6. **Operating Characteristics:** Detail the operating characteristics of the proposed use. In other words, provide specific information which describes and defines how the proposed use will be conducted and what will be involved in the day to day operations of the proposed use. Applicable information may include hours of operation, number of people (employees, customers, students, etc.) involved, traffic and/or delivery information, services provided, equipment or machinery which may be involved, or any other information which helps describe and define the proposed use and impacts which it may have.
There is an existing church on the site and the sanctuary addition will increase capacity, however, no changes to the current operations concerning hours of operation or events held at the facility are proposed by the church at this time. It is currently used Sunday mornings when the most traffic occurs and then to lessor impact during the week days on a sporadic basis and some evenings throughout the week.
7. *Before the Moscow Board of Adjustment may issue a Conditional Use Permit, the Board must first make findings of compliance with the following seven relevant criteria and standards. Please indicate in the spaces provided below what you believe to be justification showing compliance with each of the relevant criteria and standards.*

Criteria #1. THE PROPOSED USE IS A CONDITIONALLY PERMITTED USE WITHIN THE ZONING DISTRICT.

Justification and compliance with criteria #1: As a church it would be classified by Sec. 3-4 Land Use Table Sub Section "Public/Institutional Uses" Religious Facilities are allowed in R-1 Zones as a C or Conditional Use as defined in Title 6 Sec. 3-2.C. There is no change in use of the property being requested, it is intended to remain a church as it has since 1988.

Criteria #2. THE CHARACTER OF THE PROPOSED USE WILL BE IN HARMONY WITH THE NEIGHBORHOOD AND SURROUNDING LAND USES.

Justification and compliance with criteria #2: Since the site is already used as a church and there is not a change in use proposed and the church is unaware of any past complaints from neighbors, it would stand to reason the proposed addition will remain in harmony with the neighborhood. The addition to the building and the parking lot have been configured to better shield noise and glare to the neighbors.

Criteria #3. THE PROPOSED USE AS APPROVED, OR AS APPROVED WITH CONDITIONS, WILL NOT GENERATE NUISANCES THAT WOULD BE INJURIOUS OR DETRIMENTAL TO ADJOINING PROPERTIES OR THE NEIGHBORHOOD (INCLUDING BUT NOT LIMITED TO NOISE, DUST, GLARE, VIBRATIONS, ODORS AND THE LIKE).

Justification and compliance with criteria #3: The proposed uses will not change and thus in general the "generated nuisances" are not assumed to change. In specific noise levels for the neighbors to the west will likely decrease as there will be building between them and the areas of potential noise. The entire parking lot will be paved where as currently there is a small section in gravel so dust should be eliminated. In general, glare from vehicles should be reduced as a number of the parking stalls that current face neighboring properties will be realigned to reduce vehicle headlights shining off property. After construction there is expected to be no vibration or added odors.

Criteria #4. THE LOCATION, DESIGN, AND SIZE OF THE PROPOSED USE WILL BE ADEQUATELY SERVED BY EXISTING STREETS, PUBLIC FACILITIES AND SERVICES.

Justification and compliance with criteria #4: The site is currently used as a church and will remain as such, therefore, no changes are expected. Currently there has been no offsite traffic or pedestrian congestion observed and onsite congestion is being addressed with better circulation patterns and more sidewalks.

Criteria #5. THE PROPOSED USE WILL NOT ENDANGER THE PUBLIC HEALTH OR SAFETY IF LOCATED WHERE PROPOSED.

Justification and compliance with criteria #5: Since the site is already used for a church and that use will not change, the impacts to public health and/or safety are not expected to change. With several of the on and offsite improvements proposed with this project such as but not limited to a sidewalk from the public street to the building, completion of the public sidewalk along Palouse River Drive, decreased vehicle circulation grades and improved vehicle circulation, the public safety is actually expected to improve.

Criteria #6. THE PROPOSED USE MEETS ALL APPLICABLE DEVELOPMENT STANDARDS OF THE ZONING CODE.

Justification and compliance with criteria #6: Since the land use will not change with this CUP and there is a 34-year history of being in compliance with the existing facility and the original CUP with no known City complaints presented to the church and since this facility expansion meets the conditional use parameters for a Religious Facility with no exceptions, it is presumed to be in compliance with the City Code.

Criteria #7. THE PROPOSED USE WILL NOT BE IN CONFLICT WITH THE COMPREHENSIVE PLAN.

Justification and compliance with criteria #7: Since the proposed project is only to expand an existing church facility, it is not conflicting with any comprehensive plan outlines or parameters as the comprehensive plan does not really address the existing uses of a parcel of land when the uses are not proposed to change.

CONDITIONS OF APPROVAL

The Board of Adjustment may impose conditions including, but not limited to, those (1) minimizing adverse impact on other development; (2) controlling the sequence and timing of development; (3) controlling the duration of development; (4) assuring that development is maintained properly; (5) designating the exact location and nature of development; (6) requiring the provision for onsite or offsite public facilities or services; (7) requiring more restrictive standards than those generally required in an ordinance; and/or (8) requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.

COMPLIANCE

1. In the event of failure to comply with the plans proof by the Board of Adjustment, or with any conditions imposed upon the Conditional Use Permit, the permit shall be immediately revoked and shall be automatically null and void.
2. Where plans are submitted and approved as part of the application for a Conditional Use Permit, modifications of the original plans may be required by the Board as a condition of approval.
3. Where plans approved by the Board of Adjustment are modified following such approval, such plan modifications must be submitted to and determined by City staff to be in substantial conformance with the plans approved by the Board. If plan modifications are not in substantial conformance, the plan modifications must be resubmitted to the Board for an additional public hearing as an amendment to the Conditional Use Permit application.

REVOCATIONS

If a Building Permit and/or Certificate of Occupancy pertaining to the Conditional Use Permit is not obtained for the subject property within one year from the date of the Board of Adjustment's final decision, the Conditional Use Permit shall be immediately revoked and shall be automatically null and void. If the use and/or occupancy for which the Conditional Use Permit is approved ceases for a period of twelve consecutive months, unless otherwise provided for in the Conditional Use Permit, then the Conditional Use Permit shall be immediately revoked and shall be automatically null and void.

Application Submittal:

This application must be completed and submitted with the below described items to the Moscow Community Development Planner I at least twenty-one days prior to the hearing at which the application is to be considered by the Board.

The following items must be submitted with this application before it will be processed:

1. Application Fee
2. Site Plan, drawn to scale
3. Floor Plans, drawn to scale
4. Elevation Drawings, drawn to scale (for new construction only)

I understand this information is a public record and may be posted to a public website.

Maria L Train, President

Applicant's Signature

06/25/2023

Date

Maria L Train, President

Owner's Signature

06/25/2023

Date

Additional Notes:

Due to part time office staff of the church, the contact person for this submittal is:

Bret Corgatelli
710 Camas Street
Moscow, ID 83843
CP (208) 874-3520
bretkaren@gmail.com

Please note that the attached plans are prepared by Reliant Engineering, pllc and for questions regarding those plans we authorize the City to work directly with Reliant Engineering to resolve those questions. The contact at the firm is:

Evan D. Laubach, PE
Principal
Reliant Engineering, pllc
248 NW Sunrise Drive
Pullman, WA 99163
PH (509) 334-5745
(Landline – No Texting Available)
evan@reliantengr.com

Bridge Bible Fellowship, Inc. Property Description:

Overall, the church property lies in the south half of Section 18 and the north half of Section 19 of T39N, R5W, W.B.M. The specific property consists of several parcels of land with most of it being unplatted property and two smaller parcels being two parts of Lot 2 of the Heisch Subdivision to the City of Moscow. The church originally purchased the north portion of lot 2 and then more recently acquired the remaining southern half of the said lot. Since there are several pieces to this property, the meets and bounds of the perimeter of the entire parcel that Bridge Bible Church now owns is shown on the Existing Site Plan sheet C2.04 for clarity. Attached please find the following supporting documentation:

1. 18x24 Heisch Subdivision Filed Plat. Use this survey to define the south half of portion of lot 2 as the church acquired the remainder of lot 2 in 2021. The church now owns all of lot 2. AFN 443777
2. 18x24 Record of Survey Heisch. This is the survey used to define the property lines shown on the Site Plan sheet C2.04. AFN 443987
3. (2) 8½x11 AFN 366865 Legal for original westerly lot.
4. (2) 8½x11 AFN 416892 Legal for northeast lot portion.
5. (2) 8½x11 AFN 451181 Legal for north part of lot 2. The church later acquired the remaining southern portion of lot 2.

Explanation and Clarification of Bridge Bible Fellowship Hours of Operation

Year Around Uses:

Sunday Morning Services: Sundays 8:00 am to 12:00 pm.

In the interim before a new sanctuary would be constructed, the church may go to 3 services which would extend the Sunday morning time frame to: 7:00 am to 12:30 pm.

Weekday use:

Staff Work Hours: Generally, 8:00 am to 5:00 pm, this is not the times the church is open for walk in, it is the times that staff may be in the building working. Office hours are generally only about 12 hours per week.

Weekly Bible Studies: average 4 per week, about 10 hours total per week times change regularly.

Leadership Meetings: generally, 3 early mornings a month, 1½ hours each.

Youth Group: 1 evening per week, currently Wednesday evening approximately 3 hours each.

Active Agers exercise group: Once a Week currently Wednesday mornings approximately 2 hours each.

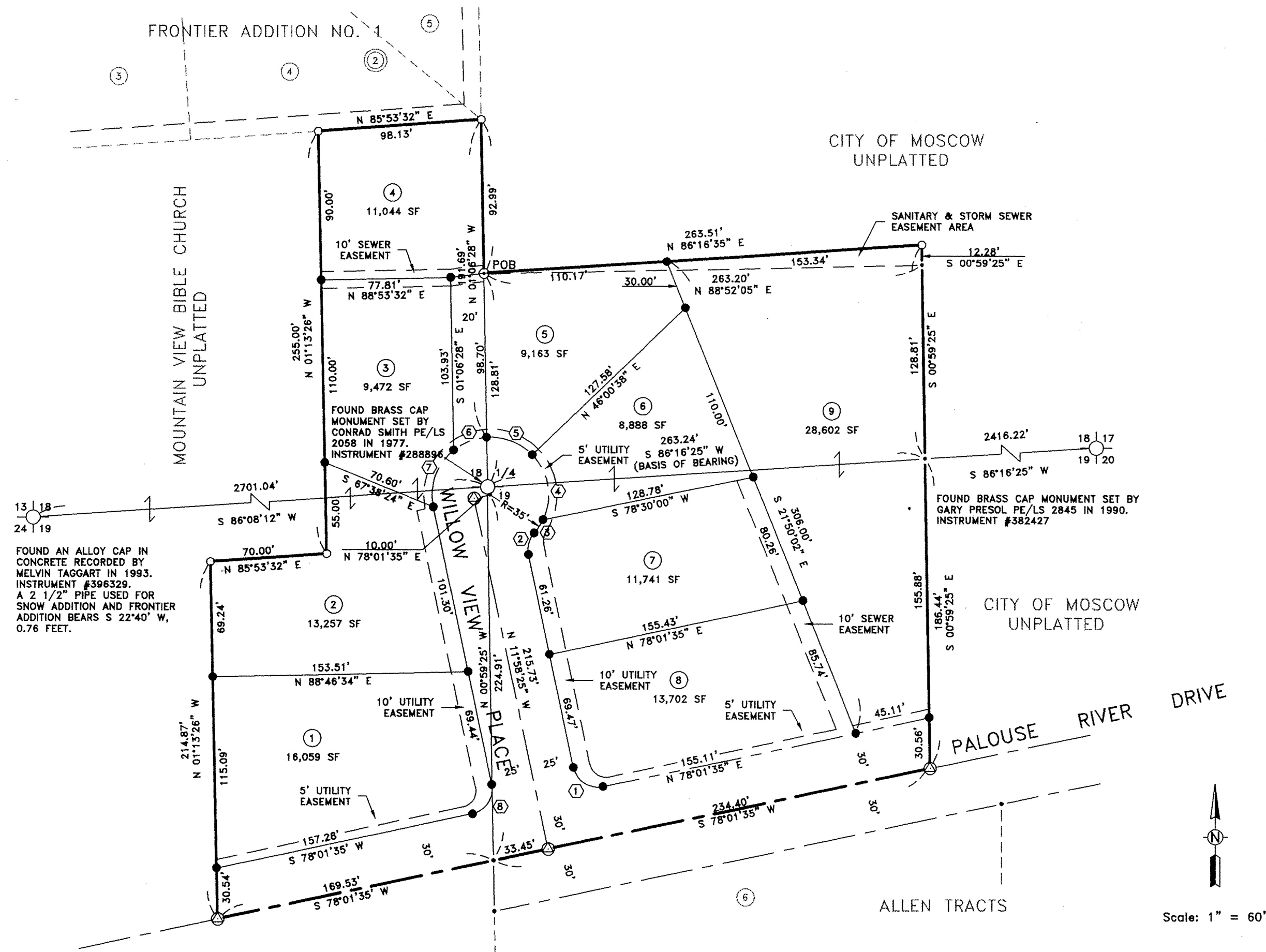
Seasonal Uses:

Community use:

The church is community oriented and thus provides the building to other organizations for use throughout the week, currently some of those organizations are:

APOD, 4H, CRU, Homeschool Coop, choir rehearsals, estimate 15 hours per week total.

Section 18 & 19, T39N, R5W, B.M.



CURVE DATA					
CURVE	DELTA	RADIUS (FT.)	ARC (FT.)	TANGENT (FT.)	CHORD BEARING
①	90°00'00"	15.00	23.56	15.00	N 56°58'25" W
②	53°07'48"	15.00	13.91	7.50	N 14°35'29" E
③	16°00'57"	35.00	9.78	4.92	N 33°08'55" E
④	69°07'48"	35.00	42.23	24.11	N 09°25'28" W
⑤	49°38'35"	35.00	30.33	16.19	N 68°48'40" W
⑥	35°27'43"	35.00	21.66	11.19	S 68°38'11" W
⑦	62°52'44"	35.00	38.41	21.40	S 19°27'57" W
⑧	90°00'00"	15.00	23.56	15.00	S 33°01'35" W

Filing

Filed for record on the 26th day of May, 1999 at _____ o'clock at the request of Larry J. Hodge, PE/LS and recorded in Book 4377 of plats, page _____, Records of Latah County, State of Idaho.

S. Chapman Deputy
Susan Petersen Latah County Recorder

\$11.00 fee FILED IN THIS OFFICE

Approvals

Examined and approved by action of the Moscow Planning and Zoning Commission at a regular meeting with a quorum present this 9th day of Dec., 1998.

Jan S. Smith
Chairman, Planning and Zoning Commission

Examined and approved by action of the Moscow City Council at a regular meeting with a quorum present this 21st day of Dec., 1998.

Manuel A. Cunniff
Mayor, City of Moscow

Approval of this plat by the City of Moscow certifies agreement to allow connection of the above described property to the municipal water system and satisfies Section 50-1334, Idaho Code.

Examined and approved by the City Engineer this 23rd day of MAR., 1999.

S. J. Smith, P.E.
City Engineer, City of Moscow

Examined and approved by the Latah County Surveyor this 25 day of May, 1999.

Norm E. Priest
Latah County Surveyor

I hereby certify that taxes and assessments on property shown hereon have been paid for 1998 and preceding years as of this 26th day of May, 1999.

Donna Reiser
Latah County Treasurer

Sanitary Restriction satisfied, Title 50, Chapter 13, Idaho Code.

Richard Lalor, E.H.S.
North Central Health District

3-23-99
Date

Legend

- POB
○ POINT OF BEGINNING - 5/8" DIA. X 30" LONG REBAR W/ 2 1/2" ALUMINUM CAP STAMPED "HODGE 3003"
- FOUND MONUMENT
- SET 5/8" DIA. X 30" LONG REBAR W/ YELLOW PLASTIC CAP STAMPED "HODGE 3003" TO BE SET BY 8-1-99
- FOUND 5/8" DIAMETER IRON PIN
- THEORETICAL POINT
- STREET MONUMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT
- LOT LINE
- ADJACENT PROPERTY LINE
- SUBDIVISION BOUNDARY

Legal Description

A parcel of land located in Sections 18 and 19, T39N, R5W, BM and being more particularly described as follows:

Beginning at the southeast corner of the SW 1/4 of said Section 18, thence N 01°06'28" W, 128.81 feet along the east line of the SW 1/4 of said Section 18 to the TRUE POINT OF BEGINNING.

Thence N 86°16'35" E, 263.51 feet;
Thence S 00°59'25" E, 128.81 feet to a point intersecting with the south line of Section 18;
Thence S 00°59'25" E, 186.44 feet to a point on the centerline of Palouse River Drive;
Thence along said centerline S 78°01'35" W, 267.85 feet to the east line of Section 19;
Thence continuing along said centerline S 78°01'35" W, 169.53 feet;
Thence leaving said centerline N 01°13'26" W, 214.87 feet;
Thence N 85°53'32" E, 70.00 feet;
Thence N 01°13'26" W, 255.00 feet;
Thence N 85°53'32" E, 98.13 feet to a point on the east line of the SW 1/4 of said Section 18;
Thence along said east line S 01°06'28" E, 92.99 feet and the TRUE POINT OF BEGINNING.

Parcel contains 3.37 acres.

Basis of Bearing

The basis of bearing for this survey is the north line of the NE 1/4 of of Section 19 as S 86°16'25" W.

Surveyor's Certificate

I, Larry J. Hodge, PE/LS #3003, State of Idaho, hereby certify that the above platted and described property represents a survey performed by me or under my supervision in accordance with the laws of the State of Idaho, and that the streets, lots, distances, and monuments have been measured and located as shown thereon. Witness my hand and seal this 18th day of MAR., 1999.

Larry J. Hodge
Larry J. Hodge, PE/LS

Dedication

Know all people by these presents that Robert E. Heisch and Joan M. Heisch, husband and wife, owners of the land and premises included in the accompanying plat, have caused said land to be subdivided and platted as shown on said plat as an addition to the City of Moscow, Idaho, to be known as Heisch Subdivision. The undersigned to herewith declare their intention to include the land located within the boundaries of said plat and hereby dedicate to public use all the street rights-of-way, parklands and easements as shown on said plat. The undersigned also certify Section 50-1334 (2) of Idaho Code has been satisfied.

Robert E. Heisch

Robert E. Heisch

Joan M. Heisch

Joan M. Heisch

Acknowledgement

STATE OF IDAHO
COUNTY OF LATAH

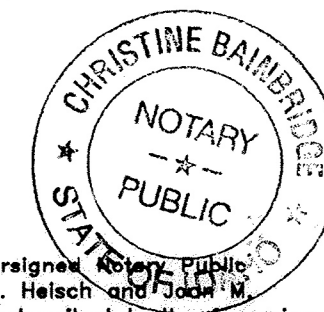
SS

On this 22nd day of March, 1999, before me, the undersigned Notary Public, in and for the State of Idaho, personally appeared Robert E. Heisch and Joan M. Heisch, known by me to be the persons whose names are subscribed to the foregoing, and acknowledged to me that they executed the same.

Christine Baimbridge
Notary Public

Moscow
Residing In

My commission expires 7-8-2003



Heisch Subdivision
to the City of Moscow, Latah County, Idaho
in Sections 18 & 19, T39N, R5W, B.M.
Owner: Robert Heisch

Drawn By: J. Hendrickson

Checked By: M.T.

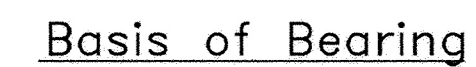
File Name: 1873PL.dwg

Project: 1873-10-97

Date: 3-18-99

1 of 1

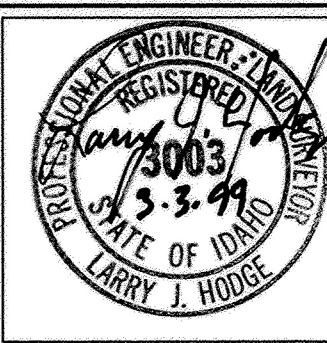
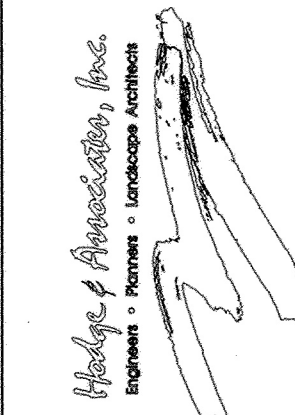
FRONTIER ADDITION



The basis of bearing for this survey is the north line of the NE 1/4 of Section 19 is S 86°16'25" W.

Surveyor's Certificate

I, Larry J. Hodge PE/LS #3003 State of Idaho, do hereby certify that the survey represented by this map was performed by me or under my supervision in accordance with the laws of the State of Idaho and at the request of Robert Heisch in October of 1997.



Legend

- | | |
|---|--|
|  | Found Monument as Described |
|  | Set 5/8" dia. x 30" long rebar w/yellow plastic cap stamped "Hodge 3003" |
|  | Found 5/8" Diameter Iron Pin |
|  | Theoretical Point |
|  | Record Dimension |
|  | Property line |
|  | Right-of-way line |
|  | Center line |

Record of Survey
Robert Heisch
Latah County, Idaho

Drawn By: J. Hendrickson
Checked By: M.T.
File Name: 1873RS.dwg
Project: 1873-10-97
Date: 3-3-99

1 of 1

NO. 443987
AT THE REQUEST OF:
Karry J. Hodge
DATE & HOUR:
6/4/99 2:14 P

SUSAN PETERSEN
LATAH COUNTY RECORDER

FEE \$ 500 BY R. Smith
d in this Office Deputy

FEE \$ 0.00 BY U. A. Mark
Filed in this Office Deputy

Received 6/26/2023

QUITCLAIM DEED

366865

For Value Received

ROBERT E. HEISCH AND JOAN M. HEISCH, husband and wife

do hereby convey, release, remise and forever quitclaim unto

MOUNTAIN VIEW MINISTRIES, INC.

whose current address is

910 West Palouse River Drive, Moscow, Idaho 83843

the following described premises, to-wit:

Situate in the County of Latah, State of Idaho.

A parcel of land situated in the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 19, and the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 18, Township 39 North, Range 5, WEST BOISE MERIDIAN, and being more particularly described as follows:

BEGINNING at the North Quarter corner of said Section 19, between Sections 18 and 19, thence North 00-08-00 East, 222.1 feet along the center of Section 18, thence South 87-08-00 West, 168.13 feet to the True Point of Beginning;
 Thence South 87-08-00 West, 148.00 feet;
 Thence South 00-08-00 West, 222.10 feet, to the section line common with said Sections 18 and 19;
 Thence South 00-08-00 West, 263.82 feet to a point in the center of the county road;
 Thence North 79-12-38 East, 150.52 feet;
 Thence North 00-08-00 East, 465.14 feet, to the True Point of Beginning.

together with their appurtenances.

Dated: July 27, 1988

Robert E. Heisch

ROBERT E. HEISCH

Joan M. Heisch

JOAN M. HEISCH

STATE OF IDAHO, COUNTY OF LATAH

On this 27th day of July, 1988, before me, a notary public in and for the said State, personally appeared

ROBERT E. HEISCH AND JOAN M. HEISCH, husband and wife

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

*Ellen Johnston*Notary Public
Idaho

Residing at *Sevier*
 Comm. Expires *5-12-93*

STATE OF IDAHO, COUNTY OF *Latah*

I hereby certify that this instrument was filed for record at the request of *Robert Heisch*

at *46* minutes past *1:00* o'clock P. M.,
 this *28* day of *July*, 1988, in my office, and duly recorded in Book *366865*
 of Deeds at Page

ELLEN JOHNSTON

Ex-Officio Recorder

By

Bene L. Sempur

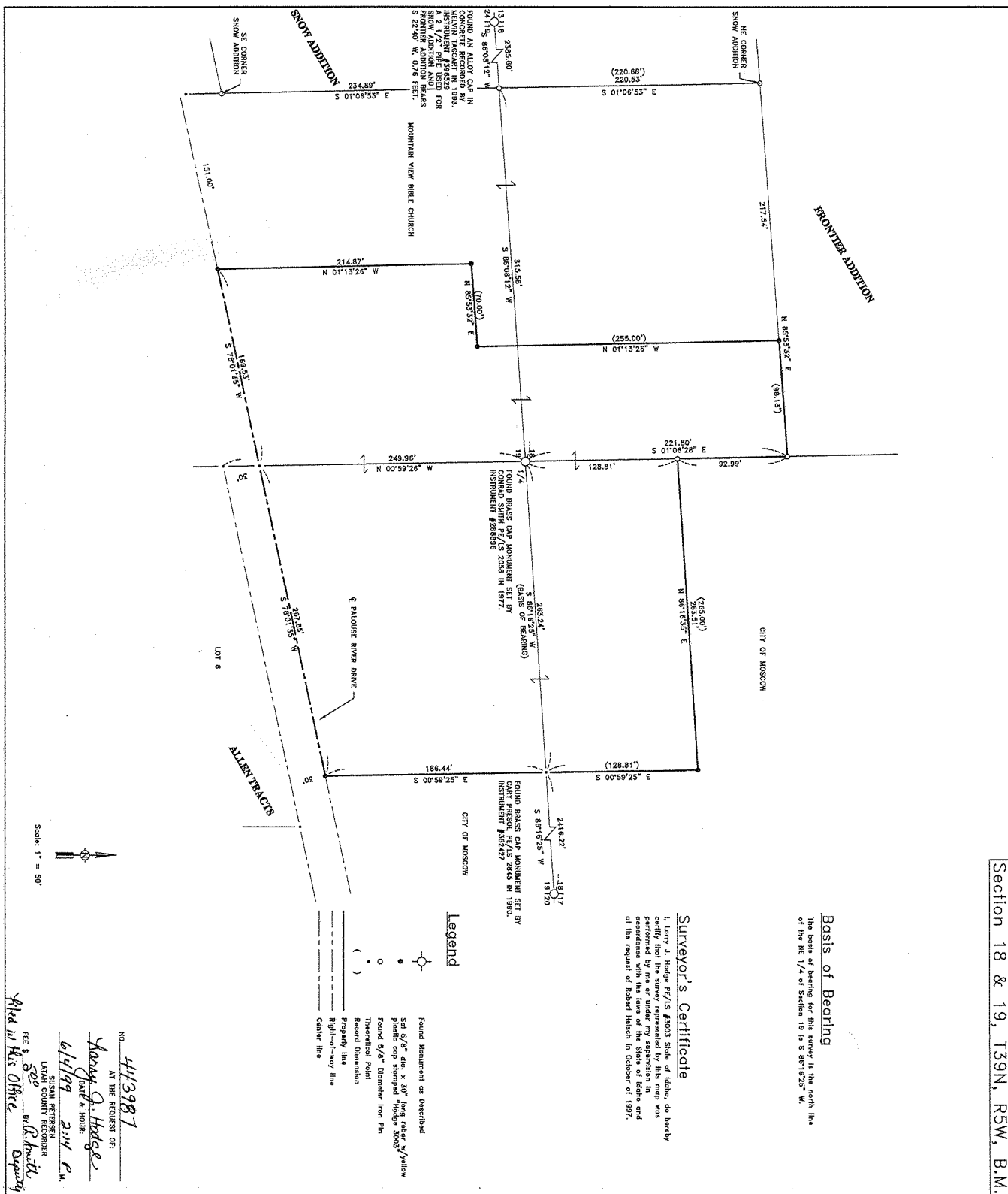
Deputy.

Fees \$ *20.00*

Mail to: *910 W. Palouse River Dr.*
Moscow ID 83843

NOTARY PUBLIC

Section 18 & 19, T39N, R5W, B.M.



Basis of Bearing

The basis of bearing for this survey is the north line of the NE 1/4 of Section 19 is S 89°16'25" W.

Surveyor's Certificate

I, Larry J. Hodge PE/LS #2003 State of Idaho, do hereby certify that the survey represented by this map was performed by me or under my supervision in accordance with the laws of the State of Idaho and of the request of Robert Heisch in October of 1997.

Legend

- Found Monument as described
- Set 5/8" dia. x 30" long rebar w/yellow plastic cap stamped "Hodge 2003"
- Found 5/8" Diameter Iron Pin
- Theoretical Point
- Record Dimension
- Property line
- Right-of-way line
- Center line

NO. 443987
 AT THE REQUEST OF:
 Larry J. Hodge
 Date & HOUR: 6/1/99 2:04 P.M.
 SUSAN PITTSER
 LATAH COUNTY RECORDER
 FILED IN His Office BY: R. Heisch Deputy

Drawn By: J. Hodge
Checked By: M.T.
File Name: 183285.dwg
Plotted: 1832-10-97
Scale: 1"=50'

Record of Survey
Robert Heisch
 Latah County, Idaho



Hodge & Associates, Inc.
 Engineers - Planners - Landscape Architects
 P.O. Box 8728
 125 East Third Street
 Moscow, Idaho 83845
 (208) 682-3520

443987

203—WARRANTY DEED

416892

(Optional)					
Recorded	☐	Platted	☐	Key Punched	☐
Microfilmed	☐	Deed Card	☐	Master File	☐
Indexed	☐	Compared	☐	Abstracted	☐
				To Treasurer	☐

(DO NOT WRITE ABOVE THIS LINE)

Corrected **WARRANTY DEED**
(reference document 411015)

ROBERT E. HEISCH AND JOAN M. HEISCH GRANTOR(S)
County of LATAH State of Idaho
of MOSCOW
hereby CONVEYS, GRANTS and WARRANTS TO

1303 Public Ave. MOUNTAIN VIEW BIBLE CHURCH GRantee(S)
of MOSCOW, ID 83843 County of LATAH State of Idaho
for the sum of seven thousand----- Dollars (\$ 7,000.00)

the following described tract(s) of land in MOSCOW LATAH County, State of Idaho:

A parcel of land situated in the Northeast Quarter of the North-west Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 19, and the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 18, Township 39 North, Range 5 West Boise Meridian, and being more particularly described as follows:

Beginning at the North Quarter corner of said Section 19, between Sections 18 and 19, thence North 00 08'00" East 221.1 feet along the center Section 18, thence South 87 08'00" West 168.13 feet to the true point of beginning; thence North 87 08'00" East 70.00 feet to a point; thence South 00 08'00" West 255.00 feet; thence South 87 08'00" West 70.00 feet; thence North 00 08'00" East 255.00 feet to the True Point of Beginning.

Location of above described property 910 West Palouse River Drive
House No. Street

WITNESS the hand of said Grantors this

30th day of November A.D. 1995

Robert E. Heisch

Joan M. Heisch

(NOTARY SEAL)

State of Idaho
County of Latah

ss. On the 4th day of December A.D. 19 95

personally appeared before me Robert E. and Joan M. Heisch

the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.

Tamara L. Couper
(NOTARY PUBLIC)

Commission Expires 6/22/2001

Residing at: MOSCOW, Idaho

My Commission expires:
June 22, 2001

MAIL DEED TO:

M.T. View Bible Church

1303 Public Ave

MAIL TAX NOTICE TO:

Name

Address

Received 6/26/2023

No. _____

WARRANTY DEED

—TO—

Dated _____, 19__

STATE OF IDAHO

County of Latah ss.

I hereby certify that this instrument was
filed for record at request of _____

HUNTALIN VIEW BIBLE CHURCH

at 45 minutes past 9:00

o'clock A. M., this 12th day

of DECEMBER, A.D. 1995

in my office and duly recorded in Book
416892 at page _____

SUSAN PETERSEN

Ex-Officio Recorder.

By: [Signature] Deputy.

Fees \$3.00

451181

QUIT CLAIM DEED

The grantor Robert E. Heisch and Joan M. Heisch (husband and wife) of Moscow, Idaho for and in consideration of the sum of One Dollar, receipt whereof is hereby acknowledged, do hereby release, remise, grant, convey, and forever quitclaim unto Mountain View Bible Church, the following described real property situated in Latah County, State of Idaho, to-wit: 960 W. Palouse River DR, Moscow ID 83843

A parcel of land located in Lot 2 of Heisch Subdivision to the City of Moscow, T39N, R5W BM, Section 18, and being more particularly described as follows:

Beginning at the northeast corner of Lot 2 and the TRUE POINT OF BEGINNING.

Thence along the east line of said Lot 2, S 11°58'25" E, 26.70 feet;

Thence S 86°42'24" W, 139.69 feet to a point on the west line of said Lot 2;

Thence along said west line, N 1°13'26" W, 1.00 foot to the northwest corner of said Lot 2;

Thence N 85°53'32" E, 70.00 feet;

Thence N 1°13'26" W, 55.00 feet;

Thence S 67°38'24" E, 70.60 feet to the TRUE POINT OF BEGINNING.

Dated this 23rd day of June 2000

Robert E. Heisch
Robert E. Heisch

Joan M. Heisch
Joan M. Heisch

STATE OF IDAHO,)
County of Latah) ss.

On this 23 day of JUNE before me, the undersigned, a Notary

Public in and for said state, personally appeared Robert E. Heisch & Joan M. Heisch, known to me to be the person whose name is executed on the above and foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal on the date last above written.

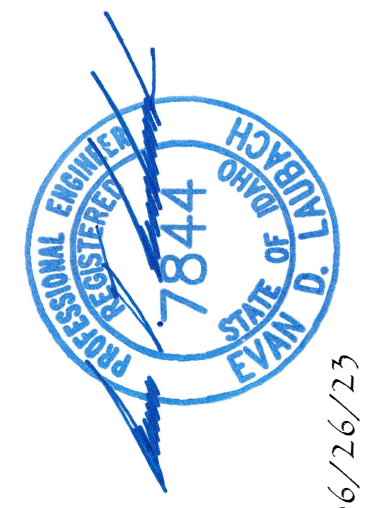
NO. 451181
AT THE REQUEST OF:
Bob Heisch
DATE & HOUR:
6-23-00 10:55
SUSAN PETERSEN
LATAH COUNTY RECORDER

NOTARY PUBLIC in and for the State of Idaho,
residing at Moscow, Idaho.

My Commission Expires: 8/27/03

FEE \$ 3.5 BY S. Chapman
.. / 960 W Palouse River Dr. / 83843

Received 6/26/2023



**BRIDGE BIBLE FELLOWSHIP
SANCTUARY ADDITION**
960 W. PALOUSE RIVER DRIVE
MOSCOW, IDAHO 83843

EAST & WEST ELEVATIONS

**BRIDGE BIBLE
FELLOWSHIP**
960 W. PALOUSE RIVER DRIVE
MOSCOW, IDAHO 83843

RELIANT ENGINEERING, PLLC
PROVIDING CONSTRUCTIBLE SOLUTIONS
Fullman, WA 99163
engineer@reliantengr.com

DRAWN BY
EL, RL
CHECKED BY
EDL
DATE
06/26/2023
JOB NO.
16108

A1.00

CUP REVIEW SET

2484 NW Sunrise Drive



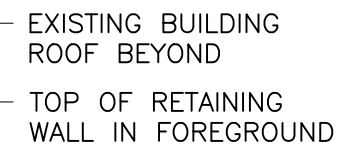
A EAST ELEVATION
SCALE: 3/16" = 1'-0"

B WEST ELEVATION
SCALE: 3/16" = 1'-0"



FORM
SHEET
A1.10

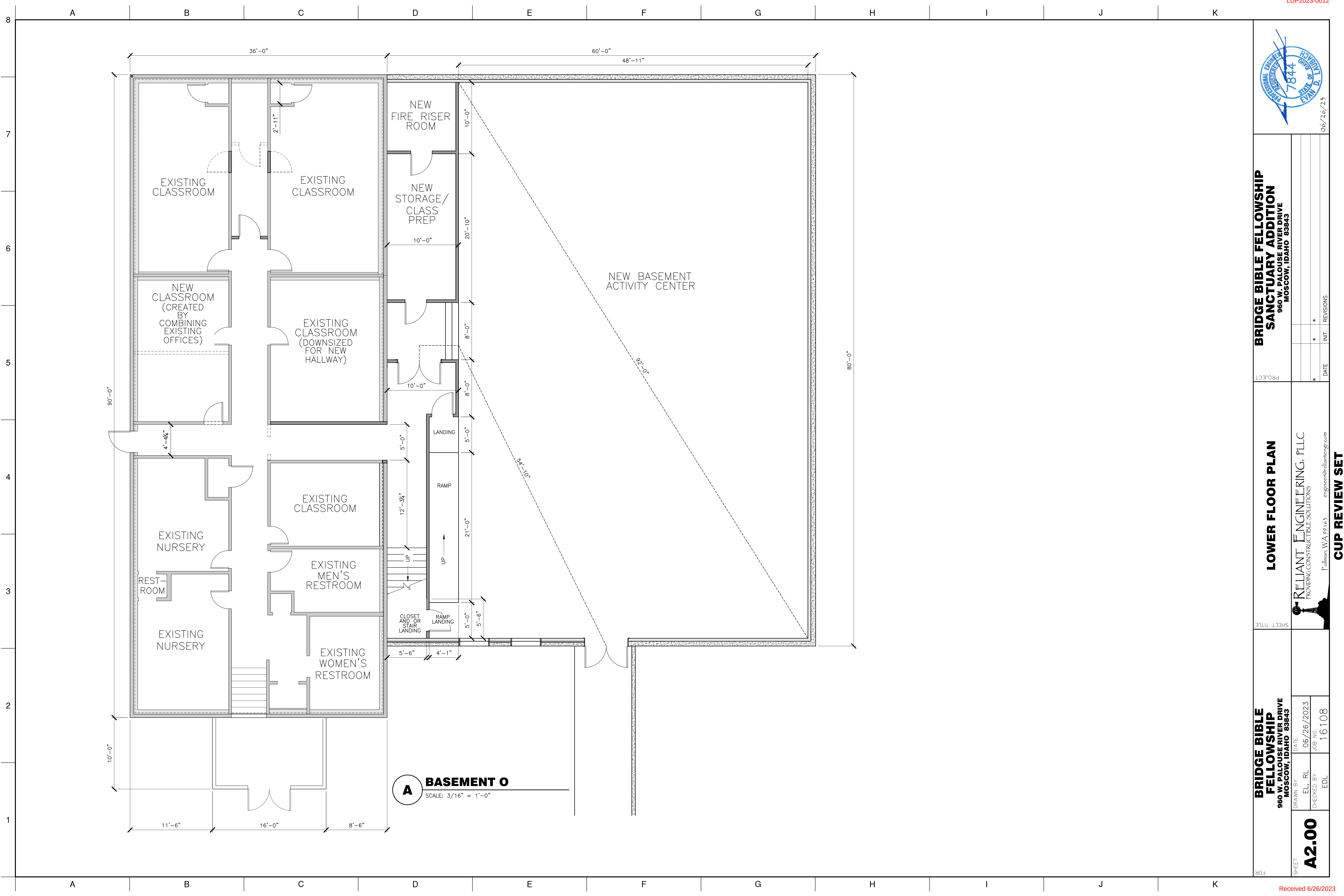
CUP REVIEW SET

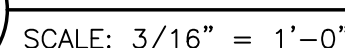
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SCALE: $3/16" = 1'-0"$

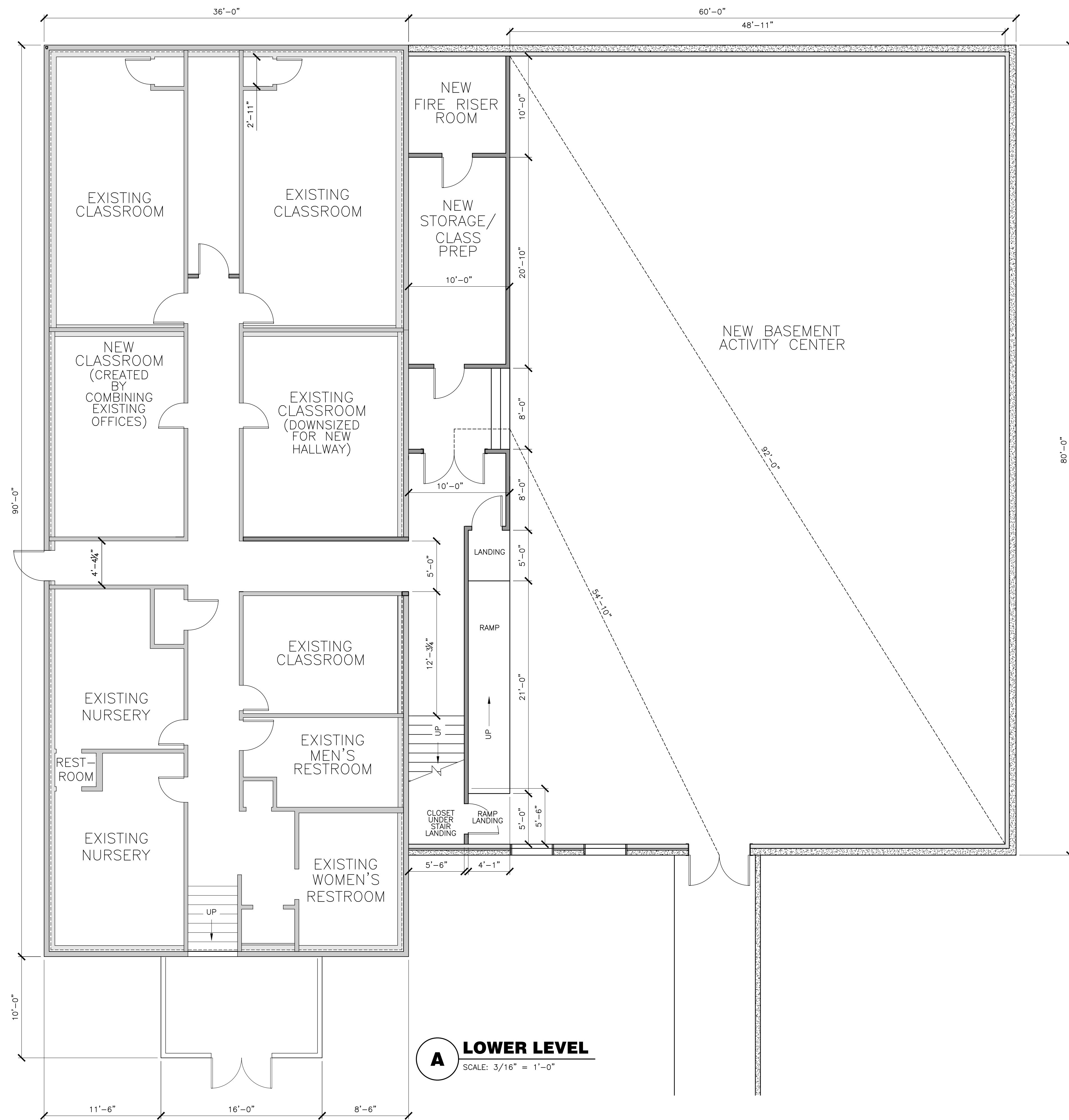


SCALE: 3/16" = 1'-0"





Received 06-29-2023



A LOWER LEVEL
SCALE: $\frac{3}{16}'' = 1'-0''$

**BRIDGE BIBLE
FELLOWSHIP**
960 W. PALOUSE RIVER DRIVE
MOSCOW, IDAHO 83843

DRAWN BY EL, RL	DATE 06/29/2022
CHECKED BY FDI	JOB NO. 16108

 **RELIANT ENGINEERING, PLLC**
PROVIDING CONSTRUCTIBLE SOLUTIONS
Pullman, WA 99163 engineer@relianteng.com

RELIANT ENGINEERING, PLLC
PROVIDING CONSTRUCTIBLE SOLUTIONS
Pullman WA 99163
engineer@reliantengr.com

BRIDGE BIBLE FELLOWSHIP
SANCTUARY ADDITION
960 W. PALOUSE RIVER DRIVE
MOSCOW, IDAHO 83843

DATE	INIT	REVISIONS
*	*	*

06/29/23

23 248 NW Sunrise Drive

CUP REVIEW SET



GENERAL NOTES

- THIS SHEET IS PROVIDED TO SHOW THE EXISTING SITE CONDITIONS AND INCLUDES COMMENTS ABOUT THE STRUCTURES ON THE SITE AND THE PROPOSED FUTURE OF SUCH STRUCTURES. NO OTHER FUTURE/PROPOSED SITE OR STRUCTURE CHANGES ARE ADDRESSED ON THIS PLAN.
- ALL REFERENCES TO LOT NUMBER ON THIS SHEET ARE FROM THE HEISC SUBDIVISION.
- PARKING STALLS SHOWN ARE THE ORIGINAL STRIPING LAYOUT WHICH HAS BEEN IN PLACE SINCE 2008. SOME HATCHED AREAS HAVE BEEN USED AS PARKING STALLS RECENTLY.

SURVEY NOTES

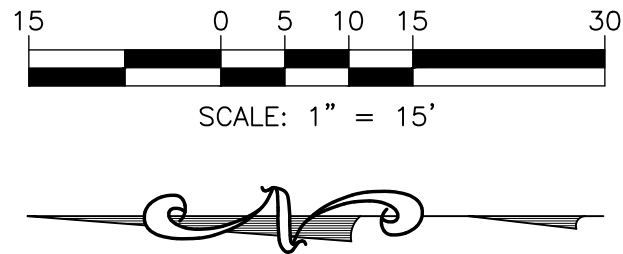
- THIS SET OF SITE PLANS DOES NOT PURPORT TO REPRESENT ANY LEGAL SURVEY. IT IS A COMPILATION OF TOPO ONLY SURVEY, MISC. SITE MEASUREMENTS AND INFORMATION FROM OTHER SOURCES, INCLUDING BUT NOT LIMITED TO THE CITY OF MOSCOW MAPS.
- THE BEARINGS AND LENGTHS OF THE PROPERTY SHOWN ON THIS PLAN WERE TAKEN FROM TWO SURVEYS PREPARED BY HODGE & ASSOCIATES, INC. DATED 3-3-99, AUDITOR'S FILE NUMBER 443987 (DATED 6/4/99) AND DATED 3-16-99, AUDITOR'S FILE NUMBER 443777 (DATED MAY 26, 1999) AND PLAN MAKES NO INFERENCE OF ANY LEGAL SURVEY.
- THE BASIS OF BEARING FOR THIS SITE PLAN IS SET TO THE ABOVE MENTIONED HODGE & ASSOCIATES, INC. SURVEY OF WHICH REFERENCES A BEARING FOR THE NORTH LINE OF THE NE ¼ OF SECTION 19 AS S 86°16'25"W DATUM.
- THE BASIS OF ELEVATION FOR THIS SITE PLAN WAS PROVIDED BY HODGE & ASSOCIATES, INC. AND IS NAVD88, ESTABLISHED BY GPS. THE BASE POSITION BEING CORRECTED BY NGS ONLINE POSITIONING USER SERVICE (OPUS).
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.

EXISTING FACILITIES

- 104 EXISTING PARKING STALLS
- 2 EXISTING STRUCTURES TO REMAIN
- 3 EXISTING STRUCTURES TO BE REMOVED
- 5 TOTAL EXISTING STRUCTURES

LEGEND

- EXISTING ACP.
- EXISTING CONCRETE SIDEWALK.
- FOUND PROPERTY PIN.
- PARKING STALL COUNT FOR THE PARKING LOT AREA.



ZONE R1 (FRONTIER ADDITION)

248 NW Sunrise Drive

ZONE R1 (SNOW ADDITION)

UNPLATTED
ZONE
R1

LOT 1
ZONE
R1

LOT 2
ZONE
R1

LOT 3
ZONE
R1

FOR SHEET
C2.04
DRAWN BY
EL, RL
CHECKED BY
EDL

DATE
07/12/2023
JOB NO.
16108

EXISTING SITE PLAN

RELIANT ENGINEERING, PLLC
PROVIDING CONSTRUCTION SOLUTIONS
Fullman, WA 99163
engineer@reliantengr.com

BRIDGE BIBLE FELLOWSHIP
SANCTUARY ADDITION
960 W. PALOUSE RIVER DRIVE
MOSCOW, IDAHO 83843

PROJECT

DATE

REVISIONS

SHEET TITLE

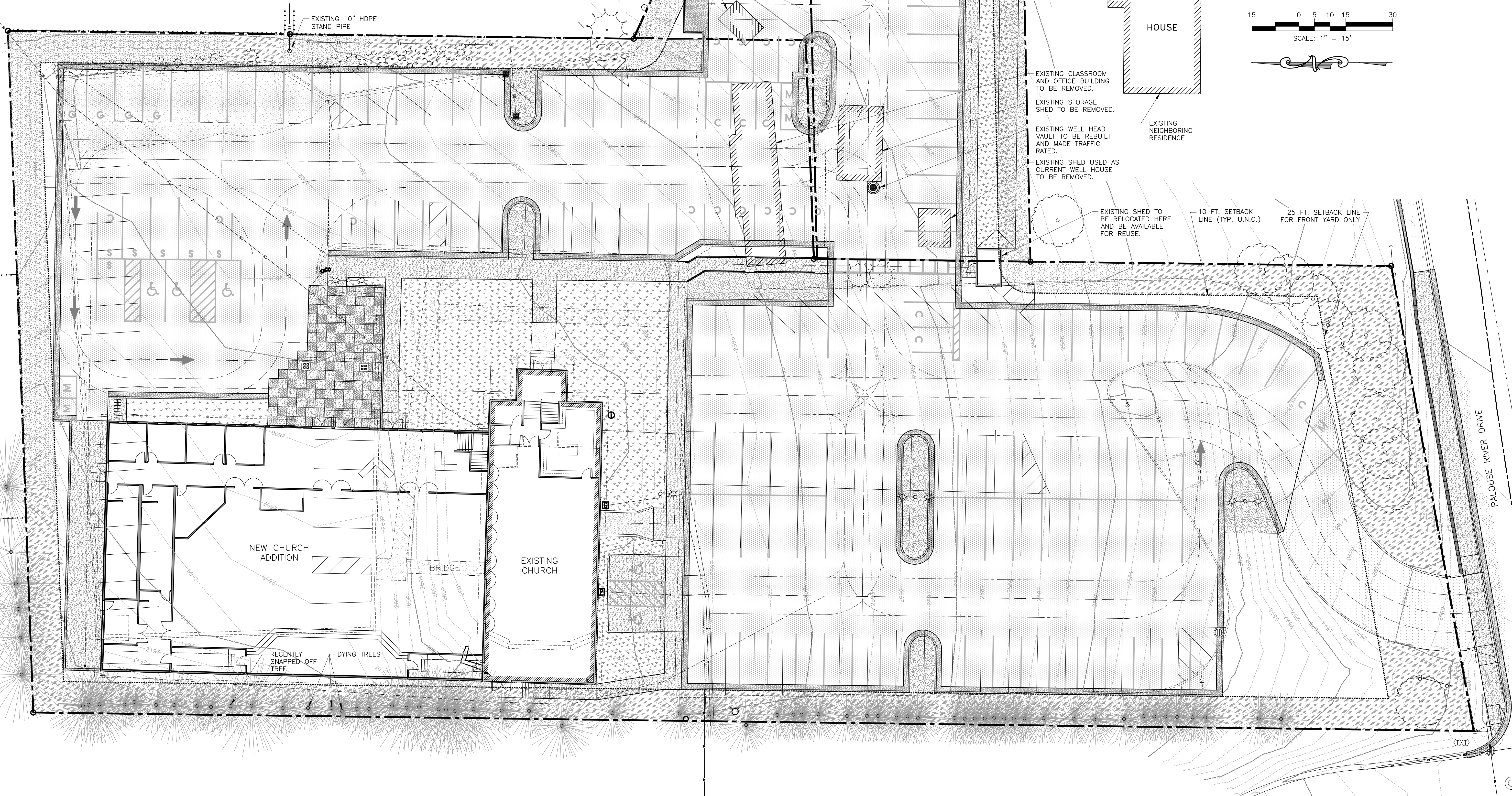
07/12/23

CODE COMPLIANCE NOTES

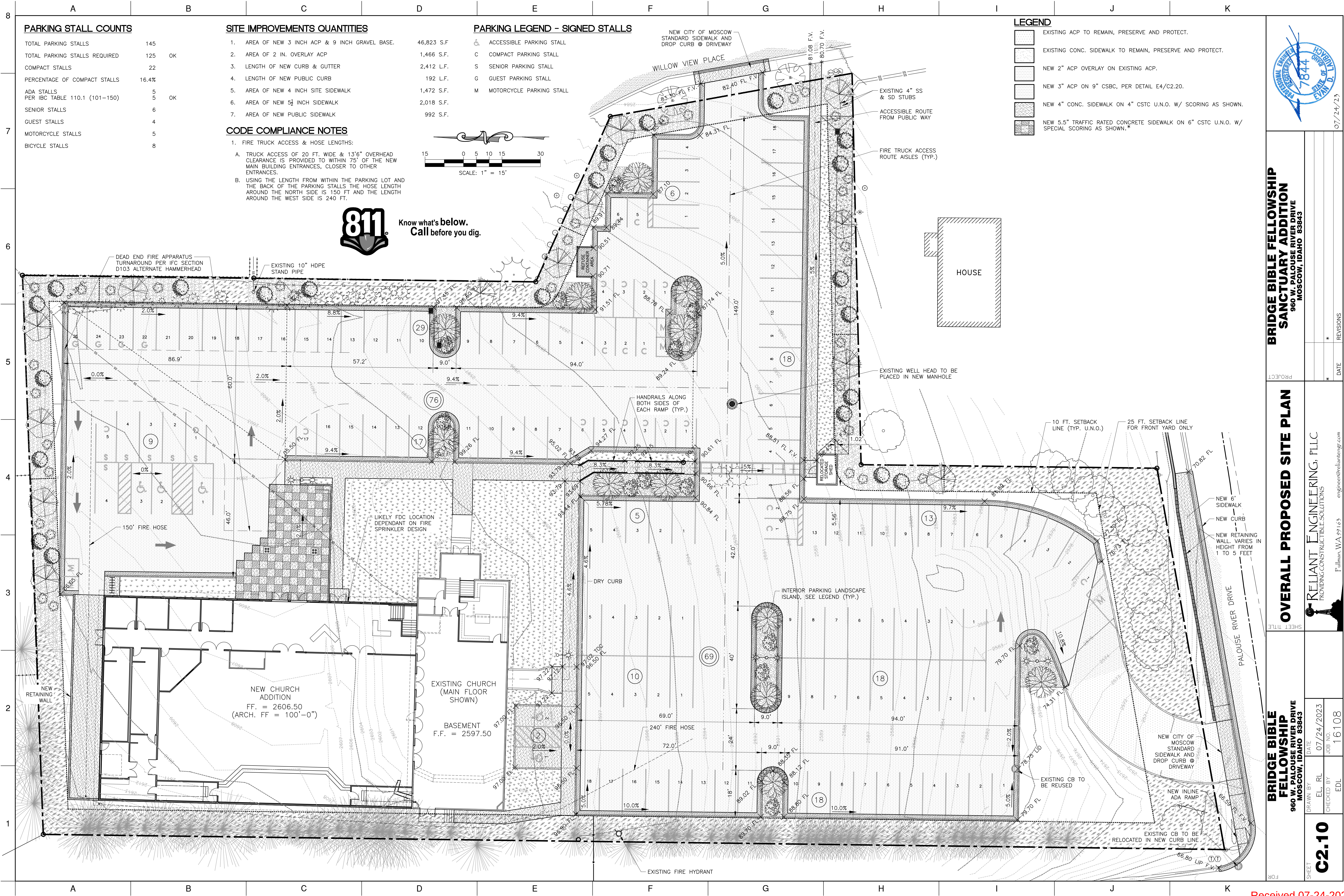
1. LOT SIZE AND COVERAGE:
 THE TOTAL LOT AREA IS APPROXIMATED AT 97,324 SF
 THE TOTAL LOT COVERAGE OF BUILDING & PAVING = 68,968 SF
 TOTAL BUILDING FOOT PRINT AREA @ COMPLETION = 13,595 SF
 TOTAL STRUCTURE AREA INCLUDING EVES @ COMPLETION = 14,600 SF
 MINIMUM LOT AREA = 5,000
 ACTUAL LOT AREA = 97,324 SF - OK
 MINIMUM LANDSCAPE AREA = 0%
 ACTUAL LOT OPEN AREA = 28,356 SF

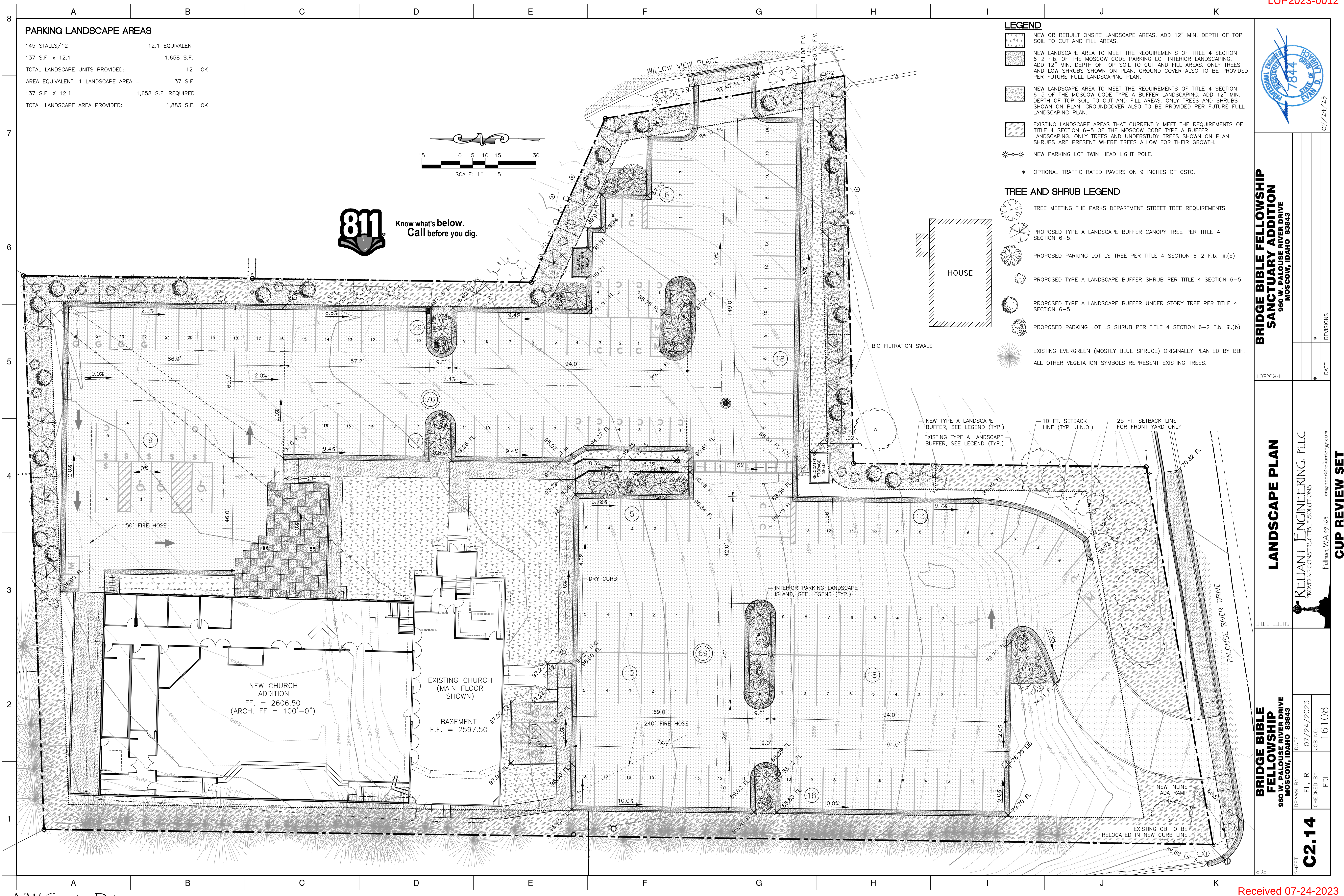
2. TOTAL IMPERVIOUS SURFACES AFTER PROPOSED CONSTRUCTION IS APPROXIMATELY 70,927 SF. THERE IS APPROXIMATELY 54,317 SF OF EXISTING IMPERVIOUS SURFACE, CREATING 16,610 SF OF ADDITIONAL IMPERVIOUS AREA WITH THIS PROJECT.
3. NEW IMPERVIOUS POLLUTANT GENERATING SURFACES IS APPROXIMATELY 1,830 SF.

1. THIS SET OF SITE PLANS DOES NOT PURPORT TO REPRESENT ANY LEGAL SURVEY. IT IS A COMPILATION OF TOPO ONLY SURVEY, MISC. SITE MEASUREMENTS AND INFORMATION FROM OTHER SOURCES, INCLUDING BUT NOT LIMITED TO THE CITY OF MOSCOW AERIAL MAPS.
2. THE BEARINGS AND LENGTHS OF THE PROPERTY SHOWN ON THIS PLAN WERE TAKEN FROM TWO SURVEYS PREPARED BY HODGE & ASSOCIATES, INC. DATED 3-3-99, AUDITOR'S FILE NUMBER 443987 (DATED 6/4/99) AND DATED 3-18-99, AUDITOR'S FILE NUMBER 443777 (DATED MAY 26, 1999) AND PLAN MAKES NO INFERENCE OF ANY LEGAL SURVEY.
3. THE BASIS OF BEARING FOR THIS SITE PLAN IS SET TO THE ABOVE MENTIONED HODGE & ASSOCIATES, INC. SURVEY OF WHICH REFERENCES A BEARING FOR THE NORTH LINE OF THE NE ¼ OF SECTION 19 AS S 86°16'25"W DATUM.
4. THE BASIS OF ELEVATION FOR THIS SITE PLAN WAS PROVIDED BY HODGE & ASSOCIATES, INC. AND IS NAVD88, ESTABLISHED BY GPS. THE BASE POSITION BEING CORRECTED BY NGS ONLINE POSITIONING USER SERVICE (OPUS).
5. ALL DISTANCES SHOWN ARE GROUND DISTANCES.



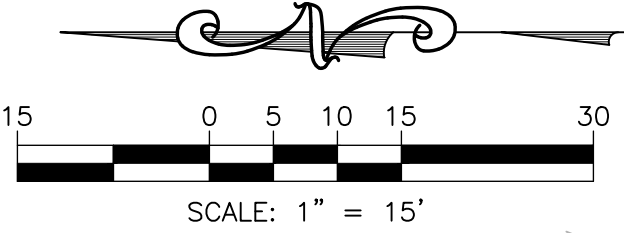
FOR





PARKING LANDSCAPE AREAS

145 STALLS/12	12.1 EQUIVALENT
137 S.F. x 12.1	1,658 S.F.
TOTAL LANDSCAPE UNITS PROVIDED:	12 OK
AREA EQUIVALENT: 1 LANDSCAPE AREA =	137 S.F.
137 S.F. x 12.1	1,658 S.F. REQUIRED
TOTAL LANDSCAPE AREA PROVIDED:	1,883 S.F. OK



LEGEND

- NEW OR REBUILT ONSITE LANDSCAPE AREAS. ADD 12" MIN. DEPTH OF TOP SOIL TO CUT AND FILL AREAS.
- NEW LANDSCAPE AREA TO MEET THE REQUIREMENTS OF TITLE 4 SECTION 6-2 F.b. OF THE MOSCOW CODE PARKING LOT INTERIOR LANDSCAPING. ADD 12" MIN. DEPTH OF TOP SOIL TO CUT AND FILL AREAS. ONLY TREES AND LOW SHRUBS SHOWN ON PLAN, GROUND COVER ALSO TO BE PROVIDED PER FUTURE FULL LANDSCAPING PLAN.
- NEW LANDSCAPE AREA TO MEET THE REQUIREMENTS OF TITLE 4 SECTION 6-5 OF THE MOSCOW CODE TYPE A BUFFER LANDSCAPING. ADD 12" MIN. DEPTH OF TOP SOIL TO CUT AND FILL AREAS. ONLY TREES AND SHRUBS SHOWN ON PLAN, GROUND COVER ALSO TO BE PROVIDED PER FUTURE FULL LANDSCAPING PLAN.
- EXISTING LANDSCAPE AREAS THAT CURRENTLY MEET THE REQUIREMENTS OF TITLE 4 SECTION 6-5 OF THE MOSCOW CODE TYPE A BUFFER LANDSCAPING. ONLY TREES AND UNDERSTORY TREES SHOWN ON PLAN. SHRUBS ARE PRESENT WHERE TREES ALLOW FOR THEIR GROWTH.
- NEW PARKING LOT TWIN HEAD LIGHT POLE.
- OPTIONAL TRAFFIC RATED PAVERS ON 9 INCHES OF CSTC.

TREE AND SHRUB LEGEND

- TREE MEETING THE PARKS DEPARTMENT STREET TREE REQUIREMENTS.
- PROPOSED TYPE A LANDSCAPE BUFFER CANOPY TREE PER TITLE 4 SECTION 6-5.
- PROPOSED PARKING LOT LS TREE PER TITLE 4 SECTION 6-2 F.b. iii.(a)
- PROPOSED TYPE A LANDSCAPE BUFFER SHRUB PER TITLE 4 SECTION 6-5.
- PROPOSED TYPE A LANDSCAPE BUFFER UNDER STORY TREE PER TITLE 4 SECTION 6-5.
- PROPOSED PARKING LOT LS SHRUB PER TITLE 4 SECTION 6-2 F.b. iii.(b)
- EXISTING EVERGREEN (MOSTLY BLUE SPRUCE) ORIGINALLY PLANTED BY BBF.
- ALL OTHER VEGETATION SYMBOLS REPRESENT EXISTING TREES.

BRIDGE BIBLE FELLOWSHIP
SANCTUARY ADDITION
960 W. PALOUSE RIVER DRIVE
MOSCOW, IDAHO 83843

LANDSCAPE PLAN

BRIDGE BIBLE
FELLOWSHIP
960 W. PALOUSE RIVER DRIVE
MOSCOW, IDAHO 83843

RELIANT ENGINEERING, PLLC
PROVIDING CONSTRUCTIBLE SOLUTIONS
Pullman, WA 99163
engineer@reliantengr.com

DRAWN BY
EL, RL

CHECKED BY
EDL

DATE
07/24/2023

JOB NO.
16108

SHEET
C2.14

CUP REVIEW SET

REVISIONS

07/24/23