<u>MEMO</u>

Date:	October 17, 2019
То:	Robb MacDonald, Engineering Department Andy Cater, Fire Marshal Chris Bryant, Building Department Dave Wright, Police Department Pat Charlton, Vallivue School District Mark Zirchsky, Pioneer Irrigation District Amber Jaquier-Page, Pioneer Irrigation District Carl Miller, Compass Idaho Tim Richard, Canyon Highway District #4 Chris Hopper, Canyon Highway District #4 Jennifer Almeida, Canyon County Development Services

- From: Jarom Wagoner, Senior Planner Caldwell P & Z Department
- RE: Case Number ANN-19-14/SUB-19P-08 Marblefront West

Attached please find a land use application that you are invited to review. This case is scheduled to be presented before the **Caldwell Hearing Examiner on Tuesday**, **November 19, 2019 at 7:00 pm**.

ANN-19-14 & SUB-19P-08: A request by Trilogy Idaho and Kent Brown to annex 34.7 acres, more or less, with an R-2 (Medium Density Residential) zoning designation with an Annexation Agreement, and for Preliminary Plat approval of Marblefront West Subdivision consisting of 34.7 acres, more or less, to be subdivided into 132 residential lots and 16 common lots. The subject property is located on the south side of Marble Front Road, approximately 1,800 feet east of Aviation Way (Parcel R3527900000) in Caldwell, Idaho.

Please review the attached application and information and provide us with your written input. We request that you e-mail any comments as soon as possible but no later than **Friday, November 8, 2019.**

E-mail: P&Z@cityofcaldwell.org

We will assume that you have no objections, concerns or comments if you do not reply to this request within the requested timeframe. If you have any questions, you may contact me at 455-4662.

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Galdwell,	Saano
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Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)	MARBLE FR	RONT WEST	
 Annexation/Deannexation Appeal/Amendment Comprehensive Plan Map Change Design Review Ordinance Amendment Rezone Special Use Permit Subdivision- Preliminary Plat Subdivision- Final Plat Subdivision- Short Plat Time Extension Variance Other 	File — Pro Dat	AFF USE ONLY: e number(s): Ann-19 sub-19 p- iject name: Marbletr ie filed: <u>121519</u> Date comp ated files: A	08 phtWeSt
Subject Property Information			
Address: 0 MARBLE FRONT ROAD			
Subdivision: B	lock: Lo	ot: Acreage: 34.69	Zoning: AG 10
Prior Use of the Property: <u>AG</u>			p-"
Proposed Use of the Property: <u>SINGLE FAM</u>	ILY RESIDEN	TIAL	
Applicant Information:			
Applicant Name: TRILOGY IDAHO		Phone: 208-895-885	58
Address: 9839 W CABLE CAR ST			
Email:			
Owner Name: <u>GENTLE WILLIAM R LIV</u>			
Address: PO BOX 11247			
Email: _SHAWN@TRILOGYIDAHO.COM			
Agent Name: (e.g., architect, engineer, developer,			
Address: <u>3161 E SPRINGWOOD DR</u>			7in: 83642
KINKE KROCHAR COM	City		
		Cen	
Authorization			
Print applicant name: <u>KENT BROWN FOR</u>	TRILOGY ID	OAHO	*****
Applicant Signature:		Date: <u>10/1</u>	4/19
621 Cleveland Boulevard • Caldwell, Idaho 83605	• Phone: (208) 455	5-3021 • www.cityofcaldwell.co	m/PlanningZoning





Planning & Zoning

ANNEXATION

Project Name: MARBLEFRONT WEST File #: Phn-19-14

Applicant/Agent: TRILOGY IDAHO /KENT BROWN

Applicant (√)	Please provide the following REQUIRED documentation:	Staff (√)
<u>KB</u>	Completed & signed Hearing Review Master Application	
KB	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	
	Recorded warranty deed for the subject property	V
TB	Signed Property Owner Acknowledgement (if applicable)	
<u>KB</u>	Vicinity map, showing the location of the subject property	
<u>KB</u>	Site Plan The following are suggested items that may be shown on the site plan:	/
	 Property boundaries of the site 	
	Existing buildings on the site	
	Parking stalls and drive aisles	
	 Sidewalks or pathways (proposed and existing) 	
	 Fencing (proposed and existing) 	
KB	Metes and bounds legal description for the site to be annexed in WORD format	/
KB	Landscape Plan (if applicable)	/
<u>KB</u>	Neighborhood Meeting sign-in sheet	
	All of the above items shall be submitted in 8 ½ x 11 paper format AND in	
	electronic format (preferably PDF or Word) on either a jump drive or CD. Please	
	be aware the jump drive or CD will become part of the file and will not be	
KB	returned.	
	Fee	

STAFF USE ONLY:
Date Application Received: 101519
Received by:
Proposed Hearing Date: 11/19/19
Hearing Body:

M





SUBDIVISION- PRELIMINARY PLAT

Project Name: MARBLE FRONT WEST	File #: SUB 198-08
Applicant/Agent: TRILOGY IDAHO /KENT BROWN	

Applicant (√)	Please provide the following REQUIRED documentation:	Staff (√)
KB	Completed & signed Hearing Review Master Application	V
KB	Narrative fully describing the proposed use/request	
	Recorded warranty deed for the subject property	/
KB	Preliminary Plat	/
KB	Landscape Plan	/
KB	Vicinity map	1
	Traffic Study (if applicable)	
KB	Neighborhood Meeting sign-in sheet	
KB	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	/
	Fee	/

Total # Lots		
Residential: <u>132</u> Commercial:	Industrial:	_ Common: <u>16</u>
Phased Project: अYes □ No If "yes", Phase #:	Total Acreage:	34.84
Min. Lot Size (excluding common lots):	Max. Lot Size (excluding commo	on lots):
Avg. Lot Size (excluding common lots):	% Useable Open Space:	
List all types of useable open space:		

STAFF USE ONLY:
Date Application Received: 101519
Received by:
Proposed Hearing Date: 101011919
Hearing Body:

A

KENT BROWN PLANNING SERVICES

October 14, 2019 Planning and Zoning Commission & City Council Caldwell City Hall 621 E. Cleveland Blvd Caldwell, ID 83605

RE: Annexation of Marblefront West Subdivision

Dear Commissioners and Council Members:

Respectfully request the City of Caldwell's approval to annex 34. 84 acres, into the City of Caldwell. The site is adjacent to existing city limits with R-2 zoning along the west and R-1 zoning along the east.

The proposed zone is R-2 is which is compatible with Medium Density Residential designation in the Comprehensive Plan for this site. The site design is compatible with the existing R-2 zoning in the surrounding properties.

Water and sewer is available in the area.

We look forward to your approval of this application for annexation and zoning into the City of Caldwell.

Sincerely,

Bran

Kent Brown Planner

KENT BROWN PLANNING SERVICES

October 14, 2019

Planning and Zoning Commission & City Council Caldwell City Hall 621 E. Cleveland Blvd Caldwell, ID 83605

RE: Preliminary Plat Application for Marble Front West Subdivision

Dear Commissioners and Council Members:

On behalf of Trilogy Idaho, we respectfully request the City of Caldwell's approval of an annexation to R- 2 zone and preliminary plat approval for Marble Front West Subdivision. The Marble Front West Subdivision is a 132 single family residential lot subdivision with 16 common lots. Marble Front West has an overall density of 3.8 dwellings per acre. The common lots encompass 6.59 acres or 18.93% of the subdivision, which include: pocket parks with linking micro pathways interconnecting to the open spaces within the subdivision.

This subdivision is located southside of Marble Front Road and west of Smeed Parkway.

Annexation

Water and sewer services are available to the property. Marble Front West complies with the City's Comprehensive Plan designation for the site of Medium Density Residential.

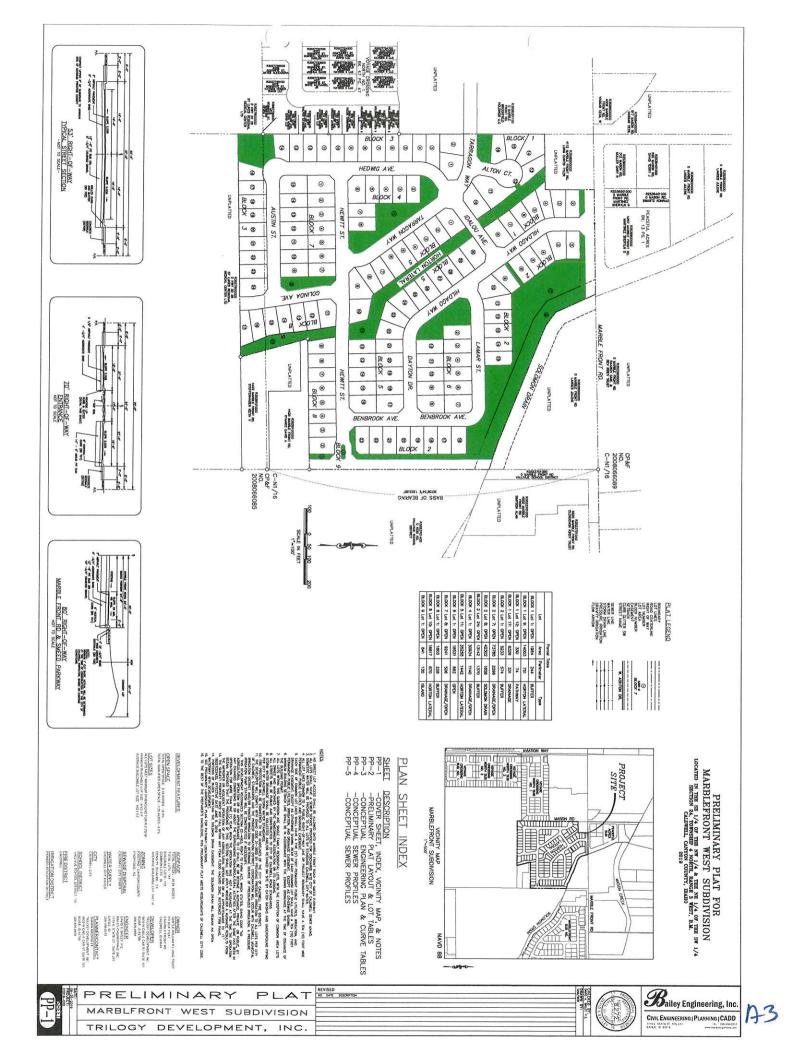
Summary

Marble Front West Subdivision is single family residential subdivision in a R-2 zone and has 132 residential lots and 16 common lots. This preliminary plat is an appropriate fit for this area of Caldwell and will be a valuable single-family neighborhood.

Please contact me if you have any questions regarding this application.

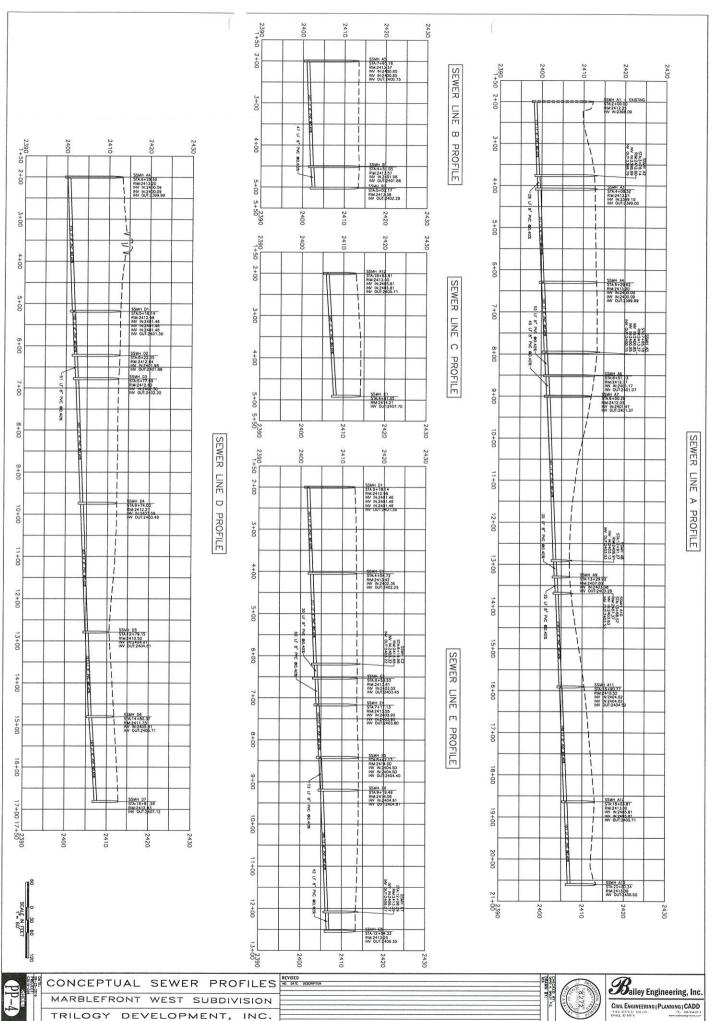
Sincerely,

Kent Brown, Planner

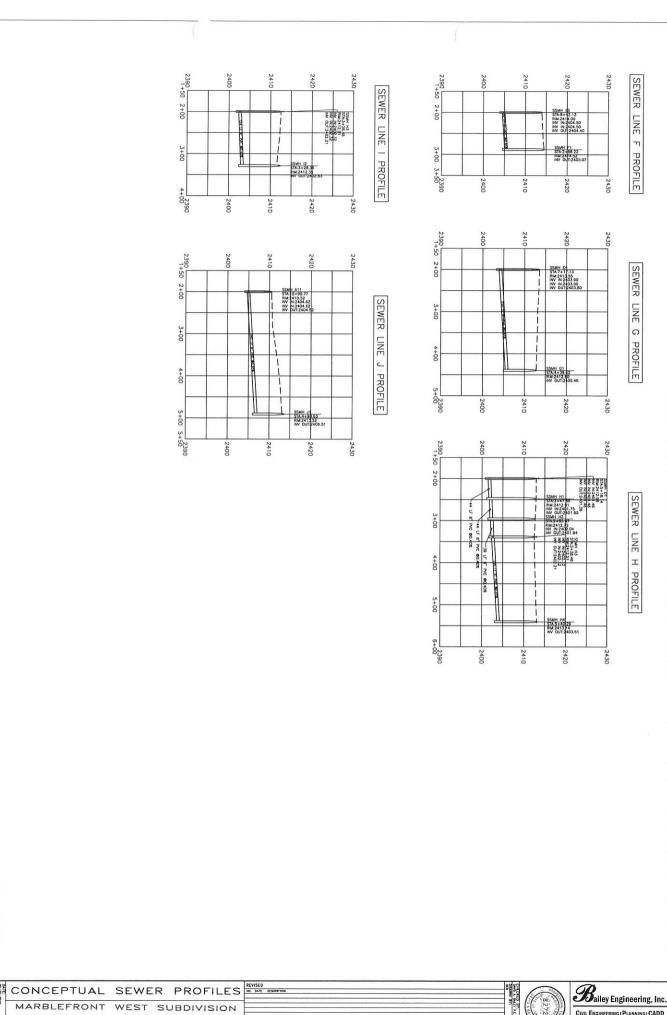








A3



SCALE IN FEET

TRILOGY DEVELOPMENT, INC.

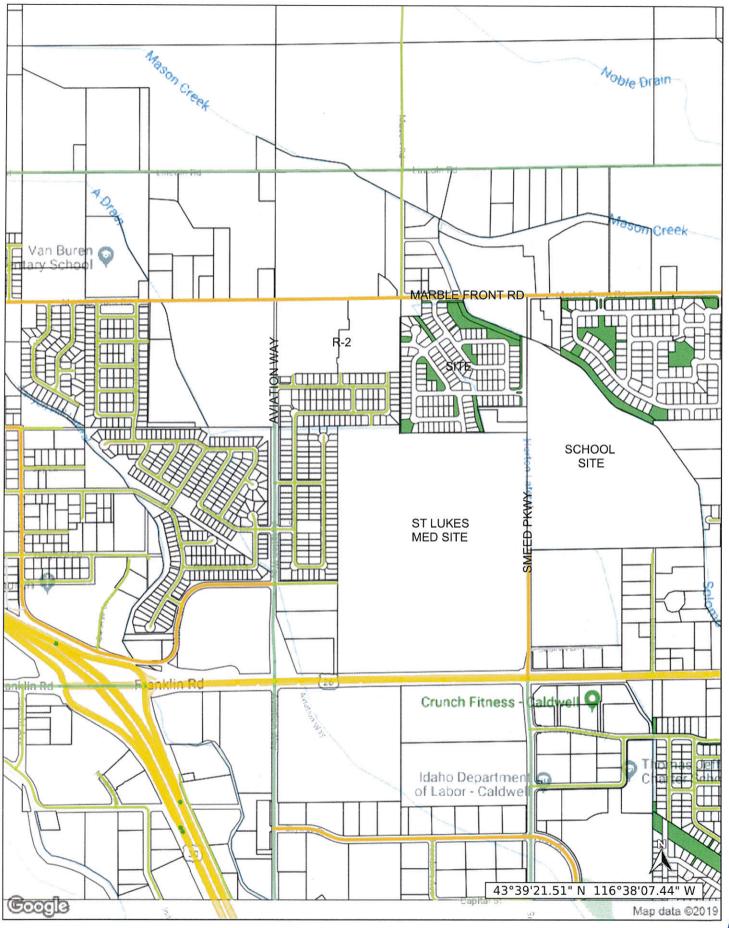
A3

Image: Transmission of the sector s	PLAT LEGEND Reactor Constant Reactor
Image: 1 mark The Party Trade 10000 1 mark <	
PRELIMINARY PLAT	Balley Engineering, Inc. Child Engineering (CAD)



MAI BLE FRONT WEST

VICINITY MAP



Oct 14, 2019 - landproDATA.com Scale: 1 inch approx 1000 feet

The materials available at this website are for informational purposes only and do not constitute a legal document

py

September 9, 2019

RE: Notice of Neighborhood Meeting for Marble Front West Subdivision

Dear Land Owner:

Caldwell City Code requires a meeting between the applicants of proposed applications to the city and land owners within 300 feet of the proposed property. This letter is notice of a meeting to review and discuss a proposed Annexation and Preliminary Plat for Marble Front West Subdivision.

This is not a public hearing; public officials will not be present. If you have any questions regarding this Caldwell City Code regarding neighborhood meeting requirements, please contact the Planning Dept. at (208) 455-3021. If you have question regarding the application, please contact me Kent Brown.

Purpose: To review proposed Annexation of 34.84 acres and preliminary plat for the William Gentle property located at the eastside of the Voyage Crossing North Subdivision: between Smeed Parkway and Aviation Way on the south side of Marble Front Road.

When: Thursday September 19, 2019 starting 6:00 pm

Where: Pipe Dream Park (4700 Skyway Street) at the east end of the parking lot.

Description: Annexation to R-2 zone and Preliminary Plat for 148 new single family lots.

If you have any questions about the meeting or proposed development project, please contact:

Kent Brown (208) 871-6842

Sincerely,

Kent Brown Project Planner

NEIGHBORHOOD MEETING FORM City of Caldwell Planning and Zoning Department 621 E. Cleveland Blvd., Caldwell, ID 83605 Phone: (208) 455-3021

Start Time of Neighborhood Meeting: 6PM

End Time of Neighborhood Meeting: 6.45PM

<u>Those in attendance please print your name and address. If no one attended, Applicant please write across</u> this form "No one attended."

PRINTED NAME	ADDRESS, CITY, STATE, ZIP
1. Grant Waschead	116 Citte Swallowellve, Id 83605
3. Keith Stattenhugal	4112 MARBLE FRONT RD CALDWITH TD. 1874422 MAIDIEFONT RD CALDWITH TD. BLCS
Eundi Simpson	4500 Marble Front Kol Caldwell ID 83605
51 Katherine Halper	112 Cliff Swallow the, Caldwell, 108360
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Neighborhood Meeting Certification:

Applicants shall conduct a neighborhood meeting for the following: special use permit applications; variance applications; annexation applications; planned unit development applications; preliminary plat applications that will be submitted in conjunction with an annexation, rezone or planned unit development application; and, rezone applications as per City of Caldwell Zoning Ordinance Section 10-03-12.

Description of the proposed project: annexation and zoning to R-2 and preliminary plat of 132 single family lots

Date of Round Table meeting: 7/18/19

Notice sent to neighbors on: 9/9/19

Date & time of the neighborhood meeting: 9/19/19

Location of the neighborhood meeting: PIPE DREAM PARK

Developer/Applicant:

Name: TRILOGY IDAHO /KENT BROWN

Address, City, State, Zip: 9839 W CABLE CAR ST BOISE ID 83709/3161 E SPRINGWOOD MERIDIAN ID 83642

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with City of Caldwell Zoning Ordinance Section 10-03-12.

DEVELOPER/APPLICANT SIGNATURE

DATE 10/14/19

Revised 6/2013

ANNEXATION DESCRIPTION FOR MARBLEFRONT WEST SUBDIVISION

A parcel of land located in the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 24, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho being more particularly described as follows:

Commencing at the C-N1/16 corner of said Section 24 from which the C1/4 corner of said Section 24 bears South 00°09'34" East, 1323.85 feet;

thence along the North-South centerline of said Section 24 South 00°09'34" East, 436.00 feet to a point on the centerline of the Solomon Drain, said point also being the **REAL POINT OF BEGINNING**;

thence continuing along said North-South centerline South 00°09'34" East, 719.85 feet;

thence leaving said North-South centerline South 88°53'45" West, 517.00 feet;

thence South 15°18'37" East, 275.37 feet;

thence South 88°53'59" West, 881.26 feet to a point on the West boundary line of the NE 1/4 of the SW 1/4 of said Section 24;

thence along said West boundary line North 00°05'24" West, 99.02 feet to the SE corner of Voyage Crossing North Subdivision No. 1 as filed in Book 47 of Plats at Page 47, records of Canyon County, Idaho;

thence along the East boundary line of said Voyage Crossing North Subdivision No. 1 and the West boundary line of the SE 1/4 of the NW 1/4 of said Section 24 North 00°13'17" West, 1,127.95 feet;

thence leaving said West boundary line North 88°54'18" East, 220.00 feet;

thence North 00°13'17" West, 196.00 feet to a point on the North boundary line of the SE 1/4 of the NW 1/4 of said Section 24;

thence along said North boundary line North 88°54'18" East, 413.79 feet to a point on the centerline of the Solomon Drain;

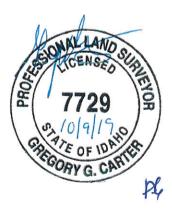
thence along the centerline of the Solomon Drain the following 4 courses and distances:

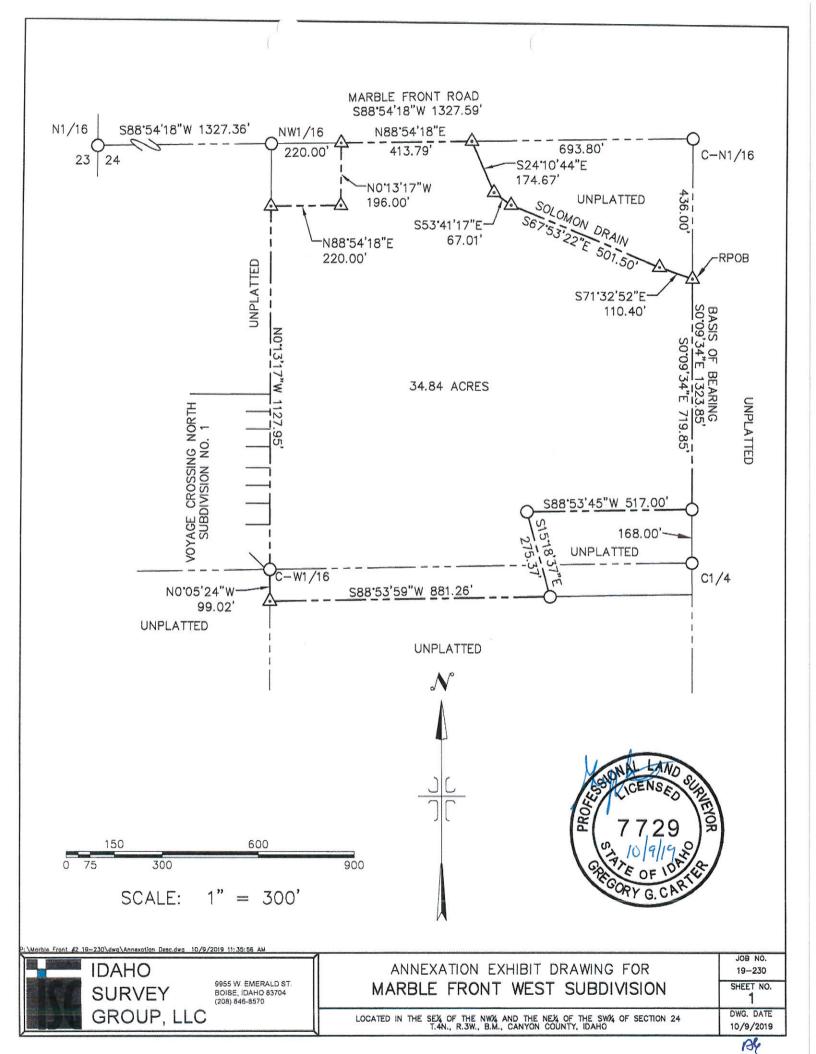
thence leaving said North boundary line South 24°10'44" East, 174.67 feet;

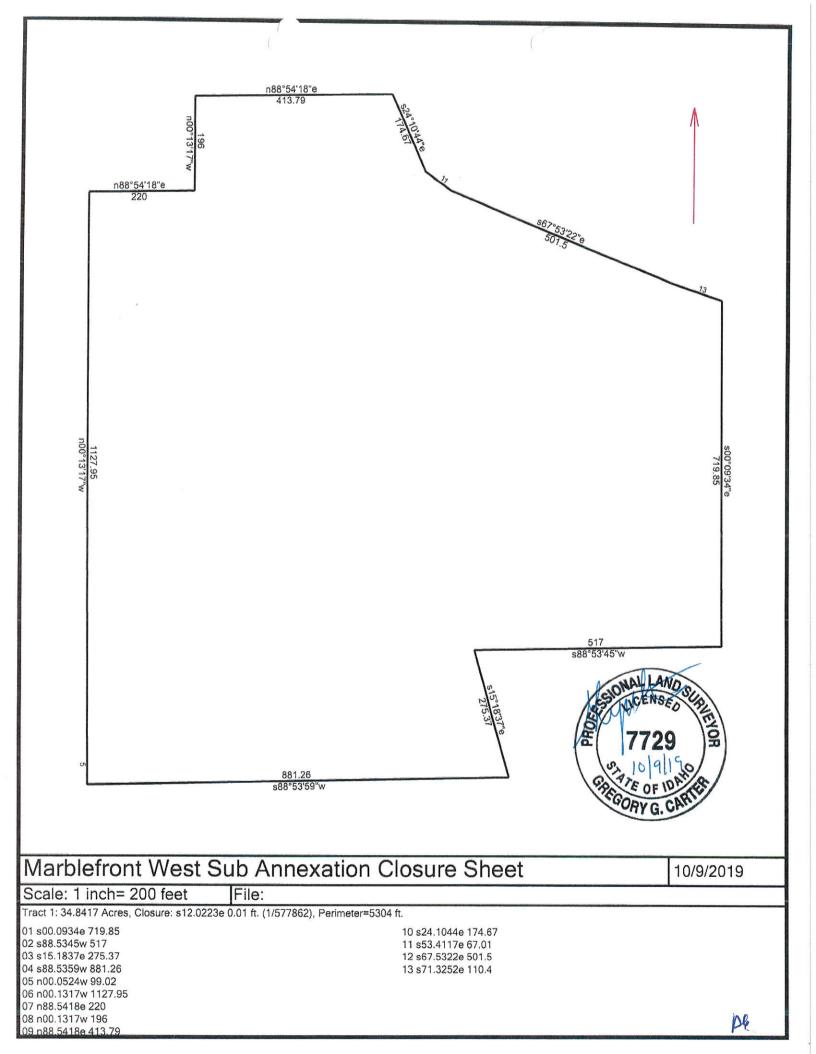
thence South 53°41'17" East, 67.01 feet;

thence South 67°53'22" East, 501.50 feet;

thence South 71°32'52" East, 110.40 feet to the **REAL POINT OF BEGINNING**. Containing 34.84 acres, more or less.







PRELIMINARY PLAT DESCRIPTION FOR MARBLEFRONT WEST SUBDIVISION

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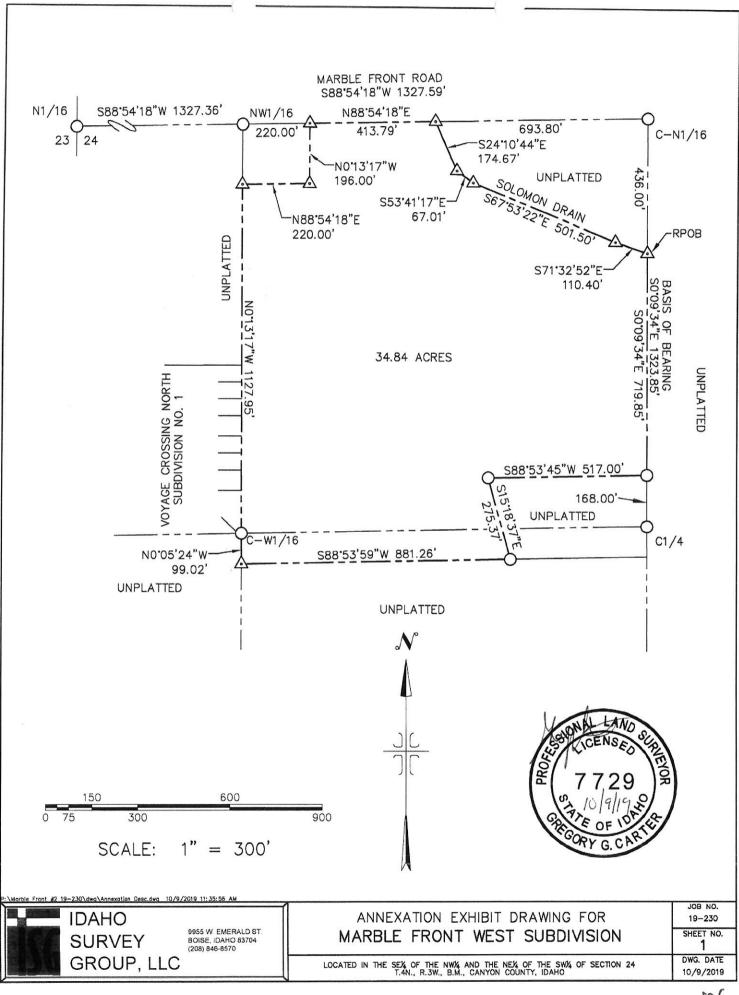
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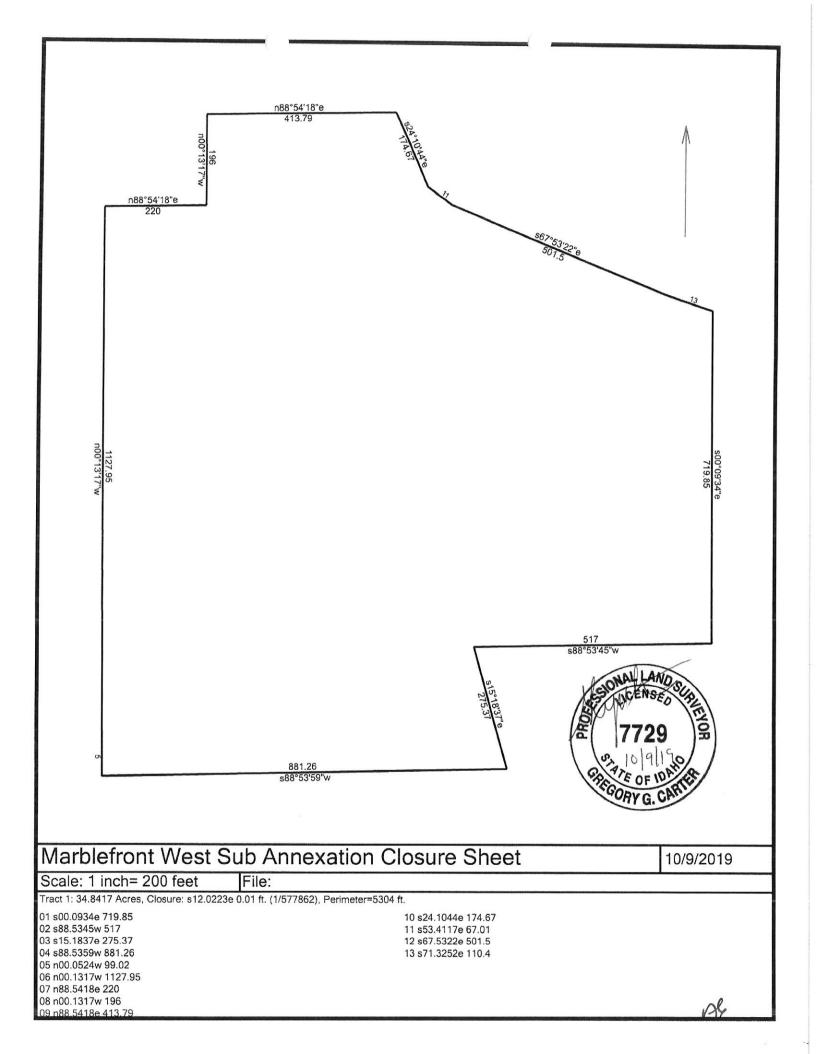
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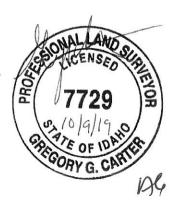
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thence South 67°53'22" East, 501.50 feet;

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AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)	
COUNTY OF CANYON	
I. William R. Gentle,	23733 Boehner Rd. (address)
Wilden .	Id.
(city) being first duly sworn upon, oath, depose and say:	(state)

1. That I am the record owner of the property described on the attached, and I grant my permission to:

KENT BROWN, 3161 E. Springwood Dr. Meridian, Id. (name) (address)

to submit the accompanying application(s) pertaining to that property.

- 2. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
- 3. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this ______ day of October ,20/9 Willin R. Sente (Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.



Pole Jane tage (Notary Public for Idaho) Residing at: Caldwell, J 83605 My Commission Expires: 9/16/2021

pp



R3527900000

 Owner Information 	
County	Canyon
Parcel	<u>R3527900000</u>
Property Address	0 MARBLE FRONT RD
Property City	CALDWELL, ID
Primary Owner	GENTLE WILLIAM R LIVING TRUST
Second Owner	

Second Owner	-
Owner Address	PO BOX 11247
Owner City	FRESNO CA 93772

▲ Parcel	Information				
Acres	34.69	Total Value	\$68,490	Home Exemption	-
Zoning	-	Subdivision		Section	24
Property Year	-	Code Area	0540000	Property Code	-
Legal 1	24-4N-3W NW SENW LS TX 6, LS TX 19 & LS THAT PART N&E OF SOLOMAN DR,, N 3AC OF NESW LS TX 19	Legal 2	4N3W-24-NW	Legal 3	adirections desired in contractions
Legal 4	2014008909	Legal 5	04N03W244300	URL	-
Date Updated	2019-10-09				

Plat Docu	iments		
Subdivision	PEACEFUL ACRES SUB	Documents	13-1 - PEACEFUL ACRES SUB.01.pdf
Subdivision	VOYAGE CROSSING NORTH SUBDIVISION NO 1	Documents	47-47 - VOYAGE CORSSING NORTH SUBDIVISION NO 1.01.pdf

Improvem	ents				
ID	74252	AIN	-	Instrument	-
Subdivision ID	-	Land Value	68490	Improvements Value	0





Planning & Zoning

LANDSCAPE PLAN

Project Name: MARBLE FRONT WEST	File #:	Contraction of the local division of the loc
Project Address: 0 MARBLE FRONT RD		

Applicant (√)	Description	Staff (√)
	Detailed plan at a scale no smaller than 1" to 50' submitted in 8 $\%$ x 11 paper	
X	format AND in electronic format (PDF)	
	Landscape Plan must include a table with the following information:	
15	Names of all streets upon which the property has frontage, including amount of	
Х	linear feet of frontage	
Х	# of trees provided in each street landscape buffer	
Х	# of shrubs provided in each street landscape buffer	
Х	Width of each street landscape buffer	
N/A	Total # of parking spaces provided (regular, ADA, and bicycle)	
Х	Types of vegetation and/or rock ground cover	
	Note indicating whether or not the landscape plan complies with City Code Chapter	
N	10-07 (Caldwell Landscaping Ordinance). If plan does not comply, state which areas	
Х	& the reason for the variation.	

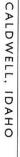
Landscape plans shall be prepared by a landscape architect, a landscape designer, or a qualified nursery person. Landscape plans shall be stamped by a licensed landscape architect.

<u>STAFF USE ONLY:</u>	
Date Application Received:	
Received by:	
Date Approved:	
Approved by:	



PRELIMINARY PLAT LANDSCAPE PLAN

0' 80 160' 240 SCALE I' = 80' AUGUST 29, 2019



MARBLEFRONT WEST SUBDIVISION





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ION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
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PARKONAY	ß	= 1. //019 = 96 //019	17 TREES 87 SHRUBS	20 TREES 90 SHEUBS
ON AREAS				ISO TREES
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1000		i inco	NUCLA FORTONIONO	l
10N	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
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PARKONAY	8	5107/35 ×	17 TREES 87 SHRUBS	20 TREES 90 SHRUBS
IN AREAG				ISO TREES

		i inco		·
NON	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
E FRONT RD	Ø	360/35	IL INSEES 54 SHIRLES	20 TREES 60 SHRUDS
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TION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED	
E FRONT RD	CS.	3607 35 ·	IL INSTITUS 54 SHIRLES	20 TREES	
PARKONAY	В	= 1. //019 = 96 //019	17 TREES 87 SHRUBS	20 119665 90 548085	
ON AREAS				ISO TREES	
NAMER OF TREES	REES		28 TREES	AB REFES	1

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SK SK	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED	
FRONT RD.	CK CK	300/ 35 -	I TRUES	20 TREES	
PARKWAY	В	ei07/35 =	17 TREES 87 SHRUBS	20 TREES	
N ARHAG				IS RHS	

		JTCC.	NUDULE OLEOPE DND	U
TION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
LE FRONT RD	а	- 126 / 006 - 17 / 006	IL INSTITUS 54 SHIRLIDS	20 TREES
PARKWAY	ß	6107/ 95 1	AT CLOSING	28 TREES

LNU UC		JTCC.		U
ATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
BLE FRONT RD	В	380/ 35 .	I INTES	20 TREES
		- 1.096	54 SHRUDS	Sensers 09
ED PARKWAY	ß	* GG //OI9	IT TREES	28 TREES

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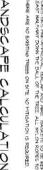
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DSCAPE CALCULATIONS	RE NO EXISTING TREES ON SITE NO MITIGATION IS REQUIRED.	WEWAY DOWN THE BALL OF THE TREE ALL INLOW ROPES TO BE CO
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TRIANS

- TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVENAYS AND UTILITIES. TREES SHALL NOT BE PLAITED WITHIN 5 OF MATER VETERS OR UTILITY LINES. TREES SHALL BE PLANTED NO CLOSER THAN SO' FROM STOP SIGNS

- EAVELLST IS REPRESENTING AND SERVICE OF SUBMITURING OF SMILAR SPECIES OF ONE'S BELICET OF OTHER FORESTED, TREAMENDAL, INCLE AND VIEW INVESTIG IN BRANCH TO FOUND ROUTINGLI, AN AND AN POSSIBLE, AT LEAST MALENAY DOWN THE BALL OF THE TREET ALL INCON ROPES TO BE COMPLETELY REMOVED FROM TREES.







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PLANT PALETTE STM COMMON NAME EVERGREEN TREES

BOTANICAL NAME

SIZE

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RESIDENTIAL LOTS

TOTAL AREA

34.84 ACRES 40 G N

TOTAL QUALIFIED OPEN SPACE PROPOSED ZONING

- CANYON COUNTY - R2 3.04 ACRES (8.7%) DEVELOPMENT DATA

E FRONT RD.

CITIZEN CITIZEN

EASEMENT TO REMAN

	8	Q	? *
ORWMENTAL TREES (CLASS)) FLAVE AVAR HAPLE CANADA KED CHOTECHERRY CRUZAN CRUSADER HANTHORN CHATTICLERS PEAR CHATTICLERS PEAR	SHADE/STREET TREES (CLASS II) AUTION EVERY E ASH SETTI NE HORMOUST LITTLE EAN LINDEN AURTICLE SWEFTGAM TAUP TREE	SHADE TREES (CLASS III) BLOODSCOD LONDON PLANETREE SWAMP OAK	AUSTRIAN PINE HOOP'S BLUE SPRUCE NORMAY BLUE SPRUCE SKCY HIGH LINPER SCOYS PINE VANDERHOLIPS PINE
ACER GINALA "FLAVE" PRIME VIRGHIANA "CANADA RED CRATAEONS CRUS GALLI CRUZAM PYRIS CALLERTYAN "BLEVS FORM MULS X "JS:XYS"	FRAXINS AVECCAIN AUTORN PREPLE BLEDTISIA TRACATING NERVIS SKYCOLE TLIA CORDATA LIGUDANCER STITRACIELIA LIGUDANCER STITRACIELIA	PLATANS × ACERIFOLIA BLOODGOOD	PICEA PARENE NOOPSII PICEA PARENE NOOPSII PICEA AGUS PICEA AGUS PICEA PARENE SUPPO PICEA PLEXILIS VANCERVOLES' PINS FLEXILIS VANCERVOLES'
6-6 HT, MUTI-ST 6-8 HT, MUTI-ST 2° CAL BIB 2° CAL BIB 2° CAL BIB	2" CAL 848 2" CAL 848 2" CAL 848 2" CAL 848	2" OAL 848	6-0 HT 849 6-0 HT 849 6-0 HT 849 6-0 HT 849 6-0 HT 848 6-0 HT 848

SAN	NUDBORIA FULGIDA GOLDSTRUM
RAGO	BOUTELOUA GRACILIS BLONDE AMBITION
>	CARYOPTER'S X CLANDONE'S BUIE MST
0	TELICIOTRICHON SEMPERVIRENS
×	LUNPERUS HORIZONTALIS WILTON!
OVER	ECHNACEA PURPUREA
ADDET DOOR	ROSA FLOVER CARPET- NOARE
NOARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'
DAYLILLY	TEMPROCALLIS STELLA DORO
HORN	RHAMAS FRAGELA RON WILLIARS'
	RES AROMATICA GROLOW
APRIL POR	PENSTEMON DIGITAL'S MUSKER RED.
GHOOD	CORNES ALBA "BAILHALO"
REND ORASS	CALAMAGROSTIS ARENDINACEA K.F.
ADARX.	PHYSOCARSUS OFULFOLUS DONNA MAY
NGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA HIDCOTF BLUE!
UCCA	YICCA FLAMENTOSA IVORY TOMER
	MICHANTHIN GINENCIA GPACE IN S.

NULLY	HEVEROCALLIS STELLA D'ORO'
X	RHAMUS FRAGELA KON WILLIAMS
	RES AROMATICA GROLOW
NON	PENSTEMON DIGITAL'S MUSKER RED'
8	CORNES ALBA BAILHALO'
ED GRASS	CALAXAGROSTIS ARENDINACHA X.F.
RX.	PHYSOCARIEUS OF ULFOLUS DONNA MAY
SH LAVENDER	LAVANDULA ANGUSTIFOLIA HIDCOTF BLUE!
-	TUCCA FILAMENTOSA IVORY TOMER
	MISCANTHIS SINENSIS 'GRACILLIMUS'
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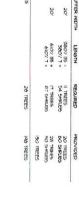
- LAW PERMETER PROPERTY X-X-X TO COMMON LOTS (HORTON LATERAL

NOTES

- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGRADAD IRRIGATION SYSTEM
- ALL LANDSCAPE SHALL DE INSTALLED IN ACCORDANCE WITH CALLWELL CITY LANDSCAPE ORDINANCE
- THEIS SHALL NOT BE FLANTED WITH THE ID CLLAS ZONE OF ALL STORE DRAIN FIRE STRUCTURES, OR I ACLLITES. STEPAGE BEDS MSF. DE FROTEXTED PROY ANY AND ALL CONTAMIA TON DIRING THE CONSTRUCTION AND INSTALLATION OF THE LANSEANE WERKING Y STORE
- IN TREES SHALL HERED THE AV STREET AND DEFANTINE VISIAN TRANSLES AT ALL ARTERECTORS IN ZAVETSRAS TREIS OF SHABLD OFFEN SI HIGH AT VANDRAT MILL BLICATION THINK VISION TRANKEL ROB RAMA AS TREES MANUEL THE OVERS SHALL BE RESPONDED FOR FRANKO THE CANOTES TO HERE RESURBEDTS FOR HANTANING CLEAR VISIOLIT IN THINK OF STREET AND STREAMENT VISION TRANSLESS.

PRELIMINARY PLAT LANDSCAPE PLAN





OTAL NUMBER OF TREES COMMON AREAS MED PARKWAY

9 00 165 2 SCALE I" = 80' SEPTEMBER 26, 2019



VEBLE FRONT RD.

LANDSCAPE CALCULATIONS









NOTES

LAWN

b' VINYL FEXCE ALONG PERIVETER PROPERTY

A VINT, FEVER W A X X TO CONVOLUTS 4 HORTON LATERAL

BRAKELIGHTS RED YJCCA FURPLE EMPEROR STONECROP SUMMERVINE NAKEDARK TIGER EYE SUMAC



- TREES SHALL BE PLANTED NO CLOSER THAN SO' FROM STOP SIGNS.
- TYEE LOCATIONS MAY BE ALTERED TO ACCOMPODATE DRIVEWAYS AND UTLITIES, TREES SHALL NOT BE PLANTED WITHIN 97 OF MATER METERS OR UTLITY LINES,
- PLAYLIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIAS OF SMULAR SPECIES BY OWRER SUBJECT TO CITY FORESTERS PRE-APROVAL INGUINA AND WRE DWARTS TO BE REMOVED FRAM ROOT DAL. AS MACH AS POSSIBLE AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL WILLOW ROPES TO BE COMPLETELY REMOVED PROVA TREES.

- HERE ARE NO EXISTING TREES ON SITE, NO MITIGATION IS REQUIRED.





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STM COMMON NAME BOTANICAL NAME

DEVELOPMENT DATA

140 140 34.84 ACRES

- SHADE/STREET TREES (CLASS II) AUTOWN PRPCE ASH SKYTLINE KANETUCUST LUTTLE_EAVE LINDEN TULIP TREE EVERGEREN TREES AUSTRIAN PRE HOOPS BLE SPRUCE NORWAT SPRUCE SCOTS PRE SCOTS PRE SCOTS PRE VANDERWOLTS PINE SHAMP OAK SHADE TREES (CLASS III) PRUS NUCRA PRCEA FRAGENS 'NOOPSII' PRCEA ABRES PROS STUCESTRIS PRUS FILEXILIS VANDERWOLPS' PRUS FILEXILIS VANDERWOLPS' PLATANUS × ACERIFOLIA BLOODGOOD GUERCUS BICOLOR
- DRIVERVIA, TREES (CLASS I) P.A.E. AVR HAP.E CANNON CRED CADCECHERRY CANNON CRESCAS CANONELE ROYAL ENVEROPS CANONELE SPRING SCOV CANANTELE SPRING SCOV CANANTELE PLAXING AMERICANA "MITAN PARTLE" RULA CORDATA IRULA MERCANTHOS INERNIS SICTCOLE RULAMERE STRACIFLUA IRODENORON TULIPIERA

2" CAL 548 2" CAL 548 2" CAL 548 2" CAL 548

2" CAL BUD 2" CAL BUD

6-0" HT 545 6-0" HT 545 6-0" HT 545 6-0" HT 545 6-0" HT 545

SIZE

ACER GINALA FLARE" PRUNS VIRGINANA CANDA RED" CRATAEGO CRUSSALI VELZAN PTRUS CALLERYTAN BLENS FORM MALUS Y FRINGSNOW MALUS YFRINGSNOW

6-0 HT, MULTI-STEM 6-6 HT, MULTI-STEM 2" CAL B48 2" CAL B48 2" CAL B48 2" CAL B48

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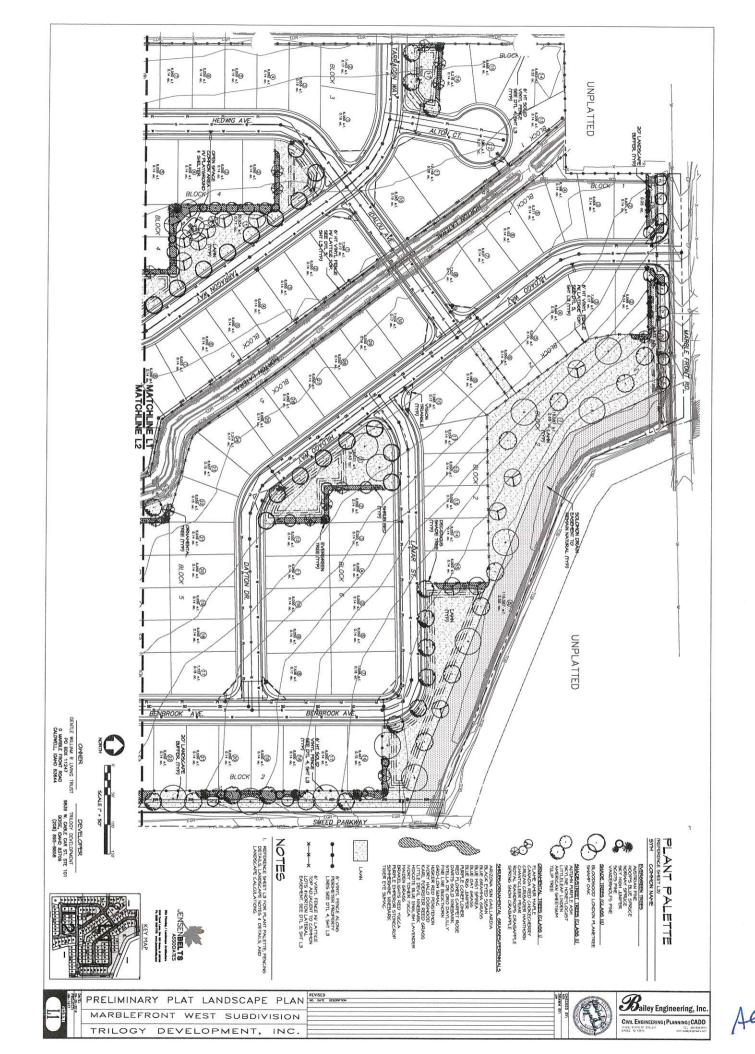
CALDWELL, IDAHO

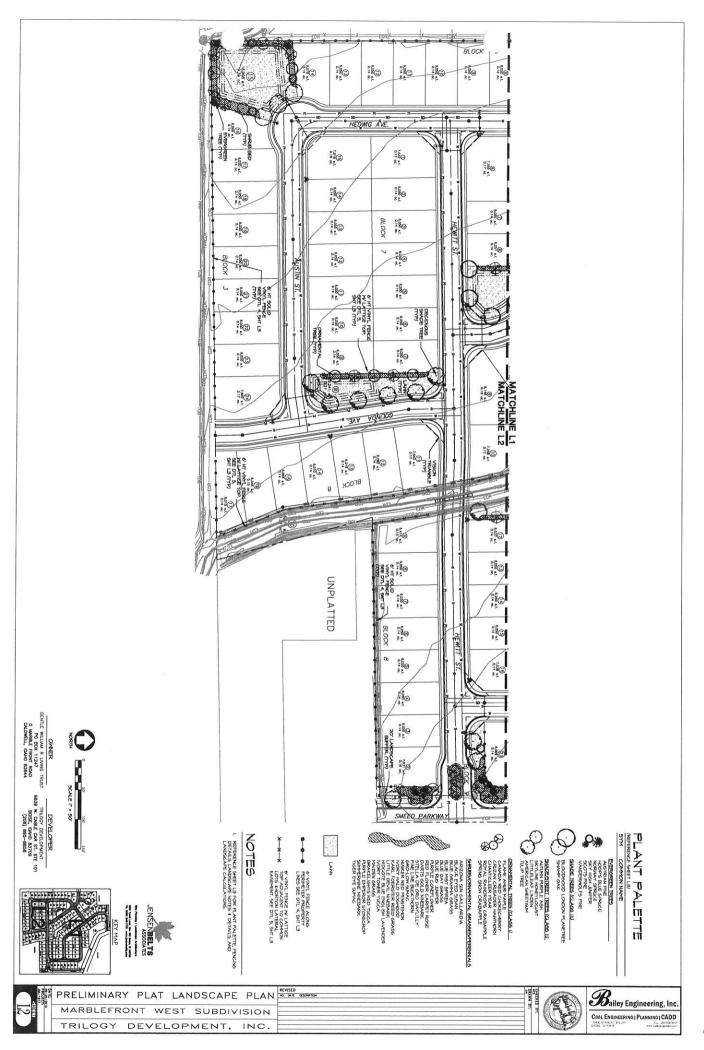
PRELIMINARY PLAT LANDSCAPE PLAN NORTH SCALE I' = 60'



SEPTEMBER 26, 2019

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