

MEMO

Date: October 17, 2019

To: 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.



CITY OF Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply) MARBLE FRONT 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 _____

STAFF USE ONLY:

File number(s): Ann-19-14

SUB-19-P-08

Project name: Marble front west

Date filed: 10/15/19 Date complete: _____

Related files: A

Subject Property Information

Address: 0 MARBLE FRONT ROAD Parcel Number(s): R3527900000

Subdivision: _____ Block: _____ Lot: _____ Acreage: 34.69 Zoning: AG *10-2 R-2*

Prior Use of the Property: AG

Proposed Use of the Property: SINGLE FAMILY RESIDENTIAL

Applicant Information:

Applicant Name: TRILOGY IDAHO Phone: 208-895-8858

Address: 9839 W CABLE CAR ST City: BOISE State: ID Zip: 83706

Email: SHAWN@TRILOGYIDAHO.COM Cell: _____

Owner Name: GENTLE WILLIAM R LIVING TRUST Phone: 208-895-8858

Address: PO BOX 11247 City: FRESNO State: CA Zip: 93772

Email: SHAWN@TRILOGYIDAHO.COM Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) KENT BROWN

Address: 3161 E SPRINGWOOD DR City: MERIDIAN State: ID Zip: 83642

Email: KENTLKB@GMAIL.COM Cell: _____

Authorization

Print applicant name: KENT BROWN FOR TRILOGY IDAHO

Applicant Signature: *[Signature]* Date: 10/14/19



CITY OF
Caldwell, Idaho

Planning & Zoning
ANNEXATION

Project Name: <u>MARBLEFRONT WEST</u>	File #: <u>ANN-19-14</u>
Applicant/Agent: <u>TRILOGY IDAHO /KENT BROWN</u>	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
KB	Completed & signed Hearing Review Master Application	✓
<i>KB</i>	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	✓
	Recorded warranty deed for the subject property	✓
<i>KB</i>	Signed Property Owner Acknowledgement (if applicable)	✓
KB	Vicinity map, showing the location of the subject property	✓
KB	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)	
<i>KB</i>	Metes and bounds legal description for the site to be annexed in WORD format	✓
<i>KB</i>	Landscape Plan (if applicable)	✓
KB	Neighborhood Meeting sign-in sheet	✓
<i>KB</i>	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	

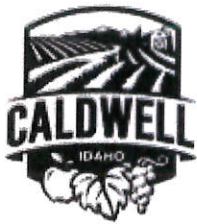
STAFF USE ONLY:

Date Application Received: 10/15/19

Received by: MLC

Proposed Hearing Date: 11/19/19

Hearing Body: HE



CITY OF
Caldwell, Idaho

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

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

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
KB	Completed & signed Hearing Review Master Application	✓
KB	Narrative fully describing the proposed use/request	✓
	Recorded warranty deed for the subject property	✓
KB	Preliminary Plat	✓
KB	Landscape Plan	✓
KB	Vicinity map	✓
	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: 132 Commercial: _____ Industrial: _____ Common: 16

Phased Project: Yes No If "yes", Phase #: _____ Total Acreage: 34.84

Min. Lot Size (excluding common lots): _____ Max. Lot Size (excluding common lots): _____

Avg. Lot Size (excluding common lots): _____ % Useable Open Space: _____

List all types of useable open space: _____

STAFF USE ONLY:

Date Application Received: 10/15/19

Received by: LC

Proposed Hearing Date: 10/11/19/19

Hearing Body: HE

AI

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 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,



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.

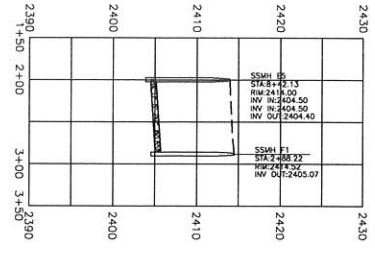
Please contact me if you have any questions regarding this application.

Sincerely,

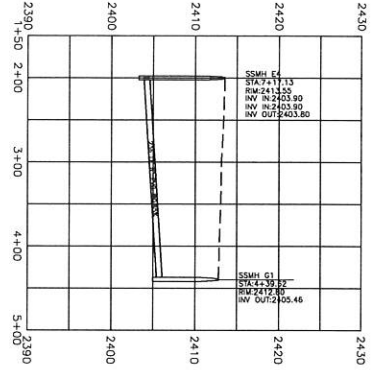


Kent Brown, Planner

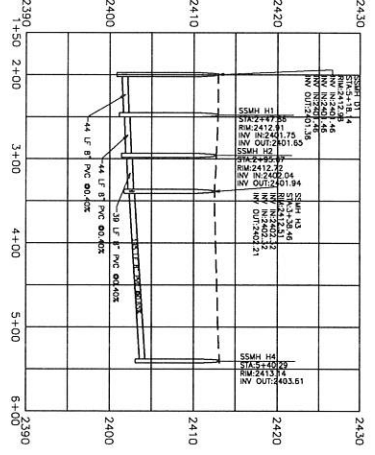
SEWER LINE F PROFILE



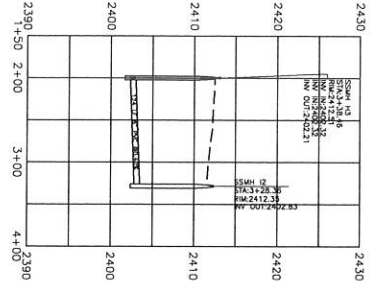
SEWER LINE G PROFILE



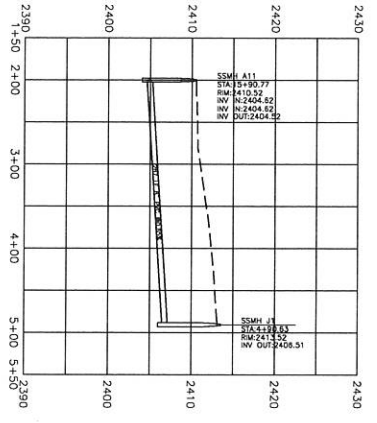
SEWER LINE H PROFILE



SEWER LINE I PROFILE



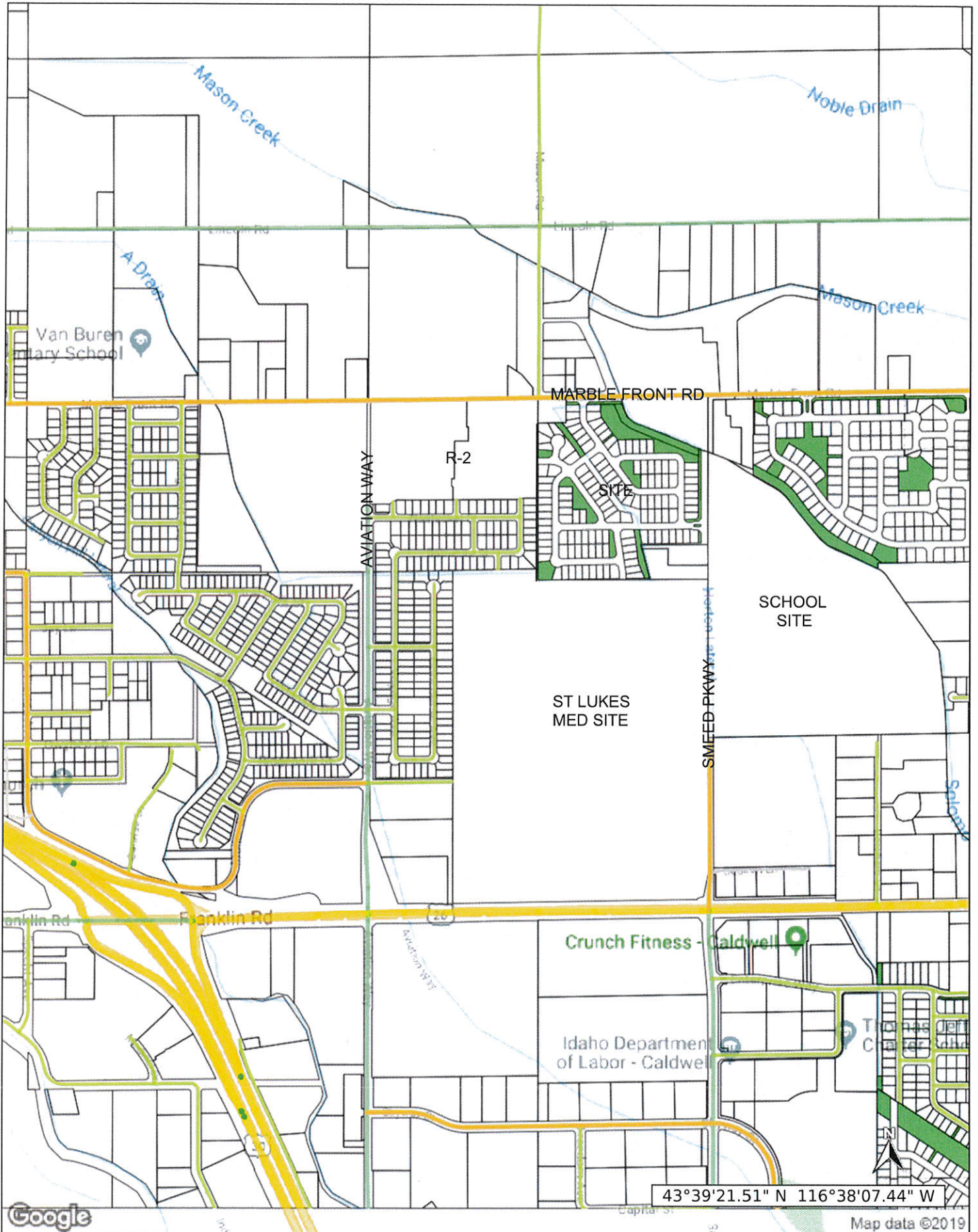
SEWER LINE J PROFILE



<p>CONCEPTUAL SEWER PROFILES</p> <p>MARBLEFRONT WEST SUBDIVISION</p> <p>TRILOGY DEVELOPMENT, INC.</p>	<p>REVISION NO. DATE DESCRIPTION</p>	<p>PROJECT NO. 8272</p> <p>DATE: 11/15/11</p> <p>SCALE: 1" = 30'</p>	<p>Bailey Engineering, Inc.</p> <p>CIVIL ENGINEERING PLANNING CADD</p> <p>11888 STATE ST. SUITE 110 FALLS CHURCH, VA 22034</p> <p>TEL: 703.638.0713 WWW.BAILEYENGINEERING.COM</p>
	<p>PP-5</p>		

A3

MARBLE FRONT WEST VICINITY MAP



RY

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

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

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

- 1. Grant Woodhead 116 Cliff Swallow Ave, ID 83605
- 2. CURTIS LONG 4412 MARBLE FRONT RD CALDWELL ID.
- 3. Keith J. K. Whittaker (208)-250-5787 4422 MARBLEFRONT RD CALDWELL ID. 83605
- 4. Cyndi Simpson 4500 Marblefront Rd Caldwell ID 83605
- 5. Katherine Halper 112 Cliff Swallow Ave, Caldwell, ID 83605
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____
- 12. _____
- 13. _____
- 14. _____
- 15. _____
- 16. _____
- 17. _____
- 18. _____
- 19. _____

RS

- 20. _____
- 21. _____
- 22. _____
- 23. _____
- 24. _____
- 25. _____

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

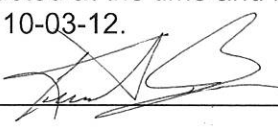
Location of the neighborhood meeting: PIPE DREAM PARK

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

131

**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;

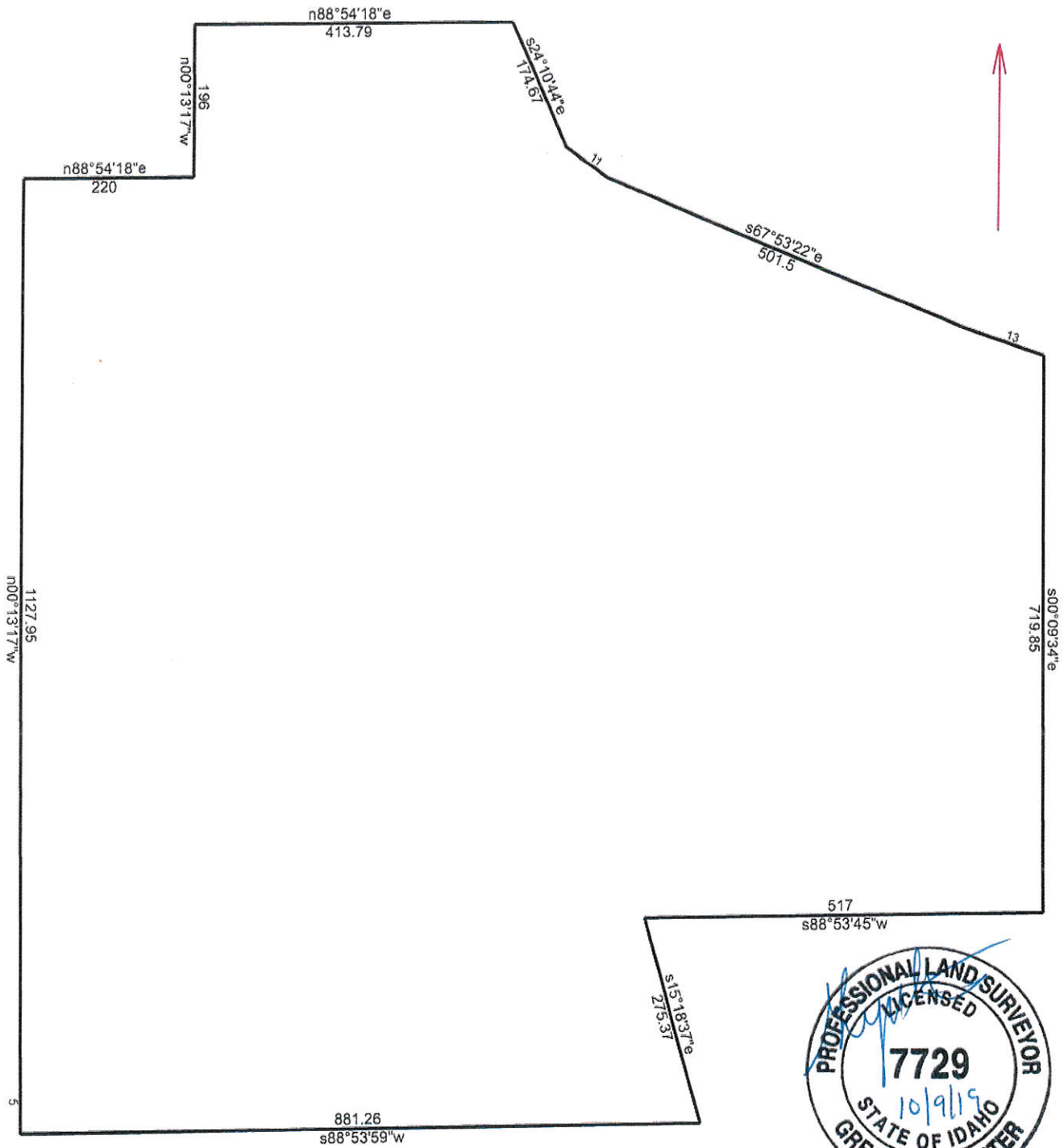
thence South 53°41'17" East, 67.01 feet;

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.



PL



Marblefront West Sub Annexation Closure Sheet

10/9/2019

Scale: 1 inch= 200 feet

File:

Tract 1: 34.8417 Acres, Closure: s12.0223e 0.01 ft. (1/577862), Perimeter=5304 ft.

- | | |
|----------------------|---------------------|
| 01 s00.0934e 719.85 | 10 s24.1044e 174.67 |
| 02 s88.5345w 517 | 11 s53.4117e 67.01 |
| 03 s15.1837e 275.37 | 12 s67.5322e 501.5 |
| 04 s88.5359w 881.26 | 13 s71.3252e 110.4 |
| 05 n00.0524w 99.02 | |
| 06 n00.1317w 1127.95 | |
| 07 n88.5418e 220 | |
| 08 n00.1317w 196 | |
| 09 n88.5418e 413.79 | |

Pl

**PRELIMINARY PLAT DESCRIPTION FOR
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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;

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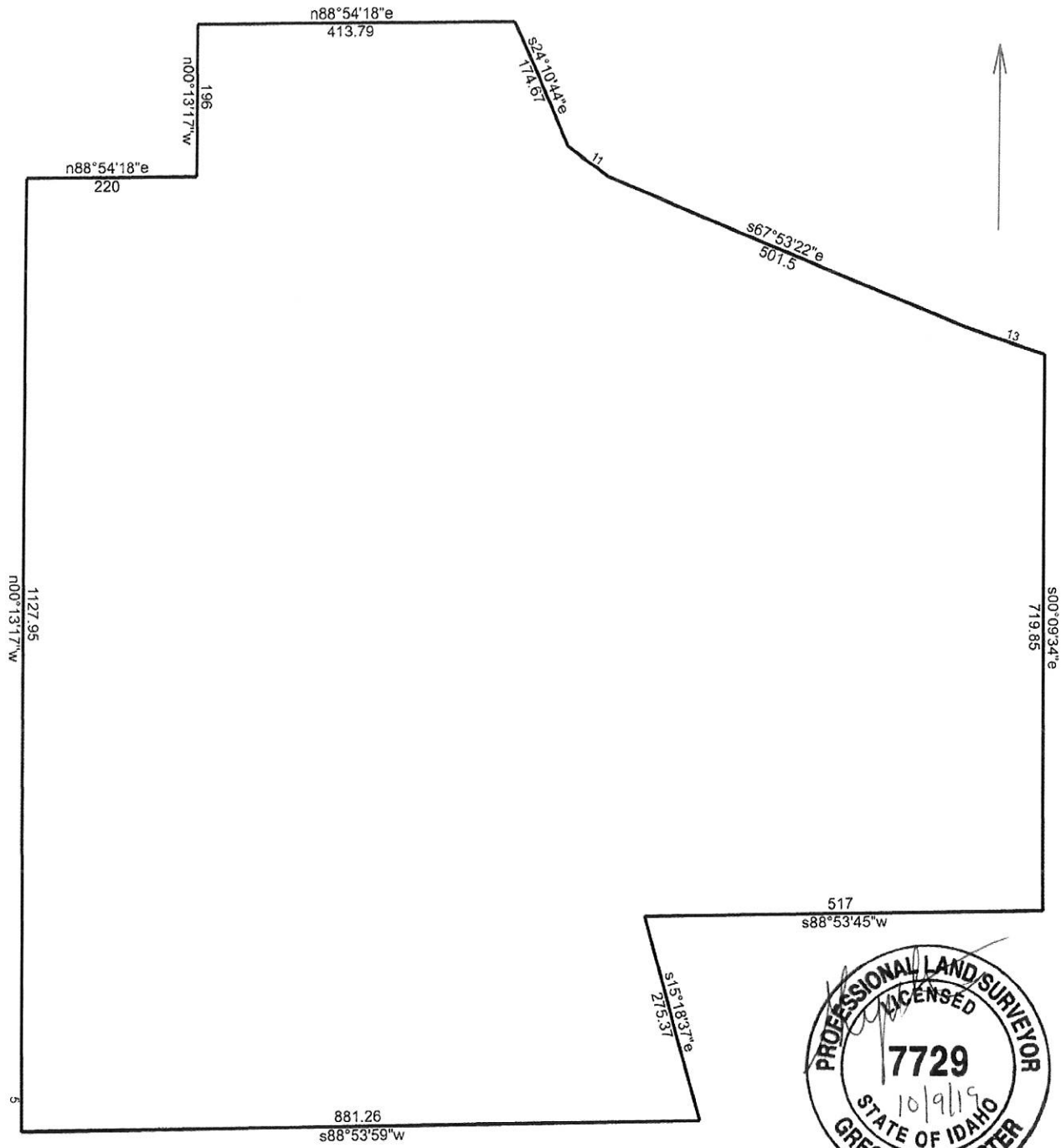
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03 s15.1837e 275.31	12 s67.5322e 501.5
04 s88.5359w 881.26	13 s71.3252e 110.4
05 n00.0524w 99.02	
06 n00.1317w 1127.95	
07 n88.5418e 220	
08 n00.1317w 196	
09 n88.5418e 413.79	

GC

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PC

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF CANYON)

I, William R. Gentle, 23733 Boehner Rd.
(name) (address)

Wilden, Id.
(city) (state)

being first duly sworn upon, oath, depose and say:

- 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 15th day of October, 2019

William R. Gentle
(Signature)

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



Leslie Jane Page
(Notary Public for Idaho)

Residing at: Caldwell, ID 83605

My Commission Expires: 9/16/2021

pk



R3527900000



▲ Owner Information	
County	Canyon
Parcel	R3527900000
Property Address	0 MARBLE FRONT RD
Property City	CALDWELL, ID
Primary Owner	GENTLE WILLIAM R LIVING TRUST
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	-
Legal 4	2014008909	Legal 5	04N03W244300	URL	-
Date Updated	2019-10-09				

▲ Plat Documents			
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

▲ Improvements					
ID	74252	AIN	-	Instrument	-
Subdivision ID	-	Land Value	68490	Improvements Value	0

KB



CITY OF
Caldwell, Idaho

Planning & Zoning

LANDSCAPE PLAN

Project Name: MARBLE FRONT WEST	File #:
Project Address: 0 MARBLE FRONT RD	

Applicant (v)	Description	Staff (v)
X	Detailed plan at a scale no smaller than 1" to 50' submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	
<u>Landscape Plan must include a table with the following information:</u>		
X	Names of all streets upon which the property has frontage, including amount of linear feet of frontage	
X	# of trees provided in each street landscape buffer	
X	# of shrubs provided in each street landscape buffer	
X	Width of each street landscape buffer	
N/A	Total # of parking spaces provided (regular, ADA, and bicycle)	
X	Types of vegetation and/or rock ground cover	
X	Note indicating whether or not the landscape plan complies with City Code Chapter 10-07 (Caldwell Landscaping Ordinance). If plan does not comply, state which areas & 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.

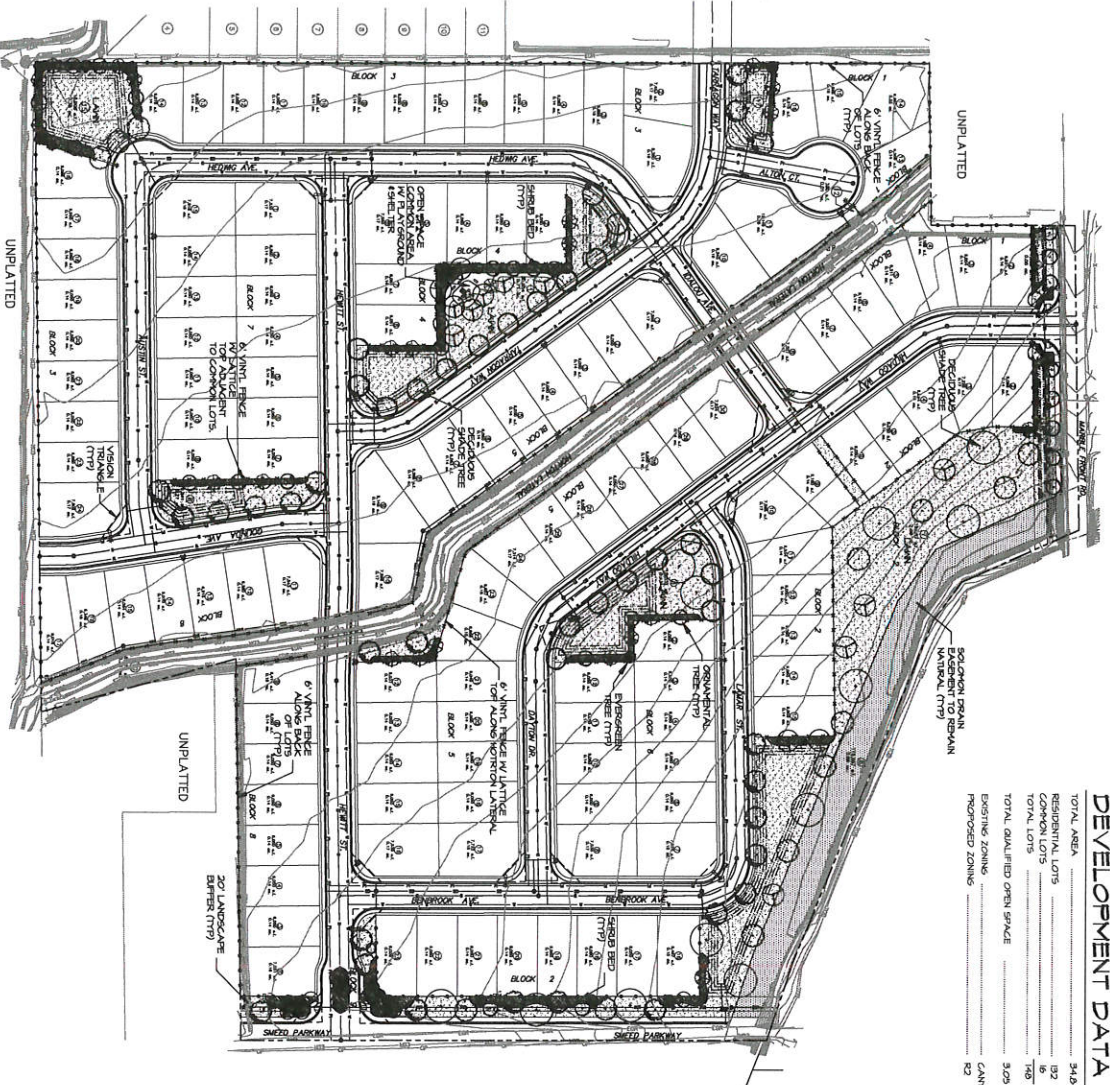
<p><u>STAFF USE ONLY:</u></p> <p>Date Application Received: _____</p> <p>Received by: _____</p> <p>Date Approved: _____</p> <p>Approved by: _____</p>
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MARBLEFRONT WEST SUBDIVISION

CALDWELL, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN



DEVELOPMENT DATA

TOTAL AREA	3424 ACRES
RESIDENTIAL LOTS	82
TOTAL LOTS	100
TOTAL QUALIFIED OPEN SPACE	3.00 ACRES (0.88)
EXISTING ZONING	CANYON COUNTY
PROPOSED ZONING	R2

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
(Symbol)	EXISTING TREES		
(Symbol)	PLANTING TREES (CLASS II)		
(Symbol)	PLANTING TREES (CLASS III)		
(Symbol)	PLANTING TREES (CLASS IV)		
(Symbol)	PLANTING TREES (CLASS V)		
(Symbol)	PLANTING TREES (CLASS VI)		
(Symbol)	PLANTING TREES (CLASS VII)		
(Symbol)	PLANTING TREES (CLASS VIII)		
(Symbol)	PLANTING TREES (CLASS IX)		
(Symbol)	PLANTING TREES (CLASS X)		
(Symbol)	PLANTING TREES (CLASS XI)		
(Symbol)	PLANTING TREES (CLASS XII)		
(Symbol)	PLANTING TREES (CLASS XIII)		
(Symbol)	PLANTING TREES (CLASS XIV)		
(Symbol)	PLANTING TREES (CLASS XV)		
(Symbol)	PLANTING TREES (CLASS XVI)		
(Symbol)	PLANTING TREES (CLASS XVII)		
(Symbol)	PLANTING TREES (CLASS XVIII)		
(Symbol)	PLANTING TREES (CLASS XIX)		
(Symbol)	PLANTING TREES (CLASS XX)		
(Symbol)	PLANTING TREES (CLASS XXI)		
(Symbol)	PLANTING TREES (CLASS XXII)		
(Symbol)	PLANTING TREES (CLASS XXIII)		
(Symbol)	PLANTING TREES (CLASS XXIV)		
(Symbol)	PLANTING TREES (CLASS XXV)		
(Symbol)	PLANTING TREES (CLASS XXVI)		
(Symbol)	PLANTING TREES (CLASS XXVII)		
(Symbol)	PLANTING TREES (CLASS XXVIII)		
(Symbol)	PLANTING TREES (CLASS XXIX)		
(Symbol)	PLANTING TREES (CLASS XXX)		

- ### NOTES
- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH CALDWELL CITY LANDSCAPE ORDINANCE.
 - ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
 - TREES SHALL NOT BE PLANTED WITHIN THE 40' SETBACK ZONE OF ALL STORM DRAIN PIPE CONDUITS, OR UTILITIES. SEWERAGE LINES SHALL NOT BE PLANTED WITHIN THE 40' SETBACK ZONE OF ALL CONDUITS UNDER THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
 - NO TREES SHALL INTERFERE WITH THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS, NO CONDUITS OR STORM DRAIN PIPE CONDUITS SHALL BE LOCATED WITHIN VISION TRIANGLE OR ROW AS TREES WAIVER. THE 40' SETBACK ZONE SHALL BE MAINTAINED TO PERMIT VISION TRIANGLE FOR VISION TRIANGLE CLARITY VISIBILITY.
 - TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STORM DRAIN.
 - TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE CONDUITS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER MAINS OR UTILITIES.
 - PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY ENGINEER'S PRE-APPROVAL. BULKY AND NINE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE. AT LEAST 1/2" DRAINAGE FROM THE BALL OF THE TREE. ALL VISION NOTICES TO BE COMPLETELY APPROVED FROM TREES.
 - THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

LANDSCAPE CALCULATIONS

LOCATION	DIFFER WIDTH	LENGTH	REQUIRED	PROVIDED
VARIABLE FRONT RD.	20'	3907.35'	11 TREES	20 TREES
		3907.71'	54 SHEDS	60 SHEDS
SPEED PARKWAY	20'	6107.35'	17 TREES	20 TREES
		6107.71'	40 SHEDS	40 SHEDS
COMMON AREAS			0 TREES	0 TREES
TOTAL NUMBER OF TREES			20 TREES	140 TREES

