

MEMO

Date: September 17, 2020

To: Robb MacDonald, Engineering Department
Andy Cater, Fire Marshal
Chris Bryant, Building Department
Dave Wright, Police Department
Dave Marston, Mapping Department
Angie Hopf, Mapping Department
Pat Charlton, Vallivue School District
Mark Zirchsky, Pioneer Irrigation District
Amber Jaquier-Page, Pioneer Irrigation District
Carl Miller, Compass Idaho
Rick Vertrees, Caldwell Transportation
Brent Carpenter, Brown Bus Company
Tim Richard, Canyon Highway District #4
Chris Hopper, Canyon Highway District #4
Sarah Arjona, Idaho Transportation Department
Stephen Hunt, Valley Regional Transit
Easement Specialist, Idaho Power
Mishelle Singleton, Intermountain Gas
Deputy Area Manager – MSFO, DOI Bureau of Reclamation

From: Debbie Root, Senior Planner
Caldwell P & Z Department

RE: Case Number: SUB-20P-09 Shadow Glen Sub

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, October 2, 2020.**

E-mail: **P&Z@cityofcaldwell.org**

Case Number SUB-20P-09: A request by T-O Engineers on behalf of Hayden Homes Idaho, LLC for a Preliminary Plat for Shadow Glen Subdivision consisting of 257 single-family low density residential lots with an average lot size of 8571 sq. ft., 13 common lots, and one (1) neighborhood commercial lot to be completed in seven (7) phases. The subject properties are currently zoned “R-1” (Low Density Residential) and 1.48 acres of “C1” (Neighborhood Commercial). A portion of the property lies within the Airport Overlay Zone, APO2. The subject properties are located on the northeast corner of Ward and Linden Roads [30-4N-2W-SE] in Caldwell, Idaho.

This case is scheduled to be presented before the **Caldwell Planning & Zoning Commission on Tuesday, October 20, 2020 at 7:00 pm.**

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 208-455-4662.



CITY OF Caldwell, Idaho

Planning & Zoning
Hearing Review Application

Type of Review Requested

- Annexation/Deannexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- Design Review
- Ordinance Amendment
- Rezone
- Special Use Permit
- Subdivision- Preliminary Plat
- Subdivision- Final Plat
- Subdivison- Short Plat
- Time Extension
- Variance
- Other _____

STAFF USE ONLY:	
File Number(s):	<u>SUB-20P-09</u>
	<u>Shadow 5ler</u>
Project Name:	_____
Date Filed:	<u>9/2/20</u> Date Complete: _____
Related Files:	_____

Subject Property Information

Address: 19186 WARD RDCALDWELL, ID 83607 Parcel Number(s): R3431900000
 Subdivision: _____ Block: _____ Lot: _____ Acreage: 48.79 Zoning: _____
 Prior Use of the Property: [ZONpermit:::14332:::188299]
 Proposed Use of the Property: [ZONpermit:::14332:::188300]

Applicant Information

Applicant Name: COLIN RONHAAR Phone: _____
 Address: 332 N BROADMORE WAY SUITE 101 City: NAMPA State: ID Zip: 83687
 Email: CRONHAAR@TO-ENGINEERS.COM Cell: _____
 Owner Name: DOUBLE D INVESTMENTS LLLP Phone: _____
 Address: QUENZER RONALD L AND DEBBIE A TRUST 3680 0 N BLACKCAT RD City: MERIDIAN State: ID Zip: 83646
 MERIDIAN, ID 83646
 Email: _____ Cell: _____
 Agent Name: (e.g., architect, engineer, developer, representative) [ZONpermit:::14332:::188302:::[NAME_FMT1]]
 Address: [ZONpermit:::14332:::188302:::\[ST_ADRS_1_BUS_FMT1]] City: [ZONpermit:::14332:::188302:::\[CITY_BUS]] State: [ZONpermit:::14332:::188302:::\[STATE_BUS]] Zip: [ZONpermit:::14332:::188302:::\[ZIP_BUS]]
 Email: [ZONpermit:::14332:::188302:::[EMAILADDRESS]] Cell: [ZONpermit:::14332:::188302:::[MOBILE_PHONE]]

Authorization

Print Applicant Name: COLIN RONHAAR
 Applicant Signature: [ZONpermit:::14332:::188301:::84672] Date: 08/28/2020

621 Cleveland Boulevard • Caldwell, Idaho 83605 • Phone: (208) 455-3021 • www.cityofcaldwell.com/PlanningZoning

21

*lots:
 residential: 257
 commercial: 3
 common: 13
 phase: 1
 open space 68%
 Acreage: 86.29*

AI

📈 Daily Fee Payment Report

Payment Date From: 08/31/2020

Payment Date To: 09/02/2020

Permit#	Payment Date	Payment Amount	Payment Type	Payment Reference	Note	Receipt No	Received From	Fee	Fee Amount Paid
SUB20-000005	09/01/2020	465.56	Credit	010920ac0-df1d0149-44ff-47df-9b2d-d49512d936bc	SUB20-000005	0	COLIN RONHAAR	Misc Fee	465.56

AM



August 28, 2020

Debbie Root, Senior Planner
City of Caldwell
621 Cleveland Blvd.
Caldwell, Idaho 83605

RE: Shadow Glen Subdivision - Project Narrative

Dear Ms. Root:

Hayden Homes is proud to submit this preliminary plat application for the Shadow Glen Subdivision. Shadow Glen proposes 257 single-family, detached lots; 3 commercial building lots; and 13 common lots on 86.29 acres (the "Project") at the Northeast Corner of Linden and Ward Roads (the "Property"). The Project density is 2.99 dwelling units per acre.



1. THE PLAT IS IN COMPLIANCE WITH THE CITY CODE.

The Property is zoned R-1 and we have designed this preliminary plat to conform to the Property's existing zoning and all of the City Code's subdivision design standards. The proposed single-family lots all meet or exceed the height, setback, and area schedule from Section 10-02-3 of the City Code. In designing Shadow Glen, we also looked to the City's Comprehensive Plan, pre-application meetings with city staff, and neighborhood meetings to inform the design of Shadow Glen. The density of 2.99 dwelling units per acre also complies with the City's low-density residential zone and the Comprehensive Plan density range for Low-Density Residential development.

Building Better Communities Since 1989

2464 SW Glacier Place, Suite 110 Redmond, OR 97756 | 1-800-923-6607 | www.Hayden-Homes.com

CCB# OR-172526 | WA-HAYDEHL937BH | ID RCE 29144

A2



Shadow Glen will provide 15.4 acres (17.8%) of common area and 5.6 acres of “qualified” open space (6.5%) in accordance with Section 10-07-05(4)B of the City Code. Shadow Glen will also provide several open space amenities including a tot lot, active recreation area; ½ court basketball court and a sand volleyball court for future residents. We are utilizing the restriction of the existing Idaho Power easement through the Property as a positive and proposing a paved, five-foot pathway through the site, with landscaping, to provide connectivity from Linden through to Ward. We incorporated pathway connectivity comments we received from staff by proposing a common area pathway connection to the central common area containing the tot-lot.

2. THE PLAT IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

The Shadow Glen preliminary plat is also fully consistent with the City’s Comprehensive Plan, including, but not limited to the following Comprehensive Plan Components:

GOALS AND POLICIES – Population

GOAL 1: Maintain a high quality of life and livability in the community.

Policy 1-1: Plan for anticipated population and households that the community can support with adequate services and amenities.

Shadow Glen is proposing a residential subdivision in compliance with all applicable standards in a location designated for residential and already zoned for the proposed use, which is surrounding schools, transportation, and jobs. This use was planned for this Property.

GOALS AND POLICIES – School Facilities and Transportation

GOAL 1: Provide on-going opportunity for school representatives of Caldwell and Vallivue School Districts to participate in the community planning process.

Policy 1-4: Support schools as the social and cultural centers of neighborhoods.

The local schools were a focus of the project planning and ultimate design of the project in order to integrate the new neighborhood with the community’s schools.

GOAL 2: Strive for better connectivity, safer access, and pedestrian friendly transportation options to schools.

Policy 2-2: Have developers build pedestrian/bicycle paths that interconnect with adjacent or planned school facilities when designing plats for subdivisions.

Hayden Homes purposely connected into the existing pathways for pedestrian use and carried those through the development with the goal to provide kids with safe routes to school.

GOAL 3: Work with local school bus transportation company to provide safe pickup and drop off sites.

Policy 3-1: Encourage the connection of existing stub streets and pathways to new subdivision development.

There are approximately seven miles of pathway in Shadow Glen that connect to the schools’ existing walks and pathways.

GOALS AND POLICIES – Economic Development

GOAL 3: Create neighborhoods where citizens can live, work and play.

Shadow Glen places residences so that there is an easy commute to the Skyway Ranch Development and other workplaces that exist and/or planned for. The Property is conveniently located adjacent to the Comprehensive Plan Fair-Trade Zone (FTZ). The Project is in an optimal

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CCB# OR-172526 | WA-HAYDEHL937BH | ID RCE 29144

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location for providing homes near community jobs.

GOALS AND POLICIES – Land Use

GOAL 1: Establish land-use management policies that protect property rights and the environment, maintain a high quality of life, provide adequate land for all types of development, and adequately buffer non-compatible uses.

Policy 1-1: Guide the growth and development of land uses in such a way that the health, safety, and general welfare of residents will be protected.

Shadow Glen is the exact use called for by the Comprehensive Plan map and protects the health, safety, and general welfare of residents by fulfilling the vision of the comprehensive plan.

Policy 1-7: Encourage the location of neighborhood commercial uses in residential areas that are a considerable distance from commercial districts and/or corridors, as a means of reducing vehicle trip generation.

Shadow Glen incorporates a neighborhood commercial component.

GOAL 3: Create communities that are more livable, affordable, connectable and sustainable.

Policy 3-1: Create walkable neighborhoods with neighborhood commercial centers and good connectivity between neighborhoods.

Shadow Glen Subdivision has a well-thought-out pedestrian/bicycle network that connects to adjacent roadways and Schools and future commercial development.

Policy 3-3: Place a stub street to adjacent properties at or near the 1/8-mile section line in new developments.

We have coordinated with the Developer to the north and matched our stub streets.

GOALS AND POLICIES – Public Services, Utilities and Facilities (Public Works)

GOAL 1: Ensure that there are adequate public services and infrastructure to meet the needs of the public.

The Property has sewer, water, pressure irrigation, dry utilities, collector street, arterial street, and schools.

GOALS AND POLICIES – Transportation

GOAL 1: Provide for the efficient, safe, and cost-effective movement of people and goods.

Policy 1-2: Seek developer participation in roadway improvement costs that are uniquely attributable to new development.

In connection with Shadow Glen, we will be contributing approximately \$200,000 for off-site improvements through traffic mitigation fees, including: extending Skyway Rd., realigning Smeed Parkway to Linden, a roundabout at Middleton and Linden, a roundabout at Middleton and Skyway, and a roundabout at Ward and Linden.



GOALS AND POLICIES – Recreation

GOAL 1: Develop and preserve parks, green belts, and recreation facilities to meet the diverse needs of a growing community.

Policy 1-1: Provide increased recreational facilities and opportunities for all citizens.

Shadow Glen has extensive open space and pathway network, and includes amenities such as a tot lot, landscaping, an active recreation area; ½ court basketball court and a sand volleyball court.

Policy 1-2: Establish parks and open space areas that will support new areas of residential growth.

Several large park areas are planned out with useable open space.

Policy 1-3: Develop a pathway system for non-motorized use that will provide linkages between recreational sites and between residential neighborhoods and service areas.

Pathways connect the Project to make it feel like a community, while connecting it to the adjacent roadways and schools.

1. 5.6 acres of useable open space 6.5% (6% required).
2. Nearly Seven miles of walks and pathways in this project.
3. Tot lot, volleyball, Basketball and Large Park Areas for kids to get out and exercise!

3. SERVICES AND UTILITIES ARE AVAILABLE AT THE PROPERTY AND CAN SERVE SHADOW GLEN.

The Property has existing sewer near the Ward Road/Linden Road intersection that will be extended and serve the south western portion of the site. We coordinated with the City Engineer and funded a sewer analysis to determine this sewer connection has capacity to serve this area. Additionally, the sewer from the Project will have two sewer connections in stub streets extending into the recently approved Masterson Ranch Subdivision. The location for these road stubs and sewer extensions has been specifically located through coordination with the Master Ranch engineers.

Domestic water will be looped throughout the Project and will tie to an existing Caldwell water main in Ward Road. Water mains from the Project will also stub to the intersection of Middleton Road and the eastern Project entrance and to the eastern road stub to Masterson Ranch. This design has been coordinated with the Caldwell Engineering Department.

Irrigation water for the Project will be by an existing Caldwell Municipal pump station just north of the Project's entrance off Ward Road. This pump station was originally constructed as part of the Copper Creek Subdivision of which the Property was a part of. We have confirmed with the water department that the pump station has the available capacity to provide service for the proposed Shadow Glen lots and common areas.

Underground dry utilities (gas, electric, telecom) are available on the Property's perimeters and have adequate capacity to serve the Project.

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4. THE PRELIMINARY PLAT IS CONSISTENT WITH APPLICABLE TRANSPORTATION PLANS.

We have worked with the City Engineer's office and commissioned a Traffic Impact Study (TIS) for the Project. The TIS has been reviewed by the City's engineers and the proposed improvements and layouts comply with their comments, as well as the Canyon Highway District's Middleton Corridor planning.

5. CONCLUSION.

Hayden Homes is a committed community partner and we are very invested in the Caldwell Community. We are currently building homes in multiple Caldwell communities including Voyage Crossing, and Heritage Meadows. Our developments in Caldwell are very successful and the product type is highly sought after. With the growth of the community and jobs coming to Caldwell, this Project is needed and is ideally located next to schools and nearby employment centers like the Skyway Ranch Business Park. The Shadow Glen preliminary plat is in conformance with all of the City Code's approval criteria and we look forward to bringing this Project to Caldwell and its residents.

Thank you for your consideration and should you have any questions or require additional information please feel free to contact me at (208) 869-9785 or tmokwa@hayden-homes.com

Sincerely,

A handwritten signature in blue ink that reads "Tim Mokwa".

Tim Mokwa | Regional Land Development Manager

LINDEN RD

SKYWAY ST

VISION
CHARTER
SCHOOL

WARD RD

SKYWAY
ELEMENTARY
SCHOOL

PROJECT

BOLTON LATERAL

FUTURE MASTERSON
RANCH SUBDIVISION

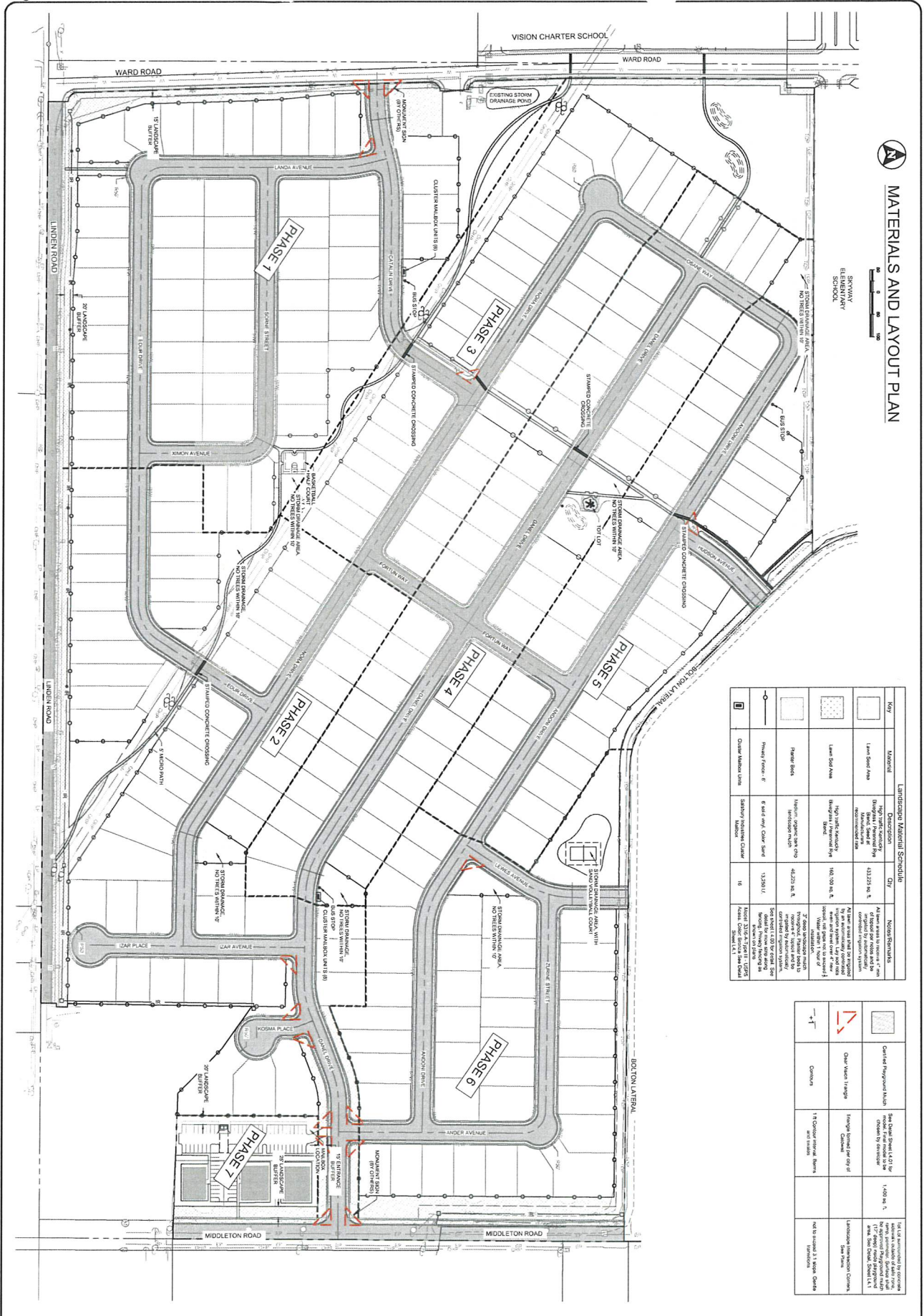
MIDDLETON RD

NOBLE DRAIN

FUTURE MASON
CREEK SUBDIVISION



HA



MATERIALS AND LAYOUT PLAN

Key	Material	Landscaping Material Schedule	Qty	Notes/Remarks
1	Light Green Area	Planting Area	42,220 sq. ft.	As indicated on site plan and schedule. All quantities are approximate and subject to field verification.
2	Light Green Area	Planting Area	162,020 sq. ft.	As indicated on site plan and schedule. All quantities are approximate and subject to field verification.
3	Light Green Area	Planting Area	42,220 sq. ft.	As indicated on site plan and schedule. All quantities are approximate and subject to field verification.
4	Light Green Area	Planting Area	13,280 sq. ft.	As indicated on site plan and schedule. All quantities are approximate and subject to field verification.
5	Light Green Area	Planting Area	18	As indicated on site plan and schedule. All quantities are approximate and subject to field verification.

6	Light Green Area	Planting Area	18	As indicated on site plan and schedule. All quantities are approximate and subject to field verification.
7	Light Green Area	Planting Area	18	As indicated on site plan and schedule. All quantities are approximate and subject to field verification.
8	Light Green Area	Planting Area	18	As indicated on site plan and schedule. All quantities are approximate and subject to field verification.
9	Light Green Area	Planting Area	18	As indicated on site plan and schedule. All quantities are approximate and subject to field verification.
10	Light Green Area	Planting Area	18	As indicated on site plan and schedule. All quantities are approximate and subject to field verification.

**PRELIMINARY PLAT LANDSCAPE PLAN FOR:
SHADOW GLEN SUBDIVISION
MATERIALS AND LAYOUT PLAN**

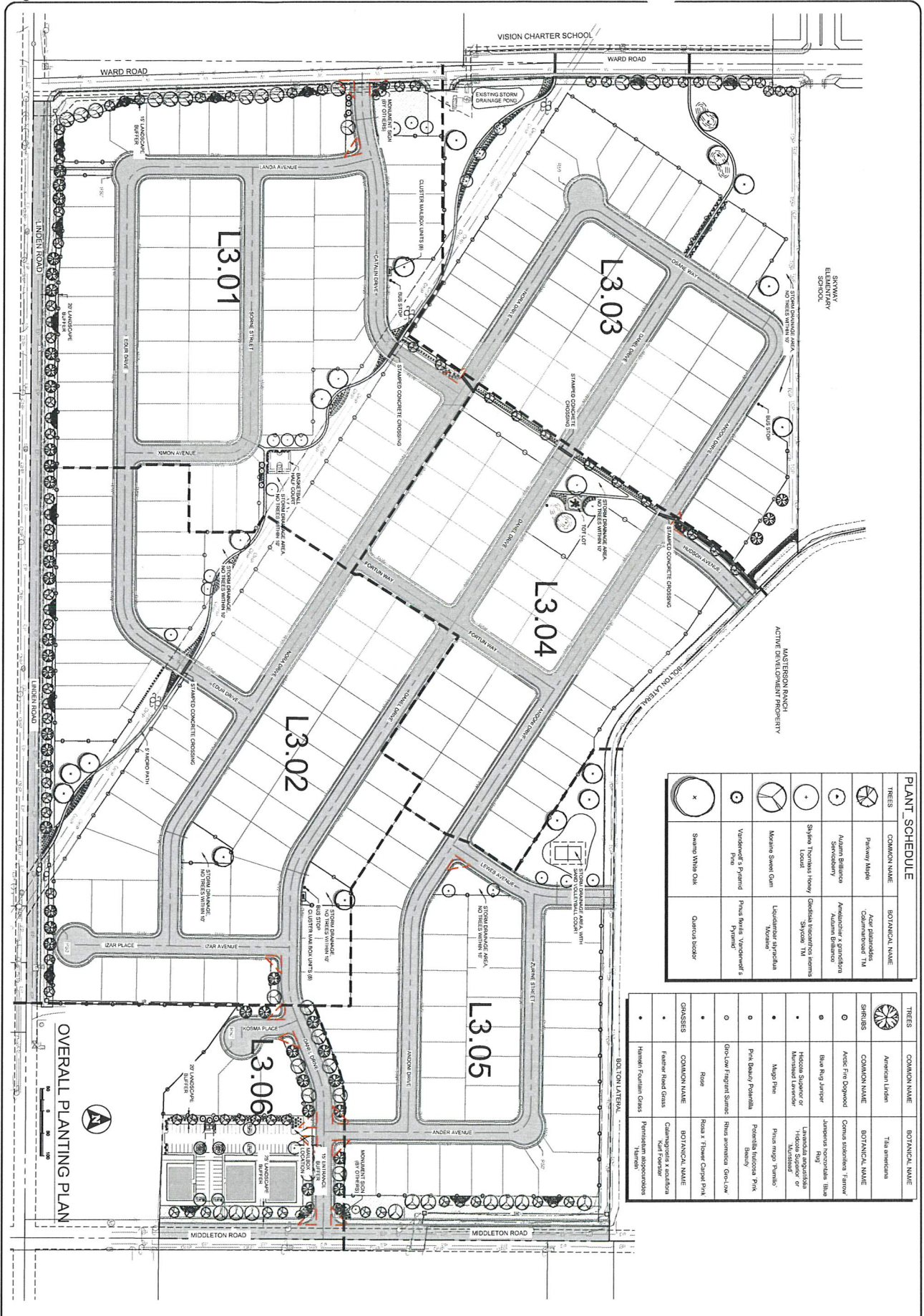
DATE: 10/15/2019
PROJECT: 190028
SHEET: L2.00

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMORE WAY
NAPA, IDAHO 83657
PHONE: (208) 442-8000 WWW.T-OENGINEERS.COM
BOSE • COOY • COULR D'ALENE • WEBER CITY
MERZIAN • NAIMA • SPOKANE

NO.	REVISIONS DESCRIPTION	DATE

BOISE 4 SIZE 22"x34"
DESIGNED: J. SNYDER
DRAWN: J. SNYDER
CHECKED: J. SNYDER
APPROVED: J. SNYDER
DATE: 10/15/2019

AG



PLANT SCHEDULE		
TREES	COMMON NAME	BOTANICAL NAME
⊗	Pinyon Maple	<i>Acacia greggii</i>
⊙	Autumn Brilliance Serviceberry	<i>Amelanchier alnifolia</i>
⊕	Shiloh Thomas Honey Locust	<i>Gleditsia triacanthos 'Shiloh'</i>
⊖	Mexican Sweet Gum	<i>Liquidambar styraciflua 'Mexican'</i>
⊗	Vandewort's Pyramid Elm	<i>Pinus densa 'Vandewort's Pyramid'</i>
⊙	Swamp White Oak	<i>Quercus bicolor</i>

TREES		
TREES	COMMON NAME	BOTANICAL NAME
⊗	American Linden	<i>Tilia americana</i>
⊙	Arctic Fire Dogwood	<i>Cornus stolonifera 'Arctic Fire'</i>
⊕	Blue Ray Juniper	<i>Juniperus horizontalis 'Blue Ray'</i>
⊖	Hinson's Spire or Muntz's Lavender	<i>Lambertia angustifolia 'Hinson's Spire' or 'Muntz's Lavender'</i>
⊗	Major Pine	<i>Pinus strobus 'Major'</i>
⊙	Pink Beauty Forsythia	<i>Forseythia koreanica 'Pink Beauty'</i>
⊕	Grey-Low Fragrant Sumac	<i>Rhus aromatica 'Grey-Low'</i>
⊖	Rose	<i>Rosa 'Fleming's Pink'</i>
⊗	Framers' Bird Grass	<i>Callandriglossis x andersonii 'Framers'</i>
⊙	Hansen's Fountain Grass	<i>Pennisetum alopecuroides 'Hansen'</i>

OVERALL PLANTING PLAN

PROJECT: L3.00

DATE: August 28, 2020

SCALE: AS SHOWN

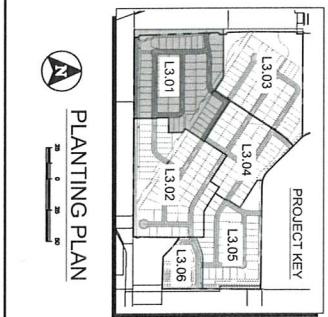
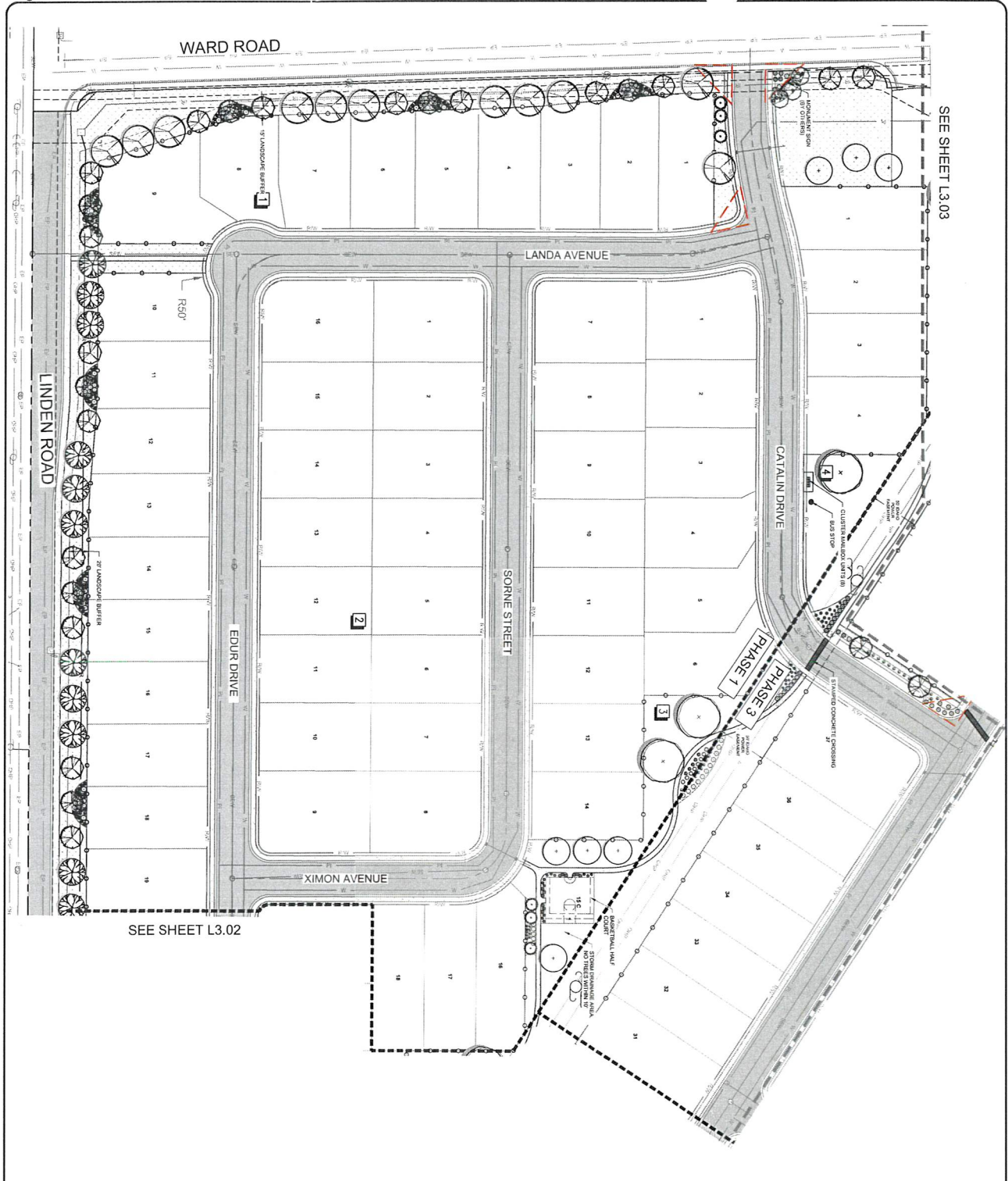
PRELIMINARY PLAT LANDSCAPE PLAN FOR:
SHADOW GLEN SUBDIVISION
 OVERALL PLANTING PLAN

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 332 N. BROADMORE WAY
 NAPPA, IDAHO 83657
 PHONE: (208) 442-6300 WWW.T-O-ENGINEERS.COM
 BOSE • COOY • COLLIER DALENE • WEBER CITY
 MERIDIAN • NAPPAN • SPOKANE

NO.	REVISIONS DESCRIPTION	DATE

DRAWN BY: J. SWANBERG
 CHECKED BY: J. SWANBERG
 APPROVED BY: J. SWANBERG
 DATE: 8/28/20

A9



PLANTING PLAN

ATTENTION: 1/8" = 10'

DATE: 08/20/2019

PROJECT: SHADOW GLEN SUBDIVISION

SHEET: L3.01

PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME
	Parkway Maple	Acer glaberrimus, 'Camdenview' TM
	Autumn Brilliance Silvercypress	Arbutus x grandis 'Autumn Brilliance'
	Shyne Thornless Heavy Leafed	Quercus macrocarpa 'Shyne' TM
	Manzanita Sweet Gum	Liquidambar styraciflua 'Manzanita'
	Vanderwolf's Pyramid Fig	Pinus taeda 'Vanderwolf's Pyramid'
	Swamp White Oak	Quercus bicolor
	American Linden	Tilia americana
	Acidic Fire Dragonwood	Cornus solonchocis 'Favor'
	Blaas Rug Juniper	Juniperus horizontalis 'Blaas Rug'
	Hudsonian Sycamore or 'Munstead' Sycamore	Liquidambar styraciflua 'Munstead'
	Maple Pine	Pinus strobus 'Maple Pine'
	Pink Beauty Poinsettia	Euphorbia pulcherrima 'Pink Beauty'
	Goldleaf Foliage Sedge	Scilla americana 'Goldleaf'
	Rose	Rosa x 'Flower Carpet Pink'
	Fairfax Road Grass	Calamagrostis canadensis 'Fairfax Road'
	Herring Fountain Grass	Pennisetum setosum 'Herring Fountain'

REVISIONS

NO.	DESCRIPTION	DATE

BORDER SIZE 22"x34"

DESIGNED: J. SYLVESTER

DRAWN: J. SYLVESTER

CHECKED: J. SYLVESTER

APPROVED: J. SYLVESTER

T-O ENGINEERS

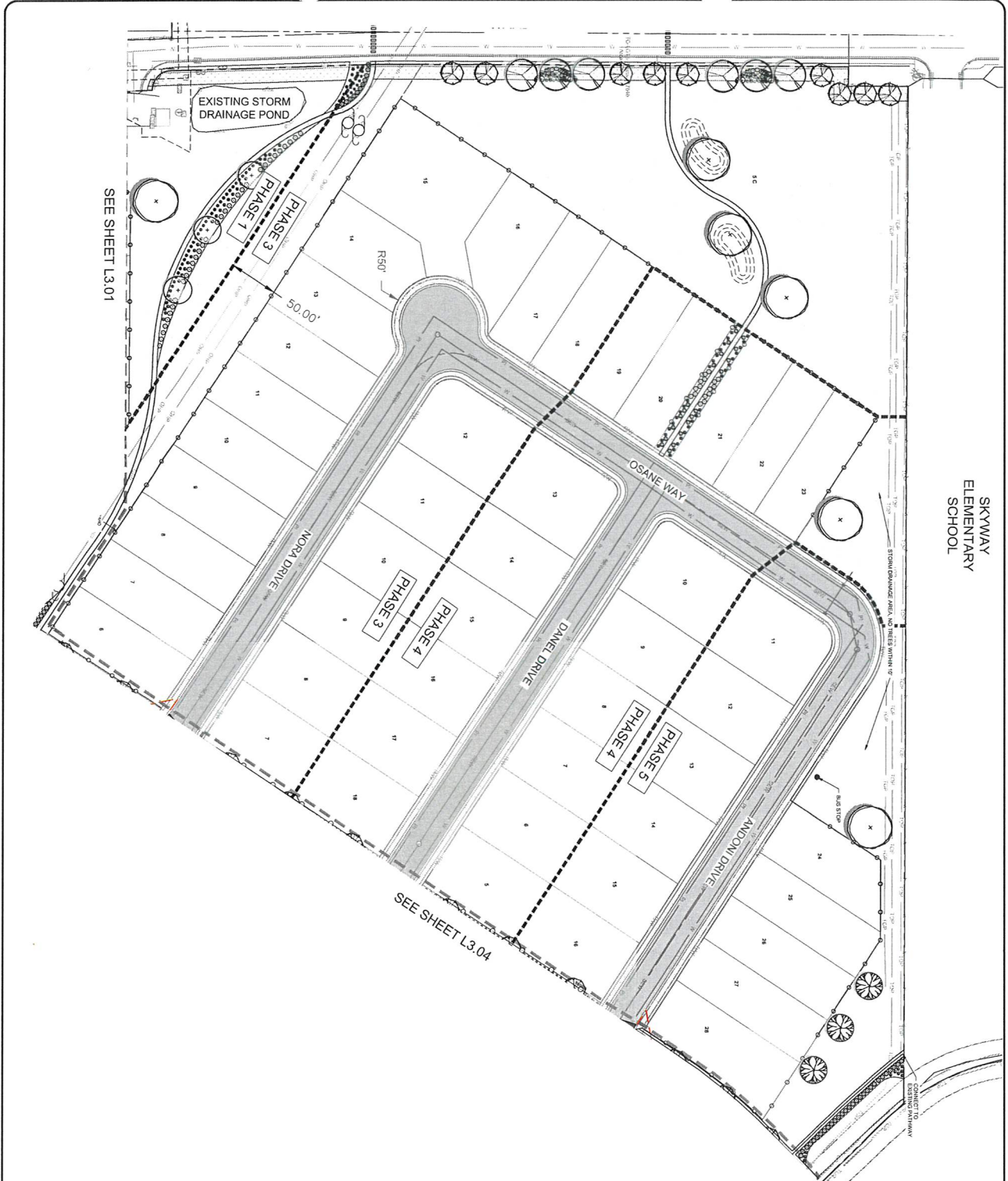
CONSULTING ENGINEERS, SURVEYORS & PLANNERS

2832 CHERRY STREET, SUITE 200
MIDLAND, IDAHO 83601

PHONE (208) 442-8300 WWW.TO-ENGINEERS.COM

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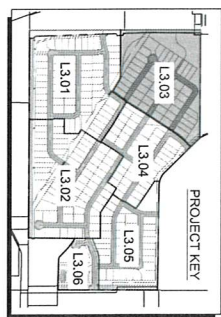
A9



SKYWAY
ELEMENTARY
SCHOOL

SEE SHEET L3.01

SEE SHEET L3.04



PLANTING PLAN

PLANT SCHEDULE		
TREES	COMMON NAME	BOTANICAL NAME
	Parkway Maple	Acer glaberrimus, Camanulacoides TM
	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'
	Skyline Thicket® Holly	Quercus tinctoria, var. 'Skyline™'
	Keeneland Sweet Gum	Liquidambar styraciflua 'Keeneland'
	Vanderwolf's Pyramid Holly	Pinus kaula, Vanderwolf's Pyramid
	Swamp White Oak	Quercus bicolor
	American Linden	Tilia americana
	Acidic Fire Dogwood	Cornus stolonifera 'Farrow'
	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'
	Hickory Shrub or 'Mantelwood'	Ulmus americana 'Mantelwood'
	Maple Pine	Pinus strobus 'Parlatore'
	Pink Beauty Forsythia	Potentilla fruticosa 'Pink Beauty'
	Go-Low Fragrant Suncor	Rhus aromatica 'Go-Low'
	Rose	Rosa x Flower Carpet Pink
	Faustor Reed Grass	Calamagrostis x rectoria 'Faustor'
	Kentucky Fountain Grass	Pennisetum setosum 'Kentucky Fountain Grass'

PRELIMINARY PLAT LANDSCAPE PLAN FOR:
SHADOW GLEN SUBDIVISION
PLANTING PLAN

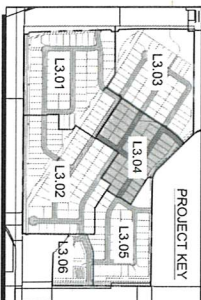
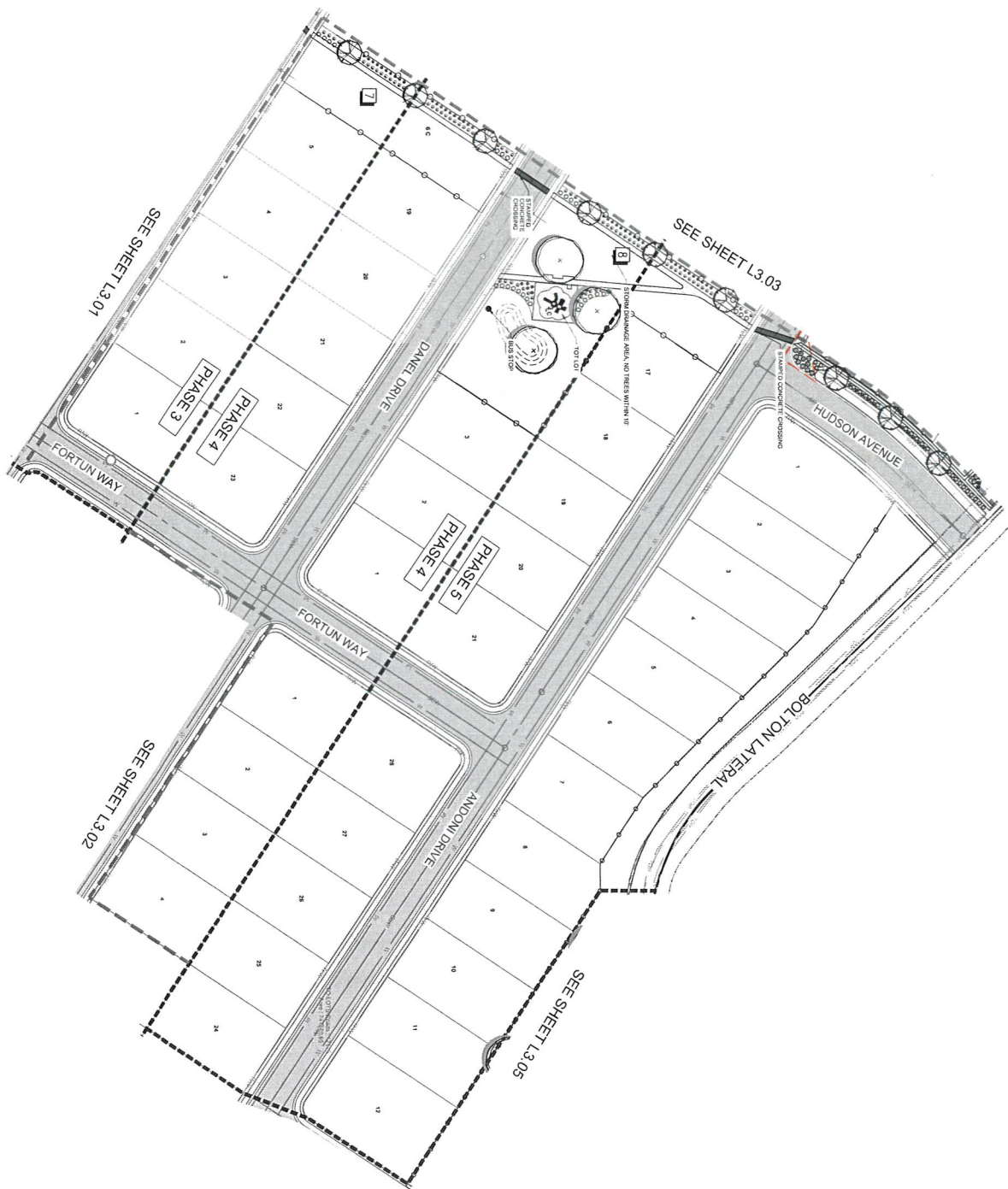
PROJECT: 200028
DATE: August 28, 2019
DRAWN BY: J. SNYDER
CHECKED BY: J. SNYDER
APPROVED BY: J. SNYDER

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
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BOISE • COOY • COBLER DAUNE • HEBER CITY
MERIDIAN • NAPPAN • SPOKANE

NO.	REVISIONS DESCRIPTION	DATE



AA



TREES	COMMON NAME	BOTANICAL NAME
	Palmway Maple	Acer palmatum Catalpa bignonioides 'TH'
	Autumn Balance Serviceberry	Amerlancoer x grandiosa 'Autumn Balance'
	Skyline Thornless Honey Locust	Quercus tinctoria Syringa 'TM'
	Marion Sweet Gum	Liquidambar styraciflua 'Morsano'
	Vanderweil's Pyramidal Pine	Pinus baldi Vanderweil's Pyramidal
	Swamp White Oak	Quercus bicolor
	American Linden	Tilia americana
SHRUBS	COMMON NAME	BOTANICAL NAME
	Arctic Fire Dogwood	Cornus stolonifera 'Farrow'
	Blue Flag Juniper	Juniperus horizontalis 'Blue Flag'
	Hicoria Superior or Mashed Lavender	Larodora argentea 'Hicoria Superior' or 'Mashed Lavender'
	Maple Pine	Pinus strobus 'Pyramidal'
	Pink Beauty Forsythia	Forsythia kuroshiana 'Pink Beauty'
	Go-Low Fragrant Spice Rose	Rosa arvensis 'Go-Low'
	Rose x Flower Carpet Pink	Rosa x Flower Carpet Pink
GRASSES	COMMON NAME	BOTANICAL NAME
	Fairfax Reed Grass	Calamagrostis x scabrifolia 'Karl Foerster'
	Himalay Fountain Grass	Pennisetum setosissimum 'Himalay'

ATTENTION:
 IF THIS DRAWING IS NOT REPRODUCED IN FULL SCALE, THE SCALE IS NOT TO SCALE.
 DATE: August 28, 2019
 PROJECT: 160716
 SHEET: 160716-04
L3.04

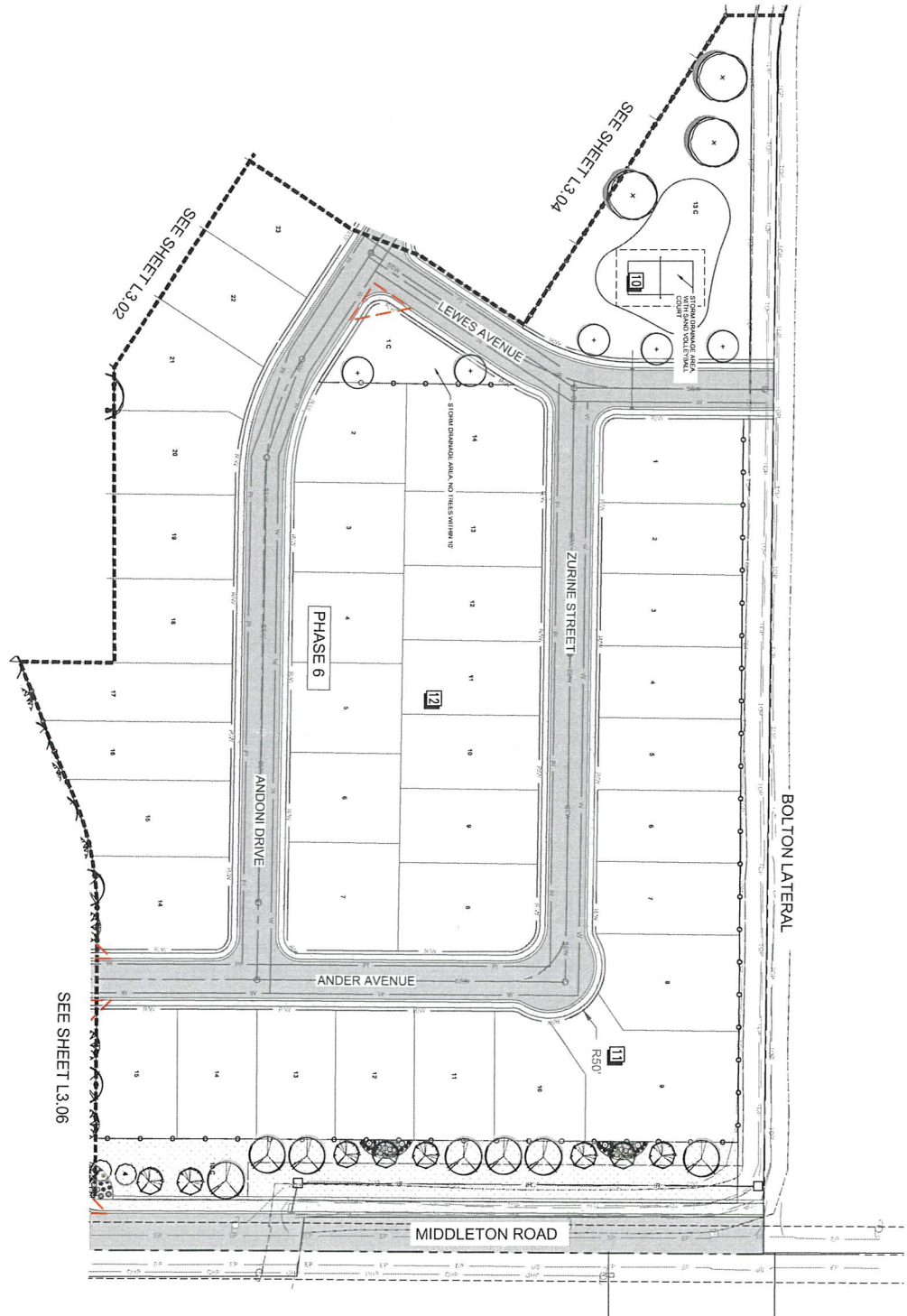
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SHADOW GLEN SUBDIVISION
 PLANTING PLAN

T-O ENGINEERS
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 NAPERVILLE, ILLINOIS 60563
 PHONE: (630) 442-6300 WWW.TOENGINEERS.COM
 BOSE & COBBLEDALE • WEBER CITY
 MORGAN & NAPA • SPOKANE

NO.	REVISIONS DESCRIPTION	DATE

BORDER SIZE: 22"x34"
 DESIGNED: JEFFREY SHERMAN
 DRAWN: JEFFREY SHERMAN
 CHECKED: JEFFREY SHERMAN
 APPROVED: JEFFREY SHERMAN
 DATE: 8/28/19

AG



PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME
	Prunus Michx	Acer glaberrimus Calmatree™ TM
	Aquilegia	Aquilegia vulgaris Aquilegia
	Syringa	Quercus laevis Sycamore™ TM
	Morone	Liquidambar styraciflua Sweetgum
	Yucca	Pinus strobus Pine
	Stump	Quercus laevis
	American Linden	Tilia americana
	Acidic Pine	Pinus strobus Pine
	Blue Flag Juniper	Juniperus horizontalis Blue Flag
	Hedera	Lamellastrum Hedera
	Maple	Pinus strobus Pine
	Pine	Potential Pine
	Low Fragrant	Rhus glabra Dogwood
	Rose	Rosa x 'Fruiter' Dogwood
	Fragrant Rose	Campanula Maid
	Hemlock	Persea Hemlock



PLANTING PLAN

ATTENTION:
IF THIS DOCUMENT IS NOT REPRODUCED IN FULL, IT IS VOID.
DATE: August 2020
PROJECT: 19028

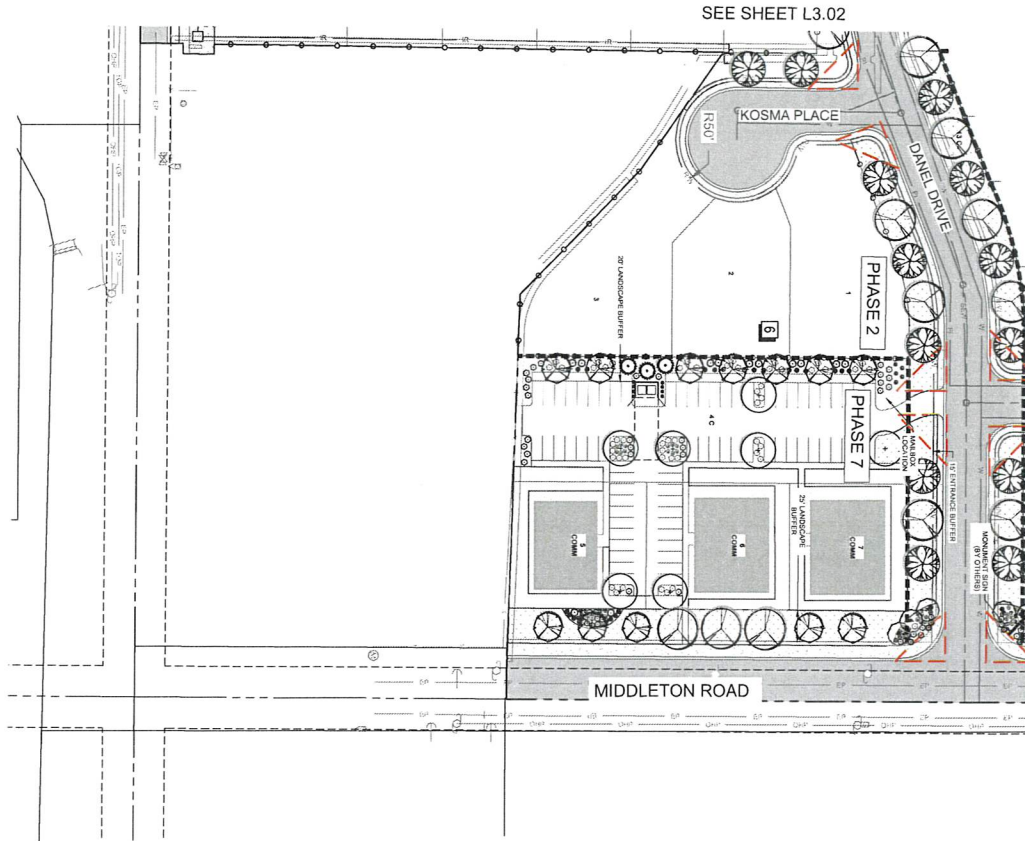
**PRELIMINARY PLAT LANDSCAPE PLAN FOR:
SHADOW GLEN SUBDIVISION
PLANTING PLAN**

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMORE WAY
NAPERVILLE, IL 60563
PHONE: (630) 442-6300 WWW.T-OENGINEERS.COM
BOISE • COOY • COLE DALENE • WEBER CITY
MERCIDIA • NAIMA • SPOKANE

NO.	REVISIONS DESCRIPTION	DATE

BORDER SIZE: 22"x34"
DESIGNED: C. HERRON
DRAWN: J. HERRON
CHECKED: J. SNYDER
APPROVED: J. SNYDER

AG



SEE SHEET L3.05

SEE SHEET L3.02



PLANTING PLAN

PLANT SCHEDULE		
TREES	COMMON NAME	BOTANICAL NAME
	Parkway Maple	Acer glaberrimus
	Aurum Bellflower	Campanula medium
	Autumn Bellflower	Campanula medium
	Stylos Thomas Henry Locust	Gleditsia inaequalis
	Myrtle Sweet Gum	Liquidambar styraciflua
	Vandewoort's Pyramid Pine	Pinus mitis
	Savino White Oak	Quercus bicolor
	American Linden	Tilia americana
	Asic Fire Dogwood	Cornus alternifolia
	Blue Jay Juniper	Juniperus horizontalis
	Hudson Spire Juniper	Juniperus horizontalis
	Mugo Pine	Pinus mugo
	Park Boulay Pampas	Pennisetum purpureum
	On-Low Fragrant Seneb	Rhus aromatica
	Rosa	Rosa x 'Newer Carpet Pink'
	Common Name	Botanical Name
	Fragrant Sand Grass	Calamagrostis x scutellaria
	Wanderer Fountain Grass	Pennisetum setosissimum

L3.06

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DATE: 6/28/2020
 PROJECT: 190306

PRELIMINARY PLAT LANDSCAPE PLAN FOR:
SHADOW GLEN SUBDIVISION
 PLANTING PLAN

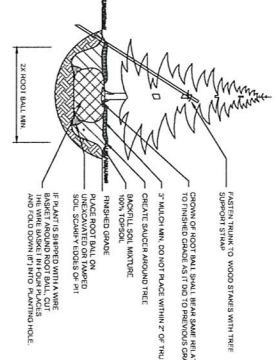
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 PHONE: (630) 443-8300 WWW.T-O-ENGINEERS.COM
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REVISIONS		DATE	BORDER SIZE
NO.	DESCRIPTION		22"x34"
			DESIGNED
			DRAWN
			CHECKED
			APPROVED



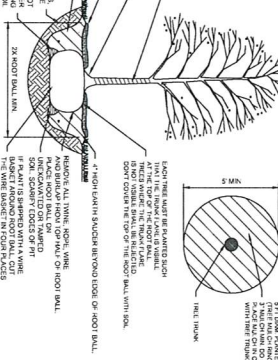
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- NOTE: 1. CUT AND REMOVE 10% OF BUDS FROM BALL. 2. THE STRIKING SHALL BE AT THE DISCREPANCY OF 10% FROM PLANTING CONDITIONS. THE PLANTING SHALL BE RECHECKED BY CONTRACTOR'S PERSONNEL. 3. HANGING STRIPS SHALL BE 20% NEW. THE 10% OLD STRIPS SHALL BE RECHECKED BY CONTRACTOR'S PERSONNEL. 4. 10% OF BUDS SHALL BE REMOVED FROM BALL. 5. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WITH HANGING STRIPS OR TREE STRAPS. 6. SUPPORT TRUNKS WITH STRAPS. 7. CAUTION: DO NOT CUT THROUGH THE GIRDERS OF THE TREE STRAP. 8. 1" WIDE PLAT WOVEN POLYPROPYLENE TRUNK PROTECTORS SHALL BE INSTALLED AROUND THE TRUNKS AND SECURED IN SUCH A MANNER THAT THEY WILL NOT RESTRICT THE GROWTH OF THE TRUNK. 9. TREE PROTECTORS SHALL BE REMOVED AS THE TRUNKS GROW THROUGH THEM. 10. WHEN SMALL LOTS (UNDER 1000 SQ FT) ARE BLENDED, A MAXIMUM OF 2 TRUNKS PER INSTALLATION SHALL BE ALLOWED. 11. SET PLANT NOTE FOR TOPSOIL SPECIFICATION. 12. PLANT IN SHALL BE IN ROOT BALL WIDTH AND SCORIFIED. 13. REMOVE ALL TRUNK AND REMOVING BUDS AFTER PLANTING.



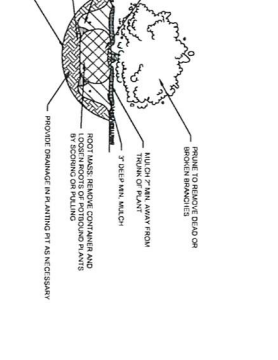
A EVERGREEN TREE PLANTING DETAIL

- NOTE: 1. DO NOT REMOVE THE TREE AT PLANTING ONLY. 2. THE STRIKING SHALL BE AT THE DISCREPANCY OF 10% FROM PLANTING CONDITIONS. THE PLANTING SHALL BE RECHECKED BY CONTRACTOR'S PERSONNEL. 3. HANGING STRIPS SHALL BE 20% NEW. THE 10% OLD STRIPS SHALL BE RECHECKED BY CONTRACTOR'S PERSONNEL. 4. 10% OF BUDS SHALL BE REMOVED FROM BALL. 5. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WITH HANGING STRIPS OR TREE STRAPS. 6. SUPPORT TRUNKS WITH STRAPS. 7. CAUTION: DO NOT CUT THROUGH THE GIRDERS OF THE TREE STRAP. 8. 1" WIDE PLAT WOVEN POLYPROPYLENE TRUNK PROTECTORS SHALL BE INSTALLED AROUND THE TRUNKS AND SECURED IN SUCH A MANNER THAT THEY WILL NOT RESTRICT THE GROWTH OF THE TRUNK. 9. TREE PROTECTORS SHALL BE REMOVED AS THE TRUNKS GROW THROUGH THEM. 10. WHEN SMALL LOTS (UNDER 1000 SQ FT) ARE BLENDED, A MAXIMUM OF 2 TRUNKS PER INSTALLATION SHALL BE ALLOWED. 11. SET PLANT NOTE FOR TOPSOIL SPECIFICATION. 12. PLANT IN SHALL BE IN ROOT BALL WIDTH AND SCORIFIED. 13. REMOVE ALL TRUNK AND REMOVING BUDS AFTER PLANTING.

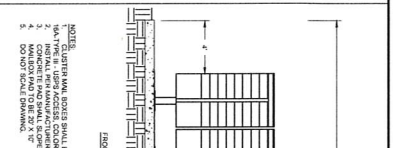


B TREE PLANTING DETAIL

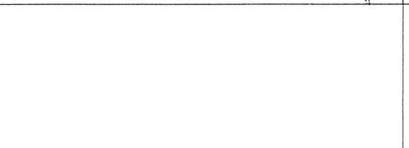
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C SHRUB PLANTING DETAIL

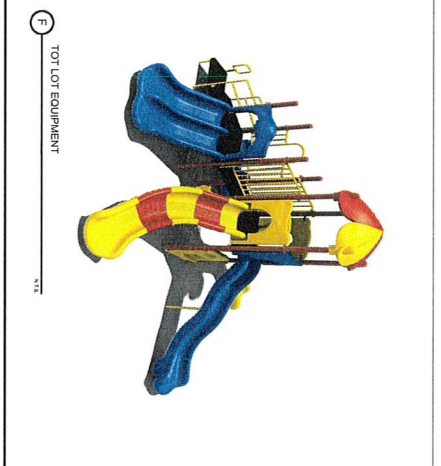


D MAIL BOX CLUSTERS

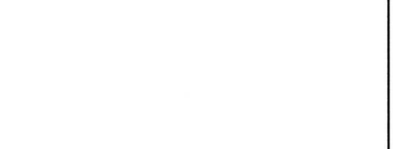


E MAIL BOX CLUSTERS PLAN

Manufacturer's Recreation To:
 2414 E. Raintree St.
 Provo, UT 84606-6900
 Product No. 1518 Biggy AK
 Model No. 1518 Biggy AK
 Owner: 2-5 Playground Equipment



F TOT LOT EQUIPMENT



G TOT LOT SAFETY ZONE

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 332 N. BROADMORE WAY
 NAPA, IDAHO 83657
 PHONE: (208) 442-6300 WWW.T-OENGINEERS.COM
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Project Name: Shadow Glen Subdivision
 Drawing #: 19-1518
 Date: 28/02/2019
 Project: 19-1518

REVISIONS

NO.	DESCRIPTION	DATE

APPROVALS

NO.	DATE	DESCRIPTION

NOTES

1. THE PLANTING SHALL BE AT THE DISCREPANCY OF 10% FROM PLANTING CONDITIONS. THE PLANTING SHALL BE RECHECKED BY CONTRACTOR'S PERSONNEL.
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AG