

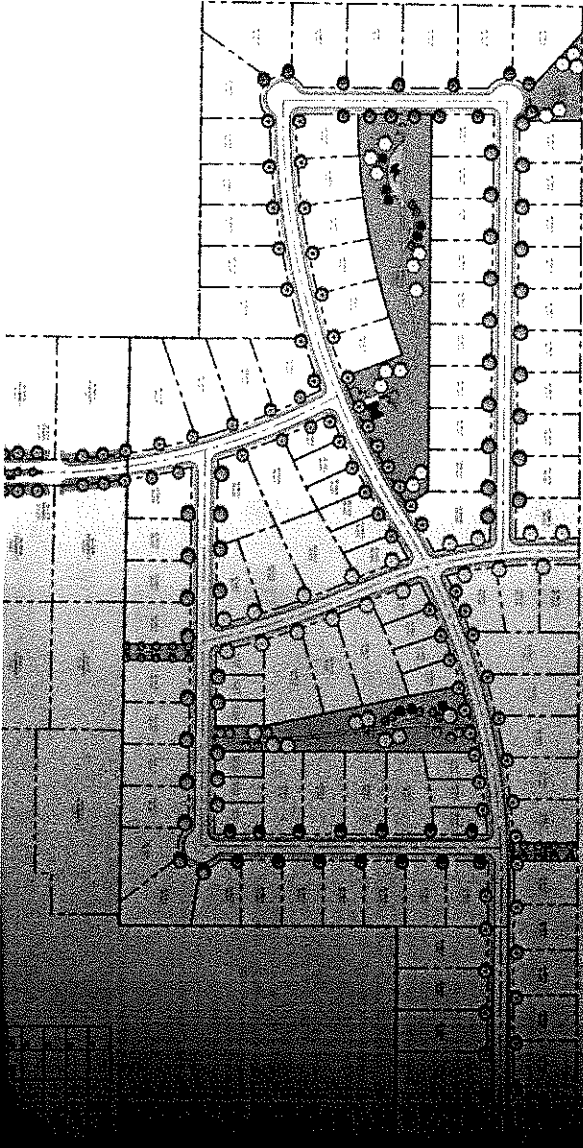
Royal Ridge

16 January 2024



Royal Ridge Subdivision

Royal Pro-C Planned Unit
Development



Jason Miller

Roy & Lupe Young

Danny Pruett

Gus Childs

Mike Provost



STACK ROCK
GROUP



**ORTON
ENGINEERING**

Designing the Future



SMITH

Civil Engineering

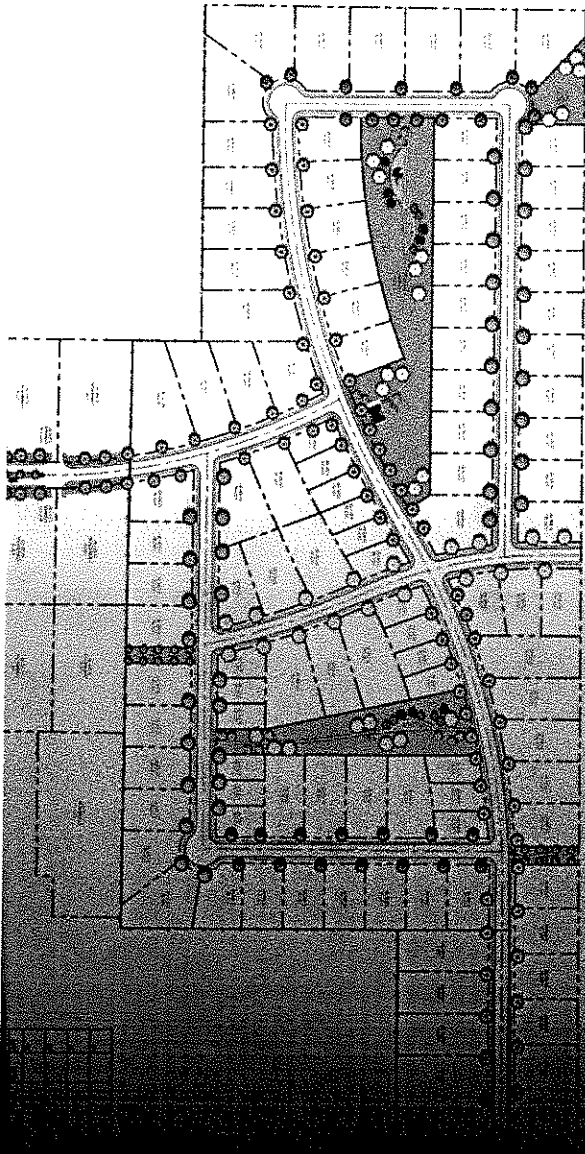
2485 E. Oakborough Ct., Eagle, ID 83616
(208) 870-1015



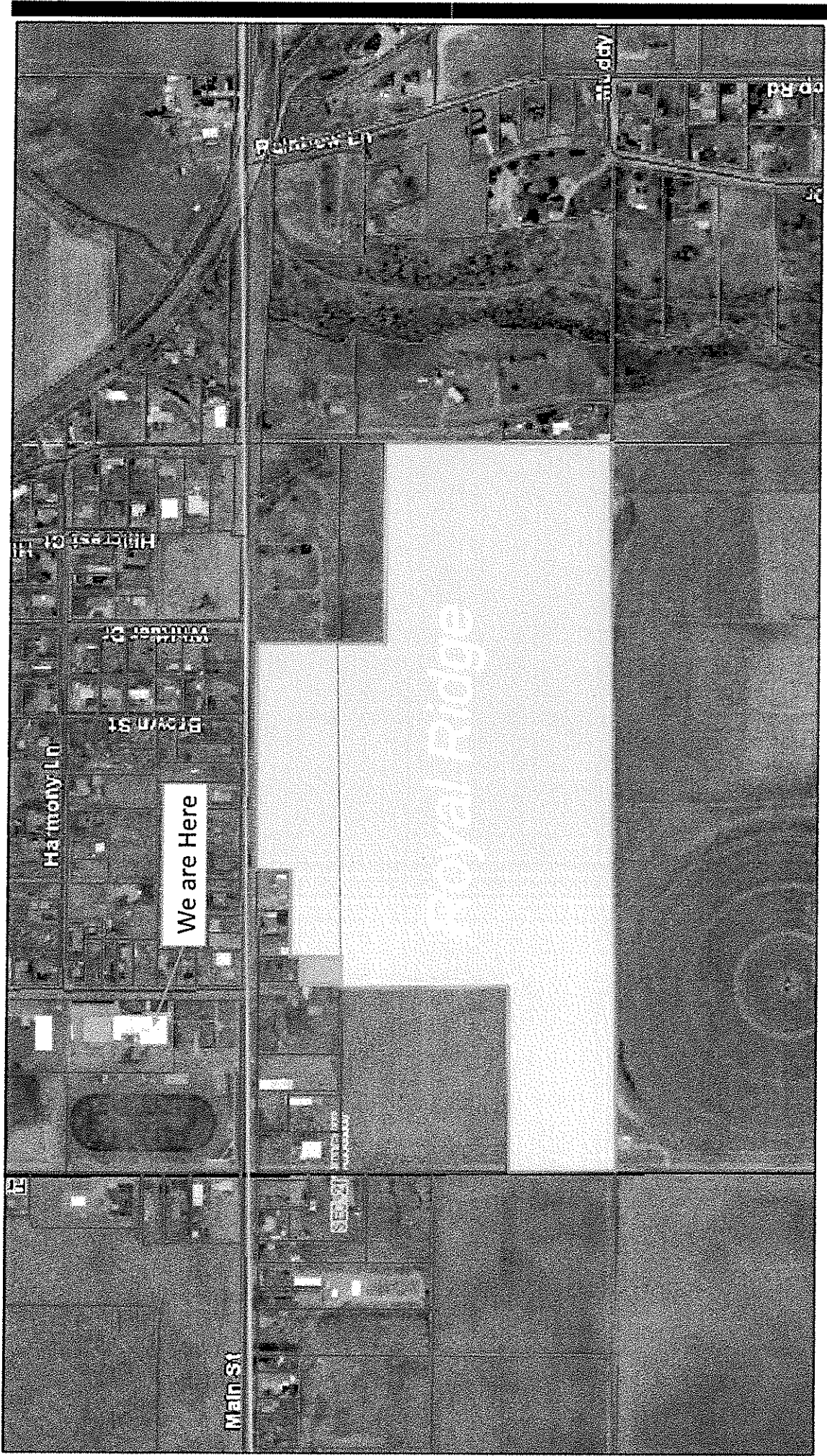
Skinner
Land Survey

Precision Land Surveyors, P.C.
12812 Sand Hollow Road
Caldwell, Idaho 83407
(208) 451-0934
WWW.SKINNERLANDSURVEY.COM

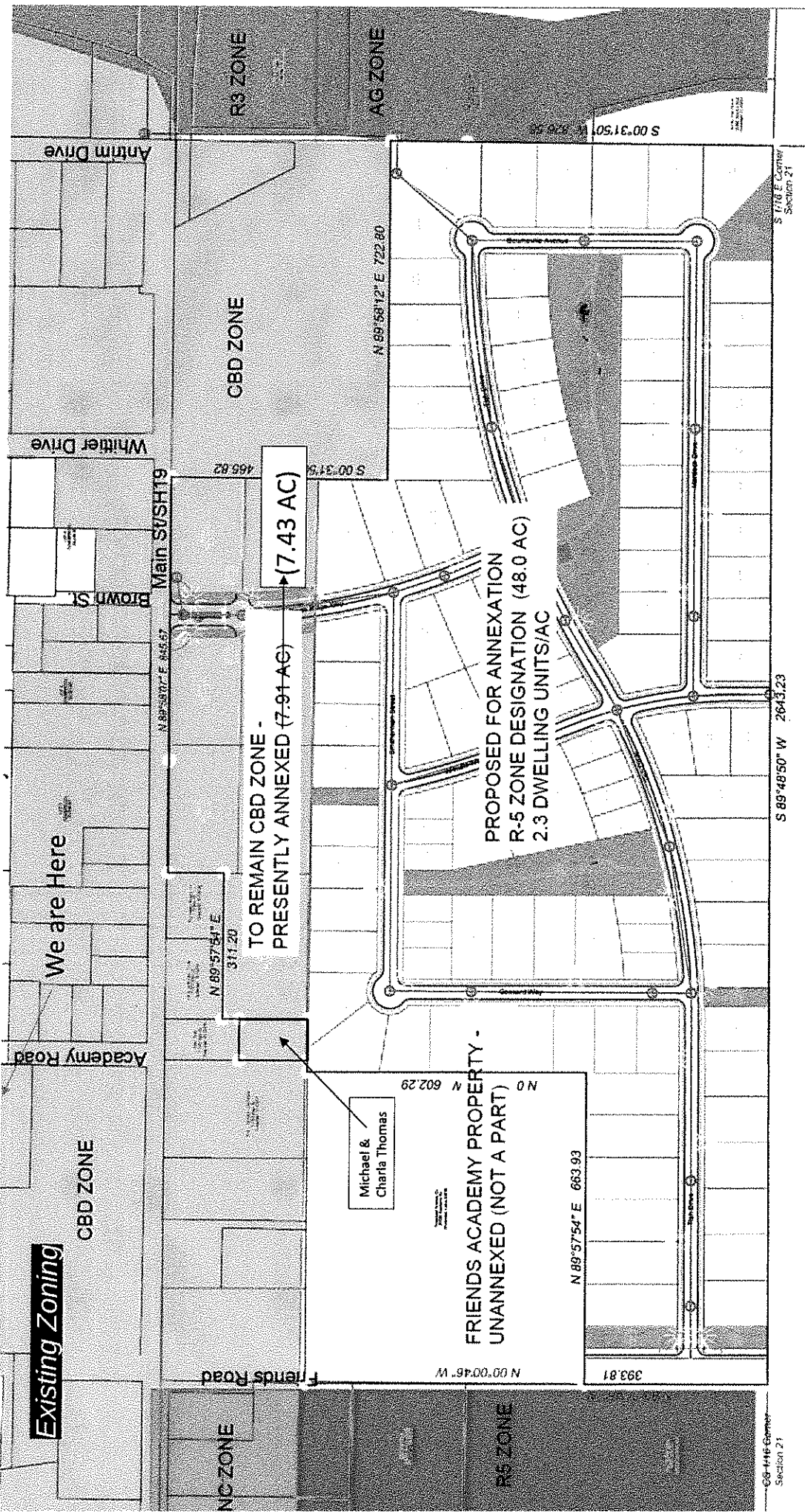
Royal Ridge
A Mixed Use Planned Unit Development
Subdivision Plat



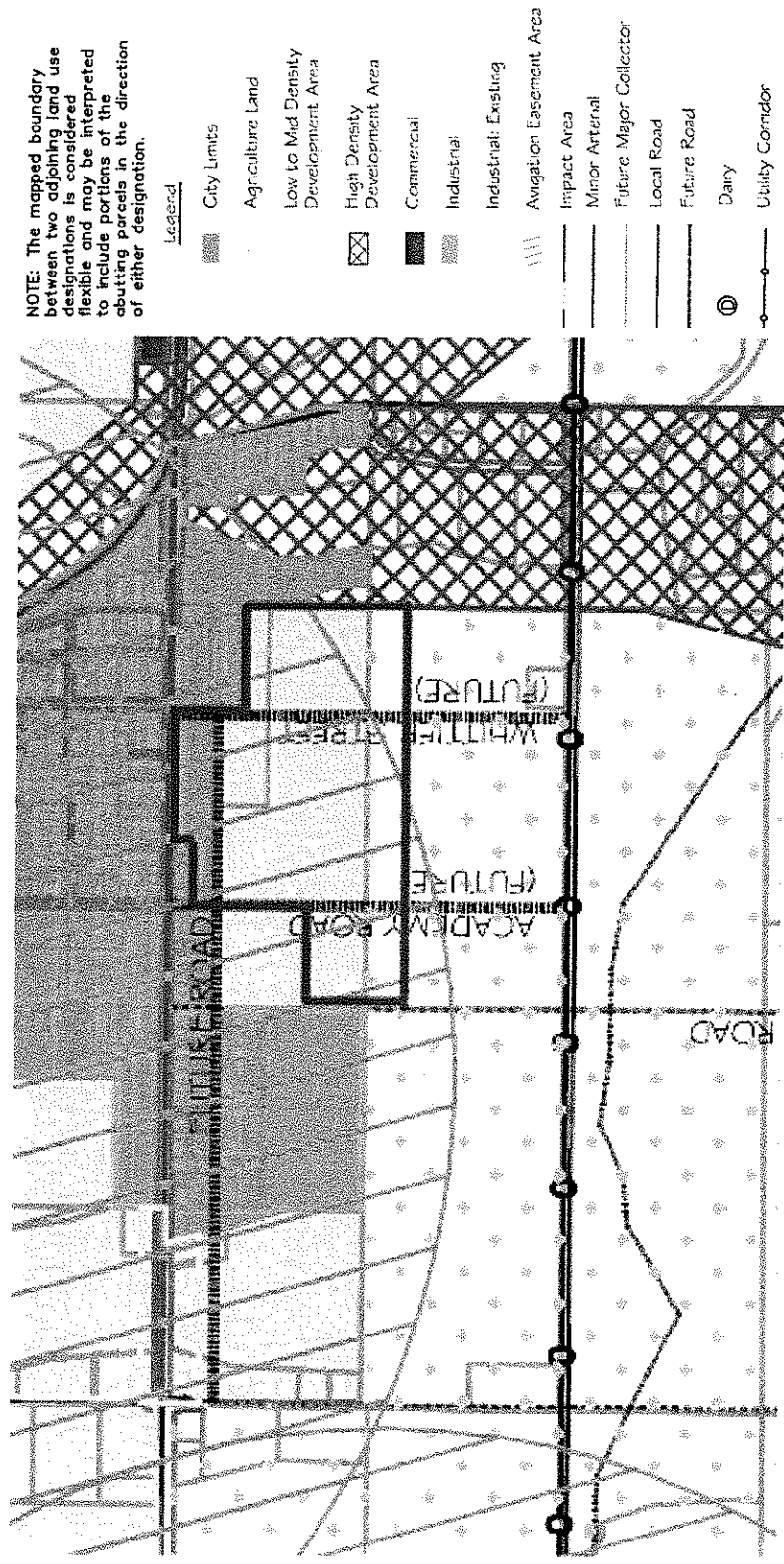
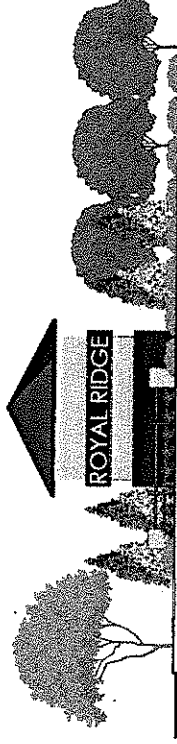
- Project Size: 55.63 Acres
- 112 Single Family Residential Lots
- Average Residential Lot Size: 13,380 ft²
- Seven Commercial Lots
- Open Space: 5.09 Acres (11.1%) in 10 Common Lots
- New Dedicated Public Right-of-way 9.6 Acres



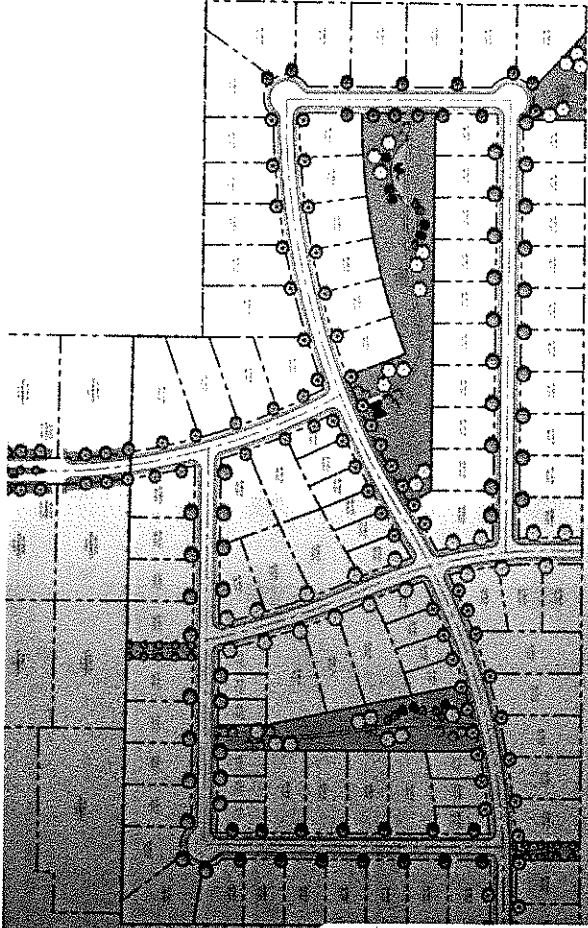
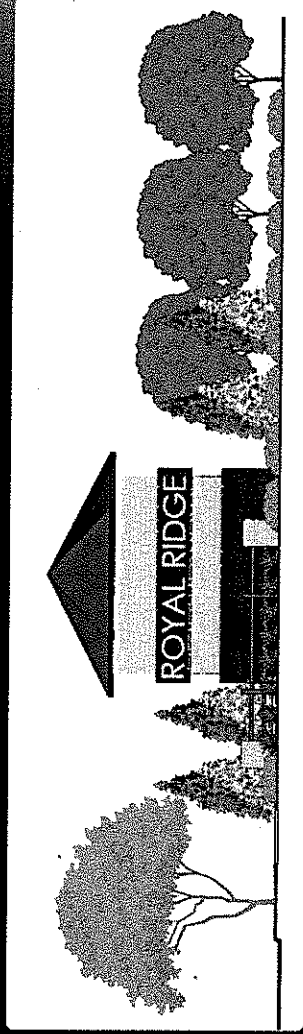
Existing Zoning



Royal Ridge Subdivision

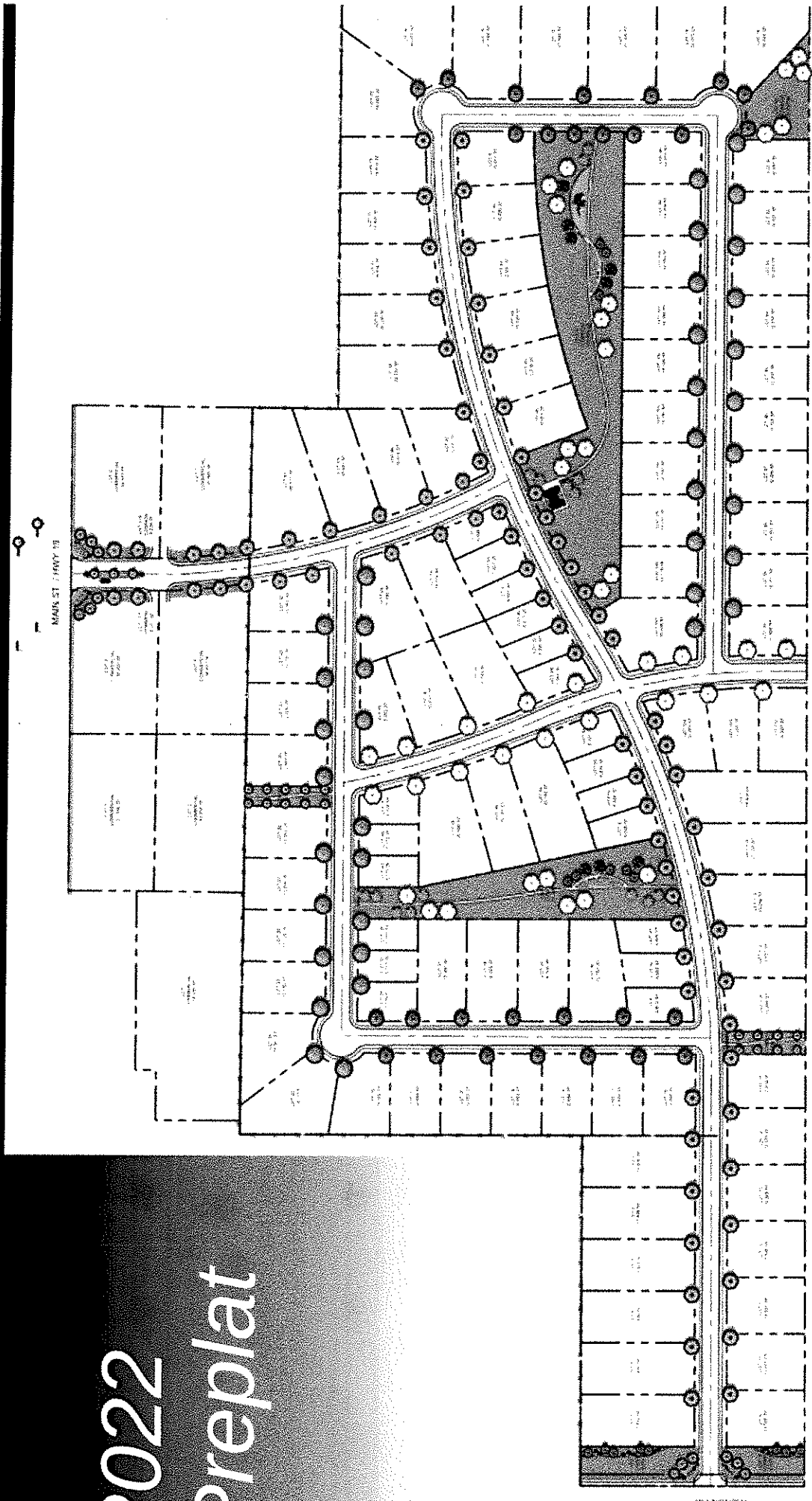


Royal Ridge Subdivision



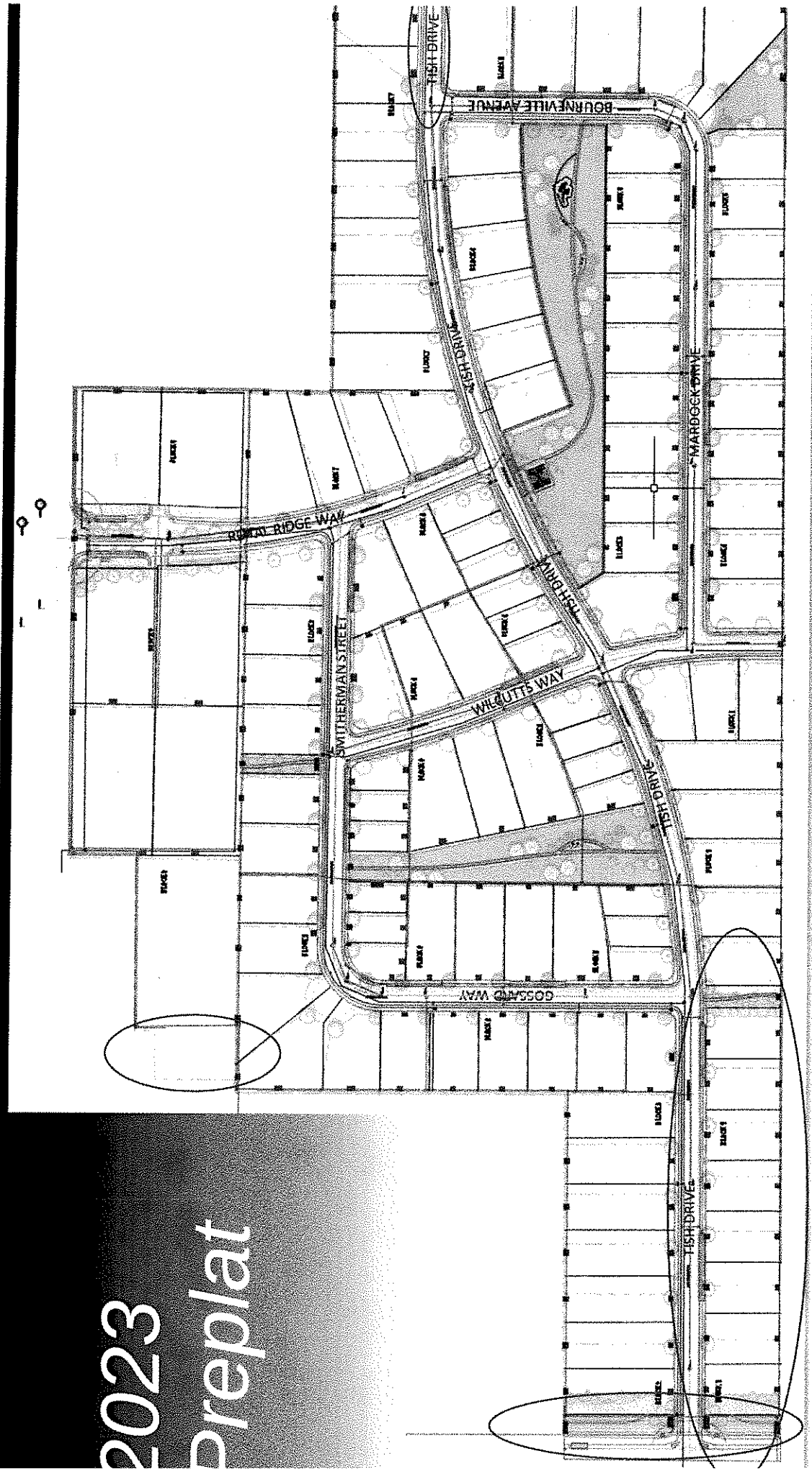
*Preliminary Plat Review Process
and Changes*

2022 Preplat

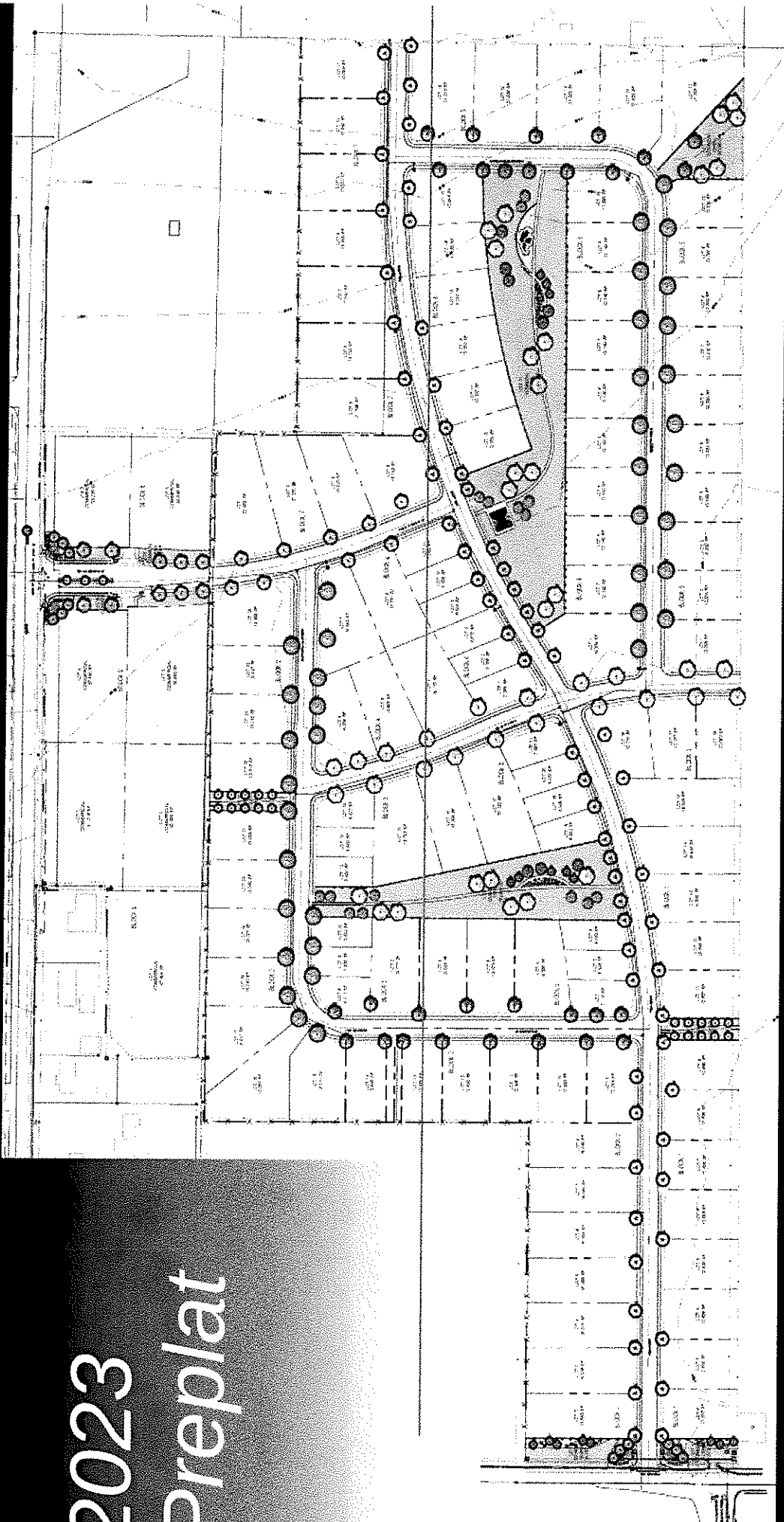


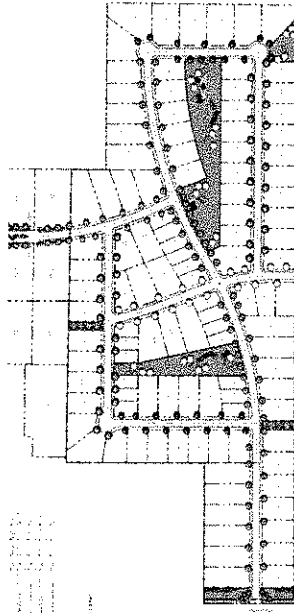
2023

Preplat



2023
Preplat





2022

Lot Size Distribution	
Minimum Residential Lot	5775 ft ²
Maximum Residential Lot	26111 ft ²
Size Range	
<i>Lots at or below 5775 (2 Commons are smaller)</i>	
5775 to 8000 ft ²	6 Lots
8000 to 10000 ft ²	17 Lots
10000 to 15000 ft ²	1 Lots
15000 to 20000 ft ²	59 Lots
Larger than 20000 ft ²	27 Lots
Average Lot Size	
Residential Lots	13641 ft ²
Qualifying Green Space	
Total Common Lot Area	4.80 Acres
Proportion of Total Development	10.7%
Total NET Project Acreage	
Commercial	235888 ft ²
Residential	1723386 ft ²
Total Gross Project Acreage 55.94 Ac (less ROW)	
Commercial	7.91 Acres
Residential	48.0 Acres
Gross Density (Residential Only)	
Residential	2.31 DU/Acre
Total ROW Dedication	11.0 Acres

2023

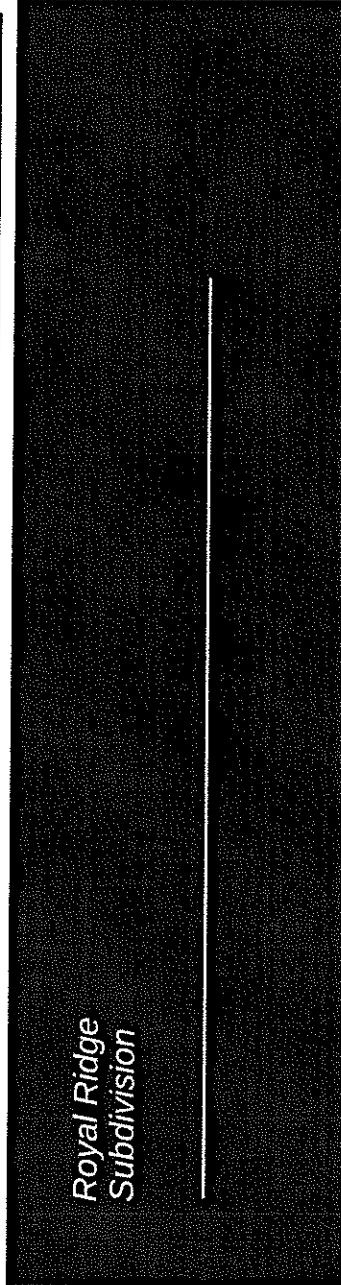
Lot Size Distribution	
Minimum Residential Lot	5388 ft ²
Maximum Residential Lot	22653 ft ²
Size Range	
<i>Lots at or below 5775 (2 Commons are smaller)</i>	
5775 to 8000 ft ²	4 Lots
8000 to 10000 ft ²	20 Lots
10000 to 15000 ft ²	1 Lots
15000 to 20000 ft ²	55 Lots
Larger than 20000 ft ²	32 Lots
Average Lot Size	
Residential Lots	13380 ft ²
Qualifying Green Space	
Total Common Lot Area	5.09 Acres
Proportion of Total Development	11.1%
Total NET Project Acreage	
Commercial	285694 ft ²
Residential	1720385 ft ²
Total Gross Project Acreage 55.63 Ac (less ROW)	
Commercial	7.36 Acres
Residential	48.3 Acres
Gross Density (Residential Only)	
Residential	2.32 DU/Acre
Total ROW Dedication	9.6 Acres

Total Lot Counts	
Residential	111
Commercial	7
Common	9

2022

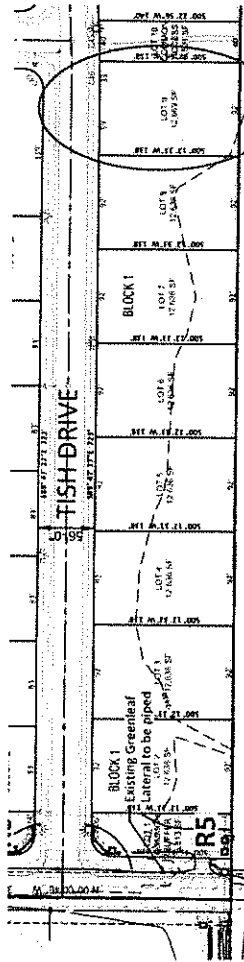
Total Lot Counts	
Residential	112
Commercial	7
Common	10

2023





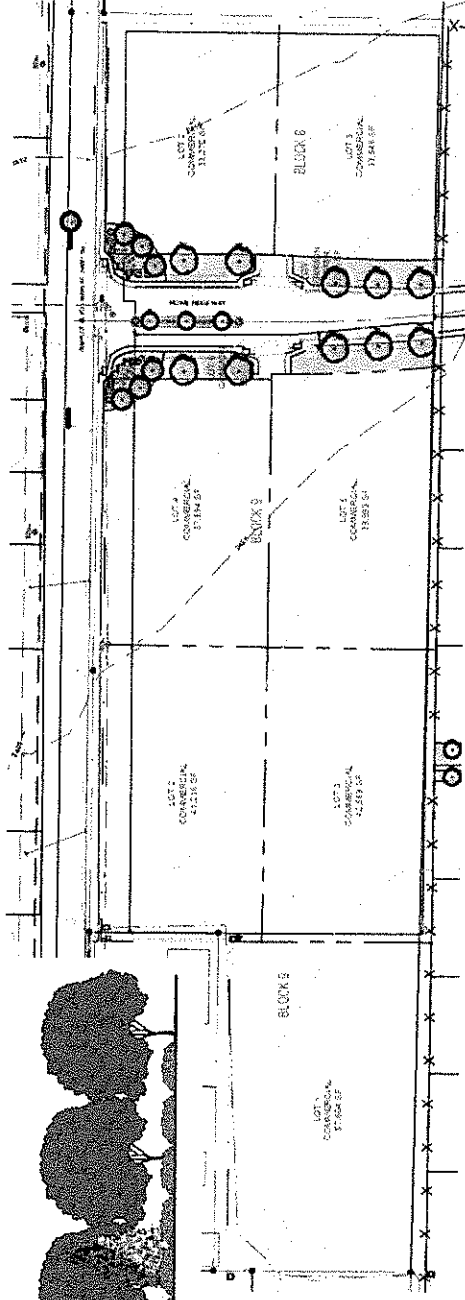
"More of Greenleaf"



Total Lot Counts	
Residential	112
Commercial	7
Common	10

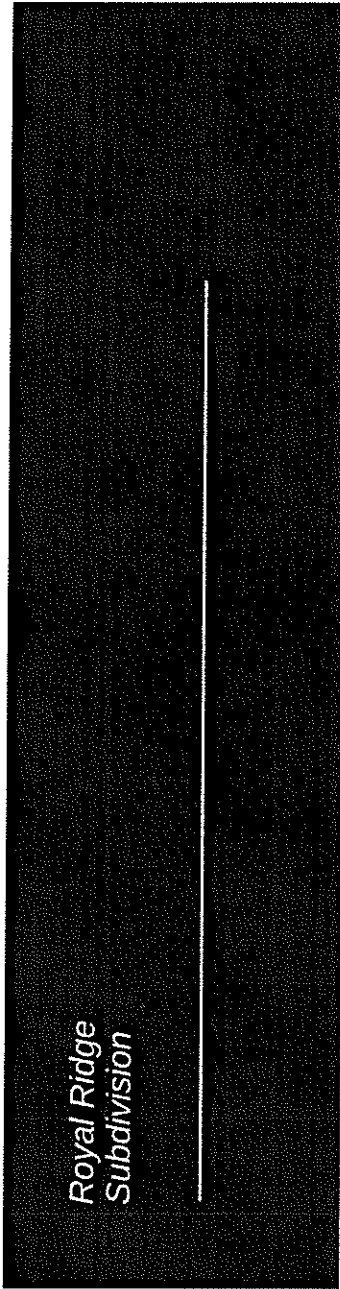
Royal Ridge
Subdivision

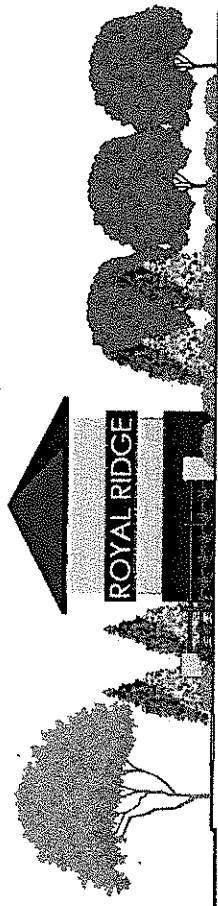
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17 Lots	17 Lots
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Gross Density (Residential Only)	
Residential	2.32 DU/Acre
Total ROW Dedication	9.6 Acres



Requests:

- 11.1% Open Space is a reduction from the code minimum of 20%
 - Recommended by P&Z
 - Large Average Lot Size
 - (13.3ksf vs 8ksf)
- We ask that the Commercial Property be subdivided as proposed in the application package. It is already appropriately annexed and zoned
 - Final configure with final plats, OR
 - Final Plat and configure with lot line adjustments.

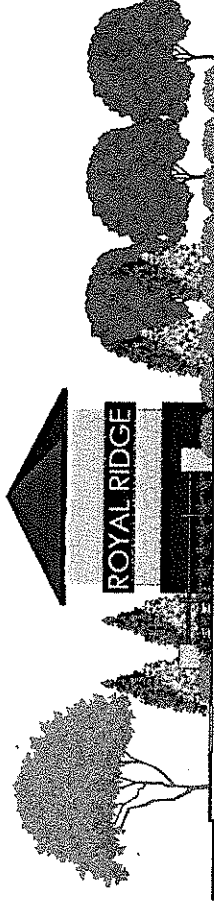




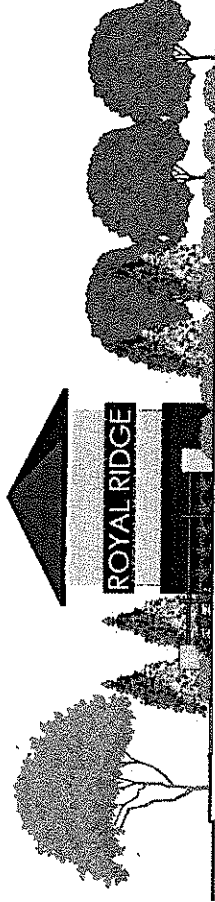
Planning & Zoning Findings:

1. The application is in general conformance with comprehensive plan standards and city ordinances, as discussed and analyzed in the staff report which is incorporated herein as well.
2. City quality of life is enhanced by the availability of developed public open space proposed by the applicant, whether maintained by the city or by the HOA.
3. City potable water and sanitary sewer utilities will benefit from an increased base for fixed costs.
4. The development should pay for itself regarding city general public services, such as police level of service and open spaces, with implementation of recommended conditions.
5. Conditions identified and recommended below are sufficient to move the application from general conformance to compliance with ordinances and standards, and address concerns raised at the 03 March 2022 public hearing.

Planning & Zoning Recommendations

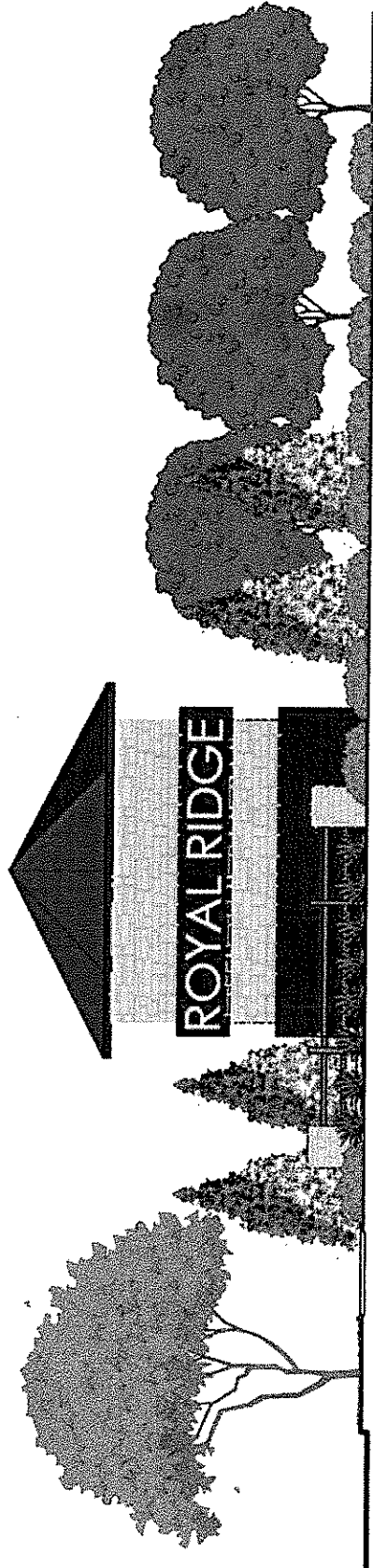


- Limit Lots to those proposed.
- Include in Development Agreement:
 - Additions such as ADU's subject to City Code
- Ongoing funding adequate to meet growth demands on Utilities, Fire, Police, Parks, Library, EMS, Phasing per Applicant Narrative
- Fiber to all parcels
- Consideration of Public Park Land Needs in consideration of Open Space waiver [from 20% to 11.1%]
- That City offer density increase bonus in exchange for provision of land for public open space
- Designated areas to support Carpool, Vanpool, future mass transit.
- Turn Lane Recommended by Traffic Study at Main St/19 Entrance and striping, lane improvements at Friends
- Provisions regarding Financial Impact Analysis provided by COMPASS
- Roles concerning Water Infrastructure (addressed in DA and City Code).
- Reduce street lighting to align with City's Dark Sky requirements, but maintaining safety.
- Recommendation regarding CC&Rs to align with Rural Character.



Development Agreement

- Limits Maximum number of Residential Lots to 112
- Limits the minimum lot size to the minimum shown on the Preliminary Plat
- Limits the Commercial area to 7 lots and allows them to be administratively combined to fit the need/requirements of potential commercial users.
- Improvement of Friends Road to City Standards along the Development Frontage
- Build a Eastbound right-turn lane on Main/SH19 at the site entrance per traffic study findings and Idaho Transportation Department Requirements
- Agreement to pay a per-door fee to help offset the impacts of HB389
 - Relieved if HB389 is repealed or appropriately modified.
- Landscape in accordance with City Standards and the approved Landscaping plan
- Option to the City to take ownership of Park areas in exchange for maintenance of the same.
- Crosswalks (Identified in the Traffic Study) at Friends Road and at the Main/SH19 Entrance. Allows the Friends Crossing to be moved to Academy with appropriate engineering justification.
- Water, Sewer, and Pressure irrigation infrastructure needed will be extended to City Standards by the developer and dedicated to become part of the City owned Network



Neighborhood Meeting (May 25th, 2021)

**A neighborhood meeting was held May 25, 2021 helped formulate ideas for improving the development proposal. A few of those include:*

- A perimeter fence should be included adjacent to all residential lots including South boundary (to keep ag and subdivision separate from ag activities).*
- Downstream properties benefit from irrigation return flow*
- Thanks for help from surrounding neighbors, Dixon Farms, City of Greenleaf (Clerks Office and Public Works), Greenleaf Friends Academy Stewardship Committee for help on irrigation operation and needs, etc.*

PRELIMINARY PLAT
ROYAL RIDGE SUBDIVISION
 Part of Ord. N. 22 of Section 16
 Township 3 NORTH, Range 3 WEST, Boise Meridian
 Canyon County, Idaho
 302



OWNER/DEVELOPER
 ROYAL PRO-C, LLC
 1333 E. HARRIS BLVD
 CAROLINA, ID 83407
 (208) 382-2122

ENGINEER
 SMITH CIVIL, INC.
 ROBERT J. SMITH, P.E.
 2483 E. OAKLEIGH CT.
 BOISE, ID 83616
 (208) 375-1017

ACREAGE
 53.93 AC (144.164 AC)

IRRIGATION DISTRICT
 State Project Board of Control

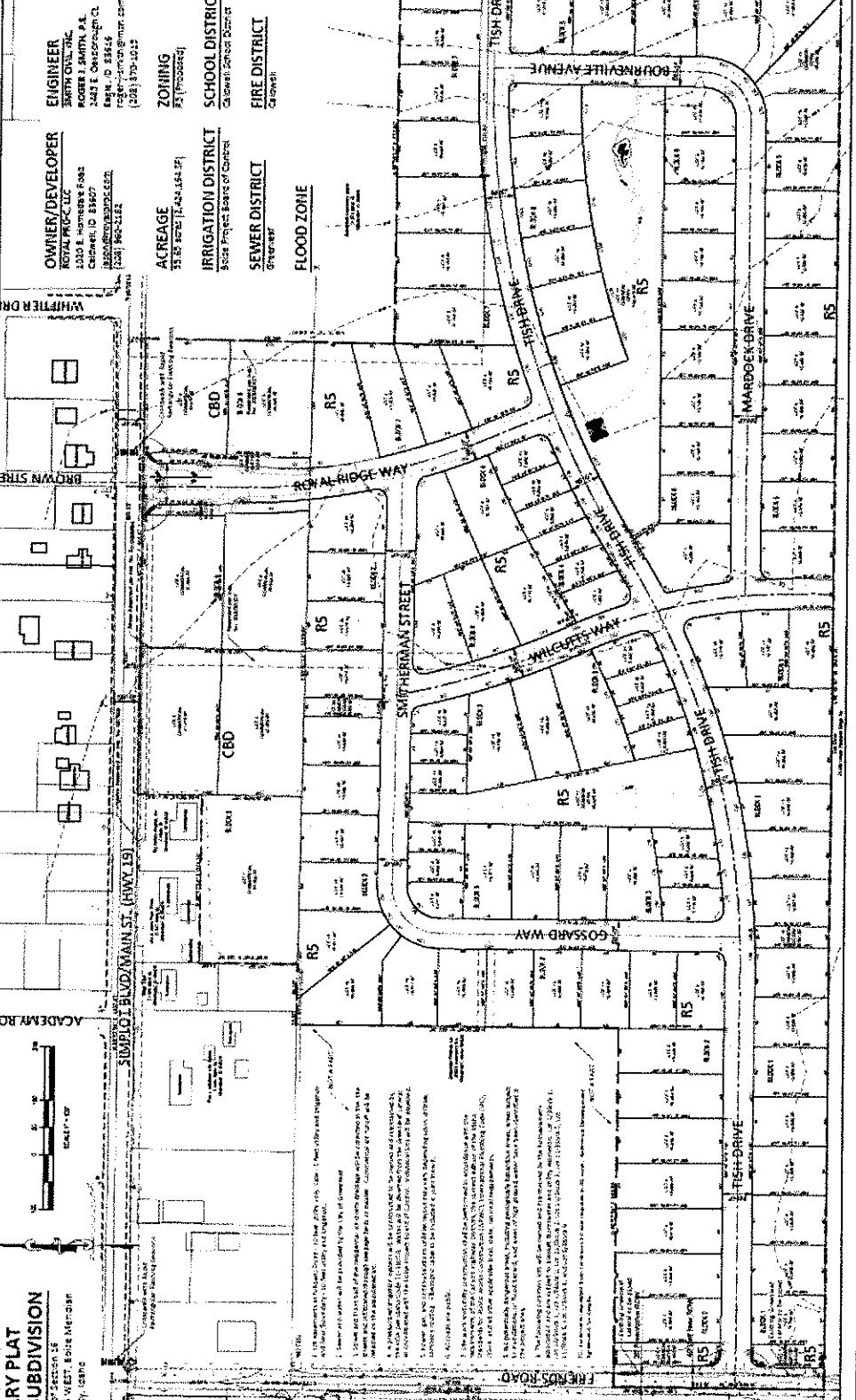
SCHOOL DISTRICT
 Caldwell School District

FIRE DISTRICT
 Caldwell

FLOOD ZONE
 7

DATE	April 4, 2023
Project Number	20209
Drawn By	R. Jensen
Checked By	R. Jensen, P.E.

ROYAL RIDGE SUBDIVISION
HWY 19 & FRIENDS ROAD, GREENLEAF, ID
PRELIMINARY PLAT



1. The boundaries of the lots, blocks, streets, and easements shown on this plat are based on the survey of the land shown on the plat and the survey of the land shown on the plat.

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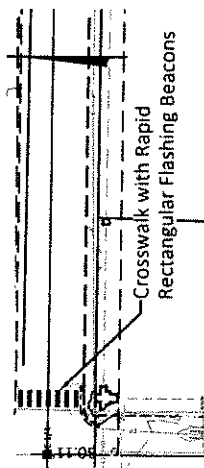
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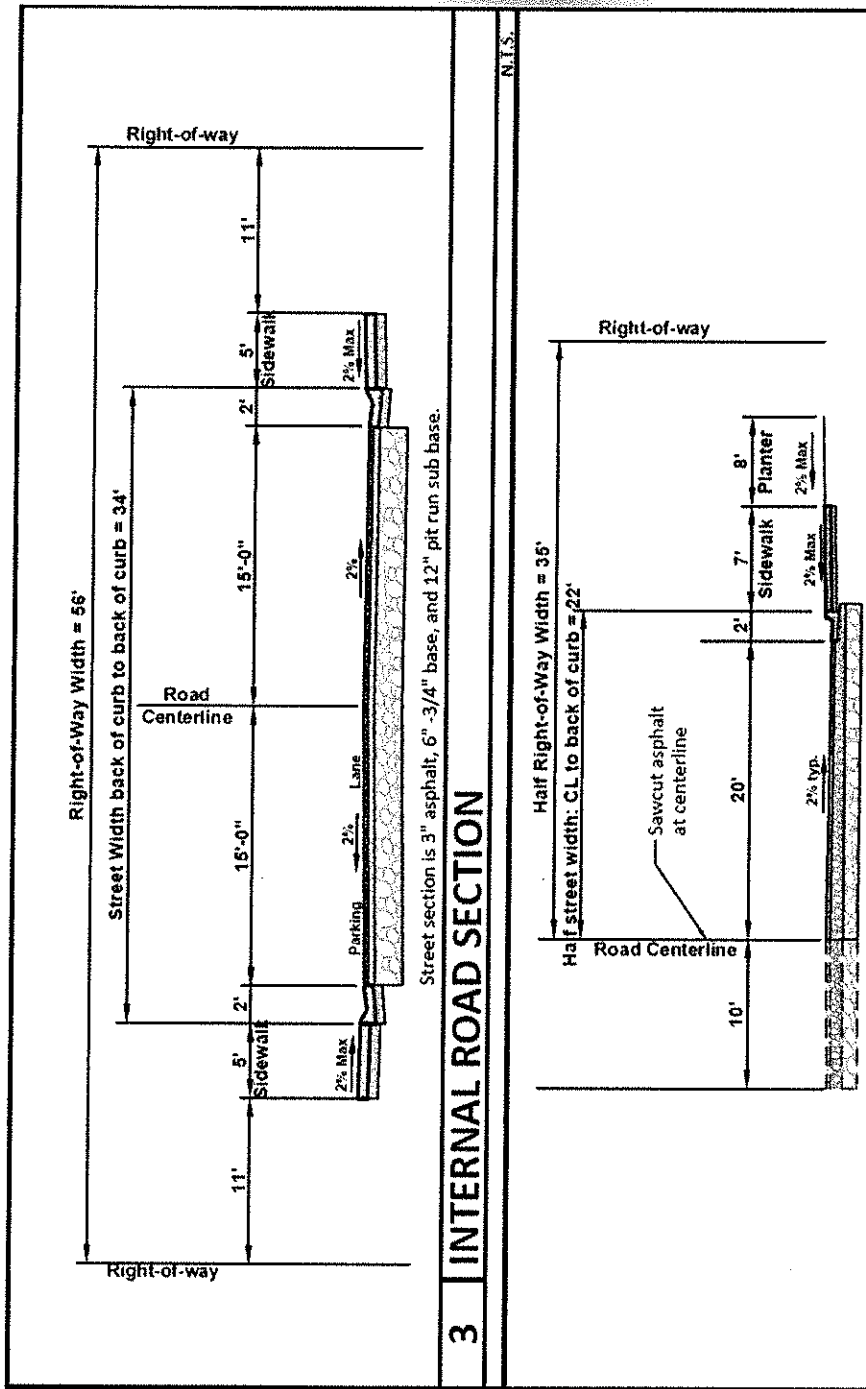
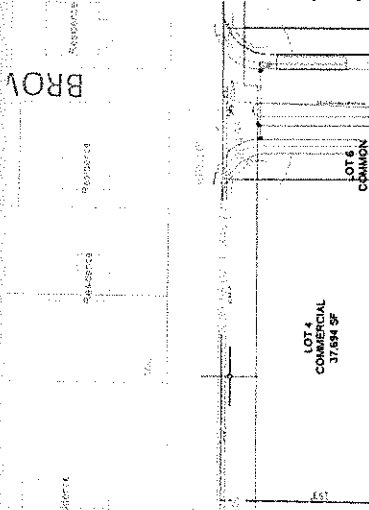
1 | PRELIMINARY PLAT



Crosswalks at Friends and Main Street/SH19

~And

Brown Street & Main Street/SH19 with RRFBs
 *Alternative - @ Academy Eastbound Right Turn Lane At the SH19/Main Entrance





L201 LANDSCAPE ARCHITECTURE
 1000 S. MAIN ST. SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1234
 FAX: 303.733.1235
 WWW.L201.COM

PROJECT: LANDSCAPE ARCHITECTURE
 CLIENT: [REDACTED]
 DATE: [REDACTED]

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ROYAL RIDGE
 LANDSCAPE ARCHITECTURE

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LANDSCAPE ARCHITECTURE
 ENTRY

L201

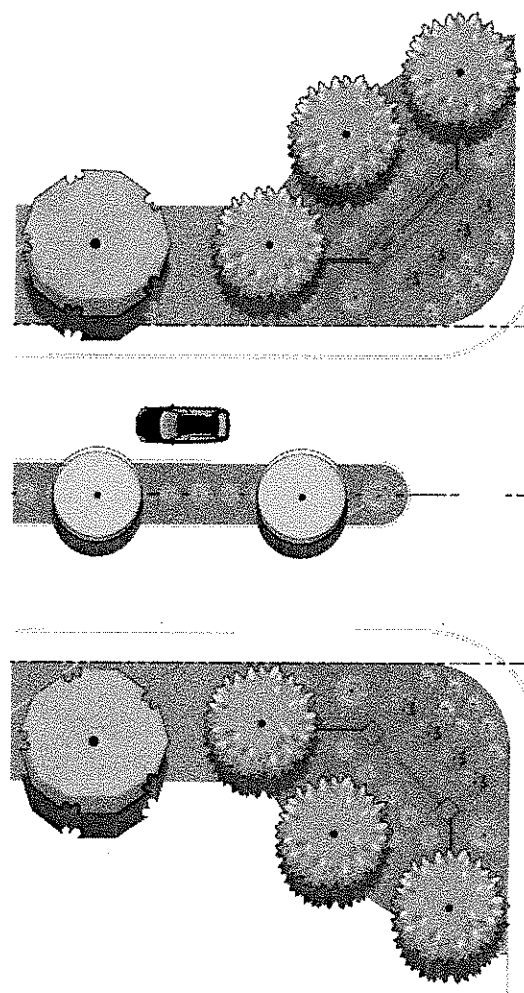
PLANT SCHEDULE

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LANDSCAPE MATERIALS LEGEND

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LANDSCAPE PLAN ENTRY AT MAIN ST. PARK



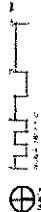
MAIN ST. HWY 18

Right Turn Lane Here



ENTRY ELEVATION

Entrance
off Main St.



Plans based on discussions with Neighbors and City Staff

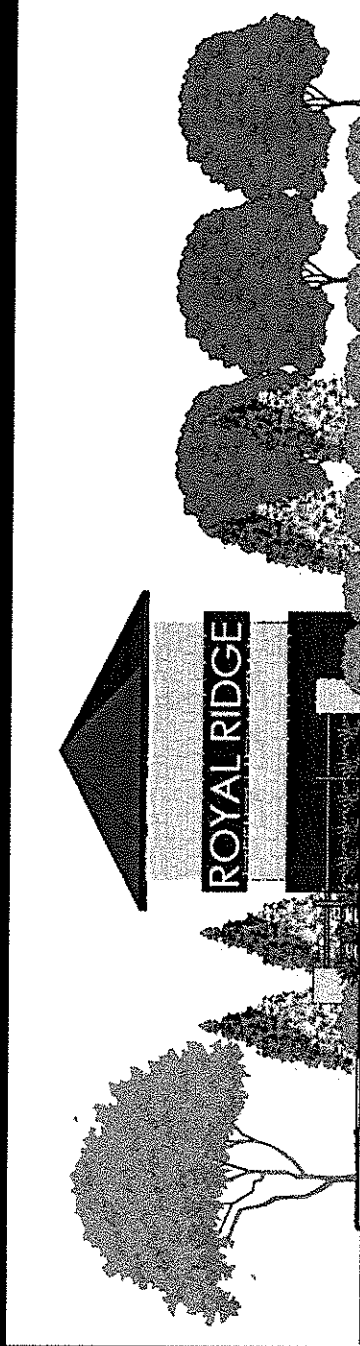
- The Development will Pipe the irrigation delivery that serves Royal Ridge and GFC's Property up to the location of the pump stations. The Greenleaf Lateral will be piped from the south boundary of the project property (near the Cell Tower) to the North Boundary of the Church's 9 Acre Property. A pump system for the 9 acres will be preserved. Return flow will be routed to the same location as at present by Big Valley Supply, but may be partially piped.
- A utility easement will be created to allow Utilities to be served to the GFC 9 Acres in the future (Sewer, Water, Joint Trench, etc.. Pressure Irrigation will be available to the Church's 9 Acres for when the Church's property is developed (Shown on the new Preliminary Plat).



Phasing and House Bill 389 (2021)

The Development infrastructure may be constructed in a single Phase. Home Buildout will be market driven.

- Property does not count as growth until a building is built on it
 - We understand this to mean that lots can be created and don't count against the City's growth numbers until a building is built – AND a certificate of occupancy issued.
- HB389 is destructive to small growing communities. We understand that the City must respond to the impacts of HB 389 in its handling.
- The Developer and City Staff have negotiated a Development Agreement in which a voluntary per door fee is agreed upon which will help offset the impacts of HB 389 on the City and its property tax supported services.
 - The Development Agreement allows proportional relaxation of limitations arising from HB389 in the event that and to the extent that the bill or relevant sections are modified or repealed.



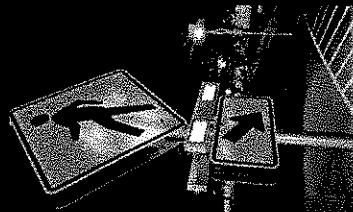
Traffic Impact Study Findings

(Study Excerpt)

4.4 Intersection Mitigation

All study area intersections are anticipated to meet minimum operational thresholds under 2025 total traffic analyzed with the existing lane configuration and intersection control. One study area intersection is expected to warrant a turn lane based on ITD right-turn lane guidelines:

- Brown Street and Main Street intersection
 - Eastbound right-turn lane (*Imp to Friends IF Mainstreet Access is not built*).
- Crosswalks with RRFBs at Friends and Brown Street
 - We've asked for the chance to move the Friends Crossing to Academy on the basis of Engineering Study – suspect there may be more ped traffic there and the road right-of-way and facilities will be more fitting. City may take the value of the crossings in lieu of construction to align with future planning.





**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

The Idaho Transportation Department (ITD) has completed our review of the Royal Ridge Subdivision Traffic Impact Study (TIS). The proposed development is located southeast of the Main Street (SH-19) and Friends Road intersection in Greenleaf, Idaho. The development is proposing one full-movement approach on Friends Road and one full-movement approach on Main Street (SH-19) aligning with Brown Street for site access.

The department finds the development's the TIS and proposed accesses acceptable with the following condition:

Proposed Site Access:

- The seven proposed commercial lots shall seek access from local roads (Brown Street) and shall not have direct access from Main Street.
- The developer shall comply with the City of Greenleaf's and/or Golden Gate Highway District No. 3 (GGHD3) standards and any other development conditions put forth.

Please submit an ITD-2109 encroachment application complete with engineered drawings and temporary traffic control plans to itdd3permits@itd.idaho.gov. My staff will work with you on reviewing and accepting these documents prior to issuance of an approved permit. No work may begin in ITD's right-of-way without an approved permit.

Maintaining safety and mobility for Idaho's motorists is of utmost importance to ITD. If you have any questions please contact Development Services Coordinator Niki Benyakhlef at niki.benyakhlef@itd.idaho.gov or 208-334-8337.

Sincerely,

Vincent Trimboli
ITD – District 3

Planning & Development Services Manager

Cc:

Lee Belt – City Clerk, City of Greenleaf
Amy Woodruff – City Engineer, City of Greenleaf
Bob Watkins - , Golden Gate Highway District #3
Anita Herman - , Golden Gate Highway District #3

Acknowledgements



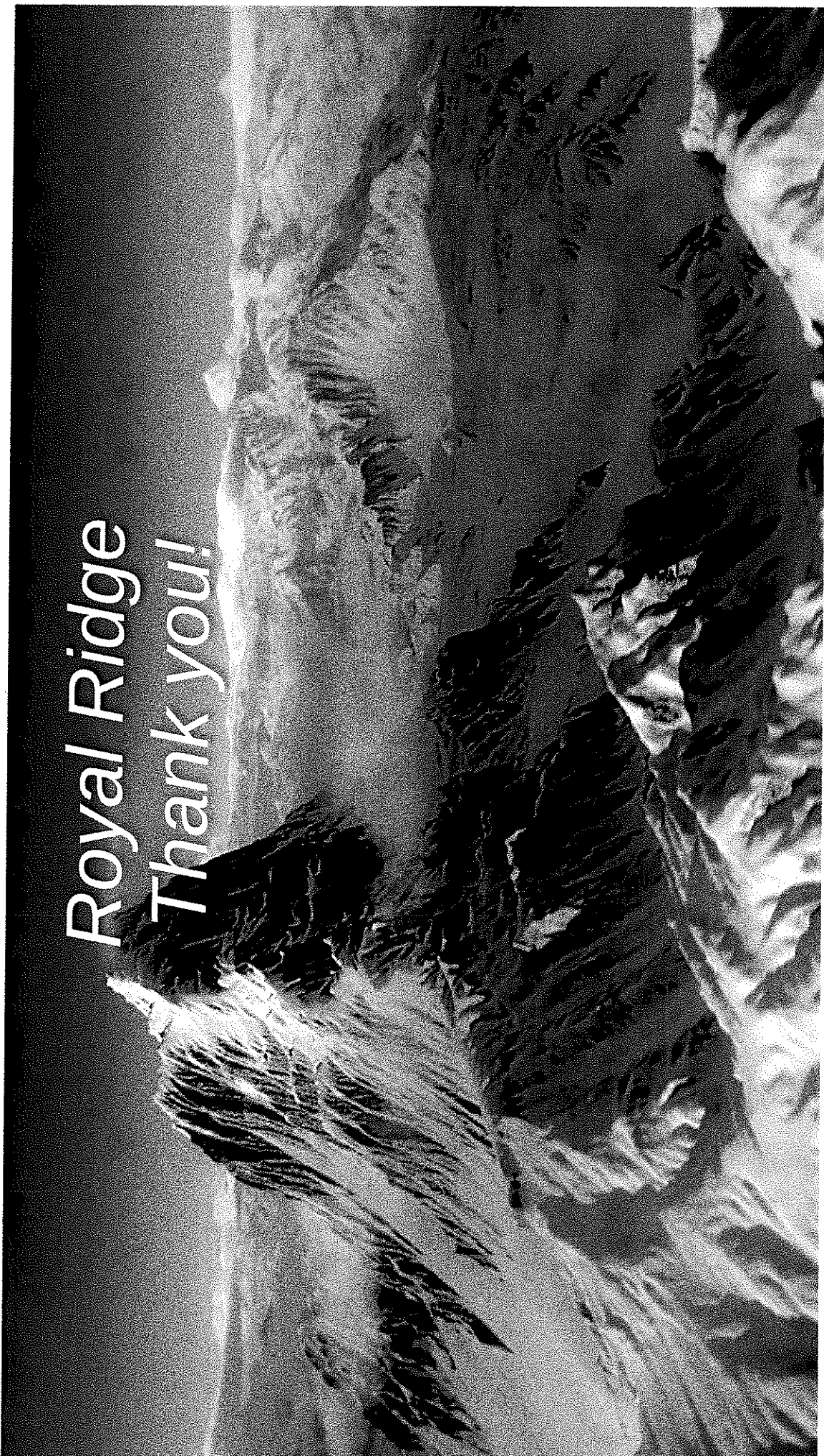
CITY OF GREENLEAF
"A Caring Community"

Special Thanks to...

- **The City of Greenleaf**
 - Lee Belt – City Clerk, Amy Woodruff, PE (Civil Dynamics), Cherise McLain, City Attorney, Doug Amick – Public Services Director, Carrie Huggins, City Treasurer:
 - "More of Greenleaf" Concept
 - Help through the process.
 - Thorough Staff Report and documents
 - Development Agreement ideas, efforts, number crunching, data analysis, and solutions
- **Greenleaf Friends Church and Stewardship Committee**
 - Deb Mulkey - Meaningful Street Name Suggestions
 - Special thanks to Dave Dixon for help with Irrigation Planning
 - Rick Fisher, Jamie Winters, Dave Dixon, Alan Weinacht, Rich Buskirk, Wendell Unrau, Ken Hibbs, Mark Wilkins, Wayne Chapman, John Koch and others.
- **Wilder Division: Boise Project Board of Control (Help with Irrigation Planning and Water Delivery Strategy)**
 - Matt Freelove – Watermaster, Div 5
 - Tom Ritthaler - Assistant Project Manager BPBC
 - Randy Ryals – Greenleaf Lateral Ditch Rider
- **Neighbors who shared comments at the neighborhood meeting.**



Royal Ridge
Thank you!





Canyon County Assessor's Web Map Parcel Information GIS Information

Canyon County Assessor's Web Map

Find address or place

Antler Dr

Hillcrest Ct

Wood Dr

Brown St

Academy Rd

Main St

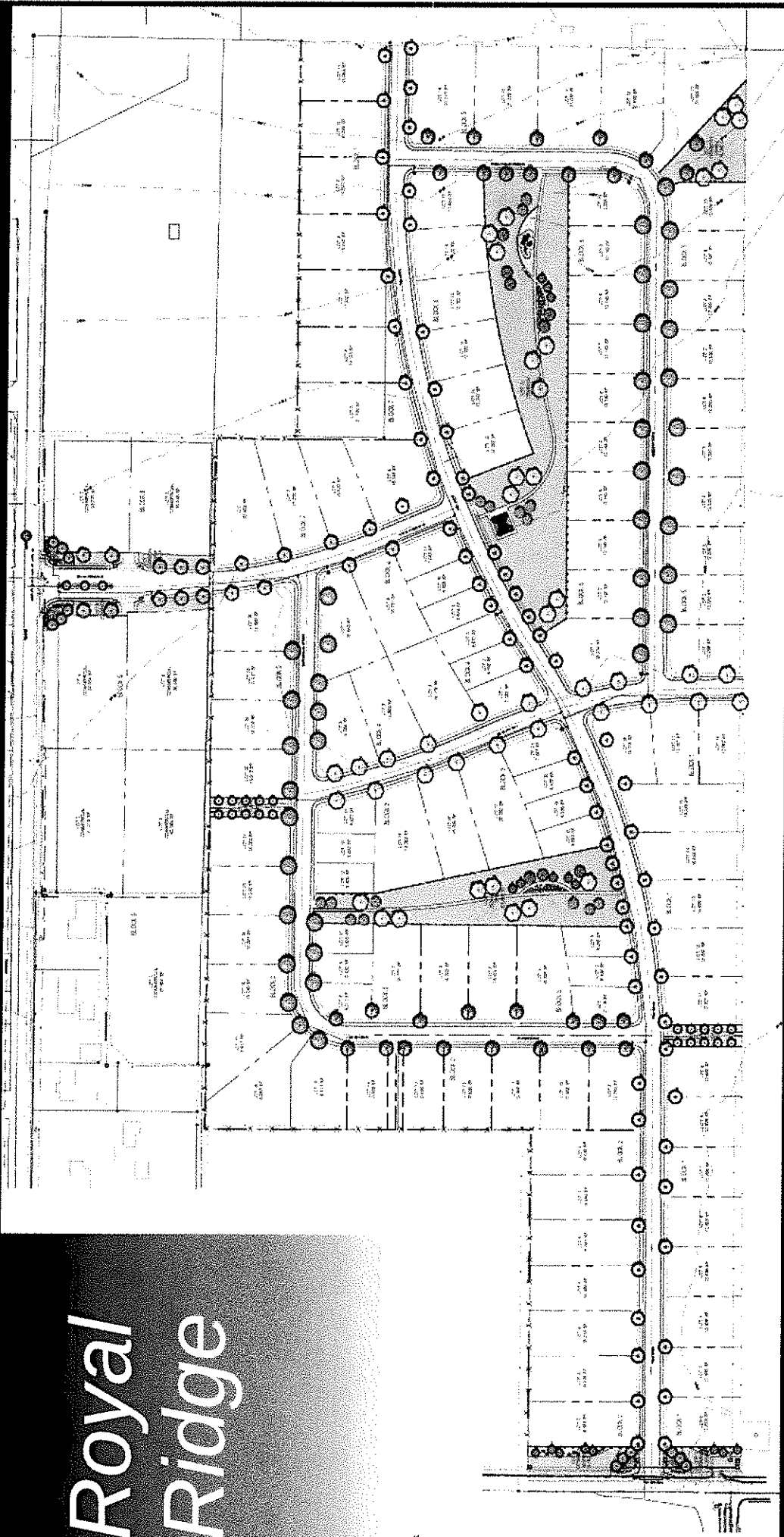
Top Rd
Rainbow Ln

Local Hill Dr

Edna Rd

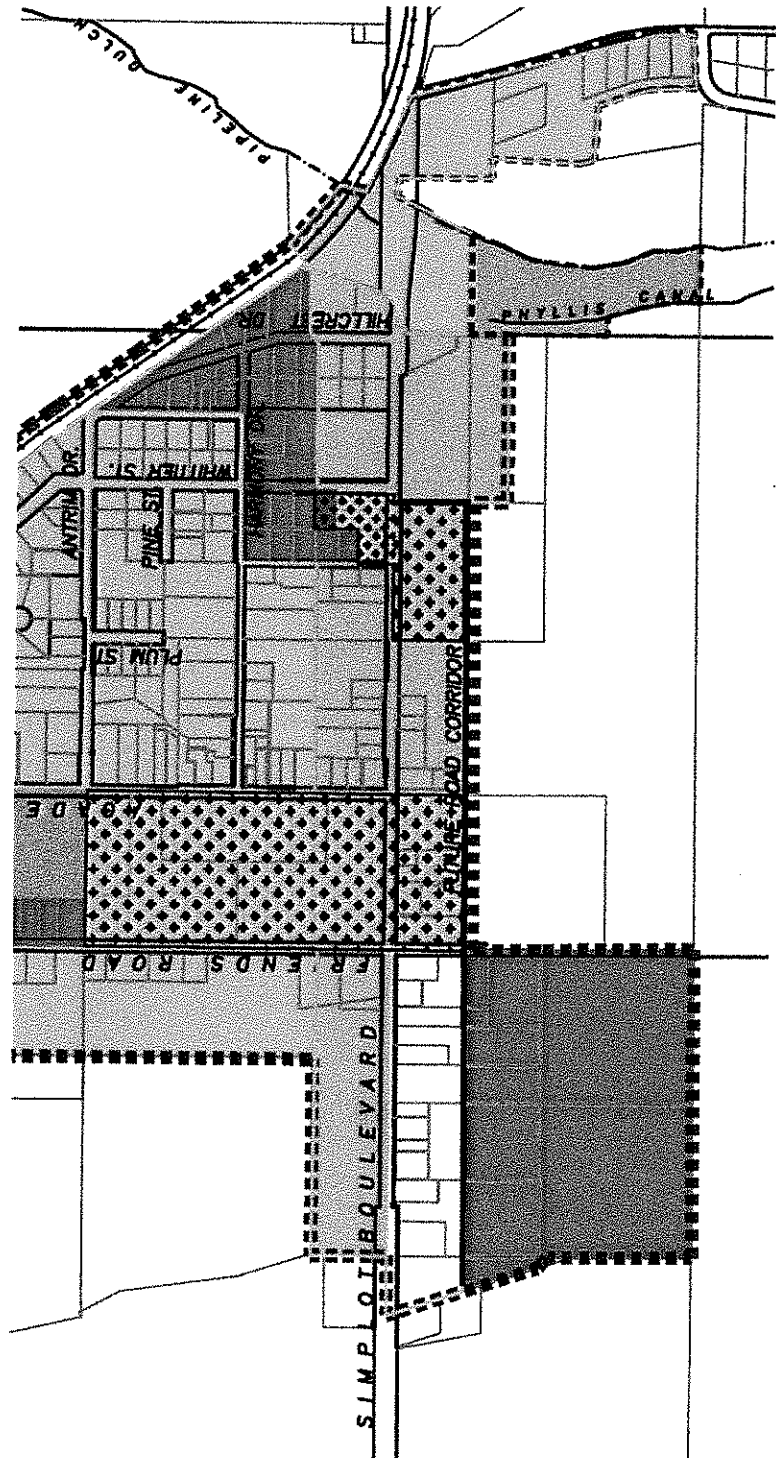
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Royal Ridge



Greenleaf Zoning Map

- LEGEND**
- AGRICULTURAL
 - INDUSTRIAL
 - CBD
 - NC
 - R-1
 - R-3
 - R-5
 - R-12
 - AIRPARK COMMERCIAL
 - AIRPARK OVERLAY ZONE
 - CIVIC USE OVERLAY ZONE
 - CITY LIMITS



Traffic Impact Study Findings

(Study Excerpt)

4.4 Intersection Mitigation

All study area intersections are anticipated to meet minimum operational thresholds under 2025 total traffic analyzed with the existing lane configuration and intersection control. One study area intersection is expected to warrant a turn lane based on ITD right-turn lane guidelines:

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Vincent Trimboli
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Planning & Development Services Manager

Cc:

Lee Belt – City Clerk, City of Greenleaf
Amy Woodruff – City Engineer, City of Greenleaf
Bob Watkins - , Golden Gate Highway District #3
Anita Herman - , Golden Gate Highway District #3

Communities in Motion (CIM) Development Review Checklist



Development Name: Royal Ridge Subdivision

CIM Vision Category: Future Neighborhood

Consistent with CIM Vision? YES

New Households: 114 **New Jobs:** ±140



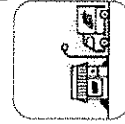
Safety

How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

Simplot Boulevard/State Highway 19

Pedestrian level of stress

Bicycle level of stress



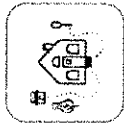
Economic Vitality

To what extent does the project enable people, government, and businesses to prosper?

Economic Activity Center

Impact on Existing Surrounding Farmland

Net Fiscal Impact



Convenience

What services are available within 0.5 miles (green) or 1 mile (yellow) of the project?

Nearest bus stop

Nearest public school

Nearest public park



Quality of Life

Checked boxes indicate that additional information is attached.

Active Transportation

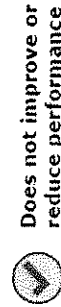
Automobile Transportation

Public Transportation

Roadway Projects



Improves performance



Does not improve or reduce performance



Reduces performance

Comments:

Tish Drive is nearly half a mile long and runs parallel to Simplot Boulevard/State Highway 19. Consider adding traffic calming measures or rerouting Tish Drive to discourage speeding along it. Also, to provide more transportation options in western Canyon County consider setting aside several parking stalls in the commercial portion of the site for carpool/vanpool, via a memorandum of understanding (MOU).

Complete Network Appendix

Checkmarks (✓) below indicate suggested changes to a site plan, based on the COMPASS Complete Network Policy (No. 2012-01). Both the Complete Network Policy and site-specific suggestions are intended to better align land use with identified transportation uses in the corridor. Please see the Complete Network Plan for primary and secondary uses for roadways (minor arterial and above) in Ada and Canyon Counties.

Corridor Name: Simplot Boulevard/State Highway 19

Primary Use: Freight

Secondary Use: Public Transportation

Bicycle and Pedestrian Infrastructure

- ✓ Apply traffic calming measures to discourage speeding on local roads
- ✓ Reduce street lengths to discourage speeding on local roads

Public Transportation Infrastructure

- ✓ Site a park and ride facility or set aside several stalls for park and ride via a memorandum of understanding (MOU)

Fiscal Impact Analysis

Below are the expected revenues and costs to local governments from this project. The purpose of this analysis is to help the public, stakeholders, and the decision-makers better manage growth.

Capital and operating expenditures are determined based on service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

Net Fiscal Impact by Agency

- City
- Highway District
- County
- School District

Break-even point across all agencies: 15 years

Disclaimer: This tool only looks out 20 years and does not include replacement costs for infrastructure, public utilities, or unfunded transportation needs in the project area. More information about the COMPASS Fiscal Impact Tool is available at: <https://compasssubdiv.com/fiscal-impact-tool/>



STANCOCK
LANDSCAPE ARCHITECTURE & PLANNING, INC.
1000 10th Street, N.E.
Atlanta, Georgia 30309
Phone: 404.525.1100
Fax: 404.525.1101
www.stancock.com

THE ARCHITECTURE AND PLANNING DIVISION OF STANCOCK LANDSCAPE ARCHITECTURE & PLANNING, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. MINORITY AND FEMALE OWNERSHIP AND CONTROLLED BUSINESSES ARE ENCOURAGED TO APPLY. STANCOCK LANDSCAPE ARCHITECTURE & PLANNING, INC. IS AN EQUAL OPPORTUNITY EMPLOYER.



ROYAL RIDGE SUBDIVISION
LANSING, ALA.
OWNER: STANCOCK LANDSCAPE ARCHITECTURE & PLANNING, INC.
DATE: 08/15/2011
SCALE: AS SHOWN
PROJECT NO.: 11-001

DATE	DESCRIPTION
08/15/2011	ISSUED FOR PERMIT
08/15/2011	ISSUED FOR PERMIT
08/15/2011	ISSUED FOR PERMIT

LANDSCAPE PLAN - OVERALL
PLAN - OVERALL
RENDER
L200

LANDSCAPE PLAN - OVERALL

SITE REQUIREMENTS

- 1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LANSING, MICHIGAN, LANDSCAPE DESIGN AND MAINTENANCE MANUAL.
- 2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LANSING, MICHIGAN, LANDSCAPE DESIGN AND MAINTENANCE MANUAL.

PLANT	SYMBOL	QUANTITY	LOCATION
1. 12" DB PLANTING	(Symbol)	100	ALONG DRIVEWAYS
2. 18" DB PLANTING	(Symbol)	50	ALONG DRIVEWAYS
3. 24" DB PLANTING	(Symbol)	25	ALONG DRIVEWAYS
4. 30" DB PLANTING	(Symbol)	10	ALONG DRIVEWAYS
5. 36" DB PLANTING	(Symbol)	5	ALONG DRIVEWAYS
6. 42" DB PLANTING	(Symbol)	2	ALONG DRIVEWAYS
7. 48" DB PLANTING	(Symbol)	1	ALONG DRIVEWAYS
8. 54" DB PLANTING	(Symbol)	1	ALONG DRIVEWAYS
9. 60" DB PLANTING	(Symbol)	1	ALONG DRIVEWAYS
10. 66" DB PLANTING	(Symbol)	1	ALONG DRIVEWAYS
11. 72" DB PLANTING	(Symbol)	1	ALONG DRIVEWAYS
12. 78" DB PLANTING	(Symbol)	1	ALONG DRIVEWAYS
13. 84" DB PLANTING	(Symbol)	1	ALONG DRIVEWAYS
14. 90" DB PLANTING	(Symbol)	1	ALONG DRIVEWAYS
15. 96" DB PLANTING	(Symbol)	1	ALONG DRIVEWAYS
16. 102" DB PLANTING	(Symbol)	1	ALONG DRIVEWAYS
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18. 114" DB PLANTING	(Symbol)	1	ALONG DRIVEWAYS
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74. 450" DB PLANTING	(Symbol)	1	ALONG DRIVEWAYS
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85. 516" DB PLANTING	(Symbol)	1	ALONG DRIVEWAYS
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87. 528" DB PLANTING	(Symbol)	1	ALONG DRIVEWAYS
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97. 588" DB PLANTING	(Symbol)	1	ALONG DRIVEWAYS
98. 594" DB PLANTING	(Symbol)	1	ALONG DRIVEWAYS
99. 600" DB PLANTING	(Symbol)	1	ALONG DRIVEWAYS
100. 606" DB PLANTING	(Symbol)	1	ALONG DRIVEWAYS

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LANDSCAPE MATERIALS LEGEND

- 1. ASPHALT
- 2. GRAVEL
- 3. SAND
- 4. CONCRETE
- 5. BRICK
- 6. STONE
- 7. CEMENT
- 8. PLASTER
- 9. PAINT
- 10. STAIN
- 11. SEALANT
- 12. ADHESIVE
- 13. FINISH
- 14. TRIM
- 15. ACCESSORIES

