

Confluence Point Mobile Home PD-M.

For Planning Commission March 31 ; 7:00 pm.

- ① Statement of parcel ownership from Abstract Office.
- ② Letter from D & R G W R.R. as to the possible effects of their increased rail traffic on a residential neighborhood.
- ③ Entrance to High St.
- ④ Fence along Cliff.

W. G. D.

Review of Blk 36 of Moon and Day Addition to Orchard Mesa Heights

We would highly recommend that you not use willows because of the extremely brittle wood and voracious root system, that would invade septic tanks or sewer systems. These trees are very messy dropping small branches and prone to disease and pest thus presenting a sap dripping problem.

I do not know of a Dutch species of elm, but there is a Dutch Elm Disease which is the reason we would not want elms to be planted. These trees are also very messy and brittle.

As some alternatives we would recommend ^{seedless} Green Ash, Fruitless Mulberry, Sycamore, or Thornless Honeylocust as suitable street trees.

If Barberry hedge is to alleviate headlights from shining on trailers #1 and #13 it would screen better, grow faster, and be less "sticky" to take care of if it were a privet hedge. A flowering hedge of Lilac or Honeysuckle would be very dense spring through fall, but wouldn't screen as effectively in the winter.

Location of mailboxes is in a poor area due to the fact that you would have to completely stop and get out of your vehicle to check your mail box. This could cause problems since your entry way is half blocked and an arterial road enters in close proximity.

The spreading junipers located in the lower right hand corner of lot #10 do not seem to serve a purpose.

There are probably 20 types of spreading junipers that range in height from 6" to 8'. It would help us to know a variety to properly critique the plan.

REPLACEMENT
↑↑

R=50'

24'
6'
12'

10' EASEMENT

TRASH

10' EASEMENT

10' EASEMENT

SPEED BUMP

MAN HOLE & MAIN SEWER LINE (6")

+ SEWER TRUNK LINE (18")

MARKED ALL DIMENSIONS

