



OPEN SPACE	SQ. FEET	PERCENTAGE
LANDSCAPE OPEN SPACE	14,726.5 S.F.	24.51%
REQUIRED QUALIFIED OPEN SPACE	6,008 S.F.	10%
QUALIFIED OPEN SPACE PROVIDED	6,400 S.F.	10.6%
TOTAL AREA	60,073.5 S.F.	100.00 %
	1.38 ACRES	

REVISIONS  
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03/15/23

DRAWN BY  
AW  
PROJECT #  
TLA22-09

THE LAND ARCHITECT PROPERTY DEVELOPMENT



THE LAND ARCHITECT LLC  
141 N PALMETTO #1731  
EAGLE, ID 83616  
(208) 860-5659

MOD COURT APARTMENTS  
PROJECT  
207 E. 45TH ST.

ENTITLEMENT APPLICATION

A1.2

1



THE LAND ARCHITECT LLC

141 N PALMETTO #1731

EAGLE ID 83616

(208) 800-3659

MOD COURT APARTMENTS

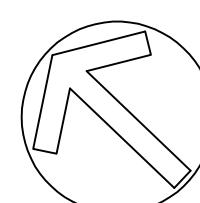
PROJECT

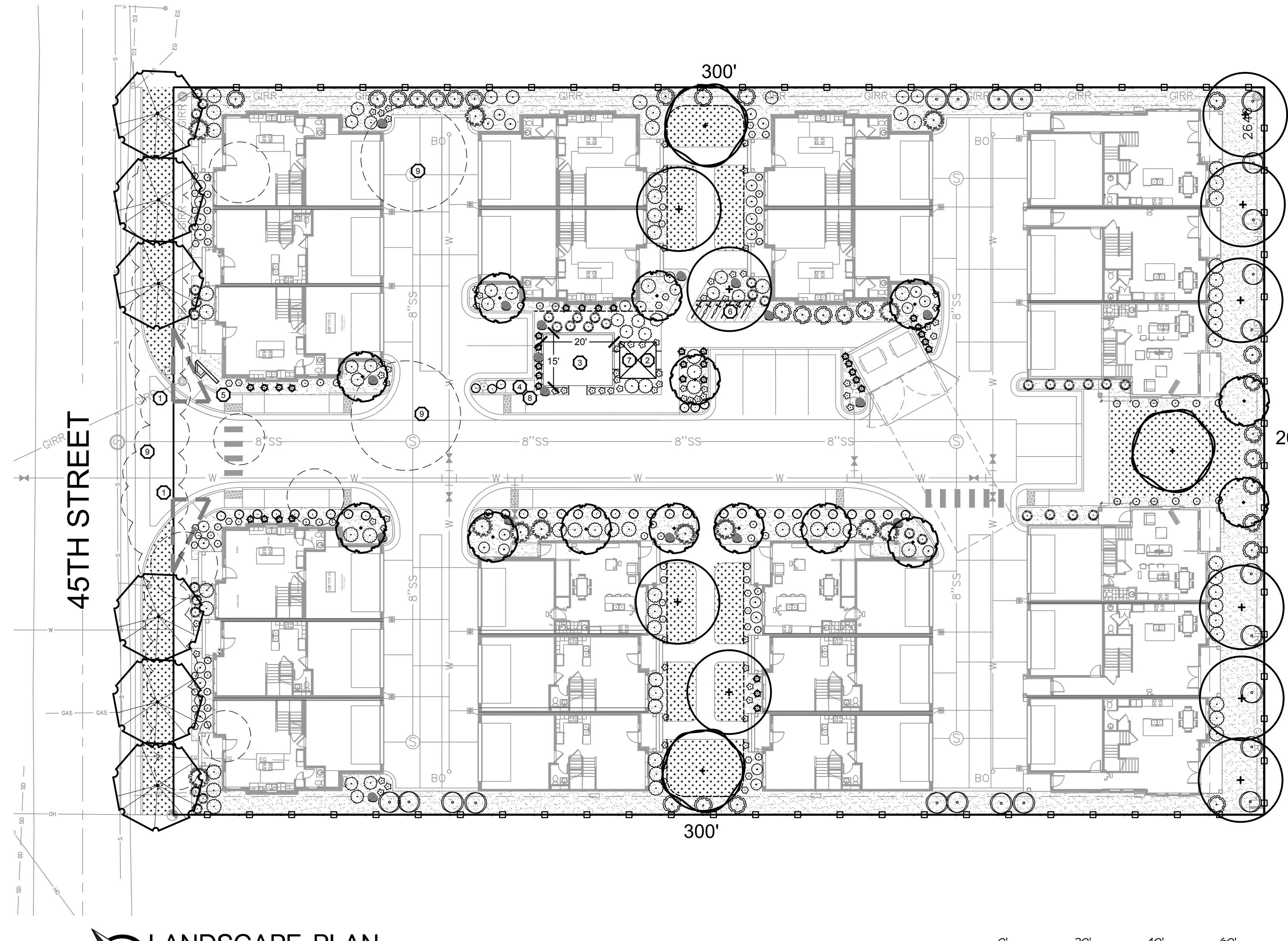
207 E. 45TH ST.

ENTITLEMENT APPLICATION

A1.1



 SITE PLAN  
SCALE: 1" = 20'-0"



LANDSCAPE PLAN

### SITE DEVELOPMENT FEATURES

SINGLE FAMILY AREA 1.38 ACRES TOTAL  
ZONING R3  
SINGLE FAMILY UNITS 21  
TOTAL OPEN/COMMON AREA .35 ACRES  
PERCENT OPEN AREA 25%  
BICYCLE PARKING 12

### LANDSCAPING INFORMATION

\* ROADWAY LANDSCAPE BUFFERS:  
E. 45TH STREET:  
200 FEET OF STREET FRONTAGE  
STREET TREES @ 1/50' = 4 TREES REQUIRED (CLASS 1)  
6 TREES PROPOSED (CLASS 2)

\* COMMON AREA LANDSCAPE PROVISIONS  
TREES - 1/1000 SQFT = 15 TREES REQUIRED  
= 34 TREES PROPOSED  
(does not include perimeter trees).  
SHRUBS - 1/150 SQFT = 103 SHRUBS REQUIRED  
= 103+ SHRUBS PROPOSED

\* MITIGATION FOR REMOVAL OF EXISTING TREES:  
ALL EXISTING TREES ON THE SITE ARE IN POOR HEALTH OR NUISANCE TREES - NO  
MITIGATION NECESSARY - COORDINATE WITH THE CITY FORESTER IN THE FIELD BEFORE  
ANY EXISTING TREES ARE DAMAGED OR REMOVED.

\* AMENITIES PROVIDED:  
BIKE RACK  
PLAYGROUND  
PICNIC SHELTER  
PICNIC TABLE

### OWNER'S REP

THE LAND ARCHITECT LLC  
141 N. PALMETTO #1731  
EAGLE, ID 83616  
(208) 890-8669

### LANDSCAPE ARCHITECT

SOUTH BECK & BAIRD  
JOHN ROTERS  
2002 S VISTA AVENUE  
BOISE, ID 83705  
208-342-2999

### ENGINEER

KIMLEY HORN  
JAY WALKER  
100 W. IDAHO STREET, SUITE 210  
BOISE, IDAHO 83702  
208-906-0883

### CALLOUT LEGEND

- ① 10'x20' VISION TRIANGLE
- ② SHADE STRUCTURE; PER OWNER
- ③ PLAY STRUCTURE; PER OWNER
- ④ MAILBOX CLUSTERS; PER ARCHITECT
- ⑤ MONUMENT SIGN; PER ARCHITECT
- ⑥ BIKE RACK; SEE DETAIL 7/L2.0
- ⑦ PICNIC TABLE; SEE DETAIL 8/L2.0
- ⑧ COORDINATE WITH ARCHITECT FOR CONCRETE AROUND MAILBOX CLUSTER
- ⑨ MULTIPLE EXISTING VOLUNTEER ELM & UNHEALTHY TREES TO BE REMOVED

### LANDSCAPE SHEET INDEX

- L1.0 LANDSCAPE PLAN.
- L2.0 LANDSCAPE NOTES AND DETAILS.

FAIRVIEW ACRES SUBDIVISION NO.1;  
LOTS 24 & 25, BLOCK 2;  
GOVT. LOT 9, SECTION 31;  
SECTION 32, T. 4N., R. 2E.,  
GARDEN CITY, ADA COUNTY IDAHO  
AUGUST 2022



VICINITY MAP

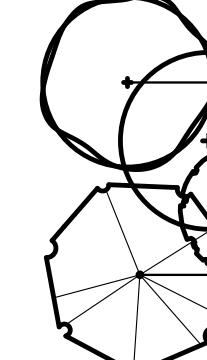
SCALE: NTS

### LANDSCAPE LEGEND

- EXISTING PLANTS TO BE REMOVED
- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 5/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 6/L2.0
- PROPERTY LINE (VERIFY)
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- ROCK MULCH, 3" DEPTH, OVER APPROVED WEED BARRIER OVER APPROVED TOPSOIL AS SPECIFIED
- LOCALLY SOURCED LANDSCAPE BOULDERS, 2'-3' DIAMETER AVE., SEE DETAIL 2/L2.0

### PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
SEE DETAIL 1/L2.0					
	Acer platanoides 'Columnar broad'	Parkway Maple	2" B&B	35' hgt. 25' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2" B&B	35' hgt. 25' w	CLASS II
	Malus x 'Red Baron'	Red Barron Crabapple	2" B&B	15' hgt. 10' w	CLASS I
	Quercus robur x alba	Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS II



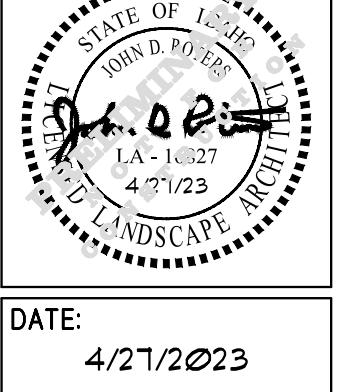
SEE DETAIL 3/L2.0

①	Buxus microphylla japonica 'Winter Gem'	2 Gal.	4' hgt. x 4' wide
②	Berberis thunbergii 'Helmond Pillar'	2 Gal.	3' hgt. x 2' wide
③	Cornus alba 'Bailey'	2 Gal.	6' hgt. x 6' wide
④	Ivy Halo Dogwood	2 Gal.	6" hgt. x 6" wide
⑤	Rhus trilobata 'Autumn Amber'	2 Gal.	5' hgt. x 5' wide
⑥	Physocarpus opulifolius 'Seaward'	2 Gal.	5' hgt. x 5' wide
⑦	Vinca minor 'Bowles'	1 Gal.	6" hgt. x 6" wide
⑧	Rosa x 'Noisplash'	2 Gal.	2' hgt. x 4' wide
⑨	Spiraea japonica 'Goldmound'	2 Gal.	3' hgt. 3' wide

SEE DETAIL 4/L2.0

①	Coreopsis rosea 'Sweet Dreams'	1 Gal.	1' hgt. x 1' wide
②	Calamagrostis x. acutiflora 'Overdam'	1 Gal.	3' hgt. x 2' wide
③	Hemerocallis x 'Stella De Oro'	1 Gal.	18" hgt. x 2' wide
④	Pennisetum alopecuroides 'Little Bunny'	1 Gal.	2' hgt. x 3' wide

### LANDSCAPE PLAN MOD COURT TOWNHOMES 4522 E. 45TH ST., GARDEN CITY, IDAHO



DATE: 4/21/2023

**SOUTH BECK & BAIRD**  
South Landscape Architecture P.C.  
Dba South Beck & Baird Landscape Architecture P.C.

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No. Date Description

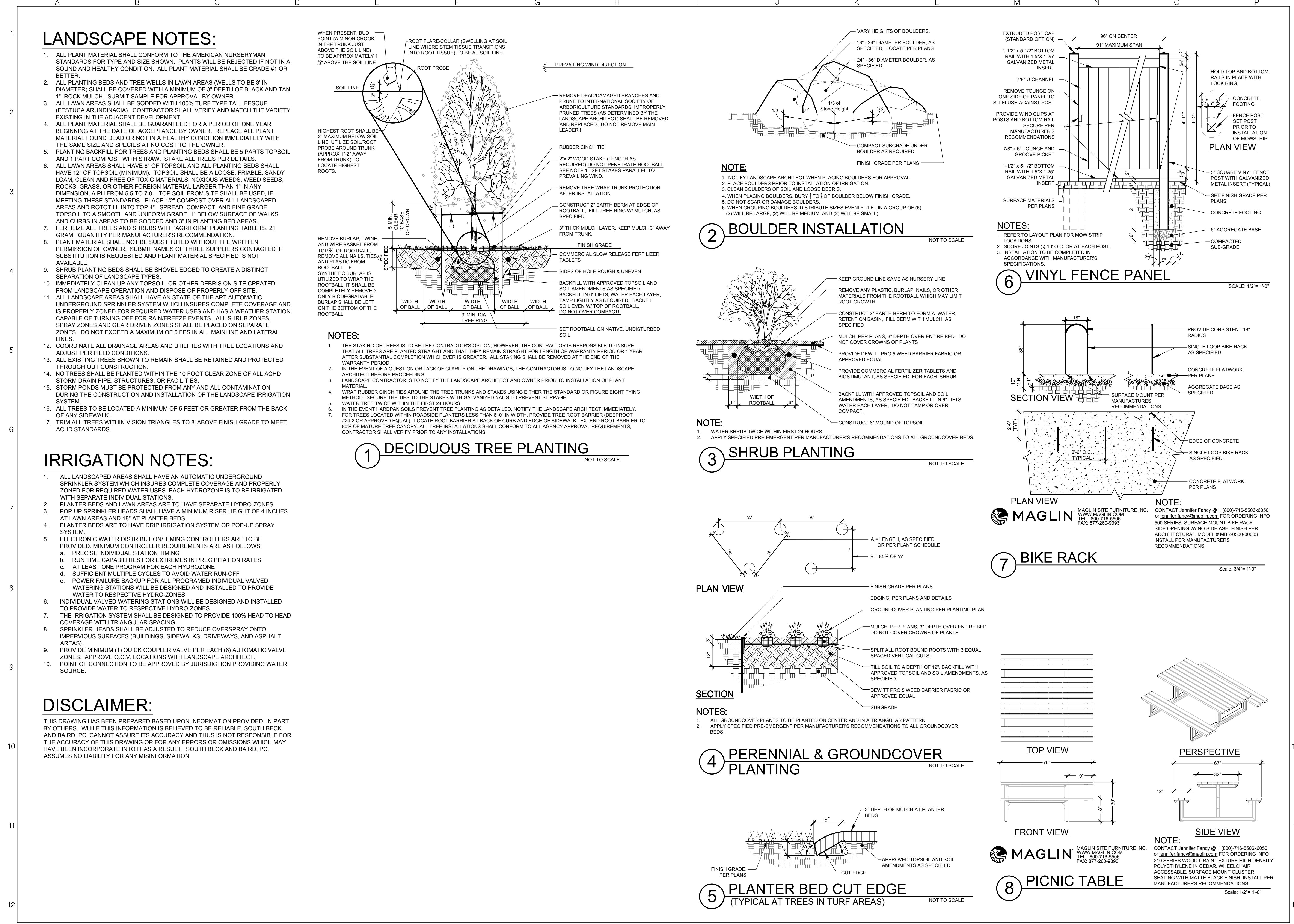
DRAWN BY:  
JRB

CHECKED BY:  
JDR

PROJECT NUMBER  
22-219

SHEET:

L1.0



**LANDSCAPE DETAILS**

**MOD COURT TOWNHOMES**

**4522 E. 45TH ST., GARDEN CITY, IDAHO**

**STAMP:**  
STATE OF IDAHO  
JOHN D. POWELL  
LAW JUDGE  
4/21/2023

**DATE:** 4/21/2023

**81.** South Beck & Baird Landscape Architecture P.C.

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**REVISIONS:**  
No. Date Description

**MAGLIN** MAGLIN SITE FURNITURE INC.  
WWW.MAGLIN.COM  
800.716.5056  
FAX: 877-260-9393

**NOTE:** CONTACT Jennifer Fancy @ 1 (800)-716-5506x6050 or jennifer.fancy@maglin.com FOR ORDERING INFO 500 SERIES, SURFACE MOUNT BIKE RACK, SIDE OPENING W/ NO SIDE ASH. FINISH PER ARCHITECTURAL MODEL # MBR-0500-00003 INSTALL PER MANUFACTURERS RECOMMENDATIONS.

**DRAWN BY:** JRB  
**CHECKED BY:** JDR  
**PROJECT NUMBER:** 22-219  
**SHEET:** L2.0  
**DESIGN REVIEW:**