



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



EXAMPLE GAZEBO STRUCTURE

**KEY NOTES**

1. MONUMENT SIGN.
2. TRASH ENCLOSURE PER CITY STANDARDS
3. PAINTED CROSSWALK, TYP.
4. PROPERTY BOUNDARY
5. TOT LOT PLAY STRUCTURE.
6. COVERED GAZEBO.
7. 5'-0" WIDE SIDEWALK, W/ 2% MAX. CROSS SLOPE AT INTERIOR WALKS, TYP.
8. USPS MAIL STATION. RE: 6/A1.4A
9. BICYCLE RACK
10. BENCH, TYP.
11. 6'-0" VINYL FENCE.
12. MECH. UNIT, WALL MOUNTED



**VICINITY MAP**  
SCALE: 1" = 100'

**APPLICANT**

TAYLOR JENE HOMES  
3313 W. CHERRY LN. STE.543  
MERIDIAN, ID 83642  
CASEY@TAYLORJENEHOMES.COM

**PARCELS**

R2734500592  
R2734500593

**PLAN PREPARED BY:**

ANDREW WHEELER  
THE LAND ARCHITECT  
141 N. PALMETTO#1731  
208-890-8669  
ANDREW@THELANDARCHITECT.COM

**PROJECT DESCRIPTION**

NEW CONSTRUCTION OF (22) TWO STORY ATTACHED TOWNHOME UNITS ON A 1.38 ACRE SITE AS PART OF A P.U.D. IN AN R3 ZONE.

**BICYCLE PARKING SUMMARY**

REQUIRED:  
1 SPACE PER (6) DWELLING UNITS = (4) BIKE STALLS  
PROVIDED:  
(8) BIKE STALLS

**PARKING SUMMARY**

REQUIRED:  
(2) SPACES PER DWELLING UNIT  
GUEST  
(.5) STALLS PER UNIT

TOTAL REQUIRED:  
PER UNIT:  
(22) \* (2) = (44)  
GUEST  
(.5) \* (22) = (11)  
TOTAL REQUIRED = (55) STALLS

PROVIDED:  
(44) COVERED SPACES  
(8) GUEST STALLS  
(1) ADA STALL  
(1) ON-STREET STALL  
(3) ADDITIONAL ON-STREET STALLS

TOTAL PARKING SPACES PROVIDED  
= (54) STANDARD STALLS  
= (57) TOTAL STALLS W/ ADDITIONAL ON-STREET

**SITE COVERAGE**

	SQ. FEET	PERCENTAGE
BUILDING FOOTPRINT	24,400 S.F.	40.62%
ON-SITE A.C. PAVING	15,004 S.F.	24.98%
SITE AMENITIES	415 S.F.	.69%
CONC. WALKS	4,156 S.F.	6.92%
LANDSCAPE OPEN SPACE	14,726.5 S.F.	24.51%
TOTAL AREA	60,073.5 S.F.	100.00 %
	1.38 ACRES	

**SITE DENSITY:**

GROSS AREA: 60,073.50 S.F.± (1.38 AC±)  
GROSS DENSITY: 22 UNITS / 1.38 AC = 15.95 UNITS PER ACRE  
LOT COVERAGE = 58.38%

REVISIONS

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05/10/23

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PROJECT #

TLA22-09

THE LAND ARCHITECT  
PROPERTY DEVELOPMENT



THE LAND ARCHITECT LLC  
1120 S. RACKHAM WAY STE. 300  
MERIDIAN, ID 83642  
(208) 890-8669

MOD COURT TOWNHOME SUBDIVISION

PROJECT

A1.1

ENTITLEMENT APPLICATION