DESIGN REVIEW

Permit info:DSRFY2023-0009_____

Application Date: __9/11/2023_____ Rec'd by: CW_____
FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
▪ www.gardencityidaho.org ▪ building@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: Jorre Delgado	Name:
Company: JD Planning & Consulting	Company: Multiple Owners See Affidavits for Information
Address: 1111 E Bannock St	Address:
City: Boise	City:
State: ID Zip: 83712	State: Zip:
Tel.: 661-742-4967	Tel.:
E-mail: jorre@jdplanningandconsulting.com	E-mail:

PROPERTY AND DESIGN INFORMATION

This application is a request to: ☒ Construct New ☐ Addition ☐ Subdivision

Site Address: 200 W 37th St. / 201 & 205 38th St.		
Subdivision Name: Fairview Acres Sub No 2	Lot: 6 & 7 28 & 29	Block: J
Tax Parcel Number: R2734511380 R2734511474; R2734511482	Zoning: C2	Total Acres: 1.37, .23, 1.147
Proposed Use: Multifamily development	Floodplain: Yes (No)	

OBJECTIVES 8-4C

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?
2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?
3. What are the building materials?
4. What are the existing notable site features and how does the design respect them?
5. Is the building consistent with the adopted streetscape?

Bike and Pedestrian: How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts? Is there sidewalk? How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

Parking and parking lot standards: Is there a tree provided for every 5 parking stalls? Is there bike parking provided? Is the parking adequately screened from adjacent uses and the street? Is there any stall that is located more than 100' from a shade tree?

Community Interaction: How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

pattern in nodes rather than strip commercial along arterial corridors? How does the project promote a place where people want to be? If not exempt 8-4G sustainability, how many points will the project have, as totaled from the sustainability checklist?

Landscaping: Is there more than 5% of the site dedicated to landscaping? Is there one class II or III tree provided for every 50' of street frontage? Will any trees be removed from the site? What kind of irrigation will be provided? Is the landscaping compatible with local climatic conditions?

Building Design: How does the building provide visual interest and positively contribute to the overall urban fabric of the community? What is the Floor to Area ratio? Is there relief incorporated into facades and or rooflines greater than 50'? What are the setbacks? How are the outdoor service and equipment areas screened? If there are multiple structures, are the setbacks consistent? Are there any "green building" concepts are incorporated into the project?

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

Jose Delgado 8/24/2023

Signature of the Applicant (date) **Signature of the Owner (date)**

APPLICATION INFORMATION REQUIRED

Note:
AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:

- [X] Compliance Statement and Statement of Intent
- [X] Neighborhood Map
- [X] Site Plan
- [X] Landscape Plan
- [X] Schematic Drawing
- [ ] Lighting Plan waiver
- [X] Topographic Survey
- [X] Grading Plan
- [ ] Will Serve Letter **If required, must submit a Fire Flow Request waiver
- [ ] Ada County Approved Addresses waiver
- [X] Waiver Request of Application Materials
- [X] Affidavit of Legal Interest
- [ ] Sustainability Checklist *if applicable* waiver

☑ PLEASE CHECK THE FOLLOWING:

INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

- ☐ Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application
- ☐ Purpose, scope, and intent of project
- ☐ Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- ☐ 8 ½" x 11" size minimum
- ☐ Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- ☐ Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON SITE PLAN:

- ☐ Scale not less than 1" = 20', legend, and north arrow.
- ☐ Property boundary, dimensions, setbacks and parcel size.
- ☐ Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- ☐ Building envelope dimensions with the center of the envelope location established in relation to the property lines
- ☐ Adjacent public and private street right of way lines
- ☐ Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- ☐ For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- ☐ The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- ☐ Driveways, access to public streets, parking with stalls, loading areas.
- ☐ Sidewalks, bike and pedestrian paths.
- ☐ Berms, walls, screens, hedges and fencing.
- ☐ Location and width of easements, canals, ditches, drainage areas.
- ☐ Location, dimensions and type of signs.
- ☐ Trash storage and mechanical equipment and screening.
- ☐ Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- ☐ Log depicting square footage of impervious surface, building and landscaping
- ☐ Location and height of fences and exterior walls
- ☐ Location and dimensions of outdoor storage areas
- ☐ Location of utilities and outdoor serviced equipment and areas
- ☐ Location of any proposed public art, exterior site furniture, exterior lighting, signage

INFORMATION REQUIRED ON LANDSCAPE PLAN:

- ☐ Scale the same as the site plan.
- ☐ Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- ☐ Size, location and species of existing vegetation labeled to remain or to be removed.
- ☐ All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- ☐ Cross section through any special features, berms, and retaining walls.
- ☐ A plant list of the variety, size, and quantity of all proposed vegetation
- ☐ Log of square footage of landscaping materials corresponding to location
- ☑ Locations and dimensions of open space and proposed storm water systems

INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (ELEVATIONS):

- ☐ Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- ☐ Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
- ☐ Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- ☐ Overall dimensions of all proposed structures
- ☐ Specifications on exterior surface materials and color
- ☑ Sample materials (as determined by the staff)

INFORMATION REQUIRED ON LIGHTING PLAN:

- ☐ 11" x 17" size minimum
- ☐ Location, type, height, lumen output, and luminance levels of all exterior lighting

See Waiver

- ☐ Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
- ☐ Location of municipal street lights

INFORMATION FOR TOPOGRAPHIC SURVEY:

- ☐ The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20').
- ☑ If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site

INFORMATION REQUIRED ON GRADING PLAN:

- ☐ 11" x 17" size minimum
- ☐ Scale not less than one inch equals twenty feet (1" = 20')
- ☐ Two foot (2') contours for the entire proposal site
- ☐ One foot (1') contours for details, including all planimetric features
- ☐ Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- ☐ Existing easement and utility locations
- ☐ Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surface
- ☐ Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- ☑ Proposed storm water systems

INFORMATION REQUIRED MASTER SIGN PLAN:

***Required for developments of two or more buildings*:**

- ☐ **Location, elevations, and materials of proposed signage**

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM:

***Required if irrigation canal/irrigation ditch runs through property or along property lines*:**

- ☐ **Letter from company indicating approval**

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- **Statement must include a list of the application materials to be waived and an explanation for the request.**

6015 Glenwood Street • Garden City, Idaho 83714
Phone 208 - 472-2921 • Fax 208 - 472-2926 •
www.gardencityidaho.org

Affidavit of Legal Interest

State of Idaho)
)SS
County of Ada)

I, Andy Dodson, member of Dodson Family Holdings, LLC 6237 N. Serinity Ln. Meridian, ID 83646
Name Address of Owner
(must be primary owner as noted in Ada County Assessor's records.
If the primary owner is a business write the business name)

Meridian, ID 83646
City State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to **Jorre Delgado** (Name of Applicant), to submit the accompanying application pertaining to **201 & 205 38th St GARDEN CITY, ID 83714** (Address of Property Subject to this Affidavit), Garden City Idaho, 837**14** property.

2. I agree to indemnify, defend, and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.

4. I acknowledge that all fees related to said applications and improvements are ultimately the property owner's responsibility.

Dated this ~~24th~~ 26th day of **August**, 20**23**

Andy Dodson
Signature

Andy Dodson, member
Printed Name
(must be primary owner, registered agent, or otherwise have legal authority to sign on behalf of primary owner)

Subscribed and sworn to before me the day and year first above written.

Christy Gerber
Notary Public for Idaho

Residing at: Meridian, ID

My Commission expires 6/12/2027

CHRISTY GERBER NOTARY PUBLIC COMM. NO. 49204 STATE OF IDAHO

GARDEN CITY
NESTLED BY THE RIVER

6015 Glenwood Street ▪ Garden City, Idaho 83714
Phone 208 - 472-2921 ▪ Fax 208 - 472-2926 ▪
www.gardencityidaho.org

Affidavit of Legal Interest

State of Idaho)
)SS
County of Ada)

I, [signature], 4339 Marvel Ln
Name — Address of Owner
(must be primary owner as noted in Ada County Assessor's records.
If the primary owner is a business write the business name)
Emmett, ID 83617
City — State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to **Jorre Delgado** (Name of Applicant), to submit the accompanying application pertaining to **200 W 37th St GARDEN CITY, ID 83714** (Address of Property Subject to this Affidavit), Garden City Idaho, 837_14_ property.
2. I agree to indemnify, defend, and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.
4. I acknowledge that all fees related to said applications and improvements are ultimately the property owner's responsibility.

Dated this **24th** day of **August**, 20**23**

[signature] Ray Bolinger
Signature — Printed Name
(must be primary owner, registered agent, or otherwise have legal authority to sign on behalf of primary owner)

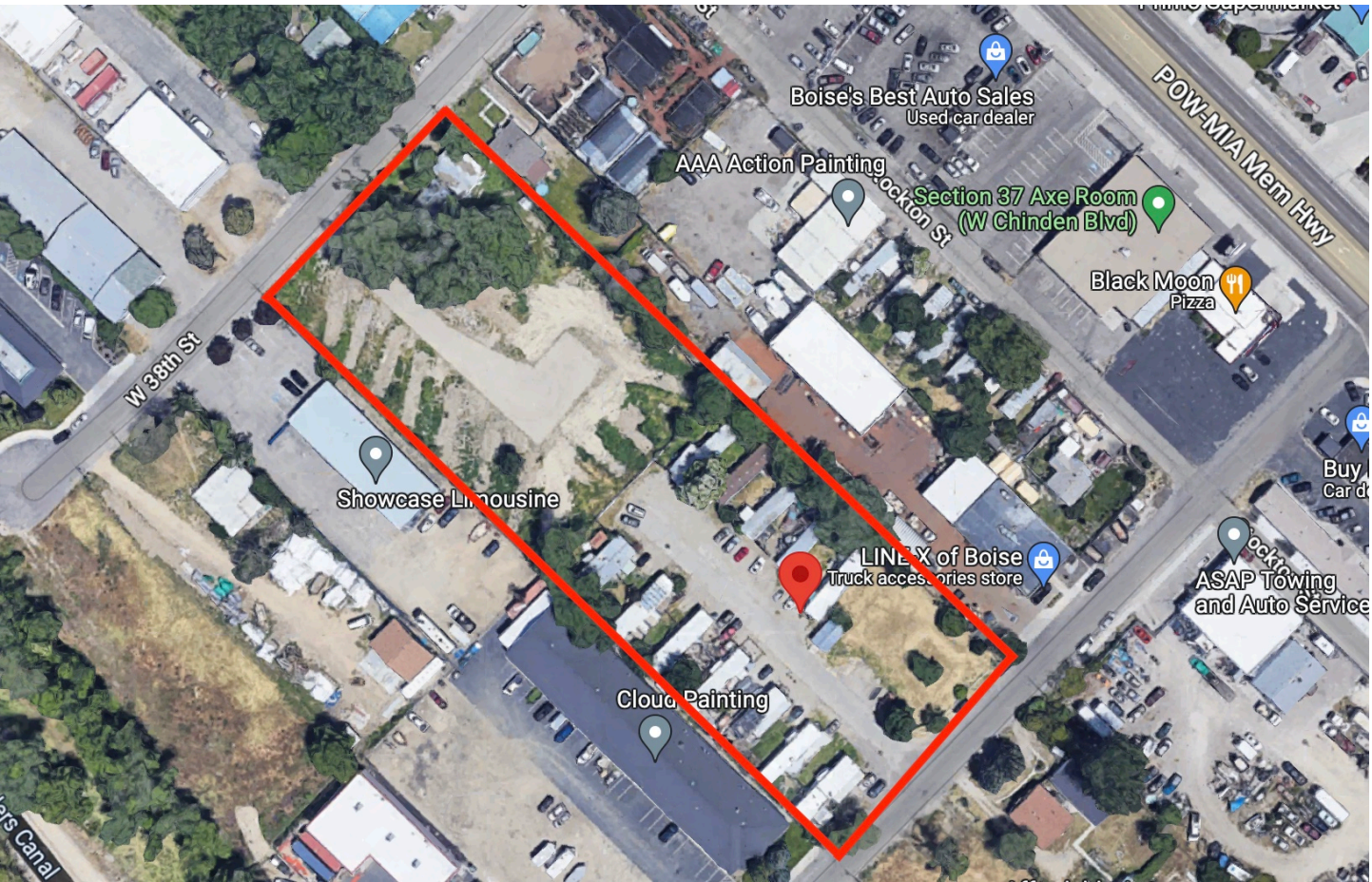
Subscribed and sworn to before me the day and year first above written.

SOYLA RICE NOTARY PUBLIC My Commission Expires 03/31/29 Comm. No. 67907 STATE OF IDAHO

Soyla Rice
Notary Public for Idaho

Residing at: Ada County

My Commission expires: March 31st 2029


Boise's Best Auto Sales
Used car dealer
POW-MIA Mem Hwy
AAA Action Painting
Section 37 Axe Room
(W Chinden Blvd)
Black Moon
Pizza
W 38th St
Showcase Limousine
LINEX of Boise
Truck accessories store
ASAP Towing
and Auto Service
Cloud Painting

Date: August 24th, 2023

To: Planning Staff & Design Review Committee
City of Garden City
6015 Glenwood Street
Garden City, Idaho 83714

RE: **200 W. 37th Street**
203 and 205 W. 38th Street
Waiver Request of Application Materials

Planning Staff & Design Review Committee,

We are requesting a waiver for the following application items:

1. **Lighting Plan** - Lighting plan to be submitted as the development further develops to ensure the proper placement of lighting and proper electrical work.
2. **Will Serve Letter** - A fire flow request has been submitted, waiting on the will serve letter.
3. **Ada County Approved Addresses** - Ada county approved addresses will be assigned after the number of units are confirmed on final entitlement documents.
4. **Sustainability Checklist** - Exempt

Thank you,

Jorre Delgado

Jorre Delgado / 661.742.4967
jorre@jdplanningandconsulting.com

Date: September 8, 2023

To: Planning Staff & Design Review Committee
City of Garden City
6015 Glenwood Street
Garden City, Idaho 83714

RE: **200 W. 37th Street**
203 and 205 W. 38th Street
Design Review Narrative

Planning Staff & Design Review Committee,

We are pleased to submit an Application for a Conditional Use Permit for a multifamily residential community located at 200 W. 37th Street (Parcel # R2734511380)and 201 and 205 W. 38th Street (Parcel #s R2734511474 and R2734511482 respectfully). The site consists of 2.76 acres. All three parcels are currently zoned C-2 under the Garden City Municipal Code.

Project Overview

The Project is contained within a single building, which effectively utilizes the buildable acreage of the parcels. The project includes 220 units broken up between 60 one-bedrooms and 160 two-bedroom. Also included in the Project are over 23,000 square feet of open space and amenities, including a pool and courtyard located in the center of the building, as well as various outdoor amenities that include a dog park, playground, fire pits, sitting areas and open space. In addition to the formal amenities, there are a number of gathering areas located within the building that include gathering and working areas that provide panoramic views of Garden City, the Boise River tree lines, Downtown Boise, and the foothills. The building was designed with an eye to the future of the surrounding neighborhood and to provide a feel of community both inside and outside.

Parking for the Project is within a covered 2 story podium garage on the interior of the Property. The Project provides a total of 330 parking spaces under Table 8-4D-2. Parking also includes 20 accessible stalls. The building is designed with panels located at the parking areas to minimize the impact of car lights on the surrounding neighbors. The Project also complies with the bicycle parking requirements, offering residents 37 bike spots as required in Table 8-4D-3. on the exterior of the building.

Jorre Delgado / 661.742.4967
jorre@jdplanningandconsulting.com

OBJECTIVES 8-4C

1. **How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?**
    - The Project was designed to minimize sprawl by efficiently using the lots and by maximizing pedestrian circulation by including an appropriate system of sidewalks to connect the community to adjacent properties, firmly embedding this project into the existing community while providing necessary access for future growth in the neighborhood.

2. **How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?**
    - The site will create new pedestrian accessibility by providing new sidewalks. This accessibility will be expanded as surrounding parcels are developed in the future. All parking is contained in covered parking and on-street parking will not be allowed, which will increase pedestrian visibility.

3. **What are the building materials?**
    - Building materials consist of fiber-cement paneling, siding and trim, stucco, brick, aluminum canopies and framed garage screens, and glass. The building will be constructed on a concrete superstructure.

4. **What are the existing notable site features and how does the design respect them?**
    - The main feature of the site is its close proximity to the Chinden Boulevard corridor. The project will create an architecturally interesting and distinctive building just off one of the main thoroughfares in the City. The project will invite future development and growth in the surrounding area, while providing a residential anchor for surrounding properties.

5. **Is the building consistent with the adopted streetscape?**
    - Currently the adopted streetscape for 37th Street or 38th Street consists primarily of dated commercial and residential sites. There are currently no sidewalks from the site to Chinden Boulevard along 37th or 38th Streets. The site layout was designed with an eye to the future. The Project will begin to better define and improve the current streetscape, by providing sidewalks on the site, as well as improved landscaping. Additionally, the building was designed with consideration for the elements and materials used on the outside of the building to be visually appealing from the street and from neighboring properties. As with other areas in Garden City, this Project will be the first new multifamily project on 37th and 38th south of Chinden Boulevard, but will set the feel and standard for future residential developments on the southside of Chinden Boulevard.

Bike and Pedestrian:

The site itself will include new sidewalks. However, there isn't full sidewalk access on 37th or 38th Street from the site to Chinden Boulevard. Over time and as neighboring sites are improved and/or developed, there will be sidewalk accessibility from the site to Chinden Boulevard, which does have sidewalks. Pedestrians and bikes can still safely access Chinden Boulevard from the site along 37th and 38th Street, as there is ample shoulder space. The nearest Valley Regional Transit stops are located at 39th Street and W. Chinden Blvd., as well as 36th Street and W. Chinden Blvd and are within walking and biking distance from the site.

Parking and parking lot standards:

Parking is within an enclosed garage in the structure of the building, as such there are no trees near parking stalls. 37 bike parking stalls are provided per Table 8-4G-D. The design incorporates aluminum panels at the parking levels to provide adequate screening so as to visually insulate the parking from the surrounding properties and to minimize the impact of car lights at night.

Community Interaction:

Garden City is currently undergoing a revitalization, which has mainly been on the northside of Chinden Boulevard. The project aims to bring much needed housing to Garden City and add to the evolving aesthetics to the Chinden Boulevard corridor.This Project will set the standard as a new residential anchor for this section of Garden City. Great care was taken to design the project in a manner that incorporates elements to make the building and its amenities warm and inviting while enhancing the overall feel of the surrounding neighborhood.

The project is exempt under 8-4G-D because it is within ¼ mile of several of the basic services enumerated in Section 8-4G-D.

Landscaping:

There is currently +-19.78% of the site devoted to landscaping. Code requirements (1 Class II Tree per street frontage plus 1 Class II per 50 feet) require 4 trees each on 37th Street and on 38th Street. The Landscape plan calls for 5 Class II trees on 38th Street and 4 Class II trees on 37th Street. Any existing trees on site will be mitigated per arborist report or as otherwise required by the City. An automated underground irrigation system will be provided. The source of irrigation is to be determined pending surface water rights availability. Landscaping was selected to be compatible with the local climatic conditions and is readily available at most local nurseries.

Building Design:

The mass of the building will be broken up using modulation via offsets and differing building materials. Additionally, earth colors will be used to compliment the varying visual modulations

on the building. Each unit will feature private balconies providing various views of the surrounding cities and foothills or views of the internal courtyard. The courtyard was designed to create a sense of community and neighborhood between the residents. Great care was taken to design the project in a manner that incorporates elements to make the building and its amenities warm and inviting, enhancing the overall feel of surrounding neighborhoods.

The overall project floor area ratio 4.46 (536,310sf of building/120,255.6sf of site). There is facade and roofline undulation incorporated into the areas that are longer than 50'. Setbacks are: Front 5'-0"; Rear 5'-0"; and Side 5'-0". Outdoor services and equipment will be screened with similar screening used on the facade of the building on the parking levels.. There will not be multiple structures on the site. During the construction drawing phase of the project, standard green building concepts will be incorporated into the design with enhanced envelope, higher efficiency HVAC, etc.

Please contact the office with any questions you may have in reviewing these application materials. We look forward to working with you on this project.

Regards,
Wade Thomas - TNT
Jorre Delgado - JD Planning & Consulting

RECORD OF SURVEY

FOR

MJV PROPERTIES

LOTS 6, 7, 28 & 29, BLOCK J, FAIRVIEW ACRES SUBDIVISION NO. 2

LOCATED IN GOVERNMENT LOT 10 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST, B.M.

GARDEN CITY, ADA COUNTY, IDAHO

2023

RECORD OF SURVEY NO. 14018

CERTIFICATE OF THE COUNTY RECORDER

STATE OF IDAHO)
) SS
ADA COUNTY)

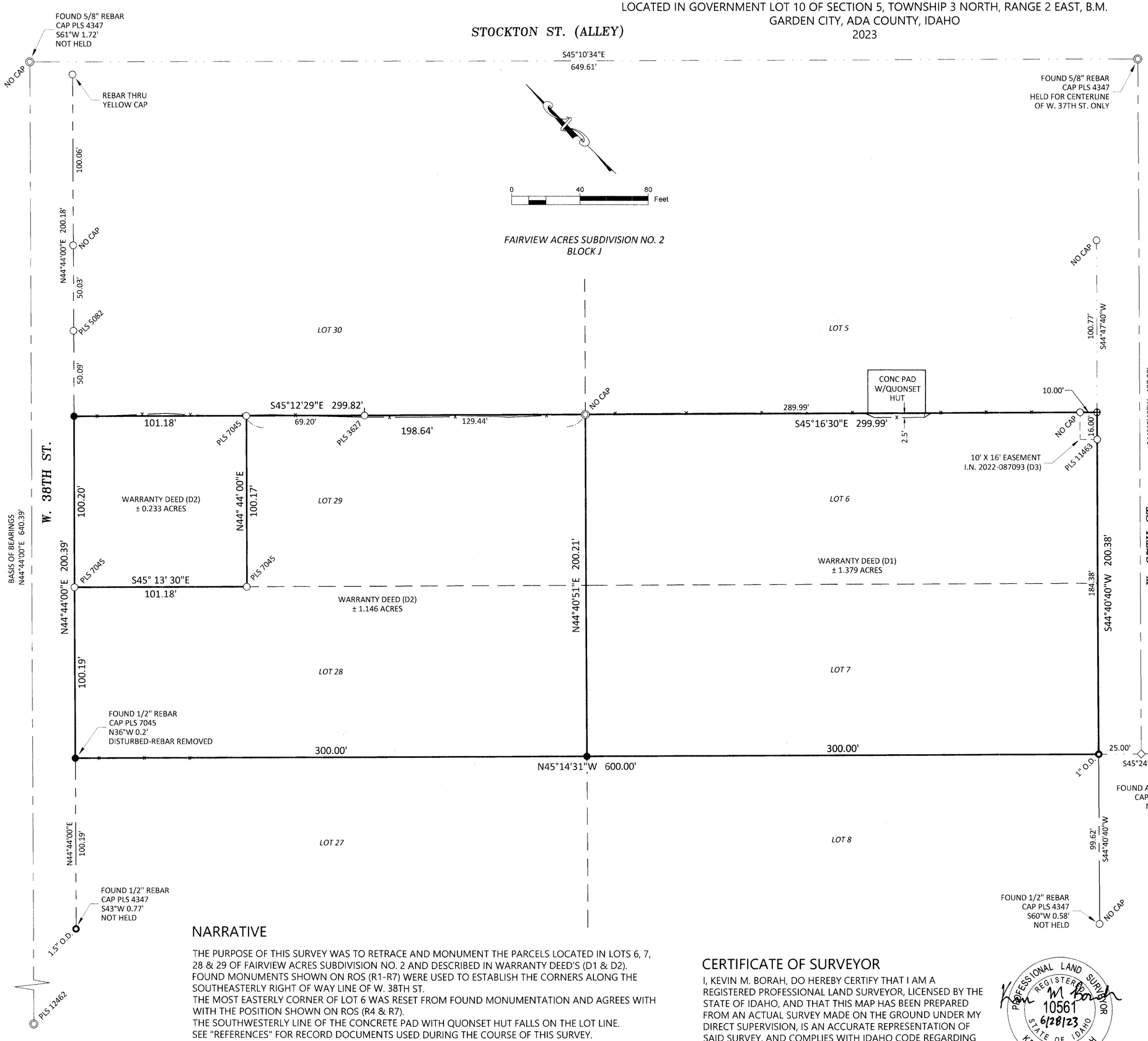
INSTRUMENT NUMBER 2023-037275

I HEREBY CERTIFY THAT THIS SURVEY FILED AT THE REQUEST OF LR GEO AT 10 MINUTES PAST 4 O' CLOCK P. M., THIS 28th DAY OF June, 2023 A. D., IN MY OFFICE AND WAS DULY RECORDED.

DEPUTY

Trent Tripple
EX-OFFICIO RECORDER

FEE: $5.00



LEGEND

- SURVEYED PARCEL BOUNDARY
- RIGHT-OF-WAY BOUNDARY
- LOT BOUNDARY (P1)
- EXISTING EASEMENT BOUNDARY
- BOUNDARY TIES
- CENTERLINE
- FENCE LINE
- FOUND 5/8" REBAR, AS NOTED
- FOUND 1/2" REBAR, AS NOTED
- FOUND IRON PIPE
- SET 1/2" REBAR WITH PLASTIC CAP, STAMPED "LRG PLS 10561"
- SET COPPER PLUG WITH MAGNET
- CALCULATED POSITION ONLY

BASIS OF BEARING

THE BASIS OF BEARING IS GRID NORTH, IDAHO WEST ZONE PROJECTION OF NAD83 (2011) 2010.00, BEING N44°44'00"E BETWEEN THE CENTERLINE MONUMENTS ALONG W. 38TH STREET.

REFERENCES

P1. PLAT OF "FAIRVIEW ACRES SUBDIVISION NO. 2", BK. 10, PG. 538; JUNE 1945
R1. ROS 3605 BY CIVIL SURVEY CONSULTANTS, INC; JULY 1996
R2. ROS 3975 BY MARKS LAND SURVEY; AUGUST 1997
R3. ROS 7791 BY ARROW LAND SURVEYING, INC; FEBRUARY 2007
R4. ROS 9241 BY SKINNER LAND SURVEY CO. INC; JULY 2012
R5. ROS 11829 BY ACCURATE SURVEYING & MAPPING; MAY 2019
R6. ROS 12660 BY ACHD; DECEMBER 2020
R7. ROS 13676 BY ACCURATE SURVEYING & MAPPING; OCTOBER 2022
R8. ROS 13746 BY TEALEY'S LAND SURVEYING; DECEMBER 2022
D1. WARRANTY DEED I.N. 2016-126741; DECEMBER 2016
D2. WARRANTY DEED I.N. 2021-101480; JULY 2021
D3. EASEMENT I.N. 2022-087093; OCTOBER 2022

ABBREVIATIONS

BK	BOOK
N,E,S,W	NORTH, EAST, SOUTH, WEST
PG	PAGE
I.N.	INSTRUMENT NUMBER, ADA COUNTY RECORDS
ROS	RECORD OF SURVEY NUMBER
O.D.	OUTSIDE DIAMETER

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RETRACE AND MONUMENT THE PARCELS LOCATED IN LOTS 6, 7, 28 & 29 OF FAIRVIEW ACRES SUBDIVISION NO. 2 AND DESCRIBED IN WARRANTY DEED'S (D1 & D2). FOUND MONUMENTS SHOWN ON ROS (R1-R7) WERE USED TO ESTABLISH THE CORNERS ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF W. 38TH ST.
THE MOST EASTERLY CORNER OF LOT 6 WAS RESET FROM FOUND MONUMENTATION AND AGREES WITH WITH THE POSITION SHOWN ON ROS (R4 & R7).
THE SOUTHWESTERLY LINE OF THE CONCRETE PAD WITH QUONSET HUT FALLS ON THE LOT LINE.
SEE "REFERENCES" FOR RECORD DOCUMENTS USED DURING THE COURSE OF THIS SURVEY.

CERTIFICATE OF SURVEYOR

I, KEVIN M. BORAH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND COMPLIES WITH IDAHO CODE REGARDING CORNER PERPETUATION AND SURVEYS.

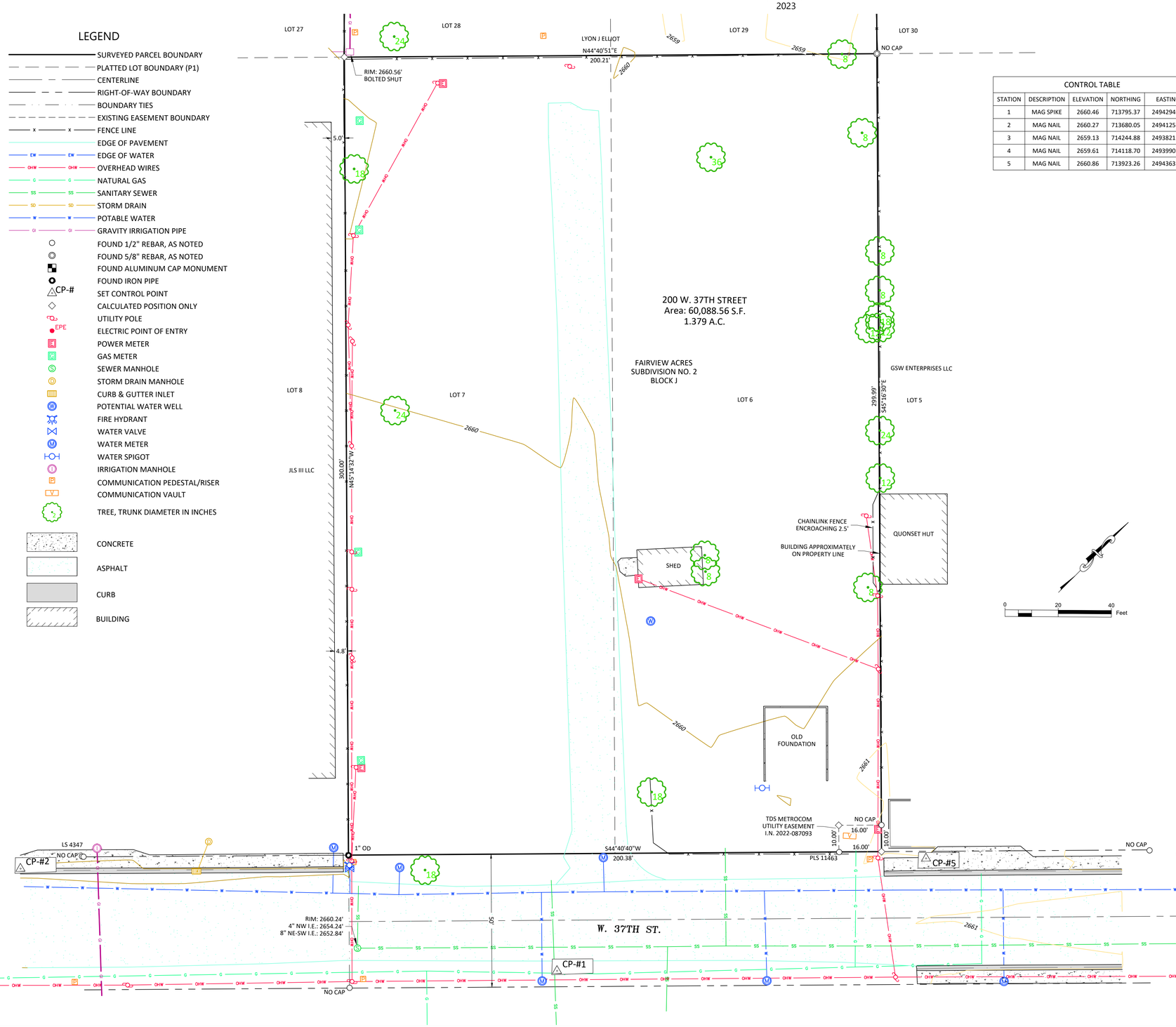
PROFESSIONAL LAND SURVEYOR
REGISTERED
10561
6/28/23
STATE OF IDAHO
KEVIN M. BORAH

LR Geo
A SURVEYING & MAPPING COMPANY
690 S. INDUSTRY WAY | SUITE 55 | MERIDIAN, IDAHO 83642
208.519.5900 | www.lr-geo.com

INDEX No. 321-5-3-0-0-10-538 LRG PROJECT NO: 05034

TOPOGRAPHIC SURVEY
OF
200 W. 37TH STREET

LOTS 6 AND 7, BLOCK J OF FAIRVIEW ACRES SUBDIVISION NO. 2
LOCATED WITHIN GOVERNMENT LOT 10 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST, B.M.
GARDEN CITY, ADA COUNTY, IDAHO
2023



LEGEND

- SURVEYED PARCEL BOUNDARY
- PLATTED LOT BOUNDARY (P1)
- CENTERLINE
- RIGHT-OF-WAY BOUNDARY
- BOUNDARY TIES
- EXISTING EASEMENT BOUNDARY
- FENCE LINE
- EDGE OF PAVEMENT
- EDGE OF WATER
- OVERHEAD WIRES
- NATURAL GAS
- SANITARY SEWER
- STORM DRAIN
- POTABLE WATER
- GRAVITY IRRIGATION PIPE
- FOUND 1/2" REBAR, AS NOTED
- FOUND 5/8" REBAR, AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- FOUND IRON PIPE
- CP-# SET CONTROL POINT
- CALCULATED POSITION ONLY
- UTILITY POLE
- EPE ELECTRIC POINT OF ENTRY
- POWER METER
- GAS METER
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- CURB & GUTTER INLET
- POTENTIAL WATER WELL
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER SPIGOT
- IRRIGATION MANHOLE
- COMMUNICATION PEDESTAL/RISER
- COMMUNICATION VAULT
- TREE, TRUNK DIAMETER IN INCHES
- CONCRETE
- ASPHALT
- CURB
- BUILDING

CONTROL TABLE				
STATION	DESCRIPTION	ELEVATION	NORTHING	EASTING
1	MAG SPIKE	2660.46	713795.37	2494294.93
2	MAG NAIL	2660.27	713680.05	2494125.03
3	MAG NAIL	2659.13	714244.88	2493821.28
4	MAG NAIL	2659.61	714118.70	2493990.46
5	MAG NAIL	2660.86	713923.26	2494363.27

NOTES

1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY OF THE IMPROVEMENTS AT THIS SITE, AS OBSERVED ON 05/17/2023. SITE WAS FUNCTIONING AS AN ACTIVE TRAILER PARK.
2. THE BOUNDARY SHOWN HEREON IS BASED UPON AN ACTUAL SURVEY ON THE GROUND.
3. THE EASEMENTS AS SHOWN ARE LIMITED TO A REVIEW OF TITLE COMMITMENT FILE NO. 831755, ISSUED 05-05-2023 BY PIONEER TITLE COMPANY. NO ADDITIONAL RESEARCH WAS PERFORMED.
4. ALL HARD SURFACE TOPOGRAPHY WAS OBTAINED WITH A LEICA MS50 SMARTSTATION AND A LEICA GS18 GPS UNIT.
5. A RECORD OF SURVEY WILL BE FILED PER THE REQUIREMENTS OF IDAHO CODE TITLE 55, CHAPTER 19.
6. TRAILERS AND APPURTENANT STRUCTURES NOT LOCATED.
7. THERE IS A BLANKET EASEMENT OVER LOT 6 AND LOT 7 IN FAVOR OF INTERMOUNTAIN GAS COMPANY TO "CONSTRUCTION, OPERATE, AND MAINTAIN...NATURAL GAS OVER ANY PORTION OF THE PROPERTY", RECORDED AS INSTRUMENT NO. 760961.
8. THERE IS A BLANKET EASEMENT OVER LOT 6 IN FAVOR OF IDAHO POWER COMPANY, RECORDED AS INSTRUMENT NO. 775246.

HORIZONTAL DATUM

NAD 83 (2011) 2010.00, IDAHO SPCS WEST ZONE PROJECTION. COORDINATES SHOWN ARE AT GROUND, WITH A COMBINED SCALE FACTOR OF 1.000171880 APPLIED ABOUT THE ORIGIN (0,0).

VERTICAL DATUM

NAVD 88, BROUGHT TO THE SITE VIA STATIC OBSERVATION PROCESSED THROUGH THE NGS OPUS UTILITY.

UNDERGROUND UTILITIES

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE INTERPOLATED BETWEEN STRUCTURES LOCATED DURING THE COURSE OF THIS SURVEY OR AS DEPICTED ON GIS MAPS PROVIDED BY THE VARIOUS PUBLIC UTILITIES. A FACILITY REQUEST WAS MADE THROUGH DIGLINE AND THE PUBLIC UTILITY COMPANIES AFFILIATED WITH DIGLINE WERE CONTACTED FOR THEIR MAPPING. (SEE TABLE OF CONTACTED UTILITY COMPANIES) THESE UTILITIES WERE NOT MARKED BY A UTILITY LOCATOR AS PART OF THIS PROJECT.

REFERENCES

P1. PLAT OF "FAIRVIEW ACRES SUBDIVISION NO. 2", BK. 10, PG. 538; JUNE 1945
R1. ROS 3555 BY CIVIL SURVEY CONSULTANTS, INC; MAY 1996
R2. ROS 3975 BY MARKS LAND SURVEYING, AUGUST 1997
R3. ROS 7791 BY ARROW LAND SURVEYING, INC., FEBRUARY 1997
R4. ROS 9241 BY SKINNER LAND SURVEY CO. INC., JULY 2012
R5. ROS 12660 BY ADA COUNTY HIGHWAY DISTRICT, DECEMBER 2020
R6. ROS 13676 BY ACCURATE SURVEYING & MAPPING, OCTOBER 2022
R7. ROS 13746 BY TEALEY'S LAND SURVEYING, DECEMBER 2022
D1. WARRANTY DEED I.N. 2016-126741; DECEMBER 2016
E1. CONVEYANCE OF EASEMENT/CORRECTIVE EASEMENT, OCTOBER 2022

ABBREVIATIONS

N,E,S,W	NORTH, EAST, SOUTH, WEST
I.N.	INSTRUMENT NUMBER, ADA COUNTY RECORDS
ROS	RECORD OF SURVEY NUMBER
OD	OUTSIDE DIAMETER

SIGNED
05-30-2023

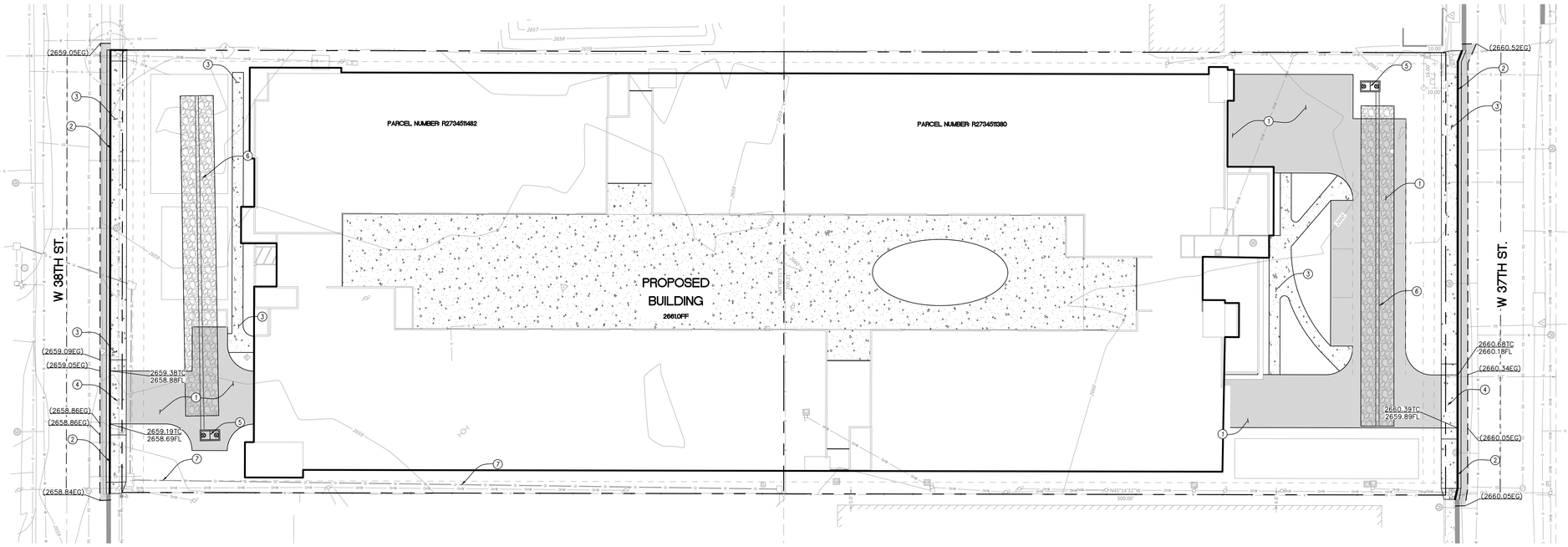
CERTIFICATE OF SURVEYOR

I, KEVIN M. BORAH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

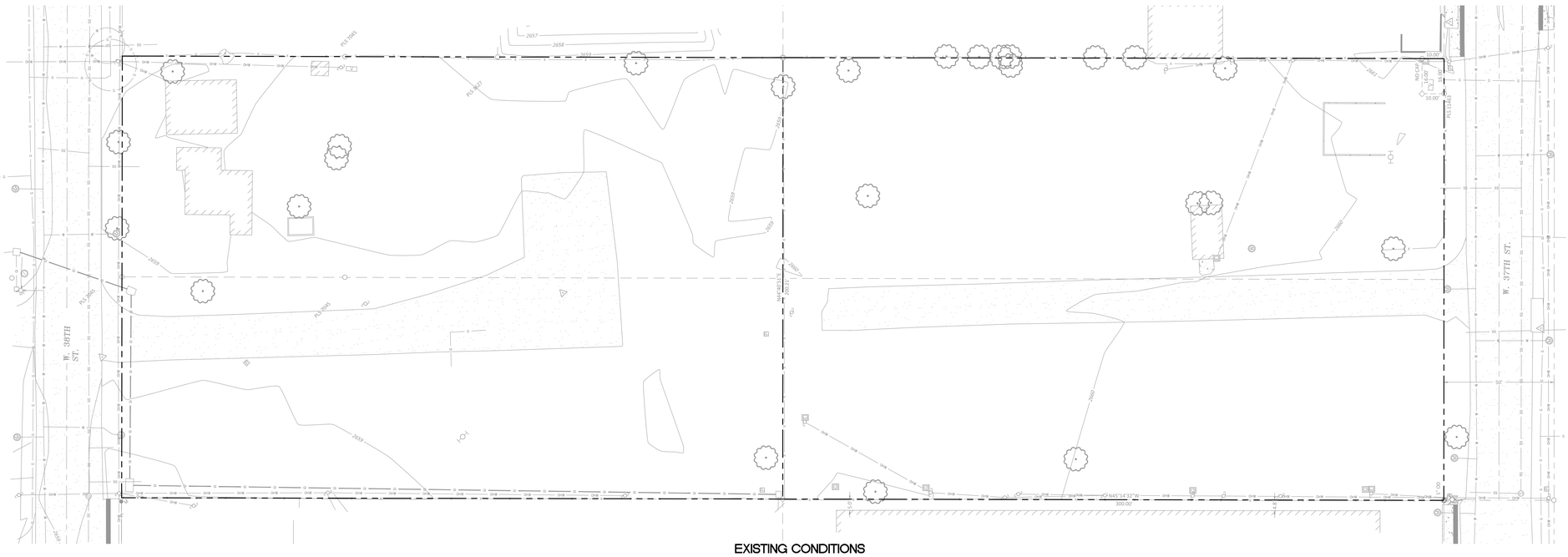
PROFESSIONAL LAND SURVEYOR — REGISTERED — 10561 — STATE OF IDAHO — KEVIN M. BORAH

LR Geo
A SURVEYING & MAPPING COMPANY
690 S. INDUSTRY WAY | SUITE 55 | MERIDIAN, IDAHO 83642
208.519.5900 | www.lr-geo.com

LRG PROJ: 05034
DRAFTED BY: HT
CHECKED BY: AR



CONCEPTUAL GRADING AND DRAINAGE PLAN



EXISTING CONDITIONS

CONSTRUCTION NOTES

① INSTALL NEW VEHICULAR PAVEMENT PER DETAIL ON THIS PAGE. THICKNESS PER GEOTECHNICAL RECOMMENDATION.

② INSTALL 6' VERTICAL CURB AND GUTTER PER ISPWC SD-701.

③ INSTALL CONCRETE SIDEWALK PER ISPWC SD-709, SD-714 AND SD-714B.

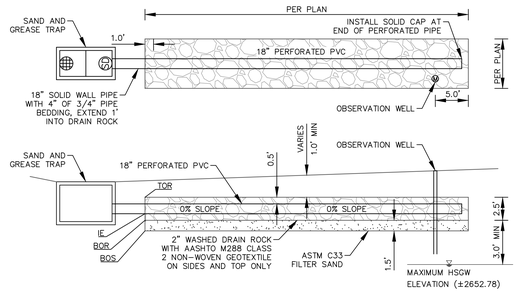
④ INSTALL CONCRETE DRIVEWAY WITH RAMPED SIDEWALK PER ISPWC SD-710B.

⑤ INSTALL 1500 GALLON SAND AND GREASE TRAP PER THE DETAIL ON SHEET C0.1. DRAINAGE FROM BUILDING TO BE ROUTED TO THIS LOCATION VIA BUILDING DRAINAGE SYSTEM AND ROOF DRAINS.

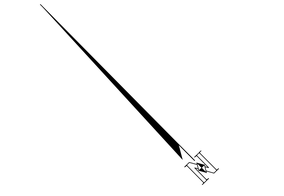
⑥ INSTALL 15X145X2.5 FOOT SEEPAGE BED PER ACHD BMP 20 ON THIS PAGE WITH A 3619 CUBIC FOOT DISPOSAL VOLUME.

⑦ EXISTING GRAVITY IRRIGATION LINE TO REMAIN PROTECTED AND IN PLACE.

⑧ SITE IS LOCATED OUTSIDE OF ANY FEMA OR CITY FLOOD HAZARDS ZONES.



SEEPAGE BED
NOT TO SCALE



20 0 20 40 60 80
SCALE 1" = 20'

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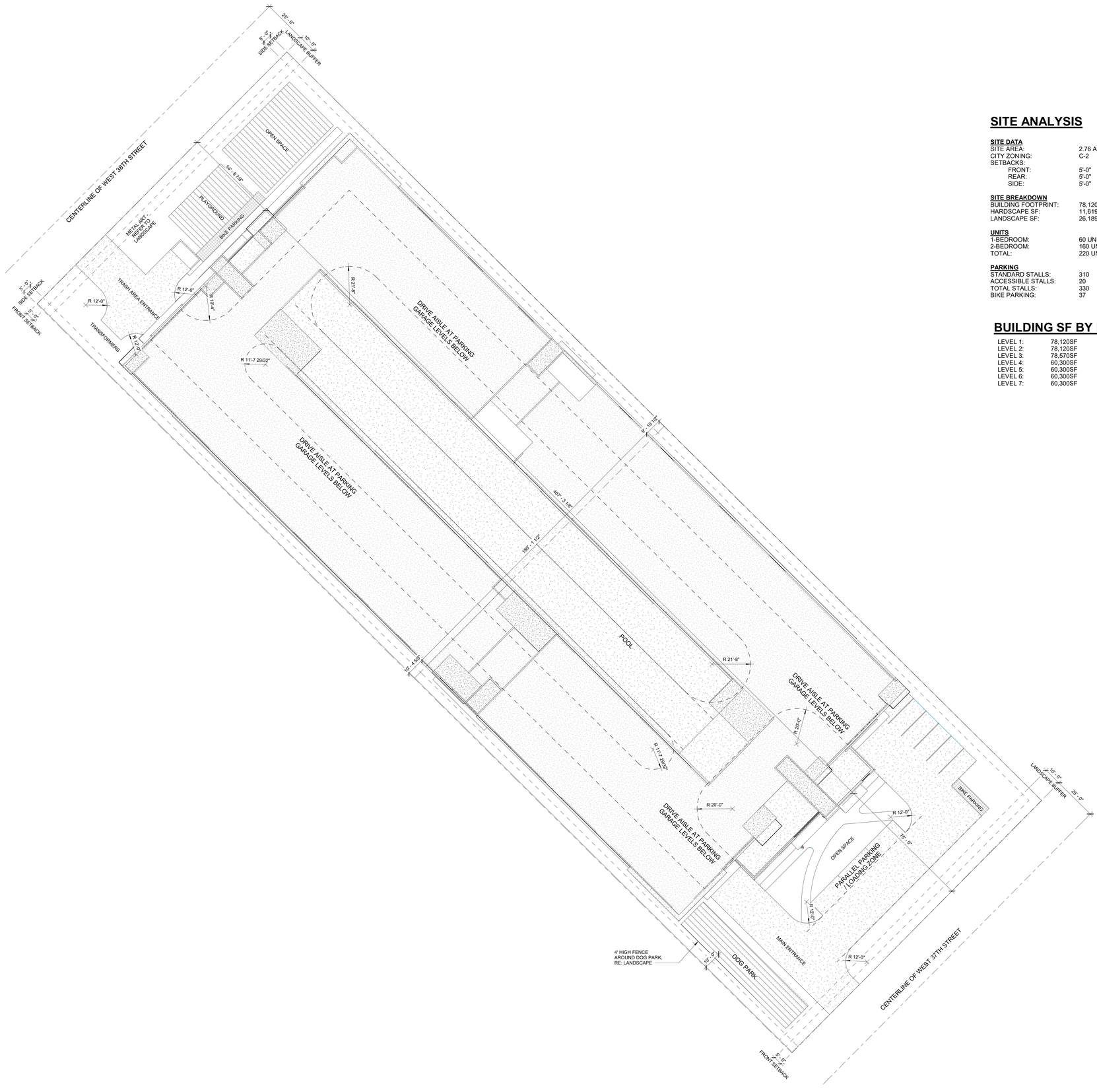
CONCEPT GRADING PLAN

C1.0



1 SITE PLAN
1" = 20'-0"

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SITE ANALYSIS

SITE DATA

SITE AREA:	2.76 ACRES
CITY ZONING:	C-2
SETBACKS:	
FRONT:	5'-0"
REAR:	5'-0"
SIDE:	5'-0"

SITE BREAKDOWN

BUILDING FOOTPRINT:	78,120 SF
HARDSCAPE SF:	11,619 SF
LANDSCAPE SF:	26,189 SF

UNITS

1-BEDROOM:	60 UNITS
2-BEDROOM:	160 UNITS
TOTAL:	220 UNITS

PARKING

STANDARD STALLS:	310
ACCESSIBLE STALLS:	20
TOTAL STALLS:	330
BIKE PARKING:	37

BUILDING SF BY LEVEL

LEVEL 1:	78,120SF
LEVEL 2:	78,120SF
LEVEL 3:	78,570SF
LEVEL 4:	60,300SF
LEVEL 5:	60,300SF
LEVEL 6:	60,300SF
LEVEL 7:	60,300SF

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ARCHITECTURAL SITE PLAN

A100

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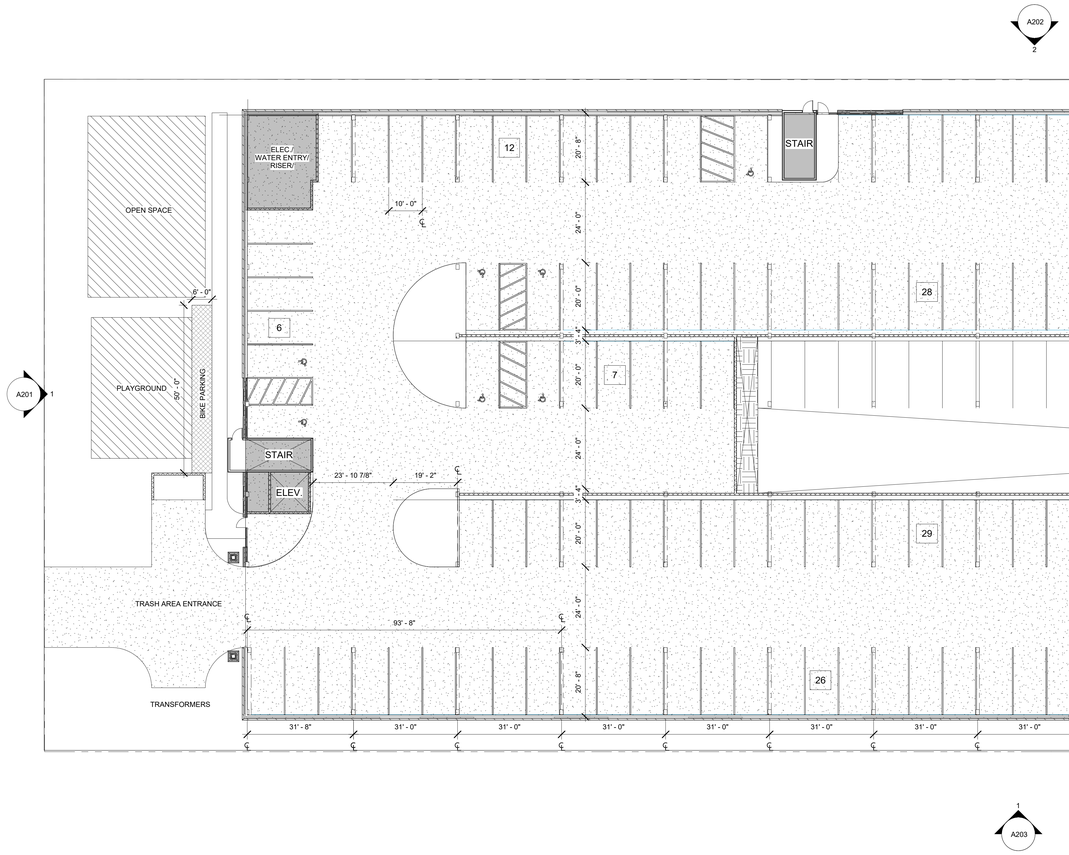

1 FLOOR PLAN - LEVEL 1
1/16" = 1'-0"

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FLOOR PLAN - LEVEL 1

A101

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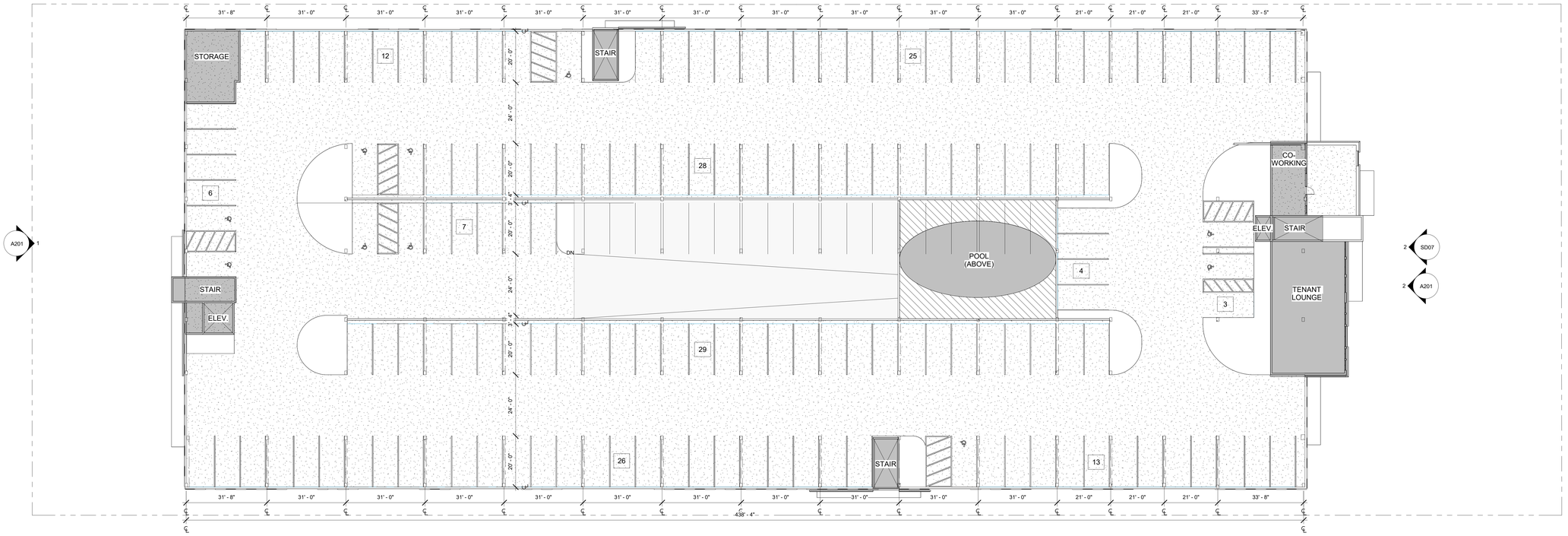

1 LEVEL 2
1/16" = 1'-0"

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FLOOR PLAN - LEVEL 2

A102

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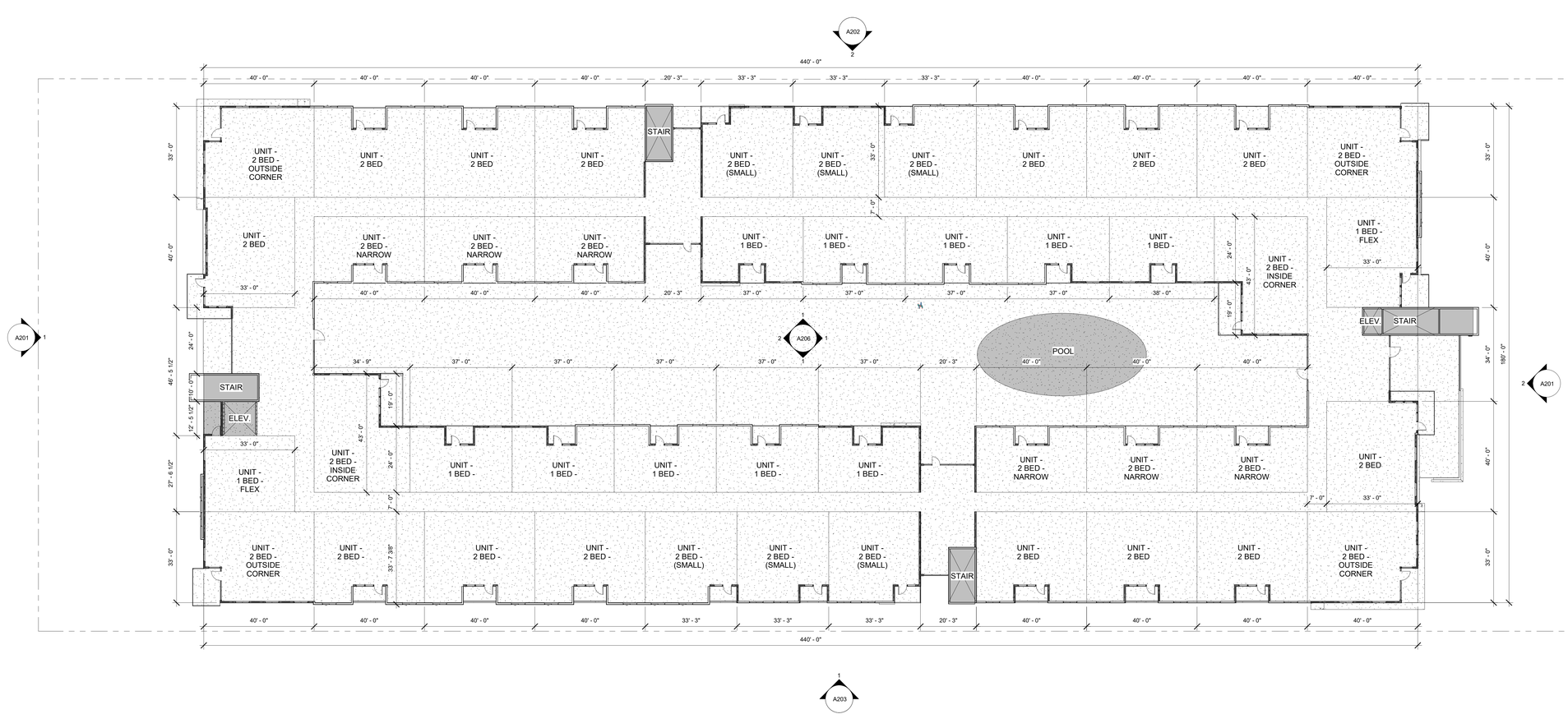

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FLOOR PLAN - LEVEL 3

A103

8/31/2023 4:38:29 PM

1 LEVEL 3
1/16" = 1'-0"

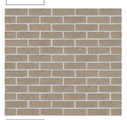
MATERIALS LEGEND

1 FIBER CEMENT - SW7004 SNOWBOUND

3 4 FIBER CEMENT - SW9553 ALLEGORY

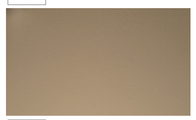
5 STUCCO - SW9565 FORGED STEEL

6 NICHIHA - VINTAGE WOOD - SPRUCE



7 INTERSTATE BRICK - TUMBLEWEED WHITE GROUT

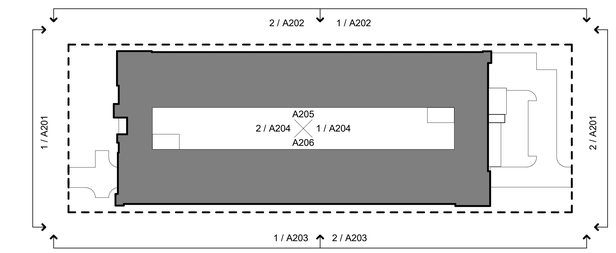
8 ALUMINUM - ANODIZED DARK BRONZE



9 ALUMINUM - ANODIZED LIGHT BRONZE

11 12 PAINTED RAILING - SW9565 FORGED STEEL

EXTERIOR FINISHED - KEYNOTES	
Key Value	Keynote Text
1	FIBER-CEMENT PANELING - SW7004, SNOWBOUND
3	FIBER-CEMENT PANELING - SW9553, ALLEGORY
4	FIBER-CEMENT TRIM - SW9553, ALLEGORY
5	STUCCO - SW9565, FORGED STEEL
6	FIBER-CEMENT SIDING - NICHIHA VINTAGE WOOD - SPRUCE
7	BRICK - INTERSTATE BRICK IN TUMBLEWEED WITH WHITE GROUT
8	ALUMINUM CANOPY - ANODIZED DARK BRONZE
9	ALUMINUM FRAMED GARAGE SCREEN - ANODIZED LIGHT BRONZE
10	CONCRETE SUPER-STRUCTURE
11	HSS RAILING - PT. GRAY
12	GLASS-PANEL RAILING - PT. GRAY



Site Key Plan - Elevations
1/64" = 1'-0"

2 BUILDING ELEVATION - EAST
1/8" = 1'-0"

1 BUILDING ELEVATION - WEST
1/8" = 1'-0"

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EXTERIOR ELEVATIONS - EAST & WEST

A201

8/31/2023 3:27:15 PM

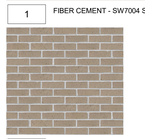
MATERIALS LEGEND

1 FIBER CEMENT - SW7004 SNOWBOUND

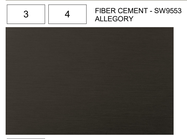
3 4 FIBER CEMENT - SW9553 ALLEGORY

5 STUCCO - SW9565 FORGED STEEL

6 NICHIHA - VINTAGE WOOD - SPRUCE



7 INTERSTATE BRICK - TUMBLEWEED WHITE GROUT



8 ALUMINUM - ANODIZED DARK BRONZE

9 ALUMINUM - ANODIZED LIGHT BRONZE

11 12 PAINTED RAILING - SW9565 FORGED STEEL

EXTERIOR FINISHED - KEYNOTES	
Key Value	Keynote Text
1	FIBER-CEMENT PANELING - SW7004, SNOWBOUND
3	FIBER-CEMENT PANELING - SW9553, ALLEGORY
4	FIBER-CEMENT TRIM - SW9553, ALLEGORY
5	STUCCO - SW9565, FORGED STEEL
6	FIBER-CEMENT SIDING - NICHIHA VINTAGE WOOD - SPRUCE
7	BRICK - INTERSTATE BRICK IN TUMBLEWEED WITH WHITE GROUT
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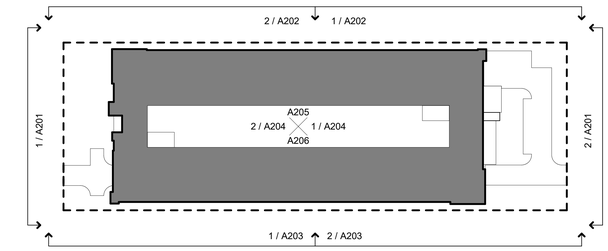
9	ALUMINUM FRAMED GARAGE SCREEN - ANODIZED LIGHT BRONZE
10	CONCRETE SUPER-STRUCTURE
11	HSS RAILING - PT. GRAY
12	GLASS-PANEL RAILING - PT. GRAY



Site Key Plan - Elevations
1/64" = 1'-0"

2 BUILDING ELEVATION - NORTH-WEST
1/8" = 1'-0"

1 BUILDING ELEVATION - NORTH-EAST
1/8" = 1'-0"

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EXTERIOR ELEVATIONS - NORTH

A202

8/31/2023 2:27:27 PM

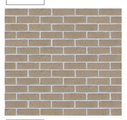
MATERIALS LEGEND

1 FIBER CEMENT - SW7004 SNOWBOUND

3 4 FIBER CEMENT - SW9553 ALLEGORY

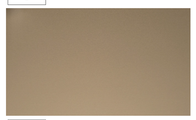
5 STUCCO - SW9565 FORGED STEEL

6 NICHIHA - VINTAGE WOOD - SPRUCE



7 INTERSTATE BRICK - TUMBLEWEED WHITE GROUT

8 ALUMINUM - ANODIZED DARK BRONZE



9 ALUMINUM - ANODIZED LIGHT BRONZE

11 12 PAINTED RAILING - SW9565 FORGED STEEL

EXTERIOR FINISHED - KEYNOTES	
Key Value	Keynote Text
1	FIBER-CEMENT PANELING - SW7004, SNOWBOUND
3	FIBER-CEMENT PANELING - SW9553, ALLEGORY
4	FIBER-CEMENT TRIM - SW9553, ALLEGORY
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6	FIBER-CEMENT SIDING - NICHIHA VINTAGE WOOD - SPRUCE
7	BRICK - INTERSTATE BRICK IN TUMBLEWEED WITH WHITE GROUT
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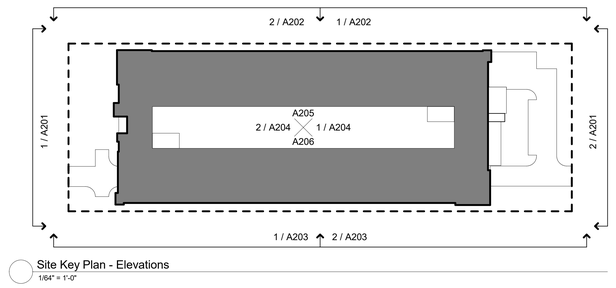
9	ALUMINUM FRAMED GARAGE SCREEN - ANODIZED LIGHT BRONZE
10	CONCRETE SUPER-STRUCTURE
11	HSS RAILING - PT. GRAY
12	GLASS-PANEL RAILING - PT. GRAY



Site Key Plan - Elevations
1/64" = 1'-0"

2 BUILDING ELEVATION - SOUTH-EAST
1/8" = 1'-0"

1 BUILDING ELEVATION - SOUTH-WEST
1/8" = 1'-0"

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EXTERIOR ELEVATIONS - SOUTH

A203

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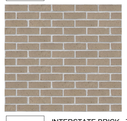
MATERIALS LEGEND

1 FIBER CEMENT - SW7004 SNOWBOUND

3 4 FIBER CEMENT - SW9553 ALLEGORY

5 STUCCO - SW9565 FORGED STEEL

6 NICHIHA - VINTAGE WOOD - SPRUCE



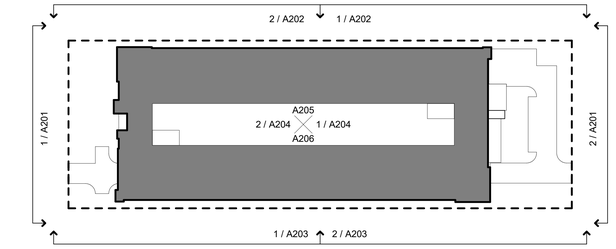
7 INTERSTATE BRICK - TUMBLEWEED WHITE GROUT

8 ALUMINUM - ANODIZED DARK BRONZE

9 ALUMINUM - ANODIZED LIGHT BRONZE

11 12 PAINTED RAILING - SW9565 FORGED STEEL

EXTERIOR FINISHED - KEYNOTES	
Key Value	Keynote Text
1	FIBER-CEMENT PANELING - SW7004, SNOWBOUND
3	FIBER-CEMENT PANELING - SW9553, ALLEGORY
4	FIBER-CEMENT TRIM - SW9553, ALLEGORY
5	STUCCO - SW9565, FORGED STEEL
6	FIBER-CEMENT SIDING - NICHIHA VINTAGE WOOD - SPRUCE
7	BRICK - INTERSTATE BRICK IN TUMBLEWEED WITH WHITE GROUT
8	ALUMINUM CANOPY - ANODIZED DARK BRONZE
9	ALUMINUM FRAMED GARAGE SCREEN - ANODIZED LIGHT BRONZE
10	CONCRETE SUPER-STRUCTURE
11	HSS RAILING - PT. GRAY
12	GLASS-PANEL RAILING - PT. GRAY



Site Key Plan - Elevations
1/64" = 1'-0"

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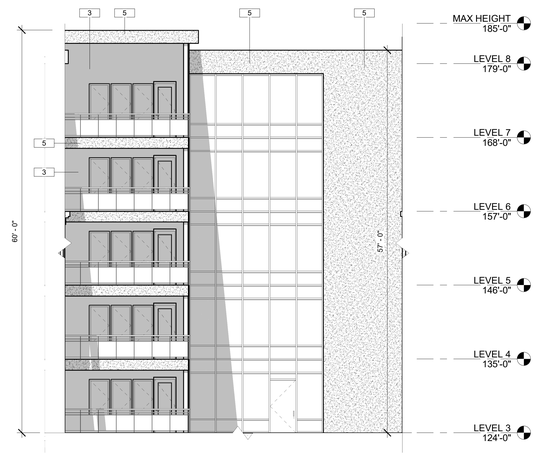
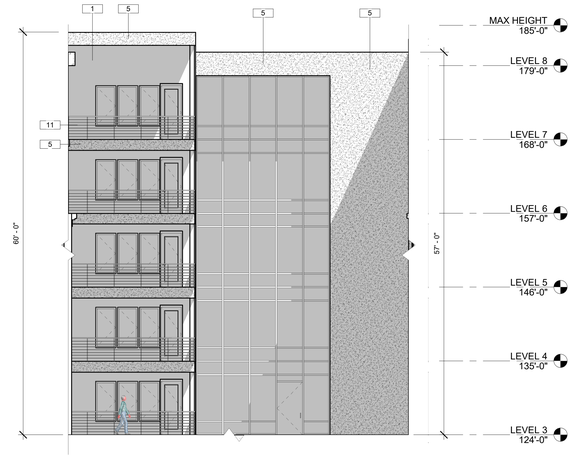


2 COURTYARD ELEVATION - WEST
1/8" = 1'-0"



1 COURTYARD ELEVATION - EAST
1/8" = 1'-0"

TNT - HENDRICKS COMMONS

GARDEN CITY, ID

AG23014

LICENSED ARCHITECT
AR 986979
8/31/23
AMANDA L. BIDWELL
STATE OF IDAHO

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EXTERIOR ELEVATIONS - COURTYARD - EAST & WEST

A204

Rel:14.0.27.0320.426

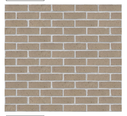
MATERIALS LEGEND

1 FIBER CEMENT - SW7004 SNOWBOUND

3 4 FIBER CEMENT - SW9553 ALLEGORY

5 STUCCO - SW9565 FORGED STEEL

6 NICHIHA - VINTAGE WOOD - SPRUCE



7 INTERSTATE BRICK - TUMBLEWEED WHITE GROUT

8 ALUMINUM - ANODIZED DARK BRONZE

9 ALUMINUM - ANODIZED LIGHT BRONZE

11 12 PAINTED RAILING - SW9565 FORGED STEEL

EXTERIOR FINISHED - KEYNOTES	
Key Value	Keynote Text
1	FIBER-CEMENT PANELING - SW7004, SNOWBOUND
3	FIBER-CEMENT PANELING - SW9553, ALLEGORY
4	FIBER-CEMENT TRIM - SW9553, ALLEGORY
5	STUCCO - SW9565, FORGED STEEL
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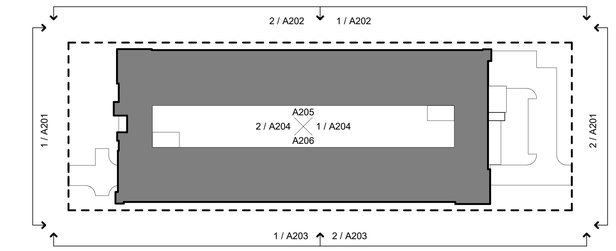

Site Key Plan - Elevations
1/64" = 1'-0"

2 COURTYARD ELEVATION - NORTH-EAST
1/8" = 1'-0"

1 COURTYARD ELEVATION - NORTH-WEST
1/8" = 1'-0"

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EXTERIOR ELEVATIONS - COURTYARD - NORTH

A205

8/31/2023 3:27:44 PM

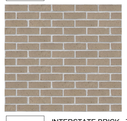
MATERIALS LEGEND

1 FIBER CEMENT - SW7004 SNOWBOUND

3 4 FIBER CEMENT - SW9553 ALLEGORY

5 STUCCO - SW9565 FORGED STEEL

6 NICHIHA - VINTAGE WOOD - SPRUCE



7 INTERSTATE BRICK - TUMBLEWEED WHITE GROUT

8 ALUMINUM - ANODIZED DARK BRONZE

9 ALUMINUM - ANODIZED LIGHT BRONZE

11 12 PAINTED RAILING - SW9565 FORGED STEEL

EXTERIOR FINISHED - KEYNOTES	
Key Value	Keynote Text
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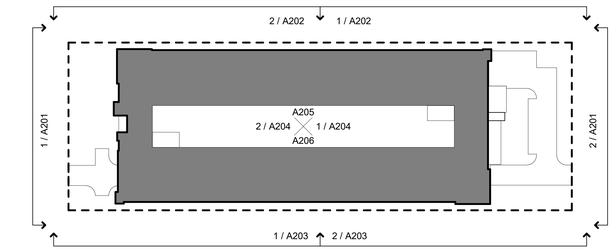

Site Key Plan - Elevations
1/64" = 1'-0"

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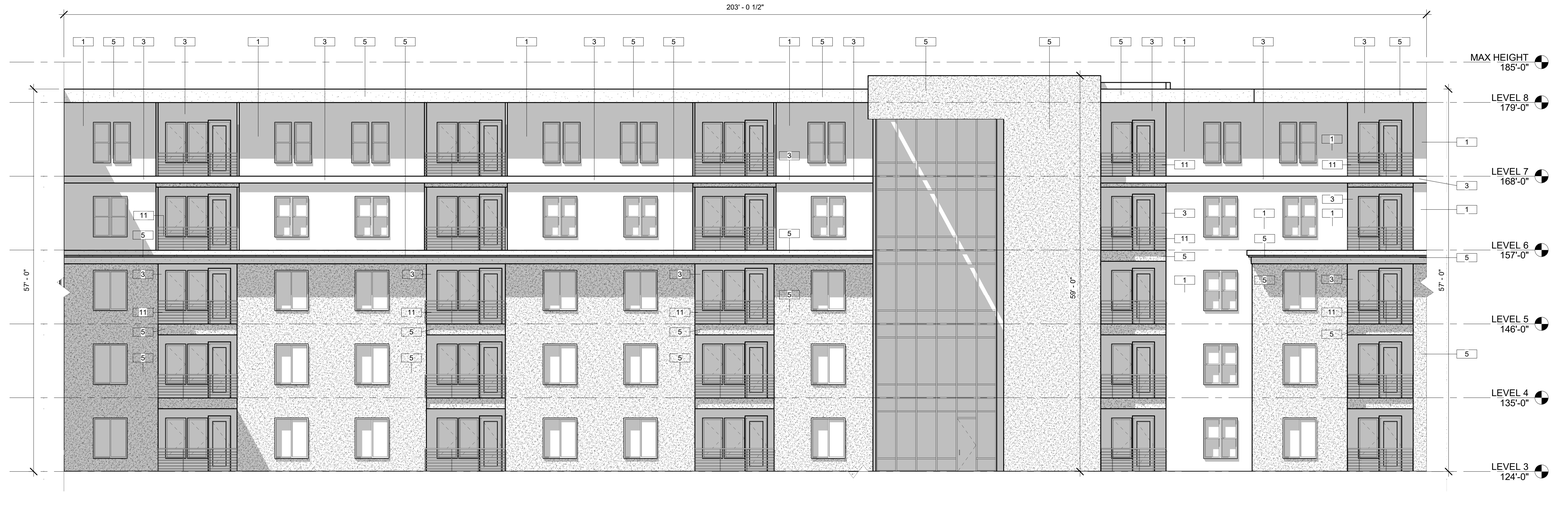
2 COURTYARD ELEVATION - SOUTH-WEST
1/8" = 1'-0"



1 COURTYARD ELEVATION - SOUTH-EAST
1/8" = 1'-0"

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GARDEN CITY, ID

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8/31/23
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EXTERIOR ELEVATIONS - COURTYARD - SOUTH

A206

8/31/2023 3:27:41 PM

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Betula nigra `BNMTF` TM / Dura Heat River Birch	B&B	2"		3	35`h x 30`w
	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	3"		20	35`H x 15`W
	Liquidambar styraciflua `Slender Silhouette` / Columnar Sweet Gum	B & B	2"Cal		22	CLASS II 35` TALL X 5` WIDE
	Liriodendron tulipifera `Arnold` / Arnold Tulip Poplar	2.25" Cal	B&B		16	CLASS II 25` TALL x 8` WIDE
	Malus x `Spring Snow` / Spring Snow Crabapple	B&B	2.5"		8	20`H x 20`W
	Prunus x cerasifera `Cripoizam` / Crimson Pointe Flowering Plum	2"	B&B		20	20` TALL X 5` WIDE, CLASS I
	Tilia americana `Sentry` / American Linden	B&B	2"		5	Class II, 45`H x 30`W
	Tilia cordata `Greenspire` / Greenspire Littleleaf Linden	B & B	2"		5	35`H x 25`W, Class II
EVERGREEN TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine	B&B		8` H MIN	2	20`-25` tall & 10`-15` wide

SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Artemisia frigida / Fringed Sage	2 gal			19	30"h X 30"W
	Berberis thunbergii `Sunjoy` / Sunjoy Gold Pillar Barberry	5 gal			19	4`H x 2`W
	Calamagrostis x acutiflora `Overdam` / Overdam Feather Reed Grass	1 gal			185	6`h x 2`w
	Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood	3 gal			33	4`H x 4`W
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	2 gal			91	30"H x 30"W
	Juniperus horizontalis `Wiltonii` / Blue Rug Juniper	5 gal			7	8"H x 8`W
	Juniperus scopulorum `Skyrocket` / Skyrocket Juniper	5 gal			80	15`H x 3`W
	Ligustrum x vicaryi `NCLX1` TM / Golden Ticket Privet	5 gal			46	8`H x 8`W, Regular Pruning to 4`H & 5`W
	Nassella tenuissima `Pony Tails` / Mexican Feathergrass	2 gal			67	2`H x 2`W
	Pennisetum orientale `Karley Rose` / Karley Rose Fountain Grass	2 gal			46	30"H x 30"W
	Physocarpus opulifolius `Diablo` / Diablo Ninebark	5 gal			38	6`H x 8`W
	Rhamnus frangula `Fine Line` / Fine Line Buchthorn	5 gal			105	7`H x 3`W
	Rhus trilobata `Gro Low` / Skunkbush Sumac	5 gal			10	30"H x 8`W
	Rosa x `Flower Carpet Red` / Rose	3 gal			57	18"H x 3`W
	Yucca filamentosa `Color Guard` / Adam`s Needle	5 gal			18	3`h x 4`w

SYNTHETIC TURF IN PLAY AREA WITH SOFTFALL MATERIAL BELOW

SYNTHETIC TURF IN GATHERING AREA

AGGREGATE GRAVEL, DG OR APPROVED OTHER IN GATHERING AREA

DOG RUN, SURFACING MEDIUM GRIND BARK MULCH OR APPROVED OTHER

LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER CITY CODE

STREET BUFFER:
*1 CLASS II TREE PER STREET FRONTAGE + 1 CLASS II PER 50 LF

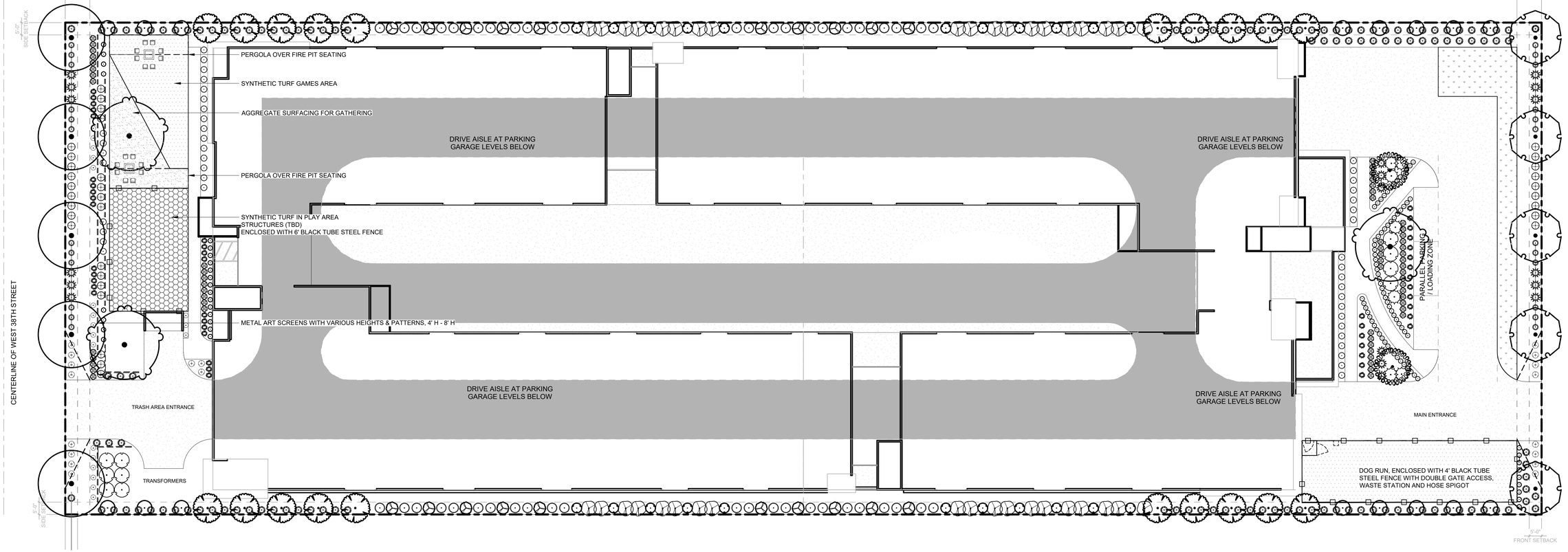
STREET NAME	LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
W 38TH	139	4	5
W 31TH	139	4	4

PERIMETER BUFFER:
*TREE CANOPIES TOUCHING, SHRUBS 6'Hx6'W

EXISTING TREES:
*ANY EXISTING TREES SHALL BE MITIGATED PER ARBORIST REPORT, PLAN AMENDED OR AGREEMENT WITH CITY SHALL FACILITATE MITIGATION

MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
*ORNAMENTAL TREES:	2" CALIPER MIN.
*SHADE TREES:	2" CALIPER MIN.
*WOODY SHRUBS:	2 GAL. MIN.



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WILL@STACKROCKGROUP.COM
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STATE OF IDAHO · WILLET C. HOWARD · LICENSED LANDSCAPE ARCHITECT · LA-16733 · 09.08.23

NOT FOR CONSTRUCTION

TNT - HENDRICKS COMMONS

GARDEN CITY, ID

REVISIONS

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SITE LANDSCAPE PLAN

SHEET NUMBER

L100

STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Betula nigra `BNMTF™ TM / Dura Heat River Birch	B&B	2"		3	35`h x 30`w
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	Liquidambar styraciflua `Slender Silhouette` / Columnar Sweet Gum	B & B	2"Cal		22	CLASS II 35` TALL X 5` WIDE
	Liriodendron tulipifera `Arnold` / Arnold Tulip Poplar	2.25" Cal	B&B		16	CLASS II 25` TALL x 8` WIDE
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	Prunus x cerasifera `Cripoizam` / Crimson Pointe Flowering Plum	2"	B&B		20	20` TALL X 5` WIDE, CLASS I
	Tilia americana `Sentry` / American Linden	B&B	2"		5	Class II, 45`H x 30`W
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SYNTHETIC TURF IN PLAY AREA WITH SOFTFALL MATERIAL BELOW

SYNTHETIC TURF IN GATHERING AREA

AGGREGATE GRAVEL, DG OR APPROVED OTHER IN GATHERING AREA

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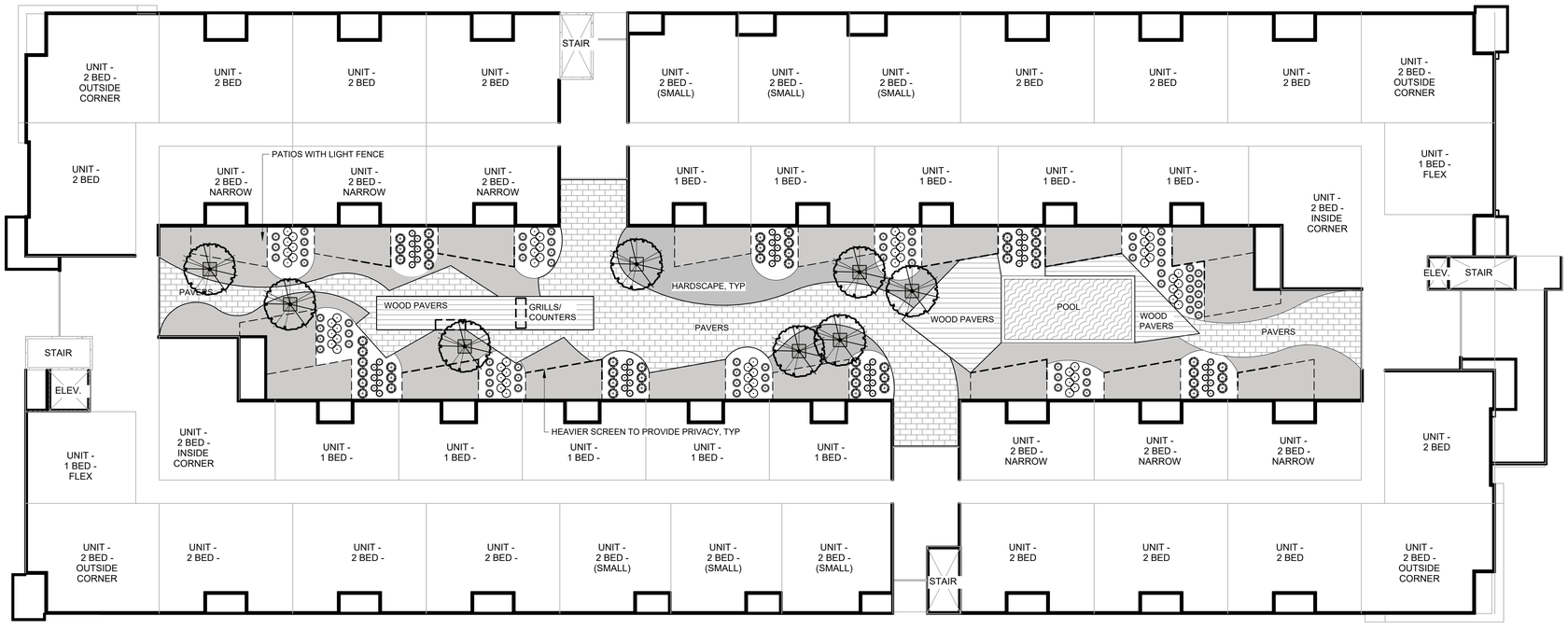

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

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TNT - HENDRICKS COMMONS

GARDEN CITY, ID

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PODIUM LANDSCAPE CONCEPT

SHEET NUMBER

L101

STACK ROCK GROUP - CITY REVIEW SET

SITE TABULATION:

PERIMETER/ROW LANDSCAPE

INTERIOR COMMON/USABLE SPACE

REMAINING INTERNAL LANDSCAPE

DESIGNATION:	AREA (SF)	
SITE	120,000.00	
BUILDING	82,275.18	
HARDSCAPE	14,143.34	
LANDSCAPE (SITE)	41,534.75	34.61%
LANDSCAPE BREAKDOWN		
PERIMETER/ROW:	7,560.60	
INTERNAL LS:	10,242.44	
USEABLE OPEN (SITE):	5,779.04	4.82%
USEABLE OPEN (PODIUM):	17,953.27	14.96%

25'-0" 10'-0" LANDSCAPE BUFFER

10'-0" LANDSCAPE BUFFER

5'-0" SIDE SETBACK

CENTERLINE OF WEST 38TH STREET

DRIVE AISLE AT PARKING GARAGE LEVELS BELOW

DRIVE AISLE AT PARKING GARAGE LEVELS BELOW

DRIVE AISLE AT PARKING GARAGE LEVELS BELOW

DRIVE AISLE AT PARKING GARAGE LEVELS BELOW

PARALLEL PARKING / LOADING ZONE

TRASH AREA ENTRANCE

MAIN ENTRANCE

TRANSFORMERS

5'-0" SIDE SETBACK

5'-0" FRONT SETBACK

5'-0" FRONT SETBACK

UNIT - 2 BED - OUTSIDE CORNER

UNIT - 2 BED

UNIT - 2 BED

UNIT - 2 BED

STAIR

UNIT - 2 BED - (SMALL)

UNIT - 2 BED - (SMALL)

UNIT - 2 BED - (SMALL)

UNIT - 2 BED

UNIT - 2 BED

UNIT - 2 BED

UNIT - 2 BED - OUTSIDE CORNER

UNIT - 2 BED

UNIT - 2 BED - NARROW

UNIT - 2 BED - NARROW

UNIT - 2 BED - NARROW

UNIT - 1 BED -

UNIT - 1 BED -

UNIT - 1 BED -

UNIT - 1 BED -

UNIT - 1 BED -

UNIT - 2 BED - INSIDE CORNER

UNIT - 1 BED - FLEX

ELEV.

STAIR

TOTAL: 17950.27 SQ. FT.
PATIOS: 4260.8 sq. ft.

STAIR

ELEV.

UNIT - 2 BED - INSIDE CORNER

UNIT - 1 BED - FLEX

UNIT - 1 BED -

UNIT - 1 BED -

UNIT - 1 BED -

UNIT - 1 BED -

UNIT - 1 BED -

UNIT - 2 BED - NARROW

UNIT - 2 BED - NARROW

UNIT - 2 BED - NARROW

UNIT - 2 BED

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

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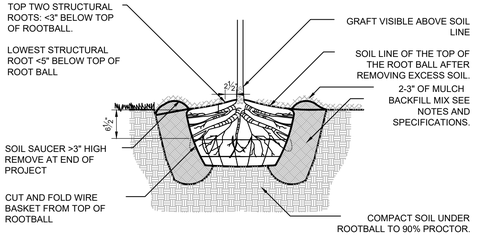
STACK ROCK GROUP - CITY REVIEW SET

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2020 (or most recent published); and City of GARDEN CITY, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
     - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.1. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.2. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.3.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   - 5.4. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   - 5.5. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   - 5.6. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
     - 5.6.1. Install ¾" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   - 5.7. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.1. All plant material shall be installed per industry standards.
   - 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
   - 8.2. Adhere to city codes when connecting to city water.
   - 8.3. All irrigation material to be new with manufacturers' warranty fully intact.
   - 8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
     - 8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
   - 8.5. All remote control valves (including master control valve) to have flow control device.
   - 8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
   - 8.7. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
   - 8.8. Use common trenching where possible..
   - 8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
   - 8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
   - 8.11. Connect mainline to point of connection in approximate location shown on plan.
   - 8.12. Contractor is responsible complying with all codes and paying all permits necessary.
   - 8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
   - 8.14. All drip irrigation to be buried 2" below finished grade.
   - 8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
   - 8.16. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.18. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

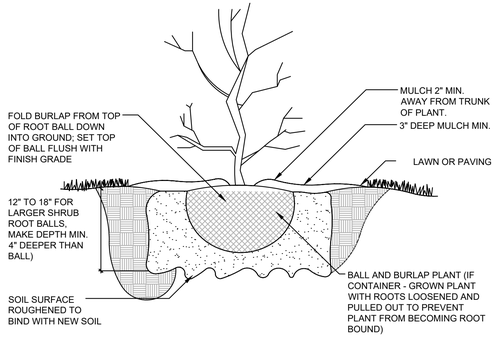
NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP ⅓ OF THE ROOTBALL.
6. 5' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL & BURLAP TREE PLANTING
3/4" = 1'-0" 3293-01

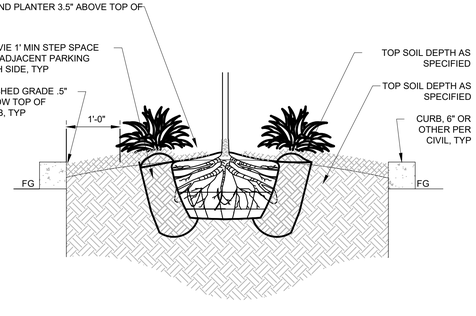
NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS ½" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



2 SHRUB PLANTING
1" = 1'-0" 329333-03

NOTE:
*CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS
*TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS
*PLANTS & MULCH PER PLAN



3 PLANTER ISLAND DETAIL
3/4" = 1'-0" P-CO-01

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Seals

PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LICENSED LANDSCAPE ARCHITECT · LA-16733 · 09.08.23

NOT FOR CONSTRUCTION

TNT - HENDRICKS COMMONS
GARDEN CITY, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	23-xxxx
DATE:	08.30.2023
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

DETAILS & NOTES

SHEET NUMBER

L150

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