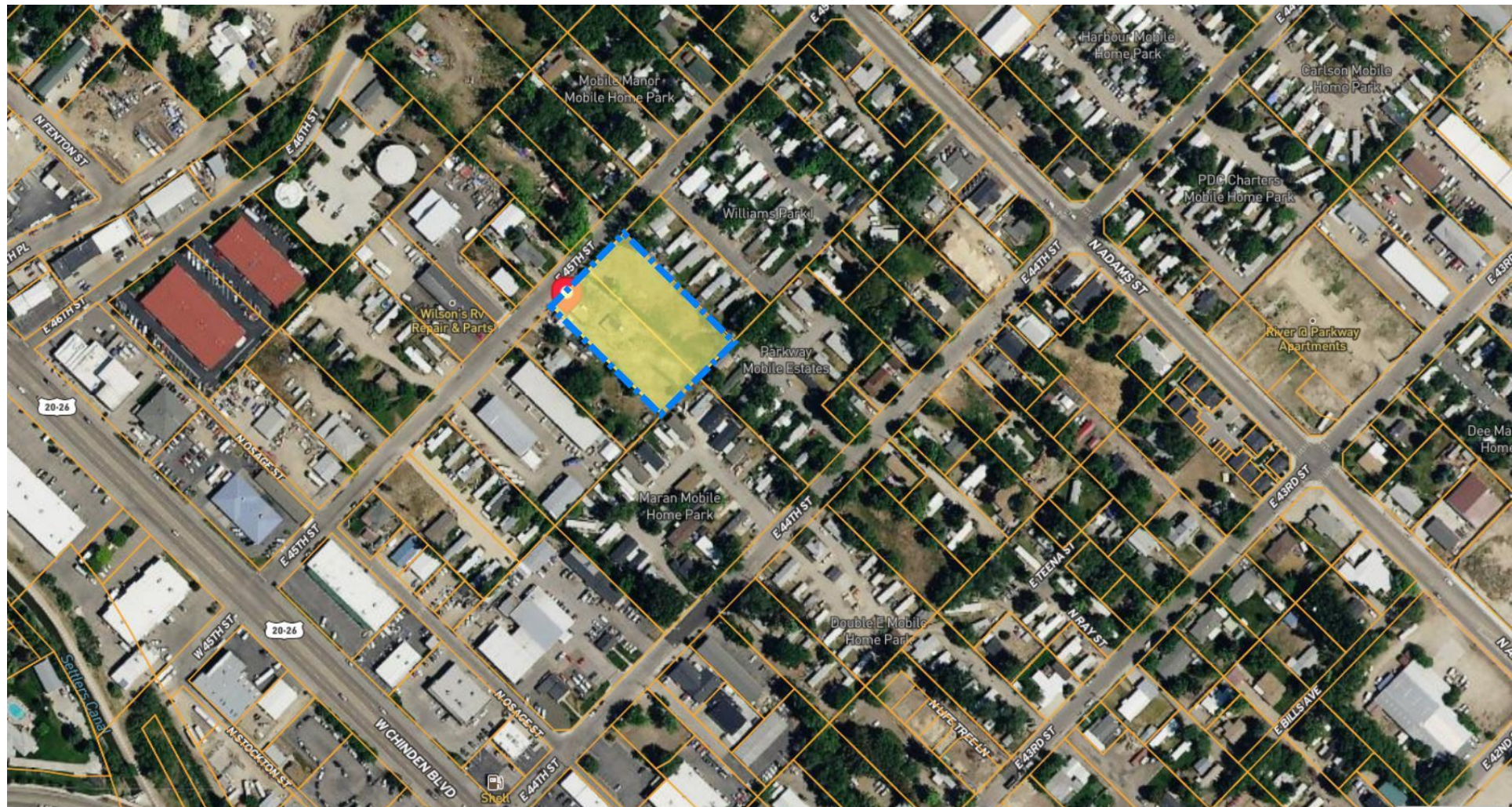
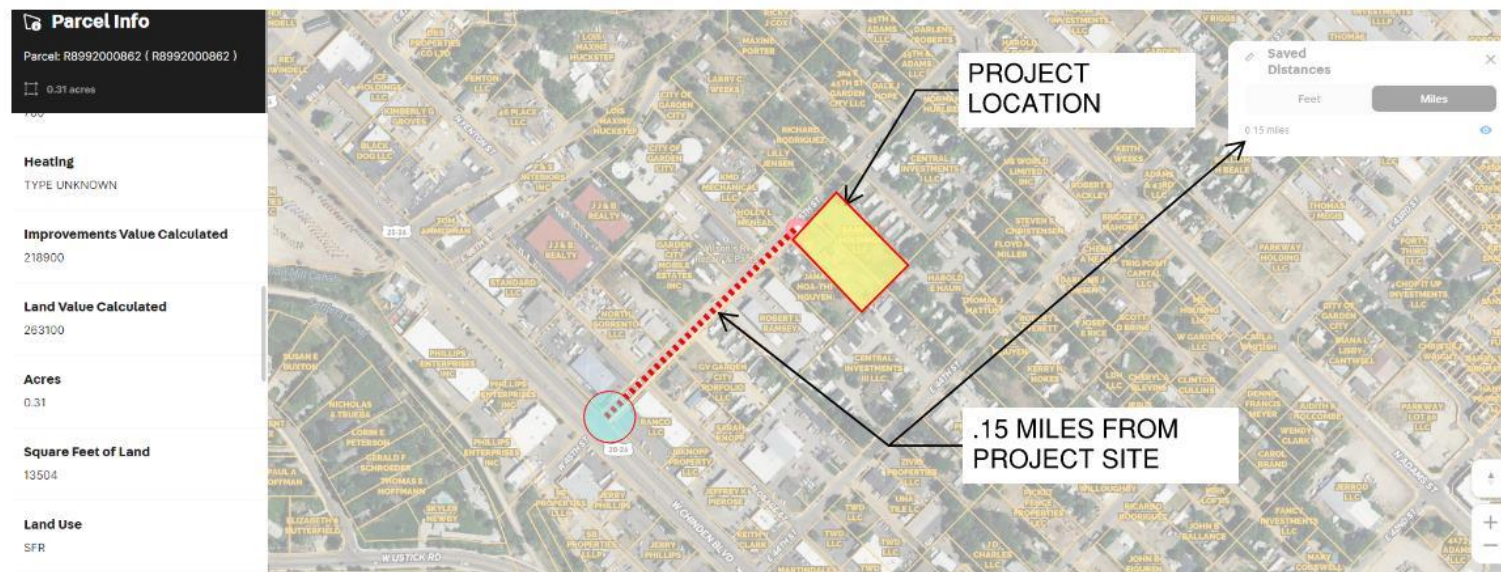
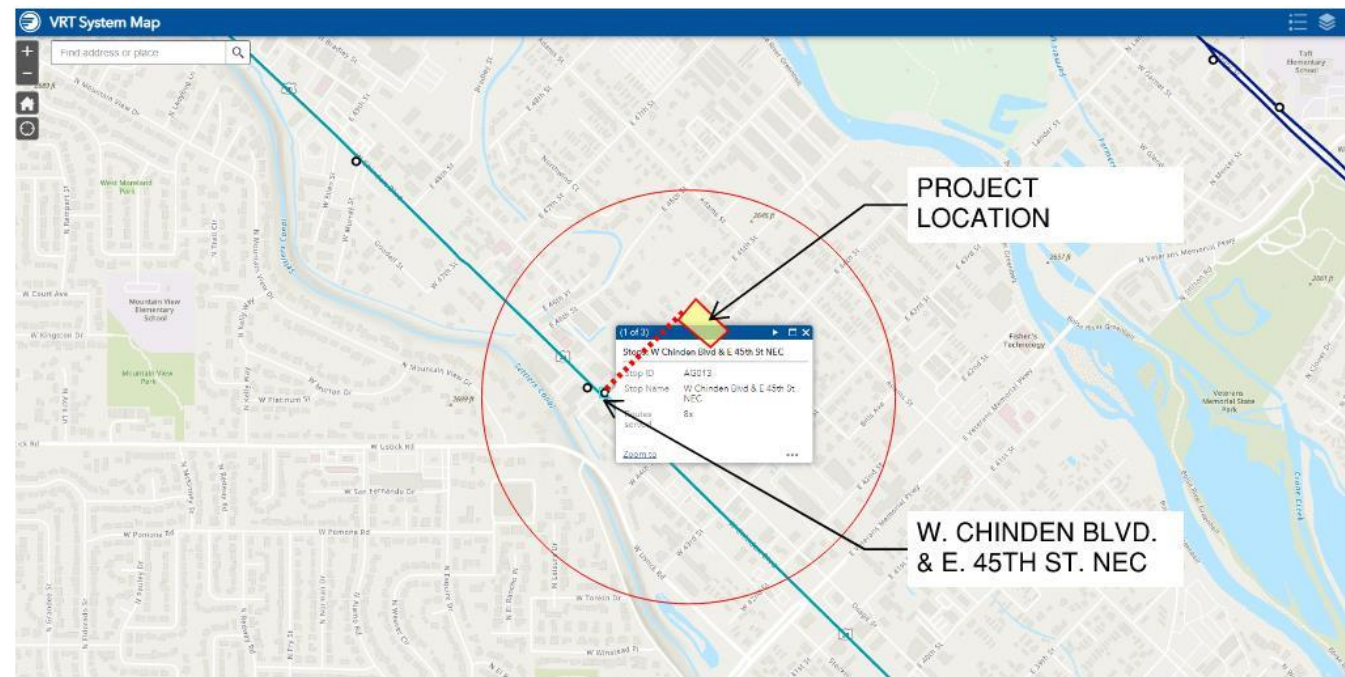


Mod Court Townhomes Subdivision





SITE LOCATION & SURROUNDINGS



¼ Mile of Mass Transit



EXISTING SITE PHOTOS



EXISTING SITE PHOTOS



EXISTING SITE PHOTOS



EXISTING SITE PHOTOS



EXISTING SITE PHOTOS



EXISTING SITE PHOTOS



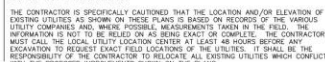
EXISTING SITE PHOTOS



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

Existing Conditions



WER BOX 1
STA: 16+27
RIM: 2646.53
INV IN: 2643.33 (NE)

- 1 INSTALL WEIR BOX PER CIPOLLETTI WEIR STANDARD DRAWING ON SECTION C7710 WITH SLIDE GATE AT UPSTREAM END FOR CONTROL OF FLOW TO PROPERTY.
- 2 INSTALL IRRIGATION BOX PER ISFWC STANDARD DRAWING 50-616. INSTALL WHEEL GATE AT UPSTREAM END OF 8" PIPE. SLIDE DEPTH FOR 1' SUMP.
- 3 INSTALL STANDARD IRRIGATION STAND PIPE PER ISFWC STANDARD DRAWING 50-620. SLIDE DEPTH FOR 1' SUMP.
- 4 INSTALL STANDARD SHALLOW MANHOLE PER ISFWC STANDARD DRAWING 50-620.
- 5 INSTALL 12" HOPE GRAVITY IRRIGATION PIPE PER ISFWC STANDARD 12".
- 6 INSTALL 8" HOPE GRAVITY IRRIGATION PIPE PER ISFWC STANDARD 8".
- 7 MAKE COMPATIBLE CONNECTION TO EXISTING IRRIGATION BOX.
- 8 1 CAUTION! POTABLE/NON-POTABLE MAIN CROSSING. CONTRACTOR TO MAINTAIN 1'-5" OF VERTICAL SEPARATION PER IDEQ STANDARDS, AND VERIFY SIZE, INVERTS, AND LOCATION TO BE SUFFICIENT.

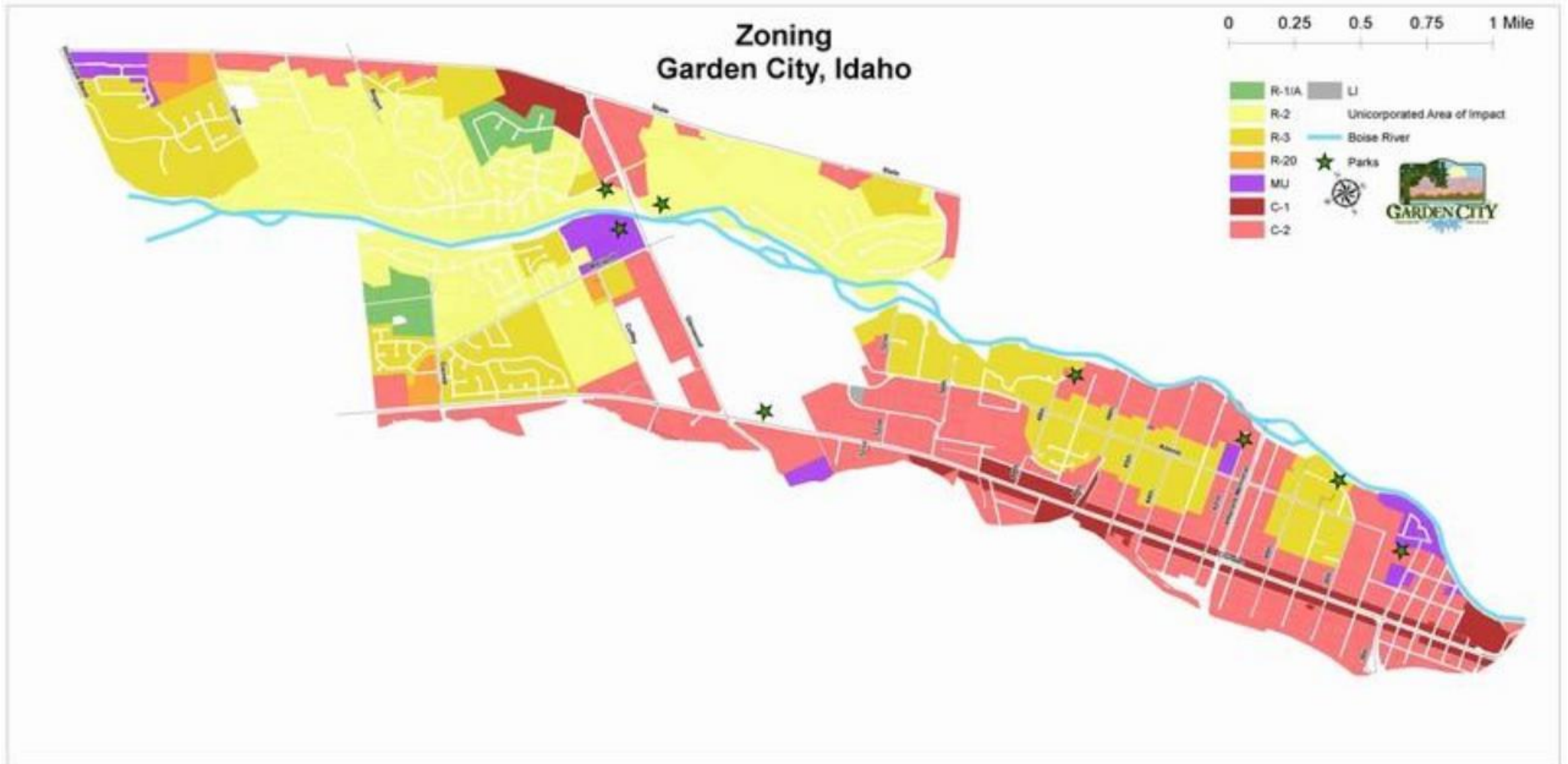
PRELIMINARY -
NOT FOR CONSTRUCTION

SHEET
C7.00

IN	GARDEN CITY, ID 83714	1100
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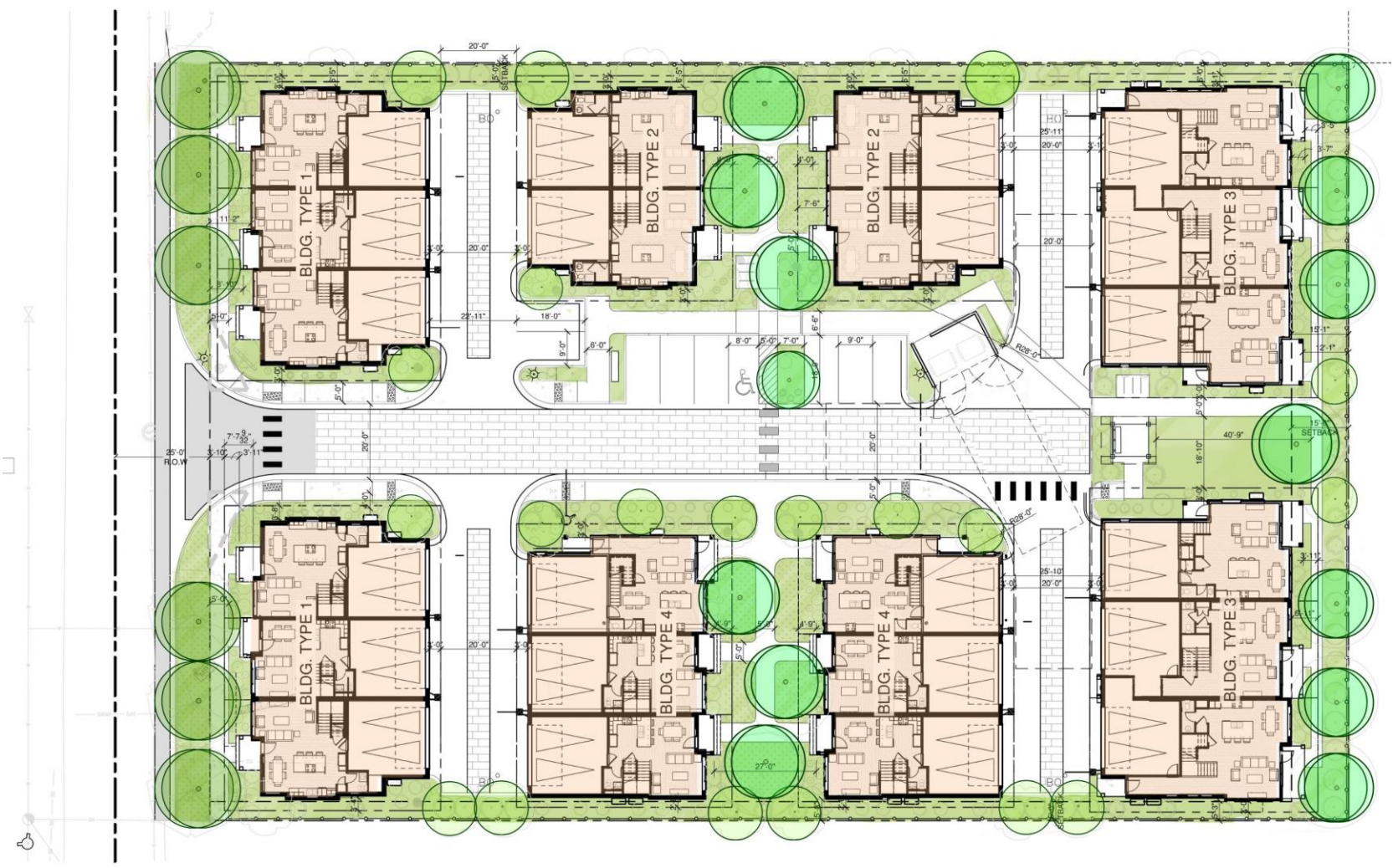
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Existing Conditions



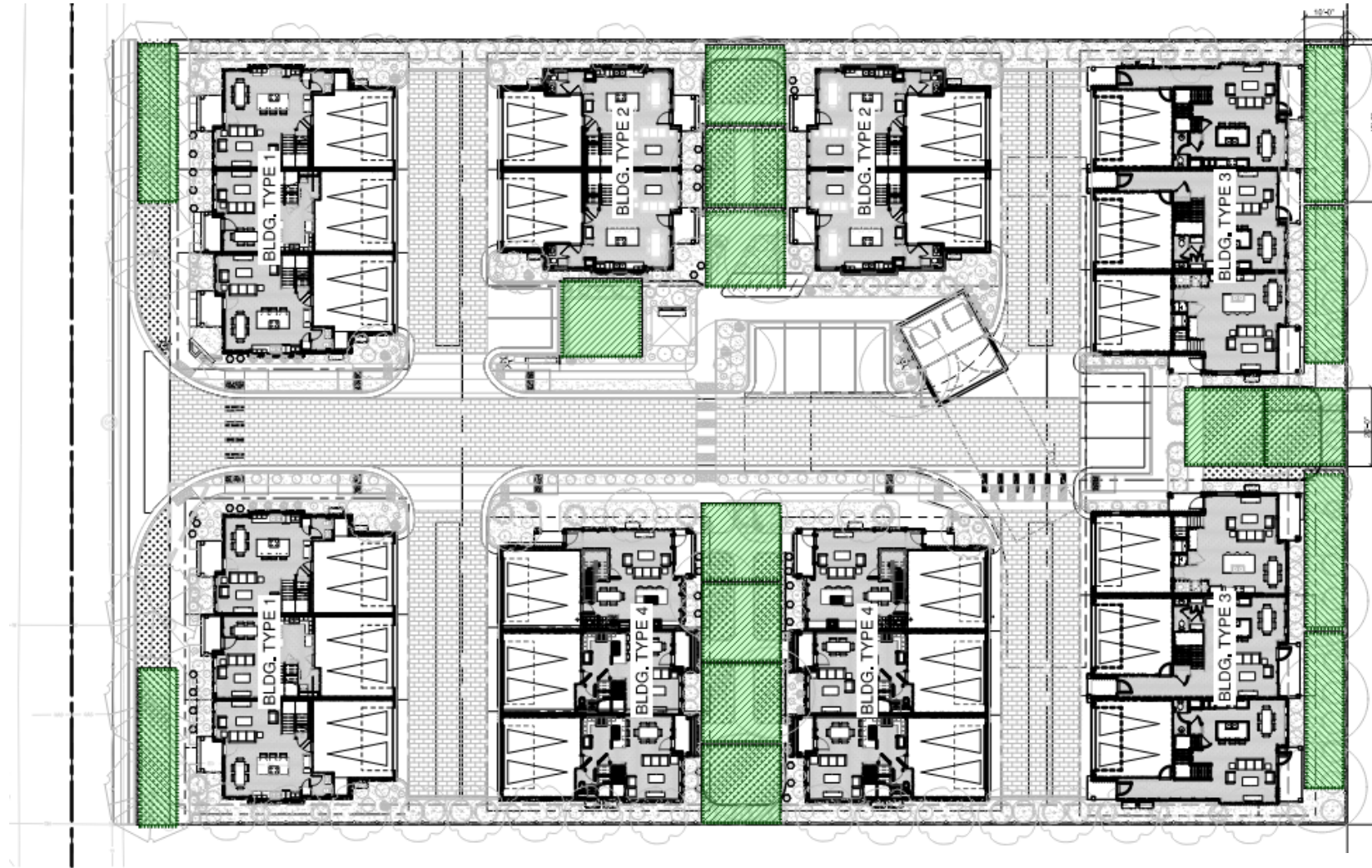
EXISTING ZONING

R-3 = CURRENT ZONING
R-3 = PROPOSED ZONING



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

SITE PLAN



OPEN SPACE

LANDSCAPE OPEN SPACE
REQUIRED QUALIFIED OPEN SPACE
QUALIFIED OPEN SPACE PROVIDED

TOTAL AREA

SQ. FEET

PERCENTAGE

14,726.5 S.F. 24.51%
6,008 S.F. 10%
6,400 S.F. 10.6%

60,073.5 S.F. 100.00 %
1.38 ACRES



- PERIMETER SETBACK
- BUILDING SETBACK
- RIGHT OF WAY SETBACK
- LANDSCAPE AREA OUTSIDE OF SETBACK
= 3,108 SF

OPEN SPACE OUTSIDE SETBACKS

PROJECT	MOD COURT APARTMENTS		GARDEN CITY, ID 207 E. 45TH ST. ENTITLEMENT APPLICATION		
	A1.1				
	THE LAND ARCHITECT PROPERTY DEVELOPMENT  THE LAND ARCHITECT LLC 141 N. PALMETTO, #1731 EAGLE, ID 83616 (208) 655-9660				
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03/15/23					
DESIGNED BY AW					
PROJECT # TLA22-09					



VARIETY OF HOUSING



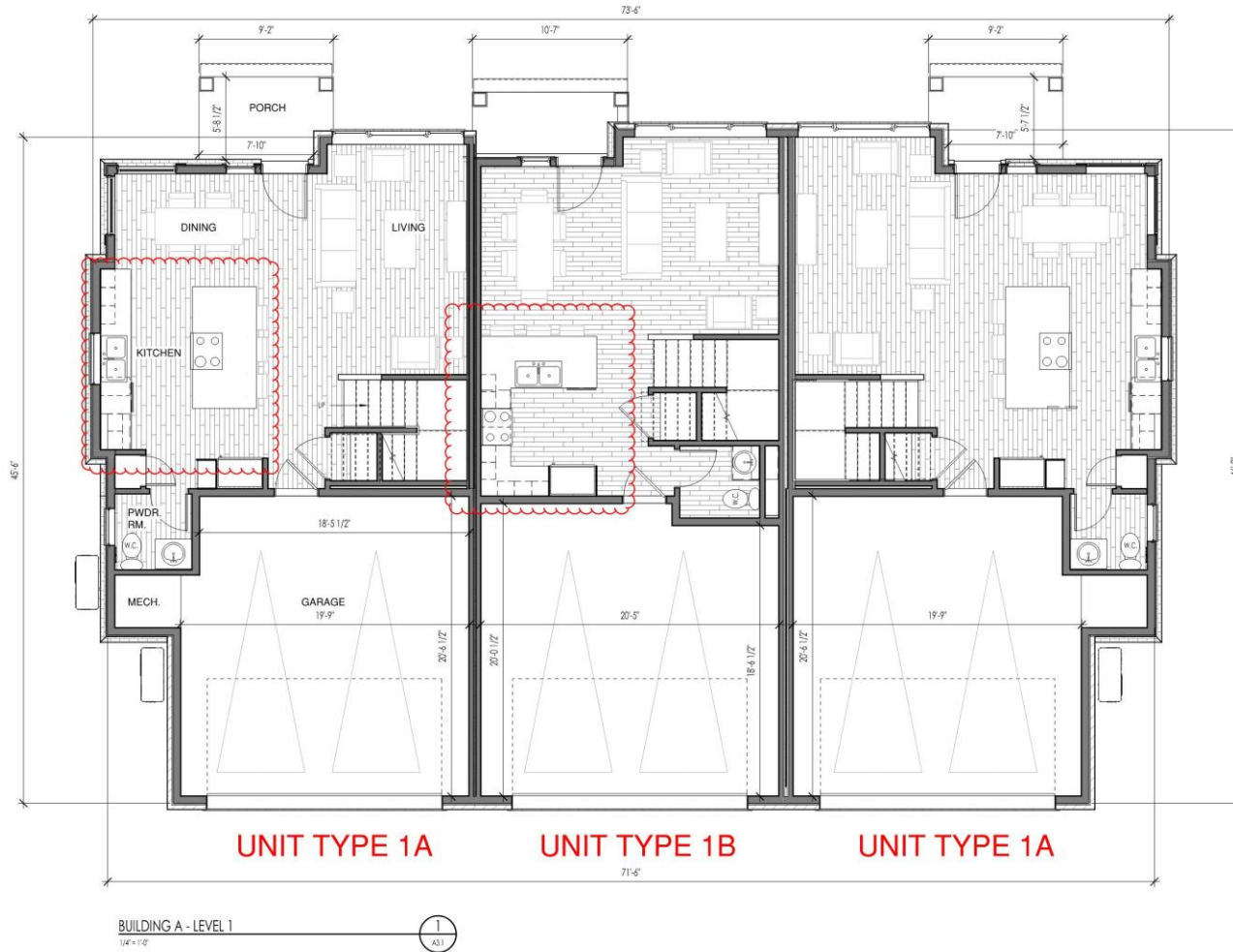
TYPE 1 - URBAN STREET FRONTAGE



TYPE 2 - COTTAGE COURTYARD



TYPE 3 - TRADITIONAL WITH PRIVATE YARD



FLOOR PLANS

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PROJECT #

TLA22-06

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ARCHITECT
PROPERTY DEVELOPMENT



THE LAND ARCHITECT
141 N. PALMETTO #1731
EAGLE, ID 83616

PROJECT

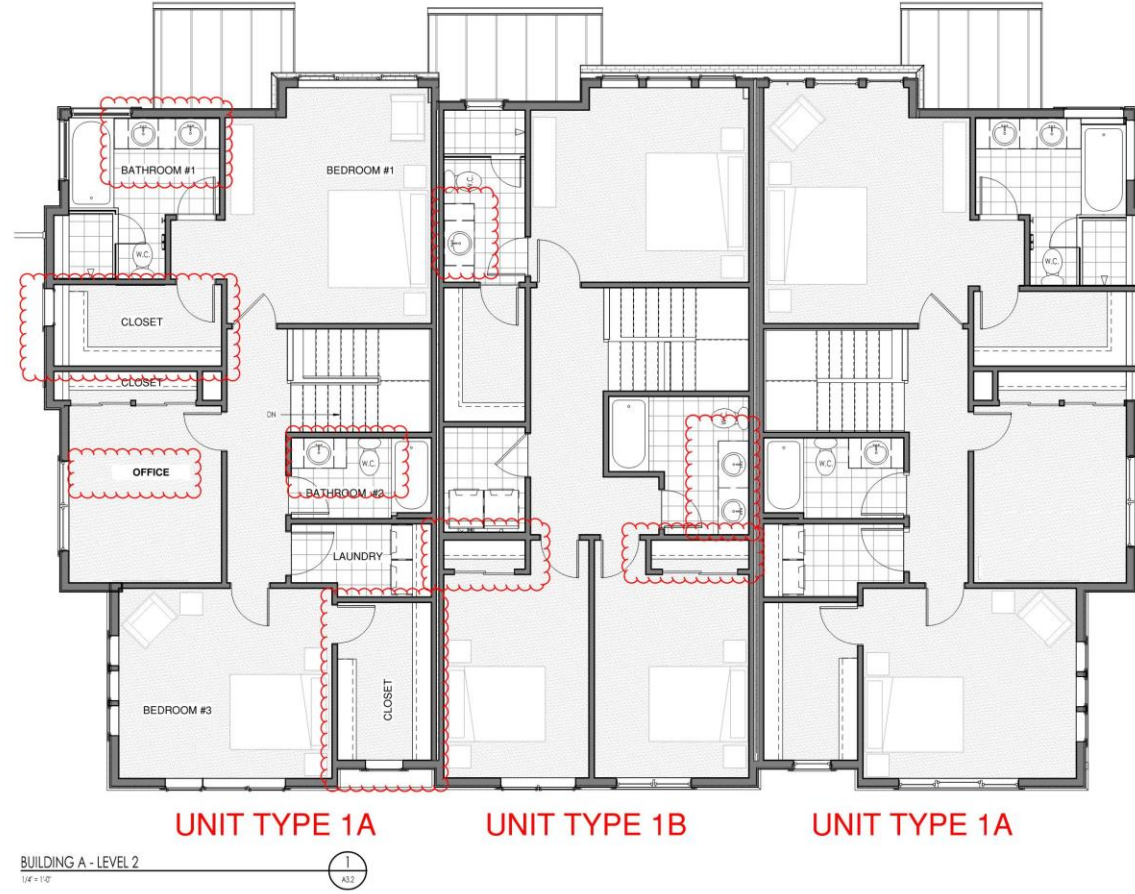
MOD COURT TOWNHOMES
BLDG. TYPE 1

207 E. 45TH ST.
GARDEN CITY, ID

ENTITLEMENT APPLICATION

A3.1

BUILDING 1 - FLOOR PLAN - LEVEL 1



FLOOR PLANS

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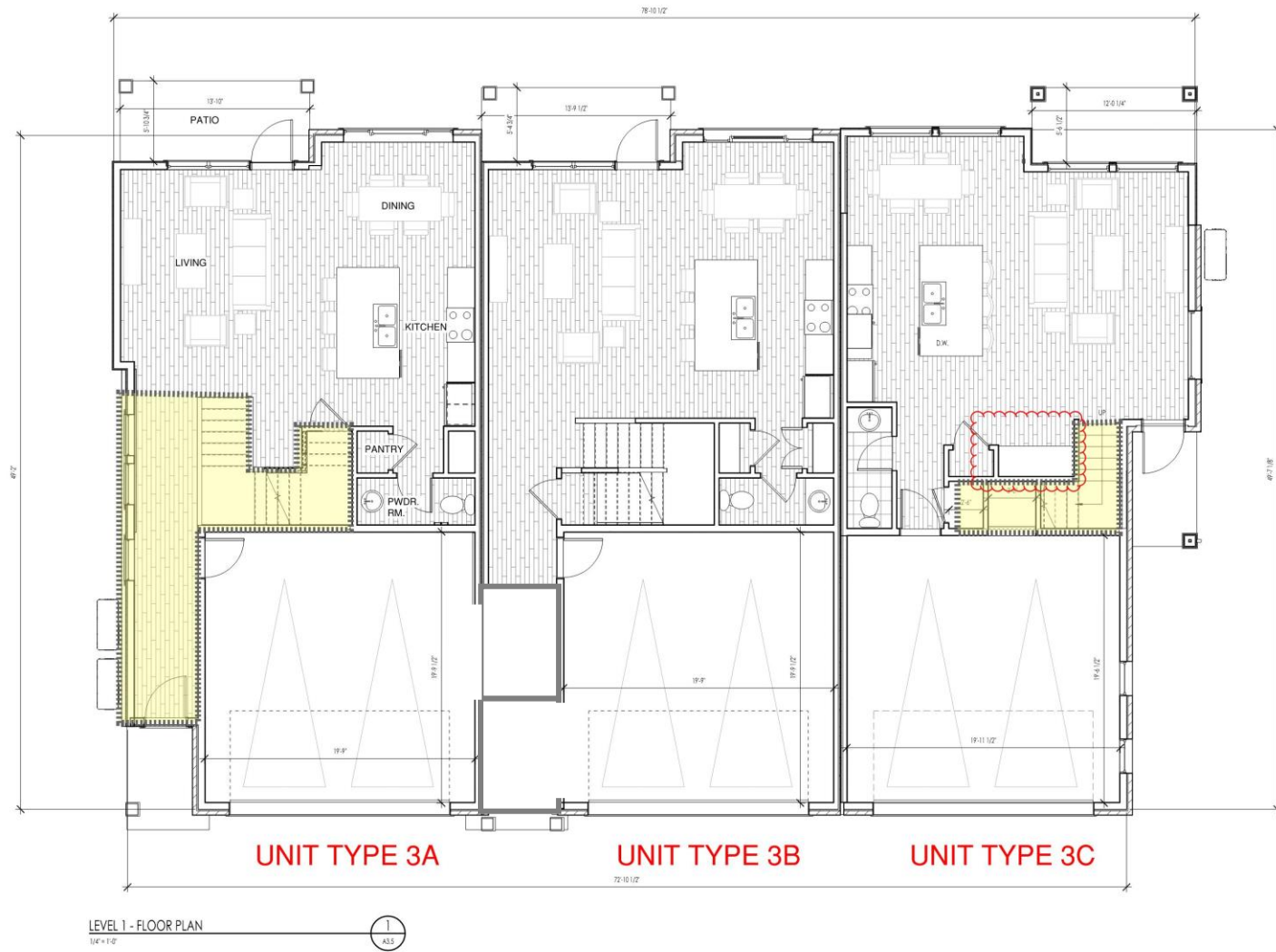
PROJECT
**MOD COURT TOWNHOMES
BLDG. TYPE 1**

207 E. 45TH ST.
GARDEN CITY, ID

A3.2

BUILDING 1 - FLOOR PLAN - LEVEL 2

ENTITLEMENT APPLICATION



FLOOR PLANS

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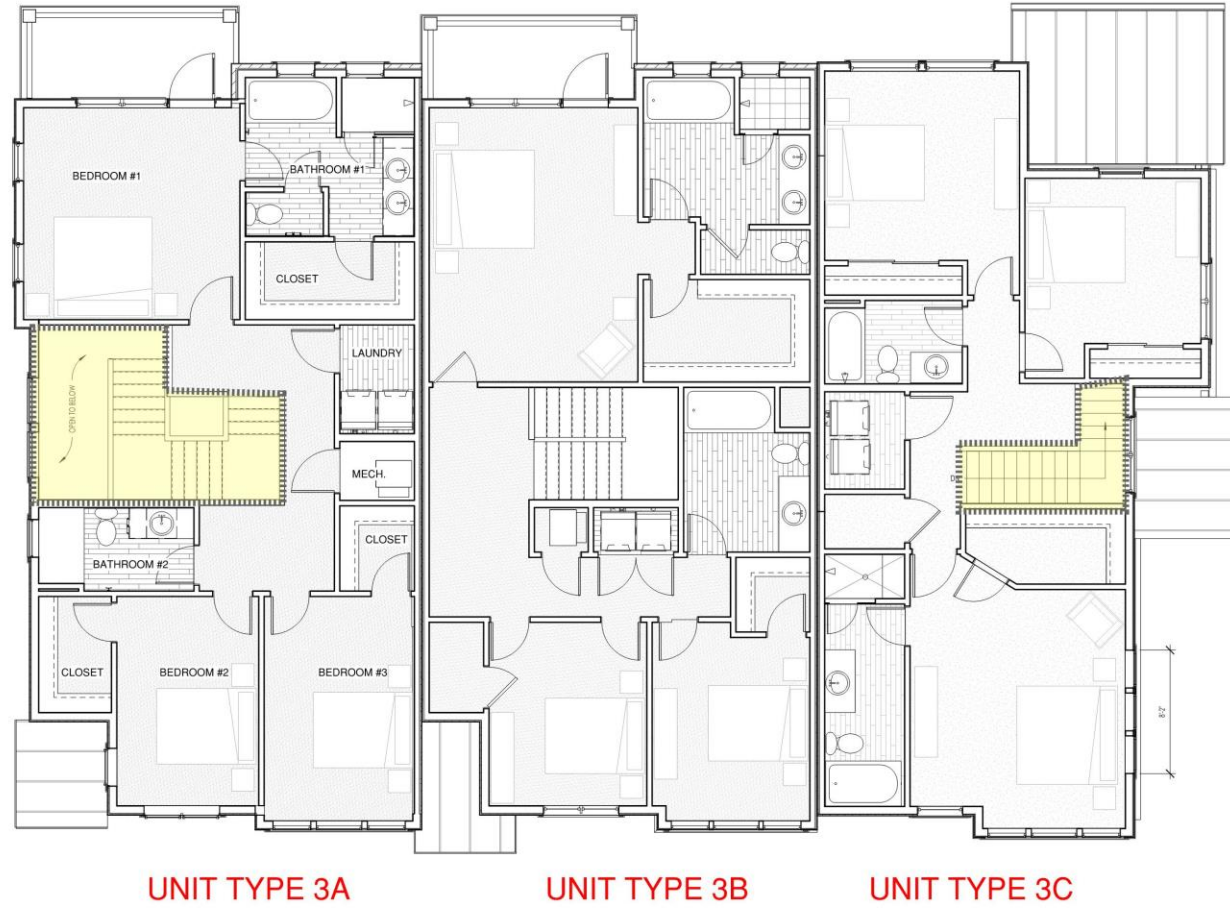
THE LAND ARCHITECT
141 N. PALMETTO #1731
EAGLE, ID 83616

PROJECT
MOD COURT TOWNHOMES
BLDG. TYPE 3
207 E. 45TH ST.
GARDEN CITY, ID

A3.5

BUILDING 3 - LEVEL 1

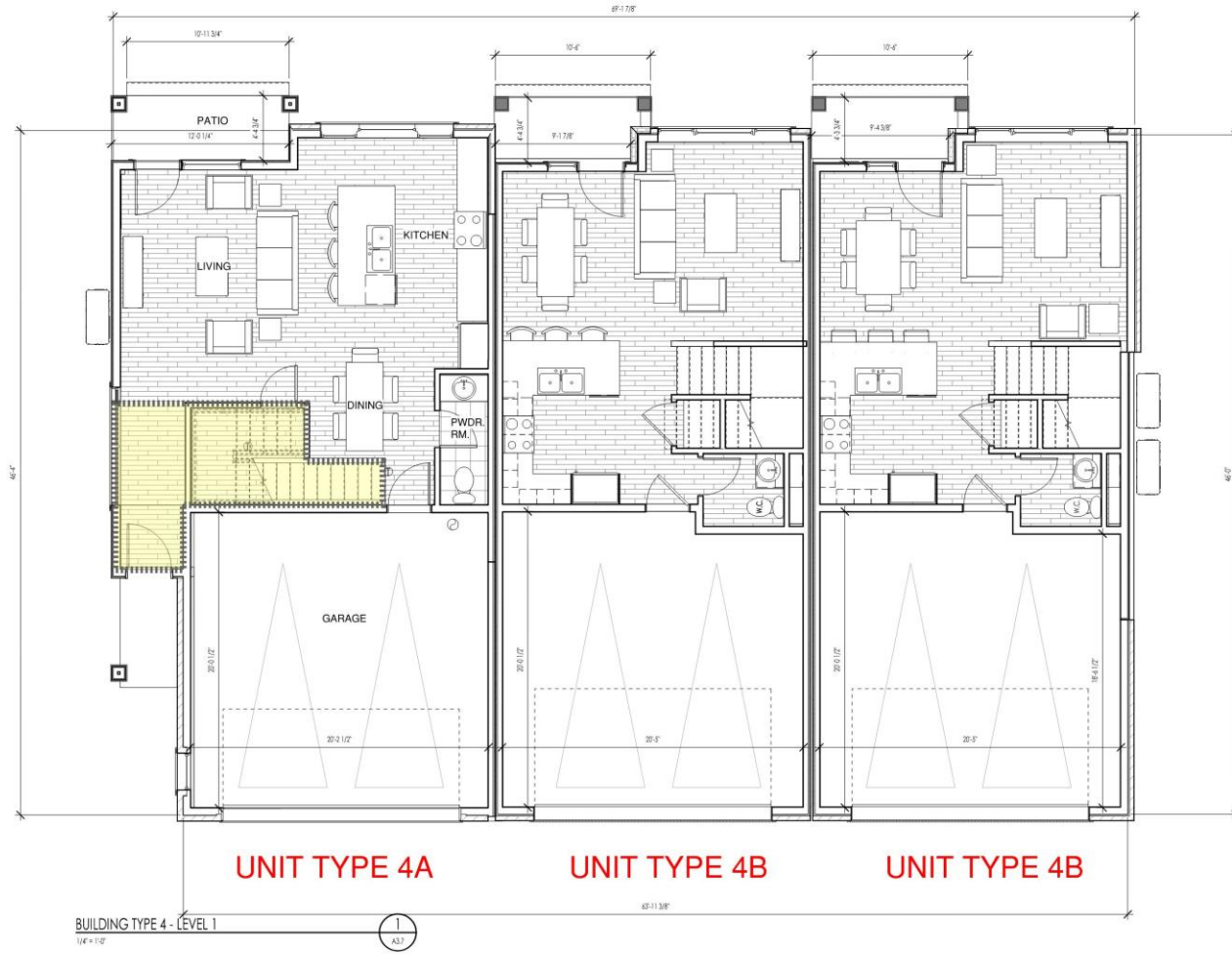
ENTITLEMENT APPLICATION



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THE LAND ARCHITECT PROPERTY DEVELOPMENT	
	
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PROJECT	MOD COURT TOWNHOMES BLDG. TYPE 3 GARDEN CITY, ID
BUILDING 3 - LEVEL 2	A3.6

ENTITLEMENT APPLICATION



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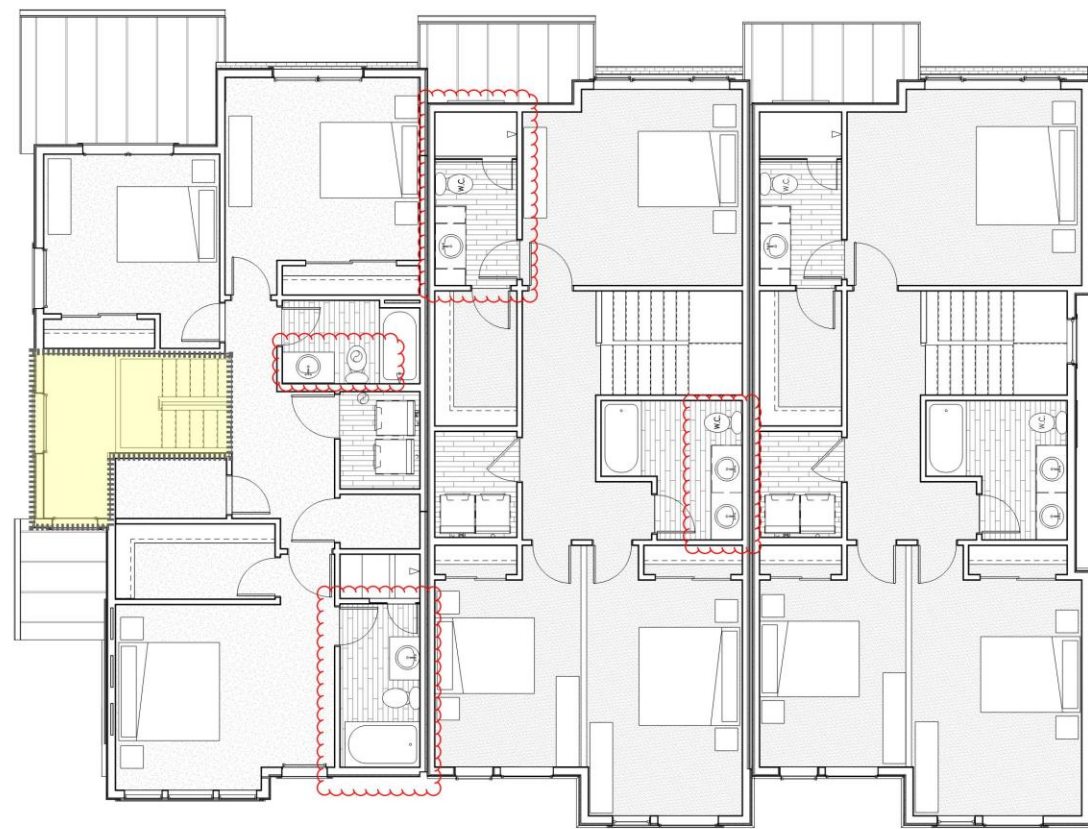
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EAGLE, ID 83616

PROJECT
**MOD COURT TOWNHOMES
BLDG. TYPE 4**
207 E. 45TH ST.
GARDEN CITY, ID

A3.7

BUILDING 4 - LEVEL 1

ENTITLEMENT APPLICATION



BUILDING TYPE 4 - LEVEL 2
1/4" = 1'-0"



UNIT TYPE 4A

UNIT TYPE 4B

UNIT TYPE 4B

FLOOR PLANS

PROJECT

MOD COURT TOWNHOMES
BLDG. TYPE 4

207 E. 45TH ST.
GARDEN CITY, ID

THE LAND ARCHITECT
141 N. PALMETTO #1731
EAGLE, ID 83616



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BUILDING 4 - LEVEL 2

A3.8

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A
TRIM
COLOR TO MATCH:
SHERWIN WILLIAMS
SW 7000
"IBIS WHITE" OR EQUAL



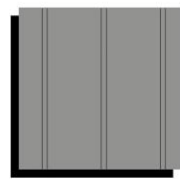
B
STUCCO
COLOR TO MATCH:
SHERWIN WILLIAMS
SW 7064
"PASSIVE" OR EQUAL



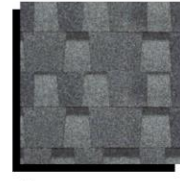
C
HORIZONTAL SIDING
COLOR TO MATCH:
SHERWIN WILLIAMS
SW 9062
"BLUEBIRD FEATHER" OR EQUAL



D
DOOR PANEL
COLOR TO MATCH:
SHERWIN WILLIAMS
SW 7048
"URBAN BRONZE" OR EQUAL



E
STANDING SEAM METAL ROOFING
COLOR TO MATCH:
PAC-CLAD
"SLATE GRAY" OR EQUAL



F
ASPHALT SHINGLE ROOFING
COLOR TO MATCH:
PASCO PREMIER
"PEWTER GRAY" OR EQUAL



G
BRICK VENEER
COLOR TO MATCH:
INTERSTATE BRICK
"PEWTER"

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141 N. PALMETTO #1731
EAGLE, ID 83616

PROJECT

MOD COURT TOWNHOMES
BLDG. TYPE 1

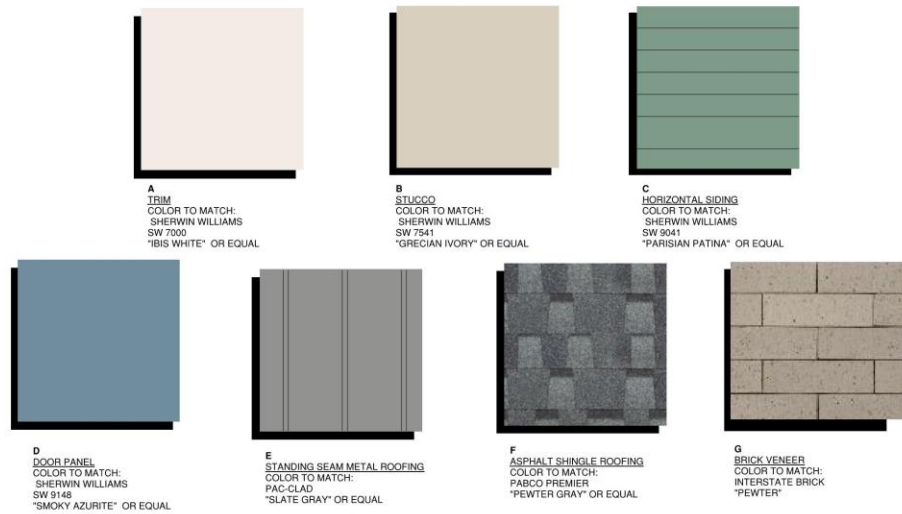
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GARDEN CITY, ID

A7.1

COLOR BOARD

ENTITLEMENT APPLICATION

COLOR ELEVATIONS



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PROPERTY DEVELOPMENT



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EAGLE, ID 83616

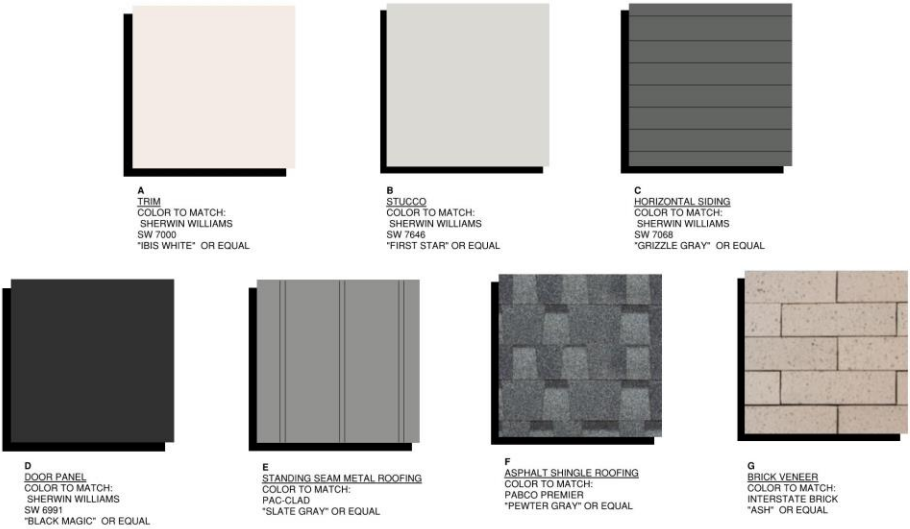
PROJECT
MOD COURT TOWNHOMES
BLDG. TYPE 2
207 E. 45TH ST.
GARDEN CITY, ID

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COLOR BOARD

ENTITLEMENT APPLICATION

COLOR ELEVATIONS



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PROPERTY DEVELOPMENT

THE LAND ARCHITECT
144 N. PALMETTO #731
ENGLE, ID 83616

PROJECT
MOD COURT TOWNHOMES
BLDG. TYPE 3

COLOR BOARD
A7.3

207 E. 45TH ST.
GARDEN CITY, ID

ENTITLEMENT APPLICATION

COLOR ELEVATIONS



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ENGLE, ID 83616

PROJECT
MOD COURT TOWNHOMES
BLDG. TYPE 4
207 E. 45TH ST.
GARDEN CITY, ID

A7.4

COLOR BOARD

ENTITLEMENT APPLICATION

COLOR ELEVATIONS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



THANK YOU