

# RENNISON DESIGN

December 22, 2025

Delivered via Email

Garden City

**Attn: Hanna Veal, Associate Planner, Development Services Dept.**

6015 Glenwood Street

Garden City, ID 83714

[hveal@gardencityidaho.org](mailto:hveal@gardencityidaho.org)

**Re: Antioch Apartments – Garden City, Idaho  
City of Garden City Case Number DSRFY2025-0008 Design Review Application**

Dear Hanna,

In response to Planning and Zoning’s Findings of Fact and Staff Report for the Design Review Application, we would like to clarify a few issues with supplemental information.

- Exhibit A – Kittleson & Associates “Turn Lanes and Parking Technical Memorandum”, dated 2/21/2023
- Exhibit B – Fire Department Review email, dated 4/18/2024
- Exhibit C – Updated Landscape Drawings, dated 12/19/2025

**Planning and Zoning’s Findings of Fact and Staff Report**

- 1. Supplemental information regarding parking:** A parking demand study was performed by Kittelson & Associates, and the conclusion was that the project will provide ample parking to accommodate anticipated demand, refer to Exhibit A.
- 2. Supplemental information regarding the Fire Department review:** In addition to the review provided by the Fire Department, we have included information regarding the fire apparatus and access for the Fire Dept., refer to Exhibit B.
- 3. Updated Landscaping information:** The Landscaping Plan Set was updated to more clearly depict and explain the open space, refer to Exhibit C.

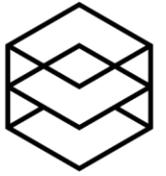
Thank you for your assistance with this project. Please contact me with any questions.

Sincerely,

**Rennison Design**

Zachary Turner

Development Manager



**EXHIBIT A – Kittleson & Associates “Turn Lanes and Parking Technical Memorandum”, dated 2/21/2023**

# Technical Memorandum

February 21, 2023

Project# 28662

To: Gary Sorensen  
Pivot North Architecture  
116 S 6<sup>th</sup> St  
Boise, ID 83702

From: Chase Fuquay, EI, Nick Foster, AICP, RSP,  
Sonia Hennum Daleiden, PE PTOE

CC: Brian Wenzel

RE: Boise Bible College Multifamily Development – Turn Lanes and Parking Analysis



## INTRODUCTION

Pacific Partners, in coordination with Boise Bible College is proposing to construct two four-story apartment buildings with associated parking and site infrastructure on the east side of Boise Bible College’s campus at 8695 W Marigold Street in Garden City. The two buildings will contain approximately 236 units overall, ranging from studio to 3-bedroom apartment units. The development proposes one new site access on W Marigold Street. Figures Figure 1 and Figure 2 below show the project vicinity and proposed site plan.

At the request of ACHD, this memo outlines the anticipated vehicle trip-ends generated by this development, assesses the need for turn lanes at the proposed site access, and reviews the proposed site access with respect to ACHD standards. Additionally, this memo provides the results of a parking generation analysis.

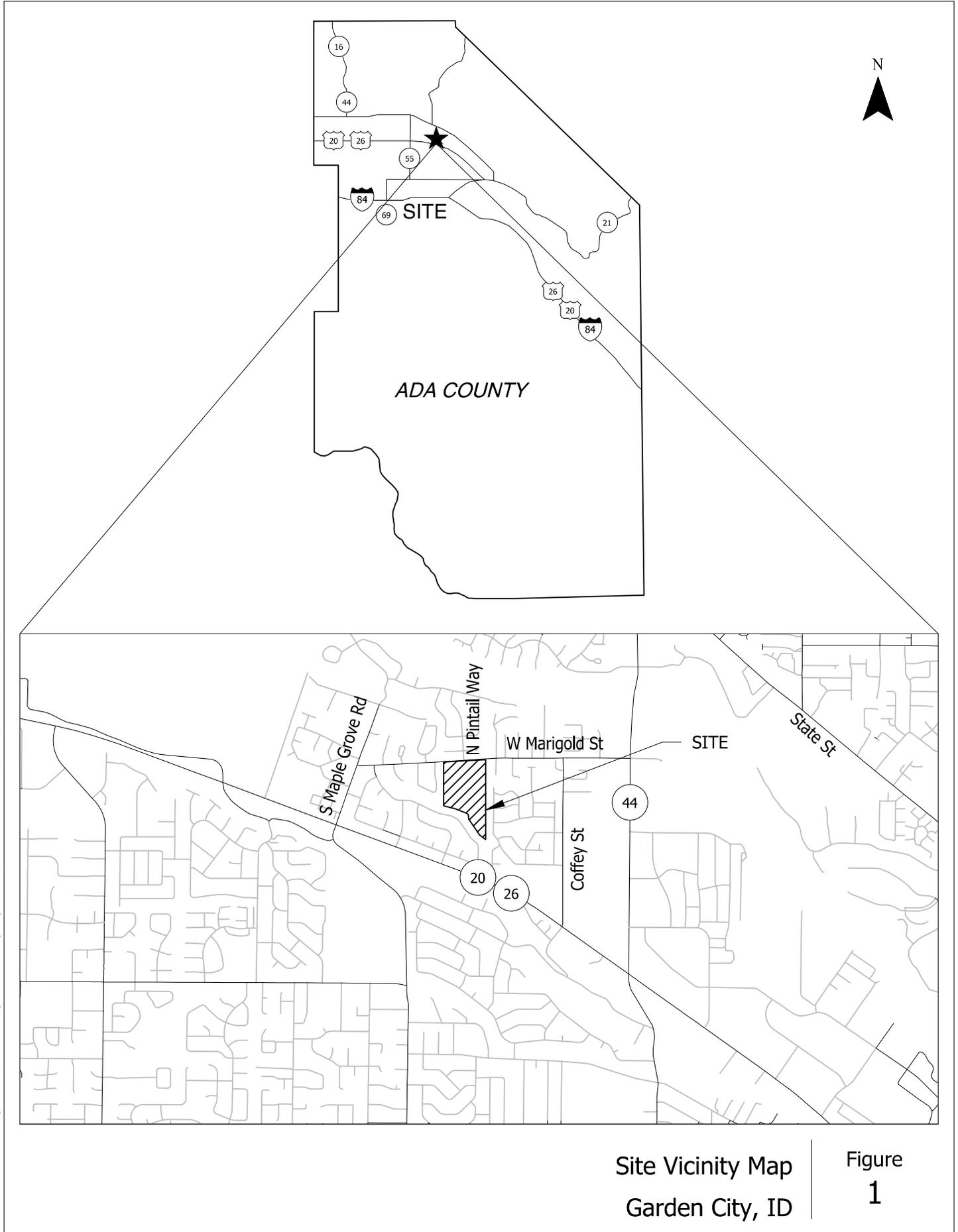
## TRIP GENERATION

The development proposes 236 units of mid-rise multifamily housing. These units are expected to be marketed to the general public and not used as Boise Bible College student housing. Students may rent these apartments, which could lower their peak hour trip generation; however, to be conservative, no student occupancy is assumed in this analysis. Table 1 below summarizes the results of a trip generation analysis performed using the *ITE Trip Generation Manual, 11<sup>th</sup> Edition* (Reference 1).

**Table 1. Anticipated Trip Generation**

Land Use	ITE Code	Size (units)	Daily Trips	Weekday AM Peak Hour Trips			Weekday PM Peak Hour Trips		
				Total	In	Out	Total	In	Out
Multifamily Housing (Midrise)	221	236	1,079	92	21	71	92	56	36

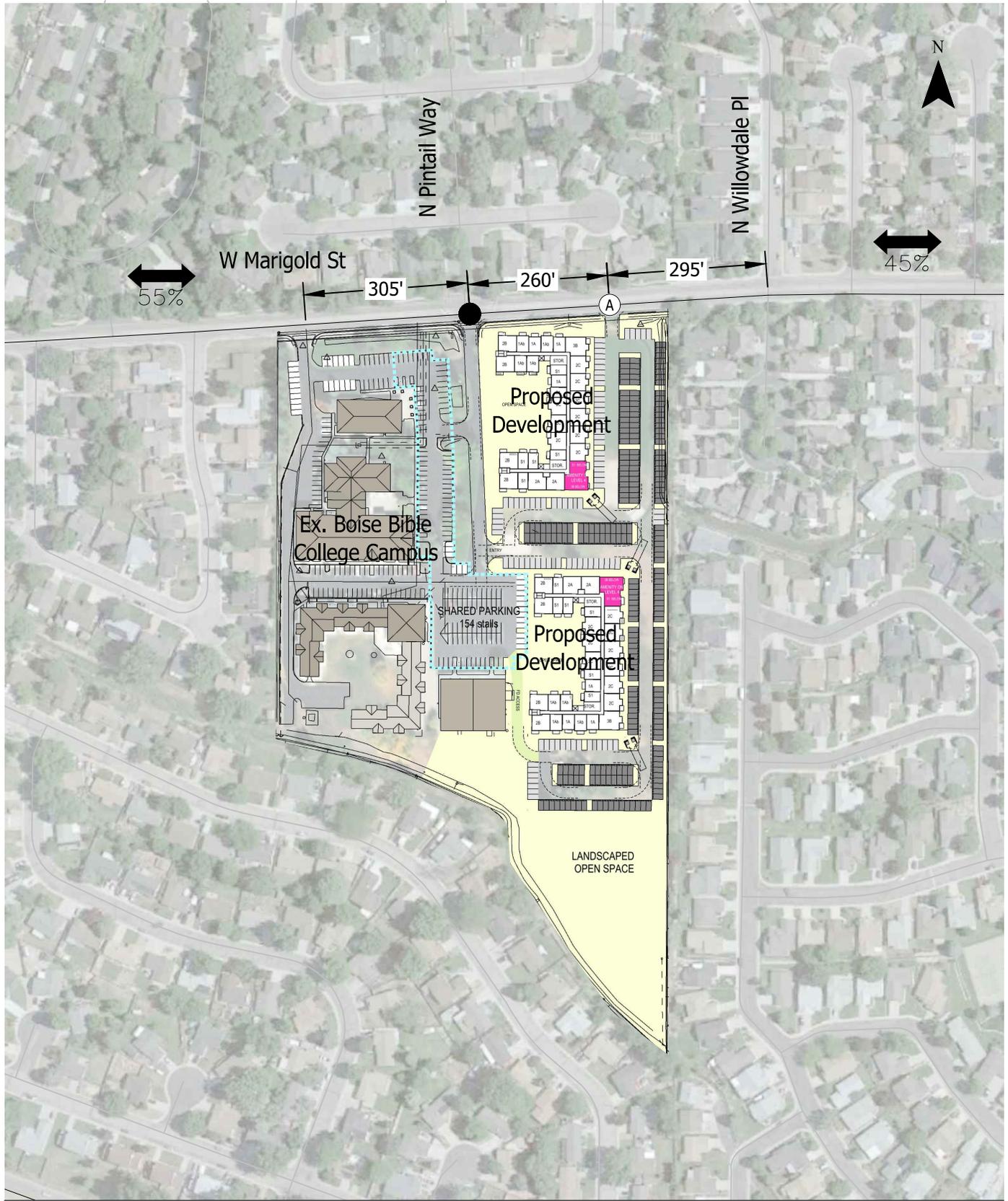
The development is anticipated to generate approximately 1,079 weekday daily trips, of which 92 will occur in the AM Peak Hour (21 entering / 71 exiting) and 92 will occur in the PM Peak Hour (56 entering / 36 exiting).



H:\28\28662 - Boise Bible College Multifamily Dev\memo\figs\28662-memo-figs.dwg Feb 13, 2023 - 10:48am - cfrquay Layout Tab: Site Vicinity Map

Site Vicinity Map  
Garden City, ID

Figure  
1



- - Existing Intersection
- Ⓐ - Proposed Site Access
- ↔ XX% - Trip Distribution Percentage

Site Plan  
Garden City, ID

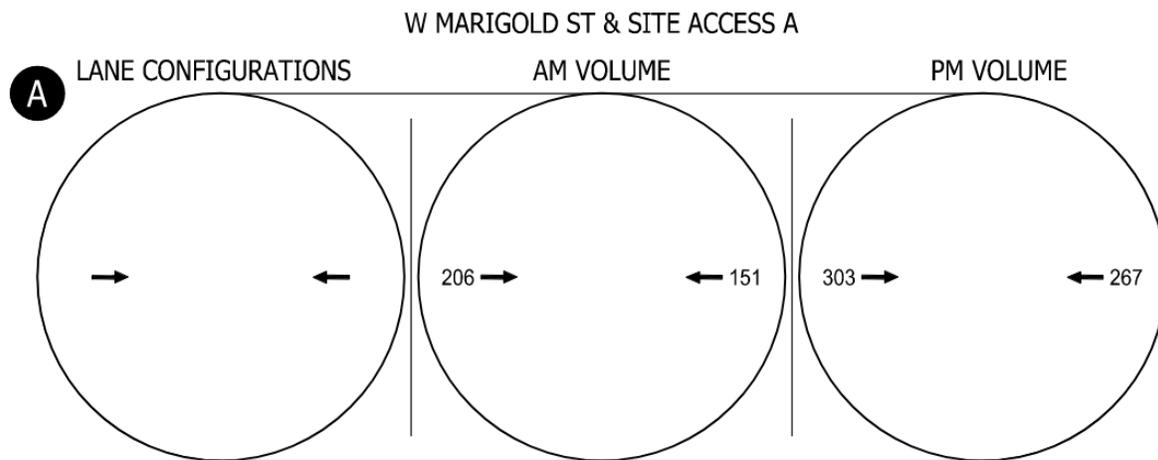
Figure  
2

Site Plan received from Pivot North Architecture, February 2023

# TURN LANE ANALYSIS

This section analyzes the need for turn lanes at the proposed site access. To analyze the proposed site access, existing turning movement counts were collected at the W Marigold Street/N Pintail Way-Boise Bible College entrance in the AM and PM peak hours. The entering and exiting volumes on the eastern approach to this intersection were used as the through volumes for the proposed site access since there are no other accesses onto W Marigold Street between the proposed site access and Pintail Way. Figure 3 shows the existing traffic volumes. The traffic counts can be found in Attachment 1.

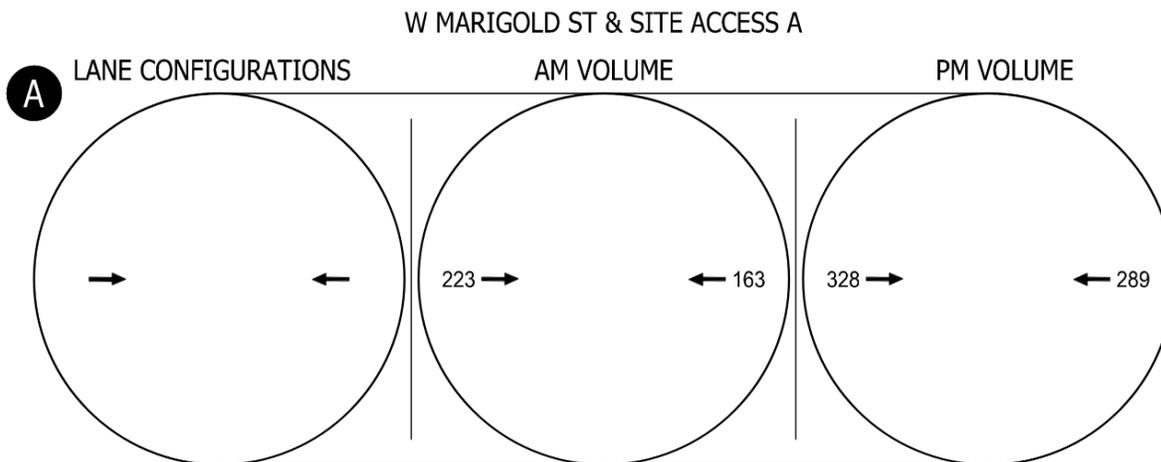
**Figure 3. Year 2023 Existing Traffic Volumes – Weekday AM & PM Peak Hours**



The assumed build out year of the development is 2025. Based on review of historic annual average daily traffic (AADT) volumes for W Marigold Street in ITD's online database<sup>1</sup> a 4% annually compounded background growth rate was applied to existing volumes to determine the year 2025 background traffic volumes.

Figure 4 below shows the year 2025 background traffic volumes.

**Figure 4. Year 2025 Background Traffic Volumes – Weekday AM and PM Peak Hour**

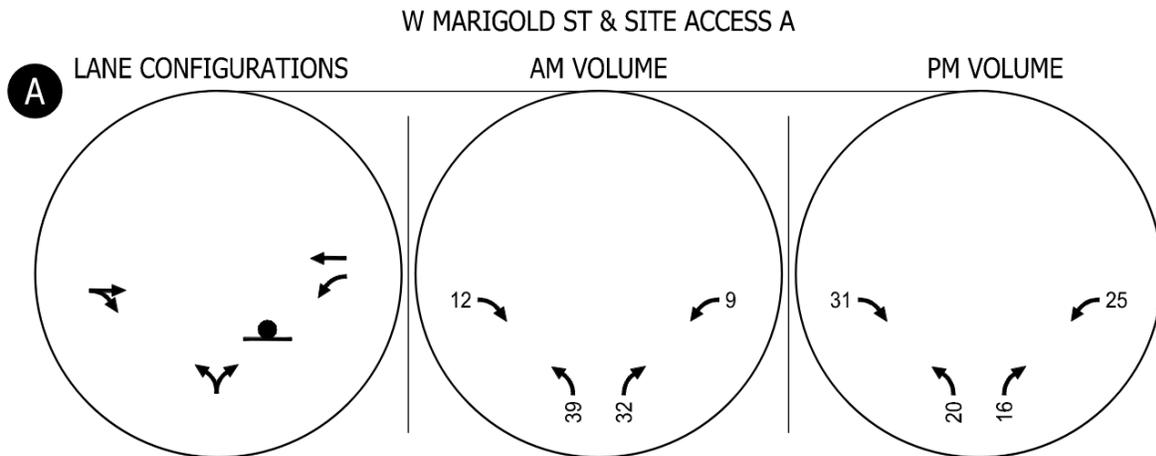


<sup>1</sup> <https://itd.idaho.gov/road-data/>

The anticipated trips generated by the development shown in Table 1 were then assigned to the study intersections using an approximate trip distribution of 55% to the west and 45% to the east, as shown in Figure 2. This trip distribution was estimated based on existing traffic patterns.

Figure 5 below shows how the site generated trips are assigned to the study intersection.

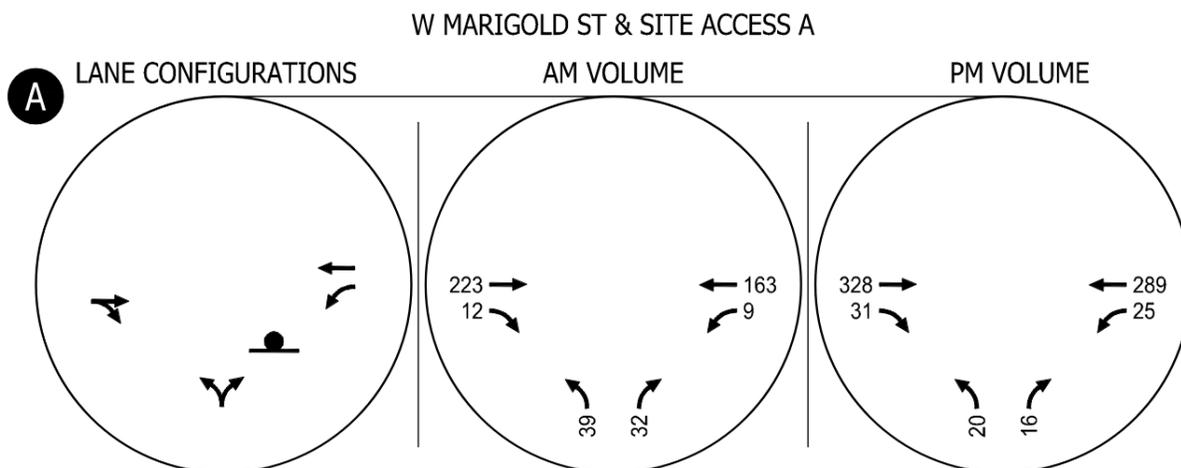
**Figure 5. Anticipated Trip Assignment – Weekday AM and PM Peak Hours**



The background traffic shown in Figure 4 was added to the site generated trips shown in Figure 5 to estimate the total traffic conditions in 2025.

Figure 6 below shows the anticipated total traffic conditions at the study intersection in the build out year.

**Figure 6. Year 2025 Total Traffic Conditions - Weekday AM and PM Peak Hours**

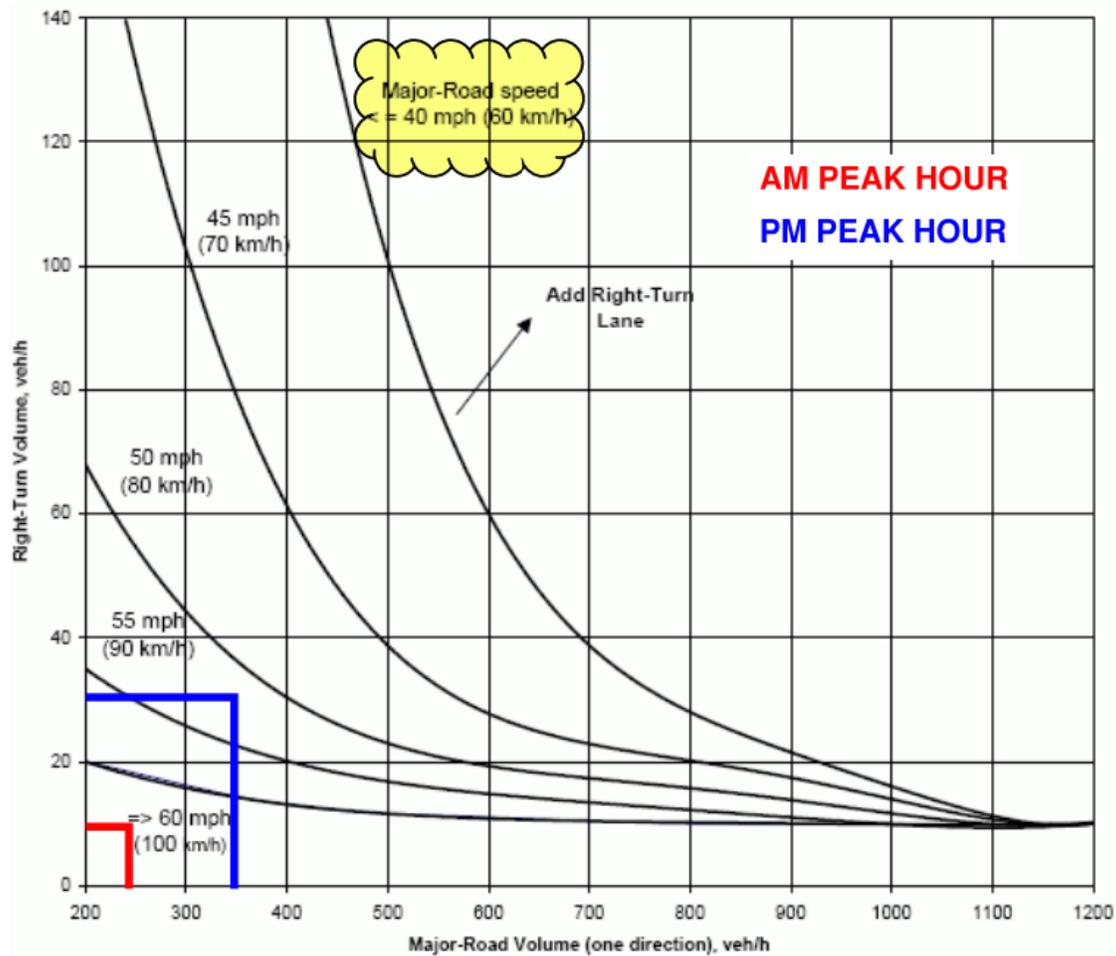


Turn lane warrants were analyzed for the proposed site access along W Marigold Street using the total traffic conditions shown in Figure 6. The turn lane warrant analysis was performed per the *ACHD Policy Manual Section 7106.4.4* (Reference 2).

A two-way center left-turn lane is already present on W Marigold Street; therefore, a westbound left turn lane warrant analysis was not performed.

An eastbound right turn lane **is not** warranted per ACHD Policy Manual Section 7106.4.4. Figure 7 shows the right turn lane analysis. The full turn lane warrant exhibit is included as Attachment 2.

Figure 7. Right Turn Lane Analysis - Site Access A



## SITE ACCESS EVALUATION

This section evaluates access location and intersection sight distance with respect to the *ACHD Policy Manual* (Reference 2).

### Site Access Spacing

The proposed site access to W Marigold Street (a residential collector street) will be located approximately 260-ft east of the intersection of W Marigold Street and N Pintail Way, and approximately 290-ft west of the intersection of W Marigold Street and N Willowdale Place. It is planned to be the primary access to the development and is proposed to be a full movement access. Cross access will be provided to the Boise Bible College campus to provide for additional emergency vehicle access.

The site access meets ACHD access spacing for section 7206.4.4, driveways on a collector near a stop-controlled intersection (150-ft), and section 7206.4.5, driveway spacing on collectors away from a signalized intersection (260-ft).

## Intersection Sight Distance

Intersection sight distance was reviewed at the proposed site access on W Marigold Street with respect to the *ACHD Policy Manual*, Section 7200 Figure 3 (Reference 2). At the proposed site access, W Marigold Street has a straight alignment and there is over 500 feet of intersection sight distance in both the east and west directions. This exceeds the recommended 335 feet of intersection sight distance on a road with a posted speed of 30 MPH.



**Figure 7. Looking East on Marigold St at the proposed site access**



**Figure 8. Looking West on Marigold St at the proposed site access**

## General Recommendations for All Site Accesses

In addition to the above sight distance evaluation, the following recommendations have been identified to help maintain safety and operations at the site access points, internal intersections, and roadways:

- Remove miscellaneous vegetation and shrubbery, and potential obstructions along W Marigold Street as necessary to obtain and maintain adequate intersection sight distance.
- Site accesses are assumed to match the existing grade of the connected roadway at the intersection and back at least one car length. Significant changes to the approach grade could impact the sight distances.
- Shrubby, weeds, and landscaping near the internal intersections and site access points should be maintained to ensure adequate sight distance.
- If widening occurs along any of the site access road(s), care should be taken to ensure adequate grades and intersection sight distance is maintained.

Intersection sight distance should be confirmed as part of the final access design and roadway widening.

# PARKING GENERATION

The following section estimates the expected parking generation of the development and compares it to the planned parking supply in the site plan shown in Figure 2. The development proposes an approximate total of 236 units (378 bedrooms) of mid-rise multifamily housing. Table 2 below summarizes the results of a parking generation analysis performed using the *ITE Parking Generation Manual, 5<sup>th</sup> Edition* (Reference 3) for an urban / suburban location and not near rail transit and the City required parking. The analyzed peak period is a typical weekday from 10pm-5am.

**Table 2. Anticipated Parking Generation**

Land Use	LU Code	Building	#	Units	ITE Peak Period Demand (# of spaces)	Provided On-site Parking	City Required Parking		
Low / Mid-Rise Apartments	221	1	118	dwelling units	149	164	241*		
			189	bedrooms	135				
		2	118	dwelling units	149	164	241*		
			189	bedrooms	135				
		<b>Total per Dwelling Unit</b>					<b>298</b>	<b>328</b>	<b>482</b>
		<b>Total per Bedroom</b>					<b>270</b>		

\*City required parking includes 59 guest spaces (0.5 per dwelling unit)

Per the *ITE Parking Generation Manual, 5<sup>th</sup> Edition*, the peak period parking demand for the development is 270 to 298 spaces, on a per bedroom or per dwelling unit basis, respectively. Therefore, the proposed 328 on-site parking spaces (not including the shared parking) should be sufficient to meet the typical parking demand of the development.

In addition, the development team is exploring a shared parking agreement with Boise Bible College as an option to augment the dedicated parking shown in the site plan. The addition of the shared parking stalls would meet the City's parking requirements. Based on site observations on January 30, 2023, approximately 14 to 32 percent of the 154 shared parking stalls identified on the site plan were occupied by Boise Bible College visitors, students, and staff at the times data was collected.

## CONCLUSIONS AND RECOMMENDATIONS

This memo is meant to assess the need for turn lanes at the proposed site access, review said access with respect to ACHD standards, and provide a parking generation analysis. These analyses result in the following conclusions and recommendations:

### ■ Turn Lane Analysis

- An eastbound right turn lane is not warranted per ACHD standards.
- A center two-way left turn lane exists at the site access.

### ■ Site Access

- The proposed site access meets ACHD's spacing criteria.
- Adequate site distance can be provided at the proposed site access.

### ■ Parking Analysis

- The site provides more parking spaces than ITE's Parking Generation peak period demand for the site.
- There is potential for a shared parking agreement between the development and Boise Bible College to meet the City's requirements.

## General Recommendations for All Site Accesses

The following recommendations have been identified to help maintain safety and operations at the site access points, internal intersections, and roadways:

- Remove miscellaneous vegetation and shrubbery, and potential obstructions along W Marigold Street as necessary to obtain and maintain adequate intersection sight distance.
- Site accesses are assumed to match the existing grade of the connected roadway at the intersection and back at least one car length. Significant changes to the approach grade could impact the sight distances.
- Shrubby, weeds, and landscaping near the internal intersections and site access points should be maintained to ensure adequate sight distance.
- If widening occurs along any of the site access road(s), care should be taken to ensure adequate grades and intersection sight distance is maintained.
- Intersection sight distance should be confirmed as part of the final access design and roadway widening.

## REFERENCES

1. Institute of Transportation Engineers. *Trip Generation Manual, 11<sup>th</sup> Edition*. September 2021.
2. Ada County Highway District. *Section 7200 Technical Requirements*. 2011
3. Institute of Transportation Engineers. *Parking Generation Manual, 5<sup>th</sup> Edition*. January 2019.

## ATTACHMENTS

1. Existing Traffic Counts
2. Turn Lane Worksheet

## Attachment 1 – Existing Traffic Counts

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# L2 Data Collection

L2DataCollection.com  
 Idaho (208) 860-7554 Utah (801) 413-2993

Study: KITT0299  
 Intersection: Marigold St / Pintail Way  
 City, State: Garden City, Idaho  
 Control: Stop Sign

File Name : Pintail Way & Marigold Street  
 Site Code : 00000000  
 Start Date : 1/18/2023  
 Page No : 1

### Groups Printed- General Traffic - 3+ Axle Heavy Trucks

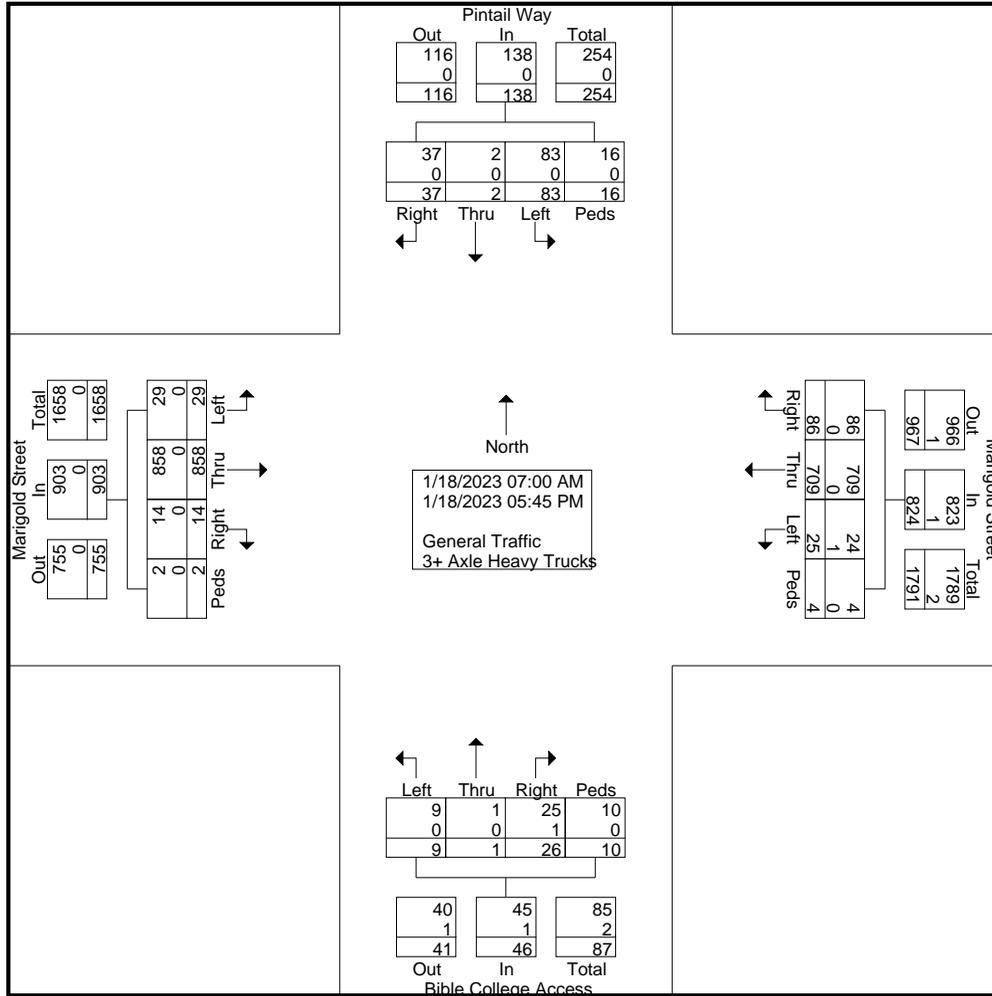
Start Time	Pintail Way From North					Marigold Street From East					Bible College Access From South					Marigold Street From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:00 AM	2	0	1	2	5	0	25	1	0	26	1	0	0	2	3	0	28	0	0	28	62
07:15 AM	5	0	1	1	7	1	33	2	0	36	1	0	0	1	2	3	34	0	0	37	82
07:30 AM	4	0	7	0	11	3	32	5	0	40	1	0	0	0	1	4	44	0	0	48	100
07:45 AM	2	1	4	1	8	3	29	4	0	36	0	0	0	1	1	1	55	2	0	58	103
<b>Total</b>	<b>13</b>	<b>1</b>	<b>13</b>	<b>4</b>	<b>31</b>	<b>7</b>	<b>119</b>	<b>12</b>	<b>0</b>	<b>138</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>7</b>	<b>8</b>	<b>161</b>	<b>2</b>	<b>0</b>	<b>171</b>	<b>347</b>
08:00 AM	2	0	5	0	7	1	38	2	0	41	1	0	0	0	1	0	48	0	0	48	97
08:15 AM	8	0	6	0	14	5	27	2	0	34	4	0	0	0	4	0	31	0	0	31	83
08:30 AM	3	0	7	0	10	3	31	3	0	37	0	0	0	0	0	1	44	0	0	45	92
08:45 AM	1	0	9	0	10	2	27	1	0	30	2	0	0	0	2	1	40	3	0	44	86
<b>Total</b>	<b>14</b>	<b>0</b>	<b>27</b>	<b>0</b>	<b>41</b>	<b>11</b>	<b>123</b>	<b>8</b>	<b>0</b>	<b>142</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>2</b>	<b>163</b>	<b>3</b>	<b>0</b>	<b>168</b>	<b>358</b>
-----																					
04:00 PM	4	0	5	2	11	10	65	0	0	75	1	0	0	2	3	1	59	1	0	61	150
04:15 PM	1	0	6	4	11	10	49	1	2	62	1	0	4	1	6	0	78	6	0	84	163
04:30 PM	2	1	3	2	8	6	63	2	0	71	3	0	0	1	4	0	74	1	0	75	158
04:45 PM	1	0	5	0	6	8	52	1	0	61	3	0	2	0	5	1	65	4	0	70	142
<b>Total</b>	<b>8</b>	<b>1</b>	<b>19</b>	<b>8</b>	<b>36</b>	<b>34</b>	<b>229</b>	<b>4</b>	<b>2</b>	<b>269</b>	<b>8</b>	<b>0</b>	<b>6</b>	<b>4</b>	<b>18</b>	<b>2</b>	<b>276</b>	<b>12</b>	<b>0</b>	<b>290</b>	<b>613</b>
05:00 PM	0	0	3	0	3	12	60	0	0	72	2	1	1	0	4	1	65	1	2	69	148
05:15 PM	1	0	6	0	7	11	67	0	2	80	1	0	2	1	4	0	59	3	0	62	153
05:30 PM	0	0	9	1	10	5	62	1	0	68	2	0	0	0	2	1	79	4	0	84	164
05:45 PM	1	0	6	3	10	6	49	0	0	55	3	0	0	1	4	0	55	4	0	59	128
<b>Total</b>	<b>2</b>	<b>0</b>	<b>24</b>	<b>4</b>	<b>30</b>	<b>34</b>	<b>238</b>	<b>1</b>	<b>2</b>	<b>275</b>	<b>8</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>14</b>	<b>2</b>	<b>258</b>	<b>12</b>	<b>2</b>	<b>274</b>	<b>593</b>
<b>Grand Total</b>	<b>37</b>	<b>2</b>	<b>83</b>	<b>16</b>	<b>138</b>	<b>86</b>	<b>709</b>	<b>25</b>	<b>4</b>	<b>824</b>	<b>26</b>	<b>1</b>	<b>9</b>	<b>10</b>	<b>46</b>	<b>14</b>	<b>858</b>	<b>29</b>	<b>2</b>	<b>903</b>	<b>1911</b>
<b>Apprch %</b>	<b>26.8</b>	<b>1.4</b>	<b>60.1</b>	<b>11.6</b>		<b>10.4</b>	<b>86</b>	<b>3</b>	<b>0.5</b>		<b>56.5</b>	<b>2.2</b>	<b>19.6</b>	<b>21.7</b>		<b>1.6</b>	<b>95</b>	<b>3.2</b>	<b>0.2</b>		
<b>Total %</b>	<b>1.9</b>	<b>0.1</b>	<b>4.3</b>	<b>0.8</b>	<b>7.2</b>	<b>4.5</b>	<b>37.1</b>	<b>1.3</b>	<b>0.2</b>	<b>43.1</b>	<b>1.4</b>	<b>0.1</b>	<b>0.5</b>	<b>0.5</b>	<b>2.4</b>	<b>0.7</b>	<b>44.9</b>	<b>1.5</b>	<b>0.1</b>	<b>47.3</b>	
<b>General Traffic</b>	<b>37</b>	<b>2</b>	<b>83</b>	<b>16</b>	<b>138</b>	<b>86</b>	<b>709</b>	<b>24</b>	<b>4</b>	<b>823</b>	<b>25</b>	<b>1</b>	<b>9</b>	<b>10</b>	<b>45</b>	<b>14</b>	<b>858</b>	<b>29</b>	<b>2</b>	<b>903</b>	<b>1909</b>
<b>% General Traffic</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>96</b>	<b>100</b>	<b>99.9</b>	<b>96.2</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>97.8</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>99.9</b>
<b>3+ Axle Heavy Trucks</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>
<b>% 3+ Axle Heavy Trucks</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0.1</b>	<b>3.8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2.2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.1</b>

# L2 Data Collection

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 Idaho (208) 860-7554 Utah (801) 413-2993

Study: KITT0299  
 Intersection: Marigold St / Pintail Way  
 City, State: Garden City, Idaho  
 Control: Stop Sign

File Name : Pintail Way & Marigold Street  
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 Start Date : 1/18/2023  
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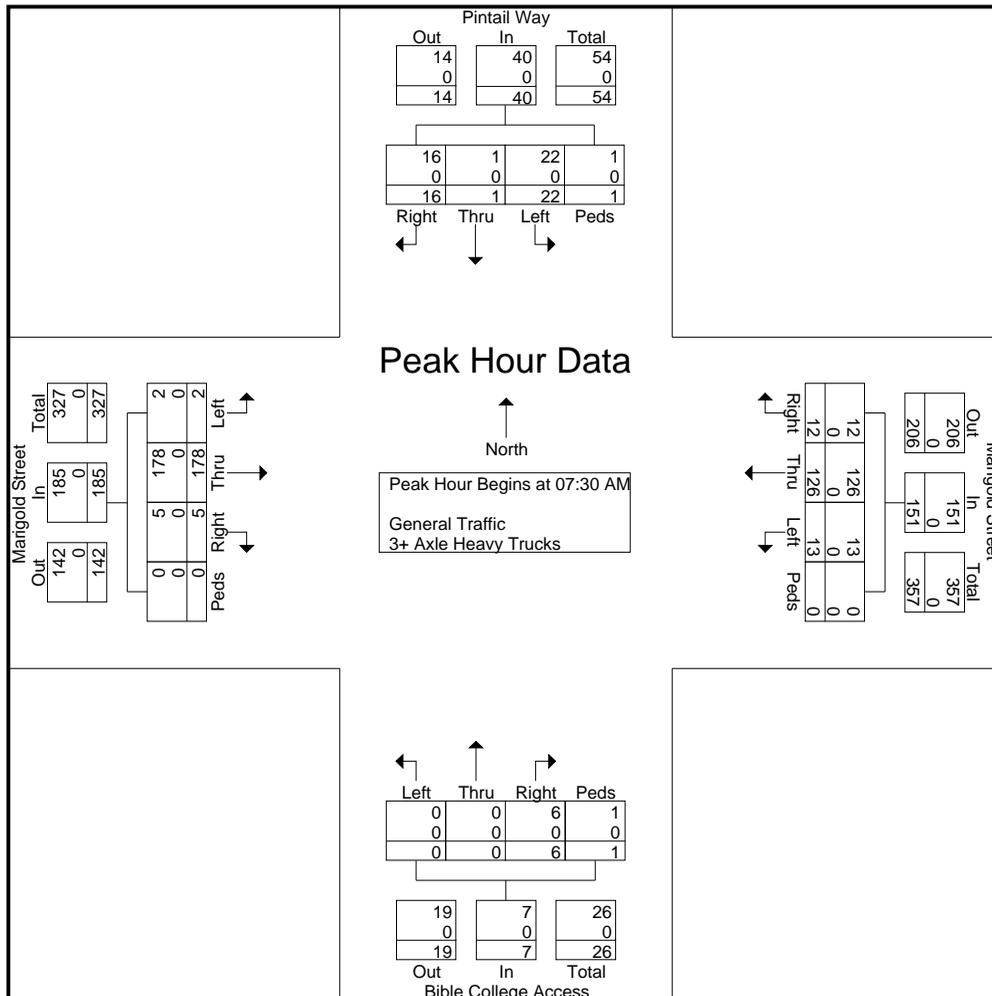
File Name : Pintail Way & Marigold Street  
Site Code : 00000000  
Start Date : 1/18/2023  
Page No : 3

Start Time	Pintail Way From North					Marigold Street From East					Bible College Access From South					Marigold Street From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	

**Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1**

Peak Hour for Entire Intersection Begins at 07:30 AM

07:30 AM	4	0	7	0	11	3	32	5	0	40	1	0	0	0	1	4	44	0	0	48	100
07:45 AM	2	1	4	1	8	3	29	4	0	36	0	0	0	1	1	1	55	2	0	58	103
08:00 AM	2	0	5	0	7	1	38	2	0	41	1	0	0	0	1	0	48	0	0	48	97
08:15 AM	8	0	6	0	14	5	27	2	0	34	4	0	0	0	4	0	31	0	0	31	83
Total Volume	16	1	22	1	40	12	126	13	0	151	6	0	0	1	7	5	178	2	0	185	383
% App. Total	40	2.5	55	2.5		7.9	83.4	8.6	0		85.7	0	0	14.3		2.7	96.2	1.1	0		
PHF	.500	.250	.786	.250	.714	.600	.829	.650	.000	.921	.375	.000	.000	.250	.438	.313	.809	.250	.000	.797	.930
General Traffic	16	1	22	1	40	12	126	13	0	151	6	0	0	1	7	5	178	2	0	185	383
% General Traffic	100	100	100	100	100	100	100	100	0	100	100	0	0	100	100	100	100	100	0	100	100
3+ Axle Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% 3+ Axle Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Trucks																					



# L2 Data Collection

L2DataCollection.com  
Idaho (208) 860-7554 Utah (801) 413-2993

Study: KITT0299  
Intersection: Marigold St / Pintail Way  
City, State: Garden City, Idaho  
Control: Stop Sign

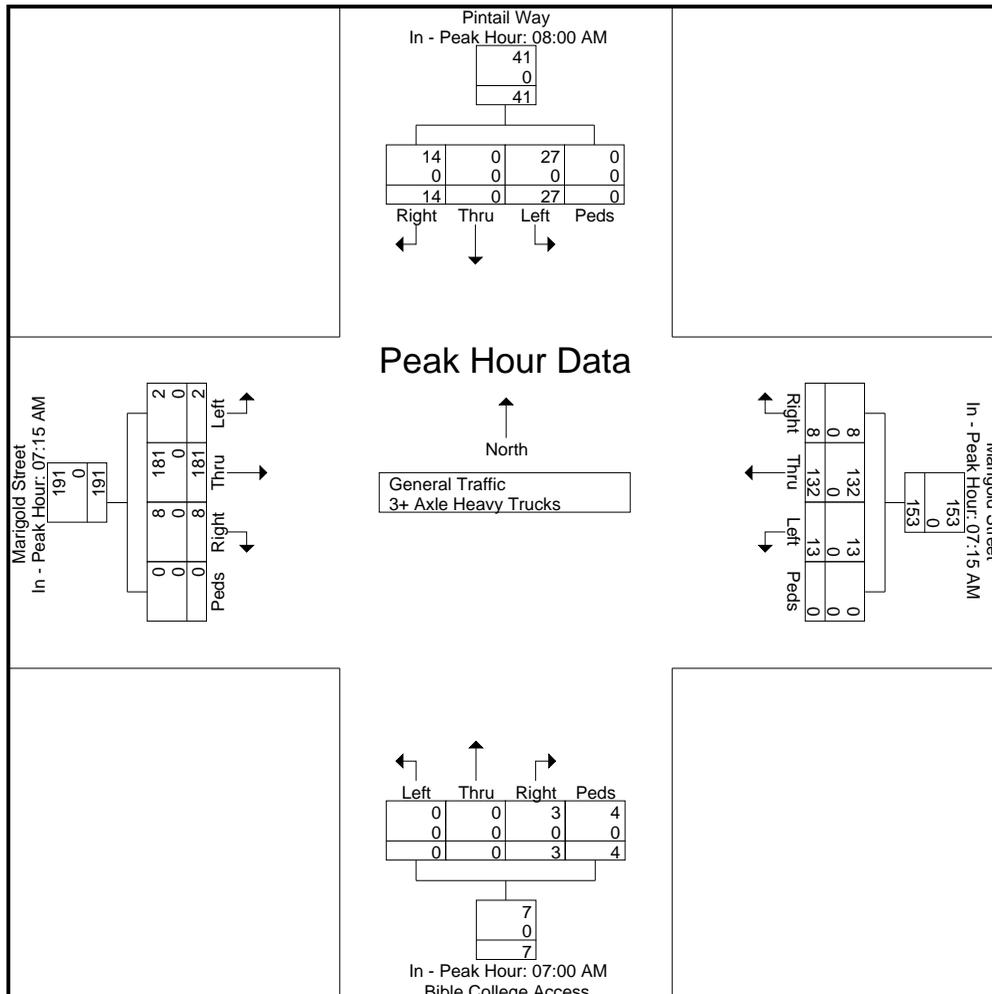
File Name : Pintail Way & Marigold Street  
Site Code : 00000000  
Start Date : 1/18/2023  
Page No : 4

Start Time	Pintail Way From North					Marigold Street From East					Bible College Access From South					Marigold Street From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	

**Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1**

Peak Hour for Each Approach Begins at:

	08:00 AM					07:15 AM					07:00 AM					07:15 AM				
+0 mins.	2	0	5	0	7	1	33	2	0	36	1	0	0	2	3	3	34	0	0	37
+15 mins.	8	0	6	0	14	3	32	5	0	40	1	0	0	1	2	4	44	0	0	48
+30 mins.	3	0	7	0	10	3	29	4	0	36	1	0	0	0	1	1	55	2	0	58
+45 mins.	1	0	9	0	10	1	38	2	0	41	0	0	0	1	1	0	48	0	0	48
Total Volume	14	0	27	0	41	8	132	13	0	153	3	0	0	4	7	8	181	2	0	191
% App. Total	34.1	0	65.9	0		5.2	86.3	8.5	0		42.9	0	0	57.1		4.2	94.8	1	0	
PHF	.438	.000	.750	.000	.732	.667	.868	.650	.000	.933	.750	.000	.000	.500	.583	.500	.823	.250	.000	.823
General Traffic	14	0	27	0	41	8	132	13	0	153	3	0	0	4	7	8	181	2	0	191
% General Traffic	100	0	100	0	100	100	100	100	0	100	100	0	0	100	100	100	100	100	0	100
3+ Axle Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% 3+ Axle Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



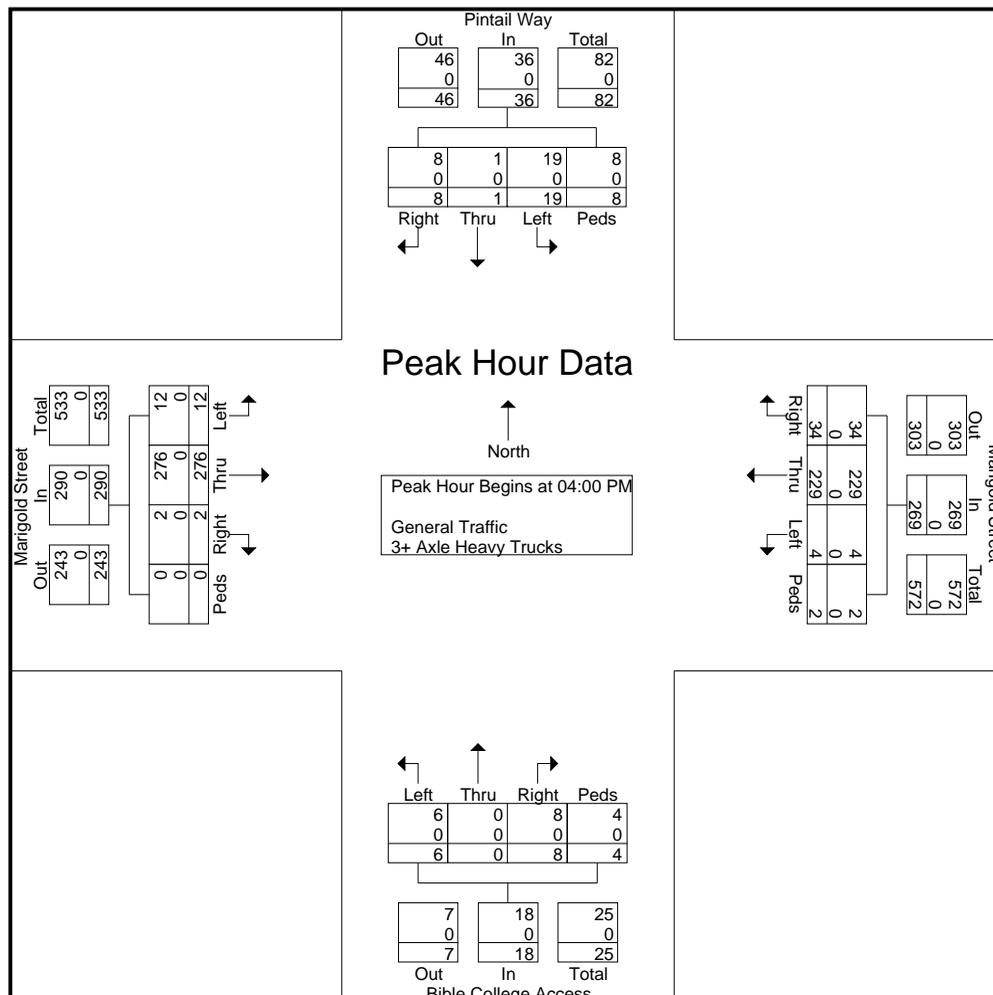
# L2 Data Collection

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 Idaho (208) 860-7554 Utah (801) 413-2993

Study: KITT0299  
 Intersection: Marigold St / Pintail Way  
 City, State: Garden City, Idaho  
 Control: Stop Sign

File Name : Pintail Way & Marigold Street  
 Site Code : 00000000  
 Start Date : 1/18/2023  
 Page No : 5

Start Time	Pintail Way From North					Marigold Street From East					Bible College Access From South					Marigold Street From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
<b>Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1</b>																					
Peak Hour for Entire Intersection Begins at 04:00 PM																					
04:00 PM	4	0	5	2	11	10	65	0	0	75	1	0	0	2	3	1	59	1	0	61	150
04:15 PM	1	0	6	4	11	10	49	1	2	62	1	0	4	1	6	0	78	6	0	84	163
04:30 PM	2	1	3	2	8	6	63	2	0	71	3	0	0	1	4	0	74	1	0	75	158
04:45 PM	1	0	5	0	6	8	52	1	0	61	3	0	2	0	5	1	65	4	0	70	142
Total Volume	8	1	19	8	36	34	229	4	2	269	8	0	6	4	18	2	276	12	0	290	613
% App. Total	22.2	2.8	52.8	22.2		12.6	85.1	1.5	0.7		44.4	0	33.3	22.2		0.7	95.2	4.1	0		
PHF	.500	.250	.792	.500	.818	.850	.881	.500	.250	.897	.667	.000	.375	.500	.750	.500	.885	.500	.000	.863	.940
General Traffic	8	1	19	8	36	34	229	4	2	269	8	0	6	4	18	2	276	12	0	290	613
% General Traffic	100	100	100	100	100	100	100	100	100	100	100	0	100	100	100	100	100	100	0	100	100
3+ Axle Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% 3+ Axle Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



# L2 Data Collection

L2DataCollection.com  
Idaho (208) 860-7554 Utah (801) 413-2993

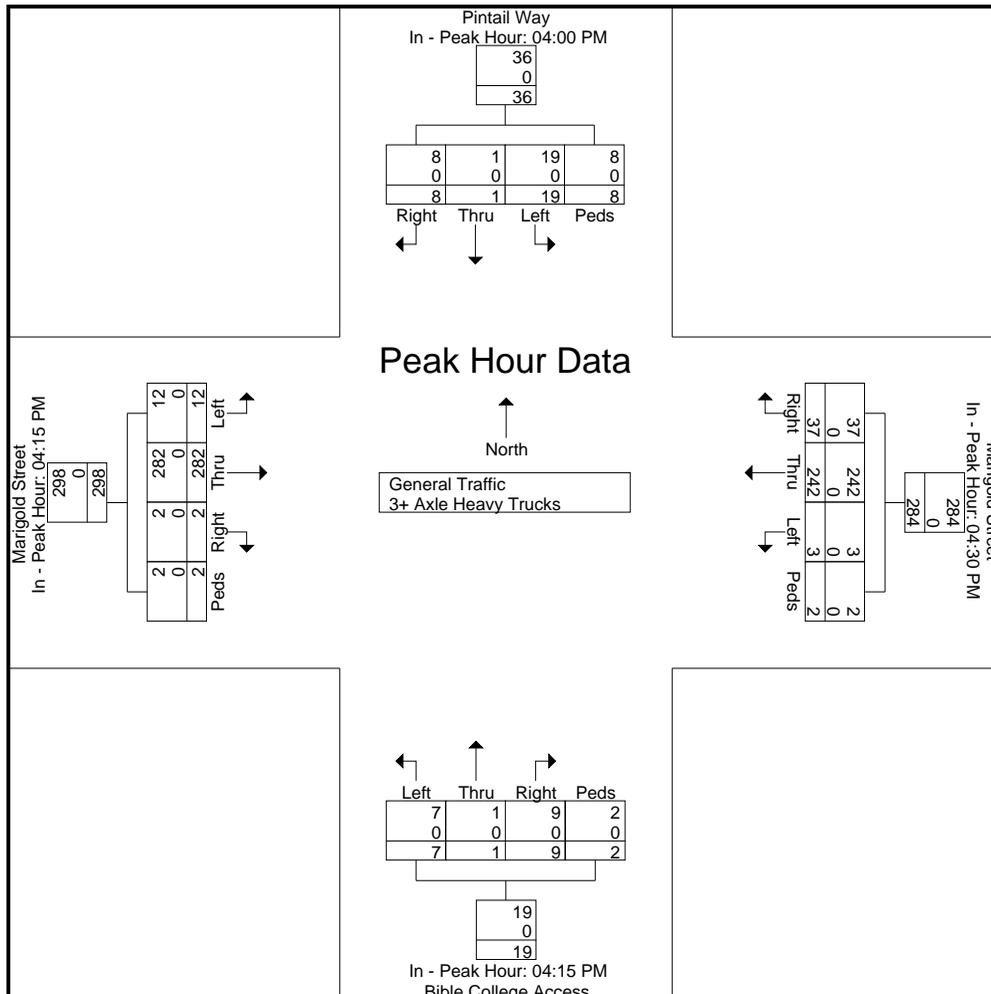
Study: KITT0299  
Intersection: Marigold St / Pintail Way  
City, State: Garden City, Idaho  
Control: Stop Sign

File Name : Pintail Way & Marigold Street  
Site Code : 00000000  
Start Date : 1/18/2023  
Page No : 6

Start Time	Pintail Way From North					Marigold Street From East					Bible College Access From South					Marigold Street From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	

**Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1**  
Peak Hour for Each Approach Begins at:

	04:00 PM					04:30 PM					04:15 PM					04:15 PM				
+0 mins.	4	0	5	2	11	6	63	2	0	71	1	0	4	1	6	0	78	6	0	84
+15 mins.	1	0	6	4	11	8	52	1	0	61	3	0	0	1	4	0	74	1	0	75
+30 mins.	2	1	3	2	8	12	60	0	0	72	3	0	2	0	5	1	65	4	0	70
+45 mins.	1	0	5	0	6	11	67	0	2	80	2	1	1	0	4	1	65	1	2	69
Total Volume	8	1	19	8	36	37	242	3	2	284	9	1	7	2	19	2	282	12	2	298
% App. Total	22.2	2.8	52.8	22.2		13	85.2	1.1	0.7		47.4	5.3	36.8	10.5		0.7	94.6	4	0.7	
PHF	.500	.250	.792	.500	.818	.771	.903	.375	.250	.888	.750	.250	.438	.500	.792	.500	.904	.500	.250	.887
General Traffic	8	1	19	8	36	37	242	3	2	284	9	1	7	2	19	2	282	12	2	298
% General Traffic	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
3+ Axle Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% 3+ Axle Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



# L2 Data Collection

L2DataCollection.com  
Idaho (208) 860-7554 Utah (801) 413-2993

Study: KITT0299  
Intersection: Marigold St / Pintail Way  
City, State: Garden City, Idaho  
Control: Stop Sign

File Name : Pintail Way & Marigold Street  
Site Code : 00000000  
Start Date : 1/18/2023  
Page No : 7

Image 1

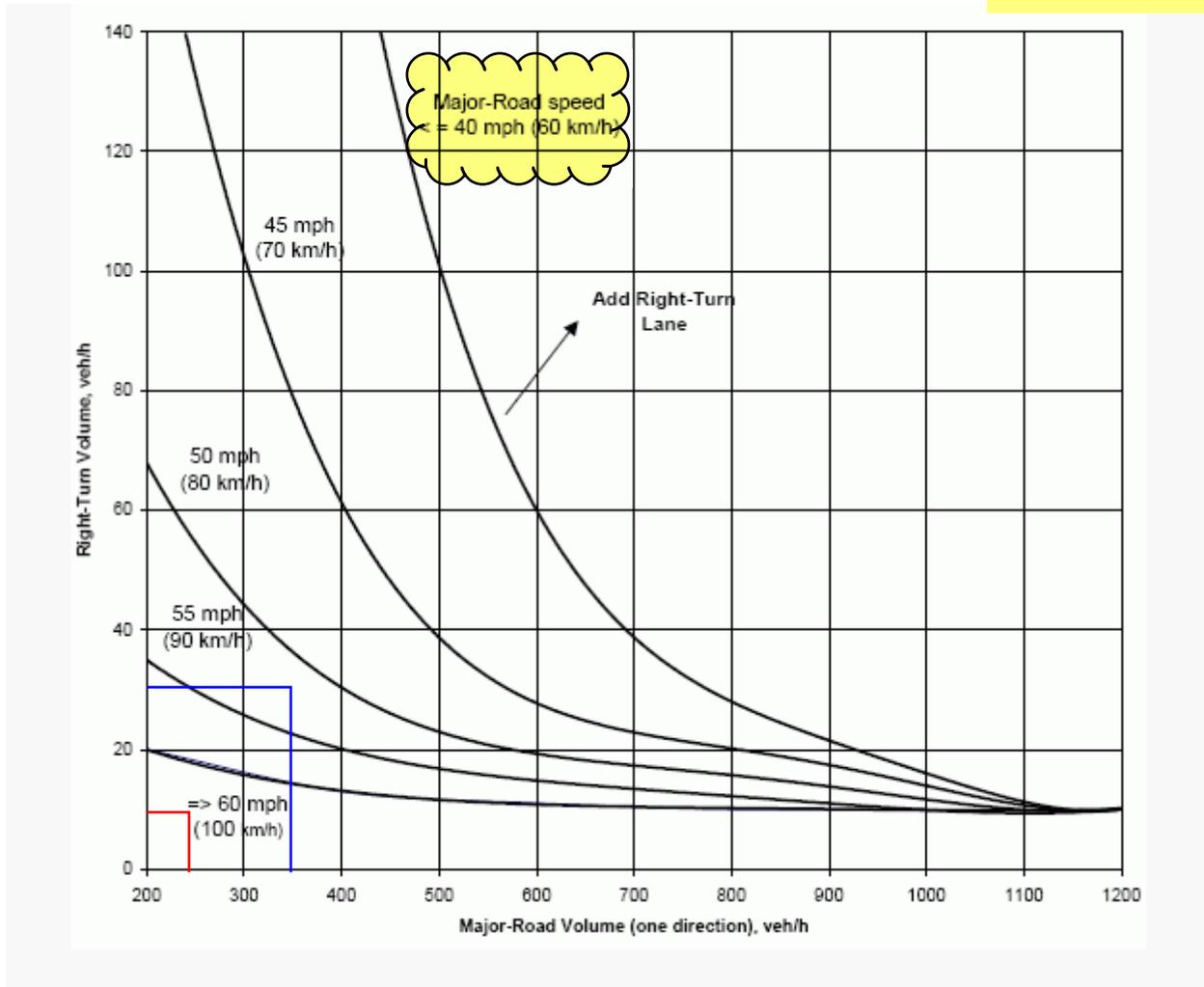


## Attachment 2 – Turn Lane Warrant Analysis

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Right turn lane IS NOT warranted

Figure 6 – Right-Turn Lane Guidelines for Two-Lane Roadways



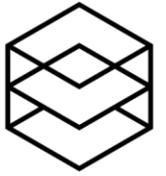
The following data are required:

1. Advancing Volume (veh/hr) - The advancing volume is to include the right-turn, left-turn and through movements in the same direction as the right-turning vehicle.
2. Right-Turning Volume (veh/hr) - The right-turning volume is the number of advancing vehicles turning right.
3. Operating Speed (mph) - The greatest of anticipated operating speed, measured 85th percentile speed or posted speed.

Note: Right-turn lane is not needed for right-turn volume less than 10 vph. However, criteria other than volume, e.g. crash experience, may be used to justify a right-turn lane.

If the combination of major road approach volume and right-turn volume intersects above or to the right of the speed trend line corresponding to the major road operating speed, then a right-turn lane is appropriate.

Source: NCHRP Report 279 and 457



**EXHIBIT B – Fire Department Review email, dated 4/18/2024**

## Zach Turner

---

**From:** Brian Wenzel <IMCEAEX-\_o=ExchangeLabs\_ou=Exchange+20Administrative+20Group+20+28FYDIBOHF23SPDLT+29\_cn=Recipients\_cn=244556155aac41cc9c9d7bdceb694d64-Brian+20Wenze@namprd20.prod.outlook.com>  
**Sent:** Thursday, April 18, 2024 9:41 AM  
**To:** Mike Bisagno  
**Cc:** Adrien Mahnke; Chad Gierhart; Gary Sorensen  
**Subject:** RE: [External] Boise Bible College - Fire aerial apparatus distance

Great, thanks Mike and Adrien for the prompt response.  
We'll keep you in the loop as needed, appreciate your time and attention!

Brian Wenzel, RA  
DESIGN STUDIO LEAD

**pivot north**

116 South 6th Street, Boise, ID, 83702

c: 510.364.4289

---

**From:** Mike Bisagno <MBisagno@cityofboise.org>  
**Sent:** Thursday, April 18, 2024 9:39 AM  
**To:** Brian Wenzel <brian@PivotNorthDesign.com>  
**Cc:** Adrien Mahnke <amahnke@cityofboise.org>; Chad Gierhart <chad@pivotnorthdesign.com>; Gary Sorensen <Gary@PivotNorthDesign.com>  
**Subject:** RE: [External] Boise Bible College - Fire aerial apparatus distance

Brian,

Adrien and I discussed this layout this morning. We both agree that we can approve of the aerial access for this site as you have proposed.



Mike Bisagno  
Division Chief - Fire Marshal  
Boise Fire Department  
Office: (208)570-6573  
[mbisagno@cityofboise.org](mailto:mbisagno@cityofboise.org)

*Creating a city for everyone.*

---

**From:** Brian Wenzel <[brian@PivotNorthDesign.com](mailto:brian@PivotNorthDesign.com)>  
**Sent:** Wednesday, April 17, 2024 4:01 PM  
**To:** Mike Bisagno <[MBisagno@cityofboise.org](mailto:MBisagno@cityofboise.org)>  
**Cc:** Adrien Mahnke <[amahnke@cityofboise.org](mailto:amahnke@cityofboise.org)>; Chad Gierhart <[chad@pivotnorthdesign.com](mailto:chad@pivotnorthdesign.com)>; Gary Sorensen

<Gary@PivotNorthDesign.com>

Subject: [External] Boise Bible College - Fire aerial apparatus distance

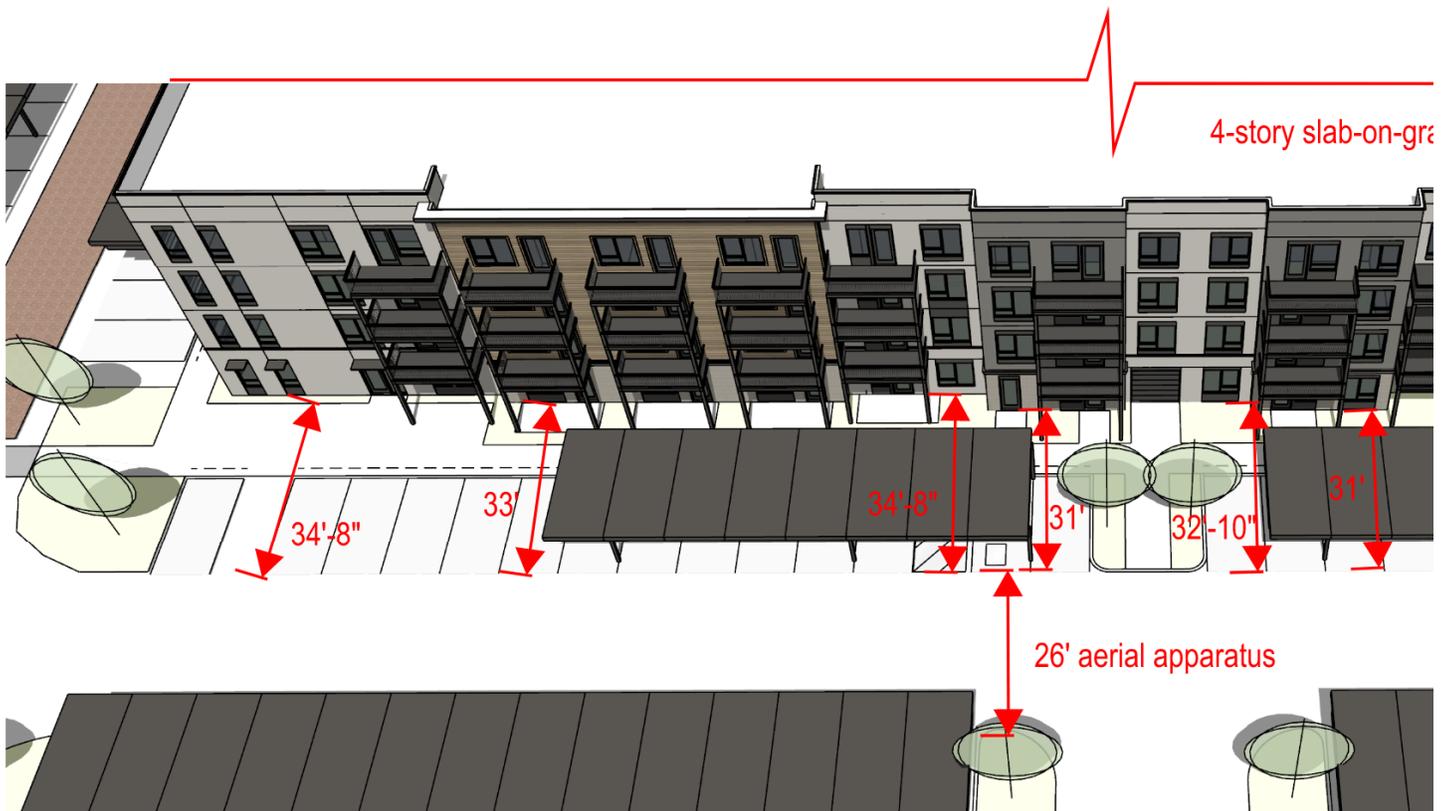
**Caution:** This email came from outside the city. Use caution before clicking on links, opening attachments, or responding.

Hi Mike, good afternoon. We have been coordinating with Adrien regarding a 236-unit multifamily development on the East of the Boise Bible College (BBC) campus.

We are proposing (2) 4-story slab-on-grade buildings, double loaded corridor with units to ground and some amenities. We're proposing fire access from Marigold and secondary access points to each building with bollards or crash gates. We have shown FD aerial apparatus to the long side (East) of each building with 26' aisles, stairs and fire riser room locations indicated; we also previously reviewed this with Joe Bruce before he moved to planning.

Below is an exhibit of the East elevation showing how we're slightly exceeding the 30' ladder aerial apparatus distance, in full disclosure. Some points are as close to 31', some are 33', some are 34'8" at furthest. The difficulty we have is the city of Garden City's 80 sq. ft. deck requirement leaves little room for a sidewalk between very large unit decks and the parking/carports, so we're trying to justify the competing desires.

Adrien kindly pointed us your way; would you have any time to review this quickly so we can submit to preapplication a plan that we're confident you'll approve? Thank you!



Please let me know if you have any questions or comments, Thank you.

Brian Wenzel, RA  
DESIGN STUDIO LEAD



116 South 6th Street, Boise, ID, 83702

p. 208.690.3108 x718

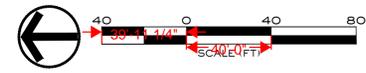
c: 510.364.4289



PLOT PAPER SIZE: ARCH FULL BLEED D (24.00 X 36.00 INCHES)

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FILE NAME: R221201 PLAN SHEET S.DWG  
PLOT DATE & TIME: 4/17/2024 10:34 AM



2025 E RIVERSIDE DRIVE, SUITE 200  
EAGLE, IDAHO 83616

Design Development Drawings for:

# Boise Bible College Apartments

8695 W Marigold Street, Garden City, Idaho



Description	Date



Drawing Set Issued for:  
**COORDINATION**

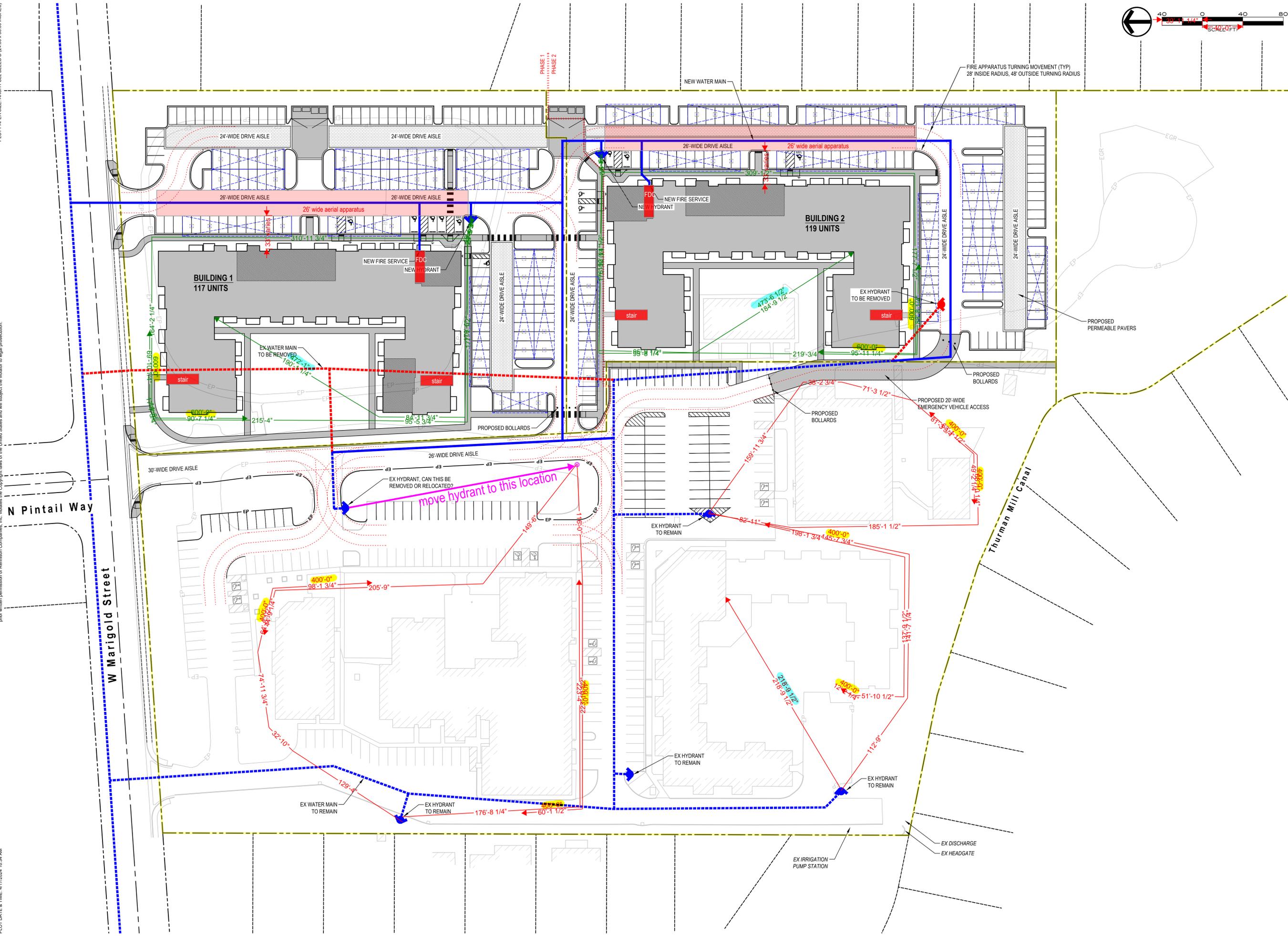


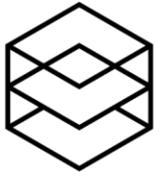
Know what's below.  
Call before you dig.

Project No.	R221201
Issued Date	17 APR 2024
Drawn by	BEA
Sheet Title	

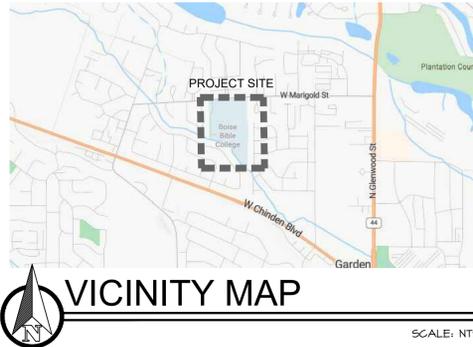
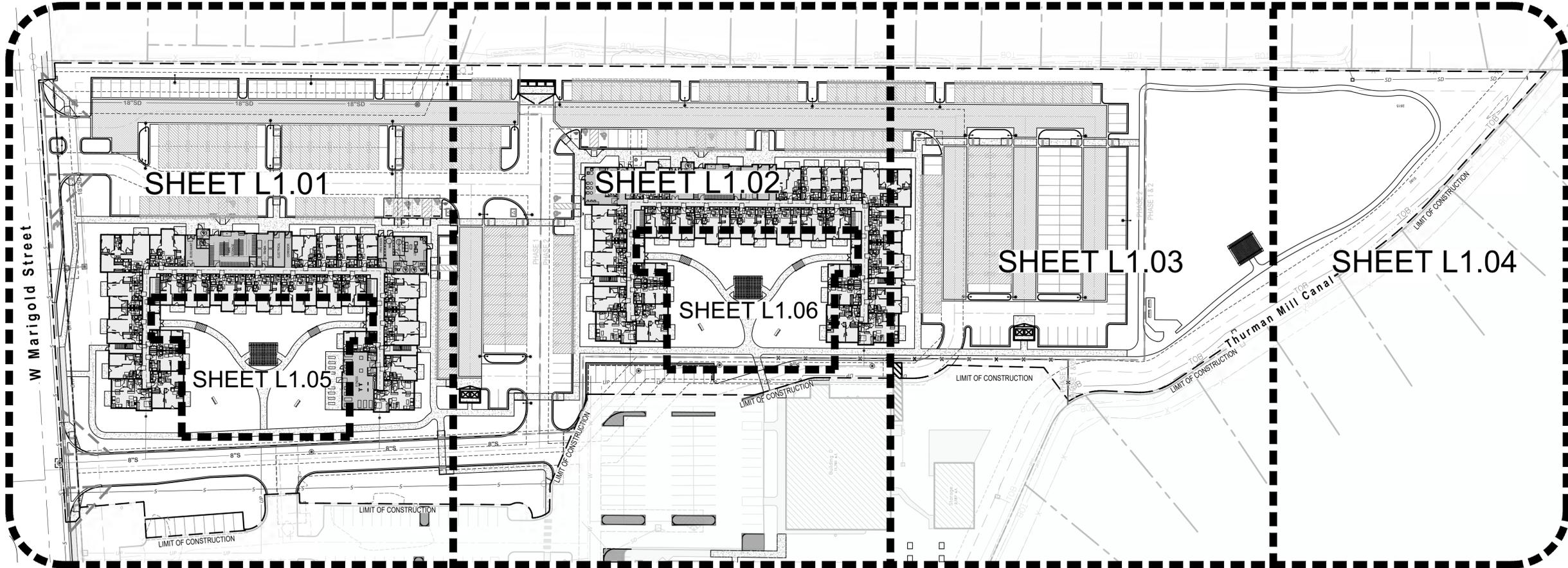
Site Plan

Sheet Number  
**C1.0**





## **EXHIBIT C – Updated Landscape Drawings, 12/19/2025**



### SITE DEVELOPMENT FEATURES

OVERALL SITE AREA	369,384 SF (8.48 ACRES)
MULTIFAMILY AREA (PARCEL 1 & 2)	303,177 SF (6.96 ACRES)
ZONING	R-3
TOTAL MULTI FAMILY UNITS	236
TOTAL QUALIFIED OPEN SPACE	117,173 SF (2.69 ACRES)
TOTAL PERCENT OPEN SPACE	31.7%

### LANDSCAPING INFORMATION

- ROADWAY LANDSCAPE BUFFERS:**  
W MARIGOLD STREET:  
20' STREET BUFFER  
375' FEET OF STREET BUFFER  
STREET TREES @ 1/50' = 9 REQUIRED; 17 PROPOSED
  - TOTAL SITE LANDSCAPE AREA: (5% MIN. REQUIRED)**  
LANDSCAPE AREA PROVIDED = 113,901 SF, 30%  
*(excludes parcel one, setbacks, perimeters, and hardscape areas)*  
  
(1 TREE/1,000 SF. LANDSCAPE AREA) = 114 REQUIRED, 4 EXISTING, 122 PROPOSED  
(1 SHRUB/150 SF. LANDSCAPE AREA) = 759 REQUIRED, 2,324 PROPOSED
  - TOTAL QUALIFIED OPEN SPACE AREA PROVIDED = 117,173 SF, 31.7%**  
*(includes hardscape areas and parcels 2 - 4; refer to sheet L1.08)*
  - PERIMETER LANDSCAPE AREA: (10' WIDE MIN. AND 6' HIGH)**  
TOTAL LINEAR FEET = 1,377 L.F.  
(1 TREE/35 L.F.) = 39 REQUIRED; 46 CLASS II PROPOSED  
62 CONIFERS PROPOSED
  - PARKING LANDSCAPE REQUIREMENTS:**  
PERIMETER LANDSCAPE/SCREENING PROVIDED = TREES AT 35' O.C. PER  
PERIMETER LANDSCAPE TREES AS SHOWN ABOVE, 6' HIGH SOLID  
FENCE, AND SHRUB PLANTINGS  
  
INTERNAL PARKING TREES @ 1/5 STALLS:  
TOTAL PARKING STALLS 392/5 = 78 TREES REQUIRED  
= 78 TREES PROVIDED
  - OVERALL LANDSCAPE PLANTINGS:**  
TREES PROVIDED = 330  
*(including (5) Class I trees within marigold setback)*  
SHRUBS PROVIDED = 2,514
  - MITIGATION FOR REMOVAL OF EXISTING TREES:**  
TOTAL INCHES NOT REQUIRING MITIGATION = 614" INCHES
- TOTAL INCHES REQUIRING MITIGATION = 636"**
- INCHES FROM 21 UP-SIZED TREES = 21"
  - INCHES PLANTED IN ADDITION TO MINIMUM LANDSCAPE REQUIREMENTS 28 TREES @ 2" CALIPER = 56"

- INCHES PLANTED @ 3" TOWARDS MITIGATION = 93"  
*(SEE PLANT SCHEDULE FOR 3" CALIPER AND CALLOUT #19)*
  - EVERGREENS PLANTED TOWARDS MITIGATION = 124"  
*(62 ADDITIONAL PERIMETER EVERGREENS PLANTED)*
- TOTAL MITIGATION INCHES PROVIDED = 294" INCHES**  
**TOTAL MITIGATION INCHES REMAINING = 342" INCHES**  
*(fee to be evaluated by city forester in-lieu of replacement trees)*
- SEE SHEET ATTACHED ARBORIST REPORT AND SEE MITIGATION PLAN L2.00 FOR ADDITIONAL DETAILS AND INFORMATION.
- AMENITIES PROVIDED:**  
DOG PARK  
PEDESTRIAN WALKING PATHWAY  
SPORTS FIELD  
OPEN GRASSY AREA  
PLAZA

### DISCLAIMER:

THIS DRAWING HAS BEEN PREPARED BASED UPON INFORMATION PROVIDED, IN PART BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, SOUTH BECK AND BAIRD, P.C. CANNOT ASSURE ITS ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS DRAWING OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATE INTO IT AS A RESULT. SOUTH BECK AND BAIRD, P.C. ASSUMES NO LIABILITY FOR ANY MISINFORMATION.

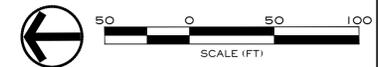
### LANDSCAPE SHEET INDEX

SEE SHEET L1.01-L1.06 FOR DETAILED LANDSCAPE PLAN,  
SEE SHEET L1.07 FOR FENCING PLAN,  
SEE SHEET L1.08 FOR OPEN SPACE PLAN,  
SEE SHEET L2.00 FOR MITIGATION PLAN,  
SEE SHEET L3.00-L3.01 FOR LANDSCAPE NOTES AND DETAILS.

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

2002 S. Vista Ave  
Boise, ID 83705  
208.342.2999 Office  
info@sbbgo.com  
www.sbbgo.com

**811**  
Know what's below.  
Call before you dig.  
CALL 2 BUSINESS DAYS  
IN ADVANCE BEFORE  
YOU DIG, GRADE, OR  
EXCAVATE FOR THE  
MARKING OF  
UNDERGROUND  
UTILITIES 1174 1714



Design Review Drawings for:  
**Antioch Apartments**  
8695 W Marigold Street, Garden City, Idaho



Description	Date
1 Project name change	02/21/25
2 City Comments	9/2/25
3 City Comments	10/30/25
3 City Comments	12/08/25



Drawing Set Issued for:  
**DESIGN REVIEW**  
Project No. R221201 / 24-123  
Issued Date 19 DEC 2025  
Drawn by SCM  
Sheet Title

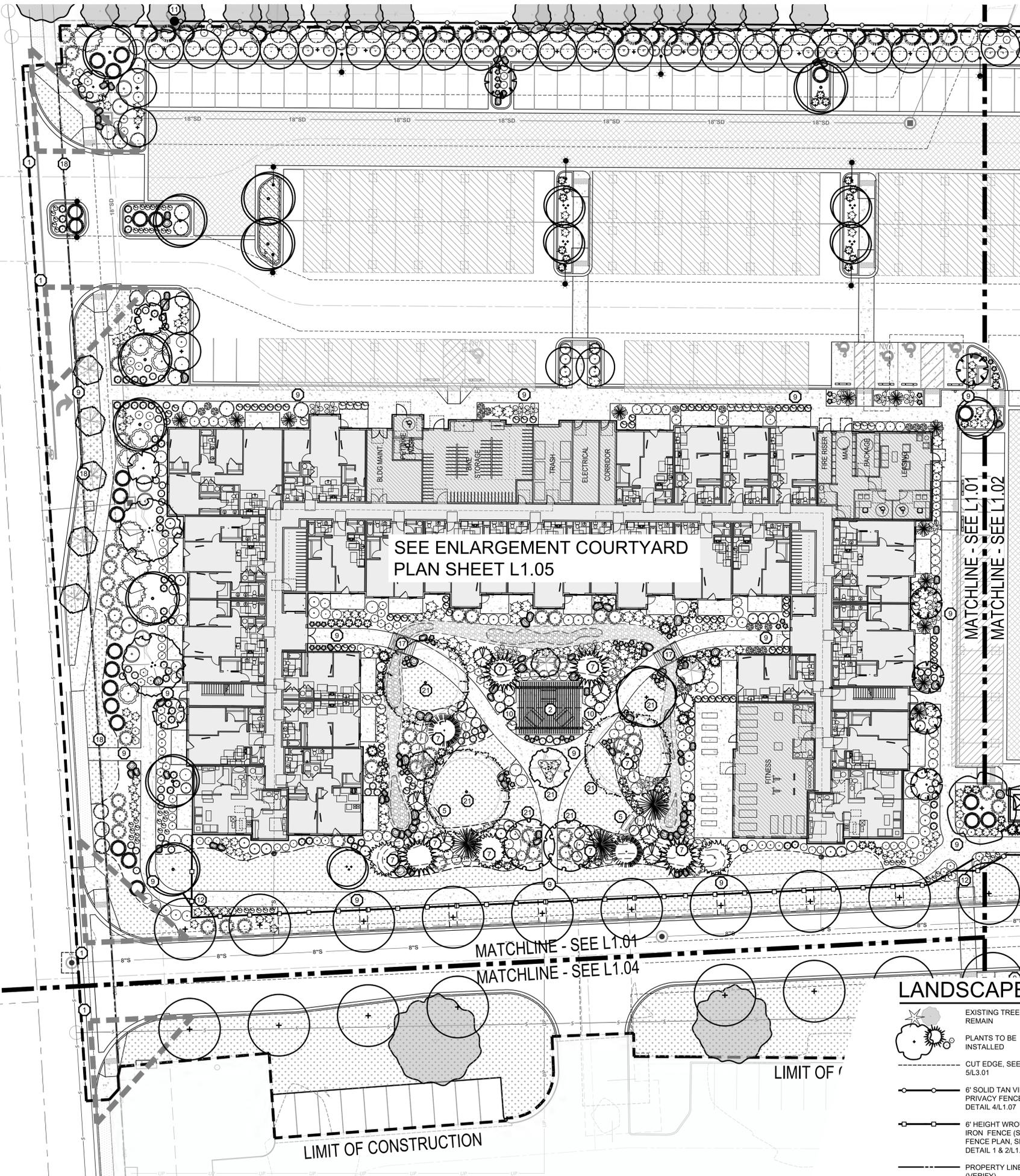
**Overall Landscape Plan**  
Sheet Number  
**L1.00**

PLOT PAPER SIZE: ARCH FULL BLEED D (24.00 x 36.00 INCHES)

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FILE NAME: 24123 LANDSCAPE PLAN.DWG  
PLOT DATE & TIME: 12/19/2025 12:38 PM

W. MARIGOLD ST



SEE ENLARGEMENT COURTYARD  
PLAN SHEET L1.05

### LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 5/L3.01
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 4/L1.07
- 6' HEIGHT WROUGHT IRON FENCE (SEE FENCE PLAN, SEE DETAIL 1 & 2/L1.07)
- PROPERTY LINE (VERIFY)
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- NATIVE SEED MIX AS SPECIFIED
- WASHED RIVER ROCK TO BE 3-5" DIA, COLOR: TBD BY OWNER.
- NATIVE BASALT BOULDERS, 3'-4' DIAMETER, SEE DETAIL 6/L3.01
- LANDSCAPE BERM CONTOURS

### CALLOUT LEGEND

- 1 40' VISION TRIANGLE
- 2 PERGOLA ON CONCRETE PAD WITH PICNIC TABLES, SEE DETAILS 8, 9, AND 12/L3.01
- 3 DOG PARK w/DOUBLE GATE, BENCHES, TRASH RECEPTACLE, AND DOG STATION, PER OWNER, SEE DETAILS 10 AND 11/L3.01
- 4 FLAG FOOTBALL FIELD, PER OWNER.
- 5 6'-0" BENCH, SEE DETAIL 7/L3.01
- 6 OPEN GRASSY PLAY SPACE
- 7 2'-3" BERM WITH 2:1 SLOPE
- 8 5'-0" WIDE ASPHALT PATHWAY
- 9 6'-0" WIDE CONCRETE PATHWAY
- 10 5'-0" WIDE CONCRETE PATHWAY
- 11 START OF VINYL FENCE LINE ON PROPERTY LINE, SEE DETAIL 4/L1.07.
- 12 TRANSITION TO WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
- 13 END OF WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
- 14 WROUGHT IRON FENCE GATE
- 15 3" DEPTH OF 3/4" MINUS GRAVEL, (FUTURE PATHWAY - 16' EASEMENT)
- 16 AREA FOR FUTURE CONSTRUCTION OF PHASE 2, AREA TO REMAIN AS LAWN UNTIL PHASE 2 COMPLETION.
- 17 WOODEN BRIDGE, BY OWNER
- 18 EXISTING OVERHEAD POWER LINES, ONLY CLASS I TREES PERMITTED
- 19 3" CALIPER MITIGATION TREE
- 20 FUTURE PATHWAY GATE ACCESS
- 21 UP-SIZED TO 3" CALIPER TOWARDS TREE MITIGATION
- 22 WROUGHT IRON PEDESTRIAN GATE

### PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
<b>DECIDUOUS TREES</b> SEE DETAIL 1/L3.01				
AC	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
AP	Acer rubrum 'Armstrong' Armstrong Maple	2" B&B	45' hgt. 15' w	CLASS II
AK	Acer truncatum x A. plat. 'Keithsform' Norwegian Sunset Maple	2" B&B	45' hgt. 25' w	CLASS II
BN	Betula nigra River Birch	2" B&B	35' hgt. 25' w	CLASS II
CE	Carpinus betulus 'Fastigiata' Pyramidal European Hornbeam	2" B&B	35' hgt. 25' w	CLASS II
CC	Carpinus caroliniana 'Uxbridge' Rising Fire American Hornbeam	2" B&B	30' hgt. 15' w	CLASS II
GT	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
KP	Malus 'Spring Snow' Spring Snow Crabapple	2" B&B	25' hgt. 20' w	CLASS I
MA	Malus x 'Royal Raindrops' Royal Raindrops Crabapple	2" B&B	20' hgt. 15' w	CLASS I
PC	Platanus x acerfolia 'Bloodgood' Bloodgood London Planetree	2" B&B	50' hgt. 40' w	CLASS III
TA	Tilia americana 'Boulevard' Boulevard Linden	3" B&B	35' hgt. 30' w	CLASS II
TS	Quercus robur x alba 'JFS-KW2QX' Skinny Genes Oak	2" B&B	45' hgt. 10' w	CLASS II
TT	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
ZS	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS I
<b>CONIFEROUS TREES</b> SEE DETAIL 2/L3.01				
	Pinus strobus 'Fastigiata' Fastigate White Pine	6" B&B	30' hgt. 10' w	CONIF.
	Picea pungens 'Bacheri' Fat Albert Colorado Blue Spruce	6" B&B	40' hgt. 20' w	CONIF.
	Picea glauca 'Pendula' Weeping White Spruce	6" B&B	25' hgt. 7' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6" B&B	18' hgt. 15' w	CONIF.
	Pinus sylvestris 'Fastigiata' Columnar Scotch Pine	6" B&B	25' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6" B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6" B&B	35' hgt. 15' w	CONIF.
<b>SHRUBS</b> SEE DETAIL 3/L3.01				
	Buxus x 'Green Mountain' Green Mountain Boxwood	5 Gal.	5' hgt. x 3' wide	
	Cornus sericea 'Flaviramea' Yellow Twig Dogwood	2 Gal.	6' hgt. x 8' wide	
	Cornus alba 'Baillhali' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cornus alba 'Elegantissima' Vasegated Red Twig Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis 'Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Euonymus alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Ivory Jade' Ivory Jade Wintercreeper	5 Gal.	3' hgt. x 6' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	2 Gal.	2' hgt. x 4' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	2 Gal.	12" hgt. x 2' wide	
	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	10' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	2 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diablo® Ninebark	5 Gal.	8' hgt. x 8' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Ilex crenata 'Sky pencil' Sky Pencil Holly	2 Gal.	6' hgt. x 3' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6' hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. x 3' wide	
	Rosa x 'Noon splash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Mahonia repens Creeping Oregon Grape	2 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	
	Ilex x meserveae 'Blue Prince' Blue Prince Holly	2 Gal.	6' hgt. x 4' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. x 10' wide	
<b>GROUND COVERS/ GRASSES/ PERENNIALS</b> SEE DETAIL 4/L3.01				
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	
	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide	
	Hosta x 'Patriot' Patriot Hosta	1 Gal.	1' hgt. x 3' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort	4" Pot	2' hgt. x 4' wide (36" O.C.)	



2025 E RIVERSIDE DRIVE, SUITE 200  
EAGLE, IDAHO 83616

Design Review Drawings for:  
**Antioch  
Apartments**  
8695 W Marigold Street, Garden City, Idaho



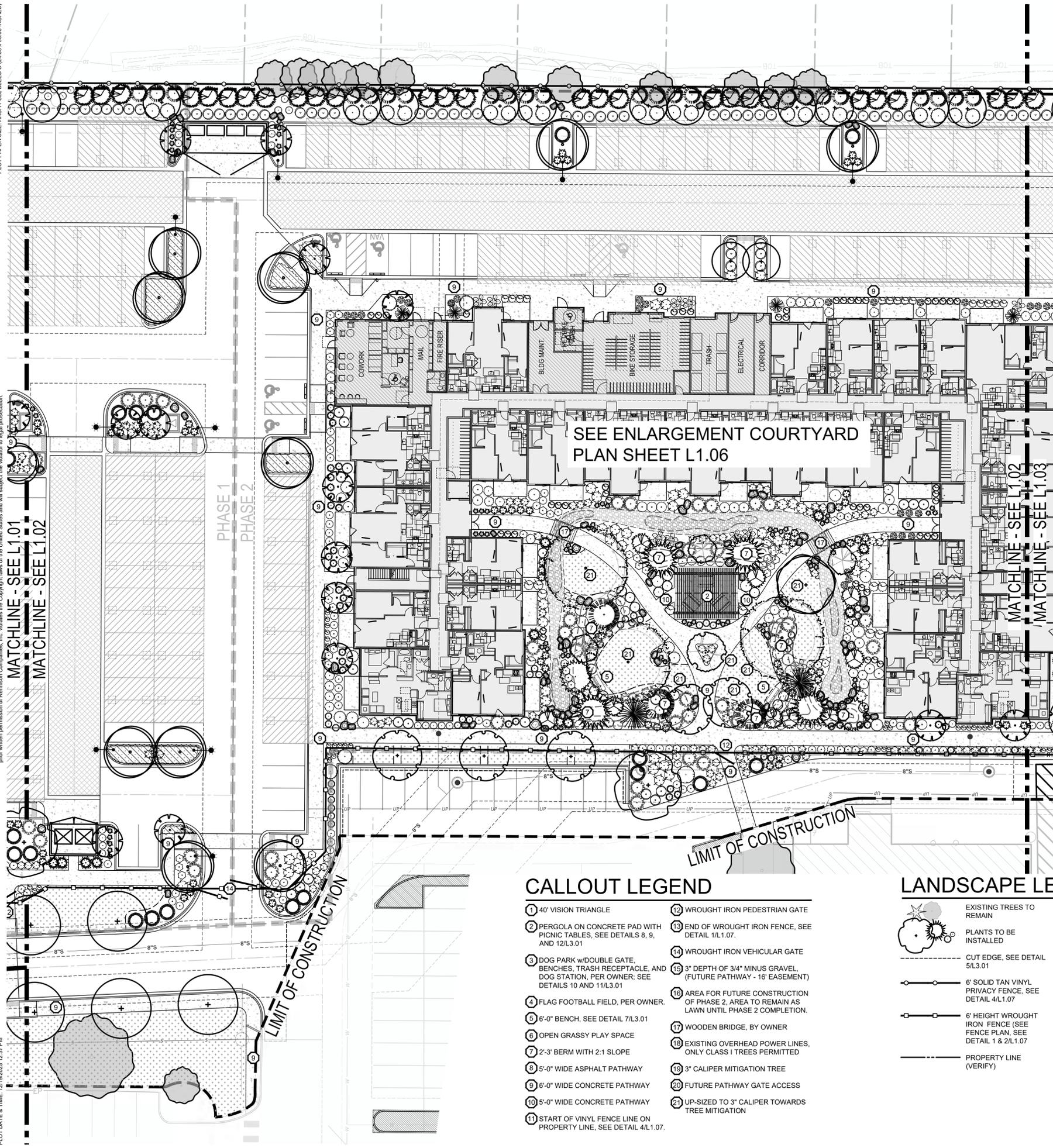
Description	Date
1 Project name change	02/21/25
2 City Comments	9/2/25
3 City Comments	10/30/25
3 City Comments	12/08/25



Drawing Set Issued for:  
**DESIGN REVIEW**  
Project No. R221201 / 24-123  
Issued Date 19 DEC 2025  
Drawn by SCM  
Sheet Title

Landscape Plan  
Sheet Number  
**L1.01**

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SEE ENLARGEMENT COURTYARD  
 PLAN SHEET L1.06

### CALLOUT LEGEND

- |  |  |
|--|--|
| 1 40" VISION TRIANGLE  | 12 WROUGHT IRON PEDESTRIAN GATE  |
| 2 PERGOLA ON CONCRETE PAD WITH PICNIC TABLES, SEE DETAILS 8, 9, AND 12/L3.01                                 | 13 END OF WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.  |
| 3 DOG PARK w/DOUBLE GATE, BENCHES, TRASH RECEPTACLE, AND DOG STATION, PER OWNER, SEE DETAILS 10 AND 11/L3.01 | 14 WROUGHT IRON VEHICULAR GATE   |
| 4 FLAG FOOTBALL FIELD, PER OWNER.  | 15 3" DEPTH OF 3/4" MINUS GRAVEL, (FUTURE PATHWAY - 16' EASEMENT)                            |
| 5 6'-0" BENCH, SEE DETAIL 7/L3.01  | 16 AREA FOR FUTURE CONSTRUCTION OF PHASE 2, AREA TO REMAIN AS LAWN UNTIL PHASE 2 COMPLETION. |
| 6 OPEN GRASSY PLAY SPACE   | 17 WOODEN BRIDGE, BY OWNER   |
| 7 2'-3" BERM WITH 2:1 SLOPE  | 18 EXISTING OVERHEAD POWER LINES, ONLY CLASS I TREES PERMITTED                               |
| 8 5'-0" WIDE ASPHALT PATHWAY   | 19 3" CALIPER MITIGATION TREE  |
| 9 6'-0" WIDE CONCRETE PATHWAY  | 20 FUTURE PATHWAY GATE ACCESS  |
| 10 5'-0" WIDE CONCRETE PATHWAY   | 21 UP-SIZED TO 3" CALIPER TOWARDS TREE MITIGATION  |
| 11 START OF VINYL FENCE LINE ON PROPERTY LINE, SEE DETAIL 4/L1.07.   |  |

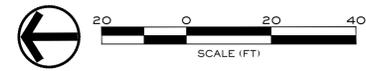
### LANDSCAPE LEGEND

- |  |  |  |  |
|--|--|--|--|
|  | EXISTING TREES TO REMAIN   |  | RTF TURF TYPE TALL FESCUE SOD FORM APPROVED TOPSOIL AS SPECIFIED |
|  | PLANTS TO BE INSTALLED   |  | NATIVE SEED MIX AS SPECIFIED                                     |
|  | CUT EDGE, SEE DETAIL 5/L3.01   |  | WASHED RIVER ROCK TO BE 3-5" DIA., COLOR: TBD BY OWNER.          |
|  | 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 4/L1.07                 |  | NATIVE BASALT BOULDERS, 3'-4" DIAMETER, SEE DETAIL 6/L3.01       |
|  | 6' HEIGHT WROUGHT IRON FENCE (SEE FENCE PLAN, SEE DETAIL 1 & 2/L1.07 |  | LANDSCAPE BERM CONTOURS  |
|  | PROPERTY LINE (VERIFY)   |  |  |

### PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
<b>DECIDUOUS TREES</b> SEE DETAIL 1/L3.01				
AC	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
AP	Acer rubrum 'Armstrong' Armstrong Maple	2" B&B	45' hgt. 15' w	CLASS II
AK	Acer truncatum x A. plat. 'Keithsform' Norwegian Sunset Maple	2" B&B	45' hgt. 25' w	CLASS II
BN	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
CE	Carpinus betulus 'Fastigiata' Pyramidal European Hornbeam	2" B&B	35' hgt. 25' w	CLASS II
CC	Carpinus caroliniana 'Uxbridge' Rising Fire American Hornbeam	2" B&B	30' hgt. 15' w	CLASS II
GT	Gleditsia triacanthos 'inermis' 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
KP	Malus 'Spring Snow' Spring Snow Crabapple	2" B&B	25' hgt. 20' w	CLASS I
MA	Malus x 'Royal Raindrops' Royal Raindrops Crabapple	2" B&B	20' hgt. 15' w	CLASS I
PC	Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" B&B	50' hgt. 40' w	CLASS III
TA	Tilia americana 'Boulevard' Boulevard Linden	3" B&B	35' hgt. 30' w	CLASS II
TS	Quercus robur x alba 'JFS-KW2QX' Skippy Genes Oak	2" B&B	45' hgt. 10' w	CLASS II
TT	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS I
ZS	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS I
<b>CONIFEROUS TREES</b> SEE DETAIL 2/L3.01				
	Pinus strobus 'Fastigiata' Fastigiata White Pine	6" B&B	30' hgt. 10' w	CONIF.
	Picea pungens 'Bacheri' Fat Albert Colorado Blue Spruce	6" B&B	40' hgt. 20' w	CONIF.
	Picea glauca 'Pendula' Weeping White Spruce	6" B&B	25' hgt. 7' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6" B&B	18' hgt. 15' w	CONIF.
	Pinus sylvestris 'Fastigiata' Columnar Scotch Pine	6" B&B	25' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6" B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6" B&B	35' hgt. 15' w	CONIF.
<b>SHRUBS</b> SEE DETAIL 3/L3.01				
	Buxus x 'Green Mountain' Green Mountain Boxwood	5 Gal.	5' hgt. x 3' wide	
	Cornus sericea 'Flaviramea' Yellow Twig Dogwood	2 Gal.	6' hgt. x 8' wide	
	Cornus alba 'Bailioli' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cornus alba 'Elegantissima' Variegated Red Twig Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis 'Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Euonymus alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Ivory Jade' Ivory Jade Wintercreeper	5 Gal.	3' hgt. x 6' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	2 Gal.	2' hgt. x 4' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	2 Gal.	12" hgt. x 2' wide	
	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	10' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	2 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	5 Gal.	8' hgt. x 8' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Ilex crenata 'Sky pencil' Sky Pencil Holly	2 Gal.	6' hgt. x 3' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6' hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. x 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Mahonia repens Creeping Oregon Grape	2 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	
	Blue Prince Holly Ilex x meserveae 'Blue Prince'	2 Gal.	6' hgt. x 4' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. x 10' wide	
<b>GROUND COVERS/ GRASSES/ PERENNIALS</b> SEE DETAIL 4/L3.01				
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	
	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide	
	Hosta x 'Patriot' Patriot Hosta	1 Gal.	1' hgt. x 3' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort	4" Pot	2' hgt. x 4' wide (36" O.C.)	



Design Review Drawings for:  
**Antioch Apartments**  
 8695 W Marigold Street, Garden City, Idaho



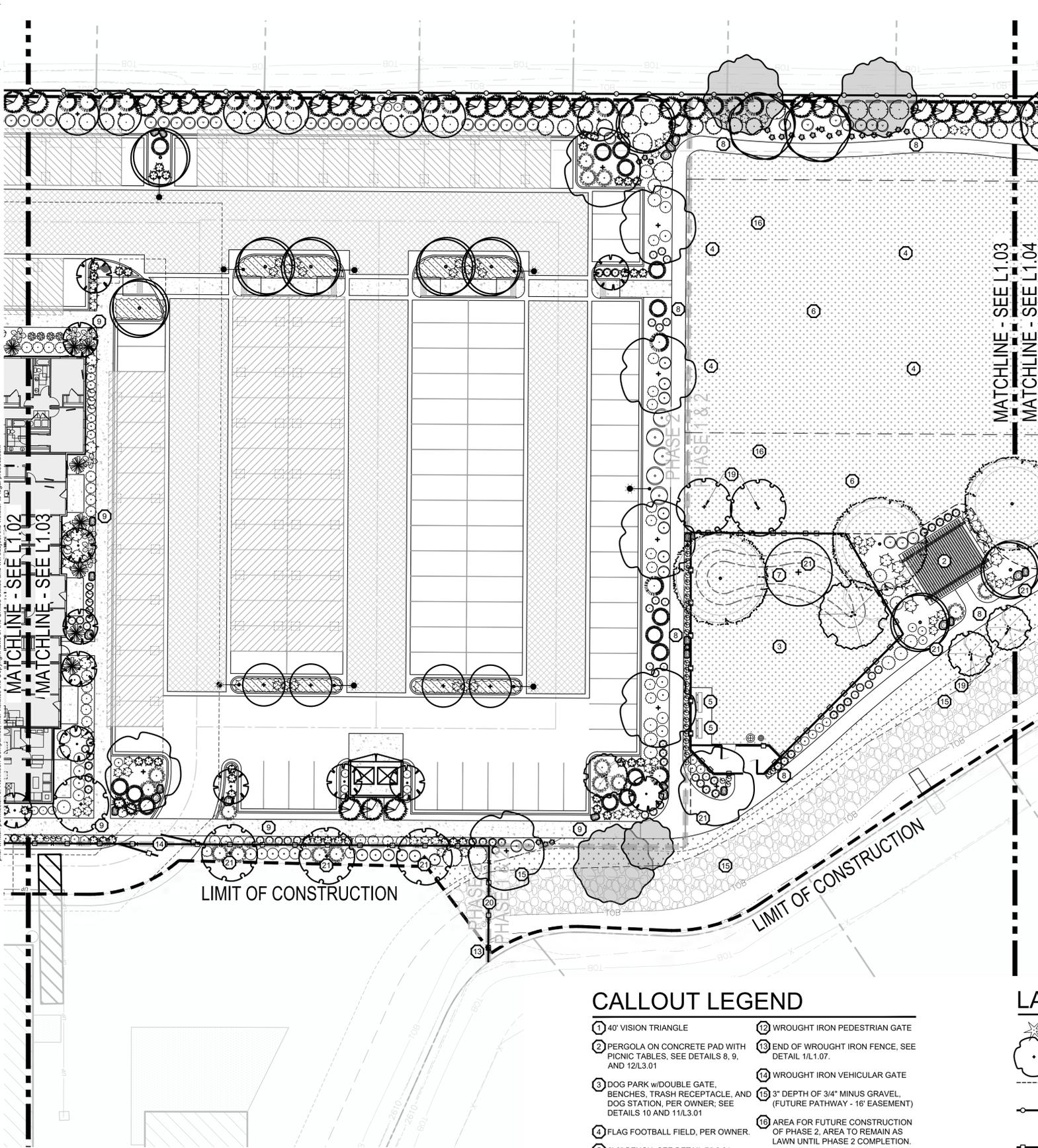
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1 Project name change	02/21/25
2 City Comments	9/2/25
3 City Comments	10/30/25
3 City Comments	12/08/25



Drawing Set Issued for:  
**DESIGN REVIEW**  
 Project No. R221201 / 24-123  
 Issued Date 19 DEC 2025  
 Drawn by SCM  
 Sheet Title

Landscape Plan

Sheet Number  
**L1.02**



### CALLOUT LEGEND

- 1 40' VISION TRIANGLE
- 2 PERGOLA ON CONCRETE PAD WITH PICNIC TABLES, SEE DETAILS 8, 9, AND 12/L3.01
- 3 DOG PARK w/DOUBLE GATE, BENCHES, TRASH RECEPTACLE, AND DOG STATION, PER OWNER, SEE DETAILS 10 AND 11/L3.01
- 4 FLAG FOOTBALL FIELD, PER OWNER.
- 5 6'-0" BENCH, SEE DETAIL 7/L3.01
- 6 OPEN GRASSY PLAY SPACE
- 7 2'-3" BERM WITH 2:1 SLOPE
- 8 5'-0" WIDE ASPHALT PATHWAY
- 9 6'-0" WIDE CONCRETE PATHWAY
- 10 5'-0" WIDE CONCRETE PATHWAY
- 11 START OF VINYL FENCE LINE ON PROPERTY LINE, SEE DETAIL 4/L1.07.
- 12 WROUGHT IRON PEDESTRIAN GATE
- 13 END OF WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
- 14 WROUGHT IRON VEHICULAR GATE
- 15 3" DEPTH OF 3/4" MINUS GRAVEL, (FUTURE PATHWAY - 16' EASEMENT)
- 16 AREA FOR FUTURE CONSTRUCTION OF PHASE 2, AREA TO REMAIN AS LAWN UNTIL PHASE 2 COMPLETION.
- 17 WOODEN BRIDGE, BY OWNER
- 18 EXISTING OVERHEAD POWER LINES, ONLY CLASS I TREES PERMITTED
- 19 3" CALIPER MITIGATION TREE
- 20 FUTURE PATHWAY GATE ACCESS
- 21 UP-SIZED TO 3" CALIPER TOWARDS TREE MITIGATION

### LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 5/L3.01
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 4/L1.07
- 6' HEIGHT WROUGHT IRON FENCE (SEE FENCE PLAN, SEE DETAIL 1 & 2/L1.07)
- PROPERTY LINE (VERIFY)
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- NATIVE SEED MIX AS SPECIFIED
- WASHED RIVER ROCK TO BE 3-5" DIA., COLOR: TBD BY OWNER.
- NATIVE BASALT BOULDERS, 3'-4" DIAMETER, SEE DETAIL 6/L3.01
- LANDSCAPE BERM CONTOURS

### PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
<b>DECIDUOUS TREES</b> SEE DETAIL 1/L3.01				
AC	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
AP	Acer rubrum 'Armstrong' Armstrong Maple	2" B&B	45' hgt. 15' w	CLASS II
AK	Acer truncatum x A. plat. 'Keithsform' Norwegian Sunset Maple	2" B&B	45' hgt. 25' w	CLASS II
BN	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
CE	Carpinus betulus 'Fastigiata' Pyramidal European Hornbeam	2" B&B	35' hgt. 25' w	CLASS II
CC	Carpinus caroliniana 'Urbriidge' Rising Fire American Hornbeam	2" B&B	30' hgt. 15' w	CLASS II
GT	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
KP	Malus 'Spring Snow' Spring Snow Crabapple	2" B&B	25' hgt. 20' w	CLASS I
MA	Malus x 'Royal Raindrops' Royal Raindrops Crabapple	2" B&B	20' hgt. 15' w	CLASS I
PC	Platanus x acerfolia 'Bloodgood' Bloodgood London Planetree	2" B&B	50' hgt. 40' w	CLASS III
TA	Tilia americana 'Boulevard' Boulevard Linden	3" B&B	35' hgt. 30' w	CLASS II
QS	Quercus robur x alba 'JFS-KW2QX' Skinny Genes Oak	2" B&B	45' hgt. 10' w	CLASS II
TT	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
ZS	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS I
<b>CONIFEROUS TREES</b> SEE DETAIL 2/L3.01				
	Pinus strobus 'Fastigiata' Fastigate White Pine	6' B&B	30' hgt. 10' w	CONIF.
	Picea pungens 'Bacheri' Fat Albert Colorado Blue Spruce	6' B&B	40' hgt. 20' w	CONIF.
	Picea glauca 'Pendula' Weeping White Spruce	6' B&B	25' hgt. 7' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Pinus sylvestris 'Fastigiata' Columnar Scotch Pine	6' B&B	25' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.
<b>SHRUBS</b> SEE DETAIL 3/L3.01				
	Buxus x 'Green Mountain' Green Mountain Boxwood	5 Gal.	5' hgt. x 3' wide	
	Cornus sericea 'Flaviramea' Yellow Twig Dogwood	2 Gal.	6' hgt. x 8' wide	
	Cornus alba 'Bailhali' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cornus alba 'Elegantissima' Variegated Red Twig Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis 'Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Euonymus alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Ivory Jade' Ivory Jade Wintercreeper	5 Gal.	3' hgt. x 6' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	2 Gal.	2' hgt. x 4' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	2 Gal.	12" hgt. x 2' wide	
	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	10' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	2 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diablo® Ninebark	5 Gal.	8' hgt. x 8' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Ilex crenata 'Sky pencil' Sky Pencil Holly	2 Gal.	6' hgt. x 3' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6' hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. x 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Mahonia repens Creeping Oregon Grape	2 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	
	Blue Prince Holly Ilex x meserveae 'Blue Prince'	2 Gal.	6' hgt. x 4' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. x 10' wide	
<b>GROUND COVERS/ GRASSES/ PERENNIALS</b> SEE DETAIL 4/L3.01				
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	
	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide	
	Hosta x 'Patriot' Patriot Hosta	1 Gal.	1' hgt. x 3' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort	4" Pot	2' hgt. x 4' wide (36" O.C.)	



Design Review Drawings for:  
**Antioch Apartments**  
 8695 W Marigold Street, Garden City, Idaho

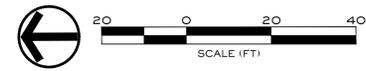


Description	Date
1 Project name change	02/21/25
2 City Comments	9/2/25
3 City Comments	10/30/25
3 City Comments	12/08/25



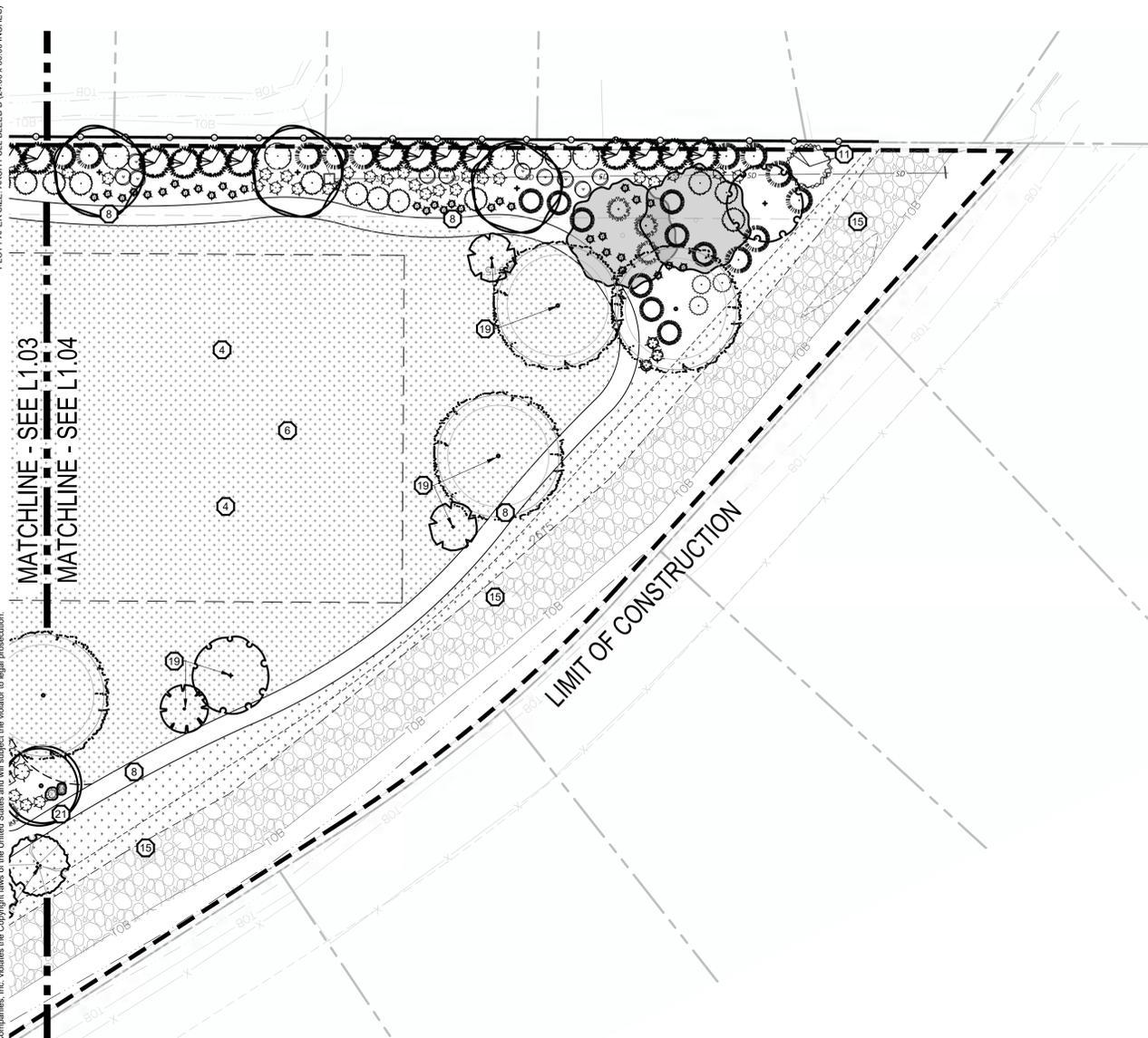
Drawing Set Issued for:  
**DESIGN REVIEW**  
 Project No. R221201 / 24-123  
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 Drawn by SCM  
 Sheet Title

**SOUTH BECK & BAIRD**  
 South Landscape Architecture P.C.  
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 811 Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES 1174 1714



Landscape Plan  
 Sheet Number  
**L1.03**

FILE NAME: 24123 LANDSCAPE PLAN.DWG  
 PLOT DATE & TIME: 12/19/2025 12:38 PM



### LANDSCAPE LEGEND

	EXISTING TREES TO REMAIN		RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
	PLANTS TO BE INSTALLED		NATIVE SEED MIX AS SPECIFIED
	CUT EDGE, SEE DETAIL 5/L3.01		WASHED RIVER ROCK TO BE 3-5" DIA., COLOR: TBD BY OWNER.
	6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 4/L1.07		NATIVE BASALT BOULDERS, 3'-4' DIAMETER, SEE DETAIL 6/L3.01
	6' HEIGHT WROUGHT IRON FENCE (SEE FENCE PLAN, SEE DETAIL 1 & 2/L1.07)		LANDSCAPE BERM CONTOURS

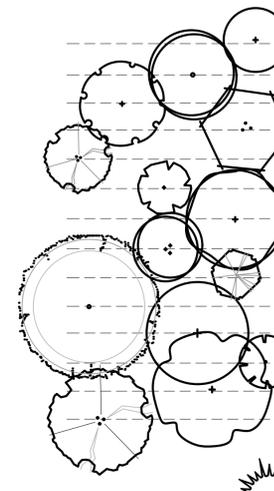
### CALLOUT LEGEND

	1) 40' VISION TRIANGLE		12) WROUGHT IRON PEDESTRIAN GATE
	2) PERGOLA ON CONCRETE PAD WITH PICNIC TABLES, SEE DETAILS 8, 9, AND 12/L3.01		13) END OF WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
	3) DOG PARK W/DOUBLE GATE, BENCHES, TRASH RECEPTACLE, AND DOG STATION, PER OWNER; SEE DETAILS 10 AND 11/L3.01		14) WROUGHT IRON VEHICULAR GATE
	4) FLAG FOOTBALL FIELD, PER OWNER.		15) 3' DEPTH OF 3/4" MINUS GRAVEL (FUTURE PATHWAY - 16' EASEMENT)
	5) 6'-0" BENCH, SEE DETAIL 7/L3.01		16) AREA FOR FUTURE CONSTRUCTION OF PHASE 2, AREA TO REMAIN AS LAWN UNTIL PHASE 2 COMPLETION.
	6) OPEN GRASSY PLAY SPACE		17) WOODEN BRIDGE, BY OWNER
	7) 2'-3" BERM WITH 2:1 SLOPE		18) EXISTING OVERHEAD POWER LINES, ONLY CLASS I TREES PERMITTED
	8) 5'-0" WIDE ASPHALT PATHWAY		19) 3" CALIPER MITIGATION TREE
	9) 6'-0" WIDE CONCRETE PATHWAY		20) FUTURE PATHWAY GATE ACCESS
	10) 5'-0" WIDE CONCRETE PATHWAY		21) UP-SIZED TO 3" CALIPER TOWARDS TREE MITIGATION
	11) START OF VINYL FENCE LINE ON PROPERTY LINE, SEE DETAIL 4/L1.07.		

## PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
<b>DECIDUOUS TREES</b> SEE DETAIL 1/L3.01				
AC	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
AP	Acer rubrum 'Armstrong' Armstrong Maple	2" B&B	45' hgt. 15' w	CLASS II
AK	Acer truncatum x A. plat. 'Keithsform' Norwegian Sunset Maple	2" B&B	45' hgt. 25' w	CLASS II
BN	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
CE	Carpinus betulus 'Fastigiata' Pyramidal European Hornbeam	2" B&B	35' hgt. 25' w	CLASS II
CC	Carpinus caroliniana 'Uxbridge' Rising Fire American Hornbeam	2" B&B	30' hgt. 15' w	CLASS II
GT	Gleditsia triacanthos 'inermis' 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
KP	Malus 'Spring Snow' Spring Snow Crabapple	2" B&B	25' hgt. 20' w	CLASS I
MA	Malus x 'Royal Raindrops' Royal Raindrops Crabapple	2" B&B	20' hgt. 15' w	CLASS I
PC	Platanus x acerfolia 'Bloodgood' Bloodgood London Planetree	2" B&B	50' hgt. 40' w	CLASS III
TA	Tilia americana 'Boulevard' Boulevard Linden	3" B&B	35' hgt. 30' w	CLASS II
TS	Quercus robur x alba 'JFS-KW2QX' Skinny Green Oak	2" B&B	45' hgt. 10' w	CLASS II
TT	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
ZS	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS I
<b>CONIFEROUS TREES</b> SEE DETAIL 2/L3.01				
	Pinus strobus 'Fastigiata' Fastigate White Pine	6" B&B	30' hgt. 10' w	CONIF.
	Picea pungens 'Bacheri' Fat Albert Colorado Blue Spruce	6" B&B	40' hgt. 20' w	CONIF.
	Picea glauca 'Pendula' Weeping White Spruce	6" B&B	25' hgt. 7' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6" B&B	18' hgt. 15' w	CONIF.
	Pinus sylvestris 'Fastigiata' Columnar Scotch Pine	6" B&B	25' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6" B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6" B&B	35' hgt. 15' w	CONIF.
<b>SHRUBS</b> SEE DETAIL 3/L3.01				
	Buxus x 'Green Mountain' Green Mountain Boxwood	5 Gal.	5' hgt. x 3' wide	
	Cornus sericea 'Flaviramea' Yellow Twig Dogwood	2 Gal.	6' hgt. x 8' wide	
	Cornus alba 'Baillialo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cornus alba 'Elegantissima' Variegated Red Twig Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis 'Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Euonymus alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Ivory Jade' Ivory Jade Wintercreeper	5 Gal.	3' hgt. x 6' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	2 Gal.	2' hgt. x 4' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	2 Gal.	12" hgt. x 2' wide	
	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	10' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	2 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	5 Gal.	8' hgt. x 8' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Ilex crenata 'Sky pencil' Sky Pencil Holly	2 Gal.	6' hgt. x 3' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6' hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. x 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Mahonia repens Creeping Oregon Grape	2 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	
	Blue Prince Holly Ilex x meserveae 'Blue Prince'	2 Gal.	6' hgt. x 4' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. x 10' wide	
<b>GROUND COVERS/ GRASSES/ PERENNIALS</b> SEE DETAIL 4/L3.01				
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	
	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide	
	Hosta x 'Patriot' Patriot Hosta	1 Gal.	1' hgt. x 3' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort	4" Pot	2' hgt. x 4' wide (36" O.C.)	



Design Review Drawings for:

# Antioch Apartments

8695 W Marigold Street, Garden City, Idaho



Description	Date
1 Project name change	02/21/25
2 City Comments	9/2/25
3 City Comments	10/30/25
3 City Comments	12/08/25



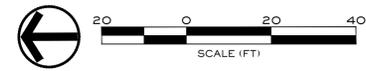
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**DESIGN REVIEW**

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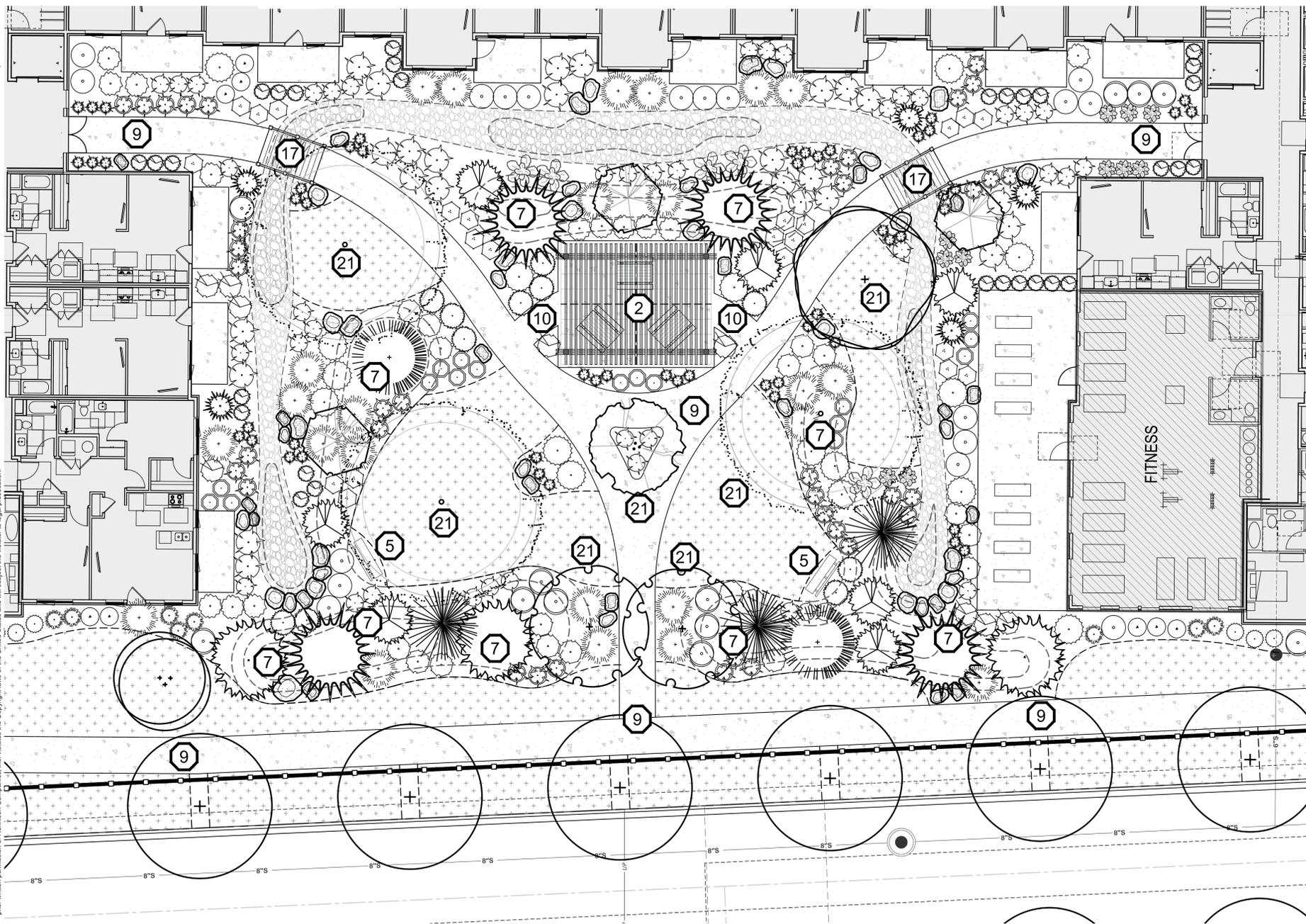
**SOUTH BECK & BAIRD**  
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Sheet Number  
**L1.04**



**NOTE:**

DRAINAGE FROM ROOF DRAINS TO BE CONNECTED TO STORM DRAIN/DRY RIVERBED. COORDINATE WITH CIVIL AND ARCHITECT FOR EXACT LOCATIONS. PIPE IF NECESSARY OR PROVIDE 2-4" DIA. RIVER ROCK FROM DOWN SPOUT TO DRAINAGE SWALE. (COORDINATE IN FIELD)

**CALLOUT LEGEND**

- 1 40" VISION TRIANGLE
- 2 PERGOLA ON CONCRETE PAD WITH PICNIC TABLES, SEE DETAILS 8, 9, AND 12/L3.01
- 3 DOG PARK w/DOUBLE GATE, BENCHES, TRASH RECEPTACLE, AND DOG STATION, PER OWNER; SEE DETAILS 10 AND 11/L3.01
- 4 FLAG FOOTBALL FIELD, PER OWNER.
- 5 6'-0" BENCH, SEE DETAIL 7/L3.01
- 6 OPEN GRASSY PLAY SPACE
- 7 2'-3" BERM WITH 2:1 SLOPE
- 8 5'-0" WIDE ASPHALT PATHWAY
- 9 6'-0" WIDE CONCRETE PATHWAY
- 10 5'-0" WIDE CONCRETE PATHWAY
- 11 START OF VINYL FENCE LINE ON PROPERTY LINE, SEE DETAIL 4/L1.07
- 12 WROUGHT IRON PEDESTRIAN GATE
- 13 END OF WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
- 14 WROUGHT IRON VEHICULAR GATE
- 15 3" DEPTH OF 3/4" MINUS GRAVEL, (FUTURE PATHWAY - 16' EASEMENT)
- 16 AREA FOR FUTURE CONSTRUCTION OF PHASE 2; AREA TO REMAIN AS LAWN UNTIL PHASE 2 COMPLETION.
- 17 WOODEN BRIDGE, BY OWNER
- 18 EXISTING OVERHEAD POWER LINES, ONLY CLASS I TREES PERMITTED
- 19 3" CALIPER MITIGATION TREE
- 20 FUTURE PATHWAY GATE ACCESS
- 21 UP-SIZED TO 3" CALIPER TOWARDS TREE MITIGATION

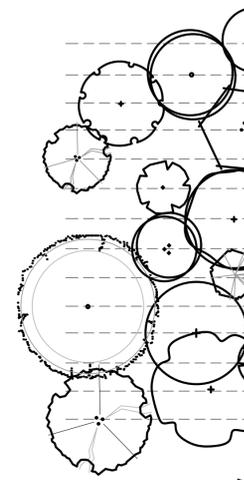
**LANDSCAPE LEGEND**

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 5/L3.01
- 6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 4/L1.07
- 6" HEIGHT WROUGHT IRON FENCE (SEE FENCE PLAN, SEE DETAIL 1 & 2/L1.07)
- PROPERTY LINE (VERIFY)
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- NATIVE SEED MIX AS SPECIFIED
- WASHED RIVER ROCK TO BE 3-5" DIA., COLOR: TBD BY OWNER.
- NATIVE BASALT BOULDERS, 3'-4" DIAMETER, SEE DETAIL 6/L3.01
- LANDSCAPE BERM CONTOURS

**PLANT SCHEDULE**

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
<b>DECIDUOUS TREES</b> SEE DETAIL 1/L3.01				
AC	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
AP	Acer rubrum 'Armstrong' Armstrong Maple	2" B&B	45' hgt. 15' w	CLASS II
AK	Acer truncatum x A. plat. 'Keithsform' Norwegian Sunset Maple	2" B&B	45' hgt. 25' w	CLASS II
BN	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
CE	Carpinus betulus 'Fastigiata' Pyramidal European Hornbeam	2" B&B	35' hgt. 25' w	CLASS II
CC	Carpinus caroliniana 'Uxbridge' Rising Fire American Hornbeam	2" B&B	30' hgt. 15' w	CLASS II
GT	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
KP	Malus 'Spring Snow' Spring Snow Crabapple	2" B&B	25' hgt. 20' w	CLASS I
MA	Malus x 'Royal Raindrops' Royal Raindrops Crabapple	2" B&B	20' hgt. 15' w	CLASS I
PC	Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" B&B	50' hgt. 40' w	CLASS III
TA	Tilia americana 'Boulevard' Boulevard Linden	3" B&B	35' hgt. 30' w	CLASS II
QS	Quercus robur x alba 'JFS-KW2GX' Sterling Oak	2" B&B	45' hgt. 10' w	CLASS II
TT	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
ZS	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS I
<b>CONIFEROUS TREES</b> SEE DETAIL 2/L3.01				
PS	Pinus strobus 'Fastigiata' Fastigate White Pine	6" B&B	30' hgt. 10' w	CONIF.
PC	Picea pungens 'Bacheri' Fat Albert Colorado Blue Spruce	6" B&B	40' hgt. 20' w	CONIF.
PG	Picea glauca 'Pendula' Weeping White Spruce	6" B&B	25' hgt. 7' w	CONIF.
PF	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	25' hgt. 15' w	CONIF.
PN	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6" B&B	18' hgt. 15' w	CONIF.
PS	Pinus sylvestris 'Fastigiata' Columnar Scotch Pine	6" B&B	25' hgt. 8' w	CONIF.
PG	Picea glauca 'Densata' Black Hills Spruce	6" B&B	25' hgt. 15' w	CONIF.
PG	Picea pungens 'glauca' Colorado Blue Spruce	6" B&B	35' hgt. 15' w	CONIF.
<b>SHRUBS</b> SEE DETAIL 3/L3.01				
BG	Buxus x 'Green Mountain' Green Mountain Boxwood	5 Gal.	5' hgt. x 3' wide	
CS	Cornus sericea 'Flaviramea' Yellow Twig Dogwood	2 Gal.	6' hgt. x 8' wide	
CO	Cornus alba 'Ballista' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
CO	Cornus alba 'Elegantissima' Variegated Red Twig Dogwood	5 Gal.	6' hgt. x 6' wide	
CO	Cotoneaster horizontalis 'Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
EU	Euonymus alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
EU	Euonymus fortunei 'Ivory Jade' Ivory Jade Wintercreeper	5 Gal.	3' hgt. x 6' wide	
EU	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	2 Gal.	2' hgt. x 4' wide	
JH	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
JH	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	2 Gal.	12" hgt. x 2' wide	
JH	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	10' hgt. x 3' wide	
PH	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	2 Gal.	5' hgt. x 5' wide	
PH	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	5 Gal.	8' hgt. x 8' wide	
PT	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
IL	Ilex crenata 'Sky pencil' Sky Pencil Holly	2 Gal.	6' hgt. x 3' wide	
RH	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
RH	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
RO	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. x 3' wide	
RO	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
MA	Mahonia repens Creeping Oregon Grape	2 Gal.	2' hgt. x 4' wide	
SP	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. x 4' wide	
SP	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	
BP	Blue Prince Holly Ilex x meserveae 'Blue Prince'	2 Gal.	6' hgt. x 4' wide	
VB	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. x 10' wide	
<b>GROUND COVERS/ GRASSES/ PERENNIALS</b> SEE DETAIL 4/L3.01				
CA	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
HE	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	
HO	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide	
HO	Hosta x 'Patriot' Patriot Hosta	1 Gal.	1' hgt. x 3' wide	
LA	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
SE	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
SV	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 Gal.	4' hgt. x 3' wide	
PN	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
HS	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort	4" Pot	2' hgt. x 4' wide (36" O.C.)	

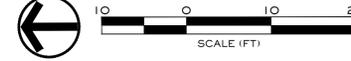


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2 City Comments	9/2/25
3 City Comments	10/30/25
3 City Comments	12/08/25



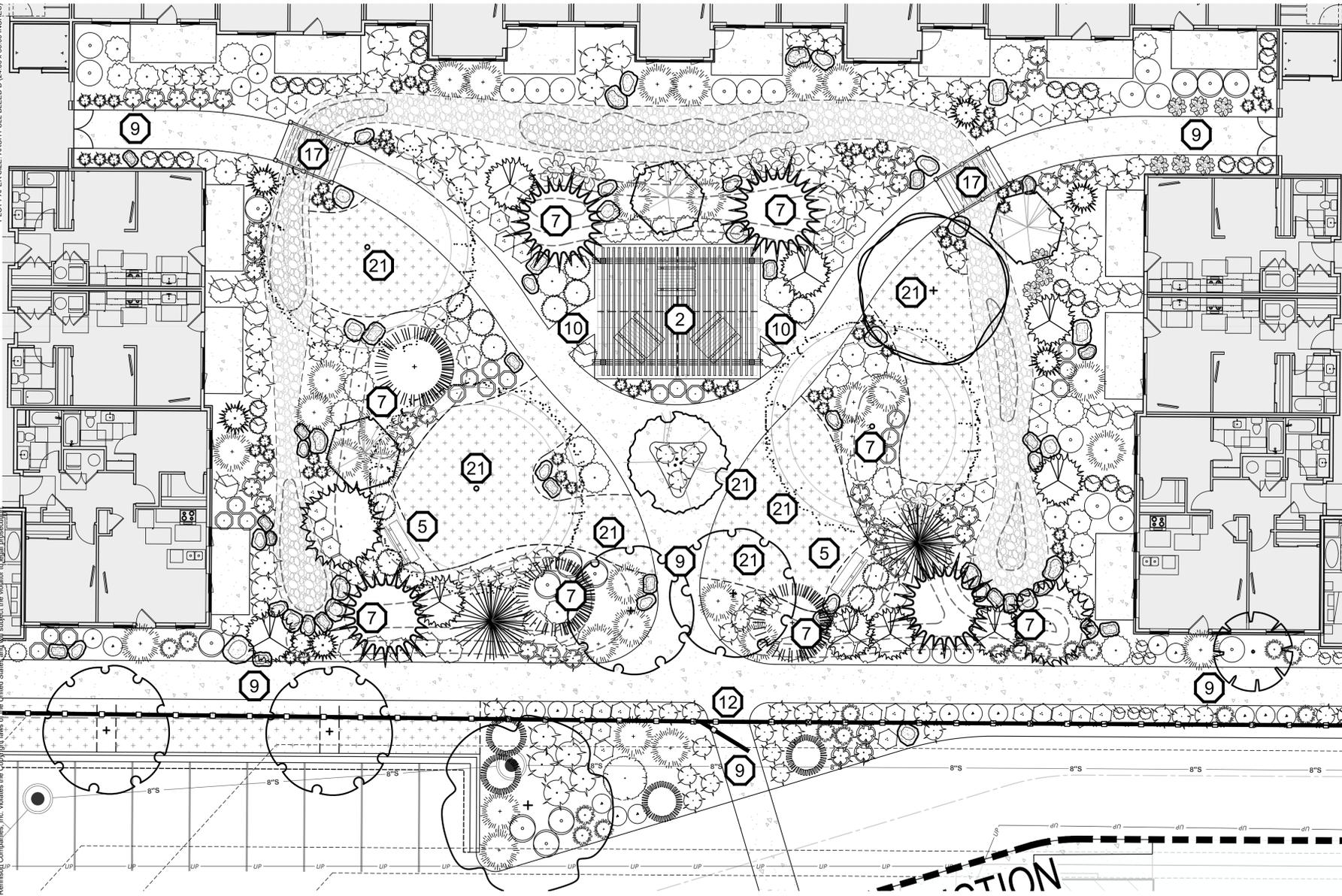
Drawing Set Issued for:  
**DESIGN REVIEW**  
 Project No. R221201 / 24-123  
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**SOUTH BECK & BAIRD**  
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 info@sbbgo.com  
 www.sbbgo.com  
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**NOTE:**

DRAINAGE FROM ROOF DRAINS TO BE CONNECTED TO STORM DRAIN/DRY RIVERBED. COORDINATE WITH CIVIL AND ARCHITECT FOR EXACT LOCATIONS. PIPE IF NECESSARY OR PROVIDE 2-4" DIA. RIVER ROCK FROM DOWN SPOUT TO DRAINAGE SWALE. (COORDINATE IN FIELD)

**CALLOUT LEGEND**

- 1 40' VISION TRIANGLE
- 2 PERGOLA ON CONCRETE PAD WITH PICNIC TABLES, SEE DETAILS 8, 9, AND 12/L3.01
- 3 DOG PARK w/DOUBLE GATE, BENCHES, TRASH RECEPTACLE, AND DOG STATION, PER OWNER; SEE DETAILS 10 AND 11/L3.01
- 4 FLAG FOOTBALL FIELD, PER OWNER.
- 5 6'-0" BENCH, SEE DETAIL 7/L3.01
- 6 OPEN GRASSY PLAY SPACE
- 7 2'-3" BERM WITH 2:1 SLOPE
- 8 5'-0" WIDE ASPHALT PATHWAY
- 9 6'-0" WIDE CONCRETE PATHWAY
- 10 5'-0" WIDE CONCRETE PATHWAY
- 11 START OF VINYL FENCE LINE ON PROPERTY LINE, SEE DETAIL 4/L1.07.
- 12 WROUGHT IRON PEDESTRIAN GATE
- 13 END OF WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
- 14 WROUGHT IRON VEHICULAR GATE
- 15 3" DEPTH OF 3/4" MINUS GRAVEL, (FUTURE PATHWAY - 16' EASEMENT)
- 16 AREA FOR FUTURE CONSTRUCTION OF PHASE 2; AREA TO REMAIN AS LAWN UNTIL PHASE 2 COMPLETION.
- 17 WOODEN BRIDGE, BY OWNER
- 18 EXISTING OVERHEAD POWER LINES, ONLY CLASS I TREES PERMITTED
- 19 3" CALIPER MITIGATION TREE
- 20 FUTURE PATHWAY GATE ACCESS
- 21 UP-SIZED TO 3" CALIPER TOWARDS TREE MITIGATION

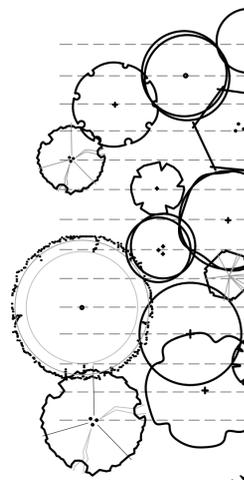
**LANDSCAPE LEGEND**

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 5/L3.01
- 6" SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 4/L1.07
- 6" HEIGHT WROUGHT IRON FENCE (SEE FENCE PLAN, SEE DETAIL 1 & 2/L1.07)
- PROPERTY LINE (VERIFY)
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- NATIVE SEED MIX AS SPECIFIED
- WASHED RIVER ROCK TO BE 3-5" DIA., COLOR: TBD BY OWNER.
- NATIVE BASALT BOULDERS, 3'-4" DIAMETER, SEE DETAIL 6/L3.01
- LANDSCAPE BERM CONTOURS

**PLANT SCHEDULE**

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
<b>DECIDUOUS TREES</b> SEE DETAIL 1/L3.01				
AC	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
AP	Acer rubrum 'Armstrong' Armstrong Maple	2" B&B	45' hgt. 15' w	CLASS II
AK	Acer truncatum x A. plat. 'Keithsform' Norwegian Spruce Maple	2" B&B	45' hgt. 25' w	CLASS II
BN	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
CE	Carpinus betulus 'Fastigiata' Pyramidal European Hornbeam	2" B&B	35' hgt. 25' w	CLASS II
CC	Carpinus caroliniana 'Uxbridge' Rising Fire American Hornbeam	2" B&B	30' hgt. 15' w	CLASS II
GT	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
KP	Malus 'Spring Snow' Spring Snow Crabapple	2" B&B	25' hgt. 20' w	CLASS I
MA	Malus x 'Royal Raindrops' Royal Raindrops Crabapple	2" B&B	20' hgt. 15' w	CLASS I
PC	Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" B&B	50' hgt. 40' w	CLASS III
TA	Tilia americana 'Boulevard' Boulevard Linden	3" B&B	35' hgt. 30' w	CLASS II
IS	Quercus robur x alba 'JFS-KW2QX' Skinny Genes Oak	2" B&B	45' hgt. 10' w	CLASS II
TT	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
ZS	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS I
<b>CONIFEROUS TREES</b> SEE DETAIL 2/L3.01				
	Pinus strobus 'Fastigiata' Fastigate White Pine	6" B&B	30' hgt. 10' w	CONIF.
	Picea pungens 'Bacheri' Fat Albert Colorado Blue Spruce	6" B&B	40' hgt. 20' w	CONIF.
	Picea glauca 'Pendula' Weeping White Spruce	6" B&B	25' hgt. 7' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine	6" B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6" B&B	18' hgt. 15' w	CONIF.
	Pinus sylvestris 'Fastigiata' Columnar Scotch Pine	6" B&B	25' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6" B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6" B&B	35' hgt. 15' w	CONIF.
<b>SHRUBS</b> SEE DETAIL 3/L3.01				
	Buxus x 'Green Mountain' Green Mountain Boxwood	5 Gal.	5' hgt. x 3' wide	
	Cornus sericea 'Flaviramea' Yellow Twig Dogwood	2 Gal.	6' hgt. x 8' wide	
	Cornus alba 'Baillhali' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cornus alba 'Elegantissima' Variegated Red Twig Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis 'Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Euonymus alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Ivory Jade' Ivory Jade Wintercreeper	5 Gal.	3' hgt. x 6' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	2 Gal.	2' hgt. x 4' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	2 Gal.	12" hgt. x 2' wide	
	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	10' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	2 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	5 Gal.	8' hgt. x 8' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Ilex crenata 'Sky pencil' Sky Pencil Holly	2 Gal.	6' hgt. x 3' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber' Autumn Amber sumac	2 Gal.	6' hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. x 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Mahonia repens Creeping Oregon Grape	2 Gal.	4' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spiraea	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spiraea	2 Gal.	3' hgt. x 3' wide	
	Blue Prince Holly Ilex x meserveae 'Blue Prince'	2 Gal.	6' hgt. x 4' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. x 10' wide	
<b>GROUND COVERS/ GRASSES/ PERENNIALS</b> SEE DETAIL 4/L3.01				
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylily	1 Gal.	18" hgt. x 2' wide	
	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide	
	Hosta x 'Patriot' Patriot Hosta	1 Gal.	1' hgt. x 3' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort	4" Pot	2' hgt. x 4' wide (36" O.C.)	



2025 E RIVERSIDE DRIVE, SUITE 200  
 EAGLE, IDAHO 83616

Design Review Drawings for:  
**Antioch  
 Apartments**  
 8695 W Marigold Street, Garden City, Idaho



Description	Date
1 Project name change	02/21/25
2 City Comments	9/2/25
3 City Comments	10/30/25
3 City Comments	12/08/25

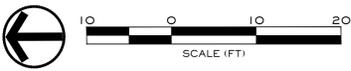


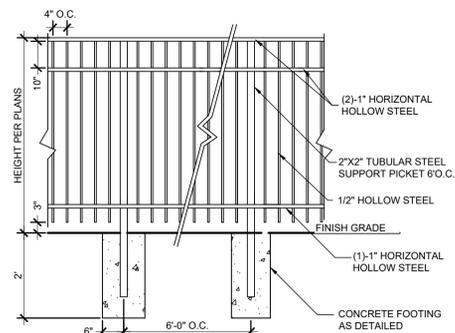
Drawing Set Issued for:  
**DESIGN REVIEW**  
 Project No. R221201 / 24-123  
 Issued Date 19 DEC 2025  
 Drawn by SCM  
 Sheet Title

**Landscape Plan  
 South Courtyard**

Sheet Number  
**L1.06**

**SOUTH BECK & BAIRD**  
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 811  
 Know what's below.  
 Call before you dig.  
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES 1175 1775

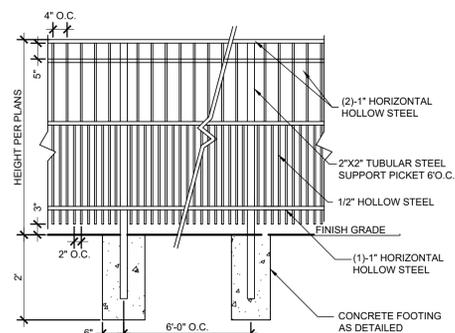




- NOTES:**
1. REFER TO PLANS FOR FENCE LOCATIONS.
  2. CONTRACTORS ARE RESPONSIBLE FOR SHOP DRAWINGS TO BE REVIEWED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
  3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  4. WROUGHT IRON TO BE PAINTED WITH ELECTRO STATIC PAINT - COLOR AS DIRECTED BY OWNER.

**1 WROUGHT IRON FENCE**

Scale: 1/2" = 1'-0"



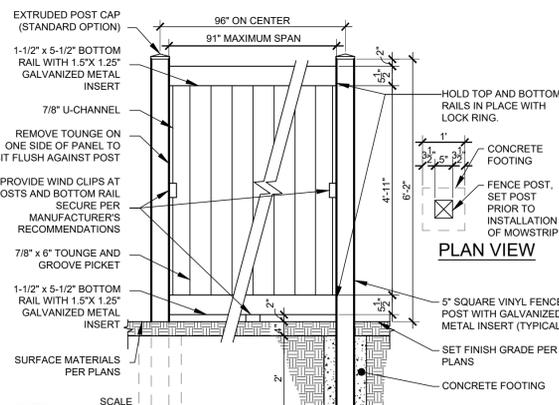
- NOTES:**
1. Installation to be completed in accordance with manuf. specifications.
  2. Allow 6060-T5 on pickets 6063-T6 on posts and rails or approved equal.
  3. Maximum spacing between pickets to be 2" maximum - Contractor shall provide a sample to the owner for approval.

**2 DOG WROUGHT IRON FENCE**

Scale: 1/2" = 1'-0"



**6' WROUGHT IRON FENCE (TYP.)**



- NOTES:**
1. REFER TO LAYOUT PLAN FOR MOW STRIP LOCATIONS.
  2. SCORE JOINTS @ 10' O.C. OR AT EACH POST.
  3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

**3 VINYL FENCE PANEL**

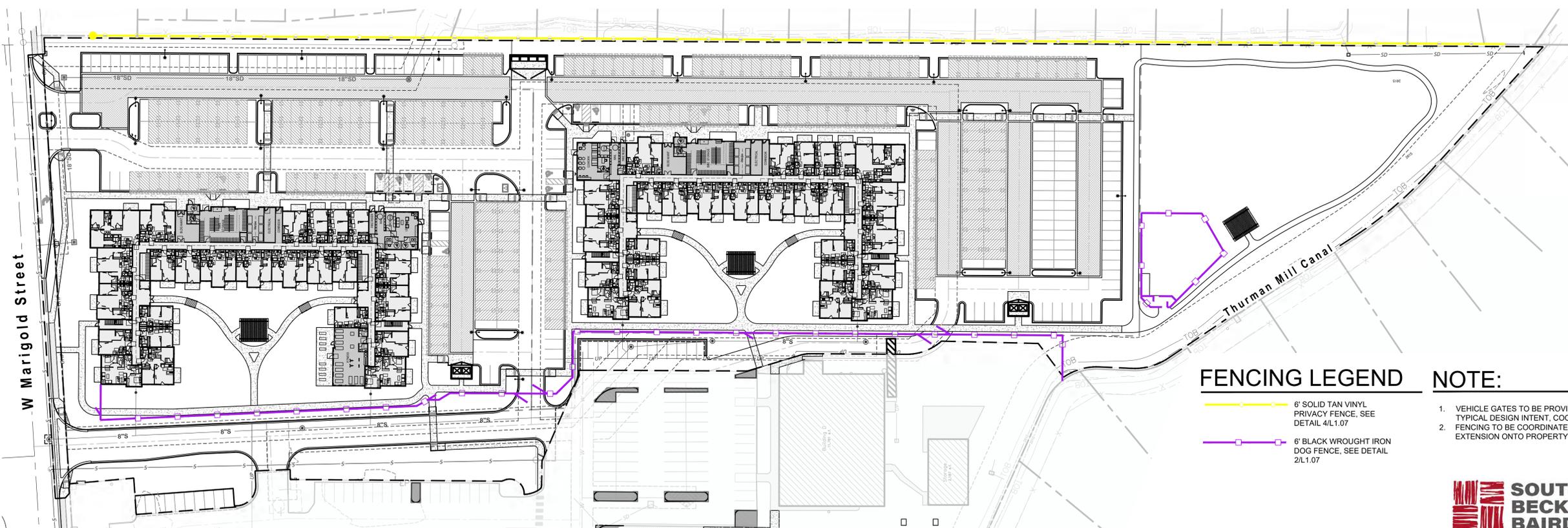
SCALE: 1/2" = 1'-0"



**WROUGHT IRON VEHICLE GATE (TYP.), BY OWNER**



**6' TAN VINYL FENCE (TYP.)**



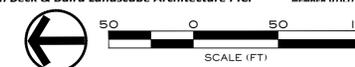
**FENCING LEGEND**

- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 4/L.1.07
- 6' BLACK WROUGHT IRON DOG FENCE, SEE DETAIL 2/L.1.07

**NOTE:**

1. VEHICLE GATES TO BE PROVIDED BY OWNER. SEE PHOTO FOR TYPICAL DESIGN INTENT. COORDINATE WITH CIVIL.
2. FENCING TO BE COORDINATED WITH ADJACENT LAND OWNER FOR EXTENSION ONTO PROPERTY.

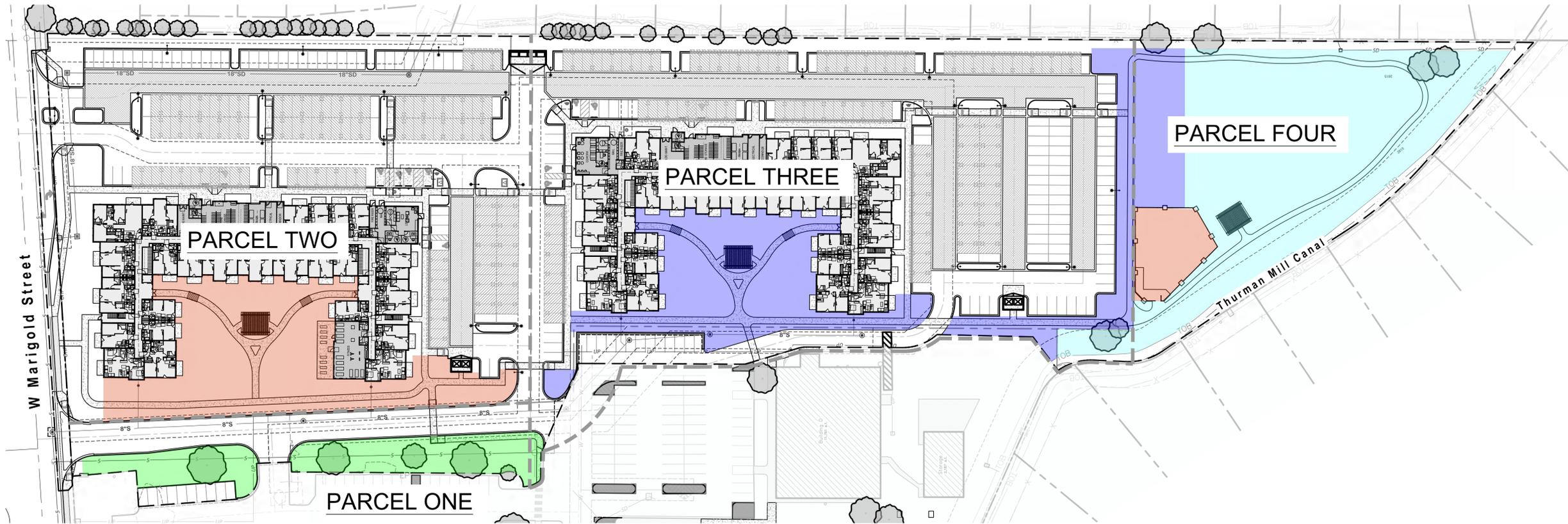
**SOUTH BECK & BAIRD**  
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Description	Date
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 Project No. R221201 / 24-123  
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 Sheet Title



### PARCEL ONE COMMON/OPEN SPACE

PARCEL ONE - 0 TOTAL UNITS  
 TOTAL COMMON OPEN SPACE REQUIRED = 0 SF  
 TOTAL COMMON OPEN SPACE PROVIDED = 12,250 SF  
 \* Parcel is excluded from site calculation on sheet L1.00.

### PARCEL TWO COMMON/OPEN SPACE

BUILDING 1 (PARCEL TWO) - 117 TOTAL UNITS  
 UNITS 500>1200 SF: 111 UNITS x 250 SF/UNIT = 27,750 SF OF COMMON OPEN SPACE REQUIRED  
 UNITS >1200: 6 UNITS x 350 SF/UNITS = 2,100 SF OF COMMON OPEN SPACE REQUIRED  
 TOTAL COMMON OPEN SPACE REQUIRED = 28,850 SF  
 TOTAL COMMON OPEN SPACE PROVIDED = 31,152 SF

### PARCEL THREE COMMON/OPEN SPACE

BUILDING 2 (PARCEL THREE) - 119 TOTAL UNITS  
 UNITS 500>1200 SF: 113 UNITS x 250 SF/UNIT = 28,750 SF OF COMMON OPEN SPACE REQUIRED  
 UNITS >1200: 6 UNITS x 350 SF/UNITS = 2,100 SF OF COMMON OPEN SPACE REQUIRED  
 TOTAL COMMON OPEN SPACE REQUIRED = 29,850 SF  
 TOTAL COMMON OPEN SPACE PROVIDED = 35,346 SF

### PARCEL FOUR COMMON/OPEN SPACE

PARCEL FOUR - 0 TOTAL UNITS  
 TOTAL COMMON OPEN SPACE REQUIRED = 0 SF  
 TOTAL COMMON OPEN SPACE PROVIDED = 50,794 SF

### TOTAL PROPERTY COMMON/OPEN SPACE (ALL PARCELS)

TOTAL COMMON OPEN SPACE REQUIRED = 58,700 SF  
 TOTAL COMMON OPEN SPACE PROVIDED = 129,423 SF

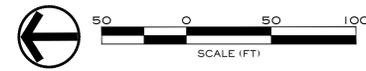
- NOTES:
1. DOES NOT INCLUDE SETBACKS AND/OR BUFFERS.
  2. AREA INCLUDE IN THE RECIPROCAL MAINTENANCE USE AGREEMENT AND APPLIES TO ALL PARCELS SHOWN.

### OPEN SPACE LEGEND

	PARCEL ONE COMMON OPEN SPACE = 12,250 SF		PARCEL THREE COMMON OPEN SPACE = 35,519 SF
	PARCEL TWO COMMON OPEN SPACE = 31,152 SF		PARCEL FOUR COMMON OPEN SPACE = 50,502 SF

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**RENNISON**  
 DESIGN

2025 E RIVERSIDE DRIVE, SUITE 200  
 EAGLE, IDAHO 83616

Design Review Drawings for:

## Antioch Apartments

8695 W Marigold Street, Garden City, Idaho

**PACIFIC WEST COMMUNITIES**

△ Description	Date
1 Project name change	02/21/25
2 City Comments	9/2/25
3 City Comments	10/30/25
3 City Comments	12/08/25



Drawing Set Issued for:  
**DESIGN REVIEW**

Project No. R221201 / 24-123  
 Issued Date 19 DEC 2025  
 Drawn by SCM  
 Sheet Title

Overall Common / Open Space

Sheet Number  
**L1.08**

# DRYLAND TURF SEEDING REQUIREMENTS

## GENERAL OVERVIEW

THIS REPORT OUTLINES RECOMMENDED REVEGETATION AND SLOPE STABILIZATION MEASURES FOR DISTURBED CUT AND FILL SLOPES WITHIN THE PROJECT LIMITS AS DEFINED ON THE ACCOMPANYING PLAN WHICH WILL BE SEEDED WITH THE DRYLAND SEED MIX AND NOT IRRIGATED. THESE RECOMMENDATIONS ARE MADE TO PREVENT SHORT TERM AND LONG TERM SOIL EROSION AS WELL AS TO PROVIDE AN AESTHETIC REVEGETATION WHICH WILL BLEND WITH THE EXISTING NATURAL SURROUNDING AREA. THE MEASURES INCLUDE REVEGETATION AND HYDROMULCHING PROCEDURES FOLLOWING TOPSOIL DISTRIBUTION AND FINE GRADING. THE AREA TO BE REVEGETATED CONSISTS OF ALL DISTURBED AREAS RELATED TO GRADING FOR CONSTRUCTION AND ANY OTHER AREAS DISTURBED IN THE PROCESS OF CONSTRUCTION. THE SLOPES TO BE AFFECTED VARY WIDELY IN DEGREE AND ASPECT.

## GENERAL EARTHWORK

ALL WORK SHALL BE LIMITED TO THE AREA REQUIRED FOR CONSTRUCTION WITH MINIMAL, IF ANY, DISTURBANCE TO THE SURROUNDING NATURAL SLOPE OR VEGETATION. ALL FINISHED GRADES SHALL BE SMOOTH AND ROUNDED TO ENSURE A NATURAL TRANSITION BETWEEN NEW AND EXISTING GRADES. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL REQUIREMENTS.

## SITE PREPARATION

EARTHWORK PROCESS SHOULD BEGIN WITH CLEARING LARGE SHRUBS FROM THE AREAS TO BE DISTURBED. WOODY STEMS AND BRANCHES SHALL BE CHIPPED ON SITE TO IMPROVE THE AMOUNT OF ORGANIC MATERIAL IN THE TOP SOIL. NATURAL TOPSOIL OCCURS AT VARYING DEPTHS ON THE PROJECT SITE. THE TOPSOIL SHOULD BE EXCAVATED AND STOCKPILED AT DESIGNATED STORAGE AREAS PRIOR TO THE PROPOSED GRADING OPERATIONS.

## TOPSOIL DISTRIBUTION

ONCE THE GENERAL EARTHWORK IS COMPLETE AND ROUGH GRADING HAS BEEN ACCOMPLISHED, THE TOPSOIL SHOULD BE REDISTRIBUTED OVER THE AREA TO MINIMUM DEPTHS AS SPECIFIED. WHERE NEEDED, SLOPES SHOULD BE GRADED WITH SERRATION TO HOLD TOPSOIL ADEQUATELY. TOPSOIL SHOULD BE SPREAD AND LIGHTLY COMPACTED UTILIZING A SMALL CLEATED TRACTOR MOVING PERPENDICULAR TO THE CONTOURS OR ANOTHER METHOD WITH EQUAL CAPABILITY. IT IS OUR RECOMMENDATION THAT ANY NECESSARY MECHANICAL MEANS OF EROSION CONTROL BE IN PLACE PRIOR TO BEGINNING SITE DISTURBANCE.

ONCE TOPSOIL HAS BEEN DISTRIBUTED AND GRADED, REVEGETATION SEEDING SHALL FOLLOW IMMEDIATELY. IN ORDER TO ELIMINATE SURFACE CRUSTING AND TO FACILITATE BETTER ROOT PENETRATION, THE SURFACE SHOULD BE SCARIFIED PRIOR TO SEEDING.

## SEEDING

APPLY SEED TO THE PROJECT SITE BY HYDROSEEDING. THE FOLLOWING INFORMATION PROVIDES MATERIAL AND EXECUTION FOR SEEDING.

SEED MIXTURE:	PURE LIVE SEED % MIX
HARD FESCUE	25
CANADA BLUE FESCUE	25
SHEEP FESCUE	25
WINGLEY CHEWINGS FESCUE	25
TOTAL SEED	40 LBS PURE LIVE SEED INSTALL @ 25 LBS / ACRE

## FIBER MULCH MATERIAL

GROW NUTRIBASE FROM "QUATTRO ENVIRONMENTAL", A COMPOSTED POULTRY BASED MULCH MATERIAL FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. APPLY AT THE RATE OF 2000 LBS. PER ACRE.

## ORGANIC SOIL AMENDMENT

GROW NUTRIBOOST FROM "QUATTRO ENVIRONMENTAL" (OR APPROVED EQUAL) APPLIED AT 5 GALLONS PER ACRE.

## TACKIFIER

MULCH TACKIFIER SOIL STABILIZER - ECOLOGY CONTROLS M-BINDER. TACKIFIER APPLIED AT THE RATE OF 80 LBS. PER ACRE.  
GRANITE SEED  
1697 WEST 2100 NORTH  
P.O. BOX 177  
LEHI, UTAH 84043  
1-800-768-4433  
(OR APPROVED EQUAL)

## HYDROSEEDING

MIX SPECIFIED SEED AND ORGANIC SOIL AMENDMENT IN WATER PER MANUFACTURER'S RECOMMENDATIONS. APPLY SEEDED SLURRY EVENLY IN TWO INTERSECTION DIRECTIONS. DO NOT HYDROSEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON SAME DAY. KEEP OFF ROADS, WALKS, STRUCTURES AND AREAS NOT TO BE SEEDED. CLEAN UP THESE AREAS. AFTER HYDROSEED, TRACK IN SEED USING A CLEATED CRAWLER WITH TRACK MARKS PERPENDICULAR TO THE SLOPE. AFTER TRACKED, MULCH SLOPE WITH 2000 LBS. PER ACRE OF FERTILE-FIBER MULCH MATERIAL AND 80 LBS. PER ACRE OF TACKIFIER.

## MAINTENANCE

IMMEDIATELY RESEED AREAS WHICH SHOW BARE SPOTS. MINIMUM ACCEPTABLE PLANT COVERAGE IS 80 PERCENT AFTER ONE GROWING SEASON. PROTECT SEEDED AREAS WITH WANING SIGNS DURING MAINTENANCE PERIOD. THE SEED WILL REQUIRE APPROXIMATELY NINETY (90) DAYS OF FAVORABLE GROWING CONDITIONS TO GERMINATE AND BECOME ESTABLISHED FOR SUCCESSFUL SURVIVAL WITH NORMAL MINIMAL SUMMER PRECIPITATION.

## SEEDING TIME

THE OPTIMAL SEEDING TIME SHALL BE IN FALL, BETWEEN MID SEPTEMBER AND MID OCTOBER. IF SEEDING IS APPLIED TOO EARLY OR TOO LATE AND PROPER GERMINATION IS NOT REALIZED PRIOR TO FALL DORMANCY, THEN RESEEDING SHALL BE APPLIED IN EARLY SPRING, AS SOON AS SOIL IS WORKABLE (NOT MUDDY) BETWEEN MARCH AND MID MAY. THIS PLANTING TIME PROVIDES THE OPTIMUM WEATHER CONDITIONS FOR SEED GERMINATION AND SEEDLING SURVIVAL RATE. SEEDING AFTER NOVEMBER 20, 'DORMANT SEEDING' INSURES THAT THE SEED DOES NOT GERMINATE PRIOR TO FREEZING WINTER TEMPERATURES AND SEED SHOULD BE IN PLACE FOR THE EARLY SPRING RAINS.

## WATER

THE CONTRACTOR WILL PROVIDE SUPPLEMENTAL WATER TO ENSURE PROPER SEED GERMINATION.

## FERTILIZATION

FERTILIZATION IS NOT RECOMMENDED FOR RECLAMATION SEEDING DUE TO PROMOTION OF WEED COMPETITION. IF WEEDS ARE APPARENT, CONTACT LANDSCAPE ARCHITECT FOR WEED REMOVAL REQUIREMENTS.

## EROSION CONTROL

UNDER NORMAL CIRCUMSTANCES AND ADHERENCE TO THE CONSTRUCTION PRACTICES DESCRIBED IN THE SPECIFICATIONS, THE ABOVE RECOMMENDED EROSION CONTROL MEASURE SHOULD PROVIDE A STABLE SLOPE CONDITION. TO AVOID INCIDENTAL EROSION, IT IS IMPERATIVE THAT THE SLOPES, ONCE PREPARED, REMAIN UNDISTURBED UNTIL SEEDING GERMINATES AND IS ESTABLISHED.

AN 80% VEGETATION COVER IS RECOMMENDED TO CONTROL EROSION. SURFACE CONDITIONS SHOULD BE MONITORED DAILY. IF EROSION DETRIMENTAL TO THE SLOPE IS OBSERVED OR ANTICIPATED DUE TO EXCESSIVE RAINFALL, REMEDIAL MEASURES SHALL BE IMPLEMENTED AS REQUIRED. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.

# LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION. ALL PLANT MATERIAL SHALL BE GRADE #1 OR BETTER.
- ALL PLANTING BEDS AND TREE WELLS IN LAWN AREAS (WELLS TO BE 3' IN DIAMETER AND CONIFER TREES WELLS TO BE 6' IN DIAMETER) SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF BLACK SOIL AID MULCH. SUBMIT SAMPLE FOR APPROVAL BY OWNER.
- ALL LAWN AREAS SHALL BE SODDED WITH 100% TURF TYPE TALL FESCUE (FESTUCA ARUNDINACIA). CONTRACTOR SHALL VERIFY AND MATCH THE VARIETY EXISTING IN THE ADJACENT DEVELOPMENT.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- PLANTING BACKFILL FOR TREES AND PLANTING BEDS SHALL BE 5 PARTS TOPSOIL AND 1 PART COMPOST WITH STRAW. STAKE ALL TREES PER DETAILS.
- ALL LAWN AREAS SHALL HAVE 6" OF TOPSOIL AND ALL PLANTING BEDS SHALL HAVE 12" OF TOPSOIL (MINIMUM). TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIAL LARGER THAN 1" IN ANY DIMENSION, A PH FROM 5.5 TO 7.0. TOP SOIL FROM SITE SHALL BE USED, IF MEETING THESE STANDARDS. PLACE 1/2" COMPOST OVER ALL LANDSCAPED AREAS AND ROTOTILL INTO TOP 4". SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE, 1" BELOW SURFACE OF WALKS AND CURBS IN AREAS TO BE SODDED AND 3" IN PLANTING BED AREAS.
- FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS, 21 GRAM QUANTITY PER MANUFACTURER'S RECOMMENDATION.
- PLANT MATERIAL SHALL NOT BE SUBSTITUTED WITHOUT THE WRITTEN PERMISSION OF OWNER. SUBMIT NAMES OF THREE SUPPLIERS CONTACTED IF SUBSTITUTION IS REQUESTED AND PLANT MATERIAL SPECIFIED IS NOT AVAILABLE.
- SHRUB PLANTING BEDS SHALL BE SHOVEL EDGED TO CREATE A DISTINCT SEPARATION OF LANDSCAPE TYPES.
- IMMEDIATELY CLEAN UP ANY TOPSOIL, OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE OPERATION AND DISPOSE OF PROPERLY OFF SITE.
- ALL LANDSCAPE AREAS SHALL HAVE AN STATE OF THE ART AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND IS PROPERLY ZONED FOR REQUIRED WATER USES AND HAS A WEATHER STATION CAPABLE OF TURNING OFF FOR RAIN/FREEZE EVENTS. ALL SHRUB ZONES, SPRAY ZONES AND GEAR DRIVEN ZONES SHALL BE PLACED ON SEPARATE ZONES. DO NOT EXCEED A MAXIMUM OF 5 FPS IN ALL MAINLINE AND LATERAL LINES.
- COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
- ALL EXISTING TREES SHOWN TO REMAIN SHALL BE RETAINED AND PROTECTED THROUGH OUT CONSTRUCTION.
- NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- STORM PONDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
- TRIM ALL TREES WITHIN VISION TRIANGLES TO 8' ABOVE FINISH GRADE TO MEET ACHD STANDARDS.

# IRRIGATION NOTES:

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM. ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS.
  - PRECISE INDIVIDUAL STATION TIMING
  - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
  - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
  - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
  - POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
- SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
- PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.
- POINT OF CONNECTION TO BE APPROVED BY JURISDICTION PROVIDING WATER SOURCE.



2002 S. Vista Ave  
Boise, ID 83705  
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2025 E RIVERSIDE DRIVE, SUITE 200  
EAGLE, IDAHO 83616

Design Review Drawings for:

# Antioch Apartments

8695 W Matigold Street, Garden City, Idaho



△ Description	Date
1 Project name change	02/21/25
2 City Comments	9/2/25
3 City Comments	10/30/25
3 City Comments	12/08/25

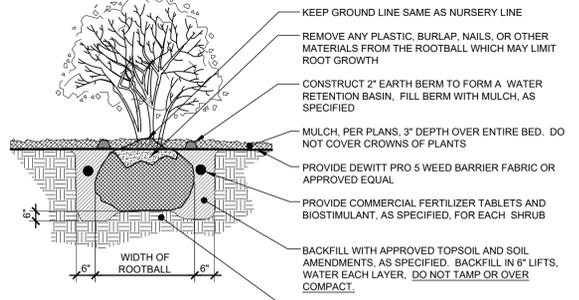
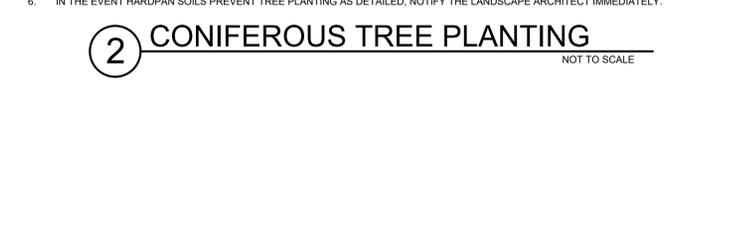
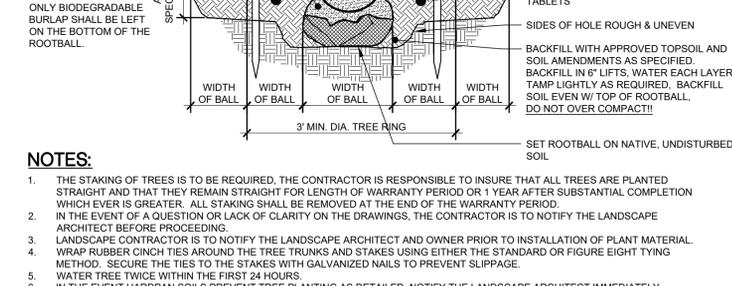
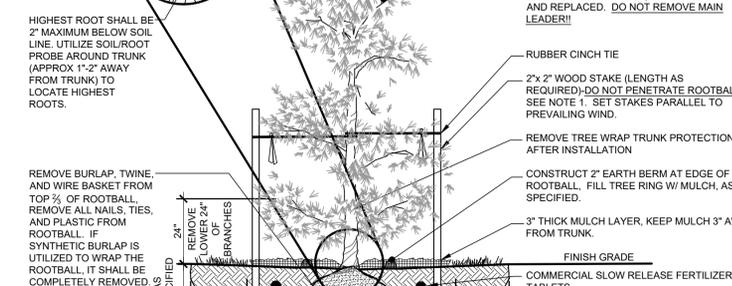
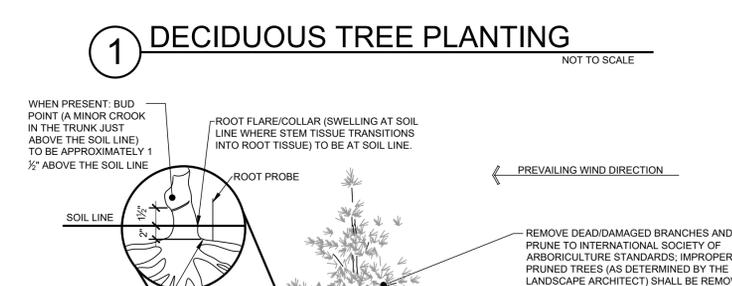
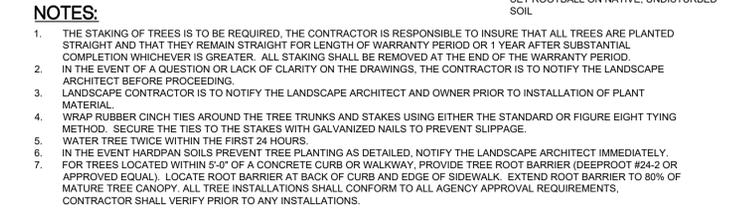
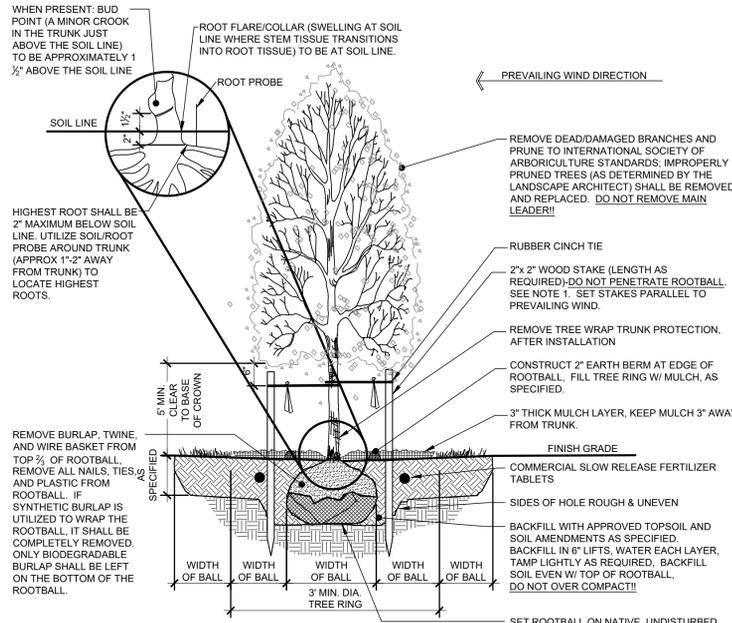


Drawing Set Issued for:  
**DESIGN REVIEW**  
Project No. R221201 / 24-123  
Issued Date 19 DEC 2025  
Drawn by SCM  
Sheet Title

## Landscape Notes

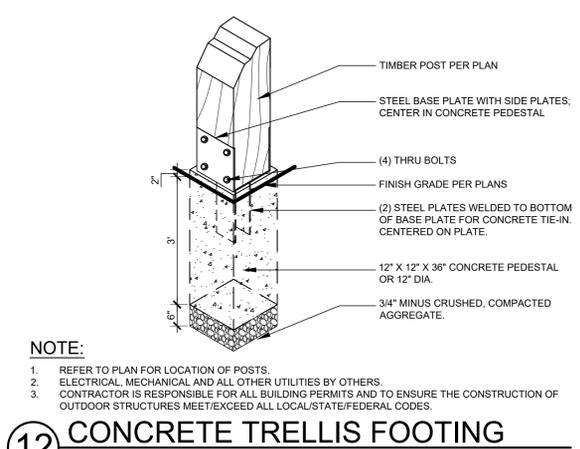
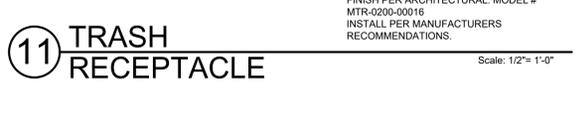
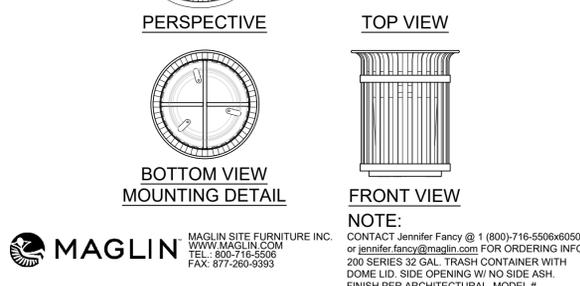
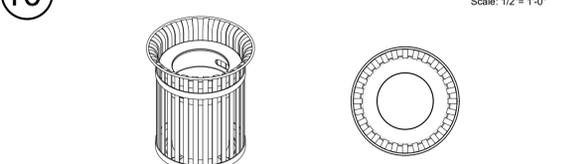
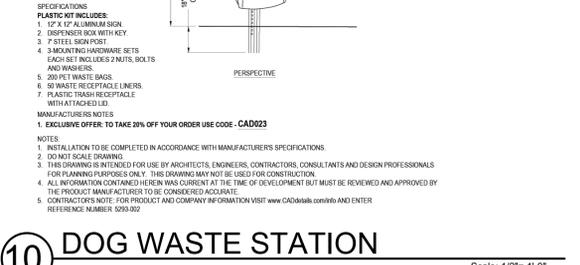
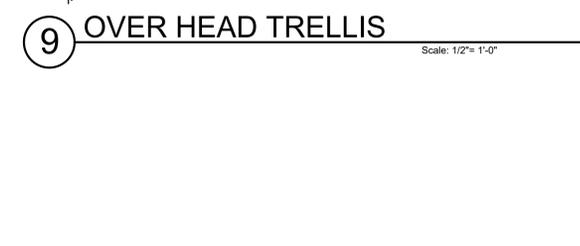
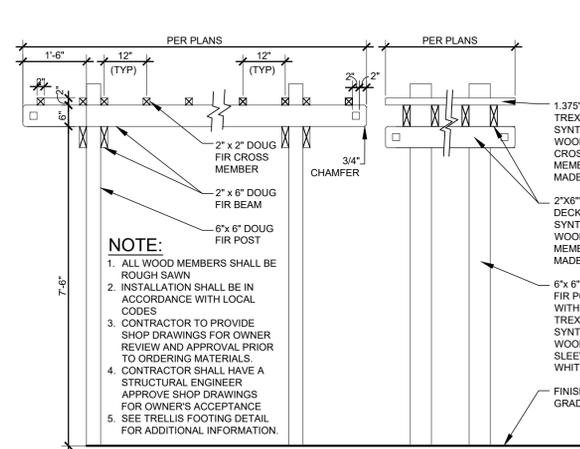
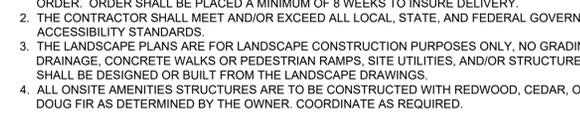
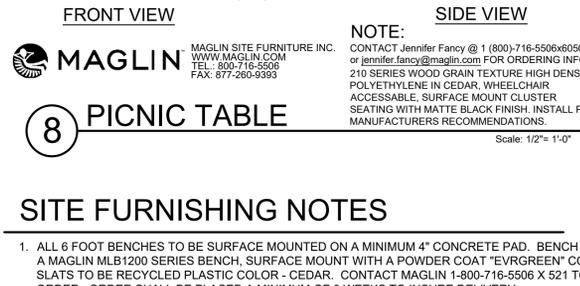
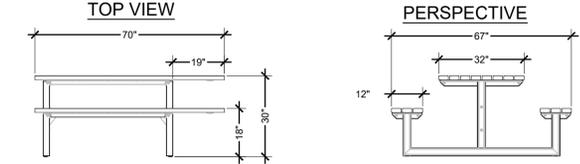
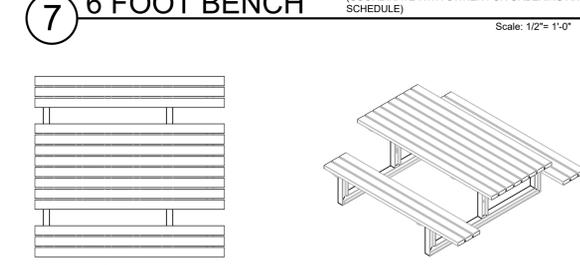
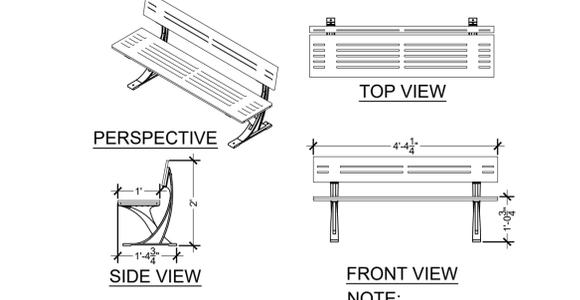
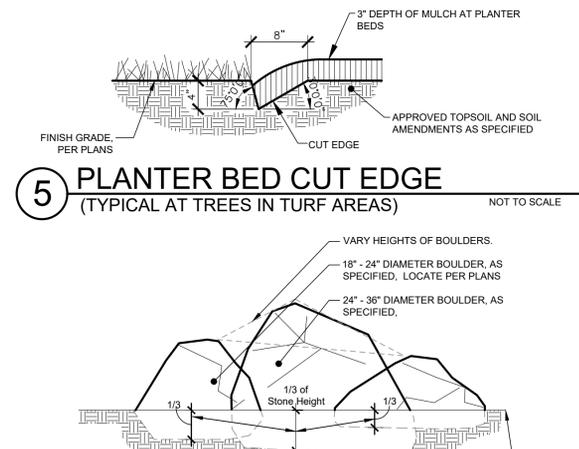
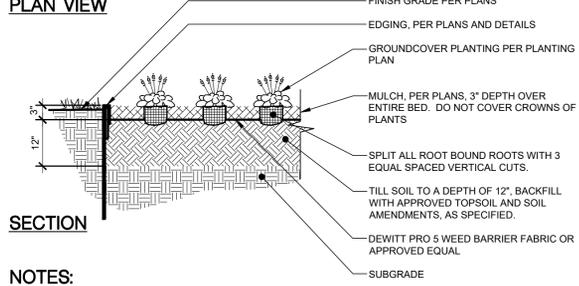
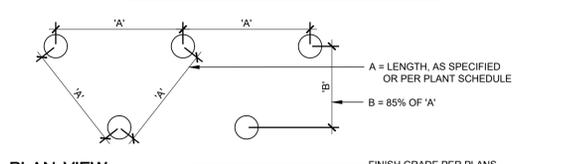
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# L3.00



NOT TO SCALE

SPACING "D"	ROW "A"	NO. OF PLANTS	AREA UNIT
6" O.C.	5.2"	.2150	1 SQ. FT.
8" O.C.	6.93"	.3886	1 SQ. FT.
10" O.C.	8.66"	.5976	1 SQ. FT.
12" O.C.	10.4"	.87	1 SQ. FT.
15" O.C.	13.0"	1.35	1 SQ. FT.
18" O.C.	15.6"	1.95	1 SQ. FT.
24" O.C.	20.8"	3.46	1 SQ. FT.
30" O.C.	26.0"	5.425	1 SQ. FT.
36" O.C.	31.2"	7.80	1 SQ. FT.



**Pet Waste ELIMINATOR**  
Commercial Pet Waste Disposal System

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PHONE: (800)790-8888  
www.petwasteeliminator.com

SELECT DESIRED OPTION:  
 SOLAR LIGHT

1. 12" X 12" ALUMINUM SIGN (B10)  
2. DISPENSER BOX WITH KEY (B11)  
3. 12" X 12" ALUMINUM SIGN (B10)  
4. DISPENSER BOX WITH KEY (B11)  
5. 20 PET WASTE BAGS  
6. 20 WASTE RECEPTACLE LINERS  
7. PLASTIC TRASH RECEPTACLE (WITH ATTACHED LID (E12))

NOTES:  
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.  
2. DO NOT SCALE DRAWING.  
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.  
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.  
5. CONTRACTOR NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/ENR AND ENTER REFERENCE NUMBER 503.002

**RENNISON**  
DESIGN

2025 E RIVERSIDE DRIVE, SUITE 200  
EAGLE, IDAHO 83616

Design Review Drawings for:

**Antioch Apartments**

8095 W Matigold Street, Garden City, Idaho

**PACIFIC WEST COMMUNITIES**

Description	Date
1 Project name change	02/21/25
2 City Comments	9/2/25
3 City Comments	10/30/25
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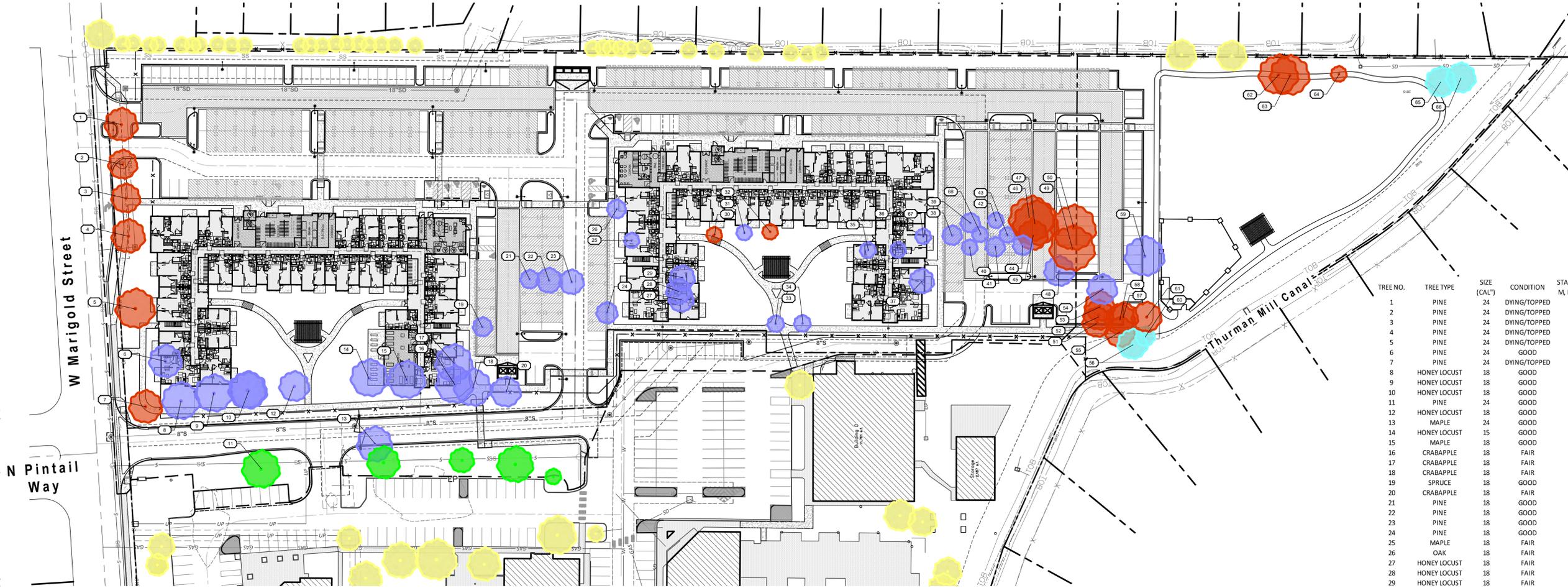
**SOUTH BECK & BAIRD**  
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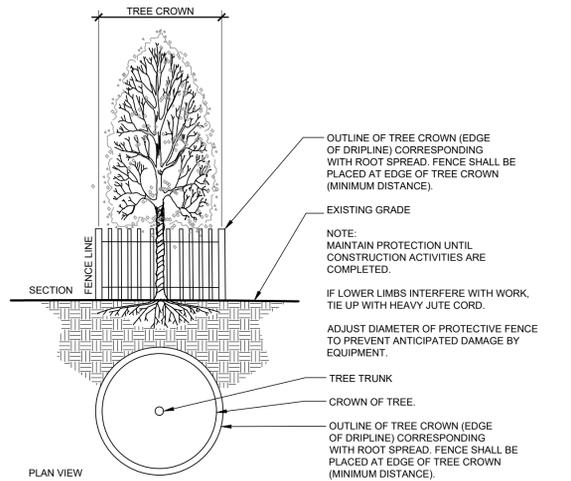
811  
Know what's below.  
Call before you dig.  
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

Landscape Details

Sheet Number  
**L3.01**



TREE NO.	TREE TYPE	SIZE (CAL")	CONDITION	STATUS (R, M, P, C, A)	MITIGATION (INCH/FT.)
1	PINE	24	DYING/TOPPED	R	0.0
2	PINE	24	DYING/TOPPED	R	0.0
3	PINE	24	DYING/TOPPED	R	0.0
4	PINE	24	DYING/TOPPED	R	0.0
5	PINE	24	DYING/TOPPED	R	0.0
6	PINE	24	GOOD	M	-24.0
7	PINE	24	DYING/TOPPED	R	0.0
8	HONEY LOCUST	18	GOOD	M	-18.0
9	HONEY LOCUST	18	GOOD	M	-18.0
10	HONEY LOCUST	18	GOOD	M	-18.0
11	PINE	24	GOOD	P	0.0
12	HONEY LOCUST	18	GOOD	M	-18.0
13	MAPLE	24	GOOD	M	-24.0
14	HONEY LOCUST	15	GOOD	M	-15.0
15	MAPLE	18	GOOD	M	-18.0
16	CRABAPPLE	18	FAIR	M	-18.0
17	CRABAPPLE	18	FAIR	M	-18.0
18	CRABAPPLE	18	FAIR	M	-18.0
19	SPRUCE	18	GOOD	M	-18.0
20	CRABAPPLE	18	FAIR	M	-18.0
21	PINE	18	GOOD	M	-18.0
22	PINE	18	GOOD	M	-18.0
23	PINE	18	GOOD	M	-18.0
24	PINE	18	GOOD	M	-18.0
25	MAPLE	18	FAIR	M	-18.0
26	OAK	18	FAIR	M	-18.0
27	HONEY LOCUST	18	FAIR	M	-18.0
28	HONEY LOCUST	18	FAIR	M	-18.0
29	HONEY LOCUST	18	FAIR	M	-18.0
30	COTTONWOOD	42	DYING	R	0.0
31	COTTONWOOD	8	FAIR	M	-8.0
32	COTTONWOOD	4	DEAD	R	0.0
33	PLUM	20	FAIR	M	-20.0
34	PLUM	20	FAIR	M	-20.0
35	CRABAPPLE	8	FAIR	M	-8.0
36	CRABAPPLE	8	FAIR	M	-8.0
37	MAPLE	18	DYING	M	-18.0
38	MAPLE	12	GOOD	M	-12.0
39	LINDEN	12	GOOD	M	-12.0
40	CRABAPPLE	8	GOOD	M	-8.0
41	PINE	10	GOOD	M	-10.0
42	PEAR	8	GOOD	M	-8.0
43	PEAR	8	GOOD	M	-8.0
44	PINE	10	GOOD	M	-10.0
45	ELM	36	INVASIVE	R	0.0
46	ELM	36	INVASIVE	R	0.0
47	ELM	36	INVASIVE	R	0.0
48	SPRUCE	15	GOOD	M	-15.0
49	ELM	36	INVASIVE	R	0.0
50	ELM	36	INVASIVE	R	0.0
51	PINE	20	DYING	R	0.0
52	PINE	20	DYING	R	0.0
53	PINE	20	DEAD	R	0.0
54	PINE	20	GOOD	M	-20.0
55	ELM	22	INVASIVE	R	0.0
56	PINE	24	GOOD	P,C	0.0
57	ELM	22	INVASIVE	R	0.0
58	ELM	22	INVASIVE	R	0.0
59	PINE	30	GOOD	M	-30.0
60	PINE	12	GOOD	P,C	0.0
61	ELM	22	INVASIVE	R	0.0
62	ELM	32	INVASIVE	R	0.0
63	ELM	32	INVASIVE	R	0.0
64	PINE	32	DEAD	R	0.0
65	PINE	24	GOOD	P,C	0.0
66	PINE	24	GOOD	P,C	0.0
67	HAWTHORNE	8	GOOD	M	-8.0
68	CRABAPPLE	8	GOOD	M	-8.0



**1 TREE PROTECTION DETAIL**  
NOT TO SCALE

### TREE PROTECTION NOTES:

- PROTECT THE CRITICAL ROOT ZONE (THE AREA DIRECTLY BELOW THE DRIPLINE OF THE TREE) OF THE TREES TO REMAIN ON SITE BY:
  - CONSTRUCTING A TEMPORARY CHAINLINK FENCE AROUND THE CRITICAL ROOT ZONE OF THE TREE TO BE PROTECTED PRIOR TO DEMOLITION, CONSTRUCTION, OR ANY SITE WORK.
  - NOT ALLOWING COMPACTON BY EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION.
  - NOT ALLOWING CONCRETE TRUCKS TO RINSE WITHIN THE PROTECTION AREA, OR ANYWHERE NEAR EXISTING TREE ROOTS OR IN PLANNED PLANTING BEDS AREAS. SEE EROSION AND SEDIMENT CONTROL PLAN FOR APPROVED CONCRETE WASHOUT AREAS. NOT STOCKPILING MATERIALS, DEBRIS, OR DIRT WITHIN THE TREE PROTECTION AREA.
  - WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID-APRIL TO MID-OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1-1/2" OF WATER OVER THE ENTIRE AREA PER WEEK.
  - NOT TRENCHING, EXCAVATING, FILLING, OR OTHERWISE DISTURBING THE SOIL WITHIN THE CRITICAL ROOT ZONE.
  - ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
- PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED BY:
  - OPERATING EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
  - HAVING TREES PRUNED BY A LICENSED ARBORIST.
- ALL TREES THAT ARE DAMAGED, DESTROYED OR REMOVED DURING CONSTRUCTION SHALL BE MITIGATED USING THE MITIGATION STANDARDS AS SET FORTH IN THE CURRENT CITY CODE.

### TREE MITIGATION LEGEND:

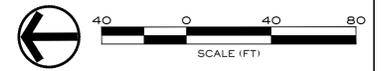
- R- "REMOVED" TREES THAT DO NOT REQUIRE MITIGATION AS THEY ARE AN INVASIVE, HAZARDOUS, TOPPED, DEAD OR DYING.
  - M- "MITIGATION" EXISTING DESIRABLE IN FAIR OR GOOD HEALTH TREES TO BE REMOVED THAT REQUIRE MITIGATION FROM THE INTERIOR OF THE SITE.
  - P- "PRESERVED" EXISTING TREES TO BE SAVED ON SITE THAT WILL NOT COUNT TOWARDS ANY MITIGATION.
  - C- "COMMON LOT" EXISTING TREES TO BE SAVED ON SITE LOCATED ON AND COUNTING TOWARDS COMMON AREA REQUIREMENTS. EXISTING CALIPER INCHES TO BE USED FOR STANDARD LANDSCAPING REQUIREMENTS.
  - A- ADDITIONAL EXISTING TREES THAT ARE LOCATED ON THE PROPERTY BOUNDARY OR JUST OFF-SITE. SHOWN FOR CONTEXT ONLY.
- THE METHOD OF MITIGATION WILL BE TO PLANT ADDITIONAL TREES / CALIPER INCHES BEYOND CITY REQUIREMENTS TO MITIGATE FOR THE NECESSARY REMOVAL OF DESIRABLE TREES. ANY REMAINING INCHES NOT ABLE TO BE SATISFIED THROUGH ON-SITE PLANTINGS SHALL BE MITIGATED VIA FEE-IN-LIEU PER CALIPER INCH PER CITY FORESTER.
- SEE EXISTING TREE INVENTORY TABLE FOR ADDITIONAL INFORMATION.
- PER GARDEN CITY CODE ALL REQUIRED LANDSCAPE TREES TO BE 2" CALIPER OR 6' HEIGHT EVERGREEN (EQUIVALENT TO 2" CALIPER). ANY SIZING OVER AND BEYOND THESE REQUIREMENTS ARE TO BE USED FOR MITIGATION.

DECIDUOUS TREES		
INCHES:	REMOVED	614.0
	MITIGATED	-636.0
	PRESERVED	84.0
	COMMON	84.0

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

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DESIGN  
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Mitigation Plan  
Sheet Number  
**L2.00**