

**DESIGN REVIEW**

Permit info: DSRFY2026-0003  
 Application Date: 12/5/2025 Rec'd by: \_\_\_\_\_  
 FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921  
 ▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [building@gardencityidaho.org](mailto:building@gardencityidaho.org)

APPLICANT	PROPERTY OWNER
Name: Chad Jones	Name: <u>BRANDON and Yvonne Juarez</u>
Company: ALC Architecture	Company: <u>THE HIDDEN NEST LLC</u>
Address: 1119 E. State St., Ste. 120	Address: <u>935 S. Island Glenn Way</u>
City: Eagle	City: <u>Eagle</u>
State: Idaho Zip: 83616	State: <u>ID</u> Zip: <u>83616</u>
Tel.: 208-514-2713	Tel.: <u>208-407-6270, 208-440-1022</u>
E-mail: Chadj@alcarchitecture.com	E-mail: <u>inventtit@gmail.com, inventted@gmail.com</u>

**PROPERTY AND DESIGN INFORMATION**

This application is a request to:  Construct New  Addition  Subdivision

Site Address: 212 W. 41st Street

Subdivision Name: <u>Fairview Acres Sub. No. 2</u>	Lot: <u>9-11</u>	Block: <u>E</u>
Tax Parcel Number: <u>R2734510560</u>	Zoning: <u>C-2</u>	Total Acres: <u>1.013</u>
Proposed Use: <u>Multi-Family Residential</u>	Floodplain: <u>Yes</u>	<u>No</u> <u>NO</u>

**OBJECTIVES 8-4C**

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

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

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

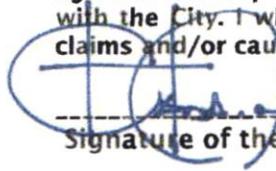
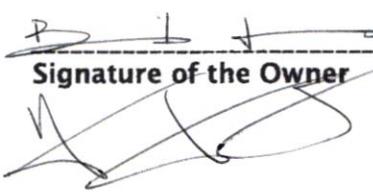
**Community Interaction:** How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

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

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

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

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


12/05/25

12/05/25  
 Signature of the Applicant (date) Signature of the Owner (date)  
12/5/25

**APPLICATION INFORMATION REQUIRED**

**Note:**

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

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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Compliance Statement and Statement of Intent</li> <li><input checked="" type="checkbox"/> Neighborhood Map</li> <li><input checked="" type="checkbox"/> Site Plan</li> <li><input checked="" type="checkbox"/> Landscape Plan</li> <li><input checked="" type="checkbox"/> Schematic Drawing</li> <li><input checked="" type="checkbox"/> Lighting Plan</li> <li><input checked="" type="checkbox"/> Topographic Survey</li> <li><input checked="" type="checkbox"/> Grading Plan</li> <li><input checked="" type="checkbox"/> Will Serve Letter **If required, must submit a Fire Flow Request</li> <li><input type="checkbox"/> Ada County Approved Addresses</li> <li><input type="checkbox"/> Waiver Request of Application Materials</li> <li><input checked="" type="checkbox"/> Affidavit of Legal Interest</li> </ul> | <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Sustainability Checklist <i>*if applicable</i></li> <li><input checked="" type="checkbox"/> Trash Disposal Plan</li> <li><input checked="" type="checkbox"/> Colored renderings and/or elevations showing the exterior material composition</li> </ul> |
|--|---|



## **PLEASE CHECK THE FOLLOWING:**

### **INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:**

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

### **INFORMATION REQUIRED ON NEIGHBORHOOD MAP:**

- 8 1/2" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

### **INFORMATION REQUIRED ON SITE PLAN:**

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

**INFORMATION REQUIRED ON LANDSCAPE PLAN:**

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

**INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (ELEVATIONS):**

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

**INFORMATION REQUIRED ON LIGHTING PLAN:**

- 11" x 17" size minimum
- Location, type, height, lumen output, and luminance levels of all exterior lighting
- Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
- Location of municipal street lights

**INFORMATION FOR TOPOGRAPHIC SURVEY:**

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

**INFORMATION REQUIRED ON GRADING PLAN:**

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

- Proposed storm water systems

**INFORMATION REQUIRED MASTER SIGN PLAN:**

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

- Location, elevations, and materials of proposed signage

**INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM:**

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

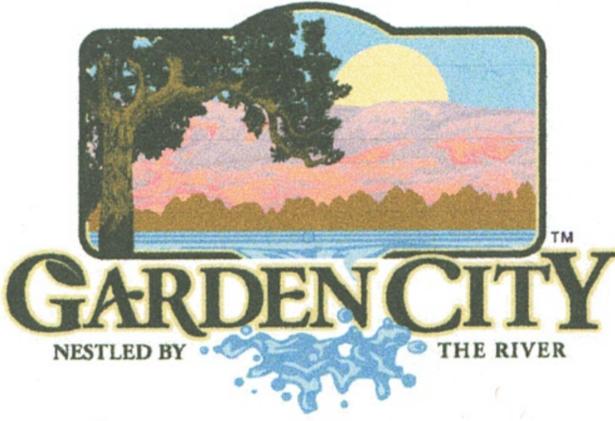
- Letter from company indicating approval

**INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:**

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

**INFORMATION REQUIRED FOR TRASH DISPOSAL PLAN:**

- Site photo
- Location, configuration, dimensions, type of containers, and number of containers
- Refer to Republic Services Solid Waste Design Standards.



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

### Affidavit of Legal Interest

State of Idaho )  
                          )SS  
County of Ada )

I, Lots of Land LLC, 935 S. Island Glenn Way  
Name Address of Owner  
(must be primary owner as noted in Ada County Assessor's records.  
If the primary owner is a business write the business name)  
Eagle, Idaho 83616  
City State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to ALC Architecture,  
Name of Applicant  
to submit the accompanying application pertaining to 212 W 41<sup>st</sup> Street,  
Garden City Idaho, 83714 property. Address of Property Subject to this Affidavit
2. I agree to indemnify, defend, and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.
4. I acknowledge that all fees related to said applications and improvements are ultimately the property owner's responsibility.

Dated this 17<sup>th</sup> day of November, 2025

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

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

KIARA HERNANDEZ  
COMMISSION #20241215  
NOTARY PUBLIC  
STATE OF IDAHO

[Signature]  
Notary Public for Idaho  
Residing at: Zions Bank Boise, Idaho  
My Commission expires 4/18/2030



## **DESIGN REVIEW NARRATIVE**

### **41<sup>st</sup> Street Multi-Family**

**212 W. 41<sup>st</sup> Street  
Garden City, Idaho 83714  
Lots 9-11, Block E, Fairview Acres Subdivision No.2  
Parcel No. R2734510560**

## **PROJECT OVERVIEW / STATEMENT OF INTENT**

This project encompasses the construction of a one 3-story 18-plex, two 3-story 12-plex multi-family buildings and a 1-story development clubhouse with an open mezzanine. Utility infrastructure to the site exists within 41st Street right-of-way and will be utilized for this project. The Fairview Acres Subdivision No. 2 is an existing subdivision currently zoned as C-2.

## **COMPLIANCE STATEMENT**

The current zoning and Long-Range Comprehensive Plan of this parcel is currently designated as C2, which will remain unchanged. This building project fits within the framework of the current Comprehensive Plan Built Environment goals and objectives and will improve the City Image by improving the landscaping to meet current city streetscape and buffering standards, providing building structures and development which will complement the adjacent existing businesses with architectural finishes that also enhances the Cities image. The exterior finishes will be a combination of modern horizontal ribbed and vertical corrugated metal painted metal siding, medium patina Cor-ten panels and exposed concrete. Storefront glazing to match the existing adjacent structures at the street level along 41<sup>st</sup> Street will be utilized in the Clubhouse, anchoring this development and complementing adjacent commercial uses.

The proposed uses for these buildings will be multi-family, and will not impact adjacent properties with additional noise, vibration, or noxious uses.

## **OBJECTIVES 8-4C**

1. The design of the structures will advance the urban form of the adjacent area and Garden City by continuing the continuity of the existing adjacent structures with updated finishes, while also providing envelope forms that will give distinctive place with the use of updated roof planes and landscape. The current adjacent commercial buildings within the area have a combination of flat roofs with parapets, gabled, and low sloping roofs. The proposed structures will have low sloping liner planned roof lines, providing a transition from the residential uses to the south while also complementing the adjacent low sloping liner planned and gabled adjacent metal building structures to the north.
2. Site parking and pedestrian circulation will be fully developed, providing pedestrian and vehicular circulation within the site and adjacent public road.
3. The structures will contain the following materials:
  - a. Roofing materials: Standing Seam Metal, complimentary to the existing adjacent structures.
  - b. Siding: Combination of both vertical and horizontal metal siding, medium patina Cor-ten panels and exposed concrete, both complimentary to and enhancing the existing adjacent structures.
4. The existing site is currently vacant with existing previously used residential structures and stored vehicles. The proposed structures are intended to match in rhythm of envelope and finishes of the existing adjacent structures directly east across 41<sup>st</sup> street and north along 41<sup>st</sup> street, ensuring the structure continuity is met.
5. The structures will be setback from the street, with landscaping meeting the current streetscape requirements.

## **BIKE AND PEDESTRIAN**

Bike and pedestrian flow will be developed on the site, with sidewalk connectivity ensuring a safe internal

circulation to the proposed new structure. The nearest transit facility is located less than a ¼ mile on Chinden Blvd.

## **PARKING STANDARDS**

The proposed on-site parking will meet the current standards of Garden City per section 8-4D. Parking stall depths adjacent to the landscape areas are proposed to be 20-feet with a 2-foot overhang per section 8-4D-3B-4. The parking drive isle width is proposed to be a minimum of 22-feet per table 8-4D-1.

## **LANDSCAPING**

This development has greater than 5% of the site dedicated to landscaping with at least one class II or III tree provided for every 50-feet of street frontage per 8-4I-4. Perimeter landscaping will be per section 8-4I-5, providing a visual barrier and enhanced streetscape. Parking area landscaping will be per section 8-4I-6. An irrigation system will be constructed and fully operational.

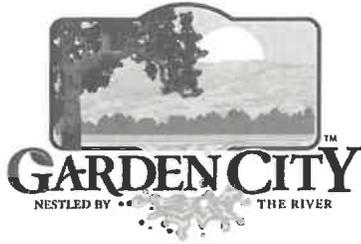
## **SUSTAINABILITY CHECKLIST**

This development is within 1/4 mile of an established restaurant ( Taco El Ray ), a food store ( Jacksons Food Store ), and personal or professional services ( The Taper Shop ) and therefor is exempt from the requirements of 8-4G of Code per the Sustainability Checklist.

## **WAIVER REQUEST**

This project is requesting a waiver to provide a 100% complete site topographic survey. An 85% complete topographic survey has been completed and provided with this application providing accurate boundary, utility and easement criteria for initial design of the project. The project scope does not include the removal or reconfiguration of any existing site drainage system or site improvements that would require the confirmation of elevation, location, or placement until the time of construction document preparation. This project also requests a waiver to provide a street lighting plan, as the scope of this project is confined to the improvements on the parcel and does not include street improvements other than a detached sidewalk. A pressure irrigation waiver request letter was sent to the City Engineer, Joe Canning on October 3, 2025. This Property has associated water rights, however, it does not have the access ability to be provided to the property. This request was submitted by Jason Jones, Board President, Fairview Acres Lateral Water Users Association.

Chad Jones  
ALC Architecture  
[chadj@alcarchitecture.com](mailto:chadj@alcarchitecture.com)  
208.514.2713



**DUE DILIGENCE / INITIAL DISCUSSION FORM**

Meeting Date: \_\_\_\_\_ Time: \_\_\_\_\_  
Staff: \_\_\_\_\_

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921  
▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

While the initial discussions of a project are free, we ask that you fill out this form so that we can research your request and give you the best possible information based on the information that you give to us, while also optimizing our time so that we can serve all requestors as quickly as possible. A due diligence meeting is a meeting or correspondence with a planner to discuss your proposal to determine if it could possibly be a viable proposal per zoning regulations. If it is determined that it is a viable proposal, it will typically be recommended that you have a pre-application meeting to help identify potential inconsistencies with the applicable requirements so that they can be worked out prior to application submittal. The pre-application meeting is a meeting with the plans reviewers (Public Works, Fire, Building, etc.) to review any questions that you might have on the specifics of applicable code requirements. **A due diligence meeting is required prior to requesting a pre-application meeting.** In some situations a planner may advise that a pre-application meeting is not required.

**PROJECT INFORMATION** (to be filled out by requestor)

NAME: Chad Jones EMAIL: chadj@alcarchitecture.com PHONE: (208) 514-2713

Project Address: 212 W. 41st St. Garden City ID, 83714 or Parcel No.: R2734510560

**Project Description:**

Non Residential \_\_\_ Residential X Mixed (Residential and Non Residential) \_\_\_

Will you be wishing to subdivide: Yes \_\_\_ No X

Construction: New Construction or exterior remodel X Interior remodel or TI \_\_\_ NA \_\_\_

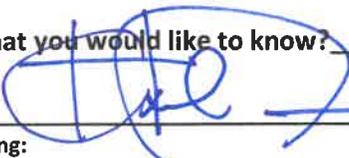
**If Residential provide the proposed number of units of each of the following:**

Single family detached \_\_\_ Single family attached (townhomes) 48 Multifamily (apartments or condos) \_\_\_

New or expanding business? Yes \_\_\_ No X, if yes what type of business? \_\_\_\_\_

Anything else we should know? Need to discuss the overall project

Is there specific information that you would like to know? \_\_\_\_\_

Requestor's signature:  Date: 06-12-2025

**By signing, I acknowledge the following:**

1. The Due Diligence Meeting/Discussion(s) are an informal first glance at a potential project. Staff may not have all information to give a complete and accurate review. A review and analysis of a project is not formally completed until after an application has been submitted to the City. During a formal review additional criteria or constraints may be identified. Applications must be in compliance with all applicable code for approval. **It is my responsibility as an applicant to review applicable codes, and to verify there have been no changes in code prior to submittal for formal review.**
2. I understand that it is unlawful to occupy a property without a certificate of occupancy or provide false information.
3. A Conditional Use in a zoning designation does not mean that the use is an allowed use nor does it mean that it is a prohibited use. If criteria are set forth in code specific to a use that requires a conditional use, this will be the minimum criteria if approved; additional criteria may be required; or even if the minimum criteria can be met it does not mean that the use will be permitted. A conditional use may be found to be appropriate or inappropriate by a quasi judicial body based on a site specific analysis. For approval adequate evidence shall be provided to demonstrate that the use is appropriate to the specific location, including but not limited to zoning, comprehensive plan designation, and neighborhood where proposed.

October 3, 2025

Garden City Development Services  
c/o Mr. Joe Canning, PE/PLS, B&A Engineers, Inc.  
6015 Glenwood Street, Garden City, ID 83714  
P: 208-472-2921  
F: 208-472-2926

**RE: Pressurized Irrigation Waiver Request Letter For**  
**Project Address: 212 W 41<sup>st</sup> Street, Garden City, Idaho**  
**Parcel Number: R2734510560**

Greetings Mr. Canning:

The property located at 212 W 41<sup>st</sup> Street has water rights associated with the Irrigation District however there is no provided access to the irrigation water for the property. I am writing to request a waiver of the requirement for a non-domestic water pressurized irrigation system for the above-mentioned development.

The developer requests approval to use the available domestic water supply for the pressurized irrigation system.

Sincerely,

Jason Jones  
Board President  
Fairview Acres Lateral Water Users Association  
208-999-9208



October 8, 2025

Celeste Penny  
Breckon Land Design

RE: Fairview Acres Subdivision Arborist Report

We have evaluated selected trees in the Fairview Acres Subdivision project site on West 41<sup>st</sup> Street in Garden City. The purpose was to evaluate the condition of the trees, determine species, and size of each tree at the site. A field assessment was conducted on July 23, 2025.

### Findings and Recommendations

The trees in the project area include various species. The size of the evaluated trees ranges from 10 to 46 inches in diameter at breast height (DBH). Tree conditions range from 'Dead' to 'Fair' with a majority of the trees falling into the 'Poor or Dead' category. Potential targets for tree failure include houses, trailers, vehicles, power lines, and driveways. Also, pedestrians and vehicles using W 41<sup>st</sup> Street are at risk from two large dead/dying maples that hang over the street.



**Photo 1.** View of tree #2 with large area of decay and split between two main stems.



**Photo 2.** View of tree #6 along 41<sup>st</sup> street. The tree is dead and posing a risk to the home, driveway and 41<sup>st</sup> street.

### Summary

The trees on this site have been poorly maintained and a number of them have severe defects or are dead and should be removed. There are 3 trees in 'fair' condition that could be pruned and preserved with a proper tree mitigation plan during development that are located on lot 9. Trees 3 and 6 are large dead silver maples that are in close proximity to power lines, driveways, structures and 41<sup>st</sup> street and should be removed as soon as possible.

Respectfully submitted,

North Fork Tree Service

Mitch Ruscin  
Certified Arborist PN-8666A

*Note: Even healthy trees can fail under normal or storm conditions. The only way to eliminate all risk is to remove all trees within reach of all targets. Annual monitoring by an ISA Certified Arborist or Certified Forester will reduce the potential of tree failures. It is impossible to predict with certainty that a tree will stand or fail, or the timing of the failure. It is considered an 'Act of God' when a tree fails, unless it is directly felled or pushed over by man's actions.*

**APPENDIX A**

**Table 1.** Summary of Trees at Fairview Acres Subdivision Site

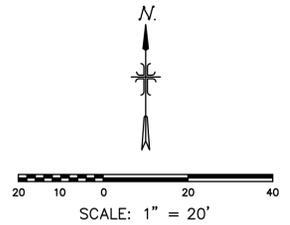
#	Species	DBH (in.)	Condition	Findings and Recommended Work
1	Ash	19	Poor	This tree has broken stems with a large injury at the base of the tree. There are a number of broken hanging branches and past failures throughout the canopy. Deadwood throughout canopy. Recommend removal.
2	Catalpa	36	Poor	This tree was topped in the past and has large deadwood throughout canopy. There is a large area of decay at the base and a possible split between the stems. Recommend removal.
3	Silver Maple	34	Dead	This is a large dead tree that is over power lines, the driveway and 41st street. Recommend removal.
4	Linden	15	Fair	This is a multi stem tree that has some deadwood throughout the canopy and included bark between stems. Branches are long and heavy. Recommend crown cleaning and weight reduction.
5	Scotch Pine	18	Fair	This tree has an injury near the base and sign of pitch moth infestation. There is some deadwood throughout the canopy and it is growing over the home on the property. Recommend crown cleaning and weight reduction.
6	Silver Maple	46	Dead	This is a large dead tree that is growing over and near the home and driveway. Recommend removal.
7	Colorado Spruce	12	Fair	This tree is leaning over the home and has some chlorotic foliage throughout canopy. There is deadwood throughout canopy. Recommend crown cleaning and weight reduction over home.
8	Siberian Elm	10	Poor	This is a multi stem tree with deadwood throughout canopy. The tree has a dense canopy and included bark between stems. Recommend removal.

**APPENDIX B**

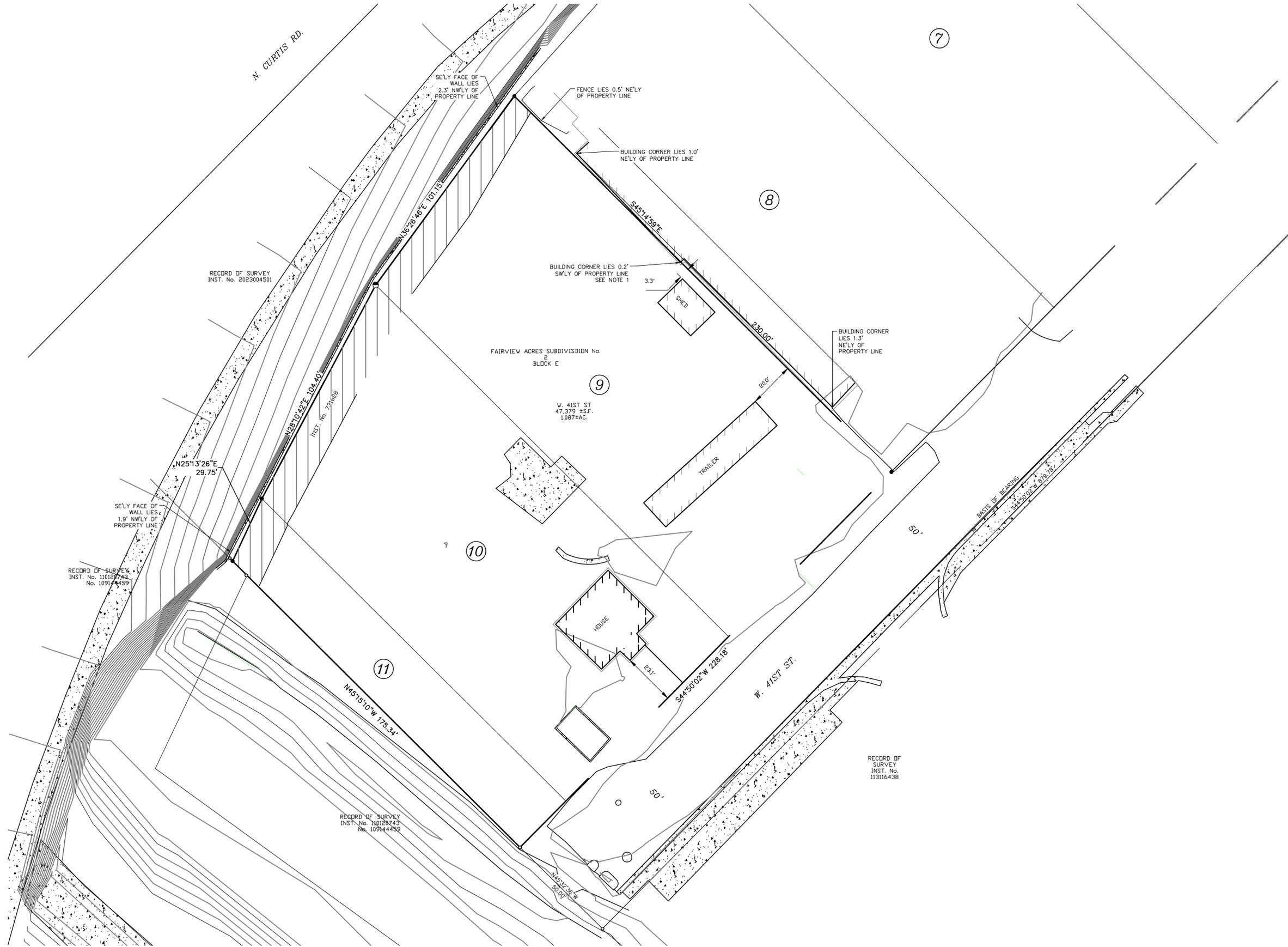
**Attachment 1. Fairview Acres Subdivision Map With Tree Locations**



TOPOGRAPHIC SURVEY FOR  
**BRANDON JUAREZ**  
BEING LOTS 9-11 EXCEPTING LANDS DESCRIBED IN DEED No. 731628,  
FAIRVIEW ACRES SUBDIVISION No. 2 (VACATED), BOOK 10 OF PLATS, PAGE 538  
ADA COUNTY RECORDS.  
T.3N., R.2E., SECTION 5, B.M.,  
CITY OF BOISE, ADA COUNTY, STATE OF IDAHO  
2025



- PROPERTY BOUNDARY LINE
  - EXISTING LOT
  - ROAD CENTERLINE
  - EASEMENT LINE
  - EXISTING FENCE
  - EXISTING BUILDING
  - CONCRETE WALL
- FOUND ALUMINUM CAP, AS NOTED  
 FOUND 1/2" REBAR  
 W/RED PLASTIC CAP MARKED,  
 "PLS 4116"  
 SET 5/8"x24" REBAR  
 W/2.5" ALUMINUM CAP STAMPED,  
 "PLS 12720"  
 SET 3/4" X 1" MAGNETICALLY  
 DETECTABLE COPPER DISK MONUMENT,  
 STAMPED W/ "PLS 12720"
- ① LOT NUMBER  
 FAIRVIEW ACRES No.2 SUBDIVISION (VACATED)



**DATUM STATEMENT**

THE COORDINATES SHOWN HEREON ARE REFERENCED TO  
NAD 1983(2011)(EPOCH 2010), PROJECTED TO IDAHO  
WEST ZONE(1103), MODIFIED TO GROUND USING THE  
FOLLOWING PARAMETERS:  
SCALE ORIGIN:  
(PPOINT 1)  
N 44°30'44.46108"  
W 116°02'03.15992"  
(N 1037261.734)  
(E 2550529.983)  
1/CSF = 1.0002850543  
CONVERGENCE ANGLE AT POINT 1 = 00°11'57.3"  
ELEVATIONS ARE NOMINAL NAVD (88) DERIVED FROM  
REDUNDANT OPUS SOLUTIONS AND COMPUTED USING  
GEOID 18(CONUS)

**CERTIFICATE OF SURVEYOR**  
I, KERRY RAY ALBRIGHT, DO HEREBY CERTIFY THAT I AM A  
PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE  
OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM  
AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY  
DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE  
REPRESENTATION OF SAID SURVEY AND THAT IT IS IN  
CONFORMITY WITH THE LAWS, RULES, AND STANDARD OF  
CARE PERTAINING TO PLATS AND SURVEYS IN THE STATE OF  
IDAHO.



KERRY RAY ALBRIGHT LICENSE NO. 12720

85% Submittal - 02-07-2025  
INDEX No. XXX-XX-X-0-0-00-00

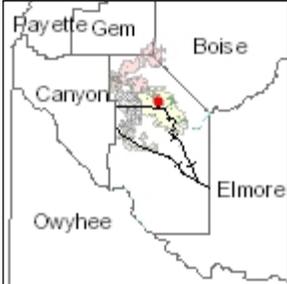
RECORD OF SURVEY FOR  
**BRANDON JUAREZ**  
BEING LOTS 9-11 EXCEPTING LANDS DESCRIBED IN DEED No. 731628,  
FAIRVIEW ACRES SUBDIVISION No. 2 (VACATED), BOOK 10 OF PLATS,  
PAGE 538 ADA COUNTY RECORDS.  
T.3N., R.2E., SECTION 5, B.M.,  
CITY OF BOISE, ADA COUNTY, STATE OF IDAHO

**FORSGREN Associates Inc.**  
 1109 W. MYRTLE STREET, SUITE 300, BOISE, ID 83702  
 PH: 208.342.3144 FAX: 208.383.0819

DATE: JANUARY, 2025  
 SCALE: 1" = 20'  
 DR: PGL2  
 CK: KRA  
 SHEET: 1 OF 1

# Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



**Legend**

- Water
- Condos
- Parcels

raster.DBO.AdaOrthos:

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



## SITE ANALYSIS

ASSESSORS PARCEL NUMBER : R2734510560

LEGAL DESCRIPTION : LOTS 9-11, BLK. E FAIRVIEW ACRES SUB NO 02

ZONE : C-2

JURISDICTION: CITY OF GARDEN CITY

LOT AREA : 44,126 SF / 1.013 ACRES

NO. OF 1-BEDROOM UNITS: 48

PARKING REQUIRED: 48 COVERED (8-4D-2)  
 GUEST REQUIRED: 9  
 TOTAL REQUIRED: 57

PARKING PROVIDED: 48 COVERED (16 Garages + 32 On-site Covered Canopies)

% OF COMPACT (8-4D-5) = 23%

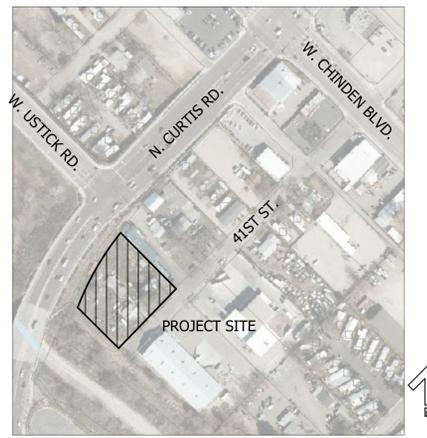
GUEST PROVIDED: 8  
 TOTAL PROVIDED: 56

BICYCLE PARKING (8-4D-4):  
 TOTAL PROVIDED = 1 PER UNIT = 48 TOTAL

## KEY NOTES

1. CONCRETE CURB. SEE CIVIL.
2. PROPERTY LINE. SEE CIVIL.
3. PROPOSED CONCRETE SIDEWALK. SEE CIVIL.
4. TYPICAL HANDICAP SPACE w/ SYMBOL, RAMP AND SIGN. (SEE DETAILS PER CIVIL).
5. TYPICAL STANDARD PARKING SPACE. (9'-0" x 20'-0")
6. BICYCLE RACK. SEE LANDSCAPE PLAN FOR DETAILS.
7. PEDESTRIAN RAMP. SEE CIVIL.
8. TYPICAL PARKING STRIPPING WITH (2) COATS 4" WIDE REFLECTIVE TRAFFIC WHITE PAINT.
9. HANDICAP ACCESS LANE WITH 4" WIDE DIAGONAL PAINTED STRIPPING AT 24" O.C.
10. LANDSCAPING. SEE LANDSCAPE PLAN.
11. ASPHALT PAVING. SEE CIVIL.
12. EXISTING FENCE TO BE REMOVED AND REPLACED.
13. EDGE OF EXISTING PAVEMENT. SEE CIVIL.
14. COVERED PARKING CANOPY
15. ENCLOSED TRASH
16. TYPICAL DRIVEWAY APPROACH. SEE CIVIL
17. EMERGENCY VEHICLE LANE
18. EXISTING ACHD RETAINING WALL.

## VICINITY MAP



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

### GRADING NOTES

- BENCHMARK (SANITARY SEWER MANHOLE AT SOUTH CORNER OF SITE) VERIFY WITH EXISTING CONDITIONS, VERTICAL DATUM = 2653.96.
- CONTOUR INTERVAL EQUALS ONE FOOT (1'-0").
- ADD 2650 TO ALL SPOT ELEVATIONS.
- CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS NOTED ON THIS PLAN AND NOTIFY THE DESIGN PROFESSIONAL WHEN ELEVATIONS DO NOT MATCH PLANS.
- ALL TEST PITS LOCATED BENEATH STRUCTURES OR UNDER PAVEMENT AREAS, SHALL BE RE-EXCAVATED, BACKFILLED AND COMPACTED WITH APPROVED STRUCTURAL FILL, AS SPECIFIED.
- COORDINATE ALL EARTHWORK OPERATIONS WITH CIVIL, MECHANICAL, AND ELECTRICAL ENGINEERING SHEETS.
- GRADES SHOWN ARE FINISH GRADES.
- ALL FINISHED GRADES SHALL BE SMOOTH AND UNIFORM.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- PROVIDE POSITIVE DRAINAGE TO DRAINAGE STRUCTURES, CURB CUTS, DRAINAGE SWALES, AND DRAIN INLETS.
- ALL FINISH GRADES IN EXCESS OF 2:1 SLOPE SHALL BE ARMORED WITH RIP-RAP, 4"-12" DIAMETER ROCK.
- CONTOURS AND LABELED SLOPES ARE TO CONVEY GENERAL GRADING CONCEPT. SPOT ELEVATIONS TAKE PRECEDENCE.
- ALL CONCRETE SIDEWALKS SHALL HAVE A MINIMUM OF ONE PERCENT (1%) CROSS SLOPE UNLESS OTHERWISE NOTED.
- THE BOTTOM BASIN LEVEL OF ALL DRAINAGE SWALES SHALL BE FLAT AND SMOOTH UNLESS NOTED OTHERWISE.
- ALL CHANGES REQUIRE APPROVAL BY THE DESIGN PROFESSIONAL AND THE APPROVING AGENCIES.
- CONTRACTOR SHALL REFER TO SPECIFICATIONS AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- IN THE EVENT OF A DISCREPANCY, IMMEDIATELY NOTIFY THE DESIGN PROFESSIONAL.

### CONSTRUCTION NOTES

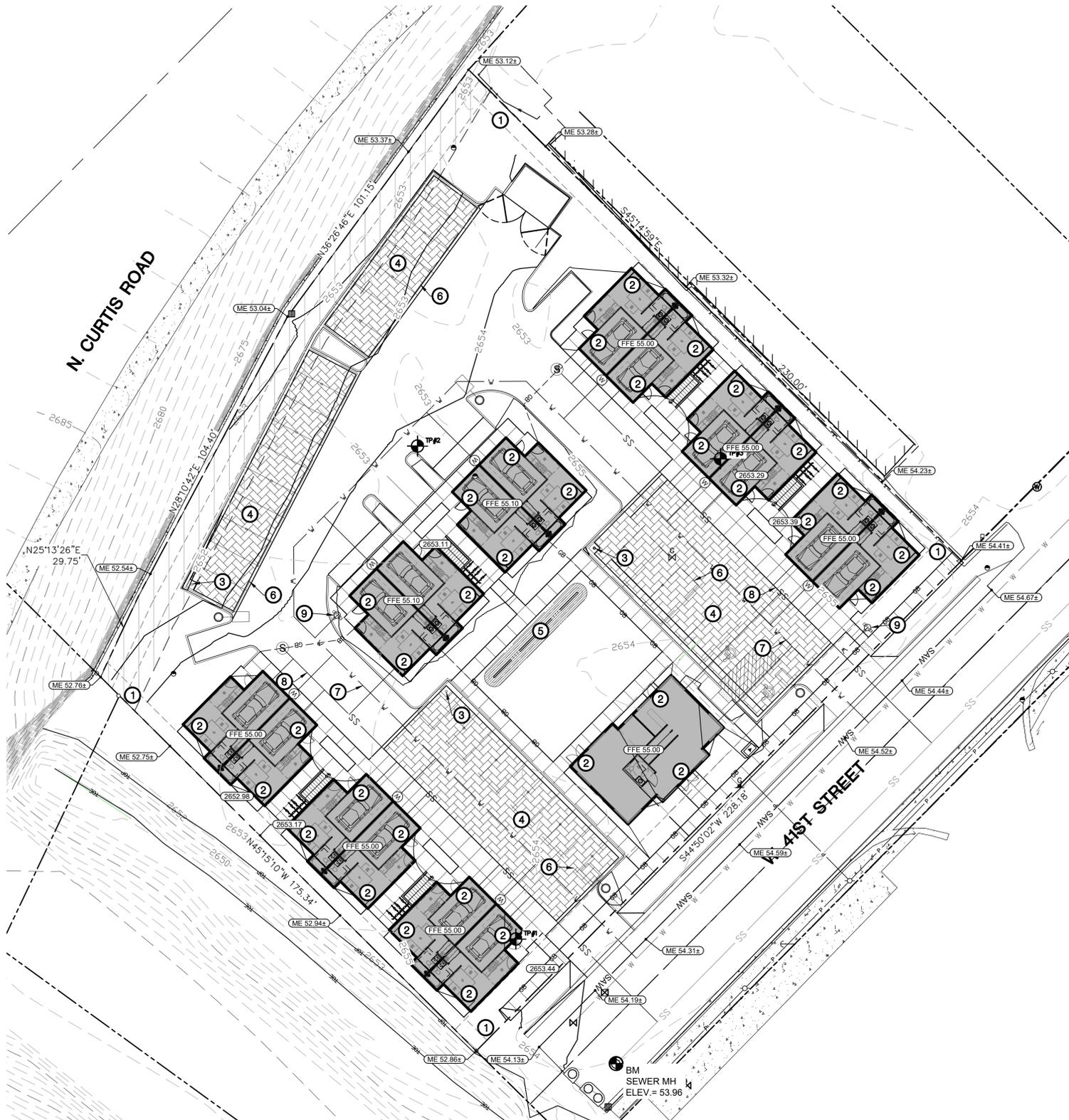
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE CITY PUBLIC WORKS DEPARTMENT, AND/OR THE COUNTY HIGHWAY DISTRICT, AND/OR STATE PUBLIC WORKS.
- ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRIERS, DEVICES, AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
- ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE I.S.P.A.C., AND THE APPROPRIATE LOCAL AGENCIES.
- THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE PERMITS FROM ALL GOVERNMENT/LOCAL AGENCIES PRIOR TO STARTING CONSTRUCTION.
- ALL CONTRACTORS WORKING WITHIN THE PUBLIC RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY CONSTRUCTION PERMIT AT LEAST 24 HOURS PRIOR TO ANY CONSTRUCTION.
- ANY CHANGE FROM THE PLANS SHALL BE APPROVED BY THE DESIGN PROFESSIONAL.
- THE CONTRACTOR SHALL CONTACT DIGLINE 48 HOURS PRIOR TO ANY EXCAVATION, 1-800-342-1985.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY AND ALL DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND IMPROVEMENTS, ANY DAMAGE TO EXISTING FACILITIES OR IMPROVEMENTS RESULTING FROM THE CONTRACTOR'S OPERATIONS, SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- IF THE OWNER/CONTRACTOR ELECTS TO IMPORT FILL MATERIALS, WASTE SOIL SHALL BE HAULED TO AN OFFSITE DISPOSAL SITE FURNISHED BY THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING. STAKING SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR WITHIN THE STATE JURISDICTION.
- CONTRACTOR SHALL PROVIDE SUBMITTALS FOR THE FOLLOWING PRIOR TO CONSTRUCTION:
  - UNCRUSHED AGGREGATE BASE COURSE
  - CRUSHED AGGREGATE BASE COURSE
  - ASPHALT PAVEMENT MIX DESIGN
  - CONCRETE MIX DESIGN
  - CATCH BASIN INLETS
  - STORM DRAIN PIPING
  - FILTER FABRIC
  - WASHED DRAIN ROCK AND ASTM C-33 FILTER SAND IF USED IN SEEPAGE BED
- PROVIDE SUBGRADE AND BASE COURSE COMPACTION TEST RESULTS TO THE DESIGN PROFESSIONAL. COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH ASTM 1510 AND 95% OF ASTM D697.
- DURING THE COURSE OF THE WORK, THE CONTRACTOR SHALL COORDINATE AND ACCOMMODATE OTHER CONTRACTORS, OPERATIONS OF THE OWNER, AND LOCAL AGENCIES.
- ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.
- THE CONTRACTOR SHALL REQUEST INSPECTION FROM APPROPRIATE JURISDICTION AND OBTAIN APPROVAL OF COMPLETED WORK PRIOR TO:
  - BACKFILLING TRENCHES FOR PIPE,
  - PLACING OF AGGREGATE BASE,
  - PLACING OF CONCRETE,
  - PLACING OF ASPHALT PAVING.
 WORK DONE WITHOUT SUCH APPROVAL DOES NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
- ONLY PLAN SETS STAMPED "APPROVED FOR CONSTRUCTION" AND SIGNED BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE SHALL BE USED BY THE PROJECT CONTRACTORS. USE OF ANY PLANS ON THE JOB WITHOUT THE "APPROVED FOR CONSTRUCTION" STAMP SHALL BE GROUNDS FOR THE ISSUANCE OF A STOP WORK ORDER.
- THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES, A COPY OF THE APPROVED CONSTRUCTION PLANS ON WHICH IS RECORDED THE ACTUAL LOCATIONS OF THE PROPOSED IMPROVEMENTS AND ANY OTHER UTILITIES ENCOUNTERED. THE CONTRACTOR SHALL PROVIDE THESE LOCATIONS TO THE DESIGNER FOR USE IN THE PRODUCTION OF RECORD DRAWINGS PRIOR TO FINAL APPROVAL OF THE IMPROVEMENTS.

### CAUTION NOTICE

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

### DISCLAIMER:

THESE SITE DISTURBANCE PLANS HAVE BEEN PREPARED FOR THE CONTRACTOR/OWNER IN FULL COMPLIANCE WITH THE GOVERNING AUTHORITY'S SITE DISTURBANCE ORDINANCE. THE REQUIRED REGULATORY ITEMS HAVE BEEN INCORPORATED INTO THIS PARTICULAR PROJECT IN GOOD FAITH. BRECKON LAND DESIGN, INC. CAN NOT BE HELD RESPONSIBLE FOR INACCURATE BASE INFORMATION PROVIDED BY OTHERS, UNACCEPTABLE CONSTRUCTION METHODS, OR SITE MODIFICATIONS MADE WITHOUT CONSULTING BRECKON LAND DESIGN, INC. ALL LIABILITY WILL BE ASSUMED BY THE OWNER/CONTRACTOR IF A FINAL INSPECTION OF THE PROJECT HAS NOT BEEN PERFORMED BY BRECKON LAND DESIGN, INC. AND IDENTIFIED DEFICIENCIES CORRECTED BY THE CONTRACTOR/OWNER.



### GRADING LEGEND

- 1040' PROPOSED CONTOUR
- 1050' EXISTING CONTOUR
- X 1050.24 EXISTING SPOT ELEVATION
- GB GRADE BREAK
- TC 1132.76+ BC 1132.26 SPOT ELEVATION
- 2.55% FLOW DIRECTION AND GRADIENT
- BOTTOM OF SWALE
- EXTENTS OF SWALE BASIN
- INTEGRAL CURB/WALK LOCATION
- VERTICAL CURB LOCATION
- CURB AND GUTTER LOCATION
- SCORE JOINT (TYPICAL)
- EXPANSION JOINT (TYPICAL)
- ACCESSIBLE RAMP LOCATION WITH DETECTABLE WARNING SURFACE
- NEW CONCRETE FLATWORK
- B.O.S. BOTTOM OF SWALE ELEVATION
- TC/LG TOP OF CURB/LIP OF GUTTER
- TR/BR TOP OF RAMP/BOTTOM OF RAMP
- FFE FINISHED FLOOR ELEVATION
- RE RIM ELEVATION
- IE INVERT ELEVATION
- ME MATCH EXISTING ELEVATION
- FG FINISH GRADE ELEVATION
- TA TOP OF ASPHALT ELEVATION
- TOC TOP OF CONCRETE ELEVATION
- HP HIGH POINT OF FINISH GRADE
- LP LOW POINT OF FINISH GRADE
- TC/BC TOP OF CURB/BOTTOM OF CURB
- O/S DOWN SPOUT LOCATION
- BM BENCHMARK
- TP # APPROXIMATE SOIL TESTING LOCATION (VERIFY EXACT LOCATION - SEE GEOTECHNICAL ENGINEERING REPORT)
- REQUIRED TEST PIT LOCATION, SEE DETAIL.

### CALLOUT LEGEND

- PROVIDE SMOOTH TRANSITIONS BETWEEN NEW AND EXISTING GRADES.
- SLOPE ALL SURFACES ADJACENT TO DOORWAYS A MAXIMUM OF 2.0% AND NO LESS THAN 1.0% FOR A MINIMUM DISTANCE OF 5 FEET FROM BUILDING TO COMPLY WITH ADA REGULATIONS.
- OBSERVATION WELL, PER DETAIL 1/61.5.
- PERMEABLE PAVERS PER DETAIL 2/61.5.
- SWALE PER DETAIL 4/61.5.
- COVERED PARKING STALLS
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED FIRE HYDRANT

### STORM DRAIN NOTES

- PROVIDE METALLIC LINED PLASTIC UNDERGROUND WARNING TAPE AT ALL PIPE LOCATIONS.
- ALL POTABLE/NONPOTABLE WATER PIPING RELATIONSHIPS MUST COMPLY WITH DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
- EXCAVATE SEEPAGE BEDS A MIN. OF 12" INTO FREE DRAINING MATERIAL. DRAIN ROCK SHALL BE 15"-2" CLEAN WASHED ROCK.
- THE SIZE OF THE DRAINAGE AREA SHALL BE ENLARGED IF GROUND WATER IS ENCOUNTERED ABOVE THE BOTTOM OF THE DRAINAGE BED. IF THIS SITUATION OCCURS, CONTACT THE DESIGN PROFESSIONAL IMMEDIATELY FOR NEW SEEPAGE BED SIZING.
- ALL DRAINAGE FACILITIES MUST BE INSPECTED AND APPROVED BY THE LOCAL JURISDICTION AND/OR DESIGN PROFESSIONAL. MINIMUM 24 HOURS NOTICE IS REQUIRED FOR INSPECTION.
- PROVIDE POSITIVE DRAINAGE (MINIMUM ONE PERCENT) FROM ALL RAINWATER LEADERS TO DRAINAGE STRUCTURES AND ENSURE EIGHTEEN INCHES (18") OF COVER OVER ALL RAINWATER LEADERS FOR FROST PROTECTION.
- CONTRACTOR SHALL COORDINATE CONNECTION OF ROOF DRAINS WITH MECHANICAL CONTRACTOR. SEE MECHANICAL DRAWINGS FOR EXACT LOCATION OF ROOF DRAINS. ROOF DRAINS EXTEND FIVE FEET (5'-0") OUTSIDE THE BUILDING. CONNECT CLEANOUT/STORM DRAIN AT THIS POINT.
- LOCATE SUBSURFACE STORM WATER DISPOSAL FACILITIES AT LEAST 25 FEET FROM WATER MAINS. THIS REQUIREMENT DOES NOT APPLY TO CATCH BASINS OR SAND AND GREASE VAULTS.
- SEEPAGE BED MUST BE FIVE FEET (5'-0") BACK FROM PROPERTY LINE AND NO GRADING SHALL BE PERMITTED WITHIN TWO FEET (2'-0") OF THE PROPERTY LINE.



Civil Engineering  
 Professional Seal  
 License No. 16536  
 State of Idaho  
 10/14/2025  
 BRECKON LAND DESIGN, INC.  
 808 North Government Street  
 Coeur d'Alene, Idaho 83814



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 criminal prosecution.

212 W 41ST STREET  
 GARDEN CITY, IDAHO

## PRELIMINARY GRADING PLAN



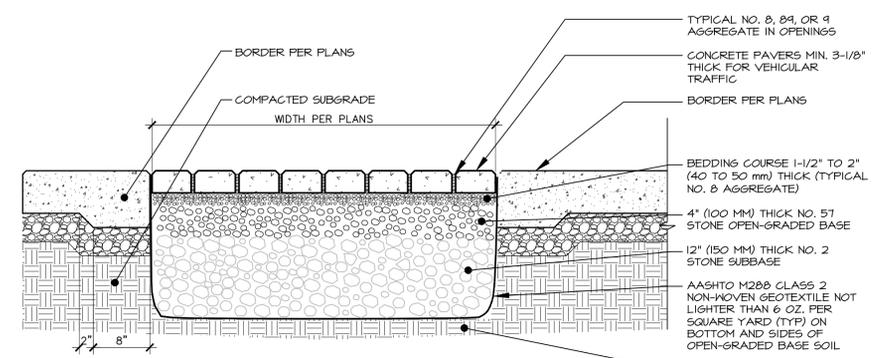
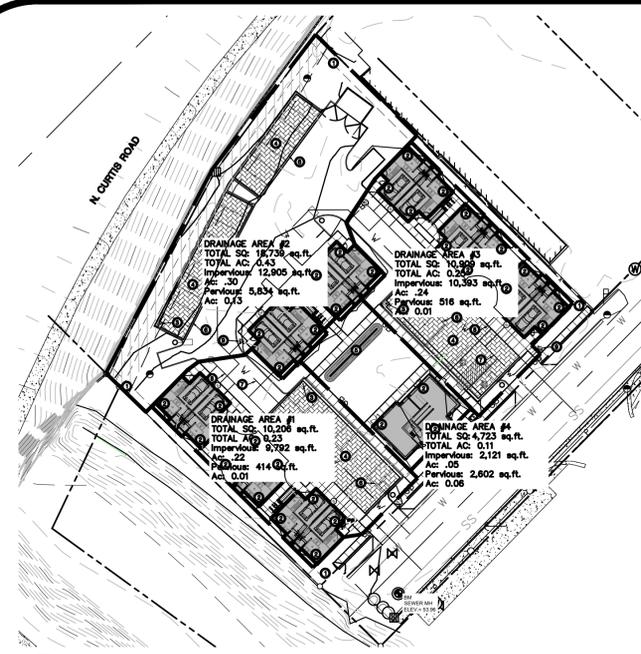
REVISIONS		
No.	Date	Description

PROJECT NO.: 25013  
 DRAWN BY: CP  
 CHECKED BY: JB  
 DATE: 10/14/2025

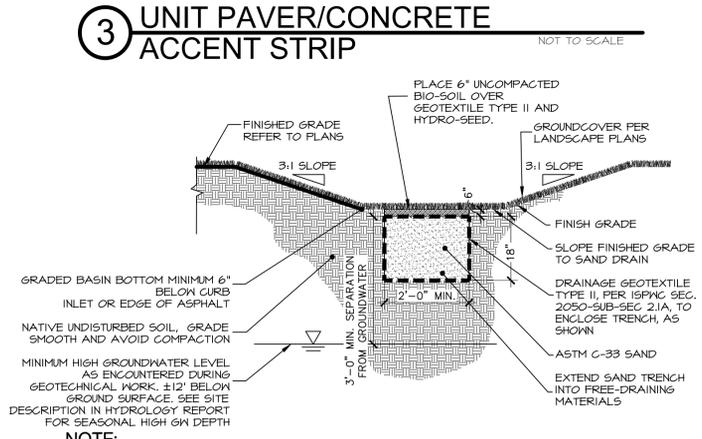
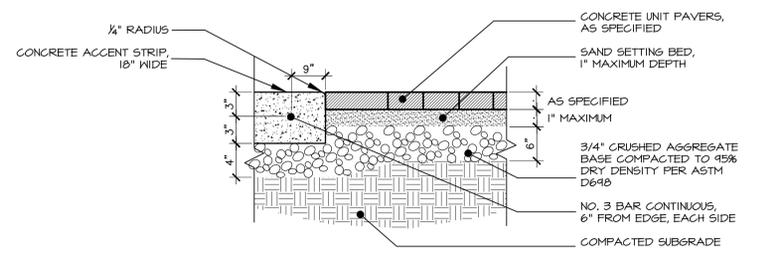
SHEET NUMBER  
**C11**

DESIGN REVIEW SUBMITTAL

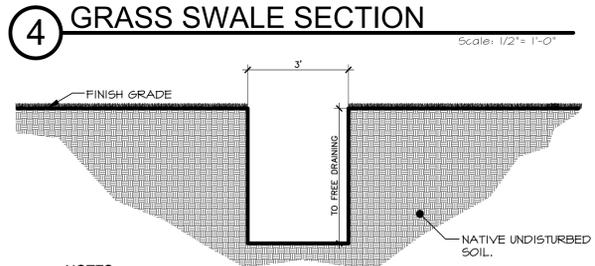
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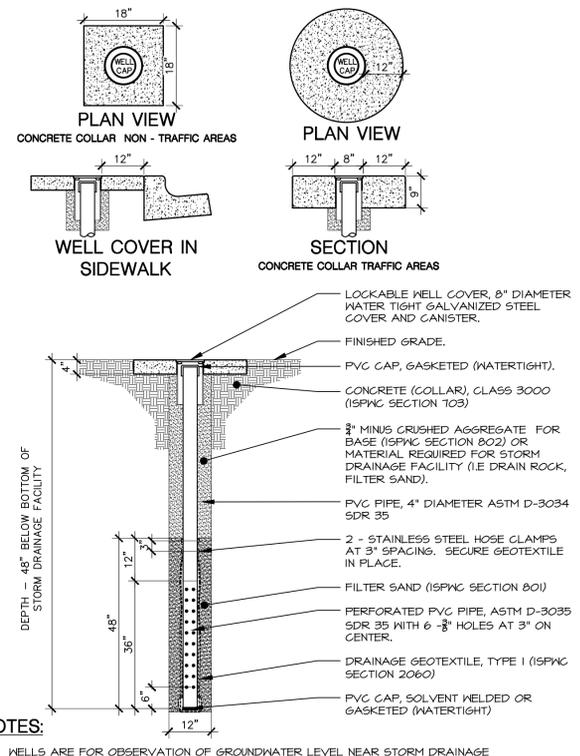
- NOTES:**
- NO. 2 STONE MAY BE SUBSTITUTED WITH NO. 3 OR NO. 4 STONE.
  - REFER TO INTERLOCKING CONCRETE PAVEMENT INSTITUTE (MUNICIPAL) FOR P.I.C.P. SYSTEMS WITH PARTIAL STORM WATER INFILTRATION, WITH OFF-SITE DISCHARGE, AND NO INFILTRATION WITH OFF-SITE DISCHARGE.
  - AGGREGATE AND STONE SIZES AS PER A.S.T.M. STANDARDS.
  - ALL SUBGRADE, BASE, SUBBASE, AND BEDDING MATERIALS SHALL BE COMPACTED TO 95% DRY DENSITY PER ASTM D698. PROVIDE COMPACTION TESTING FOR REVIEW AND APPROVAL BY ENGINEER.
  - SELECTED PAVERS MUST MEET CONFORM TO A.S.T.M. C-436
  - SEE SITE DESCRIPTION IN HYDROLOGY REPORT FOR SEASONAL HIGH GW DEPTH



- NOTE:**
- THE USE OF SILTY LOAM OR CLAY IS PROHIBITED FROM USE AS BASIN BOTTOM MATERIAL. DO NOT COMPACT BASIN AREA WITH HEAVY EQUIPMENT. IF COMPACTION OCCURS, RIP TO 12" AND REGRADE.
  - IN THE EVENT THE SHALE IS USED AS A SEDIMENT BASIN, REMOVE SILT, REGRADE TO SPECIFIED TOLERANCES.
  - REFER TO SPECIFICATIONS FOR SWALE PERCOLATION TESTING REQUIREMENTS.
  - CONTRACTOR SHALL EXCAVATE A TEST PIT AT SWALE LOCATION TO CONFIRM THE DEPTH TO FREE DRAINING SOILS AND GROUNDWATER IN THE PRESENCE OF THE DESIGN PROFESSIONAL. GEOTEXTILE FILTER FABRIC OF PP OR POLYESTER FIBERS OR COMBINATION OF BOTH, WITH FLOW RATE RANGE FROM 110 TO 330 GPM/SQ. FT. WHEN TESTED ACCORDING TO ASTM D4491.



- NOTES:**
- TEST PIT SHALL BE DUG TO VERIFY THE DEPTH OF FREE DRAINAGE SOILS.
  - TEST PIT SIDEWALLS SHALL BE STABILIZED TO MEET ALL OSHA REQUIREMENTS.



- NOTES:**
- WELLS ARE FOR OBSERVATION OF GROUNDWATER LEVEL NEAR STORM DRAINAGE FACILITIES.
  - LOCATION OF GROUND OBSERVATION WELLS SHALL BE APPROVED BY CITY ENGINEER.



**BRECKON**

Civil Engineering  
Landscape Architecture  
Graphic & Sustainable Design  
Light Planning

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212 W 41ST STREET  
GARDEN CITY, IDAHO  
GRADING DETAILS



REVISIONS		
No.	Date	Description

PROJECT NO.: 25013  
DRAWN BY: CP  
CHECKED BY: JB  
DATE: 10/14/2025

SHEET NUMBER  
**C15**

DESIGN REVIEW SUBMITTAL

S:\\_projects\2025\25013 212 w 41st\CAD\DR plans\25013 C1 GRADING PLAN.dwg plotted by: cavale on Wed, October 15, 2025 at 02:27 PM

# PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>CONIFER TREES</b>						
	PC	3	<i>Picea abies</i> 'Cupressina'	Cupressina Norway Spruce	6'-7" Ht. B4B	25' H X 6' W
<b>DECIDUOUS SHADE TREES</b>						
	AS	6	<i>Acer Negundo</i> 'Sensation'	Sensation Box Elder	5' Cal. B4B	30' H X 25' W CLASS II
	PA	4	<i>Platanus x acerifolia</i> 'Morton Circle'	Exclamation London Plane Tree	4' Cal. B4B	55' x 35' W CLASS III
	TC	6	<i>Tilia cordata</i> 'Corzam' TM	Corinthian Littleleaf Linden	2" Cal. B4B	45' x 15' W CLASS II
<b>ORNAMENTAL TREES</b>						
	CA	1	<i>Cercis canadensis</i> 'Appalachian Red'	Appalachian Red Eastern Redbud	4" Cal. B4B	20' H X 25' W CLASS I
	MS	4	<i>Malus x 'Spring Snow'</i>	Spring Snow Crabapple	3" Cal. B4B	25' H X 25' W CLASS I
<b>SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES</b>						
	BJ	24	<i>Brunnera macrophylla</i> 'Jack of Diamonds'	Jack of Diamonds Siberian Bugloss	#1	1.5' H X 2.5' W
	BP	18	<i>Buddleja x 'Purple Haze'</i>	Lo & Behold Purple Haze Butterfly Bush	#5	3' H X 4' W
	CR	46	<i>Chrysanthemum x superbum</i>	Shasta Daisy	#1	1' H X 1' W
	CE	24	<i>Coneopels grandiflora</i> 'D'CORE016'	Solomat Golden Sphere Tickseed	#1	1.5' H X 1.5' W
	EC	22	<i>Euonymus alatus</i> 'Compactus'	Compact Burning Bush	#5	6' H X 6' W
	HP	14	<i>Hosta x 'Patriot'</i>	Patriot Hosta	#1	2' H X 3' W
	LB	14	<i>Lamprocapnos spectabilis</i>	Bleeding Heart	#2	3' H X 3' W
	PB	42	<i>Pennisetum alopecuroides</i> 'Little Bunny'	Little Bunny Fountain Grass	#1	1' H X 1' W
	RU	36	<i>Rhamnus frangula</i> 'SMNRFBT'	Fine Line Improved Buckthorn	#5	7' H X 3' W
	RG	77	<i>Rudbeckia fulgida sultivanti</i> 'Goldsturm'	Goldsturm Coneflower	#1	2' H X 2' W
	SV	40	<i>Sorbaria sorbifolia</i> 'Levgreen'	Matcha Ball False Spiraea	#5	3' H X 4' W
	SP	31	<i>Symphoricarpon novae-angliae</i> 'Purple Dome'	Purple Dome New England Aster	#1	2' H X 2' W
	SM	13	<i>Syringia vulgaris</i> 'Madame Lemoine'	Madame Lemoine Common Lilac	#5	10' H X 10' W
	VR	87	<i>Veronica spicata</i> 'Royal Candles'	Royal Candles Spike Speedwell	#1	1' H X 1' W

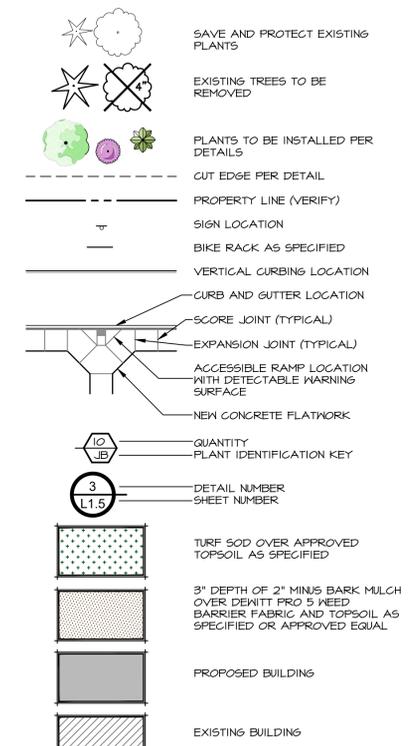
## LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO DESIGN PROFESSIONAL ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK. PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE DESIGN PROFESSIONAL'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- 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.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF LARGE (2" MINUS) BARK MULCH. SUBMIT SAMPLE FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE 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.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH "AGRIFORM" PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SEED AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
- REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TESTS ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, NEST SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
  - PROVIDE APPROVED IMPORTED TOPSOIL, OR
  - IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE DESIGN PROFESSIONAL.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
  - OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
  - REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH 5.5 TO 7.0.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL A.C.H.D. STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF AN A.C.H.D. SIDEWALK.
- ANY PERENNIAL TREES OR PLANTS THAT WILL EXTEND ROOTS DEEPER THAN 18" SHALL BE PROHIBITED OVER A.C.H.D. UNDERGROUND SEEPAGE BEDS, INFILTRATION FACILITIES OR PIPING SYSTEMS.
- SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY.

## LANDSCAPE REQUIREMENTS

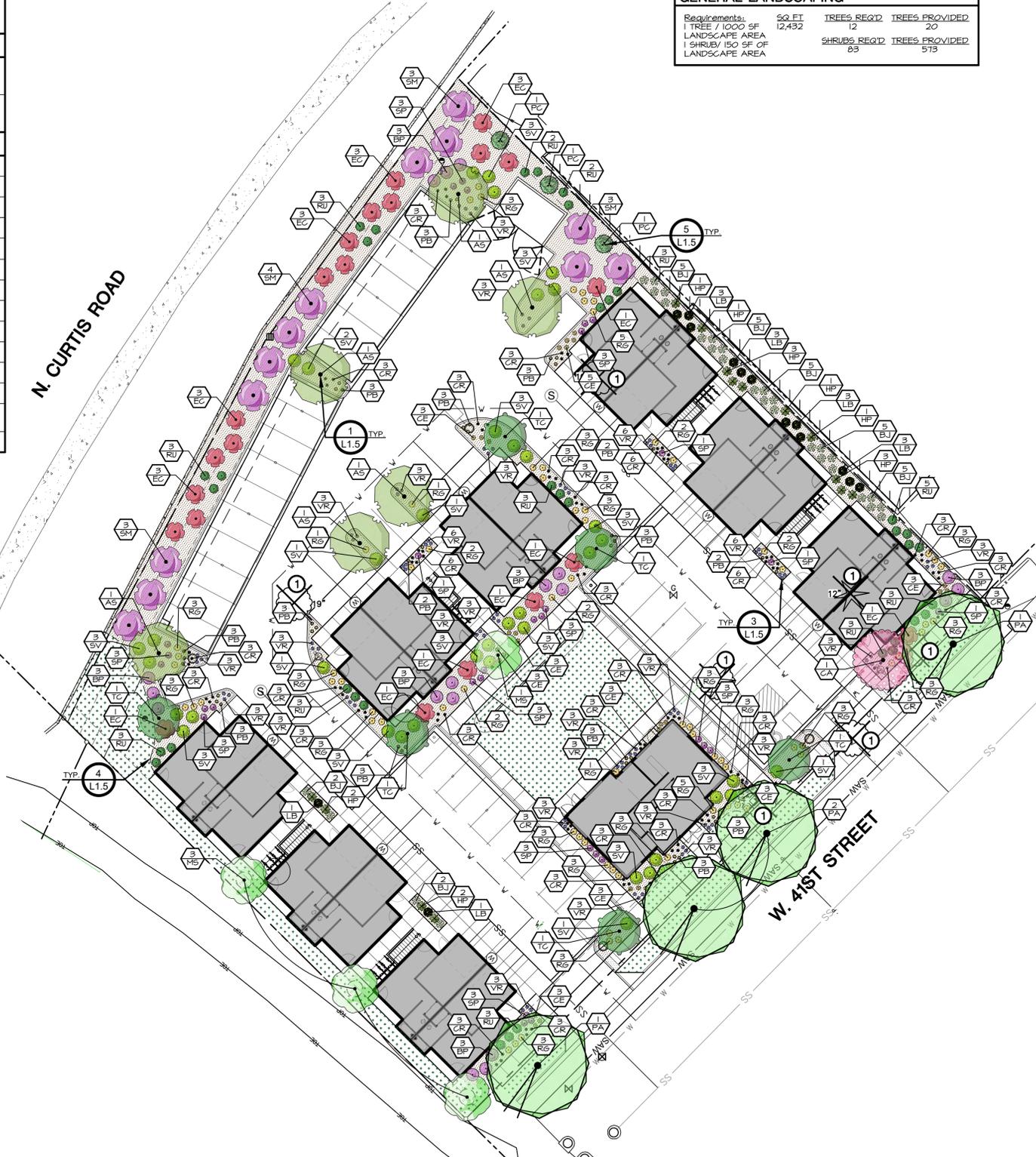
W 41ST STREET BUFFER			
Requirements:	LENGTH	FRONTAGE	FRONTAGE TREES PROVIDED
CLASS II OR III TREE IN FRONTAGE AND ADDITIONAL CLASS I TREE IN SETBACK EVERY 50'	220'	TREES REQ'D 5	TREES PROVIDED 4
		SETBACK TREES REQ'D 5	SETBACK TREES PROVIDED 1
PARKING LANDSCAPING			
Requirements:	TREES REQ'D	TREES PROVIDED	
1 TREE / 5 SPACES AND AT EACH END OF PARKING ROW	12	12	
GENERAL LANDSCAPING			
Requirements:	SQ FT	TREES REQ'D	TREES PROVIDED
1 TREE / 1000 SF LANDSCAPE AREA	12,432	12	20
1 SHRUB / 150 SF OF LANDSCAPE AREA		83	573

## LANDSCAPE LEGEND



## CALLOUT LEGEND

- 1 EXISTING TREE TO BE REMOVED



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212 W 41ST STREET  
GARDEN CITY, IDAHO  
LANDSCAPE PLAN



REVISIONS		
No.	Date	Description

PROJECT NO.: 25013  
DRAWN BY: CP  
CHECKED BY: JB  
DATE: 10/14/2025  
SHEET NUMBER: L1.1

DESIGN REVIEW SUBMITTAL

## TREE MITIGATION NOTES:

- THE EXISTING TREES TO BE REMOVED THAT REQUIRE MITIGATION ARE AS FOLLOWS FROM THE INTERIOR OF THE SITE (AS NOTED ON PLAN):
  - (1) 15" CAL. LINDEN
  - (1) 18" CAL. SCOTCH PINE
  - (1) 12" CAL. COLORADO SPRUCE

TOTAL CALIPER INCHES REQUIRED FOR MITIGATION = 45 CALIPER INCHES

EXISTING TREES TO BE REMOVED ON SITE THAT DO NOT REQUIRE MITIGATION DUE TO DEAD OR POOR CONDITION ARE AS FOLLOWS:

- (1) 18" CAL. ASH
- (1) 36" CAL. CATALPA
- (1) 34" CAL. SILVER MAPLE
- (1) 46" CAL. SILVER MAPLE
- (1) 10" CAL. SIBERIAN ELM

2. THE METHOD OF MITIGATION WILL BE PROPOSED ADDITIONAL TREES ON SITE AS WELL AS AN INCREASED CALIPER INCH THAN WHAT IS REQUIRED ON TREES. (SEE PLANT SCHEDULE) THIS RESULTS IN AN ADDITIONAL 46 CALIPER INCHES NOT INCLUDING THE CALIPER INCHES OF THE REQUIRED PROPOSED TREES.

## LANDSCAPE AREA PREPARATION NOTES:

- LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
  - SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
  - SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
  - REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD OR SEED.
- UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
  - REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
  - LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
  - APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
  - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEIOUS MATTER.
  - LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH GRADES. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN DESIGN PROFESSIONAL'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
- DO NOT SOW IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55 F AND 45 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.

## TURF AREA PREPARATION NOTES:

- LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
- REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD.
- UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
  - REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
  - LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
  - APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
  - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEIOUS MATTER.
  - LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH GRADES. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN DESIGN PROFESSIONAL'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

## TOPSOIL NOTES

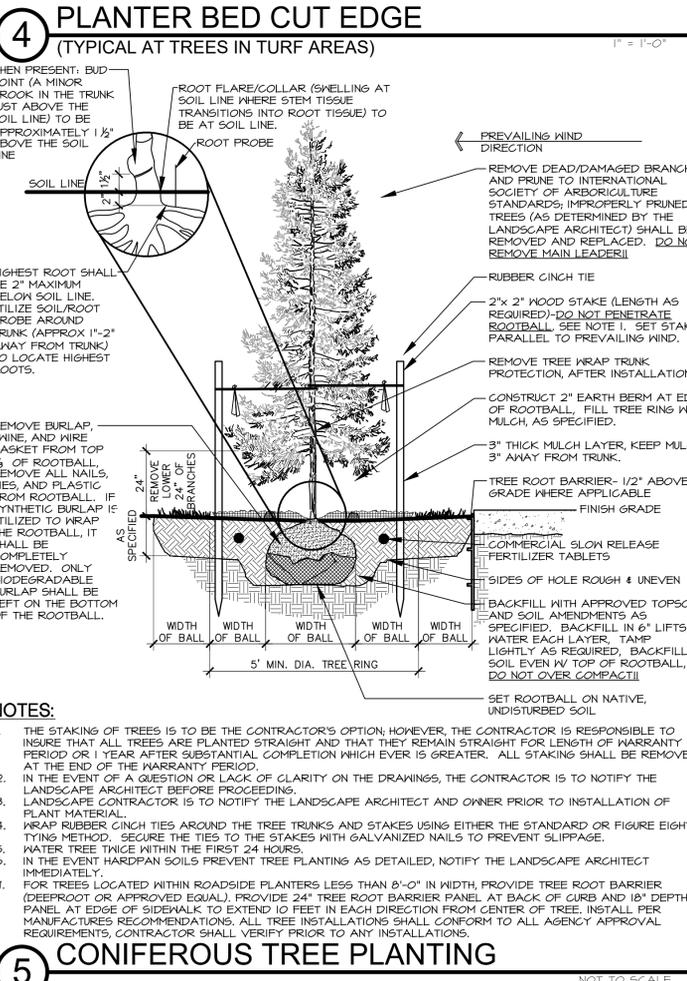
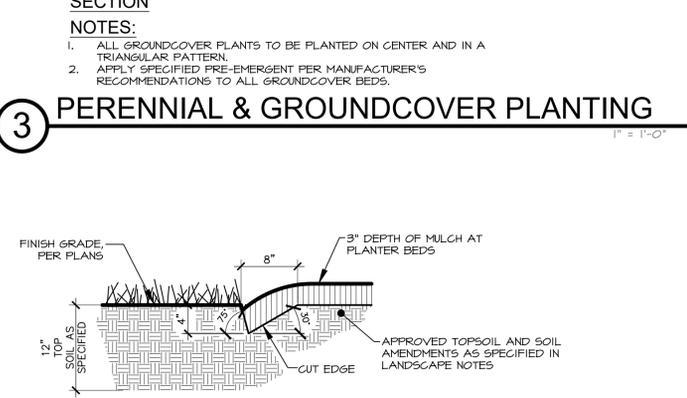
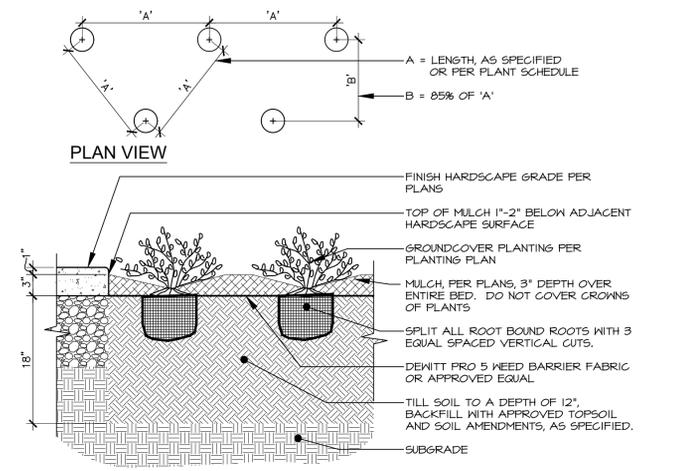
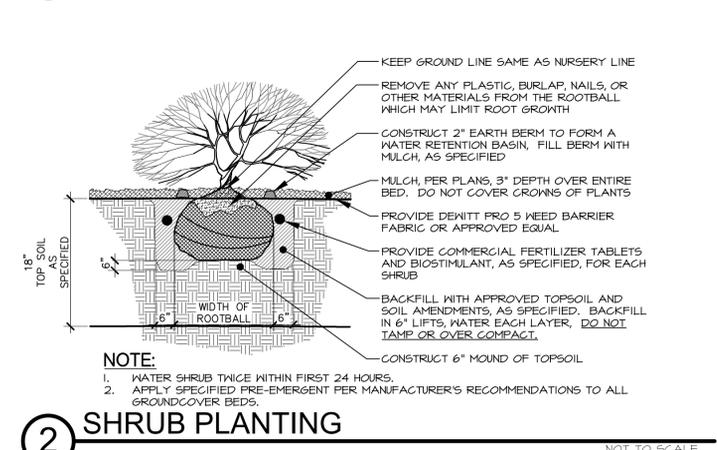
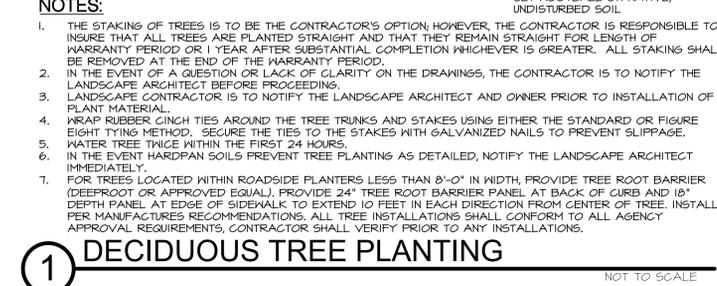
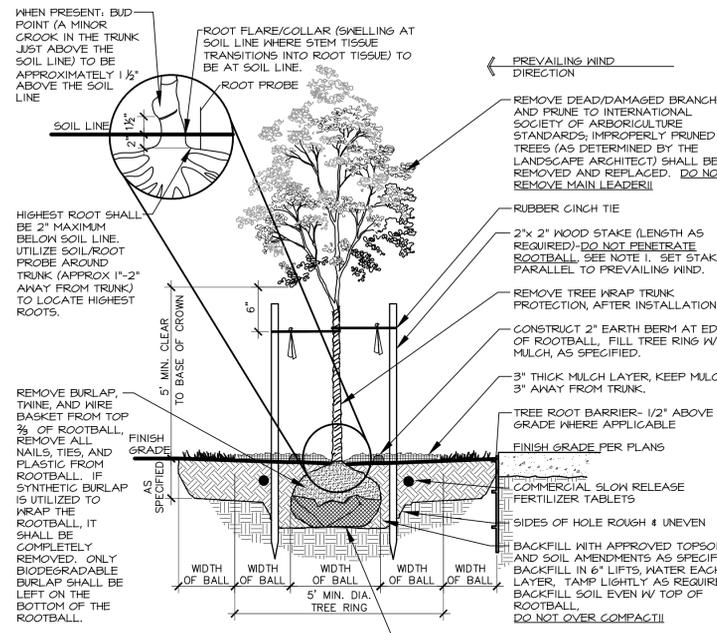
- TOPSOIL REQUIREMENTS: ASTM D 5200, PH RANGE OF 5.5 TO 7.0, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH.
- TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER, LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
- REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
- PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
- COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:
  - LAWN AREAS: 12 INCHES MINIMUM AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.
  - PLANTER BEDS: 18 INCHES MINIMUM
- FINE GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORM FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 2" BELOW FINISH GRADE OF PAVEMENTS AREAS FOR SOD AND 1" FOR SEED.
- TOPSOIL STOCKPILE LOCATION TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
- ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO DESIGN PROFESSIONAL AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

## IRRIGATION NOTES:

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH ENSURES 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. ANNUALS, PERENNIALS GROUND COVERS OR SHRUB MASSINGS SHALL HAVE A POP-UP SPRAY SYSTEM.
- ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
  - PRECISE INDIVIDUAL STATION TIEING
  - 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 PROGRAMS
- 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 DESIGN PROFESSIONAL.

## WEED ABATEMENT NOTES:

- ALL AREAS TO BE PLANTED OR HYDROSEEDING SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH GROUND-UP (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
- APPLY SECOND APPLICATION OF GROUND-UP TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.



**ubisappuel**  
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212 W 41ST STREET  
GARDEN CITY, IDAHO

LANDSCAPE DETAILS

DESIGN REVIEW SUBMITTAL

REVISIONS		
No.	Date	Description

PROJECT NO.: 25013  
DRAWN BY: CP  
CHECKED BY: JB  
DATE: 10/14/2025  
SHEET NUMBER: L15

S:\projects\2025\25013\_212\_w\_41st\CAD\DR PLAN.dwg plotted by cvalle on Wed, October 15, 2025 at 02:27 PM



NORTH ENTRANCE - Looking West

SCALE: N.T.S.



SOUTH ENTRANCE - Looking West

SCALE: N.T.S.



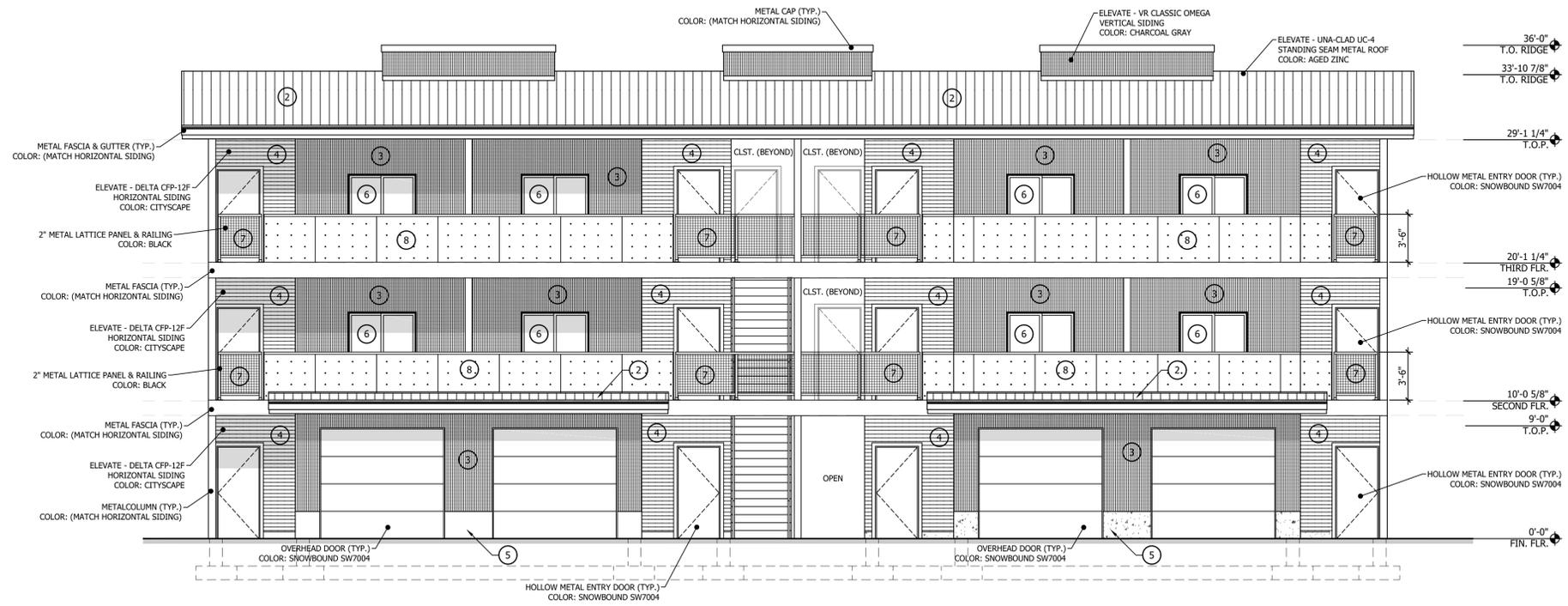
WEST PARKING - Looking East

SCALE: N.T.S.



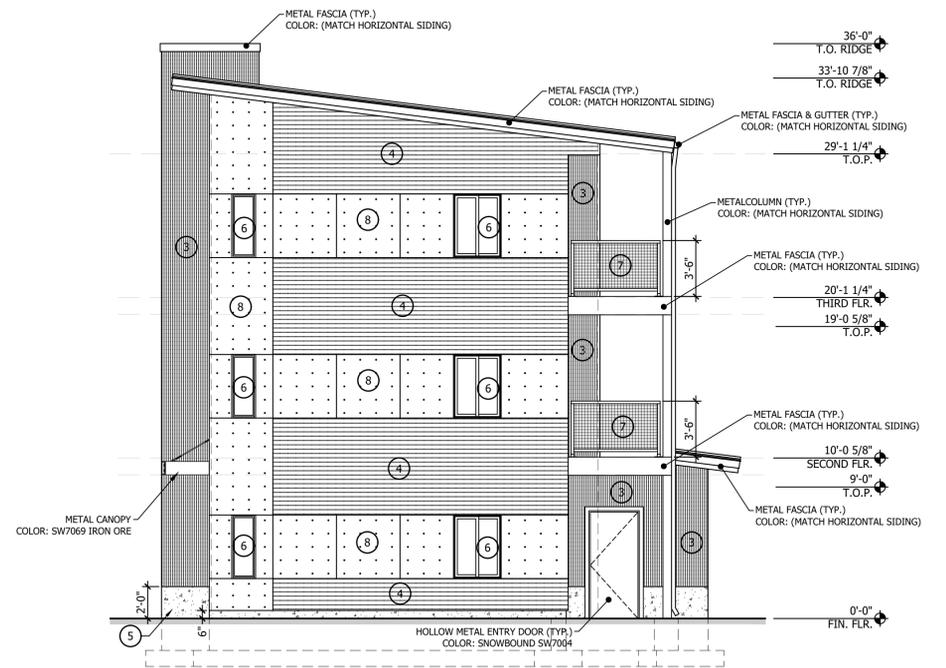
SOUTH ENTRANCE - Looking Northwest

SCALE: N.T.S.



**FRONT ELEVATION**

SCALE: 3/16" = 1'-0"



**TYPICAL SIDE ELEVATION**

SCALE: 3/16" = 1'-0"

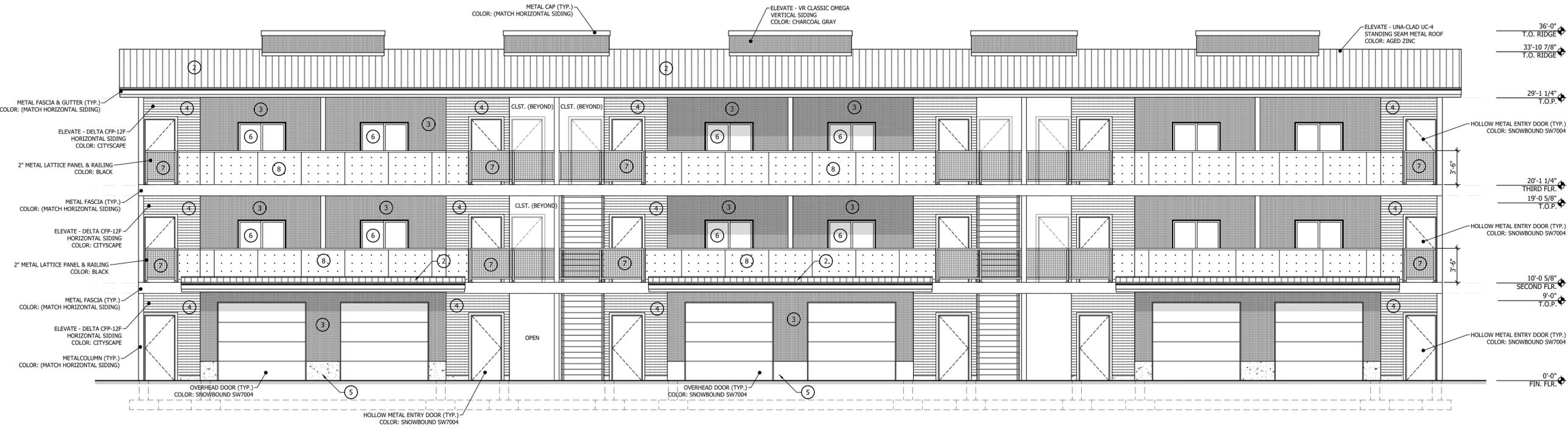


**REAR ELEVATION**

SCALE: 3/16" = 1'-0"

**EXTERIOR FINISH LEGEND**

- 1 METAL CANOPY - COLOR: SW 6258 - TRICORN BLACK
- 2 ELEVATE - UNA-CLAD UC-4 STANDING SEAM METAL ROOF  
STYLE: CONCEALED FASTEN METAL PANEL SYSTEM  
COLOR: AGED ZINC
- 3 ELEVATE - VR CLASSIC OMEGA VERTICAL SIDING  
STYLE: CONCEALED FASTEN METAL PANEL SYSTEM  
COLOR: CHARCOAL GRAY
- 4 ELEVATE - DELTA CFP-12F HORIZONTAL SIDING  
STYLE: CONCEALED FASTEN METAL PANEL SYSTEM  
COLOR: CITYSCAPE
- 5 EXPOSED CONCRETE
- 6 WINDOW / DOOR FRAMES - COLOR: BLACK
- 7 METAL DECORATIVE LATTICE - COLOR: BLACK
- 8 COR-TEN METAL PANEL - COLOR: MEDIUM PATINA



**FRONT ELEVATION**

SCALE: 3/16" = 1'-0"

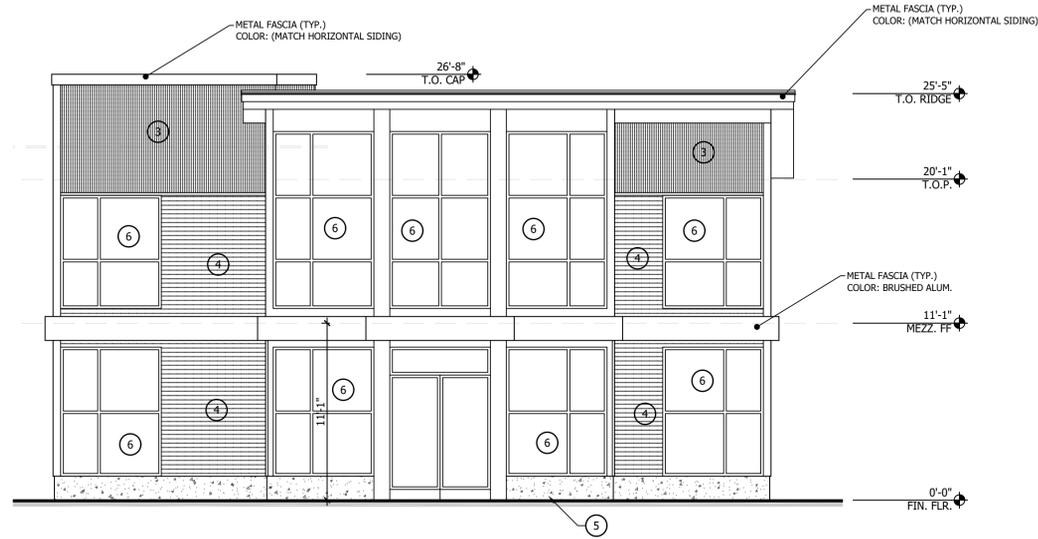


**REAR ELEVATION**

SCALE: 3/16" = 1'-0"

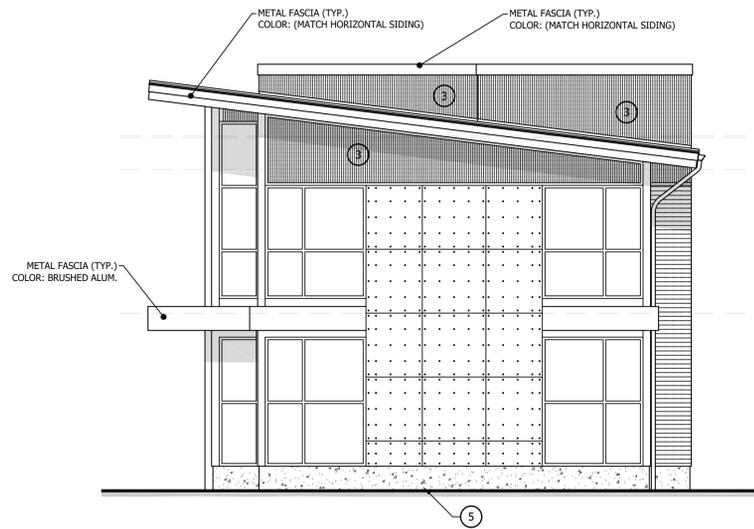
**EXTERIOR FINISH LEGEND**

- 1 METAL CANOPY - COLOR: SW 6258 - TRICORN BLACK
- 2 ELEVATE - UNACLAD UC-4 STANDING SEAM METAL ROOF STYLE: CONCEALED FASTEN METAL PANEL SYSTEM COLOR: AGED ZINC
- 3 ELEVATE - VR CLASSIC OMEGA VERTICAL SIDING STYLE: CONCEALED FASTEN METAL PANEL SYSTEM COLOR: CHARCOAL GRAY
- 4 ELEVATE - DELTA CFP-12F HORIZONTAL SIDING STYLE: CONCEALED FASTEN METAL PANEL SYSTEM COLOR: CITYSCAPE
- 5 EXPOSED CONCRETE
- 6 WINDOW / DOOR FRAMES - COLOR: BLACK
- 7 METAL DECORATIVE LATTICE - COLOR: BLACK
- 8 COR-TEN METAL PANEL - COLOR: MEDIUM PATINA



**EAST ELEVATION**

SCALE: 3/16" = 1'-0"

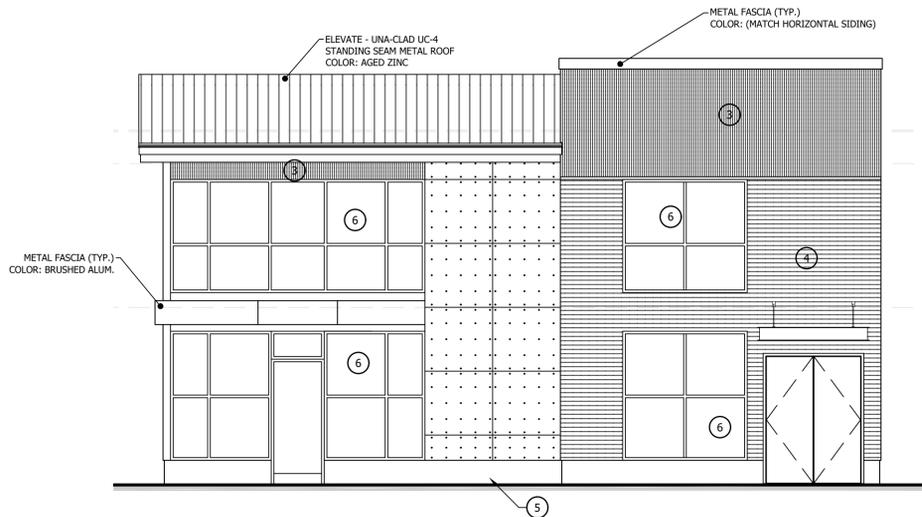


**NORTH ELEVATION**

SCALE: 3/16" = 1'-0"

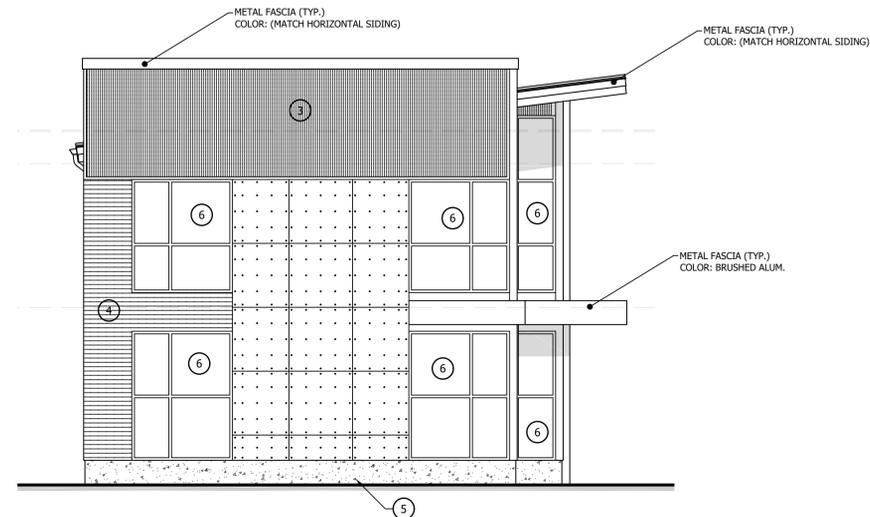
**EXTERIOR FINISH LEGEND**

- ① METAL CANOPY - COLOR: SW 6258 - TRICORN BLACK
- ② ELEVATE - UNA-CLAD UC-4 STANDING SEAM METAL ROOF  
STYLE: CONCEALED FASTEN METAL PANEL SYSTEM  
COLOR: AGED ZINC
- ③ ELEVATE - VR CLASSIC OMEGA VERTICAL SIDING  
STYLE: CONCEALED FASTEN METAL PANEL SYSTEM  
COLOR: CHARCOAL GRAY
- ④ ELEVATE - DELTA CFP-12F HORIZONTAL SIDING  
STYLE: CONCEALED FASTEN METAL PANEL SYSTEM  
COLOR: CITYSCAPE
- ⑤ EXPOSED CONCRETE
- ⑥ WINDOW / DOOR FRAMES - COLOR: BLACK
- ⑦ METAL DECORATIVE LATTICE - COLOR: BLACK
- ⑧ COR-TEN METAL PANEL - COLOR: MEDIUM PATINA



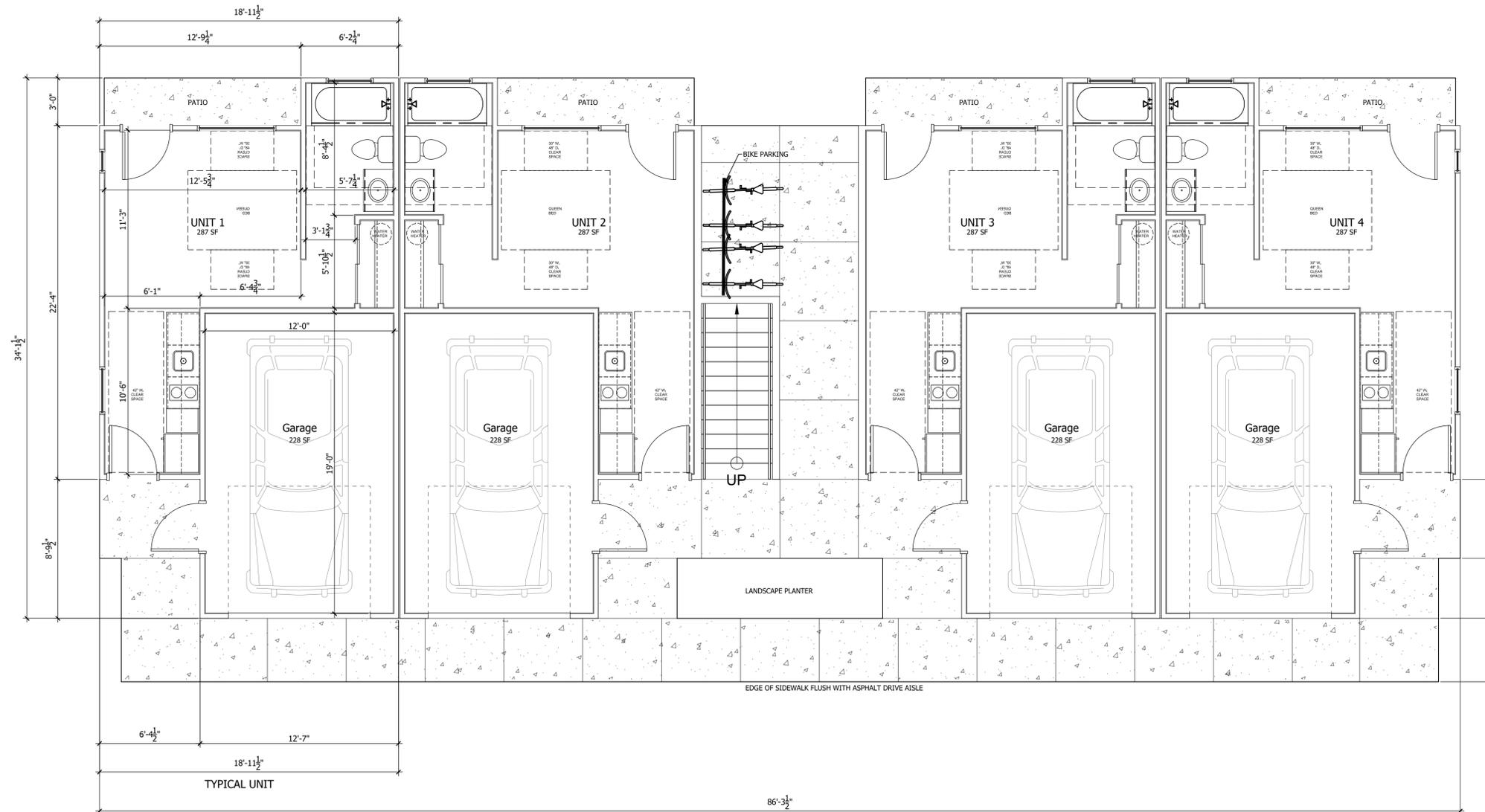
**WEST ELEVATION**

SCALE: 3/16" = 1'-0"



**SOUTH ELEVATION**

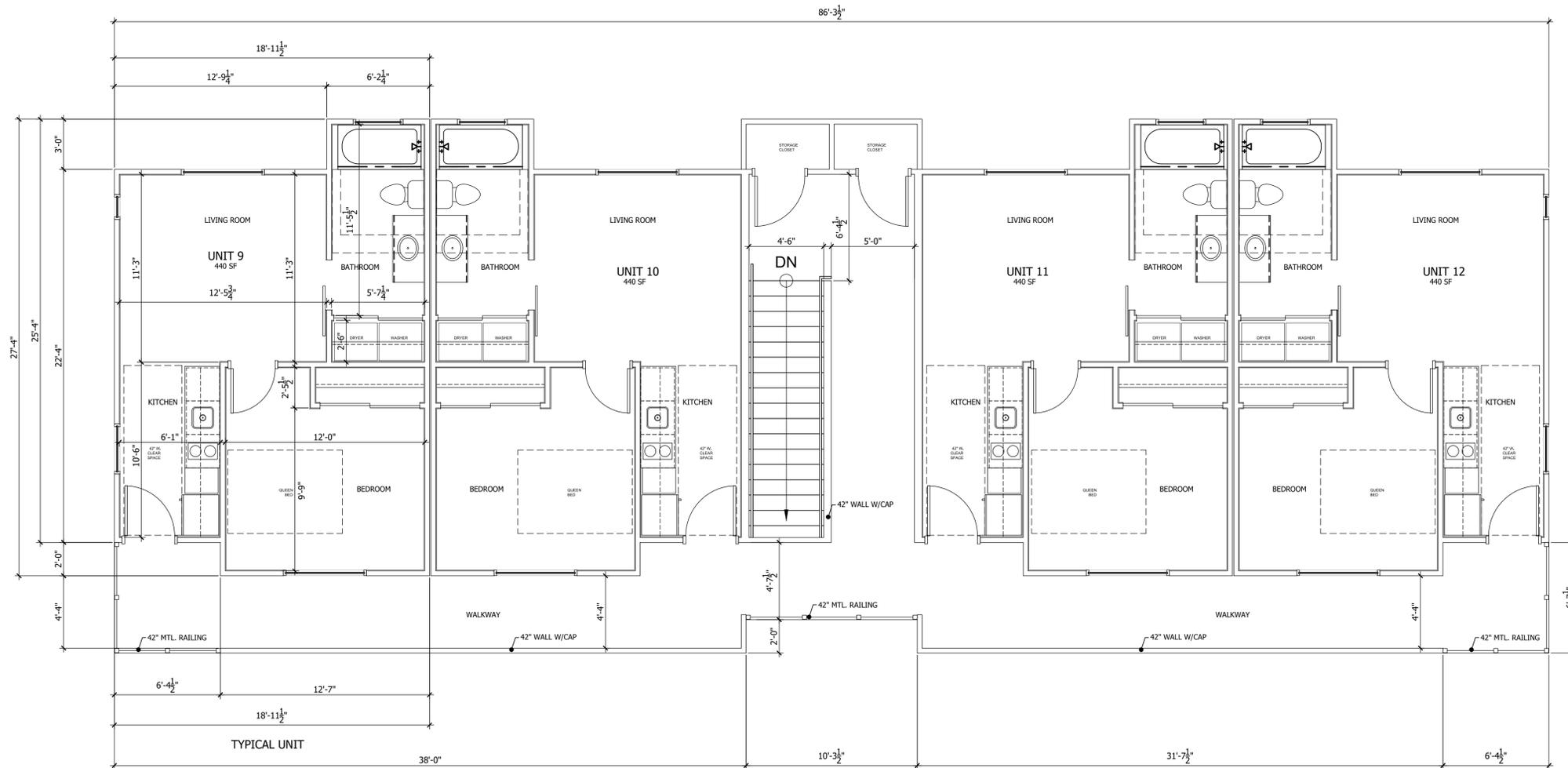
SCALE: 3/16" = 1'-0"



12-PLEX - FLOOR PLAN - LEVEL 1

SCALE: 1/4" = 1'-0" TYPICAL UNIT = 287 SF  
 TYP. GARAGE = 228 SF  
 FLR. TOTAL = 2,446 SF

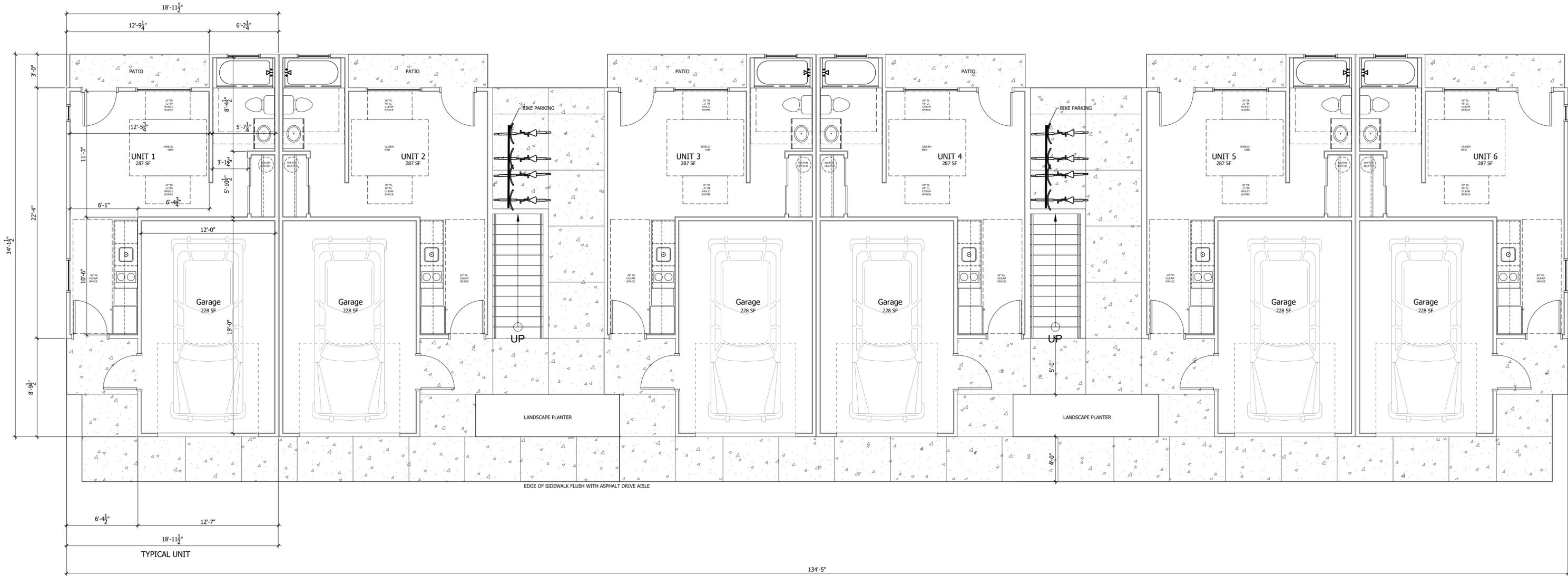




12-PLEX - FLOOR PLAN - LEVEL 3

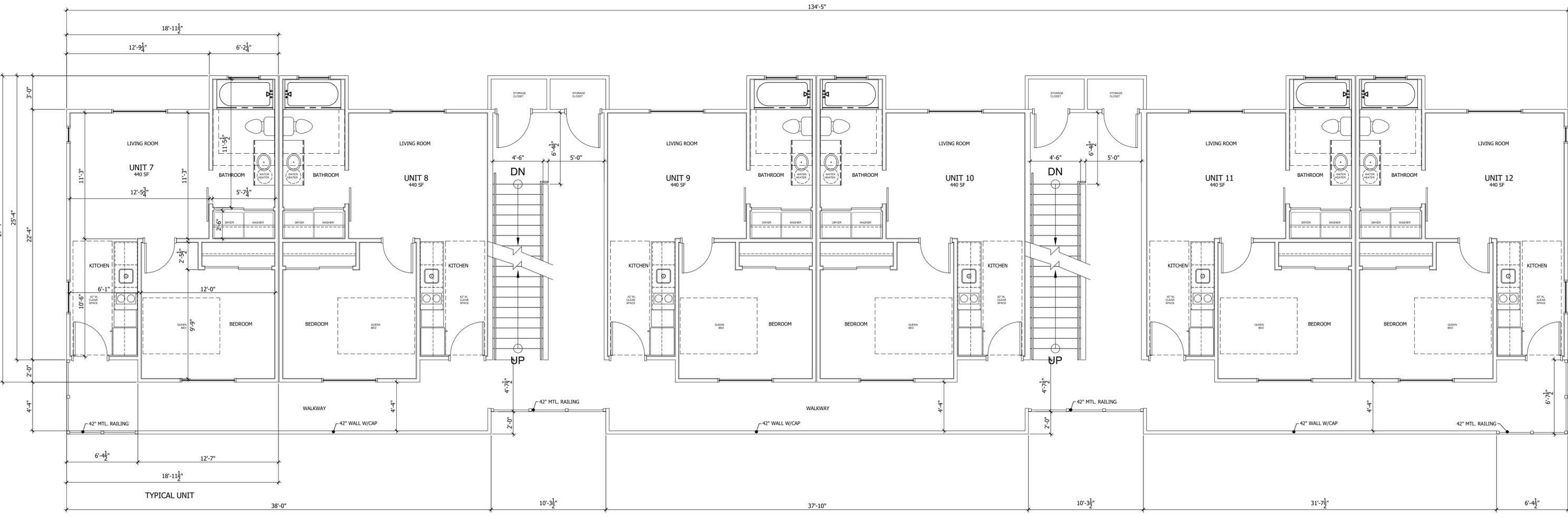
SCALE: 1/4" = 1'-0"

TYPICAL UNIT = 440 SF  
FLR. TOTAL = 2,586 SF incl. walkway



18-PLEX - FLOOR PLAN - LEVEL 1

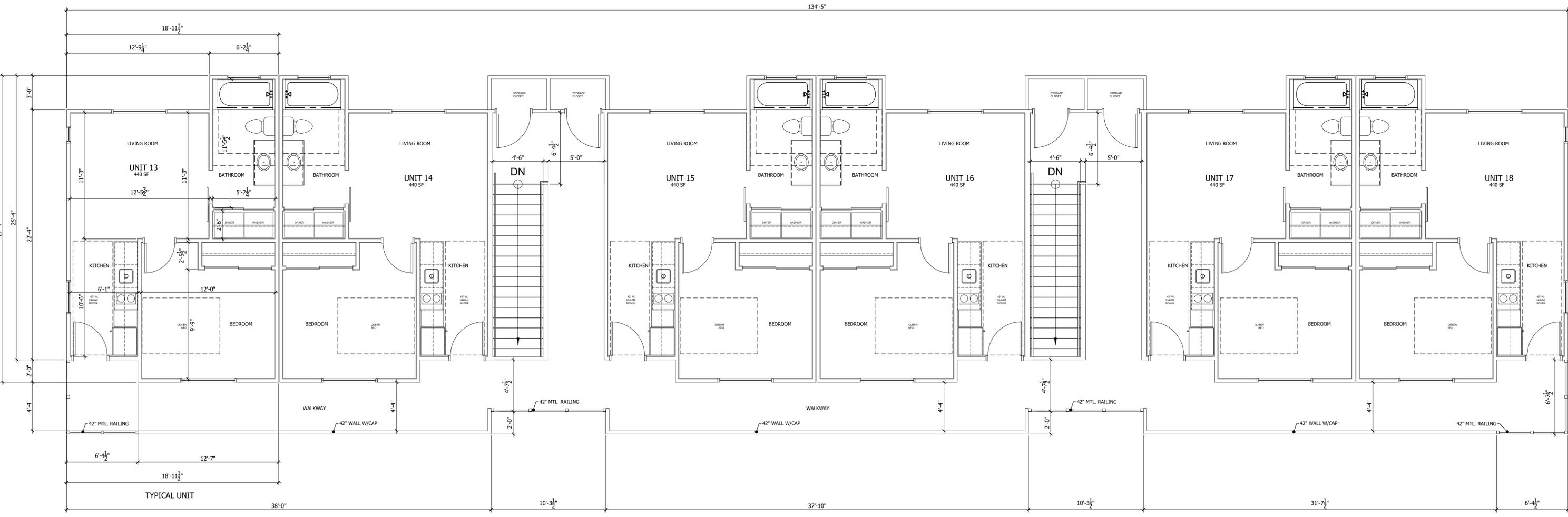
SCALE: 1/4" = 1'-0" TYPICAL UNIT = 287 SF  
 TYP. GARAGE = 228 SF  
 FLR. TOTAL = 2,446 SF



18-PLEX - FLOOR PLAN - LEVEL 2

SCALE: 1/4" = 1'-0"

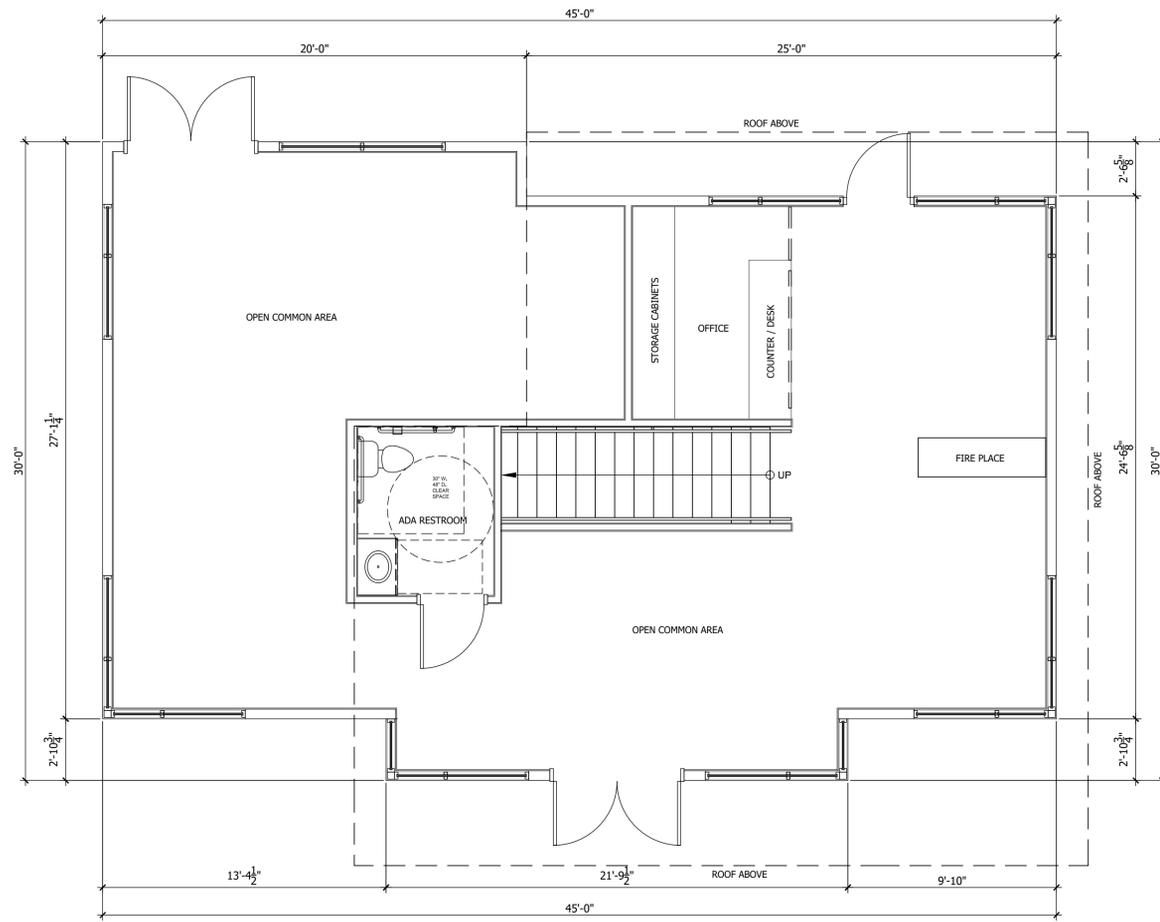
TYPICAL UNIT = 440 SF  
FLR. TOTAL = 4,029 SF incl. walkway



18-PLEX - FLOOR PLAN - LEVEL 3

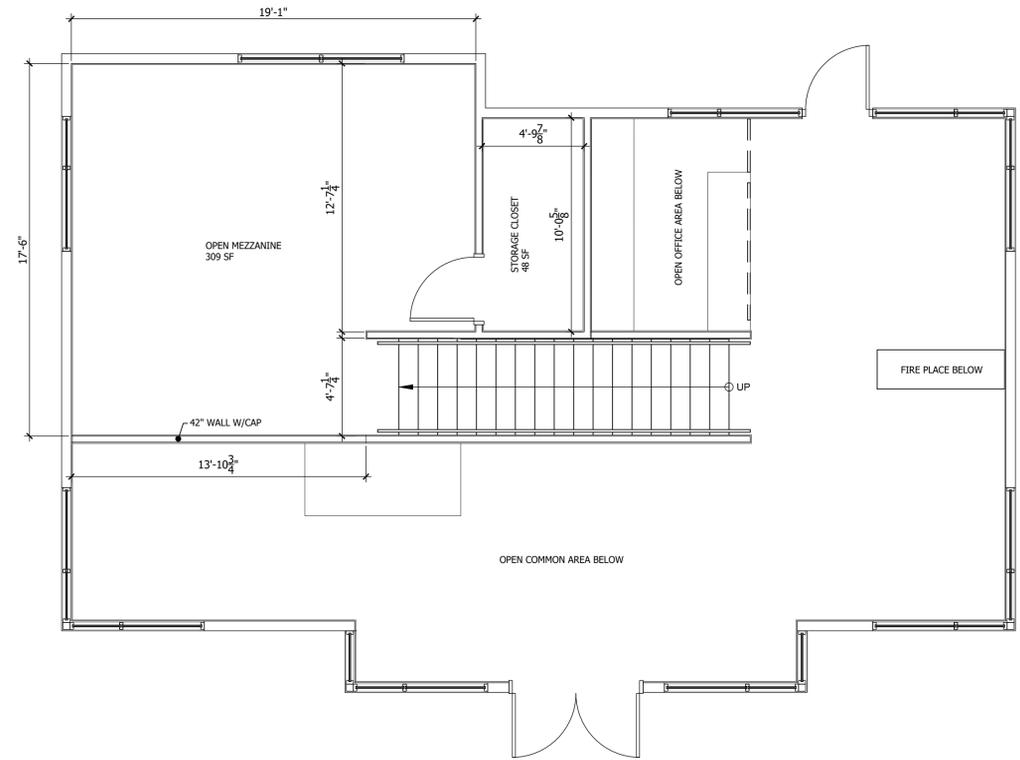
SCALE: 1/4" = 1'-0"

TYPICAL UNIT = 440 SF  
FLR. TOTAL = 4,029 SF incl. walkway



CLUBHOUSE - FLOOR PLAN - LEVEL 1

SCALE: 1/4" = 1'-0" 1,151 SF



CLUBHOUSE - FLOOR PLAN - MEZZANINE

SCALE: 1/4" = 1'-0" 357 SF





## DEVELOPMENT SERVICES DEPARTMENT

6015 Glenwood Street ■ Garden City, Idaho 83714 ■ [www.gardencityidaho.org](http://www.gardencityidaho.org)  
Phone 208/472-2921 ■ Fax 208/472-2996 ■ [building@gardencityidaho.org](mailto:building@gardencityidaho.org)

December 5, 2025

### RADIUS NOTICE REQUEST FOR ADDRESSES

Idaho Code 9-348(1)(b) prohibits the distribution or sale of mailing lists in order to protect the privacy of taxpayers. However, this list can be provided if you are requesting a list of property addresses to fulfill a requirement required by any statute, ordinance, rule, law or by any governing agency (Idaho Code 9-348(8)).

Please check the purpose below:

- Land Division     Conditional Use Permit
- Variance     Expansion of Extension of a Nonconforming Use
- Zoning Ordinance Map Amendment     Property Line Adjustment or Lot Split
- Annexation     Comprehensive Plan Amendments
- Design Review     Planned Unit Development
- Other «Description»

Agency: City of Garden City - Development Services

Parcel Number or Address of Subject Property:

**Parcel No. R2734510560 – 212 W. 41<sup>st</sup> Street**

Brief Description: **Public Meeting Noticing for Design Review**

Applicant: **ALC Architecture**

Address: **1119 E. State Street Suite 120 Eagle, Idaho, 83616**

Telephone: **208-514-2713**

The document will be emailed to you please provide email address below:

Email address: **chadj@alcarchitecture.com**

Under penalty of perjury, I hereby certify that I will not be using, nor will I allow to be used in any form or manner, the records, documents, or lists obtained from the City of Garden City Development Services Office as a mailing or telephone number list for purposes other than listed above.

By: Chad Jones

Date: 12/05/2025