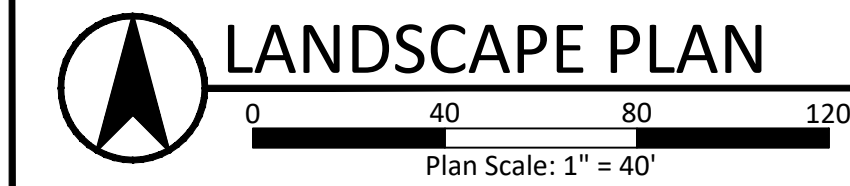
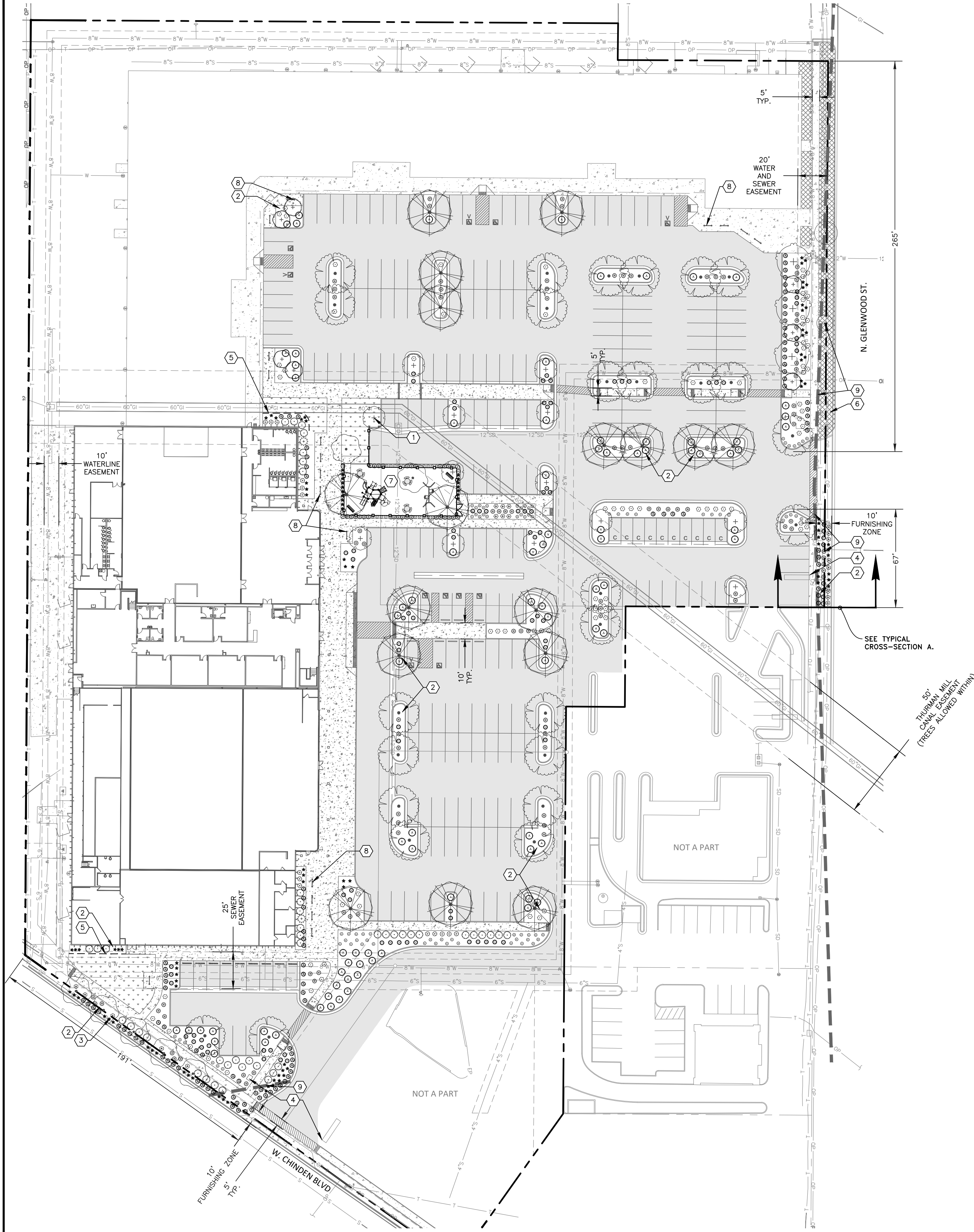


P:\125-122\LANDSCAPE\CD\ENTITLEMENT\PLANS\125-122 LANDSCAPE PLANNING MADISON HOMES 1/11/2026 CANON HP75 (BW) R23, 24X36 L [PDF]



GENERAL LANDSCAPE NOTES

- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. ☎ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.

GENERAL IRRIGATION NOTES

- ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM.
- COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
- OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

ACHD LANDSCAPE NOTES

- TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM ALL ACHD CURBS AND/OR ATTACHED SIDEWALK, UNLESS PLANTED WITHIN THE PARKSTRIP. ALL TREES PLANTED IN PARKSTRIP SHALL BE CENTERED.

TREE PROTECTION NOTES

- THE CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT THE CRITICAL ROOT ZONE OF ALL TREES AT ALL TIMES THROUGHOUT PROJECT.
- PRIOR TO COMMENCING WORK, TEMPORARY FENCING SHALL BE INSTALLED IMMEDIATELY AROUND EACH TREE IMPACTED BY DEMOLITION OR CONSTRUCTION. FENCING SHALL BE MAINTAINED THROUGHOUT THE COURSE OF THE ENTIRE DEMOLITION AND CONSTRUCTION PROCESS.
- BULK MATERIAL, EQUIPMENT, VEHICLES, AND CONSTRUCTION DEBRIS AND WASTE SHALL NOT BE STOCKPILED WITHIN THE CRITICAL ROOT ZONE.
- COMPACTION BY EQUIPMENT TRAFFIC IS PROHIBITED WITHIN THE CRITICAL ROOT ZONE.
- MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE. APPLY A MIN. 1.5" OF WATER OVER THE CRITICAL ROOT ZONE PER WEEK. THIS IS A MIN. RECOMMENDATION. CONTRACTOR IS RESPONSIBLE TO DETERMINE IF MORE WATER IS NECESSARY DURING CONSTRUCTION.
- ANY DAMAGE TO EXISTING TREES DURING CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL PERFORM REMEDIAL WORK TO DAMAGED TREES AT THE CONTRACTOR'S EXPENSE.

KEY NOTES (TYPICAL) (#)

- INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
- TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
- EXISTING SIGNAGE TO REMAIN. CONTRACTOR TO FIELD FIT PLANTINGS, WHERE OCCUR, AS NEEDED.
- INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L3.0-03.
- EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
- PARK AREA — SCHEMATIC LAYOUT SHOWN. FINAL LAYOUT AND SPECIFICATIONS PER CONSTRUCTION DOCUMENTS. SEE TOT LOT INSPIRATION IMAGERY ON L3.0-04.
- BIKE RACK — SEE L3.0-02 FOR DETAIL. TYP. OF 18.
- CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
1. NOTE: ALL PLANT MATERIAL WITHIN VISION TRIANGLE MUST BE MAINTAINED TO NOT OBSTRUCT THE SITE. ALL SHRUBS MUST BE PRUNED 3' TO GRADE, ALL TREES MUST BE PRUNED TO CLEAR 8'.

CONTACT INFORMATION

OWNER	LANDSCAPE CONSULTANT
TPC GLENWOOD LLC. P.O. BOX 4067 BOISE, IDAHO 83711	KM ENGINEERING, LLP 5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE: (208) 639-6939 FAX: (208) 639-6930 CONTACT: ALYSSA YENSEN, PLA EMAIL: ayensen@kmengllp.com

FENCE SCHEDULE

4' HEIGHT OPEN VISION FENCING. SEE INSPIRATION IMAGERY ON L3.0-05.

LANDSCAPE COVERAGE CALCULATIONS

REQUIREMENTS: A MINIMUM OF FIVE PERCENT (5%) OF THE GROSS SITE AREA SHALL BE LANDSCAPE AREAS, EXCLUDING AREAS FOR SETBACK OR PERIMETER LANDSCAPING				
TOTAL SITE AREA (SF)	TOTAL LANDSCAPE AREA (SF)	CALCULATIONS	REQ	PRVD
343,688 SF	28,261 SF	28,261 SF/343,688 SF	>5%	8%

STREET TREE CALCULATIONS (1TREE/35 LF)

STREET NAME	LF	CALCULATIONS	REQ	PRVD
W. CHINDEN BLVD	191	191 / 35	5	5 *
N. GLENWOOD ST.	332	332 / 35	9	9 **

TOTAL STREET TREES

PARKING CALCULATIONS

NUMBER OF PARKING ISLAND PLANTERS = 59 TOTAL				
		REQ	PRVD	
TOTAL PARKING ISLAND TREES		59	57 ***	
		REQ	PRVD	
TREE SPECIES MIX		5	5	

TREE MITIGATION

THERE ARE NO HEALTHY TREES > 4" CAL. PROPOSED FOR REMOVAL

TOTAL SITE TREES	REQ	PRVD
	73	77

BICYCLE PARKING CALCULATIONS(1 RACK = 7 STALLS)

USE TYPE 1 (CHURCH): 1 SPACE PER 500 SQUARE FEET ; USE TYPE 2 (HIGH): 1 SPACE PER 1,000 SQUARE FEET

TYPE 1 CALCULATIONS: 24,915 / 500 = 50

TYPE 2 CALCULATIONS: 74,837 / 1,000 = 75

BICYCLE PARKING SPACES TOTAL	125	126
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NOTE:
* CLASS I TREES PROVIDED DUE TO OVERHEAD POWER.
** TOTAL QUANTITY INCLUDES (2) EXISTING TREES. SEE L2.0 FOR ARBORIST NOTES.
*** (2) PARKING ISLAND TREES RELOCATED TO PARK AREA DUE TO EASEMENT CONFLICTS.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HWX	CLASS
DECIDUOUS TREES					
	13	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' URBAN 'SUNSET' MAPLE	2" CAL. B&B	35'X20'	CLASS II
	7	CERCIS CANADENSIS EASTERN REDBUD	2" CAL. B&B	30'X25'	CLASS I
	26	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD GINKGO	2" CAL. B&B	35'X35'	CLASS II
	3	GLEDITSIA TRIACANTHOS 'SHADEMASTER' SHADEMASTER HONEYLOCUST	2" CAL. B&B	40'X30'	CLASS II
	7	QUERCUS X BIMUNDORUM 'JFS-KW1QX' STREETSPIRE OAK	2" CAL. B&B	40'X15'	CLASS III
	17	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN JAPANESE ZELKOVA	2" CAL. B&B	60' X 40'	CLASS II
EVERGREEN TREES					
	2	CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR	6"-8" B&B	15'X8'	EVERGREEN
EXISTING TREES					
	2	EXISTING TREE TO REMAIN PRESERVE AND PROTECT	EXISTING	VARIES	

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HWX
SHRUBS				
	19	BUDDLEIA X 'SMBNDBT' PUOSTER BLUE DWARF BUTTERFLY BUSH	2 GAL.	2'X3'
	91	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	2 GAL.	1'X6'
	46	PRUNUS LAUROCERASUS 'OTTO LUYKEN' LUYKENS LAUREL	2 GAL.	3'X6'
	24	RHAMNUS FRANGULA 'FINE LINE' FINE LINE BUCHTHORN	2 GAL.	6'X3'
	81	SPIRAEA X BUMALDA 'GOLDFLAME' GOLDFLAME SPIREA	2 GAL.	3'X3'
GRASSES				
	122	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL.	4'X2'
	95	PENNISETUM ORIENTALE 'KARLEY ROSE' KARLEY ROSE FOUNTAIN GRASS	1 GAL.	3'X3'
PERENNIALS				
	95	PHLOX SUBULATA 'EMERALD BLUE' EMERALD BLUE CREEPING PHLOX	1 GAL.	.5'X3'
	97	RUBUS IDAEUS 'GOLDSTRUM' GOLDSTRUM BLACK-EYED SUSAN	1 GAL.	2'X2'
	182	SALVIA NEMOROSA 'PINK PROFUSION' PINK PROFUSION SALVIA	1 GAL.	1.5'X2'

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
SOD/SEED			
	3,673 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD
OTHER			
	14,354	EXISTING LANDSCAPE TO REMAIN PRESERVE AND PROTECT	NONE



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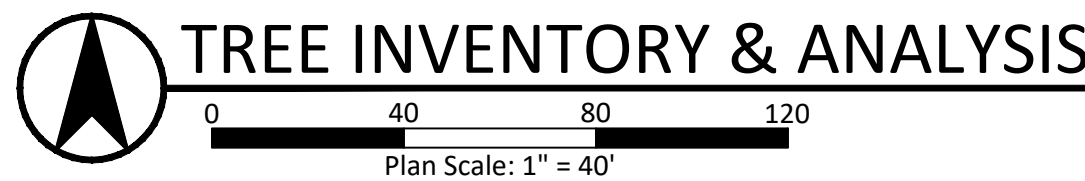
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GLENWOOD CENTER
GARDEN CITY, IDAHO
LANDSCAPE ENTITLEMENT SET
LANDSCAPE PLAN

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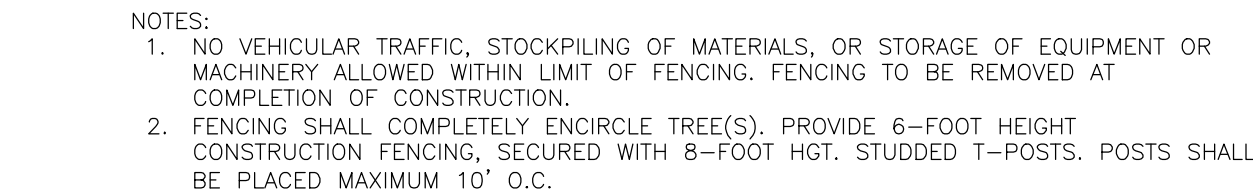
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TREE INVENTORY AND ANALYSIS -
NOTE: ALL SIZES AND CONDITION ARE PER CERTIFIED ARBORIST.
SEE GENERAL NOTES THIS SHEET.

TREE PROTECTION NOTES

1. THE CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT THE CRITICAL ROOT ZONE OF ALL TREES AT ALL TIMES THROUGHOUT PROJECT.
2. PRIOR TO COMMENCING WORK, TEMPORARY FENCING SHALL BE INSTALLED IMMEDIATELY AROUND EACH TREE IMPACTED BY DEMOLITION OR CONSTRUCTION. FENCING SHALL BE MAINTAINED THROUGHOUT THE COURSE OF THE ENTIRE DEMOLITION AND CONSTRUCTION PROCESS.
3. BULK MATERIAL, EQUIPMENT, VEHICLES, AND CONSTRUCTION DEBRIS AND WASTE SHALL NOT BE STOCKPILED WITHIN THE CRITICAL ROOT ZONE.
4. COMPACTION BY EQUIPMENT TRAFFIC IS PROHIBITED WITHIN THE CRITICAL ROOT ZONE.
5. MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE. APPLY A MIN. 1.5" OF WATER OVER THE CRITICAL ROOT ZONE PER WEEK. THIS IS A MIN. RECOMMENDATION. CONTRACTOR IS RESPONSIBLE TO DETERMINE IF MORE WATER IS NECESSARY DURING CONSTRUCTION.
6. ANY DAMAGE TO EXISTING TREES DURING CONSTRUCTION SHALL BE THE CONTRACTORS RESPONSIBILITY. THE CONTRACTOR SHALL PERFORM REMEDIAL WORK TO DAMAGED TREES AT THE CONTRACTOR'S EXPENSE.



NTS

GENERAL NOTES:

1. THE INVENTORY AND ANALYSIS OF ALL EXISTING TREES WAS CONDUCTED IN CONJUNCTION WITH CERTIFIED ARBORIST, MADISON HOLMES, PH-10253A
2. ALL TREES WERE MEASURED USING THE DBH (DIAMETER AT BREAST HEIGHT) METHOD, MEASURED APPROXIMATELY 4.5 FEET ABOVE GROUND.
3. ANY DBH LISTED WITH A "T" INDICATES A CLUSTER OF TREES. FOR EXAMPLE, (3T 24") REPRESENTS 3 TRUNKS WITH A TOTAL CALIPER OF 24 INCHES.
4. ALL TREES IN GOOD TO FAIR CONDITION PROPOSED FOR REMOVAL REQUIRE MITIGATION UNLESS OTHERWISE APPROVED BY COMMUNITY FORESTRY.
5. TREES THAT ARE DEAD, IN POOR CONDITION, OR OTHERWISE AS UNDESIRABLE DO NOT REQUIRE MITIGATION UNLESS SPECIFICALLY REQUESTED BY COMMUNITY FORESTRY.
6. PRIOR TO THE START OF CONSTRUCTION, A TREE PROTECTION PLAN SHALL BE PUT INTO PLACE. THE PLAN SHALL INCLUDE TREE DESCRIPTIONS, PROTECTION FENCES, PROTECTION OF ROOT ZONES, AND OTHER PERTINENT INFORMATION.

CONDITION DEFINITIONS:

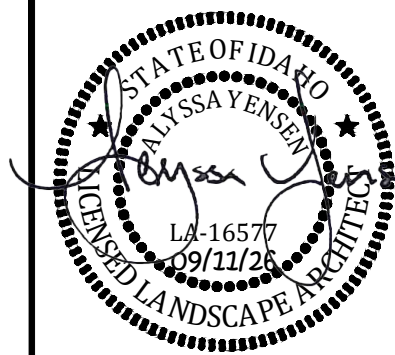
1. GOOD CONDITION: A TREE IN GOOD CONDITION IS HEALTHY, STRUCTURALLY SOUND, AND EXHIBITS VIGOROUS GROWTH. IT SHOWS NO SIGNIFICANT SIGNS OF STRESS OR DAMAGE AND HAS AN OPTIMAL CANOPY DENSITY AND COLOR.
2. FAIR CONDITION: A TREE IN FAIR CONDITION IS GENERALLY HEALTHY BUT MAY SHOW SOME SIGNS OF STRESS OR DAMAGE. IT IS STRUCTURALLY SOUND BUT MAY HAVE MINOR ISSUES THAT NEED MONITORING OR INTERVENTION.
3. POOR CONDITION: A TREE IN POOR CONDITION EXHIBITS SIGNIFICANT HEALTH PROBLEMS, STRUCTURAL ISSUES, OR BOTH. THESE TREES ARE OFTEN STRESSED AND REQUIRE INTERVENTION TO IMPROVE OR STABILIZE THEIR CONDITION.
4. DEAD CONDITION: A TREE CLASSIFIED AS DEAD SHOWS NO SIGNS OF LIFE. IT HAS CEASED TO GROW AND LACKS VIABLE FOLIAGE, AND ITS STRUCTURAL INTEGRITY IS COMPROMISED.
5. UNDESIRABLE CONDITION: A TREE OR TREE SPECIES KNOWN FOR INVASIVE TENDENCIES, WEAK STRUCTURE, AGGRESSIVE ROOT SYSTEMS, OR OTHER PROBLEMATIC CHARACTERISTICS THAT NEGATIVELY IMPACT SURROUNDING VEGETATION, INFRASTRUCTURE, OR OVERALL LANDSCAPE QUALITY. THESE TREES ALSO POSE ECOLOGICAL, RISK, OR MAINTENANCE CHALLENGES AND ARE NOT SUITABLE FOR RETENTION IN MANAGED LANDSCAPES.



NOTES: GOOD CONDITION, SOUND STRUCTURE



NOTES: GOOD CONDITION, SOUND STRUCTURE

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GARDEN CITY, IDAHO

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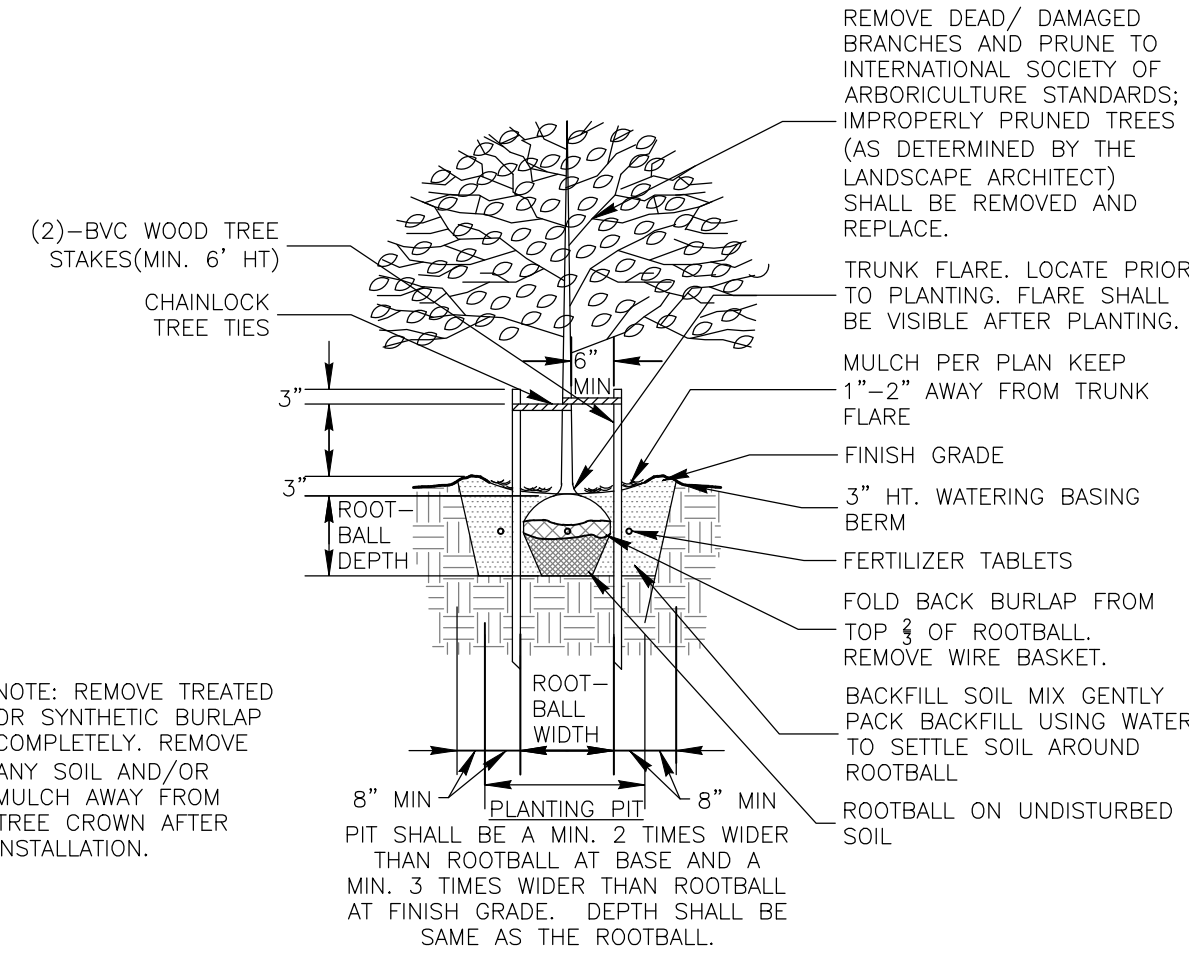
TREE INVENTORY & ANALYSIS

TREE INVENTORY & ANALYSIS



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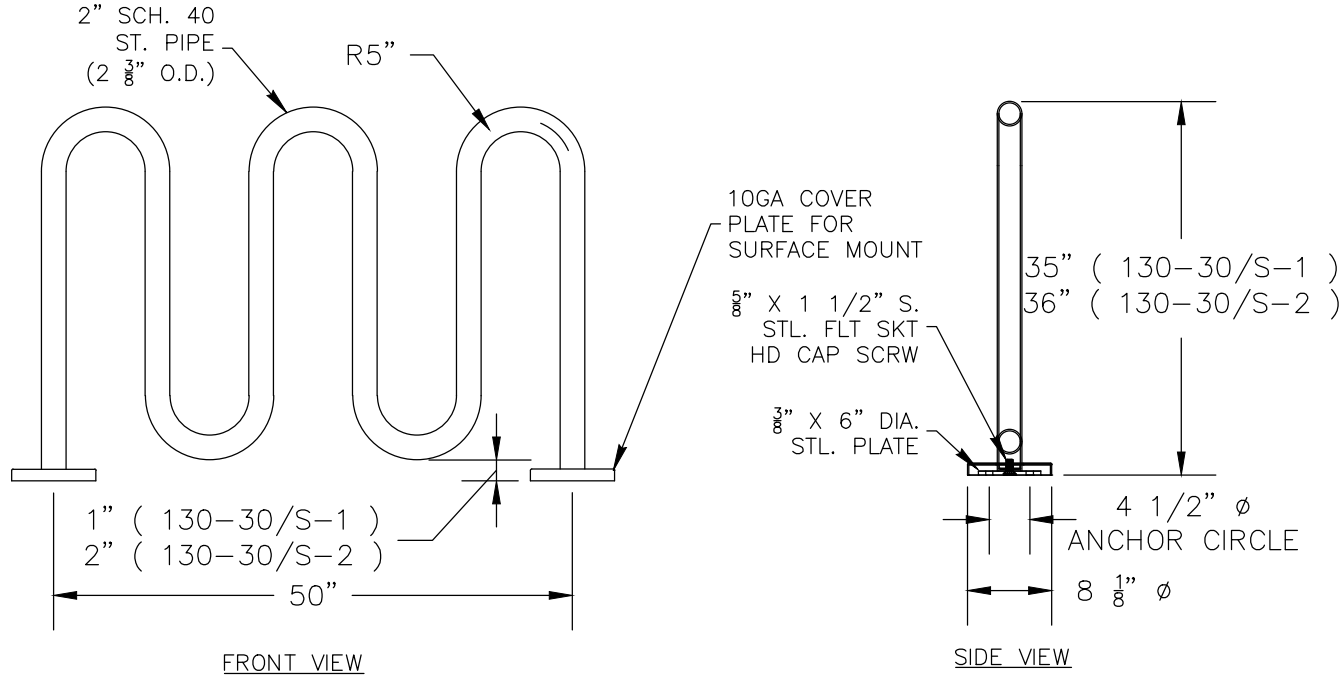
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NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.

01 DECIDUOUS TREE PLANTING AND STAKING DETAIL

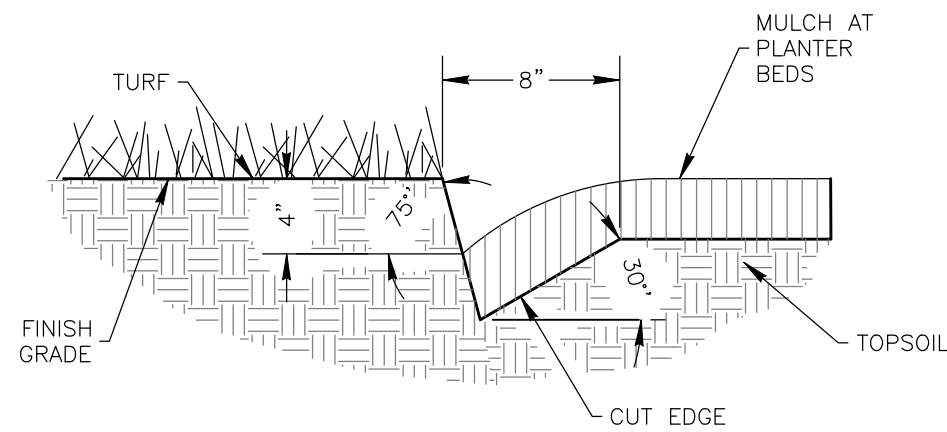
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NOTES:
1. DUMOR, INC. 130-30 SURFACE MOUNT BLACK BIKE RACK OR APPROVED EQUAL.
2. SURFACE MOUNT PER DETAIL. 1/2" X 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
3. REFER TO SITE LAYOUT PLAN FOR BIKE RACK LOCATIONS.

02 BIKE RACK DETAIL

NTS



03 SHOVEL CUT EDGE

NTS



NOTE:
IMAGERY SHOWN AS INSPIRATION ONLY AND IS SUBJECT TO CHANGE.

04 TOT LOT INSPIRATION IMAGERY

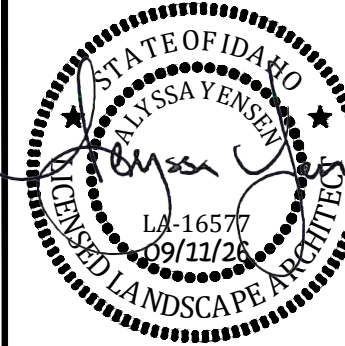
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NOTE:
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05 OPEN VISION FENCE INSPIRATION IMAGERY

NTS



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