

LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT 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 LANDSCAPE ARCHITECT'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 LANDSCAPE ARCHITECT 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 2" MINUS BARK MULCH OVER DEWITT PRO-5 WEED BARRIER LANDSCAPE FABRIC. 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 CIVIL GRADING PLAN.
- AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTOTILL 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 SOD 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 TEST/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, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND HAVE A PH OF 5.5 TO 7.0. IF ON SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 A) PROVIDE APPROVED IMPORTED TOPSOIL, OR
 B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- 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 EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
 A) 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.
 B) 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 7.6.
- 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 STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- 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 LANDSCAPE ARCHITECT IMMEDIATELY.

WEED ABATEMENT NOTES:

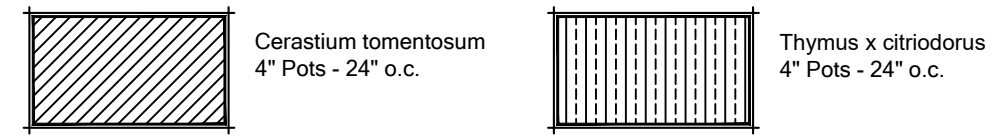
- ALL AREAS TO BE PLANTED OR HYDROSEEDING SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH "ROUND-UP" (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE 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 "ROUND-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.

**PROJECT INFORMATION
 LANDSCAPE REQUIREMENTS**

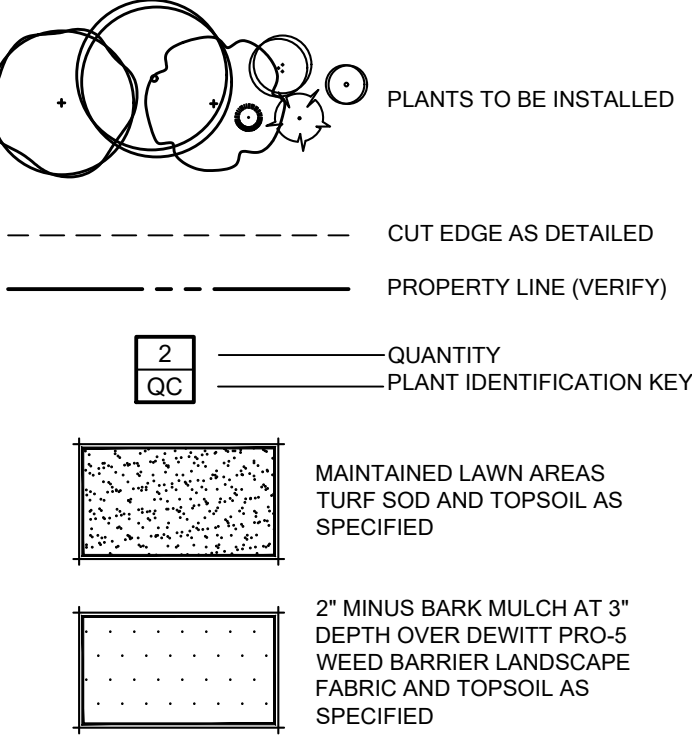
TOTAL PROPERTY SIZE= 22,471.19 S.F. - ACRES
 ZONING DISTRICT=C-2 GENERAL COMMERCIAL WITH WLC OVERLAY
 LOT IMPROVEMENTS AREA= 22,471.19 S.F.
 BUILDING COVERAGE: 10,444 S.F.
 PROPOSED HARDSCAPE COVERAGE: 8,382.70 S.F.
 REQUIRED OUTDOOR SPACE: 80 S.F. PER UNIT - 1,120 S.F.
 PROPOSED LANDSCAPE COVERAGE: 3,644.49 S.F. (NOT INCLUDING QUALIFYING PORCHES/PATIOS/DECKS)
 REQUIRED PARKING: 1 OFF STREET PARKING SPACE FOR EACH LIVING SPACE
 PROPOSED PARKING: 1 GARAGE PER UNIT
 ADDITIONAL ON STREET PARKING STALLS PROVIDED:
 8 STANDARD STALLS
 0 COMPACT STALLS
 0 ADA STALLS
 8 STALLS
 NUMBER OF BICYCLE PARKING SPACES REQUIRED:
 (1 STALLS/10 REQUIRED STALLS) = 3 BICYCLE STALLS
 NUMBER OF BICYCLE PARKING SPACES PROVIDED:
 PROPOSED TEN RACK (ONE RACK = 3 STALLS)
 REQUIRED LANDSCAPING: 1 TREE PER 2,500 S.F. OF DEVELOPMENT SITE WITH ONE TREE LOCATED ALONG THE STREET FRONTAGE OF THE DEVELOPMENT SITE - 9 TREES REQUIRED
 PROVIDED TREES: 9
 LANDSCAPE BUFFER REQUIREMENTS:
 NORTH LANDSCAPE BUFFER (N. CLAY STREET):
 166.8 LIN. FT.
 5' WIDE LANDSCAPE BUFFER PROVIDED
 (5' FT. LANDSCAPE BUFFER REQUIRED)
 SOUTH LANDSCAPE BUFFER (C-2 WITH WLC OVERLAY):
 167.1 FT.
 4' WIDE LANDSCAPE BUFFER PROVIDED
 (0' LANDSCAPE BUFFER REQUIRED)
 EAST LANDSCAPE BUFFER (E. 33RD STREET):
 166.2 LIN. FT.
 5' WIDE LANDSCAPE BUFFER PROVIDED
 (5' LANDSCAPE BUFFER REQUIRED)
 WEST LANDSCAPE BUFFER (ALLEY):
 166.2 LIN. FT.
 25' WIDE LANDSCAPE BUFFER PROVIDED
 (5' LANDSCAPE BUFFER REQUIRED)

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS SHADE TREES					
3	AT	Acer truncatum x A. platanoides 'Keithform'	Norwegian Sunset Maple	2" CAL B&B	Class II - 35' H x 25' W
3	KP	Koeleruteria paniculata	Goldenrain Tree	2" CAL B&B	Class I - 40' H x 40' W
ORNAMENTAL TREES					
3	PC	Prunus cerasifera 'Krauter Vesuvius'	Purple Leaf Flowering Plum	2" CAL B&B	30' H x 20' W
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES					
23	BD	Buddleya 'Blue Chip' LO AND BEHOLD	Butterfly Bush	#5	2' H x 2' W
32	CT	Cerastium tomentosum	Snow-in-Summer	4" pots, 24" o.c.	1' H x 1' W
17	EF	Eucynymus fortunei 'Emerald Gaiety'	Wintercreeper Eucynymus	#5	4' H x 3' W
12	IC	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	#5	6' H x 3' W
25	LA	Lavandula angustifolia	English Lavender	#5	3' H x 3' W
23	PV	Panicum virgatum 'Northwind'	Northwind Switch Grass	#1	6' H x 3' W
22	PO	Pennisetum orientale 'Karley Rose'	Karley Rose Oriental Fountain Grass	#1	3' H x 3' W
28	SS	Salvia x sylvestris 'May Night'	May Night Salvia	#1	2' H x 2' W
63	TC	Thymus x citriodorus	Lemon Thyme	4" pots, 24" o.c.	1' H x 1.5' W
22	VO	Viburnum opulus 'Nanum'	Dwarf European Cranberry Bush	#5	3' H x 4' W

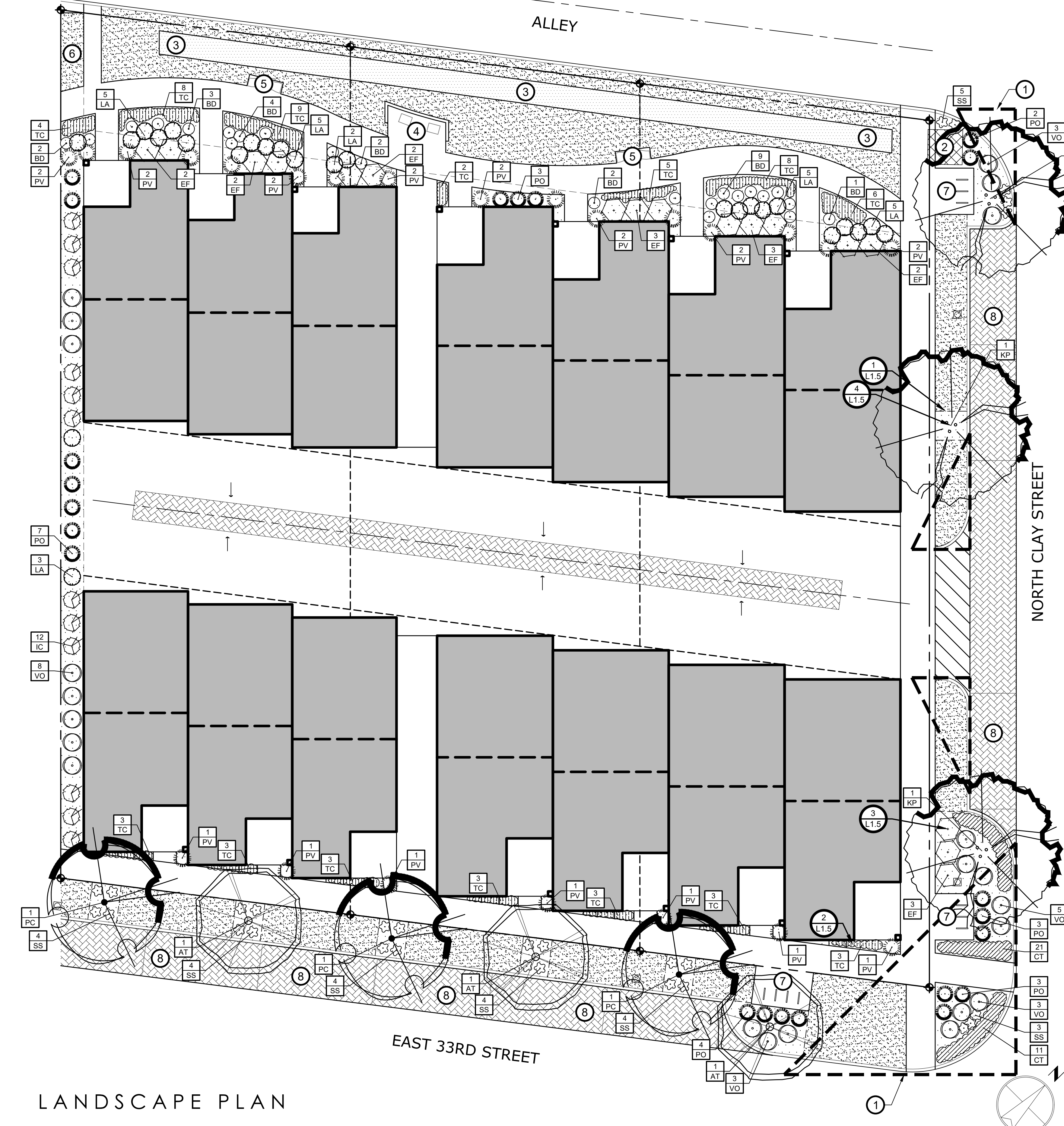


LANDSCAPE LEGEND



CALLOUT NOTES

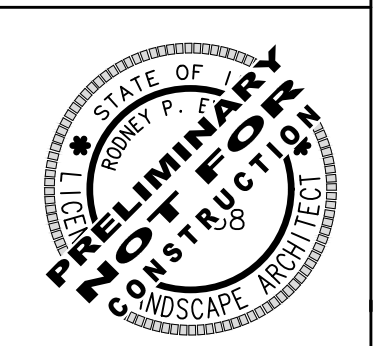
- VISION TRIANGLE
- SAVE AND PROTECT EXISTING IRRIGATION BOX
- SAVE AND PROTECT EXISTING DITCH
- PROPOSED BBQ AREA
- PROPOSED BENCH LOCATION
- PROPOSED TRASH STORAGE AREA
- PROPOSED BICYCLE PARKING
- PROPOSED PARKING WITH PAVERS



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

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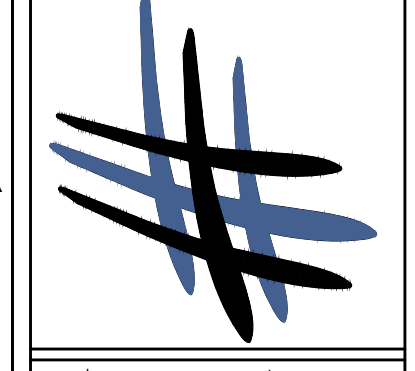
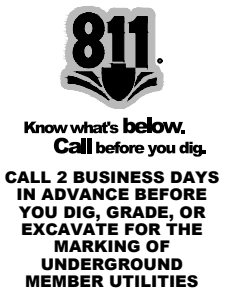


NEW DEVELOPMENT FOR:
JOHNSON TOWNHOMES
 33RD ST., GARDEN CITY, ID. 83714

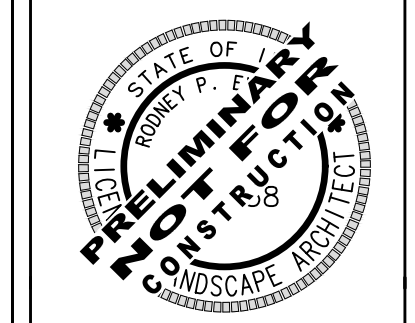
DATE:	MAR 2021
DRAWN BY:	LP
CHECKED BY:	RE
JOB NUMBER:	20130/21035

SHEET TITLE
**DESIGN REVIEW
 LANDSCAPE
 PLAN**

SHEET NUMBER
L1.0
 SHEET



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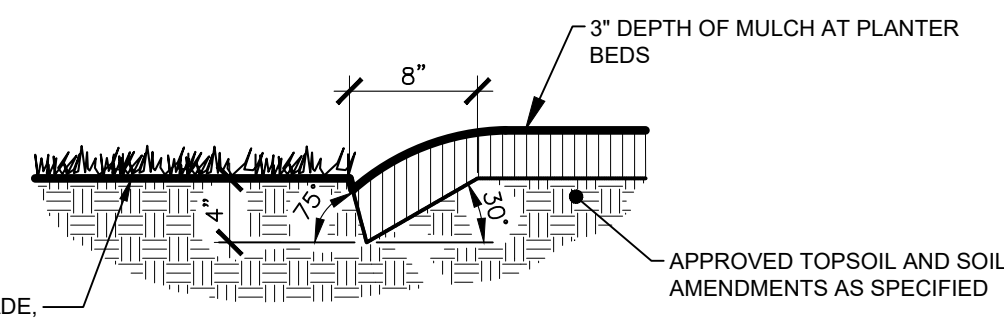


TOPSOIL NOTES

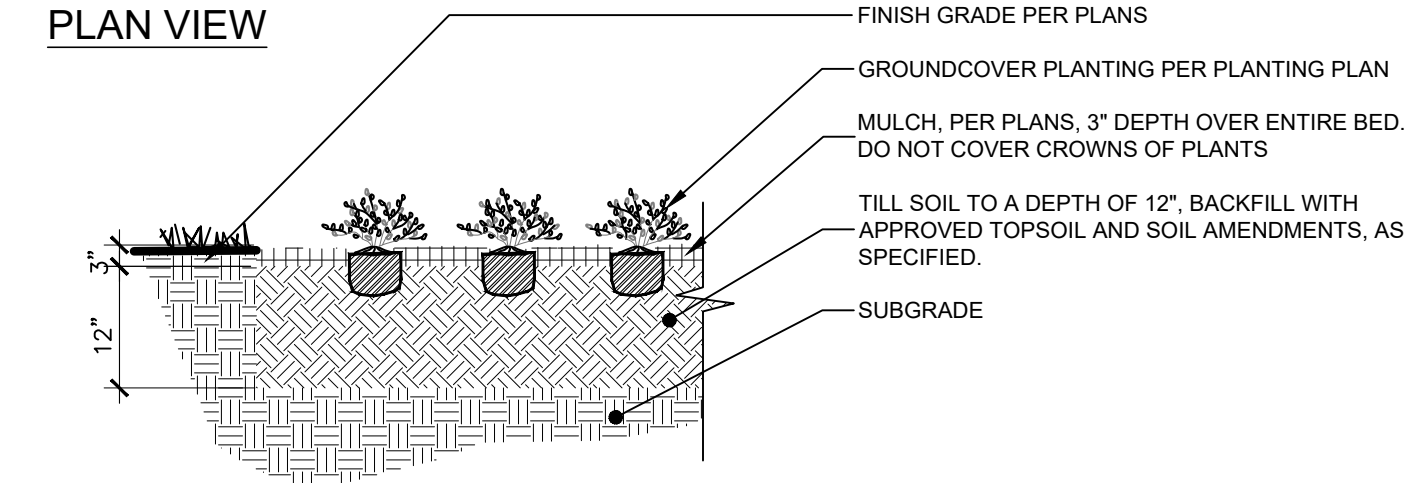
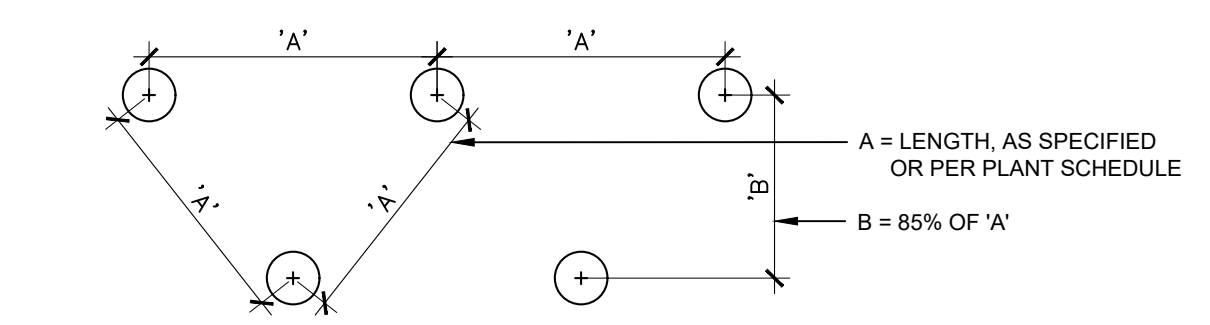
- TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH.
- TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL 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: 9 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.
 - PLANTER BEDS: 18 INCHES MINIMUM
- FINE GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY 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 LOCATIONS 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 LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

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. 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 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.



1 PLANTER BED CUT EDGE (TYPICAL AT TREES IN TURF AREAS) NOT TO SCALE

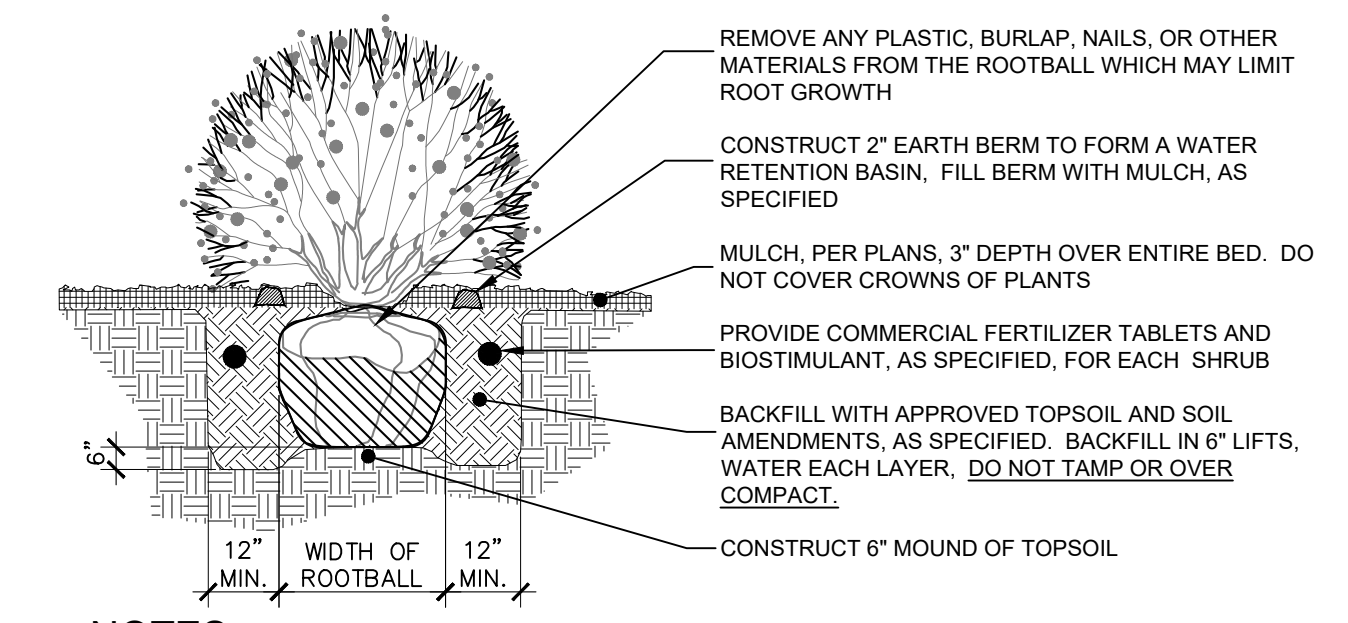


SECTION

NOTES:

- ALL GROUND COVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
- APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUND COVER BEDS.

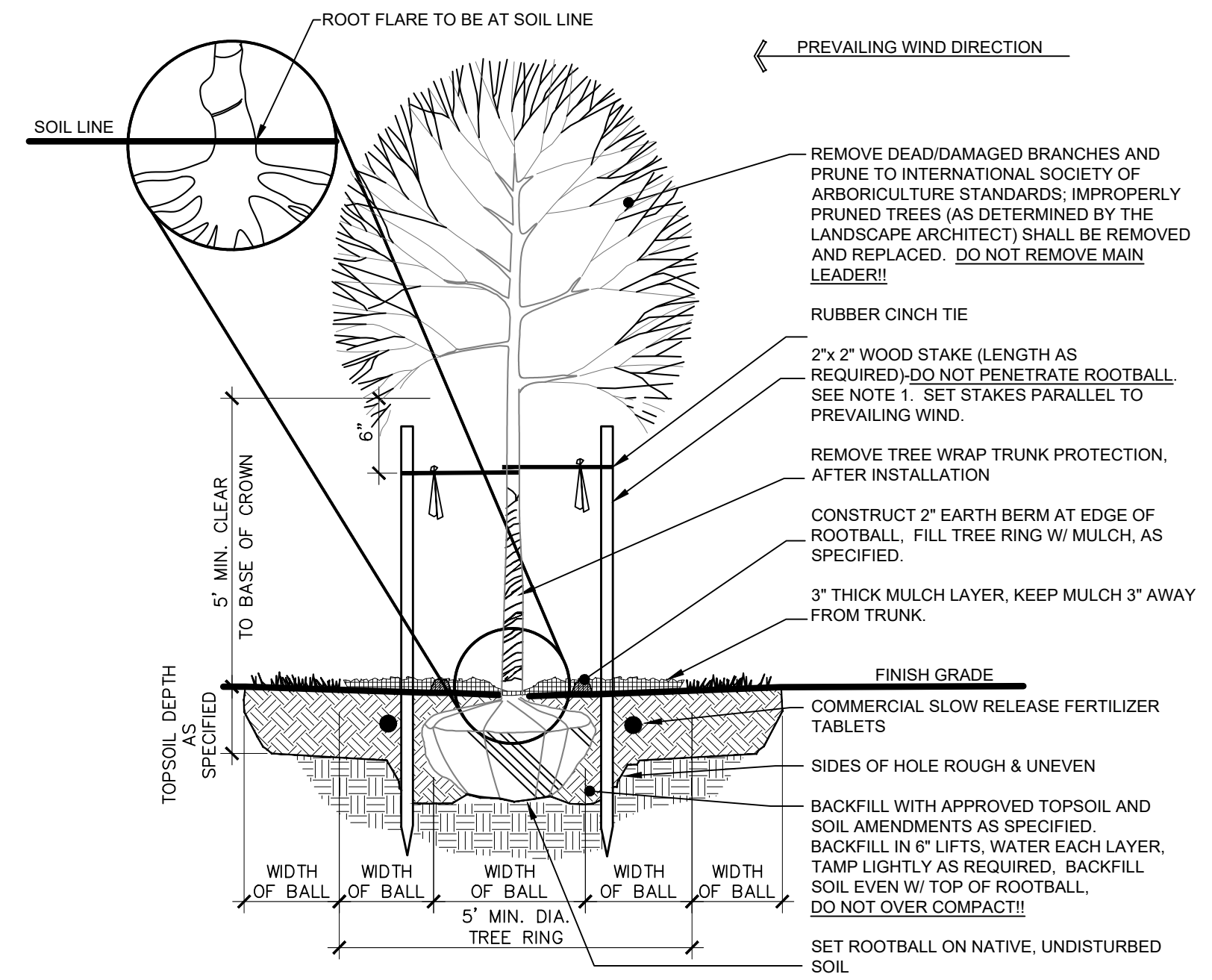
2 GROUND COVER PLANTING NOT TO SCALE



NOTES:

- SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID IN NURSERY.
- WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
- THIN BRANCHES AND FOLIAGE BY 1/2.
- DO NOT CUT LEADERS TO RETAIN NATURAL SHRUB SHAPE.
- FOR CONTAINER GROWN PLANTS THAT ARE ROOTBOUND, SPLIT THE ROOTBALL WITH 3 EQUAL SPACED VERTICAL CUTS.

3 SHRUB PLANTING NOT TO SCALE



NOTES:

- REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP 1/2 OF ROOTBALL. REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. IF SYNTHETIC BURLAP IS UTILIZED TO WRAP THE ROOTBALL, IT SHALL BE COMPLETELY REMOVED. ONLY BIODEGRADABLE BURLAP SHALL BE LEFT ON THE BOTTOM OF THE ROOTBALL.
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS. CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

4 DECIDUOUS TREE PLANTING NOT TO SCALE

NEW DEVELOPEMENT FOR:
JOHNSON TOWNHOMES
 33RD ST., GARDEN CITY, ID. 83714

DATE	DESCRIPTION/ COMMENTS

DATE:	MAR 2021
DRAWN BY:	LP
CHECKED BY:	RE
JOB NUMBER:	20130/21035

SHEET TITLE
DESIGN REVIEW LANDSCAPE DETAILS

SHEET NUMBER
L1.5
 SHEET

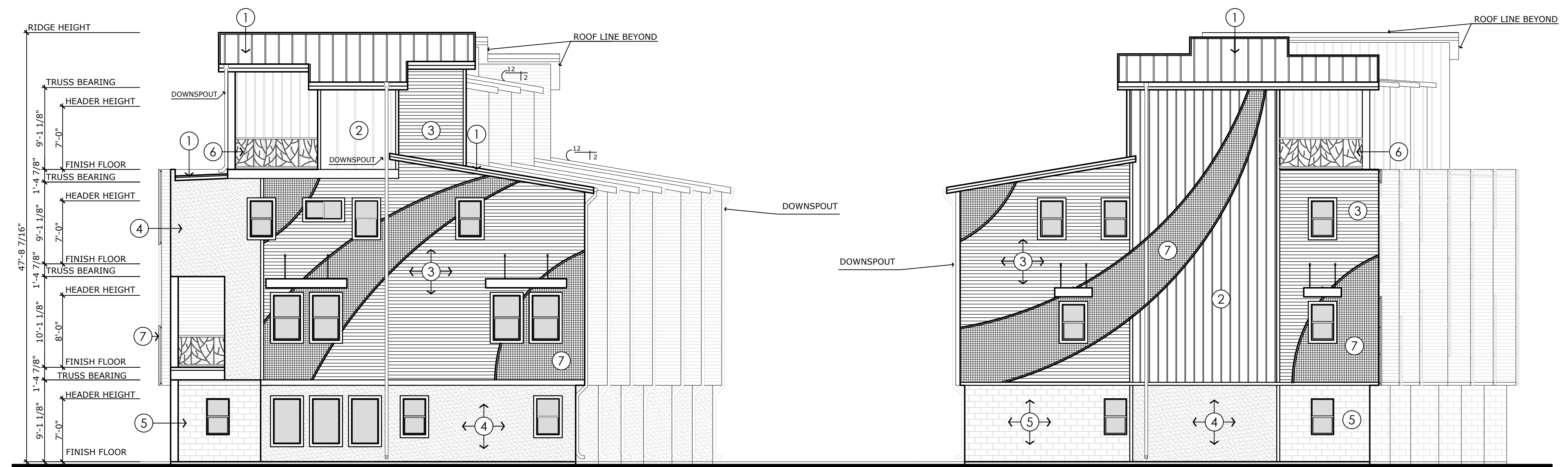
KEYNOTES

- ① RIB STEEL ROOF PANEL.
- ② BOARD AND BATTEN SIDING.
- ③ LAP SIDING.
- ④ STUCCO.
- ⑤ CMU.
- ⑥ ARTFUL HANDRAIL.
- ⑦ WIRE MESH.



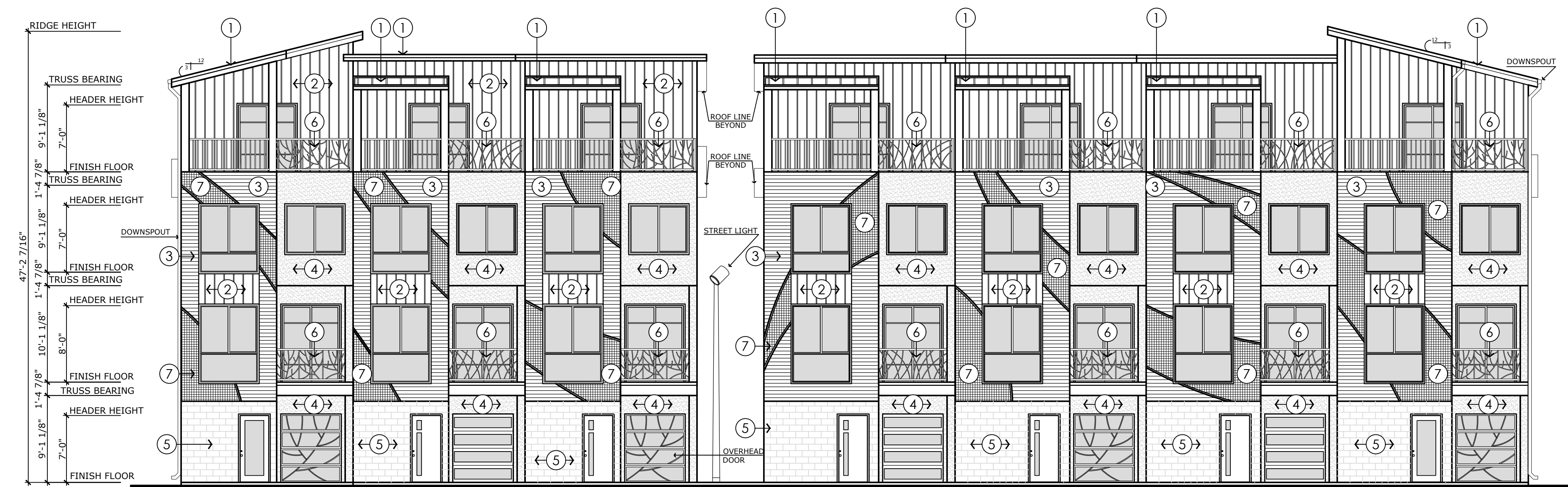
HATCH DESIGN ARCHITECTURE
 200 W. 36th ST.
 BOISE, IDAHO 83714
 TEL: (208) 475-3204
 FAX: (208) 475-3205
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NORTHEAST ELEVATION - CLAY ST.

SCALE: 1/8" = 1'-0"



SOUTHEAST ELEVATION - 33RD ST.

SCALE: 1/8" = 1'-0"

NEW DEVELOPMENT FOR:

JOHNSON TOWNHOMES

33RD ST., GARDEN CITY, ID. 83714

DESCRIPTION - COMMENTS

DATE: MAR 2021
 DRAWN BY: ST, MAD
 CHECKED BY: JLH
 JOB NUMBER: 20130

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A-4.0

SHEET --

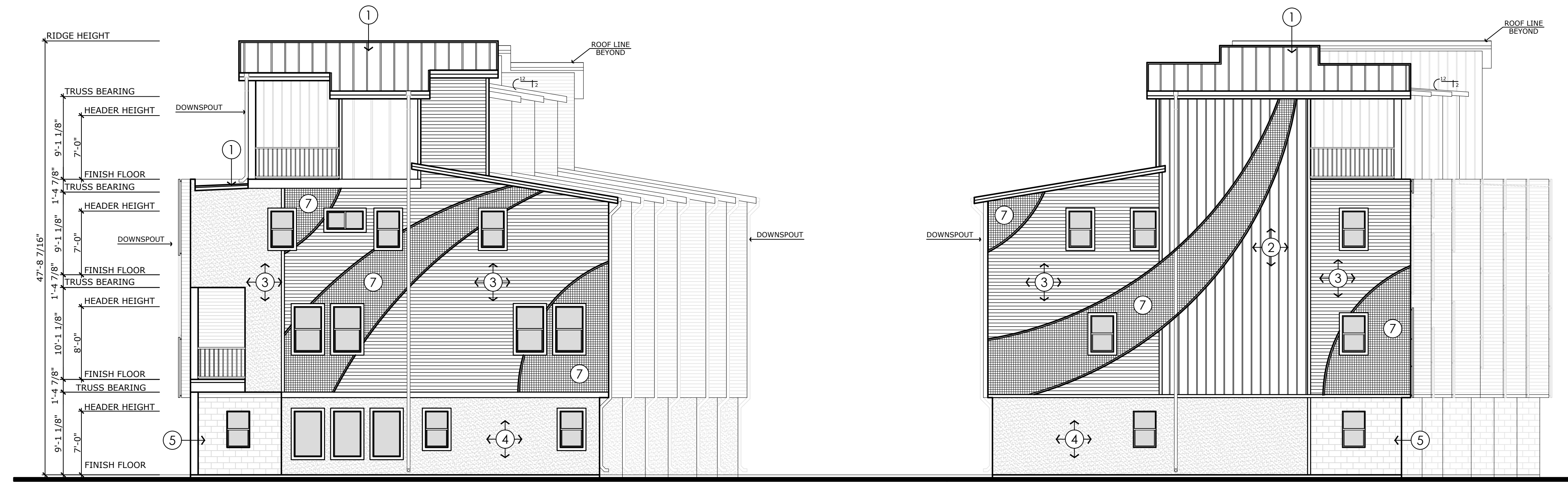
KEYNOTES

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- ④ STUCCO.
- ⑤ CMU.
- ⑥ ARTFUL HANDRAIL.
- ⑦ WIRE MESH.



**HATCH DESIGN
ARCHITECTURE**
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SOUTHWEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTHWEST ELEVATION - PRIVATE STREET

SCALE: 1/8" = 1'-0"

NEW DEVELOPMENT FOR:

JOHNSON TOWNHOMES

33RD ST., GARDEN CITY, ID. 83714

DESCRIPTION - COMMENTS

DATE: MAR 2021
DRAWN BY: ST, MAD
CHECKED BY: JLH
JOB NUMBER: 20130

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER
A-4.1
SHEET --



SITE RECAP

TOTAL PROJECT SITE: 22,471 SQ. FT. (0.516 ACRES)

AREA CALCULATIONS

PROPOSED BUILDING FOOTPRINT 11,036 SQ. FT.
TOTAL BUILDING AREA 38,806 SQ. FT.

PARKING

REQUIRED: 1 SPACE PER UNIT
1 X 14 UNITS = 14 SPACES

PROVIDED: 2-CAR GARAGE/UNIT: 2 X 8 = 16
1-CAR GARAGE/UNIT: 1 X 6 = 6
OFF-STREET PARKING: 8
TOTAL 30 SPACES

BIKE PARKING (TABLE 8-4D-3)

REQUIRED FOR MULTI-FAMILY: 1 PER 6 UNIT
14 UNIT = 3 SPACES

PROVIDED: 13 BIKE SPACES

PARCEL NUMBER: R2734541210

CITY ZONING- C-2

SETBACKS:
FRONT- 5'-0" STREET SIDE - 5'-0"
SIDES- 5'-0" REAR - 5'-0"

- ### KEYNOTES
- ① PROPOSED 25' PERMEABLE DRIVE AISLE TO SERVE AS GARAGE PARKING ACCESS, SERVICE ACCESS, STORM WATER RETENTION.
 - ② PROPOSED 5' WIDE PATHWAY.
 - ③ PROPOSED LANDSCAPING OPEN SPACE.
 - ④ 25' HEIGHT ARTFUL STREETLIGHT, SEE ELEVATION FOR CONCEPT IDEA.
 - ⑤ PERMEABLE PAVERS FOR PARKING AREA.
 - ⑥ DETACHED SIDEWALK, SEE DETAIL ON LANDSCAPE PLAN.
 - ⑦ ARTFUL BIKE RACKS, 2' SPACING BETWEEN RACKS.
 - ⑧ PROPOSED CMU WALL BASE FOR GRAFFITI ART CREATIVITY.
 - ⑨ PROPOSED 7' WIDE STAMPED CONCRETE PATHWAY.
 - ⑩ NOT USED.
 - ⑪ EXISTING OPEN DITCH.
 - ⑫ PROPOSED CONTINUING OPEN DITCH.
 - ⑬ EXISTING IRRIGATION BOX TO REMAIN.
 - ⑭ PROPOSED 5' WIDE PERMEABLE PAVER STRIP.
 - ⑮ BBQ.
 - ⑯ 3' HEIGHT DECORATIVE SCREEN FENCE.
 - ⑰ MANUFACTURED SANDSTONE SLAB BENCH.

SITE CALCULATIONS

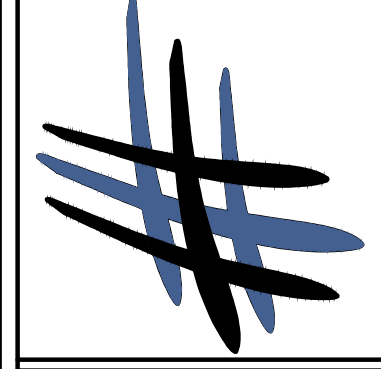
OVERALL SITE AREA: 0.516 AC. (22,471 S.F.)
TOTAL BUILDING FOOTPRINT: 11,036 S.F., (49.1%)
TOTAL IMPERVIOUS SURFACE: 3,432 S.F., (15.3%)
LANDSCAPE CALCULATIONS: 3,357 S.F., (14.9%)
PERMEABLE HARD SURFACE: 4,646 S.F., (20.7%)

AREA CALCULATION

UNIT TYPE	QUANTITY	BLDG FOOTPRINT PER UNIT (SF)	TOTAL BUILDING FOOTPRINT (SF)	BUILDING AREA PER HOME (SF)	TOTAL BUILDING AREA (SF)
20' WIDE UNIT	8	820	6560	2891	23128
18' WIDE UNIT	6	746	4476	2613	15678
TOTAL			11036		38806

- ### GENERAL NOTES
1. TRASH CARTS WILL BE STORED IN THE INDIVIDUAL GARAGES. CARTS WILL BE BROUGHT CURBSIDE FOR PICKUP.
 2. ALL MECHANICAL EQUIPMENT IS TO BE SCREENED BY BUILDING AND LANDSCAPING.
 3. EXISTING UTILITIES, VERIFY.
 4. NO OUTDOOR STORAGE AREA IS PROPOSED.

HATCH DESIGN ARCHITECTURE
200 W. 36th ST.
BOISE, IDAHO 83714
PHONE: (208) 475-3204
FAX: (208) 475-3205



THIS PLAN AND/OR DESIGN ARE NOT TO BE CHANGED OR COPIED IN ANY FORM NOR ARE THE DOCUMENTS TO BE REPRODUCED OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF HATCH DESIGN ARCHITECTURE.
THE DESIGNER AND THE DESIGNER'S CONSULTANTS ARE NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE OF THE PROJECT. THE DESIGNER AND THE DESIGNER'S CONSULTANTS ARE NOT RESPONSIBLE FOR THE PERFORMANCE OF THE PROJECT OR THE PERFORMANCE OF THE PROJECT. THE DESIGNER AND THE DESIGNER'S CONSULTANTS ARE NOT RESPONSIBLE FOR THE PERFORMANCE OF THE PROJECT OR THE PERFORMANCE OF THE PROJECT.

NEW DEVELOPMENT FOR:
JOHNSON TOWNHOMES
33RD ST., GARDEN CITY, ID. 83714

DESCRIPTION - COMMENTS

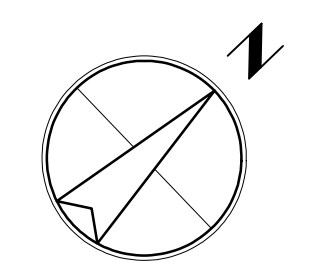
DATE	DESCRIPTION

DATE: MAR 2021
DRAWN BY: ST, MAD
CHECKED BY: JLH
JOB NUMBER: 20130

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1.0

SHEET





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ARCHITECTURE**

200 w 36th street, Garden City, Idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

June 29, 2021

Code Waiver Request PUDFY2021-0010

Planning & Zoning
Garden City
6015 Glenwood St.
Garden City, Idaho 83714

Re: **Planned Unit Development for the Johnson GC Townhome Project**
Located at: Lot 9, 10, 11, Block 33, Fairview Acres Sub No.5
E 33rd St., Garden City, ID 83714

Dear Planning Staff,

We are requesting a code waiver change the rear setback from 5' to 3'-11 ½". Reducing the rear setback will allow for a 7' wide pathway between the homes. This will lead to a better pedestrian experience and connectivity. The pathway connects the homes to 33rd street and also provides access to the common space to the Northwest side of the property. Additional architectural features have been added to the Southwest facade to increase the aesthetic. These features include varying materials, wire mesh accents and a public art wall the corner nearest to 33rd St. Please see revised Site Plan on sheet A-1.0., and Elevations on sheet A-4.0 and 4.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP
HATCH DESIGN ARCHITECTURE



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200 w 36th street, Garden City, Idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

June 29, 2021

City Comment Response PUDFY2021-0010

Planning & Zoning
Garden City
6015 Glenwood St.
Garden City, Idaho 83714

Re: **Planned Unit Development for the Johnson GC Townhome Project**
Located at: Lot 9, 10, 11, Block 33, Fairview Acres Sub No.5
E 33rd St., Garden City, ID 83714

Dear Planning Staff,

1. Required Amenities:

The proposed project will feature multiple art walls visible to the public along 33rd St. and Clay St. The Northwest side of the property will have an open space, including a water feature and walking path. Please see revised Site Plan on sheet A-1.0.

2. Required Parking:

As per 8-3A-3.G1-2 Surel Mitchell Work-Live-Create Overlay

1. One off street parking space shall be provided for each living space.
2. No off street parking is required for working spaces less than five hundred (500) square feet of interior floor area.

Units 1-4 and 8-11 will have a 2 car garages and Units 5-7 and 12-14 will have oversized 1 car garages. Also, the proposed work spaces are less than 500 sf. The proposed project will provide a total of 22 adequately screened, off street parking spaces. There will also be an additional 8 on street parallel parking spaces provided. These spaces will be constructed with permeable materials that will accent the streetscape.

3. Private Street:

The applicant is proposing a private street. Please see revised Site Plan on sheet A-1.0.

4. Rear 3'-11 ½" Setback:

Please see waiver request letter.



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5. Open Space:

As per 8-3A-3C.5 Sarel Mitchell Work-Live-Create District

5. A minimum of eighty (80) square feet of outdoor open space shall be provided for each living space. This requirement can be satisfied through porches, patios, decks and/or yard. Requires property setback, landscaping, entryway and other accessways shall not count towards this requirement.

Each unit will have an 80 SF ground floor patio and 2 additional decks on the upper level, that total approximately 250 SF.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP
HATCH DESIGN ARCHITECTURE



SUSTAINABILITY CHECKLIST

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

Compliance with 8-4G is required for all new non-residential structures, new additions over 5,001 sq. ft. to existing non-residential structures, and all new residential developments over 4 units. This is accomplished through a point system. For more details, consult 8-4G of the Garden City Code.

The following projects are exempt from the requirements of 8-4G:

1. A project that can be certified by a nationally or regionally recognized program for green building construction and/or development.
2. A residential or non-residential development that will be:
 - a. Built to the maximum density or a floor area ratio of 1.0;
 - b. Located on a site that was previously developed with at least 50% site coverage;
 - c. Located within ¼ mile of a residential zone with an average density of (10) unites per acres net;
 - d. Located within ¼ mile walking distance of at least two of the following basic services:
 - i. Restaurant
 - ii. Church or Place of Religious Worship
 - iii. Food Store
 - iv. Day Care
 - v. Dry Cleaning Establishment
 - vi. Personal or Professional Services
 - vii. Health Care and Social Services
 - viii. Post Office
 - ix. School
 - x. Health Club
3. A mixed use project in compliance with the requirements as set forth in Article 8-3G of this title.

Place a "x" next to the development that applies to your project.

X	Type of Development	Points required
X	New residential development over 4 units	6 pts. per unit
	New Non-residential development: 5,000 sq. ft. or less	12 pts.
	New Non-residential development: 5,001 – 15,000 sq. ft.	18 pts.
	New Non-residential development: 15,001 – 30,000 sq. ft.	24 pts.
	New Non-residential development: Over 30,000 sq. ft.	32 pts.
	Non-residential additions: 5,001 – 15,000 sq. ft.	12
	Non-residential additions: 15,001 – 30,000 sq. ft.	18
	Non-residential additions: Over 30,000 sq. ft.	24 pts

Using the checklist below, place an "x" next to the sustainable criteria utilized in the project. Usage of each criteria will need to be shown on the site plan and/or landscaping plan or other appropriate plan. Failure to meet the requirements of 8-4G may result in the denial of the project.

X	Sustainable Criteria	Development Type	Points
X	Project located within ¼ walking distance of one or more stops of a TOD or established public transit line usable by building occupants	ALL	4
	Shower and changing facilities for employees who may walk or bike to work are provided	Non-residential	2
	A board or computer is located in a public space that provides the following information for both employees and customers A. Information on carpooling programs B. Transit trip planning assistance C. Transit Maps D. Maps of preferred bike routes and the location(s) of secure bicycle parking, lockers and showers, if provided	Non-residential	1
	Employees are provided at no cost membership in a car-share or van-pool program in which (1) the contract is for at least 2 years, and (2) preferred parking is provided for shared parking, and (3) it is demonstrated that these cars are capable of servicing 5% of the employees	Non-residential	1
	Incentives are provided for employees who carpool or use alternative transportation to get to work. Potential incentives may include guaranteed ride home programs, preferred parking, or transit pass subsidies.	Non-residential	1
	Bike parking is provided that exceeds the standard set forth in Section XX of this code	Non-residential	2
	Pedestrian pathway or bike trails are dedicated for public use		4
	An easily accessible area is provided that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals	ALL	1
	In re-construction of existing sites, at least fifty (50) percent of non-hazardous construction and demolition debris is recycled and/or salvaged	ALL	3
	At least fifty (50) percent (based on surface area) of the existing building structure is incorporated or reused in the new structure.	ALL	2
	A minimum of fifty (50) percent of the parking spaces is provided under cover, including under deck or under roof.	Non-residential	3
X	Parking is provided underground or below, habitable space.	Non-residential; multi-family residential	1 per two spaces

	Any combination of the following for fifty (50) percent of the side hardscape including roads, sidewalks, courtyards, and parking lots is provided: A. Shade (within 5 years of occupancy) B. Paving materials with a Solar Reflectance Index (SRI) of at least 29 C. Open grid pavement system	Non-residential; multi-family residential	3
	A vegetated roof for at least fifty (50) percent of the roof area is provided	ALL	3
	Use of alternate sources of energy		
	Solar collectors are an allowed structure in the CC&R's	Residential	2
	Only captured rain water, recycled wastewater, recycled gray water, or water treated is used for non-potable uses for irrigation	ALL	4
	Landscaping is provided that does not require permanent irrigation systems. Temporary irrigation systems used for plan establishment are allowed only if removed within one year of installation	ALL	3
X	If irrigation is provided, a drip irrigation system is used.	ALL	2
X	Alternative surfaces (e.g., vegetated roofs, pervious pavement or grid pavers) and nonstructural techniques (e.g., rain gardens, vegetated swales, disconnection of imperviousness, rainwater recycling) are used to reduce imperviousness and promote infiltration thereby reducing pollutant loadings	ALL	3
	Storm water volumes generated from the site are reused for non-potable uses such as landscape irrigation, toilet and urinal flushing and custodial uses.	ALL	3
	A storm water infiltration and retention system is provided on the site.	ALL	1
	Vegetated open space areas are provided adjacent to the building that is equal to the building footprint	Non-residential	2
	The project design restores surface water systems, including streams and wetlands.	ALL	4
	The project design retains all trees on the site that are four (4) inch caliper or greater in size.	ALL	3
	The development footprint is located in the footprint of a previous building or impervious surface area.	ALL	2
	Land is dedicated for conservation of habitat or wetlands	ALL	4
	An area of ten (10) percent of the project site is dedicated for community gardens.	ALL	3
	A minimum of one acres of land is dedicated for permanent agriculture use.	ALL	4

Total Points Required for Project: 84

Total Points From Checklist 148



HATCH DESIGN
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200 W 36th Street, Boise, ID 83714 • phone 208.475.3204 • fax 208.475.3205 • email:info@hatchda.com

June 14, 2020

Dear Resident,

Prior to submittal of a Planned Unit Development application, the City of Garden City requires an opportunity for a meeting between the applicant and neighbors. This is your notice to meet and review the proposed application for a new commercial building. This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the City Planner at (208) 472-2921.

If you have questions about the development project, please contact the representative listed below.

Purpose: To review and provide comments regarding a new townhome development to be built on the Northwest corner of N. Clay Street and E. 33rd Street.

When: The meeting will be held Monday June 28th at 6:00pm.

Where: The meeting will be held on site at the Northwest corner of N. Clay Street and E. 33rd Street.

Project Description: The project is proposing the development of 14 new townhomes. The style and architecture will be complimentary to the surrounding development. The project will provide improvements to the site, including landscaping and elements which enhance the area.

If you have questions about the meeting or proposed development project, please contact:

Jeffery L. Hatch with Hatch Design Architecture LLC- Applicant's Representative
200 W 36th St., Boise, ID 83714
(208) 475-3204

Thank you for your time and we look forward to meeting you!

Sincerely,

