

EDGEMERE SUBDIVISION

PRELIMINARY PLAT & PUD

(SUBFY2024-0006)



- 0.52-acres
- R-3 Medium density residential
- 9 attached townhome units and 1 common lot for a total of 10 parcels.
- Private driveway is proposed to be owned and maintained by the Edgemere Subdivision Home Owners Association



EXISTING SITE MAP

- ◆ Existing Use – Residential.
- ◆ Existing cross-access easement for the parcels to the north. Cross access to remain with new proposed street.
- ◆ Surrounding uses within 600 feet;
 - a) Manufactured/mobile home park
 - b) Dwelling unit, single family detached
 - c) Dwelling unit, single family attached

UNIT TYPE "B-2"

2 BEDROOM, 2.5 BATH, 2 CAR GAR.

SQUARE FOOTAGE SUMMARY

GROUND LEVEL =	113 S.F.
SECOND FLOOR =	638 S.F.
THIRD FLOOR =	670 S.F.
<u>TOTAL LIVING =</u>	<u>1,421 S.F.</u>
 GARAGE =	 546 S.F.

UNIT TYPE "B-1"

2 BEDROOM, 2.5 BATH, 2 CAR GAR.

SQUARE FOOTAGE SUMMARY

GROUND LEVEL =	113 S.F.
SECOND FLOOR =	638 S.F.
THIRD FLOOR =	727 S.F.
<u>TOTAL LIVING =</u>	<u>1,478 S.F.</u>
 GARAGE =	 546 S.F.



SOUTHWEST ELEVATION



NORTHEAST ELEVATION



SOUTHWEST ELEVATION

UNIT TYPE "A"

2 BEDROOM, 2.5 BATH, 2 CAR GAR.

SQUARE FOOTAGE SUMMARY

GROUND LEVEL =	460 S.F.
SECOND FLOOR =	875 S.F.
THIRD FLOOR =	827 S.F.
<u>TOTAL LIVING =</u>	<u>2,162 S.F.</u>

GARAGE = 431 S.F.

UNIT TYPE "B-1"

2 BEDROOM, 2.5 BATH, 2 CAR GAR.

SQUARE FOOTAGE SUMMARY

GROUND LEVEL =	113 S.F.
SECOND FLOOR =	638 S.F.
THIRD FLOOR =	727 S.F.
<u>TOTAL LIVING =</u>	<u>1,478 S.F.</u>

GARAGE = 546 S.F.

UNIT TYPE "B-2"

2 BEDROOM, 2.5 BATH, 2 CAR GAR.

SQUARE FOOTAGE SUMMARY

GROUND LEVEL =	113 S.F.
SECOND FLOOR =	638 S.F.
THIRD FLOOR =	670 S.F.
<u>TOTAL LIVING =</u>	<u>1,421 S.F.</u>

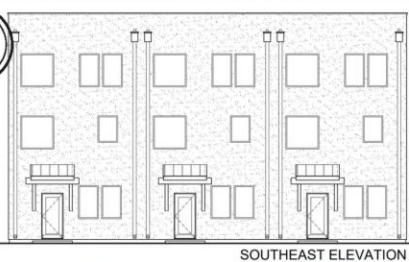
GARAGE = 546 S.F.



NORTHEAST ELEVATION

A D A M S T O W N H O U S E S
GARDEN CITY, IDAHO

PROPOSED COLOR/EXTERIOR ELEMENTS
3 UNIT 8/3/22



PAINT & STONE SELECTIONS

TRIM, FACA, FRONT DOOR & WINDOWS

SW 7069 IRON ORE

WINDOWS: BLACK ALUMINUM

VERTICAL SIDING

WOODTONE RUSTICA LAPSIDING: RIVERROCK

STUCCO

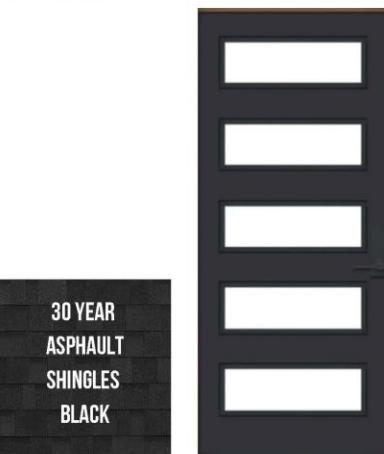
SW 7067: CITYSCAPE

SW 7064: PASSIVE

SW 7014: EIDER WHITE

GARAGE

SW 7006: GRAY MATTERS



MERRILL STONE
STORM MOUNTAIN

SHERWIN-WILLIAMS COLORSNAP | VISUALIZER



A D A M S T O W N H O U S E S

GARDEN CITY, IDAHO

PROPOSED COLOR/EXTERIOR ELEMENTS
4 UNIT 8/3/22



4



PAINT & STONE SELECTIONS

TRIM, FACIA, FRONT DOOR & WINDOWS

SW 7069 IRON ORE

WINDOWS: BLACK ALUMINUM

VERTICAL SIDING

WOODTONE RUSTICA LAPSIDING: RIVERROCK

STUCCO

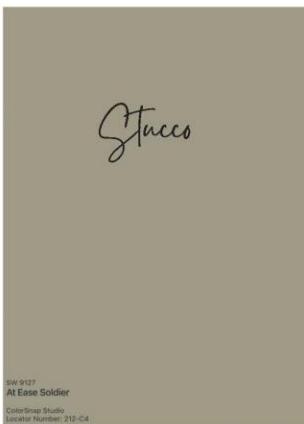
SW 6166: ECLIPSE

SW 6162: ANCIENT MARBLE

SW 9127: AT EASE SOLDIER

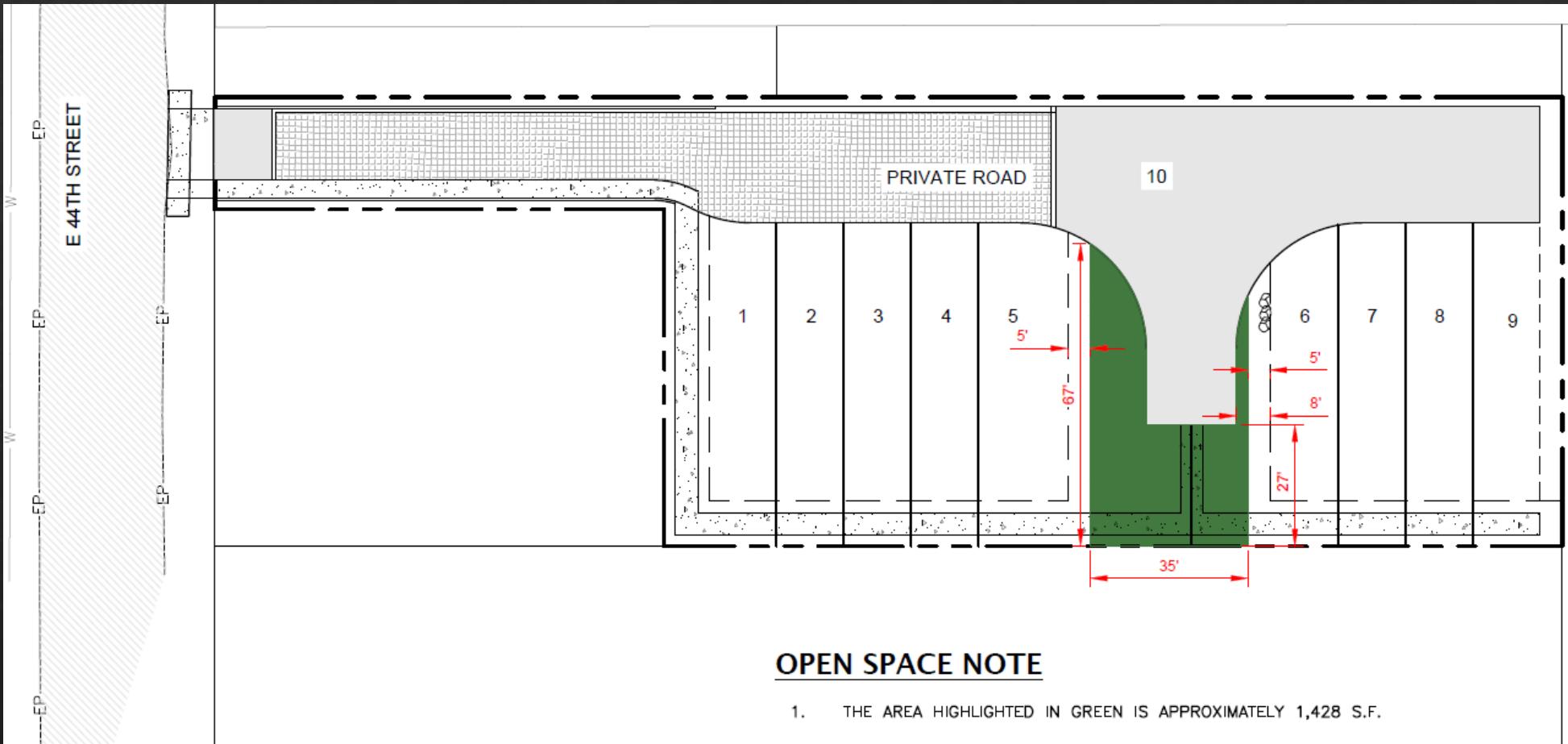
GARAGE

SW 6163: GRASSLAND



MERRILL STONE
STORM MOUNTAIN

SHERWIN-WILLIAMS COLORSNAP VISUALIZER



❖ OPEN SPACE

TOTAL SITE AREA:
0.52 ACRES

TOTAL OPEN
SPACE: 1,428 S.F.

E 44TH STREET

10

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PRIVATE ROAD

11

71'

10'

52'

7'

PROPOSED OPEN SPACE AND CROSS ACCESS EASEMENT

1 2 3 4 5 6

7 8 9 10

PROPOSED OPEN SPACE AND CROSS ACCESS EASEMENT

8'

17'

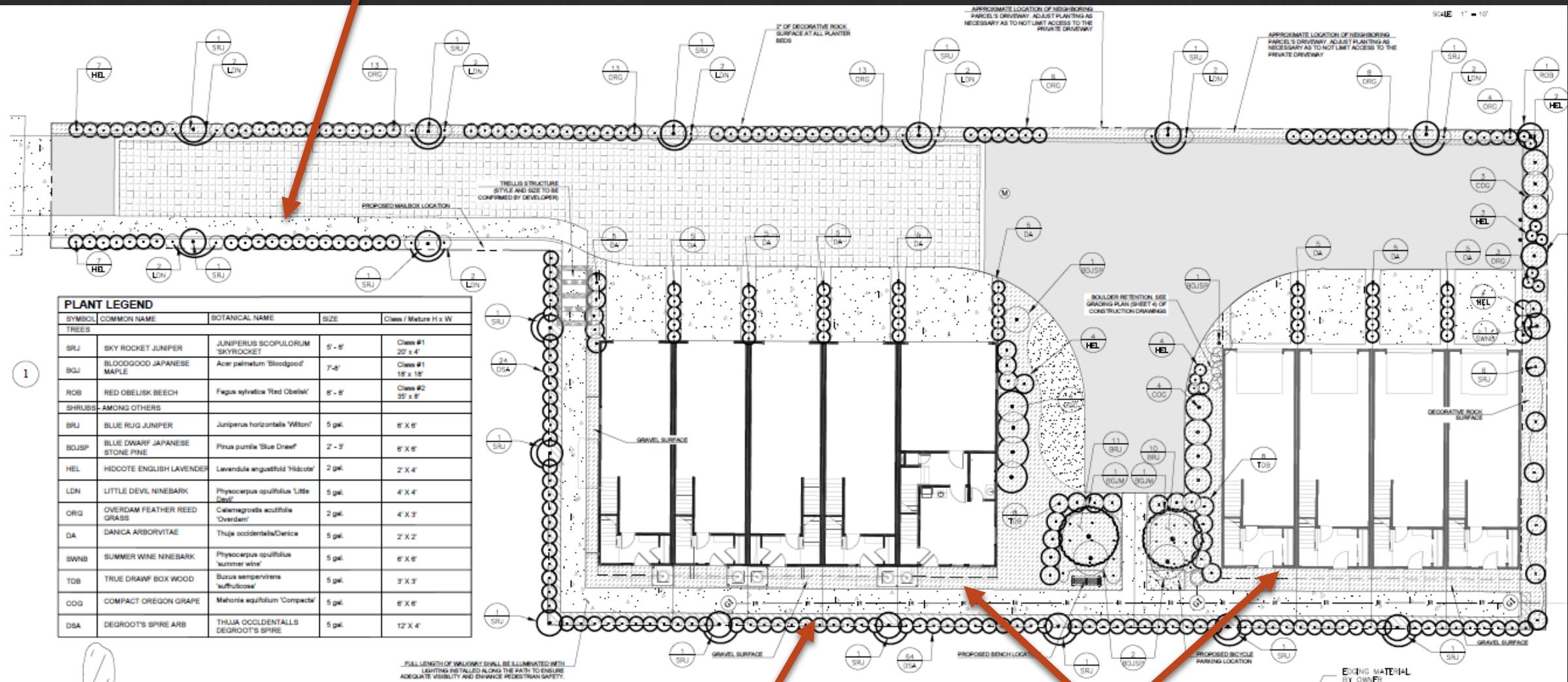
10'

200'

OPEN SPACE NOTE

1. THE AREA HIGHLIGHTED IN GREEN IS APPROXIMATELY 3,645 S.F.

4' WIDE CONCRETE
PEDESTRIAN SECTION



CROSS ACCESS EASEMENT
AND PEDESTRIAN
PATHWAY

10-FOOT
FRONT YARD
SETBACK