

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



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.
TOTAL LIVING =	2,162 S.F.

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.
TOTAL LIVING =	1,478 S.F.

GARAGE = 546 S.F.

UNIT TYPE "B-2"

2 BEDROOM, 2.5 BATH, 2 CAR GAR.

SQUARE FOOTAGE SUMMARY

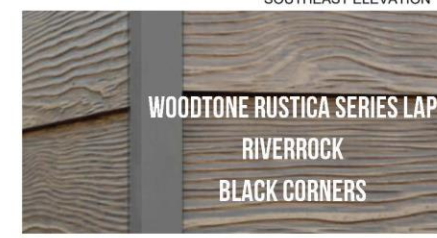
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ADAMS TOWNHOUSES GARDEN CITY, IDAHO

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



PAINT & STONE SELECTIONS

TRIM, FACIA, 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



ADAMS TOWNHOUSES 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

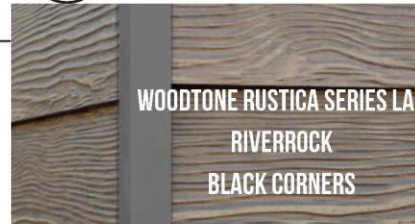
SW 6166: ECLIPSE

SW 6162: ANCIENT MARBLE

SW 9127: AT EASE SOLDIER

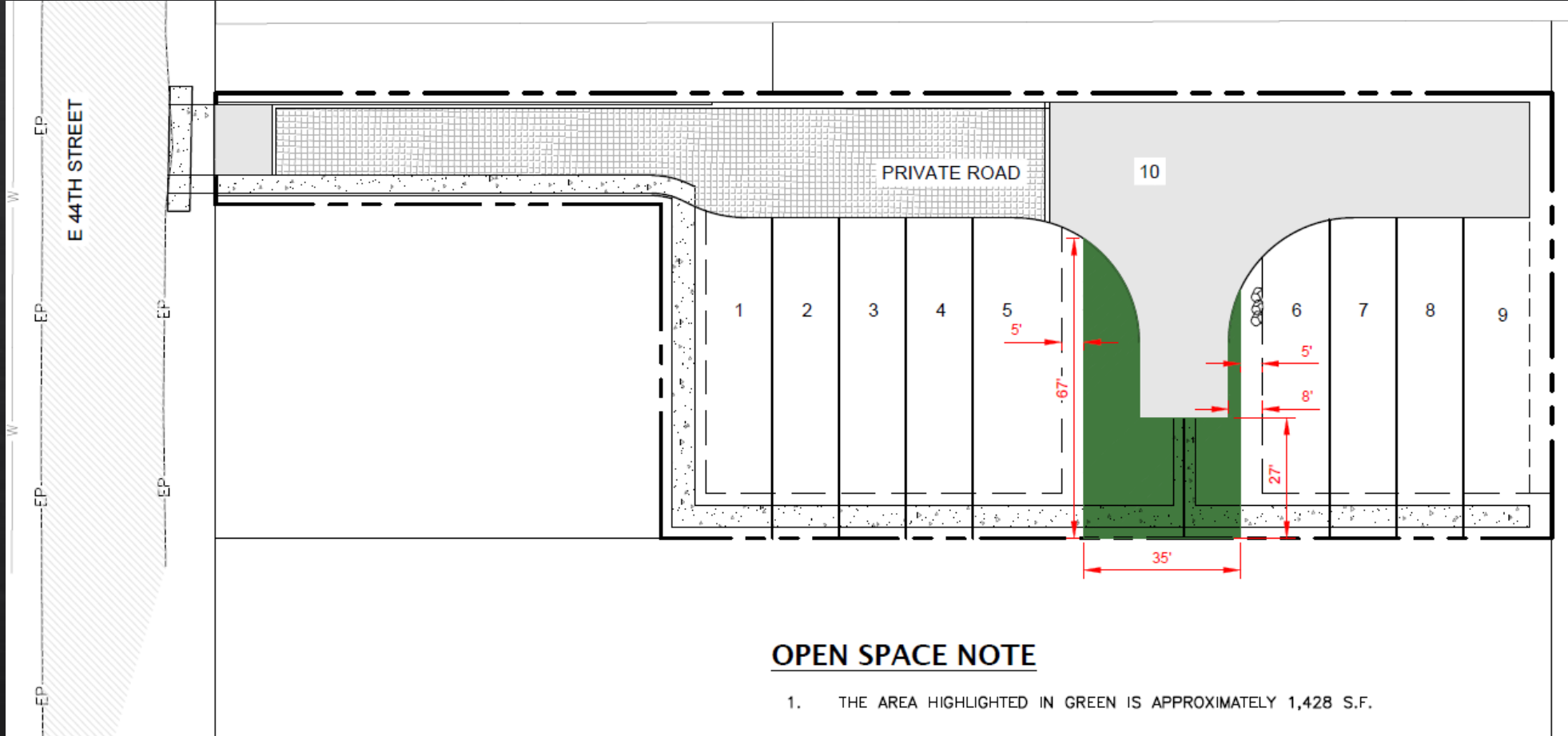
GARAGE

SW 6163: GRASSLAND



SHERWIN-WILLIAMS
COLORSNAP | VISUALIZER



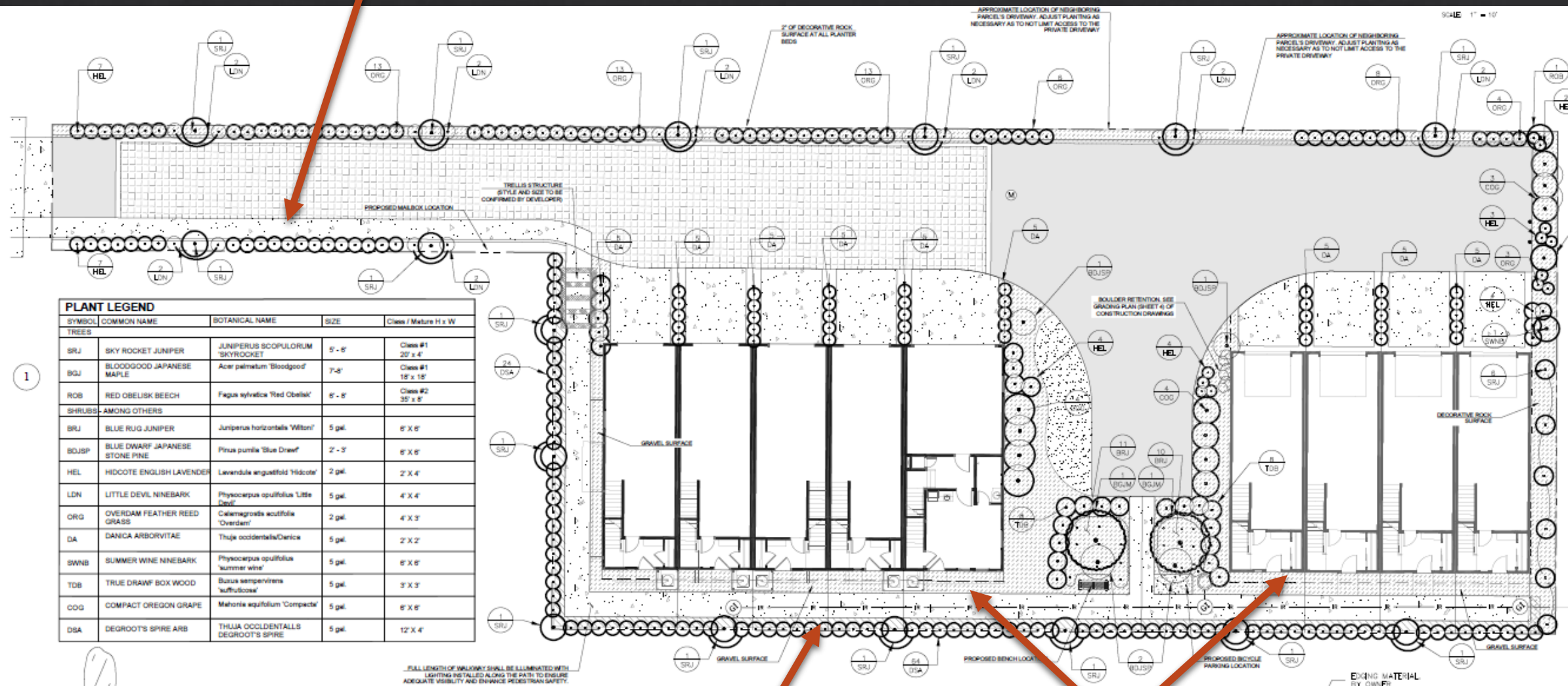


◆ OPEN SPACE

TOTAL SITE AREA:
0.52 ACRES

TOTAL OPEN
SPACE: 1,428 S.F.

4' WIDE CONCRETE
PEDESTRIAN SECTION



CROSS ACCESS EASEMENT AND PEDESTRIAN PATHWAY

10-FOOT FRONT YARD SETBACK