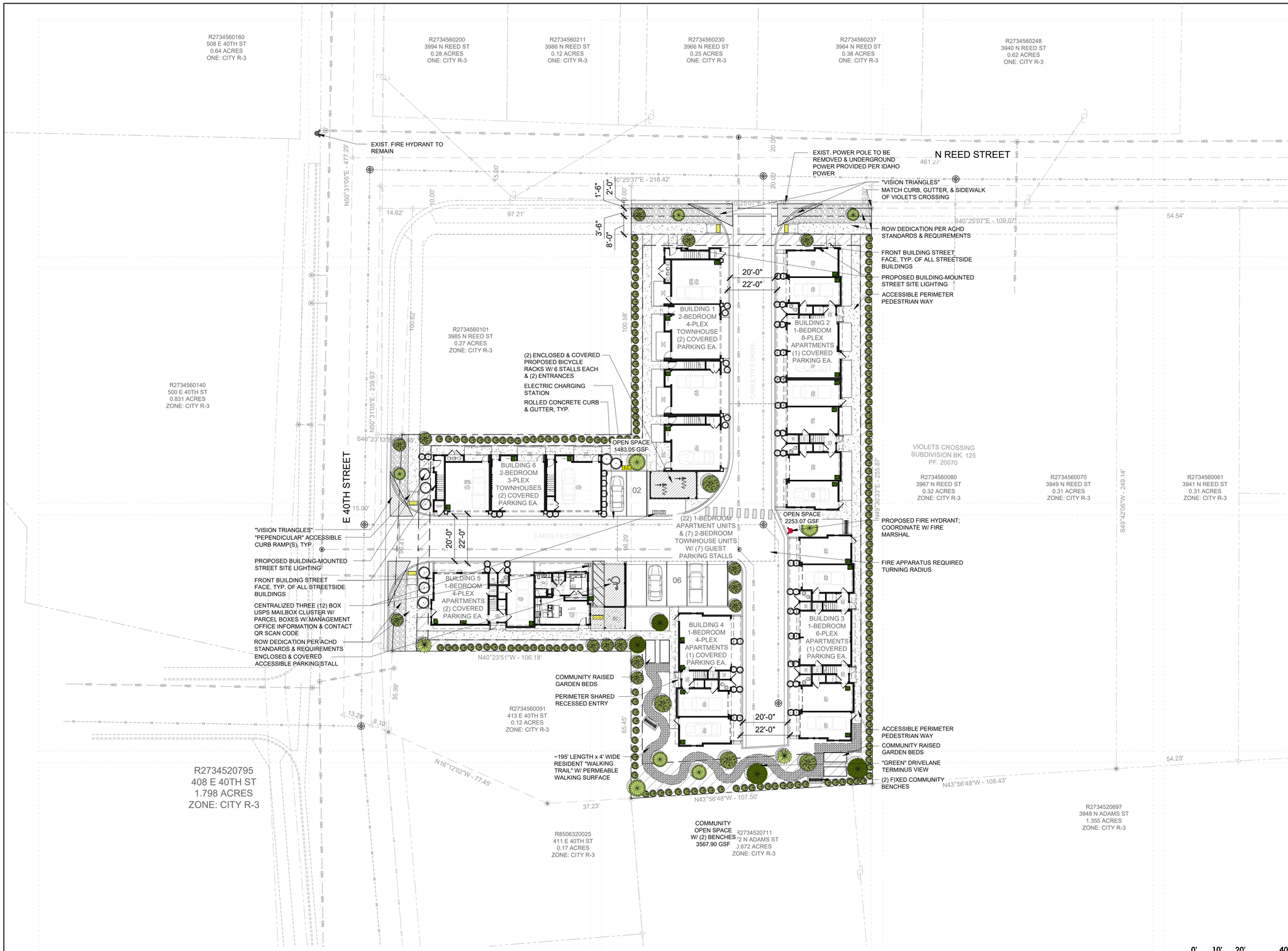

5A
A100

CONCEPT SITE MASTER PLAN

SCALE (24x36): 1:30
SCALE (12x18): 1:60

GARDEN CITY, IDAHO
TITLE 8 - DEVELOPMENT CODE

PROPOSED R-3/MED. DENSITY RES.

CAROLYN'S CIRCLE - TOWNHOUSE COMMUNITY

CONCEPTUAL PROJECT SNAPSHOT:
EXISTING UNDERLYING ZONING = R-3 MED. DENSITY RES.

PROPOSED MEDIUM DENSITY:
MAX./MIN. DENSITY = 35/14 DU/ACRE
0.88 ACRES W/ (29) UNITS = 33.00 DU/ACRE
HEIGHT ALLOWED = NO LIMIT (NO VARIANCE REQUESTED)
HEIGHT PROV'D = 38'-0" MAX.

ORDINANCE T8-2B-2 STANDARD DISTRICT PROVISIONS:
R-3 BUILDING HEIGHT ALLOWED: N/A
SETBACKS: FRONT = 5'/20'*; REAR = 15'; INT. SIDE = 0'/5'*; STREET SIDE = 5'; BETWEEN BLDGS = 10'; RE: 8-2B-3(F)(7); 8-2C-15;

COVERAGE:
MAX. LOT COVERAGE = 70%
BUILDING COVERAGE PROV'D = 11,775.65 GSF
- (11755.65/38332.8) = 30.7%
PAVED AREA PROV'D = 14,822.05 GSF
- (14822.05/38332.8) = 38.7%
LANDSCAPE PROV'D = 9,820.46 GSF
- (9820.46/38332.8) = 25.6%
5% OF SITE DEDICATED TO PUBLIC ROW
MIN. LOT AREA = 14 DU/ACRE
MIN. STREET FRONTAGE = 30'; PROVIDED > 30'

ORDINANCE T8-2B-2 STANDARD DISTRICT PROVISIONS:
RE: BUILDING ELEVATIONS

ORDINANCE T8-4D-2-6 PARKING STANDARDS (T8-4D-2):
PARKING REQ'D: 1 DU/ 2 DU = 1.5 STALLS/ 2.5 STALLS
GUEST REQ'D: 0.5/(FIRST 10 DU), 0.10 (REMAINDER)
ON-SITE PARKING PROV'D = 48 TOTAL STALLS
(0.5 GUEST STALLS / UNIT)
PARKING RATIO = 2.09 STALLS/UNIT

COVERED PARKING REQ'D = 1/DU MIN.
COVERED PARKING PROV'D = 2/DU AT EA. 2-BEDROOM
= 1/DU AT EA. 1-BEDROOM

8-4E-4 INTERNAL CIRCULATION STANDARDS:
PRIVATE STREET = 20' MIN. WIDTH

(1) FIRE APPARATUS ACCESS ROADWAYS:
(2) MAIN ACCESSES AT CAROLYN'S DRIVE OFF E 40TH ST. & N REED STREET

8-4I-3, 4, 5 GENERAL LANDSCAPE/PERIMETER STANDARDS:
LANDSCAPE 5% OF GROSS SITE AREA
LANDSCAPE MF GSF REQ'D = 1,916.64 GSF
LANDSCAPE MF GSF PROV'D = 5,368.00 GSF
INTERIOR LANDSCAPE/GREEN SPACE = 3,846.76 GSF
804-4I(B)(3) ONE TREE PER (1,000 SF) & (1) ONE SHRUB PER (150 SF) = (10) TREES & (64) SHRUBS TOTAL
*PERIMETER LANDSCAPE REQ'D = 10' MIN.
PERIMETER LANDSCAPE PROV'D = 5' MIN.
*PERIMETER LANDSCAPE VARIANCE REQUESTED TO REDUCE MIN. WIDTH FROM 10' TO 5'.

8-4L-4 & 5 OPEN SPACE STANDARDS:
COMMON OPEN SPACE REQ'D = 7,250 GSF
*OPEN SPACE VARIANCE REQUESTED TO REDUCE OPEN SPACE REQUIREMENT FOR MIN. OPEN SPACE DIMENSION FROM 20' TO 10'
COMMON OPEN SPACE REQ'D = 7,250.00 GSF
COMMON OPEN SPACE PROV'D = 7,304.02 GSF
PRIVATE OPEN SPACE REQ'D = 2,320 GSF
PRIVATE OPEN SPACE PROV'D = 2,320 GSF

804-4I(B)(4) TREES MAY BE SUBSTITUTED FOR 1/2 OF REQUIRED SHRUBS AT RATIO OF (1) TREE = (10) SHRUBS
804-4I(B)(5) CLASS II OR III TREES CAN BE SUBSTITUTED AT RATIO (2) CLASS I FOR EVERY CLASS II OR II TREES

ORDINANCE 8-4I-8, B; LANDSCAPE DETAILS TO BE REVIEWED AND APPROVED CONSISTENT WITH ALL CITY REQUIREMENTS DURING PLAN REVIEW.

PRESSURIZED DRIP IRRIGATION SYSTEM THROUGHOUT SITE W/ 1"-2" STONE LANDSCAPING AGGREGATE COVER

(1) PROPOSED FIRE HYDRANT LOCATIONS; COORD. W/ LOCAL FIRE MARSHAL

INDIVIDUAL UNIT GARBAGE CANS STORED IN UNIT GARAGE

(12) BOX USPS MAILBOX CLUSTER W/ DESIGNATED PARCEL DELIVERY BOXES

MULTIFAMILY AMENITIES:

(440 GSF) PRIVATE COMMUNITY GREEN SPACE W/ BUFFALO GRASS TO MINIMIZE WATER CONSUMPTION & (2) BENCHES

~195' LENGTH x 4' WIDE RESIDENT "WALKING TRAIL"

ENCLOSED BICYCLE STORAGE W/ (6) SPACES PER RACK

COMMUNITY RAISED BED GARDEN

ADDITIONAL AMENITIES:

CONCRETE SIDEWALK AND PEDESTRIAN PATHWAYS AROUND SITE

WATER CONSERVATION LANDSCAPING THROUGHOUT W/ DRIP IRRIGATION SYSTEM CENTRALLY METERED THROUGH HOA; RE: APPLICATION LANDSCAPING INFORMATION

CLOSE PROXIMITY TO PUBLIC TRANSIT @ W CHINDEN & E 39TH ST STOP, & BOISE RIVER GREENBELT

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535 SAWTOOTH STREET
MOUNTAIN HOME , ID 83647
P: 208.590.5109

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CAROLYN CIRCLE
3981 N REED STREET
GARDEN CITY, ID

PROJECT:

DATE	DESCRIPTION
04.11.23	PUD SUBMIT REVIEW SET
05.23.23	RESUBMITTAL REVIEW SET
06.22.23	RESUBMITTAL REVIEW SET

CONCEPT SITE MASTERPLAN

PROJECT #: 23.001
DRAWN BY: TKM
CHECKED BY:
SHEET #
A100

PUD SUBMISSION SET 04/11/2023