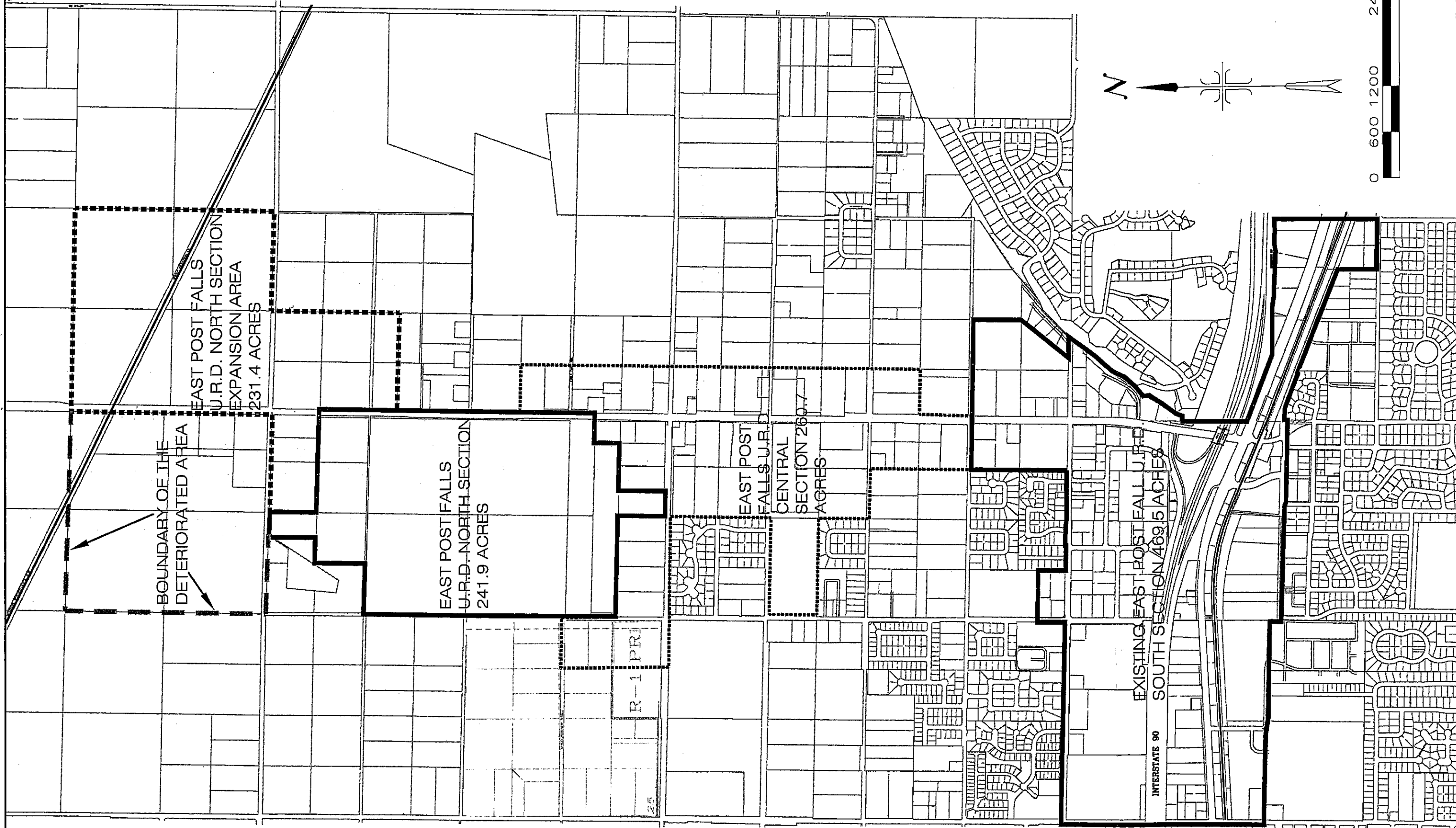


East Post Falls Urban Renewal District
Attachment #1

20-05-041

CAD FILE: 20-05-041 SITE MAP



BOUNDARY OF THE DETERIORATED AREA

EAST POST FALLS U.R.D. NORTH SECTION EXPANSION AREA 231.4 ACRES

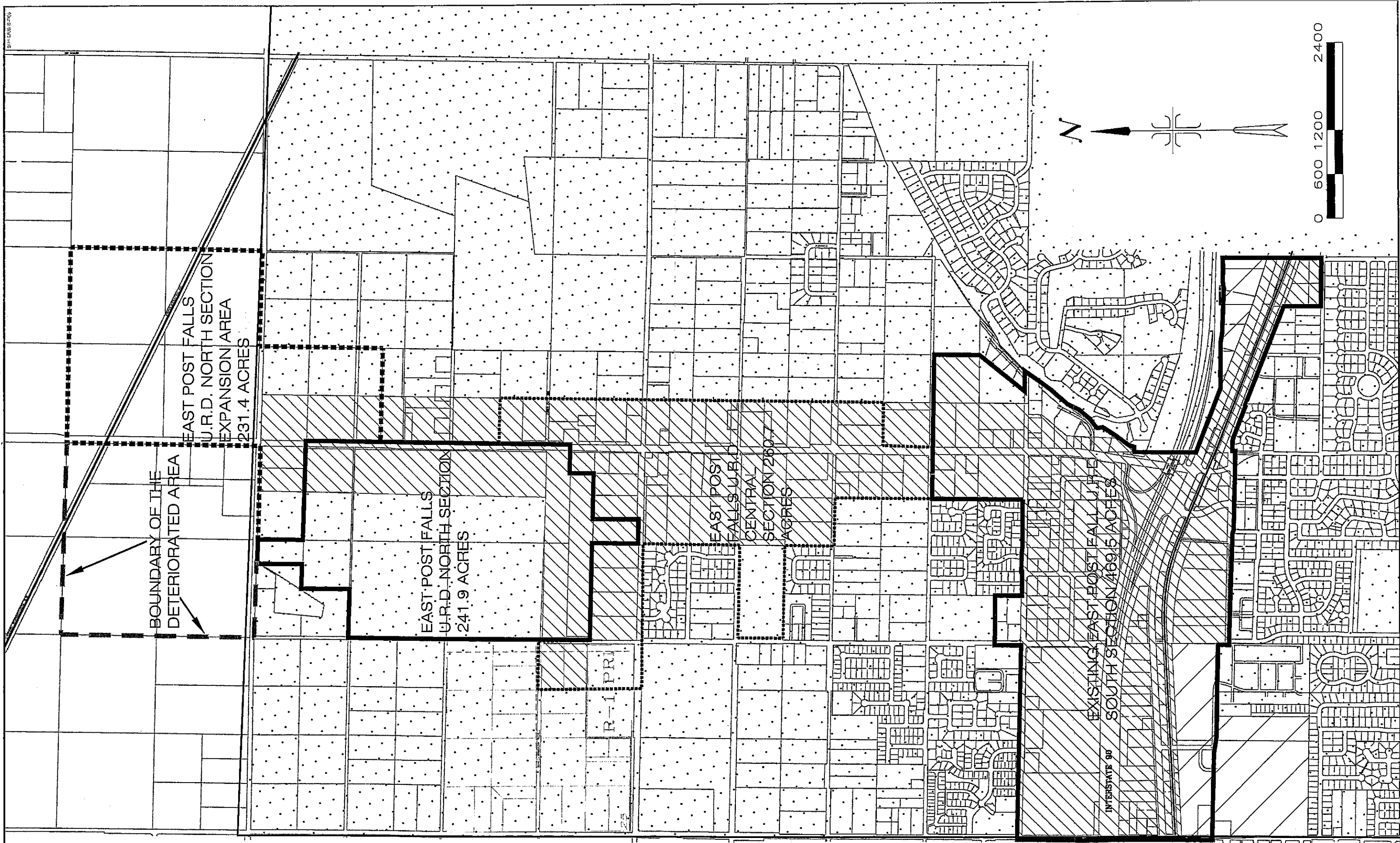
EAST POST FALLS U.R.D. NORTH SECTION 241.9 ACRES

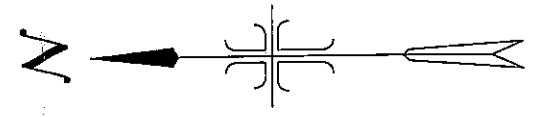
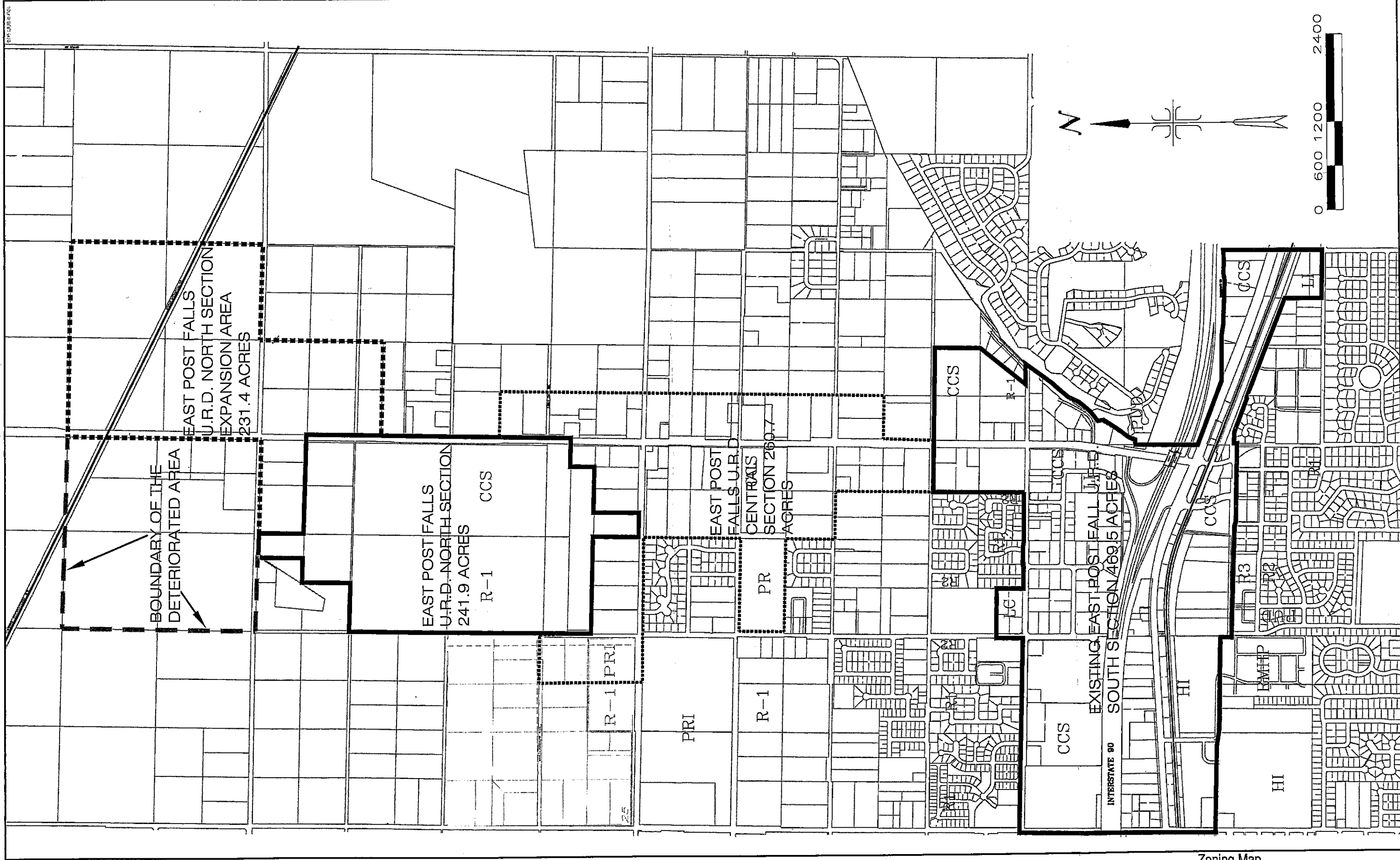
EAST POST FALLS U.R.D. CENTRAL SECTION 260.7 ACRES

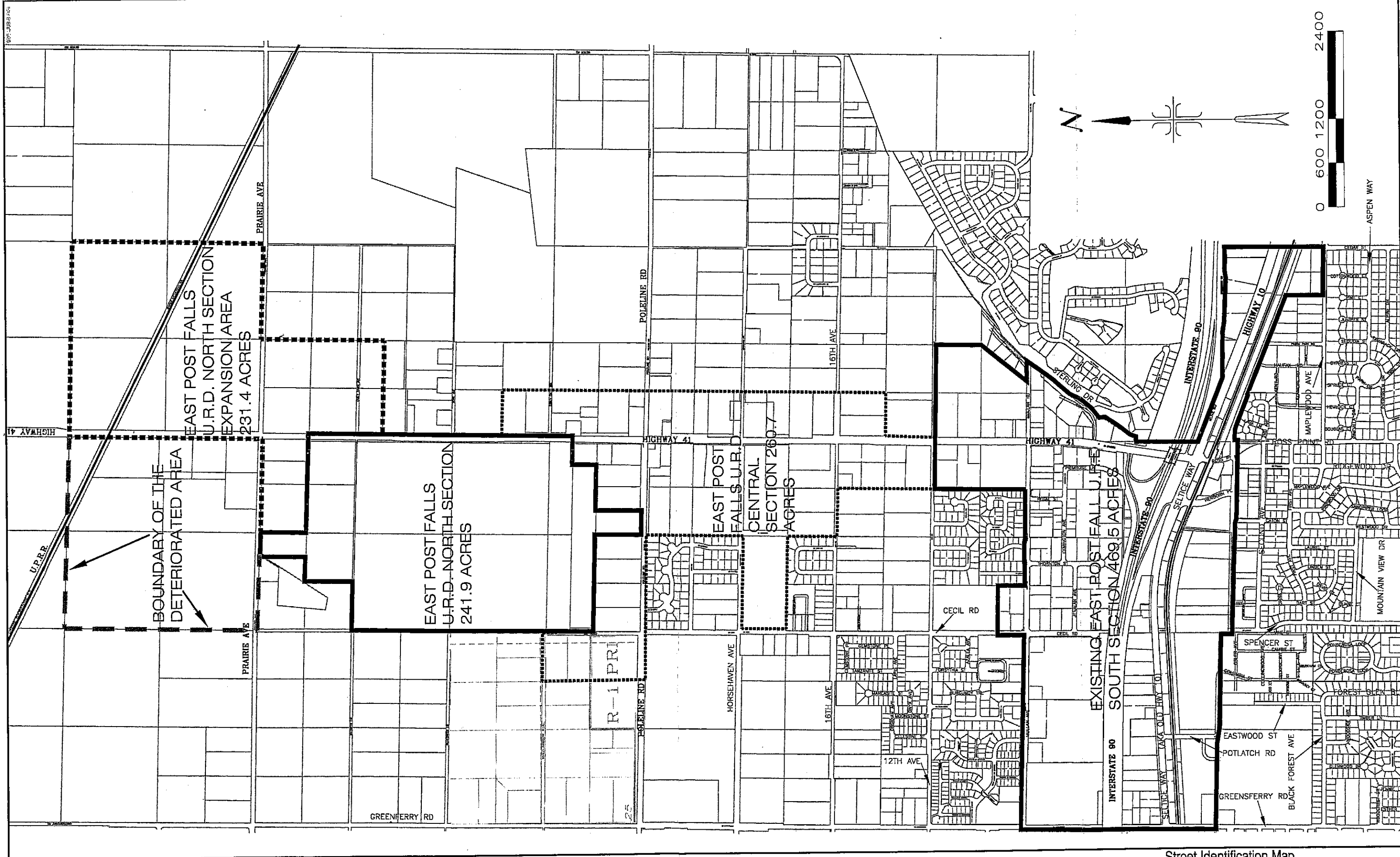
EXISTING EAST POST FALLS U.R.D. SOUTH SECTION 469.5 ACRES

INTERSTATE 90

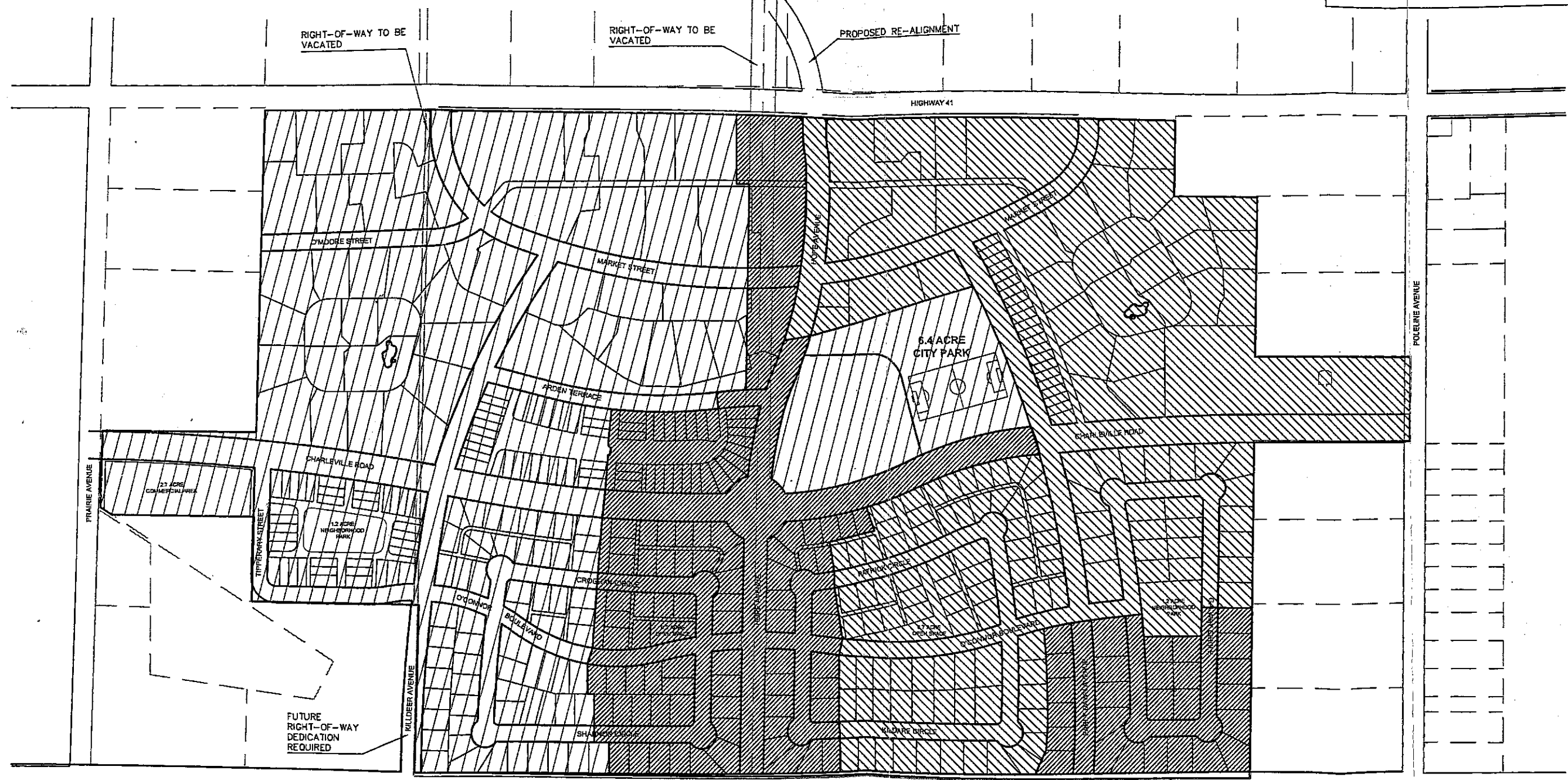
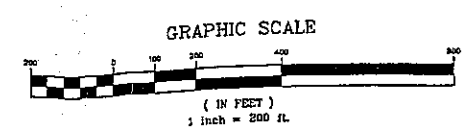
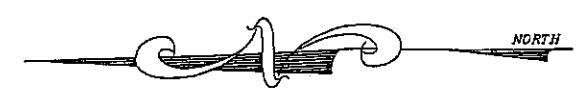
R-1 PRI







Street Identification Map
Attachment #5



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISION
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Tullamore Planned Unit Development
Phasing Plan
ATTACHMENT P-1

CAD FILE: 2005043 PHASING
PROJECT #: 2005-043
DRAWING NO.: E-2005-043
DRAWN BY:
CHECKED BY:
SCALE OF SHEET
HOR SCALE: AS SHOWN
VER SCALE: NONE
LAST UPDATED: 6/24/05
SHEET
3 OF 10

Total Site Data Table 6/20/2005

	Square Feet	Acres	Dwelling Units	Lots	% of Property
Retail / Commercial	1,528,232	36.02	Non Residential	20	15.5
Office Space	339,282	7.78	Non Residential	7	5.4
Church	235,831	5.37	Non Residential	1	2.5
Right of Way	2,245,728	51.36	Non Residential	N/A	22.2
Open Space	1,130,278	25.72	Non Residential	N/A	11.1
Assisted Living	228,807	6.17	118	1	2.7
Apartments	1,329,846	31.22	485	46	15.4
Charleston Row	482,716	11.08	118	114	4.8
Patio	856,508	19.66	114	114	8.5
Single Family 7-8k	765,069	17.33	79	79	7.5
Custom SF 10k	429,819	9.87	37	37	4.2
Custom SF 12k	445,841	10.24	31	31	4.4
Totals	10,122,205	232.83	883	482	100.0

Units/Dwelling Unit / Acre: 4.27
Units/Dwelling Unit / Acre: 5.49

Notes:
1. Apartments assume 10 to 12 dwelling units per building, 15 units to the acre
2. Assisted living facility assumes 800 sq ft per unit which includes multi-purpose common area
3. Open Space includes patios, plazas and sidewalks outside of the Right-of-Way

Phase 1 Site Data Table 6/20/2005

	Square Feet	Acres	Dwelling Units	Lots	% of Property
Retail / Commercial	510,249	11.72	Non Residential	11	14.5
Office Space	0	0.00	Non Residential	0	0.0
Church	0	0.00	Non Residential	0	0.0
Right of Way	774,486	17.70	Non Residential	N/A	22.0
Open Space	224,287	5.26	Non Residential	N/A	6.7
Assisted Living	228,807	6.17	118	1	7.6
Apartments	228,807	6.17	118	1	7.6
Charleston Row	482,716	11.08	118	114	17.9
Patios	79,277	1.82	22	22	2.3
Single Family 7-8k	369,413	8.48	50	50	10.5
Single Family 7-8k	127,694	2.93	13	13	3.5
Custom SF 10k	232,158	5.31	25	25	8.3
Custom SF 12k	232,864	5.34	16	16	6.6
Totals	3,518,496	80.77	491	128	100.0

Phase 2 Site Data Table 6/20/2005

	Square Feet	Acres	Dwelling Units	Lots	% of Property
Retail / Commercial	177,145	4.07	Non Residential	3	8.4
Office Space	0	0.00	Non Residential	0	0.0
Church	0	0.00	Non Residential	0	0.0
Right of Way	578,228	13.21	Non Residential	N/A	33.0
Open Space	194,623	4.47	Non Residential	N/A	9.2
Assisted Living	0	0.00	0	0	0.0
Apartments	0	0.00	0	0	0.0
Charleston Row	122,442	2.81	27	27	5.8
Patios	224,059	5.12	36	36	12.4
Single Family 7-8k	312,988	7.19	32	32	14.8
Single Family 7-8k	187,889	4.29	12	12	6.5
Custom SF 10k	213,277	4.89	15	15	10.0
Custom SF 12k	213,277	4.89	15	15	10.0
Totals	2,119,883	48.41	122	126	100.0

Phase 3 Site Data Table 6/20/2005

	Square Feet	Acres	Dwelling Units	Lots	% of Property
Retail / Commercial	851,832	20.24	Non Residential	15	19.6
Office Space	339,282	7.78	Non Residential	7	7.6
Church	235,831	5.37	Non Residential	1	5.7
Right of Way	793,064	18.21	Non Residential	N/A	17.7
Open Space	671,527	15.87	Non Residential	N/A	13.4
Assisted Living	0	0.00	0	0	0.0
Apartments	720,868	16.78	245	22	16.9
Charleston Row	281,142	6.45	28	28	4.5
Patios	293,025	6.69	28	28	4.5
Single Family 7-8k	314,286	7.22	34	34	7.0
Single Family 7-8k	0	0.00	0	0	0.0
Custom SF 10k	0	0.00	0	0	0.0
Custom SF 12k	0	0.00	0	0	0.0
Totals	4,490,721	103.09	380	176	100.0

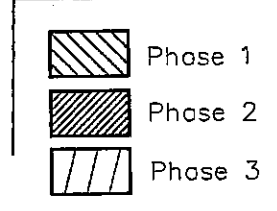


FIGURE 12



Tullamore



J-U-B ENGINEERS, Inc.
7825 Meadowlark Way
Coeur d'Alene, Idaho 83815

Phone: 208.762.8787
Fax: 208.762.9757
www.jub.com

PRELIMINARY
PLANS

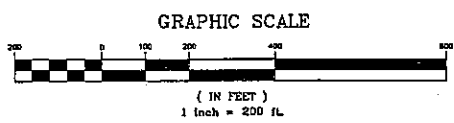
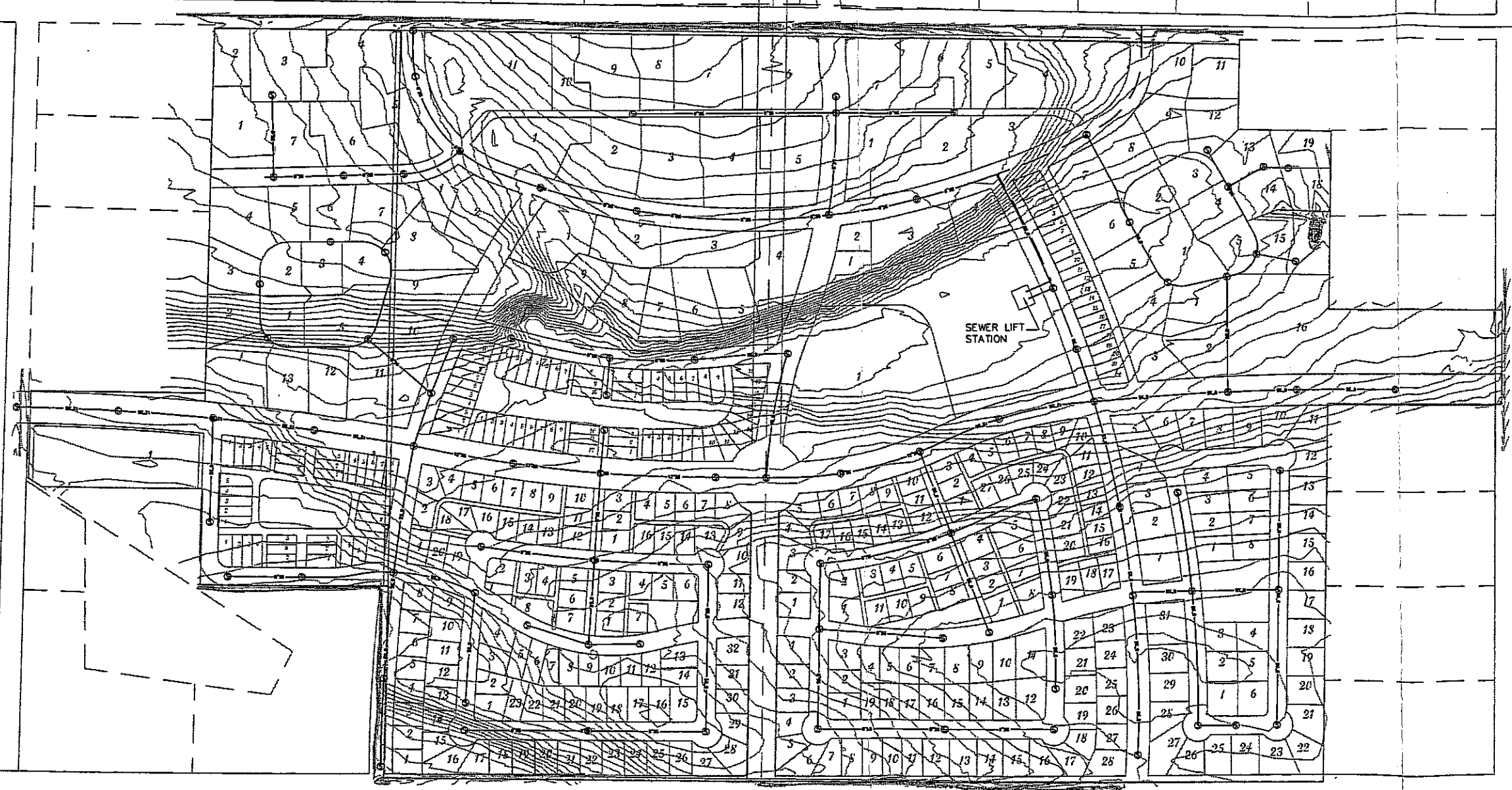
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WRITTEN PERMISSION OF JUB ENGINEERS, INC.

NO.	DESCRIPTION	BY	DATE

Tullamore Planned Unit Development

Concept Sewer Plan



- EXISTING SEWER ————
- GRAVITY SEWER ————
- PRESSURE SEWER ————
- SEWER MANHOLE ⊙

FIGURE 16

CAD FILE: 2045-045 UTILITIES
PROJECT: 20-20-045
DRAWING NO.: 160000
DRAWN BY:
DESIGN BY:
CHECKED BY:
SCALE OF SHEET: 1" = 200'
AT FULL SIZE IF NOT ONE INCH SCALE ACCORDINGLY
HOR SCALE: AS SHOWN
VER SCALE: NONE
LAST UPDATED: 8/27/05
SHEET
7 OF 10