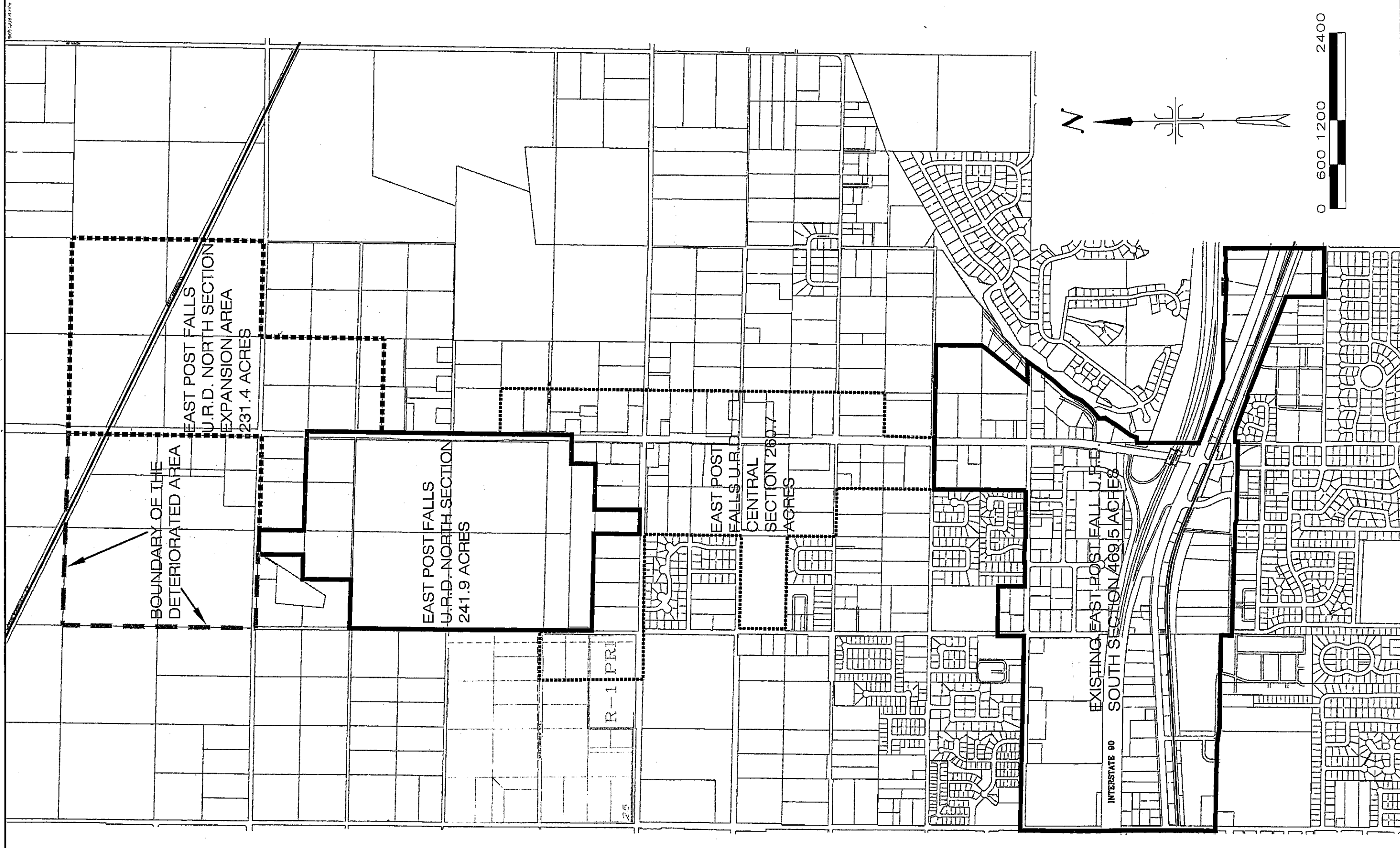
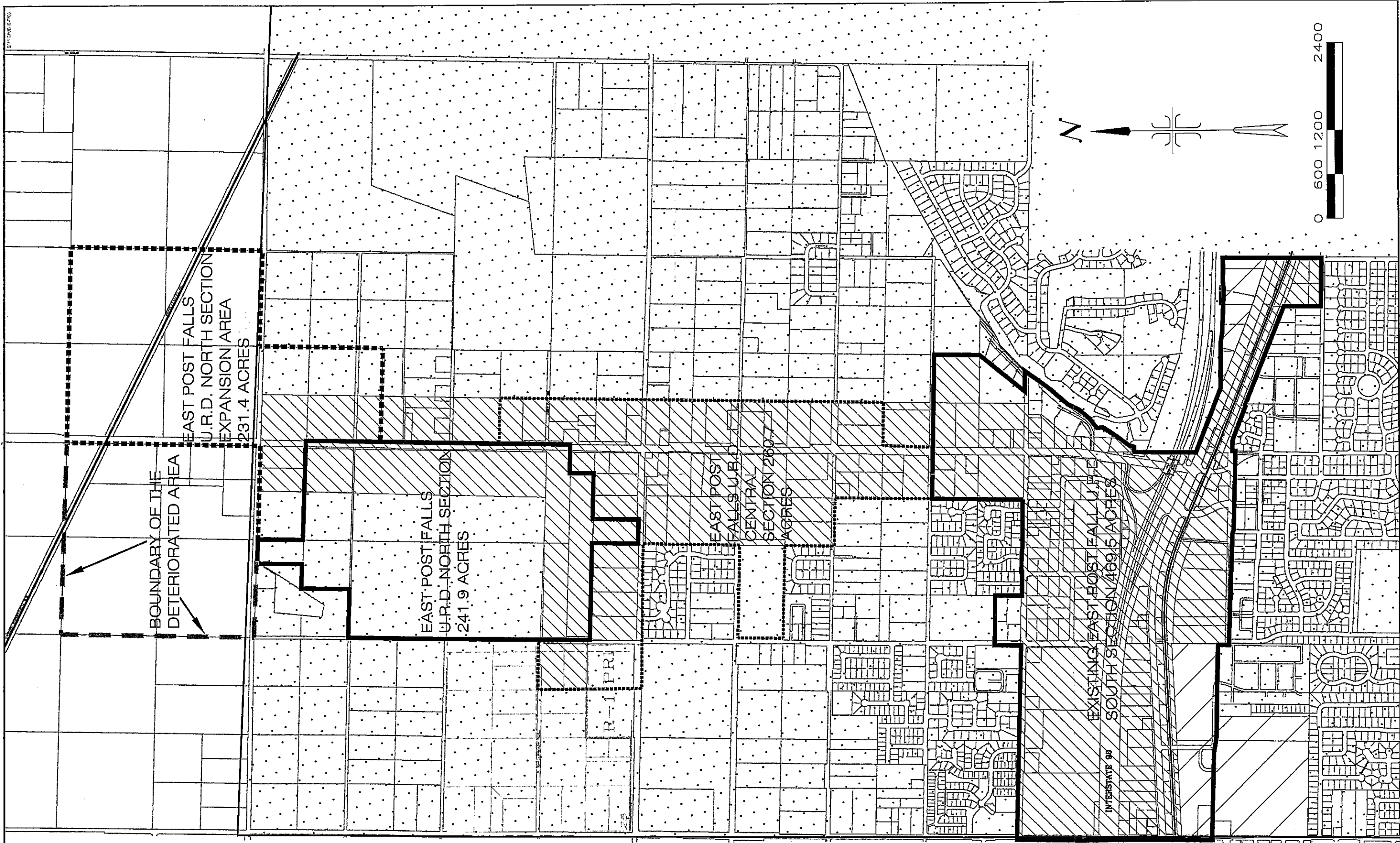
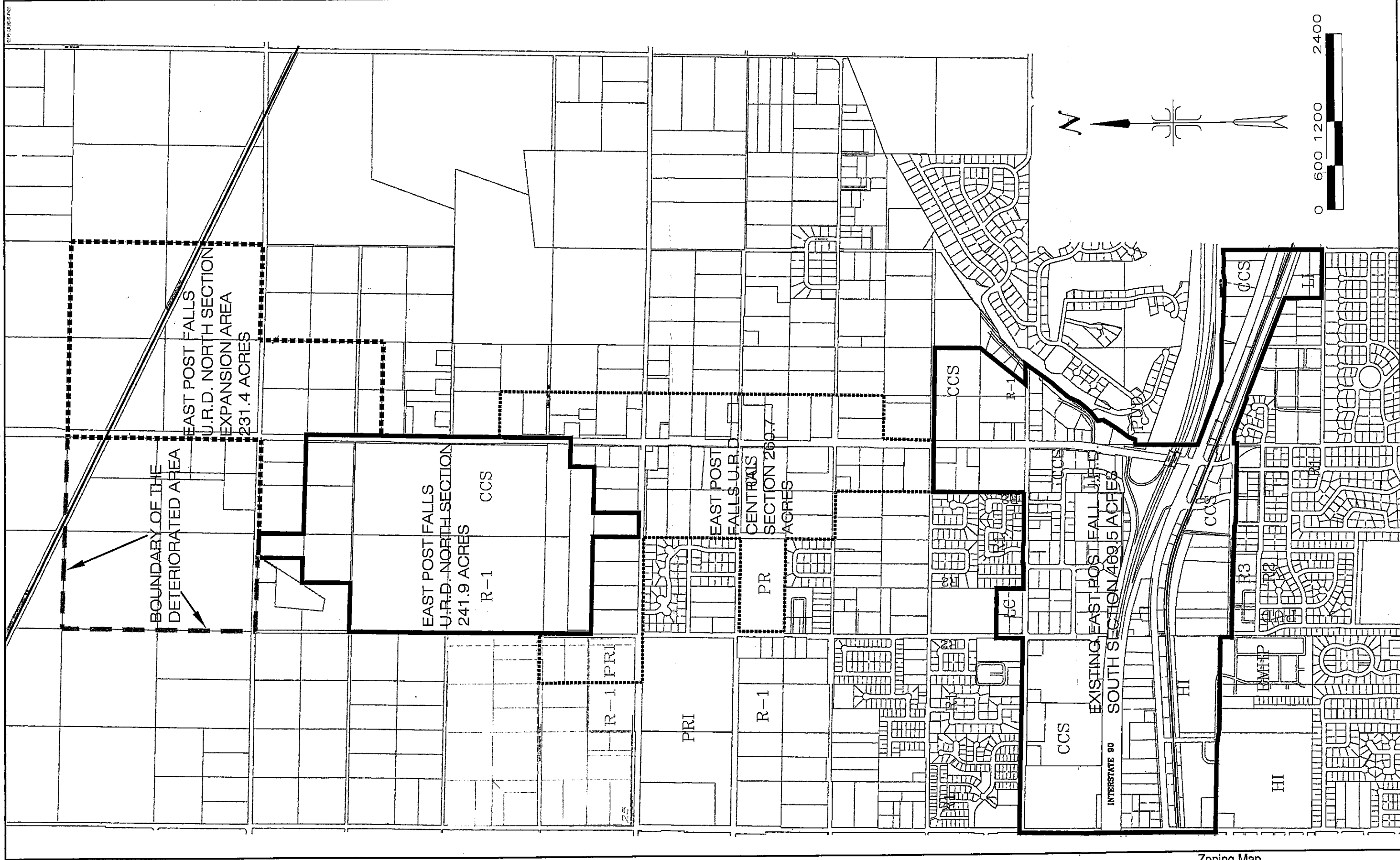


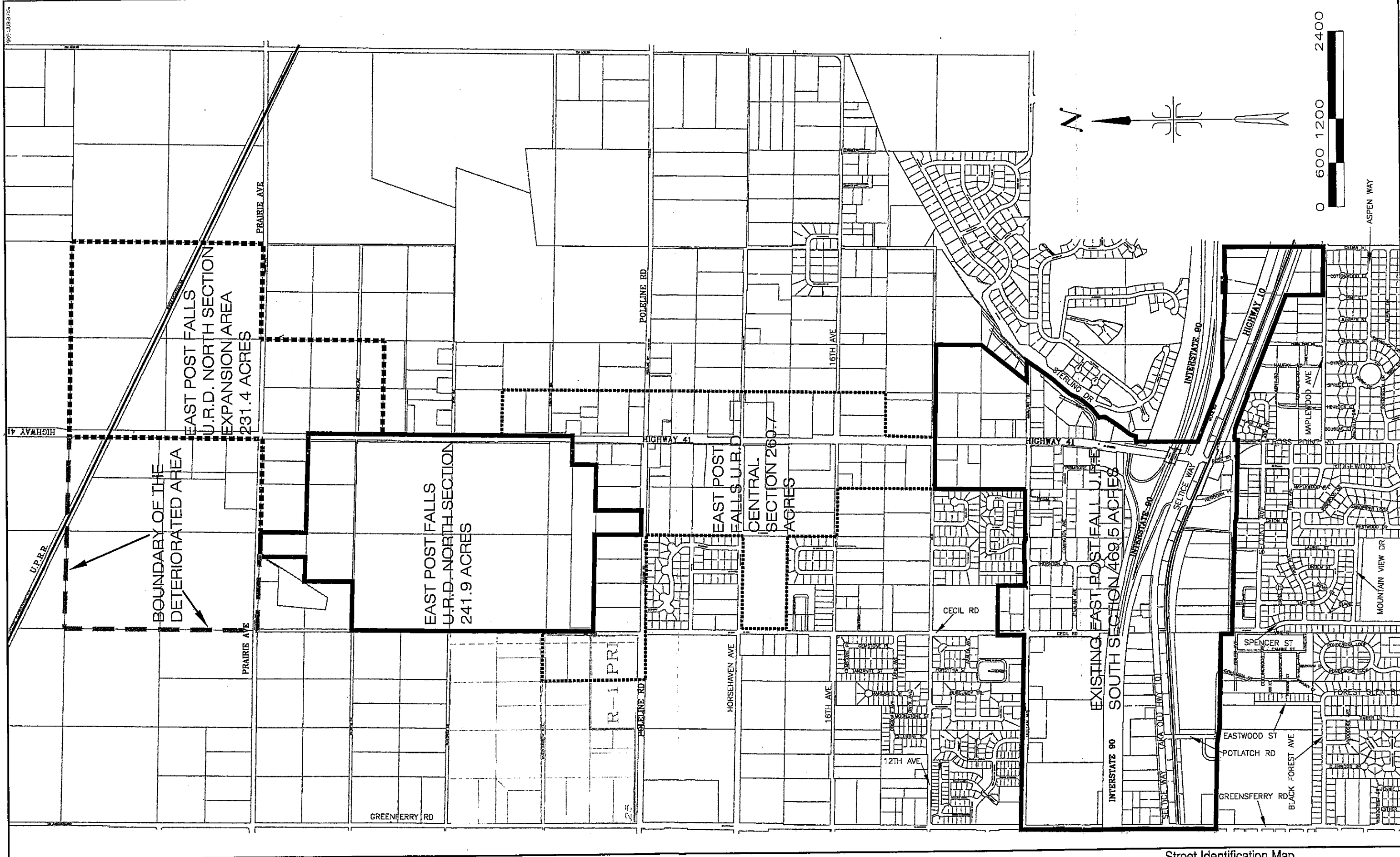
East Post Falls Urban Renewal District
Attachment #1



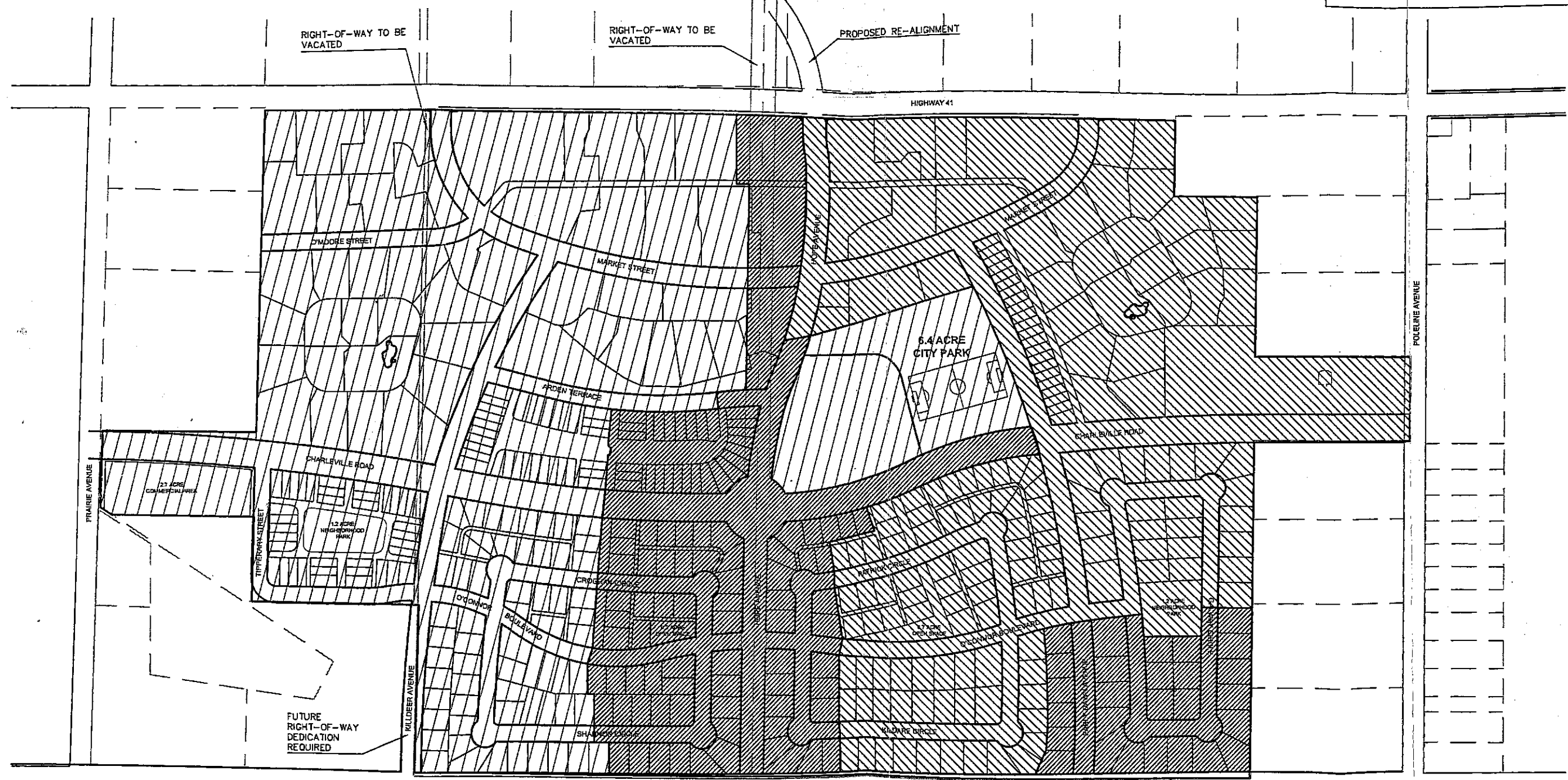




Zoning Map Attachment #4



Street Identification Map
Attachment #5



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISION
 NO. DESCRIPTION DATE
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Tullamore Planned Unit Development
 Phasing Plan
ATTACHMENT P-1

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	1,120,278	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
 Lots/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	120,941	2.81	347	22	17.9
Patios	79,377	1.82	22	22	2.3
Single Family 7-8k	309,413	7.08	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	232,804	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	194,625	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	4.30	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	2,118,983	48.41	122	126	100.0

Phase 3 Site Data Table 6/20/2005

	Square Feet	Acres	Dwelling Units	Lots	% of Property
Retail / Commercial	851,838	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	793,056	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	720,808	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

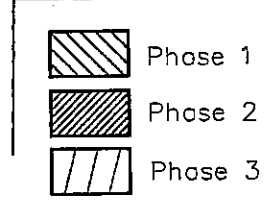


FIGURE 12

CAD FILE: 2005043 PHASING
 PROJ #: 2005-043
 DRAWING NO.: E:\2005
 DRAWN BY:
 CHECKED BY:
 ONE INCH
 AT FULL SIZE, IF NOT ONE
 INCH, SCALE ACCORDINGLY
 SCALE OF SHEET
 HOR SCALE: AS SHOWN
 VERT SCALE: NONE
 LAST UPDATED: 6/20/05
SHEET
3
OF 10



Tullamore



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Coeur d'Alene, Idaho 83815

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Fax: 208.762.9757
www.jub.com

PRELIMINARY
PLANS

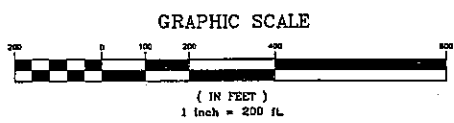
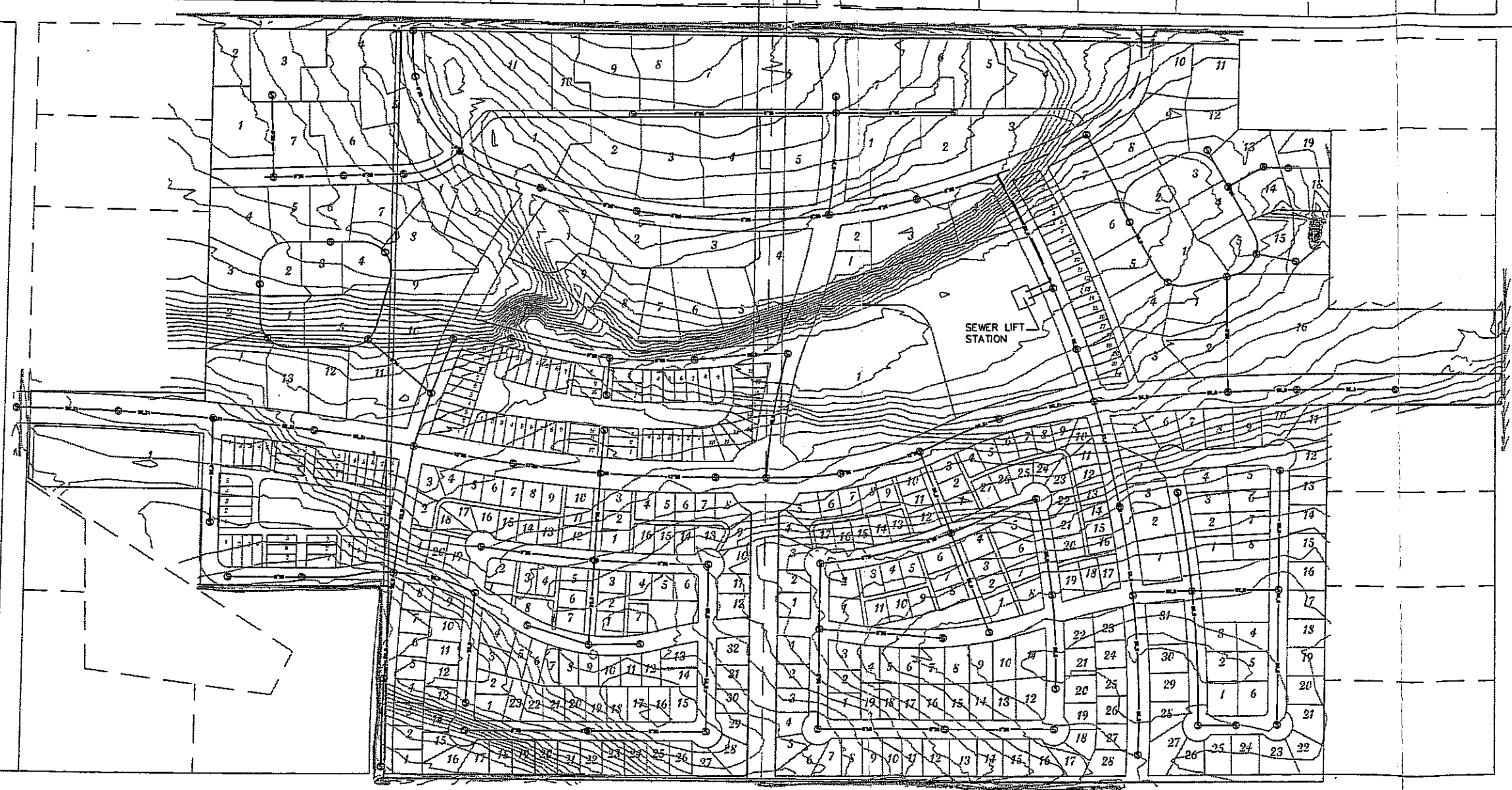
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NO.	DESCRIPTION	BY	DATE

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
HOR SCALE: AS SHOWN
VER SCALE: NONE
LAST UPDATED: 8/27/05
SHEET
7 OF 10