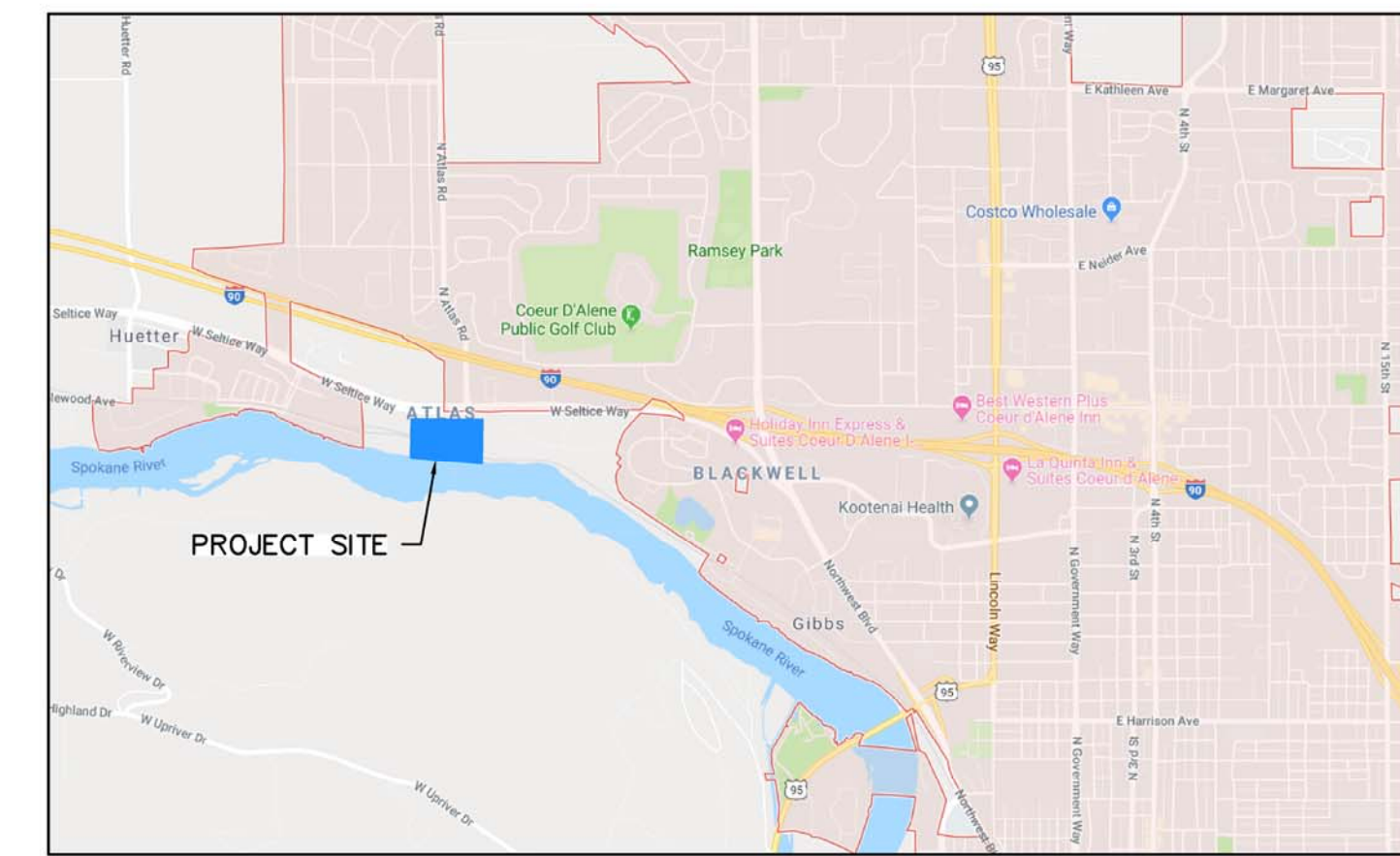


**SHEET INDEX**

P-1	COVER & LEGAL PLAN	P-12	PUBLIC OPEN SPACE
P-2	BOUNDARY EASEMENTS AND SETBACKS	P-13	PUBLIC OPEN SPACE
P-3	TOPOGRAPHIC SURVEY	P-14	SITE VIEWS INDEX
P-4	CONTEXT MAP	P-15	SITE VIEWS
P-5	SITE PLAN	P-16	SITE VIEWS
P-6	PROPOSED PHASING PLAN	P-17	SITE VIEWS
P-7	CONCEPTUAL LANDSCAPE PLAN	P-18	CONCEPTUAL RIVER DESIGN
P-8	PARKING & ACCESS PLAN	P-19	CONCEPTUAL PLANT PALETTE
P-9	BUILDING ENVELOPE PLAN	P-20	BUILDING ELEVATIONS
P-10	PUBLIC OPEN SPACE INDEX	P-21	BUILDING ELEVATIONS
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**LEGEND**

⊠	FIRE HYDRANT	⊠	ELECTRIC METER	⊠	TREE (CONIFER)
⊠	WATER METER	⊠	GUY WIRE	⊠	TREE (DECIDUOUS)
⊠	WATER VALVE	⊠	POWER POLE	⊠	RUMBLE BARS
⊠	WATER VALVE MARKER	⊠	POWER MANHOLE	⊠	TEST WELL
⊠	WELL	⊠	POWER VAULT	⊠	WETLAND FLAG
⊠	WATER MANHOLE	⊠	POWER TRANSFORMER	⊠	RR CROSSING SIGNAL
⊠	SANITARY SEWER MANHOLE	⊠	TE POLE	⊠	GATE POST
⊠	SANITARY SEWER CLEANOUT	⊠	TEL CABLE RISER	⊠	BOLLARD
⊠	GAS METER	⊠	TEL-JBOX	⊠	
⊠	GAS MANHOLE	⊠	TEL MANHOLE	⊠	
⊠	GAS VALVE	⊠	UTILITY MANHOLE	⊠	
⊠	IRRIGATION CATCH BASIN	⊠	UTILITY VAULT	⊠	
⊠	IRRIGATION BOX	⊠	JUNCTION BOX	⊠	
⊠	IRRIGATION VALVE	⊠	JUNCTION BOX	⊠	
⊠	CATCH BASIN	⊠	SIGN	⊠	
⊠	DRAINAGE MANHOLE	⊠	SIGN	⊠	
⊠	DRYWELL	⊠	STREET LIGHT ASSEMBLY	⊠	
⊠	CATCH BASIN	⊠	LIGHT POLE	⊠	
		⊠	MAIL BOX	⊠	
		⊠	ROCK	⊠	
		⊠	RIPRAP	⊠	
		⊠	SHRUB		



VICINITY MAP

**LEGAL PHASE 1 (NORTH AND SOUTH)**

**NORTH**  
THAT PORTION OF THE S.E. 1/4 OF SECTION 4, GOVERNMENT LOT 4 IN SECTION 9, AND GOVERNMENT LOT 1 IN SECTION 10 ALL IN T.50N., R.4W., B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 4 OF SAID SECTION 9; THENCE N.00°16'21"E., ALONG THE WEST LINE OF THE S.E. 1/4 OF SAID SECTION 4, 42.90 FEET TO THE SOUTH RIGHT OF WAY LINE OF SELTICE WAY; THENCE S.67°47'18"E., ALONG SAID RIGHT OF WAY LINE, 170.88 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS OF WHICH BEARS N.21°46'14"E., A DISTANCE OF 2864.79 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND CURVE TO LEFT, THROUGH A CENTRAL ANGLE OF 00°03'36", AN ARC DISTANCE OF 3.00 FEET (CHORD S.88°15'34"E., 3.00 FEET); THENCE N.22°11'25"E., ALONG SAID RIGHT OF WAY LINE, 12.00 FEET TO A POINT ON A CURVE TO THE LEFT THE RADIUS OF WHICH BEARS N.22°11'25"E., A DISTANCE OF 2814.79 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°06'24", AN ARC DISTANCE OF 1086.04 FEET TO A POINT OF TANGENCY (CHORD S.78°51'47"E., 1079.32 FEET); THENCE S.89°54'59"E., ALONG SAID RIGHT OF WAY LINE, 328.74 FEET TO THE EAST LINE OF THE WEST 230.00 FEET OF GOVERNMENT LOT 1 OF SAID SECTION 10; THENCE S.00°44'17"W., ALONG SAID EAST LINE, 575.07 FEET TO THE NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE N.74°30'00"W., ALONG SAID RIGHT OF WAY LINE, 261.05 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS OF WHICH BEARS N.15°30'00"E., A DISTANCE OF 5055.00 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03°14'53", AN ARC DISTANCE OF 286.56 FEET (CHORD N.72°52'34"W., 286.53 FEET) TO A POINT ON A CURVE TO THE RIGHT THE RADIUS OF WHICH BEARS N.20°05'43"E., A DISTANCE OF 4500.00 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°54'47", AN ARC DISTANCE OF 542.95 FEET (CHORD N.66°26'54"W., 542.62 FEET); THENCE S.26°22'19"W., ALONG SAID RIGHT OF WAY LINE, 60.00 FEET; THENCE N.74°58'01"W., ALONG SAID RIGHT OF WAY LINE, 396.70 FEET; THENCE S.77°31'19"W., ALONG SAID RIGHT OF WAY LINE, 130.53 FEET TO THE WEST LINE OF GOVERNMENT LOT 4 OF SAID SECTION 9; THENCE N.01°58'56"E., ALONG SAID WEST LINE, 404.04 FEET TO THE POINT OF BEGINNING.

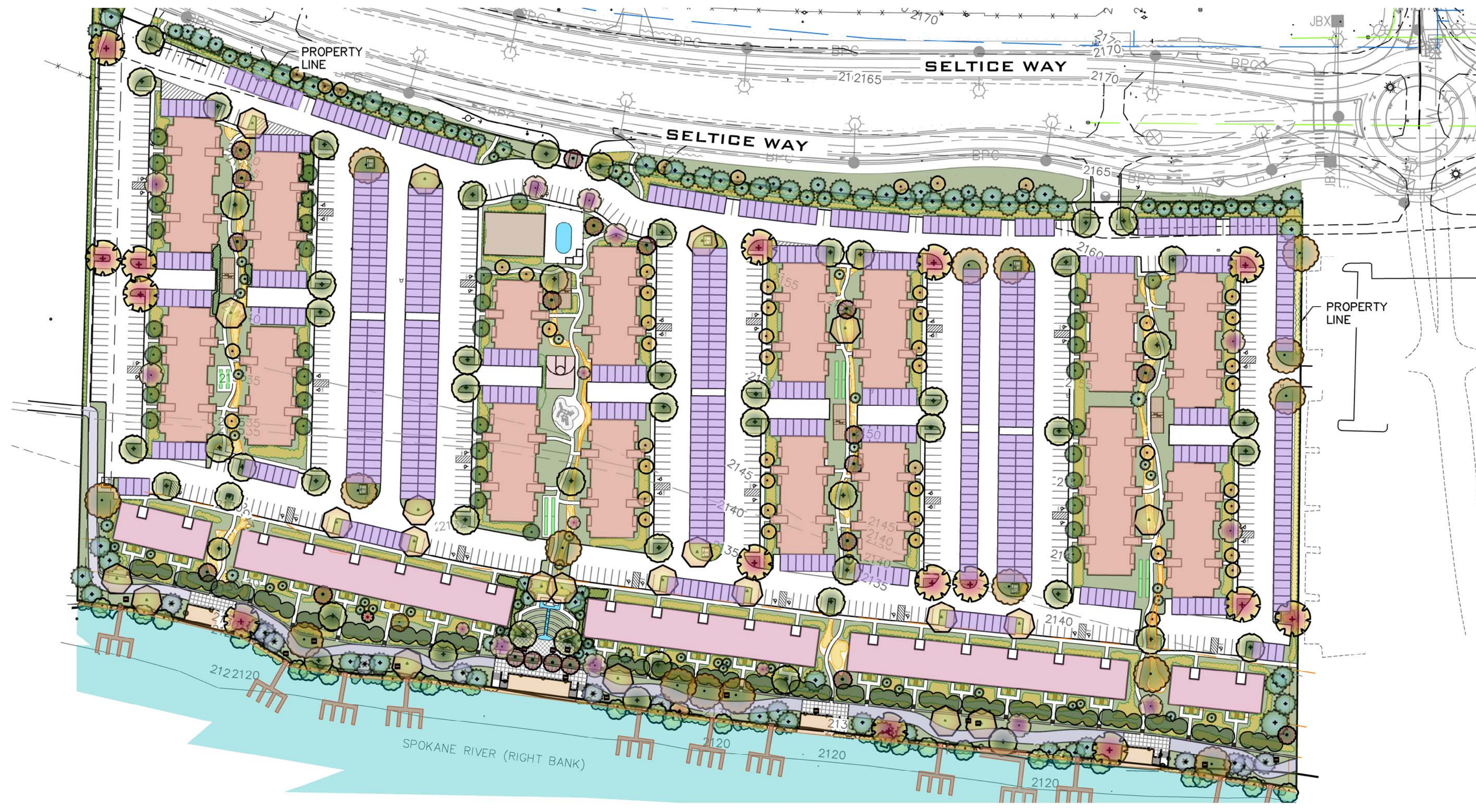
**SOUTH**  
TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 4 IN SECTION 9, AND THE WEST 230.00 FEET OF GOVERNMENT LOT 1 IN SECTION 10 ALL IN T.50N., R.4W., B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, LYING SOUTH OF THE SOUTH LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY, SAID RIGHT OF WAY LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE S.15°08'01"E., 841.01 FEET TO THE INTERSECTION OF THE EAST LINE OF THE WEST 230.00 FEET OF GOVERNMENT LOT 1 IN SECTION 10 AND THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD THE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE N.74°30'00"W., ALONG SAID RIGHT OF WAY LINE, 276.86 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS OF WHICH BEARS N.15°30'00"E., A DISTANCE OF 5115.00 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03°14'53", AN ARC DISTANCE OF 289.97 FEET TO A POINT OF TANGENCY (CHORD N.72°52'34"W., 289.93 FEET); THENCE N.71°15'07"W., ALONG SAID RIGHT OF WAY LINE, 66.36 FEET; THENCE S.18°44'53"W., ALONG SAID RIGHT OF WAY LINE, 20.00 FEET; THENCE N.71°15'07"W., ALONG SAID RIGHT OF WAY LINE, 181.93 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS OF WHICH BEARS S.18°44'53"W., A DISTANCE OF 1330.00 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°09'06", AN ARC DISTANCE OF 328.50 FEET TO A POINT OF TANGENCY (CHORD N.78°19'40"W., 327.67 FEET); THENCE N.85°24'13"W., ALONG SAID RIGHT OF WAY LINE, 458.92 FEET TO THE WEST LINE OF GOVERNMENT LOT 4 OF SAID SECTION 9; THE TERMINUS OF THIS LINE DESCRIPTION.

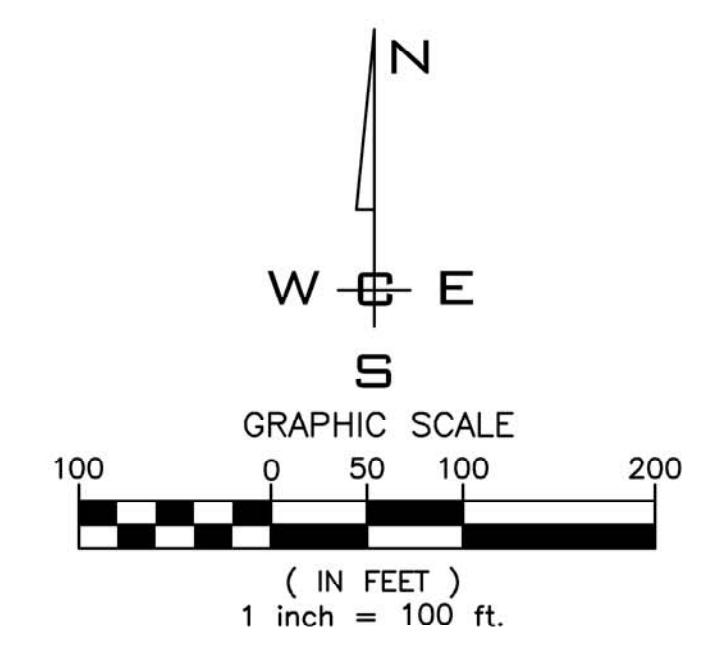
**LEGAL PHASE 3 (ABANDONED RAIL ROAD ROW)**

THAT PORTION OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY IN GOVERNMENT LOT 4 OF SECTION 9, AND THE WEST 230.00 FEET OF GOVERNMENT LOT 1 IN SECTION 10 ALL IN T.50N., R.4W., B.M., CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, SAID RIGHT OF WAY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE S.15°08'01"E., 841.01 FEET TO THE INTERSECTION OF THE EAST LINE OF THE WEST 230.00 FEET OF GOVERNMENT LOT 1 IN SECTION 10 AND THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N.74°30'00"W., ALONG SAID RIGHT OF WAY LINE, 276.86 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS OF WHICH BEARS N.15°30'00"E., A DISTANCE OF 5115.00 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03°14'53", AN ARC DISTANCE OF 289.97 FEET TO A POINT OF TANGENCY (CHORD N.72°52'34"W., 289.93 FEET); THENCE N.71°15'07"W., ALONG SAID RIGHT OF WAY LINE, 66.36 FEET; THENCE S.18°44'53"W., ALONG SAID RIGHT OF WAY LINE, 20.00 FEET; THENCE N.71°15'07"W., ALONG SAID RIGHT OF WAY LINE, 181.93 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS OF WHICH BEARS S.18°44'53"W., A DISTANCE OF 1330.00 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°09'06", AN ARC DISTANCE OF 328.50 FEET TO A POINT OF TANGENCY (CHORD N.78°19'40"W., 327.67 FEET); THENCE N.85°24'13"W., ALONG SAID RIGHT OF WAY LINE, 458.92 FEET TO THE WEST LINE OF GOVERNMENT LOT 4 OF SAID SECTION 9; THENCE N.01°58'56"E., ALONG SAID WEST LINE, 130.72 FEET TO THE NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE N.77°31'19"E., ALONG SAID RIGHT OF WAY LINE, 130.53 FEET; THENCE S.74°58'01"E., ALONG SAID RIGHT OF WAY LINE, 396.70 FEET; THENCE N.26°22'19"E., ALONG SAID RIGHT OF WAY LINE, 60.00 FEET TO A POINT ON A CURVE TO THE LEFT THE RADIUS OF WHICH BEARS N.27°00'30"E., A DISTANCE OF 4500.00 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°54'47", AN ARC DISTANCE OF 542.95 FEET (CHORD S.66°26'54"E., 542.62 FEET) TO A POINT ON A CURVE TO THE LEFT THE RADIUS OF WHICH BEARS N.18°44'53"E., A DISTANCE OF 5055.00 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°14'53", AN ARC DISTANCE OF 286.56 FEET TO A POINT OF TANGENCY (CHORD S.72°52'34"E., 286.53 FEET); THENCE S.74°30'00"E., ALONG SAID RIGHT OF WAY LINE, 261.05 FEET TO THE EAST LINE OF THE WEST 230.00 FEET OF GOVERNMENT LOT 1 IN SAID SECTION 10; THENCE S.00°44'17"W., ALONG SAID EAST LINE, 62.05 FEET TO THE POINT OF BEGINNING.



PLAN VIEW



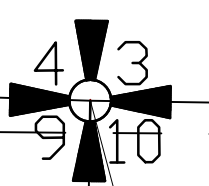
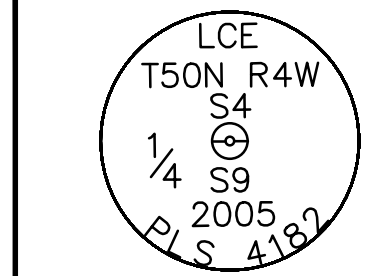
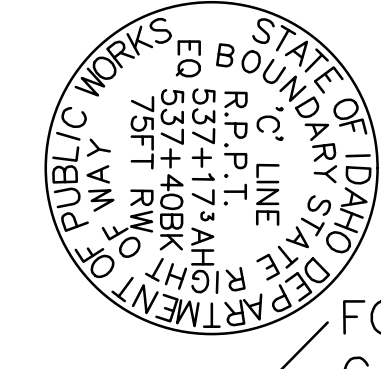
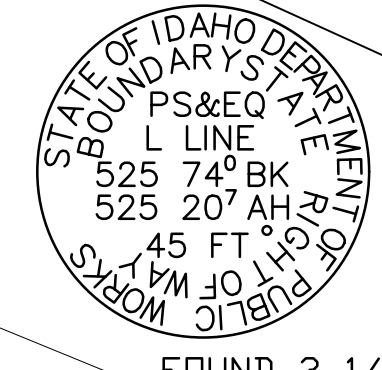
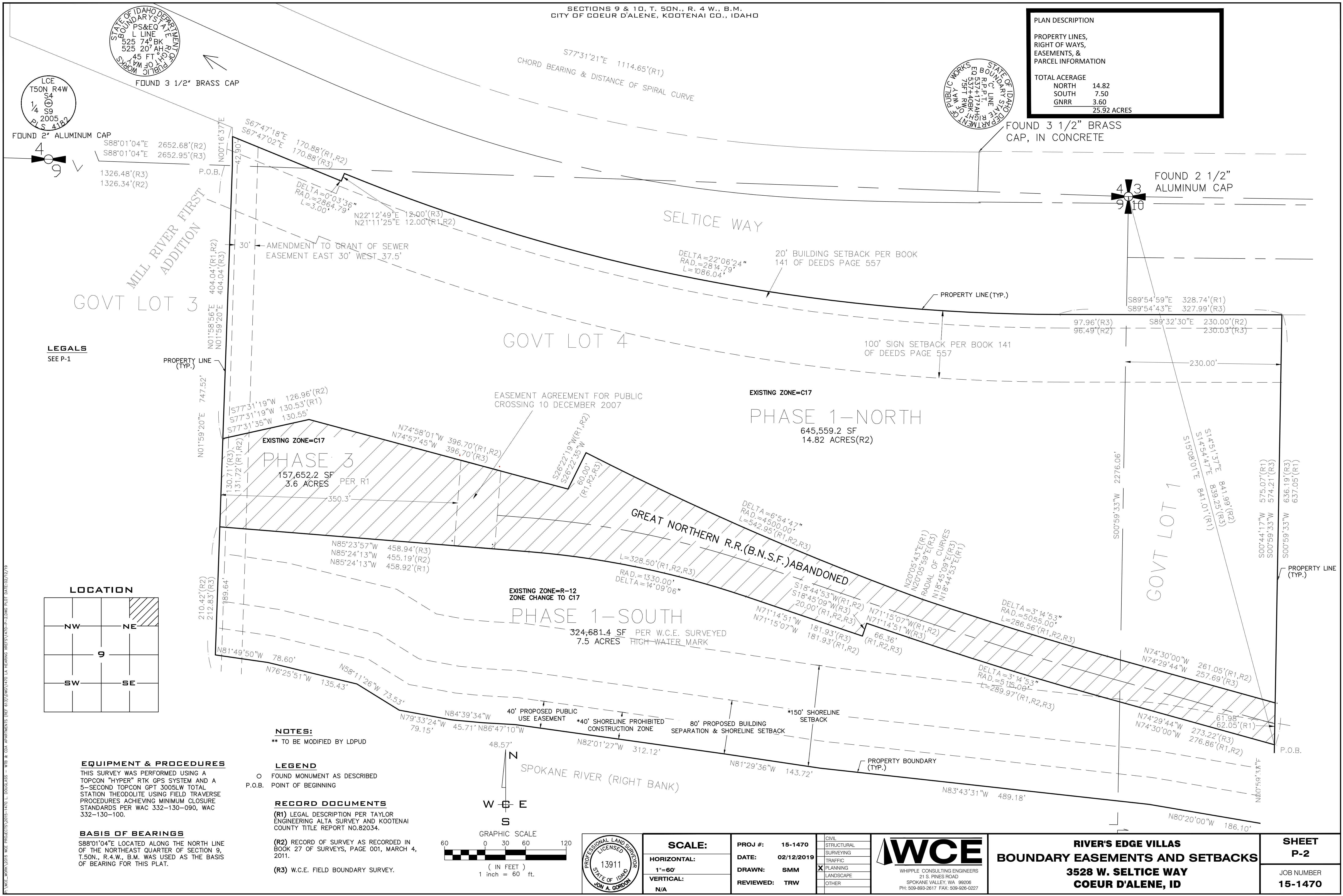
<b>SCALE:</b> HORIZONTAL: 1" = 100' VERTICAL: N/A	<b>PROJ #:</b> 15-1470 <b>DATE:</b> 02/12/2019 <b>DRAWN:</b> SMM <b>REVIEWED:</b> TRW	<table border="1"> <tr><td>CIVIL</td><td></td></tr> <tr><td>STRUCTURAL</td><td></td></tr> <tr><td>SURVEYING</td><td></td></tr> <tr><td>TRAFFIC</td><td></td></tr> <tr><td>PLANNING</td><td>X</td></tr> <tr><td>LANDSCAPE</td><td></td></tr> <tr><td>OTHER</td><td></td></tr> </table>	CIVIL		STRUCTURAL		SURVEYING		TRAFFIC		PLANNING	X	LANDSCAPE		OTHER		<p>WHIPPLE CONSULTING ENGINEERS 21 S. PINES ROAD SPOKANE VALLEY, WA 99206 PH: 509-893-2611 FAX: 509-829-4227</p>	<p><b>RIVER'S EDGE VILLAS</b> <b>COVER &amp; LEGAL PLAN</b> <b>3528 W. SELTICE WAY</b> <b>COEUR D'ALENE, ID</b></p>	<p><b>SHEET</b> <b>P-1</b></p> <hr/> <p>JOB NUMBER <b>15-1470</b></p>
CIVIL																			
STRUCTURAL																			
SURVEYING																			
TRAFFIC																			
PLANNING	X																		
LANDSCAPE																			
OTHER																			

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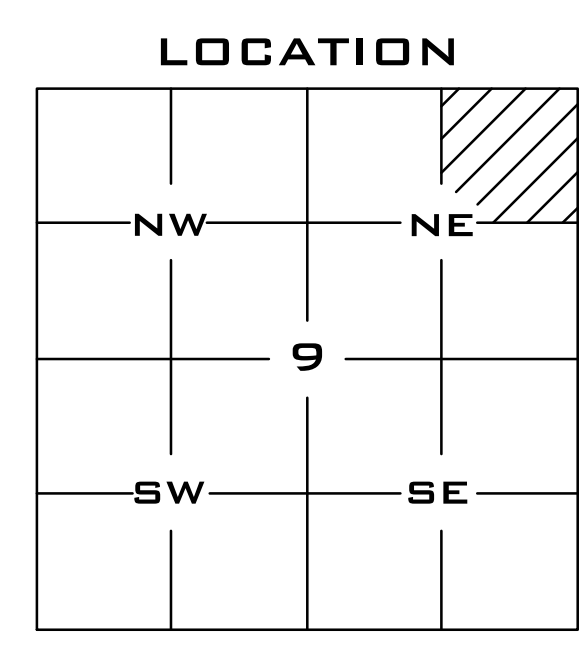


SECTIONS 9 & 10, T. 50N., R. 4 W., B.M.  
CITY OF COEUR D'ALENE, KOOTENAI CO., IDAHO

PLAN DESCRIPTION	
PROPERTY LINES, RIGHT OF WAYS, EASEMENTS, & PARCEL INFORMATION	
TOTAL ACERAGE	
NORTH	14.82
SOUTH	7.50
GNRR	3.60
25.92 ACRES	



**LEGALS**  
SEE P-1



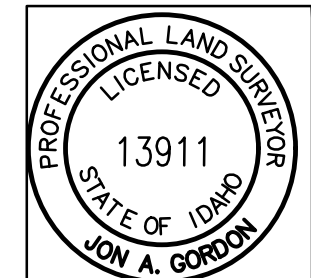
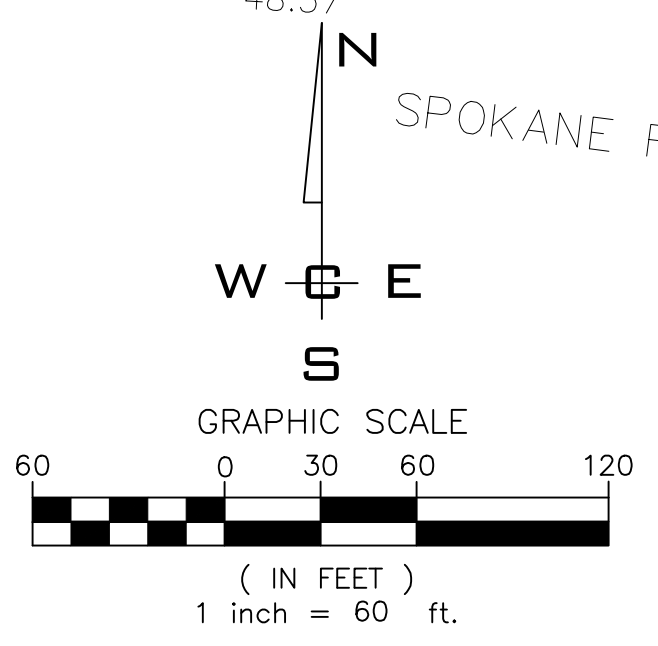
**NOTES:**  
\*\* TO BE MODIFIED BY LDPUD

**LEGEND**  
○ FOUND MONUMENT AS DESCRIBED  
P.O.B. POINT OF BEGINNING

**RECORD DOCUMENTS**  
(R1) LEGAL DESCRIPTION PER TAYLOR ENGINEERING ALTA SURVEY AND KOOTENAI COUNTY TITLE REPORT NO.82034.  
(R2) RECORD OF SURVEY AS RECORDED IN BOOK 27 OF SURVEYS, PAGE 001, MARCH 4, 2011.  
(R3) W.C.E. FIELD BOUNDARY SURVEY.

**EQUIPMENT & PROCEDURES**  
THIS SURVEY WAS PERFORMED USING A TOPCON "HYPER" RTK GPS SYSTEM AND A 5-SECOND ZEDOTON GPT 3005LW TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090, WAC 332-130-100.

**BASIS OF BEARINGS**  
S88°01'04"E LOCATED ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, T.50N., R.4.W., B.M. WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.



<b>SCALE:</b>	<b>PROJ #:</b> 15-1470	<b>CIVIL</b>
<b>HORIZONTAL:</b> 1"=60'	<b>DATE:</b> 02/12/2019	<b>STRUCTURAL</b>
<b>VERTICAL:</b> N/A	<b>DRAWN:</b> SMM	<b>SURVEYING</b>
	<b>REVIEWED:</b> TRW	<b>TRAFFIC</b>
		<b>PLANNING</b>
		<b>LANDSCAPE</b>
		<b>OTHER</b>

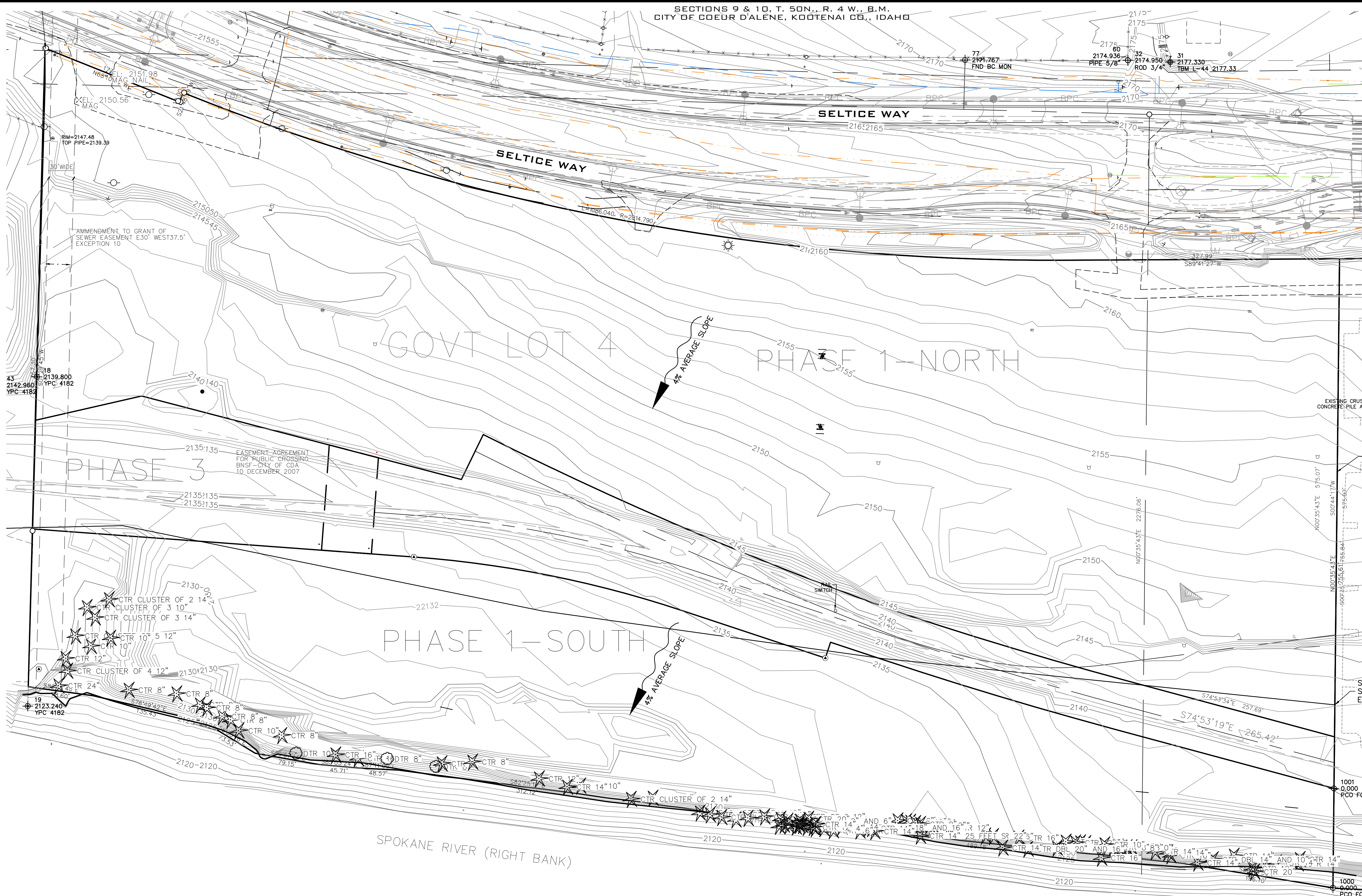


**RIVER'S EDGE VILLAS**  
**BOUNDARY EASEMENTS AND SETBACKS**  
3528 W. SELTICE WAY  
COEUR D'ALENE, ID

**SHEET P-2**  
JOB NUMBER 15-1470



SECTIONS 9 & 10, T. 50N., R. 4 W., B.M.  
CITY OF COEUR D'ALENE, KOOTENAI CO., IDAHO



PLAN DESCRIPTION	
PROPERTY LINES, RIGHT OF WAYS, EASEMENTS, & PARCEL INFORMATION	
TOTAL ACERAGE	
NORTH	14.82
SOUTH	7.50
GNRR	3.60
25.92 ACRES	

NOTE: CONTOUR INTERVAL 1.0'

**EQUIPMENT & PROCEDURES**

THIS SURVEY WAS PERFORMED USING A TOPCON "HYPER" RTK GPS SYSTEM AND A 5-SECOND TOPCON GPT 3005LW TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090, WAC 332-130-100.

**BASIS OF BEARINGS**

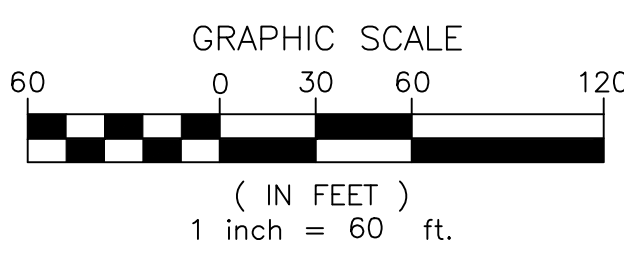
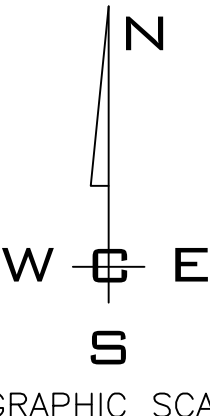
S88°01'04"E LOCATED ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, T.50N., R.4.W., B.M. WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

**LEGEND**

- FOUND MONUMENT AS DESCRIBED
- P.O.B. POINT OF BEGINNING

**RECORD DOCUMENTS**

- (R1) LEGAL DESCRIPTION PER TAYLOR ENGINEERING ALTA SURVEY AND KOOTENAI COUNTY TITLE REPORT NO.82034.
- (R2) RECORD OF SURVEY AS RECORDED IN BOOK 27 OF SURVEYS, PAGE 001, MARCH 4, 2011.
- (R3) W.C.E. FIELD BOUNDARY SURVEY.

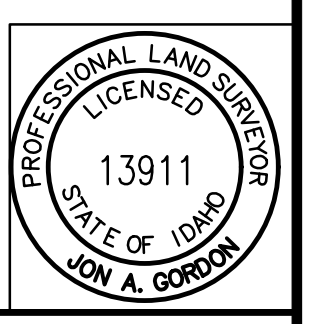


<b>SCALE:</b>	<b>PROJ #:</b> 15-1470
<b>HORIZONTAL:</b> 1"=60'	<b>DATE:</b> 02/12/2019
<b>VERTICAL:</b> N/A	<b>DRAWN:</b> SMM
	<b>REVIEWED:</b> TRW

**WCE**  
WHIPPLE CONSULTING ENGINEERS  
21 S. PINES ROAD  
SPOKANE VALLEY, WA 99206  
PH: 509-893-2617 FAX: 509-926-0227

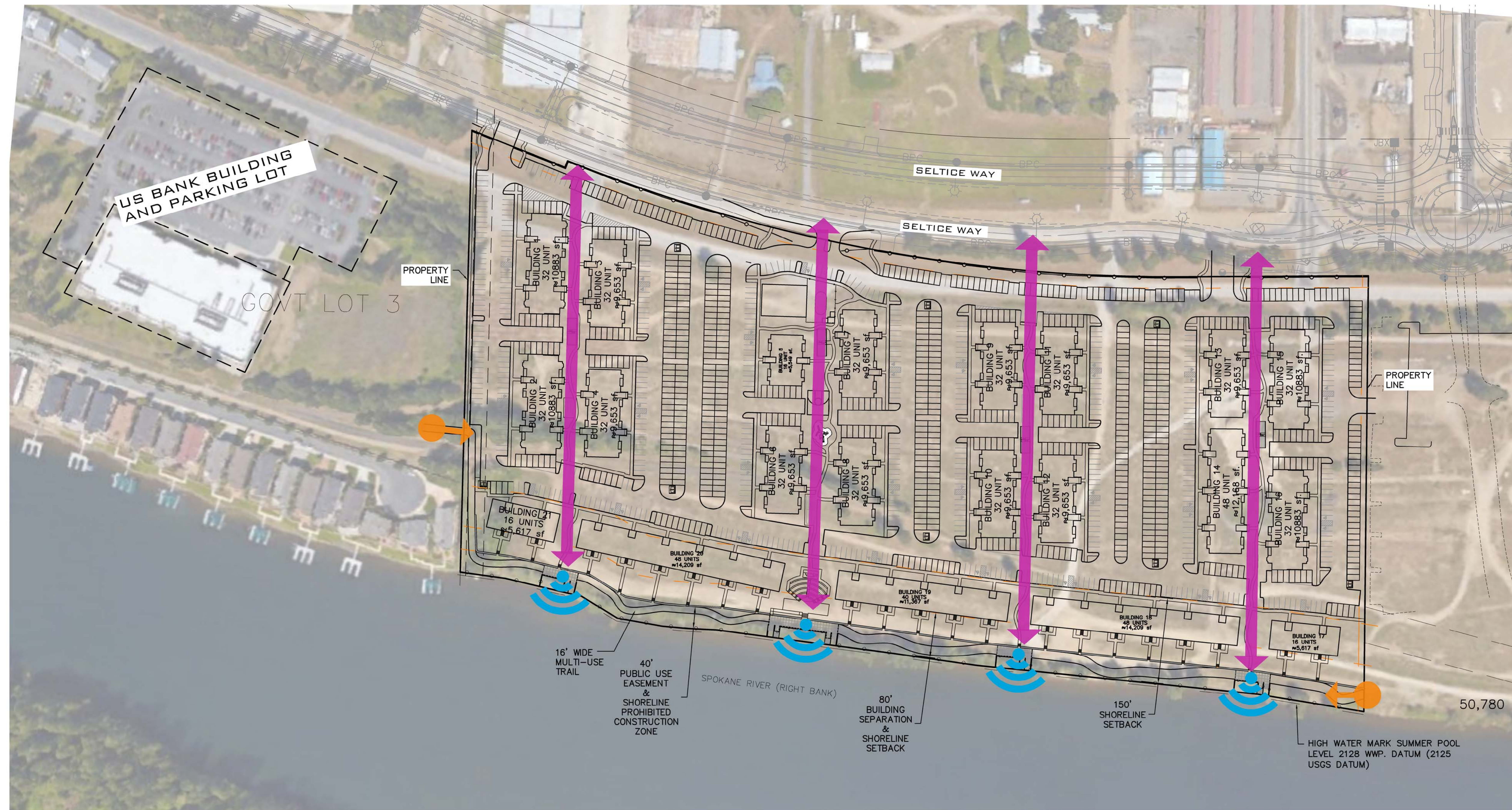
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LANDSCAPE	<input type="checkbox"/>
OTHER	<input type="checkbox"/>

**RIVER'S EDGE VILLAS  
TOPOGRAPHIC SURVEY  
3528 W. SELTICE WAY  
COEUR D'ALENE, ID**



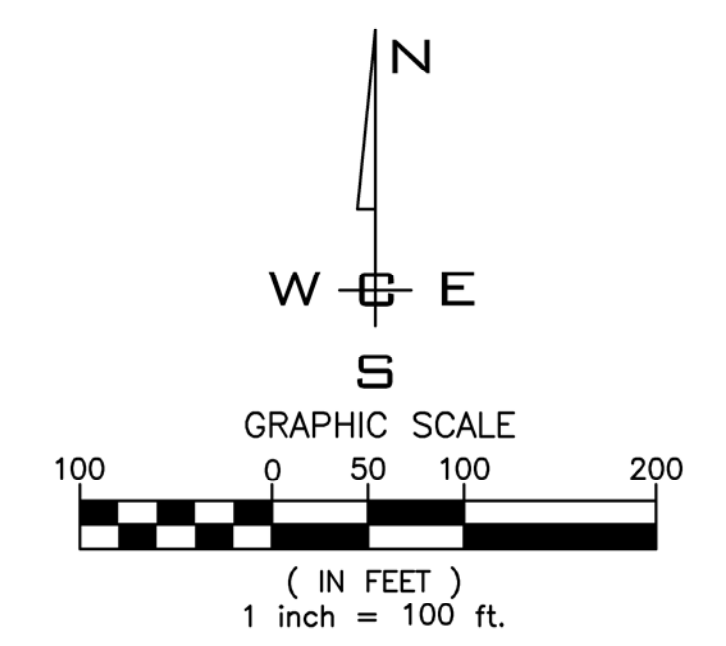
<b>SHEET P-3</b>
JOB NUMBER <b>15-1470</b>





DESCRIPTION  
PROPERTY LINES,  
BUILDING FOOTPRINTS WITHIN 300' RADIUS

- LEGEND
- VISTA & GATHERING SPOT
  - PUBLIC ACCESS
  - PRIVATE ACCESS
  - VIEW CORRIDOR



<b>SCALE:</b> HORIZONTAL: 1" = 100' VERTICAL: N/A	<b>PROJ #:</b> 15-1470 <b>DATE:</b> 02/12/2019 <b>DRAWN:</b> SMM <b>REVIEWED:</b> TRW	CIVIL STRUCTURAL SURVEYING TRAFFIC PLANNING LANDSCAPE OTHER	WHIPPLE CONSULTING ENGINEERS 21 S. PINES ROAD SPOKANE VALLEY, WA 99206 PH: 509-893-2617 FAX: 509-926-0227	<b>RIVER'S EDGE VILLAS CONTEXT MAP 3528 W. SELTRICE WAY COEUR D'ALENE, ID</b>	<b>SHEET P-4</b>
					JOB NUMBER <b>15-1470</b>

F:\WCE\WORK\2015\WCE PROJECTS\15-1470 L. DOUGLASS - WB & COA APARTMENTS (REF 6133)DWG\1470 LA HEARING\1470-4-COMP PLOT DATE 02/12/19  
 P:\WCE\WORK\2015\WCE PROJECTS\2015-1470 L. DOUGLASS - WB & COA Apartments Ref 6133\DWG\1470 LA HEARING\1470-4.dwg, 07/12/2019 6:45:33 PM, Susannah, Adobe PDF Benchmarking.ac3, 3.0AM



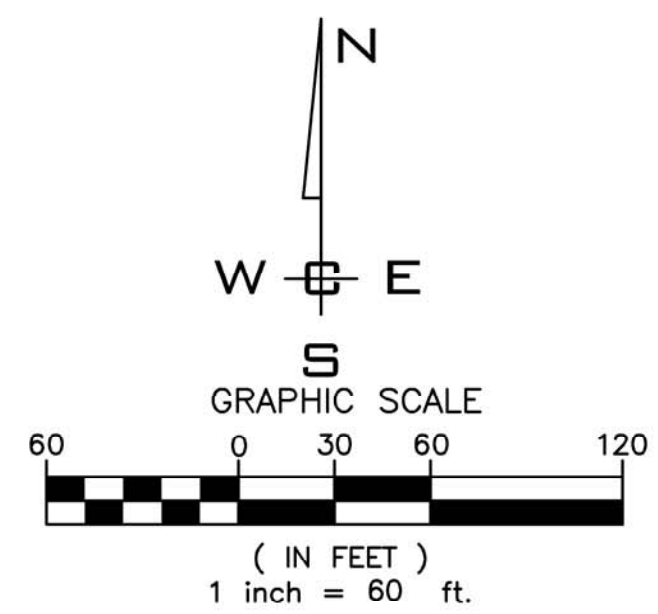
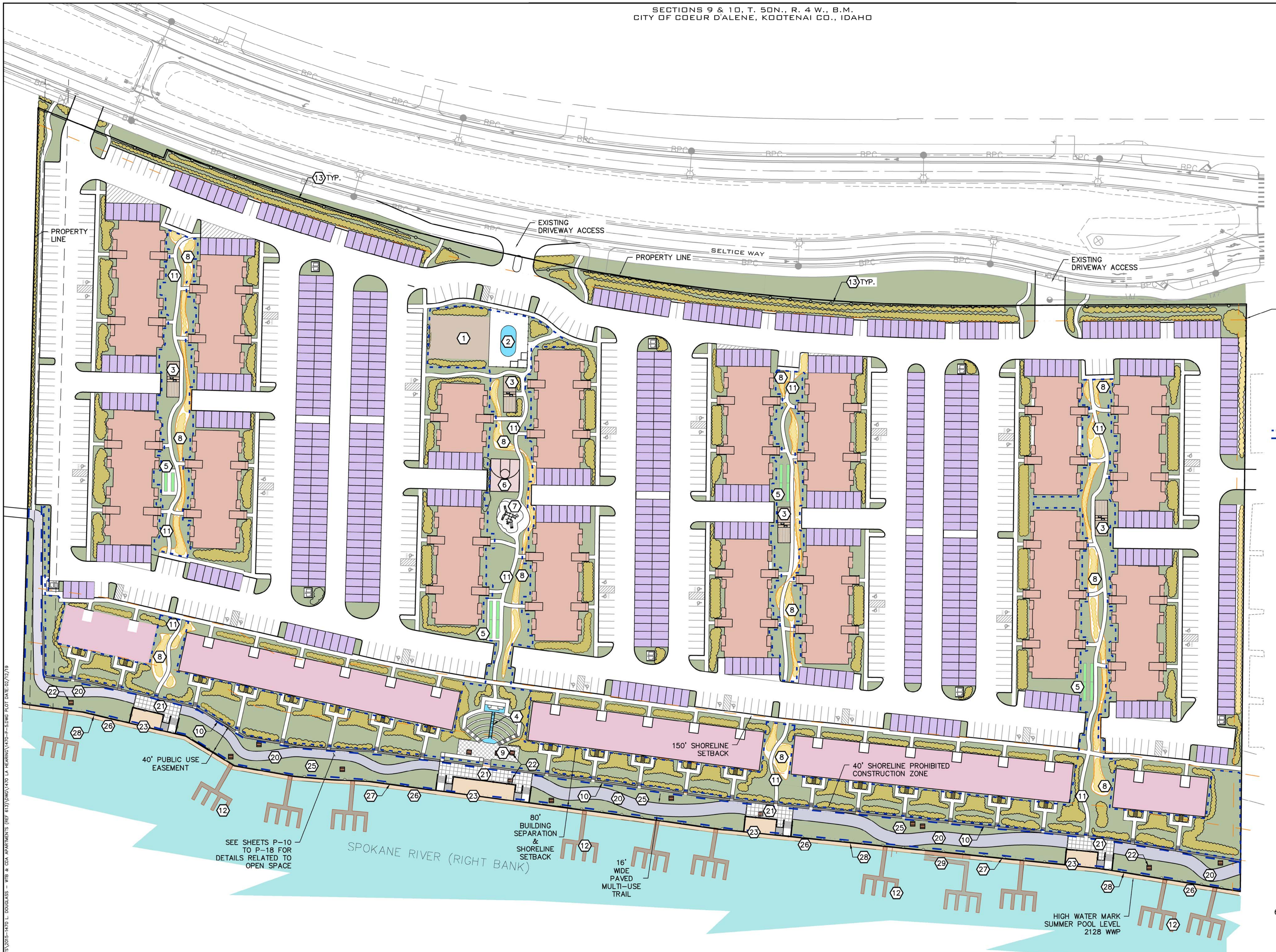
SECTIONS 9 & 10, T. 50N., R. 4 W., B.M.  
CITY OF COEUR D'ALENE, KOOTENAI CO., IDAHO

DESCRIPTION	
PROPERTY LINES, SITE DESIGN	
OPEN SPACE CALCS.	

LEGEND	
	BUILDINGS
	GARAGES
	RIVER FRONT BUILDINGS
	RECREATION BUILDING/OFFICE

OPEN SPACE CALCULATIONS	
TOTAL LOT SIZE=	(25.92AC)
PRIVATE/COMMON OPEN SPACE	152,668 SF (3.5 AC)
PUBLIC OPEN SPACE=	66,221.2 SF (1.52 AC)
TOTAL OPEN SPACE=	218,879 SF (5.02 AC) 19%

- PRIVATE/COMMON OPEN SPACE AMENITIES**
- ① RECREATION BUILDING/OFFICE
  - ② POOL
  - ③ PERGOLA COVERED BBQ PADS
  - ④ WATER FEATURE THROUGH AMPHITHEATER
  - ⑤ COMMUNITY GARDEN
  - ⑥ SPORT COURT
  - ⑦ TOT LOT
  - ⑧ DRY RIVER BED
  - ⑨ PAVED STAMPED PATIO
  - ⑩ 2 FOOT HIGH SEAT WALL
  - ⑪ 5 FOOT WIDE PAVED MEANDERING WALK
  - ⑫ 36 PRIVATE BOAT DOCKS
  - ⑬ WHITE SPLIT RAIL FENCE
- 40' WIDTH PUBLIC OPEN SPACE AMENITIES**
- ⑳ 16 FOOT WIDE PAVED MULTI-USE TRAIL
  - ㉑ PAVED STAMPED PATIO AREA
  - ㉒ PICNIC TABLES
  - ㉓ PUBLIC ACCESS TO THE RIVER
  - ㉔ PRESERVED AND PROTECTED EXISTING TREES
  - ㉕ LANDSCAPED FULL WIDTH OF OPEN SPACE-SEE LANDSCAPE PLAN, BY PHASES
  - ㉖ 5 FOOT WIDE NATIVE PLANTING ALONG THE FOOT OF WALL AT WALL ELEVATION, 2128.20, HIGH WATER MARK=2128
  - ㉗ 4' DECORATIVE HIGH FENCE
  - ㉘ BANK STABILIZATION/RIVER WALL
  - ㉙ ADA DOCK ACCESS



SEE SHEETS P-10 TO P-18 FOR DETAILS RELATED TO OPEN SPACE

SPOKANE RIVER (RIGHT BANK)

80' BUILDING SEPARATION & SHORELINE SETBACK

16' WIDE PAVED MULTI-USE TRAIL

150' SHORELINE SETBACK

40' SHORELINE PROHIBITED CONSTRUCTION ZONE

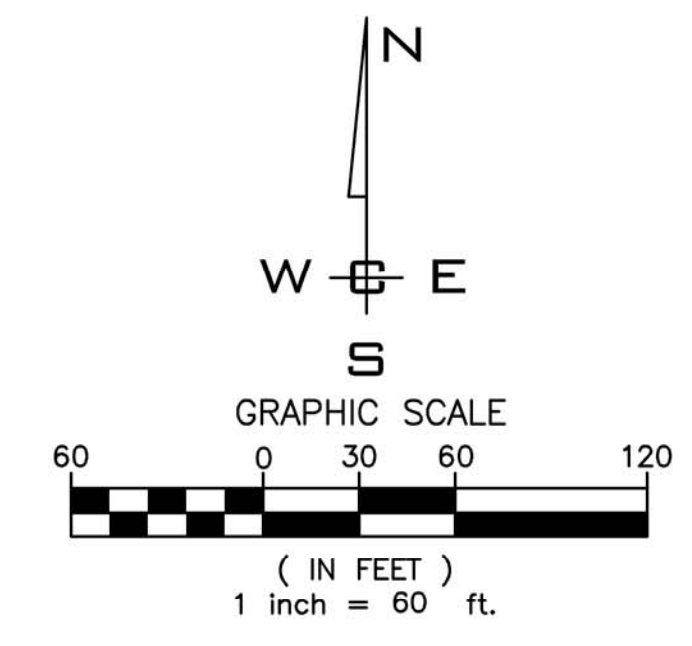
HIGH WATER MARK SUMMER POOL LEVEL 2128 WWP

<b>SCALE:</b> HORIZONTAL: 1"=60' VERTICAL: N/A	<b>PROJ #:</b> 15-1470 <b>DATE:</b> 02/12/2019 <b>DRAWN:</b> SLS/SMM <b>REVIEWED:</b> TRW	CIVIL STRUCTURAL SURVEYING TRAFFIC PLANNING LANDSCAPE OTHER	WHIPPLE CONSULTING ENGINEERS 21 S. PINES ROAD SPOKANE VALLEY, WA 99206 PH: 509-893-2617 FAX: 509-893-4227	<b>RIVER'S EDGE VILLAS</b> <b>SITE PLAN- SUP/LD/PUD</b> 3528 W. SELTICE WAY COEUR D'ALENE, ID	<b>SHEET</b> <b>P-5</b>
				JOB NUMBER 15-1470	
				15-1470	

P:\WCE\WORK\2015 WCE PROJECTS\2015-1470 L. Douglas - WB & CO. APARTMENTS (REF 6133) DWG\1470-P-SUP.PLOT DATE: 02/12/19  
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PHASE	NUMBER OF UNITS TO BE CONSTRUCTED
PHASE I	200
PHASE II	176
PHASE III	160
PHASE IV	144
AMENITIES PER PHASE	



<b>SCALE:</b>	<b>PROJ #:</b> 15-1470	<p>WHIPPLE CONSULTING ENGINEERS 21 S. PINES ROAD SPOKANE VALLEY, WA 99206 PH: 509-893-2611 FAX: 509-826-4227</p>
<b>HORIZONTAL:</b>	<b>DATE:</b> 02/12/2019	
<b>VERTICAL:</b>	<b>DRAWN:</b> HMS	
<b>A/P</b>	<b>REVIEWED:</b> TRW	

**RIVER'S EDGE VILLAS  
PROPOSED PHASING PLAN  
3528 W. SELTICE WAY  
COEUR D'ALENE, ID**

**SHEET  
P-6**

JOB NUMBER  
**15-1470**

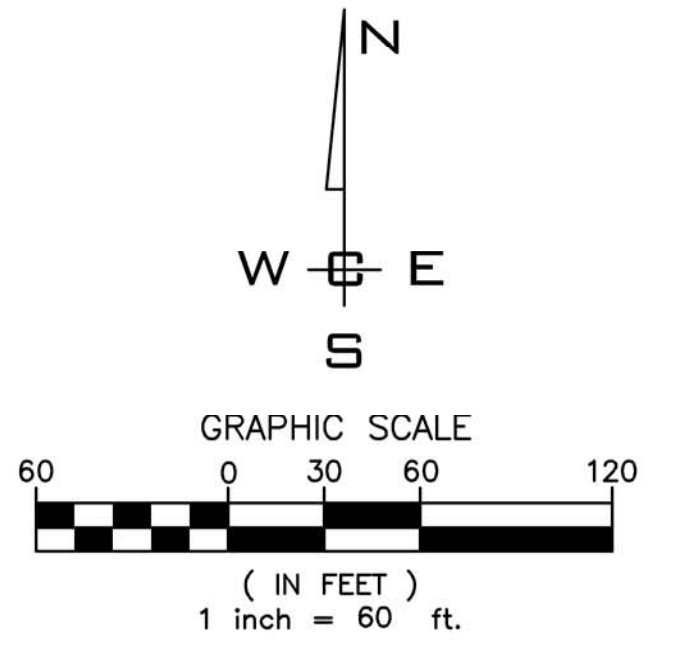
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P:\WCE\WORK\2015 WCE PROJECTS\2015-1470 L. Douglas - WTB & COA APARTMENTS (REF 6133) UNITS 1470 LA HEARING\1470-P-6 PHASE DWG PLOT DATE: 02/12/19



SECTIONS 9 & 10, T. 50N., R. 4 W., B.M.  
CITY OF COEUR D'ALENE, KOOTENAI CO., IDAHO

DESCRIPTION  
PROPERTY LINES,  
CONCEPTUAL TREE PLACEMENT



SEE P-10 TO P-18 SHEETS FOR MORE LANDSCAPE INFORMATION

<b>SCALE:</b> HORIZONTAL: 1" = 60' VERTICAL: N/A	<b>PROJ #:</b> 15-1470	<table border="1"> <tr> <td>CIVIL</td> <td></td> </tr> <tr> <td>STRUCTURAL</td> <td></td> </tr> <tr> <td>SURVEYING</td> <td></td> </tr> <tr> <td>TRAFFIC</td> <td></td> </tr> <tr> <td>PLANNING</td> <td>X</td> </tr> <tr> <td>LANDSCAPE</td> <td></td> </tr> <tr> <td>OTHER</td> <td></td> </tr> </table>	CIVIL		STRUCTURAL		SURVEYING		TRAFFIC		PLANNING	X	LANDSCAPE		OTHER		<p><b>IWCE</b> WHIPPLE CONSULTING ENGINEERS 21 S. PINES ROAD SPOKANE VALLEY, WA 99206 PH: 509-893-2617 FAX: 509-826-4227</p>	<p><b>RIVER'S EDGE VILAS</b>  <b>CONCEPTUAL LANDSCAPE DESIGN</b>                  3528 W. SELTICE WAY                  COEUR D'ALENE, ID</p>	<b>SHEET</b> P-7
	CIVIL																		
	STRUCTURAL																		
	SURVEYING																		
TRAFFIC																			
PLANNING	X																		
LANDSCAPE																			
OTHER																			
<b>DATE:</b> 02/12/2019	<b>JOB NUMBER</b> 15-1470																		
<b>DRAWN:</b> SMM																			
<b>REVIEWED:</b> TRW																			

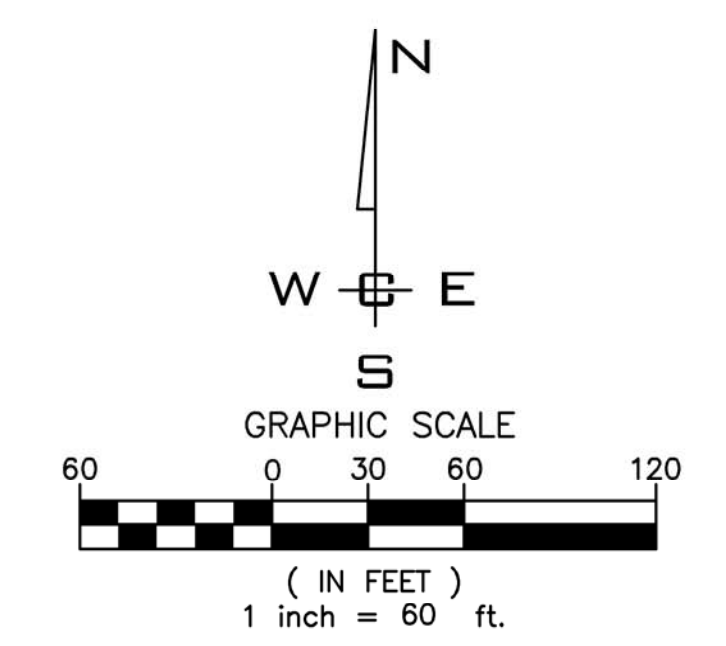
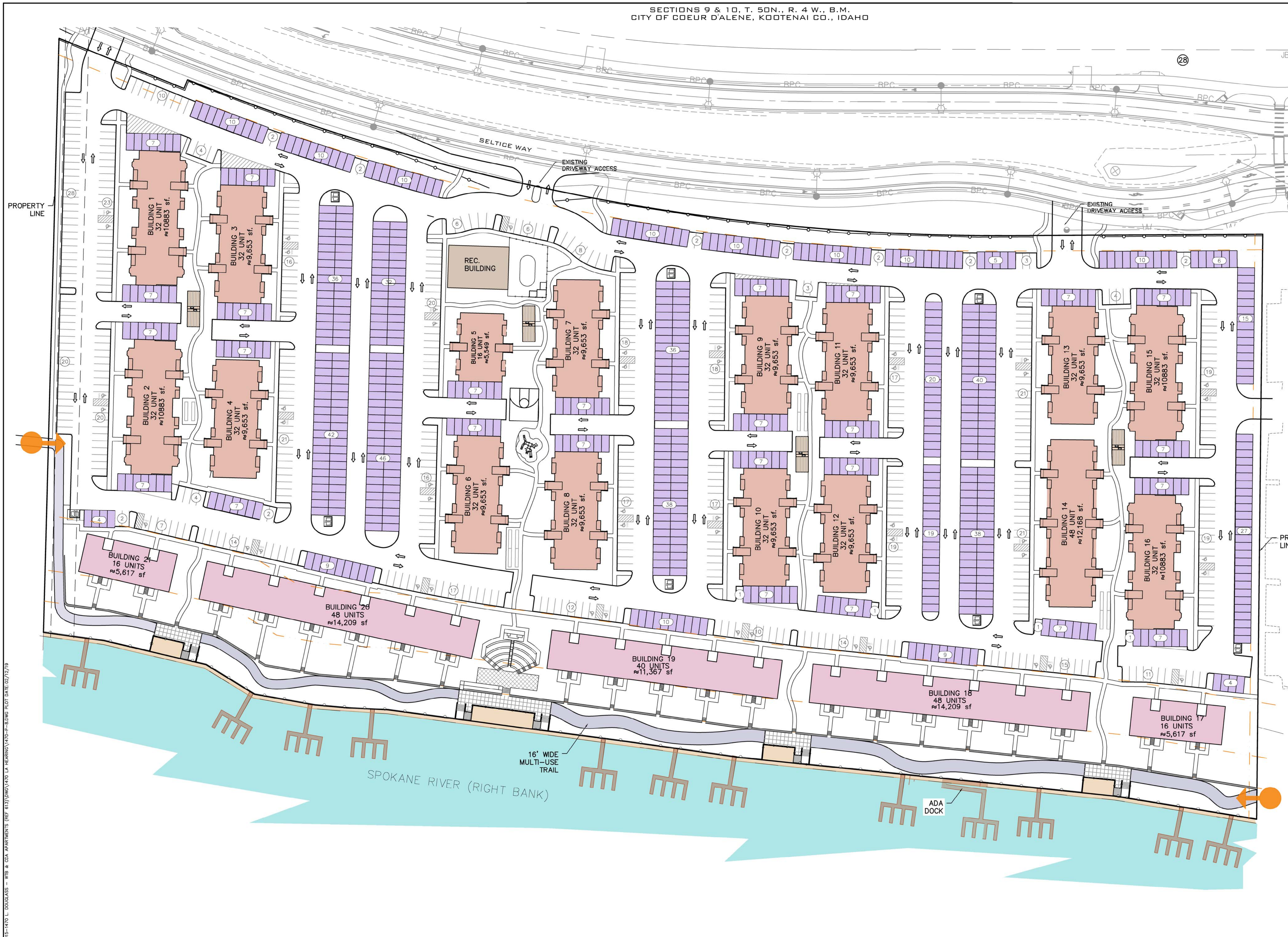
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SECTIONS 9 & 10, T. 50N., R. 4 W., B.M.  
CITY OF COEUR D'ALENE, KOOTENAI CO., IDAHO

SITE DATA	
PARCEL	C-0000-009-0200, C-0000-010-3300, & C-0000-009-0150
MAX DENSITY @ 34u/ac	881 UNITS
PROJECT AREA	25.92 ACRES
NUMBER OF UNITS	680 UNITS
PARKING PROVIDED	
GARAGES	680
SURFACE PARKING STALLS	520
TOTAL PARKING	1,200

- LEGEND**
- BUILDINGS
  - GARAGES
  - RIVER FRONT BUILDINGS
  - RECREATION BUILDING/OFFICE
  - BIKE/PEDESTRIAN ACCESS
  - XX = # OF STALLS
  - XX = # OF GARAGES



<b>SCALE:</b>	<b>PROJ #:</b> 15-1470	CIVIL	 WHIPPLE CONSULTING ENGINEERS 21 S. PINES ROAD SPOKANE VALLEY, WA 99206 PH: 509-893-2617 FAX: 509-826-0227
<b>HORIZONTAL:</b>	<b>DATE:</b> 02/12/2019	STRUCTURAL	
<b>VERTICAL:</b>	<b>DRAWN:</b> SMM	SURVEYING	
<b>N/A</b>	<b>REVIEWED:</b> TRW	TRAFFIC	
		LANDSCAPE	
		OTHER	

**RIVER'S EDGE VILLAS  
PARKING AND ACCESS PLAN  
3528 W. SELCTICE WAY  
COEUR D'ALENE, ID**

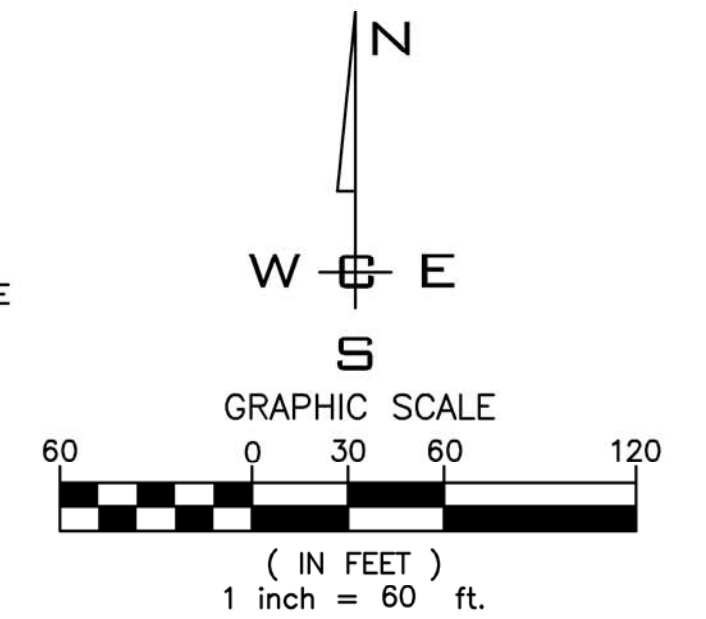
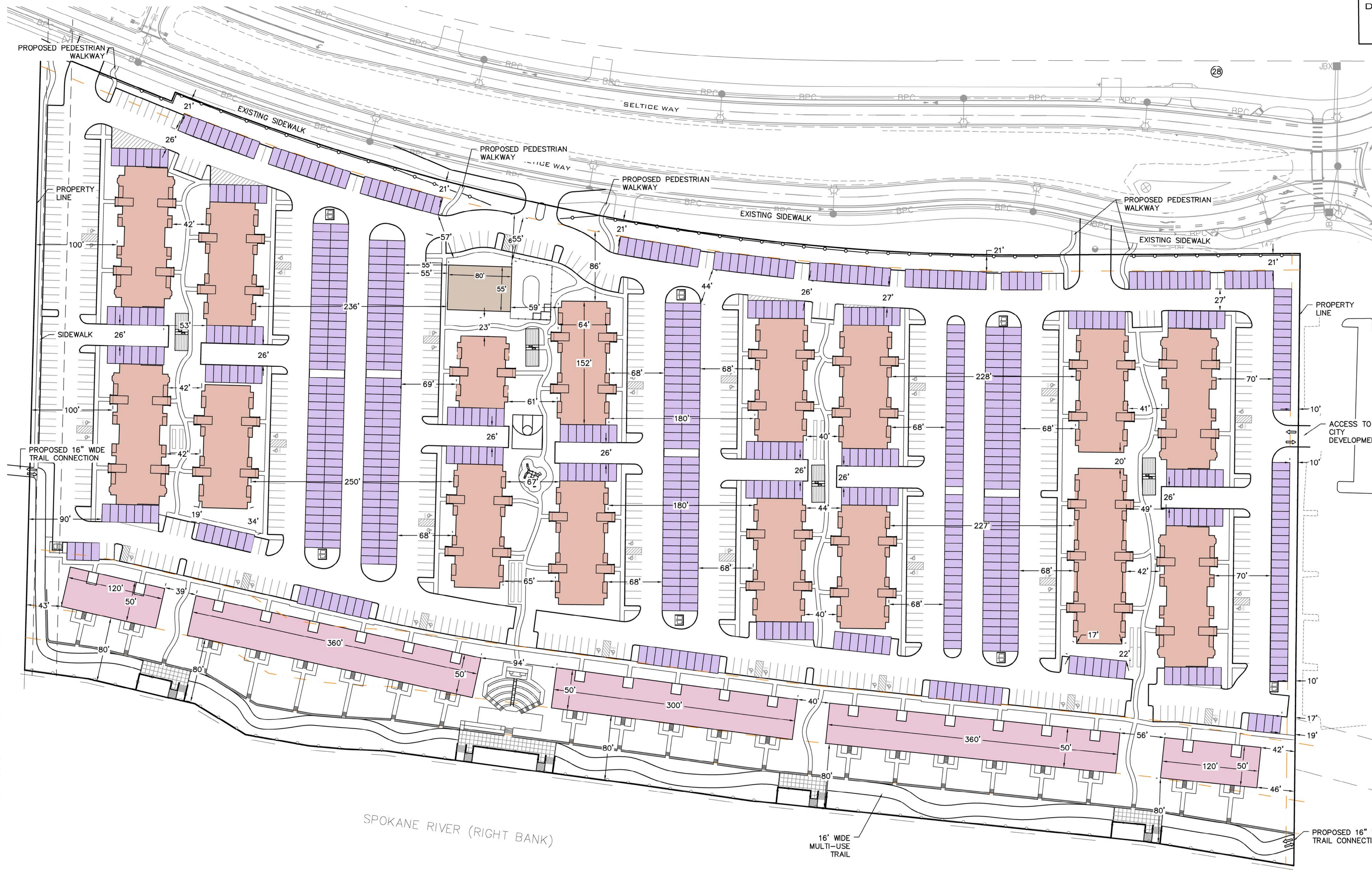
**SHEET  
P-8**  
JOB NUMBER  
**15-1470**


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**DESCRIPTION**  
BUILDING DIMENSIONS  
DIMENSIONS BETWEEN BUILDINGS

- LEGEND**
- BUILDINGS
  - GARAGES
  - RIVER FRONT BUILDINGS
  - RECREATION BUILDING/OFFICE



<b>SCALE:</b> HORIZONTAL: 1" = 60' VERTICAL: N/A	<b>PROJ #:</b> 15-1470 <b>DATE:</b> 02/12/2019	CIVIL STRUCTURAL SURVEYING TRAFFIC PLANNING LANDSCAPE OTHER	 WHIPPLE CONSULTING ENGINEERS 21 S. PINES ROAD SPOKANE VALLEY, WA 99206 PH: 509-893-2617 FAX: 509-826-0227	<b>RIVER'S EDGE VILLAS</b> <b>BLDG ENVELOPE &amp; HORIZ CNTRL PLAN</b> <b>3528 W. SELTICE WAY</b> <b>COEUR D'ALENE, ID</b>	<b>SHEET</b> P-9
	<b>DRAWN:</b> SMM <b>REVIEWED:</b> TRW	JOB NUMBER 15-1470			

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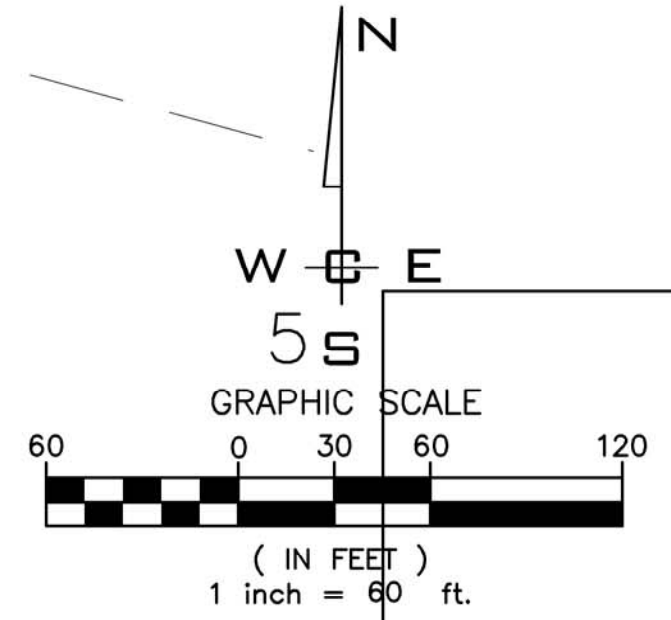




SEE SHEET P-11

SEE SHEET P-12

SEE SHEET P-13



<b>SCALE:</b>	<b>PROJ #:</b> 15-1470
<b>HORIZONTAL:</b> 1" = 60'	<b>DATE:</b> 02/12/2019
<b>VERTICAL:</b> N/A	<b>DRAWN:</b> SMM
	<b>REVIEWED:</b>

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STRUCTURAL	<input type="checkbox"/>
SURVEYING	<input type="checkbox"/>
TRAFFIC	<input checked="" type="checkbox"/>
PLANNING	<input type="checkbox"/>
LANDSCAPE	<input type="checkbox"/>
OTHER	<input type="checkbox"/>

**WCE**  
WHIPPLE CONSULTING ENGINEERS  
21 S. PINES ROAD  
SPOKANE VALLEY, WA 99206  
PH: 509-893-2611 FAX: 509-893-4227

**RIVER'S EDGE VILLAS  
PUBLIC OPEN SPACE INDEX  
3528 W. SELTICE WAY  
COEUR D'ALENE, ID**

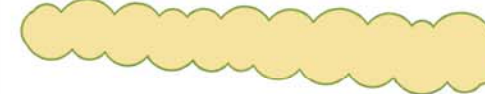




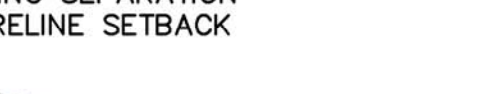










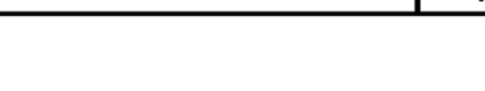
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P-10**  
JOB NUMBER  
**15-1470**

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 P:\WCE\WORK\2015\WCE PROJECTS\2015-1470 L. Douglas - WTB & CO. APARTMENTS (REF: 613) UNITS 1470 LA HEARINGS\1470-P-10\DWG PLOT DATE: 02/12/19







**DESCRIPTION**  
PROPERTY LINES,  
HIGH WATER MARK AND EXISTING  
LARGE TREES TO REMAIN  
PLANTING LIST

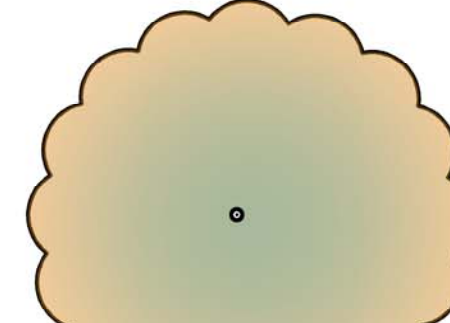
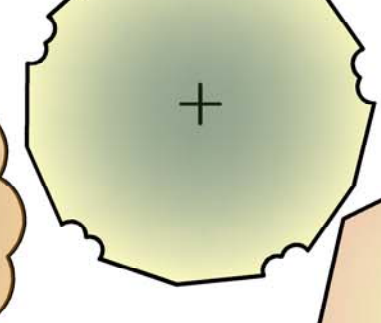
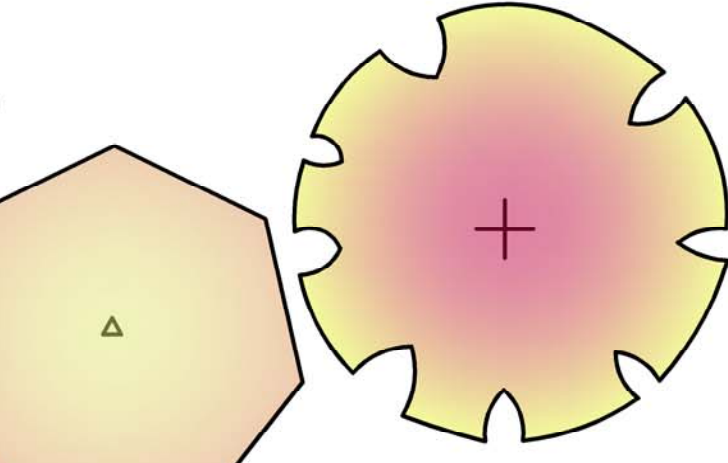
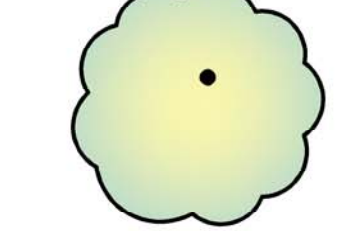
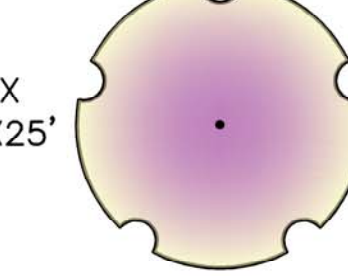
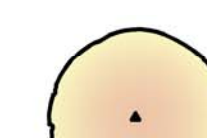
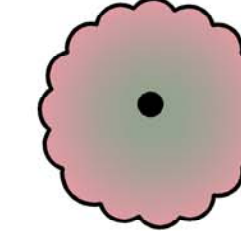


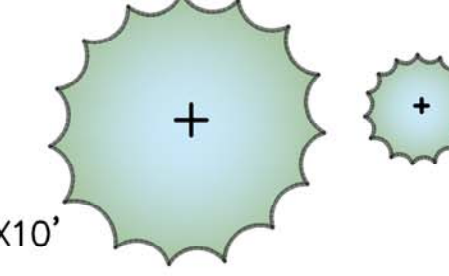

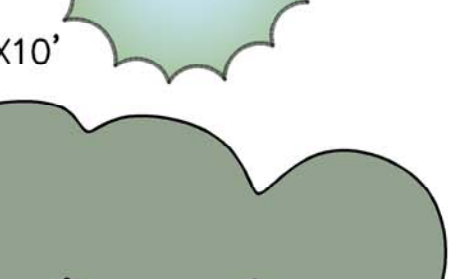
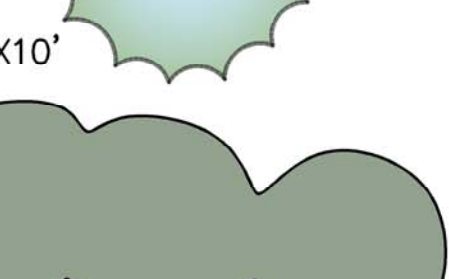
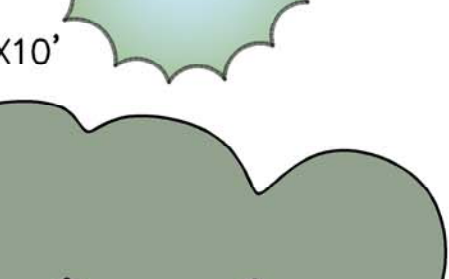
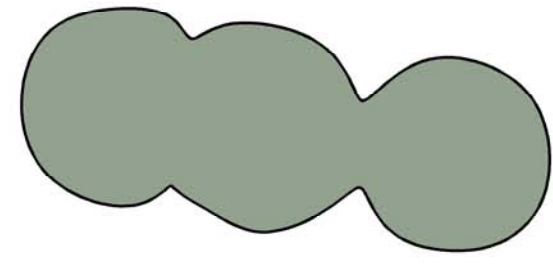
**PLANT LIST**

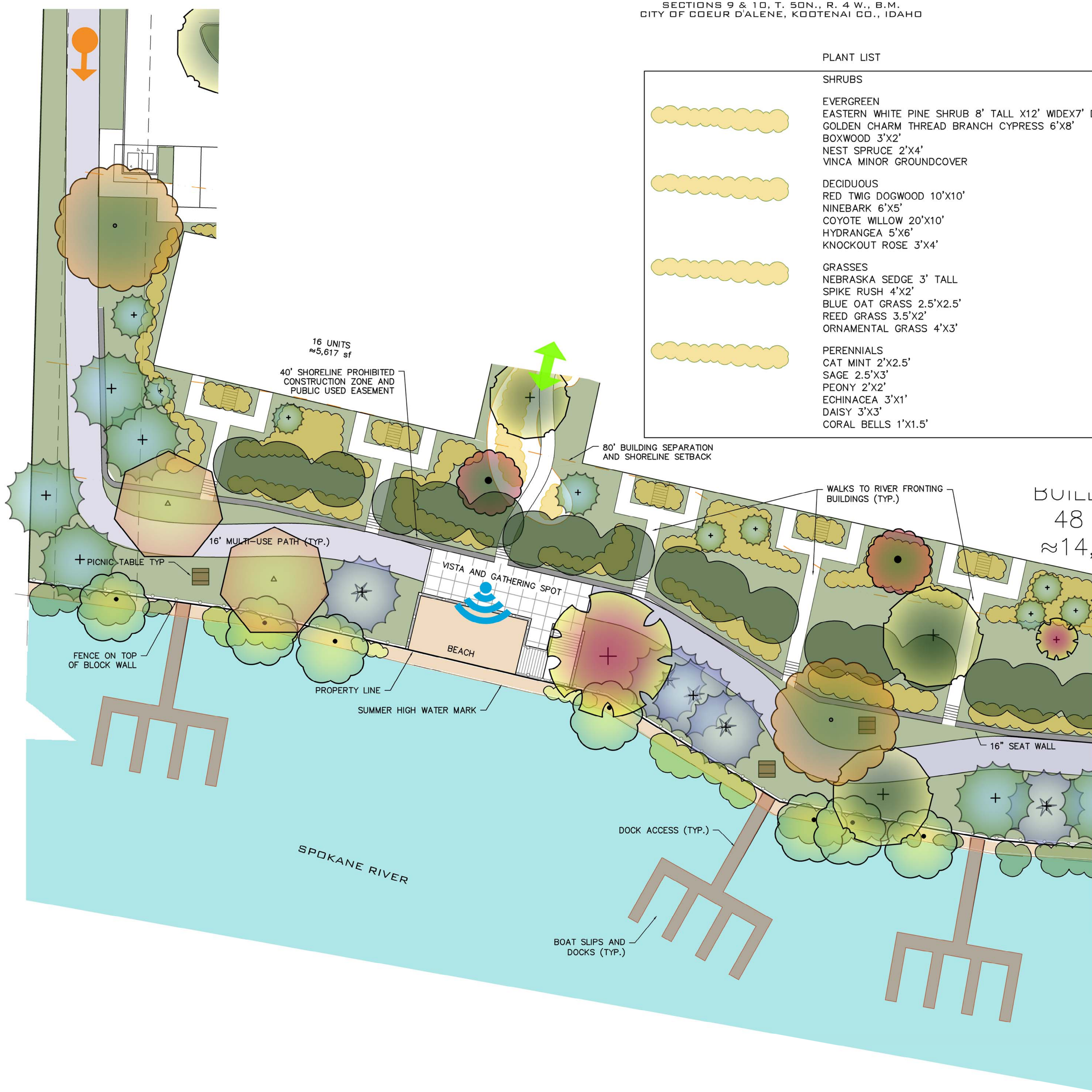
SHRUBS	
EVERGREEN	
	EASTERN WHITE PINE SHRUB 8' TALL X12' WIDEX7' DEEP
	GOLDEN CHARM THREAD BRANCH CYPRESS 6'X8'
	BOXWOOD 3'X2'
	NEST SPRUCE 2'X4'
	VINCA MINOR GROUNDCOVER
DECIDUOUS	
	RED TWIG DOGWOOD 10'X10'
	NINEBARK 6'X5'
	COYOTE WILLOW 20'X10'
	HYDRANGEA 5'X6'
	KNOCKOUT ROSE 3'X4'
GRASSES	
	NEBRASKA SEDGE 3' TALL
	SPIKE RUSH 4'X2'
	BLUE OAT GRASS 2.5'X2.5'
	REED GRASS 3.5'X2'
	ORNAMENTAL GRASS 4'X3'
PERENNIALS	
	CAT MINT 2'X2.5'
	SAGE 2.5'X3'
	PEONY 2'X2'
	ECHINACEA 3'X1'
	DAISY 3'X3'
	CORAL BELLS 1'X1.5'

**LEGEND**

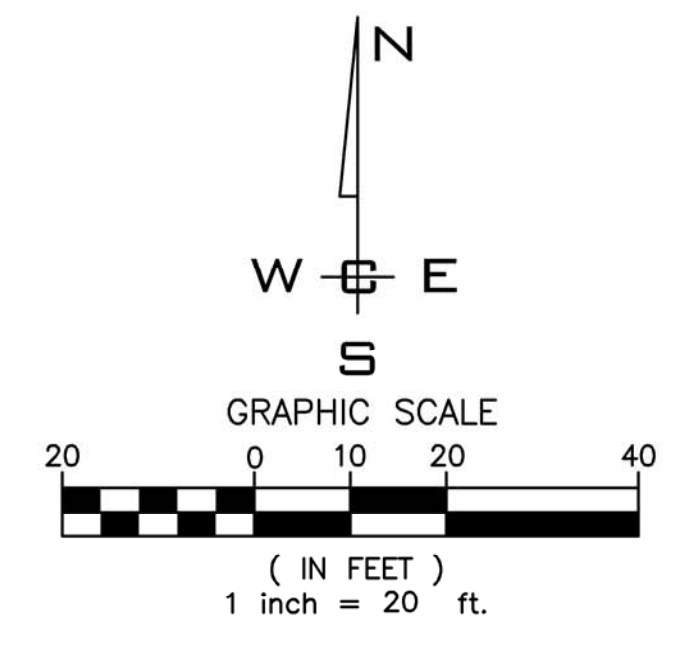
SYMBOL	DESCRIPTION
	EXISTING TREE AND SIZE
	VISTA & GATHERING SPOT
	PUBLIC ACCESS
	PRIVATE ACCESS

**PLANT LIST**

TREES	
	PATMORE ASH 40'X20'
	RED MAPLE 40'X20'
	OAK 60'X50'
	RIVER BIRCH 20'X30'
	PINK DOGWOOD 20'X20'
	FLOWERING PEAR 30'X15X
	FLOWERING CHERRY 20'X25'
	JAPANESE MAPLE 12'X15'
	WEeping CHERRY 12'X15'
	AUSTRIAN PINE 50'X25'
	VANDERWOLF PINE 25'X15'
	EASTERN WHITE PINE 70'X20'
	GOLDEN DECODAR CEDAR 35'X15'
	COLUMNAR EASTERN WHITE PINE 40'X10'
	SPRUCE ON A STANDARD 8'X4'



MATCHLINE SEE SHEET P-12



<b>SCALE:</b>	<b>PROJ #:</b> 15-1470	CIVIL
<b>HORIZONTAL:</b>	<b>DATE:</b> 02/12/2019	STRUCTURAL
<b>VERTICAL:</b>	<b>DRAWN:</b> SMM	SURVEYING
N/A	<b>REVIEWED:</b> TRW	TRAFFIC
		PLANNING
		LANDSCAPE
		OTHER

**IWCE**  
WHIPPLE CONSULTING ENGINEERS  
21 S. PINES ROAD  
SPOKANE VALLEY, WA 99206  
PH: 509-893-2617 FAX: 509-826-0227

**RIVER'S EDGE VILLAS  
PUBLIC OPEN SPACE  
3528 W. SELTICE WAY  
COEUR D'ALENE, ID**

**SHEET  
P-11**  
JOB NUMBER  
**15-1470**

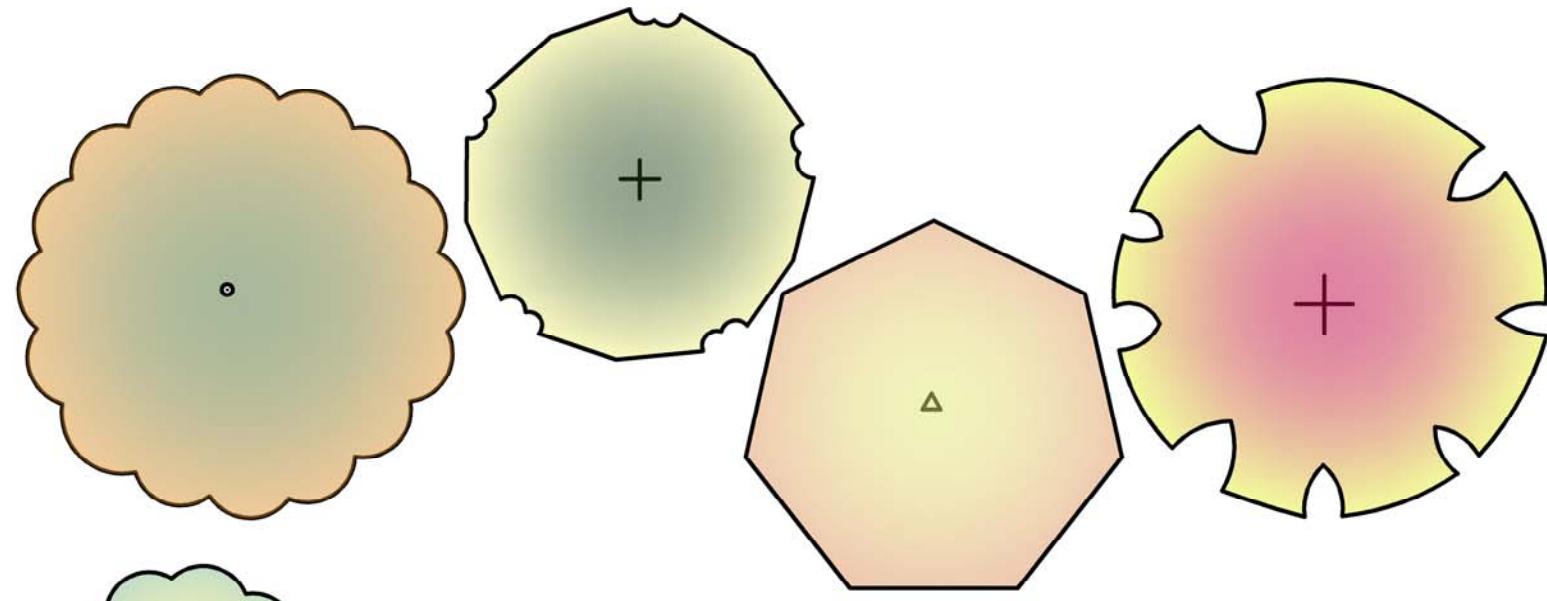
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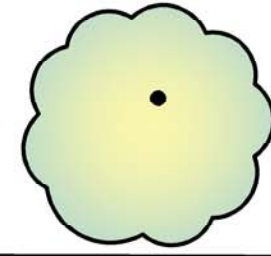
PLANT LIST

TREES

PATMORE ASH 40'X20'  
RED MAPLE 40'X20'  
OAK 60'X50'

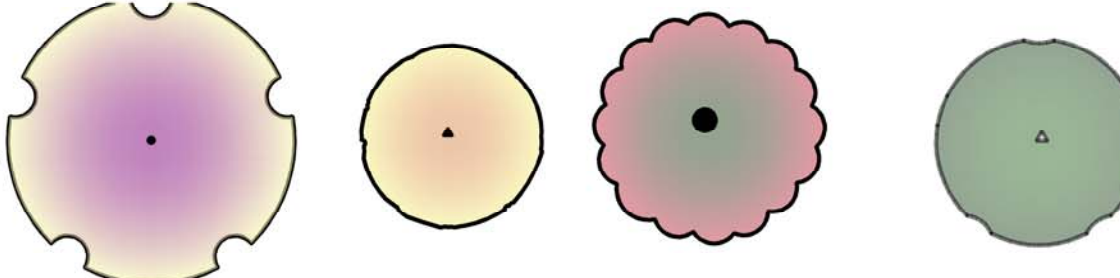


RIVER BIRCH 20'X30'



TREES

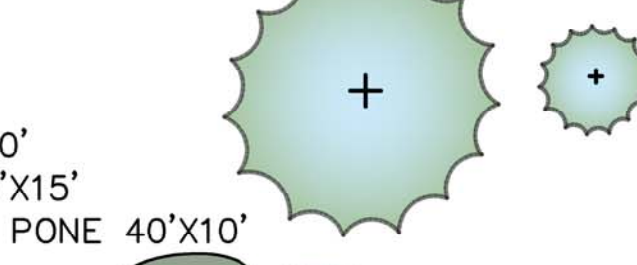
PINK DOGWOOD 20'X20'  
FLOWERING PEAR 30'X15'  
FLOWERING CHERRY 20'X25'



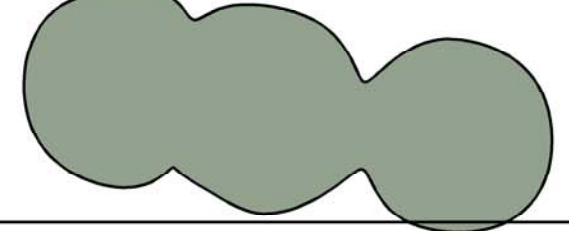
JAPANESE MAPLE 12'X15'  
WEeping CHERRY 12'X15'



AUSTRIAN PINE 50'X25'  
VANDERWOLF PINE 25'X15'  
EASTERN WHITE PINE 70'X20'  
GOLDEN DEODAR CEDAR 35'X15'  
COLUMNAR EASTERN WHITE PINE 40'X10'



SPRUCE ON A STANDARD 8'X4'

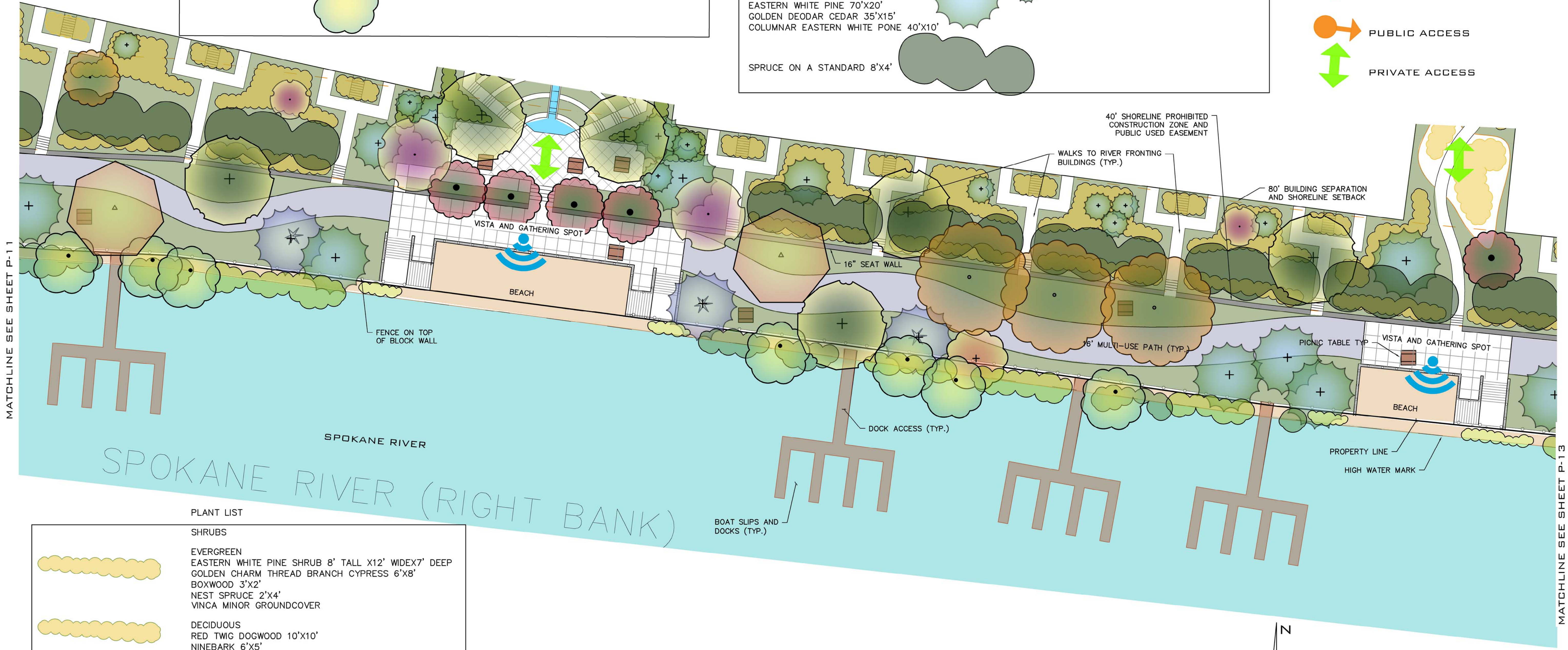


DESCRIPTION

PROPERTY LINES,  
HIGH WATER MARK AND EXISTING  
LARGE TREES TO REMAIN  
PLANTING LIST

LEGEND

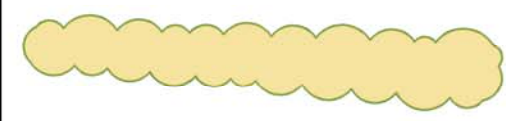
SYMBOL	DESCRIPTION
	EXISTING TREE AND SIZE
	VISTA & GATHERING SPOT
	PUBLIC ACCESS
	PRIVATE ACCESS



PLANT LIST

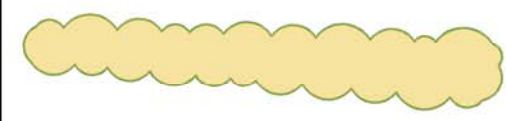
SHRUBS

EVERGREEN  
EASTERN WHITE PINE SHRUB 8' TALL X12' WIDEX7' DEEP  
GOLDEN CHARM THREAD BRANCH CYPRESS 6'X8'  
BOXWOOD 3'X2'  
NEST SPRUCE 2'X4'  
VINCA MINOR GROUNDCOVER



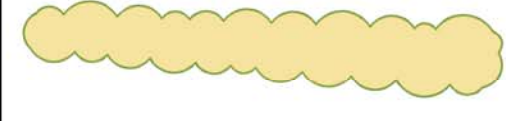
DECIDUOUS

RED TWIG DOGWOOD 10'X10'  
NINEBARK 6'X5'  
COYOTE WILLOW 20'X10'  
HYDRANGEA 5'X6'  
KNOCKOUT ROSE 3'X4'



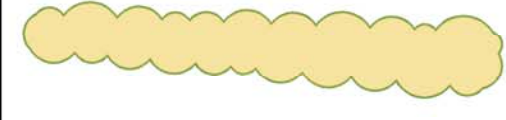
GRASSES

NEBRASKA SEDGE 3' TALL  
SPIKE RUSH 4'X2'  
BLUE OAT GRASS 2.5'X2.5'  
REED GRASS 3.5'X2'  
ORNAMENTAL GRASS 4'X3'



PERENNIALS

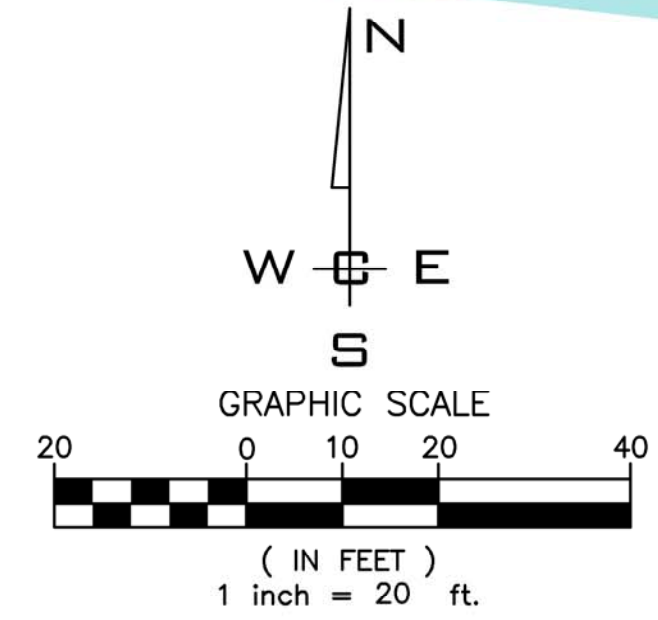
CAT MINT 2'X2.5'  
SAGE 2.5'X3'  
PEONY 2'X2'  
ECHINACEA 3'X1'  
DAISY 3'X3'  
CORAL BELLS 1'X1.5'



<b>SCALE:</b>	<b>PROJ #:</b> 15-1470
<b>HORIZONTAL:</b>	<b>DATE:</b> 02/12/2019
1" = 20'	<b>DRAWN:</b> SMM
<b>VERTICAL:</b>	<b>REVIEWED:</b> TRW
N/A	

CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	X
LANDSCAPE	
OTHER	

**WCE**  
WHIPPLE CONSULTING ENGINEERS  
21 S. PINES ROAD  
SPOKANE VALLEY, WA 99206  
PH: 509-893-2617 FAX: 509-826-0227



**RIVER'S EDGE VILLAS  
PUBLIC OPEN SPACE  
3528 W. SELTICE WAY  
COEUR D'ALENE, ID**

**SHEET  
P-12**  
JOB NUMBER  
**15-1470**

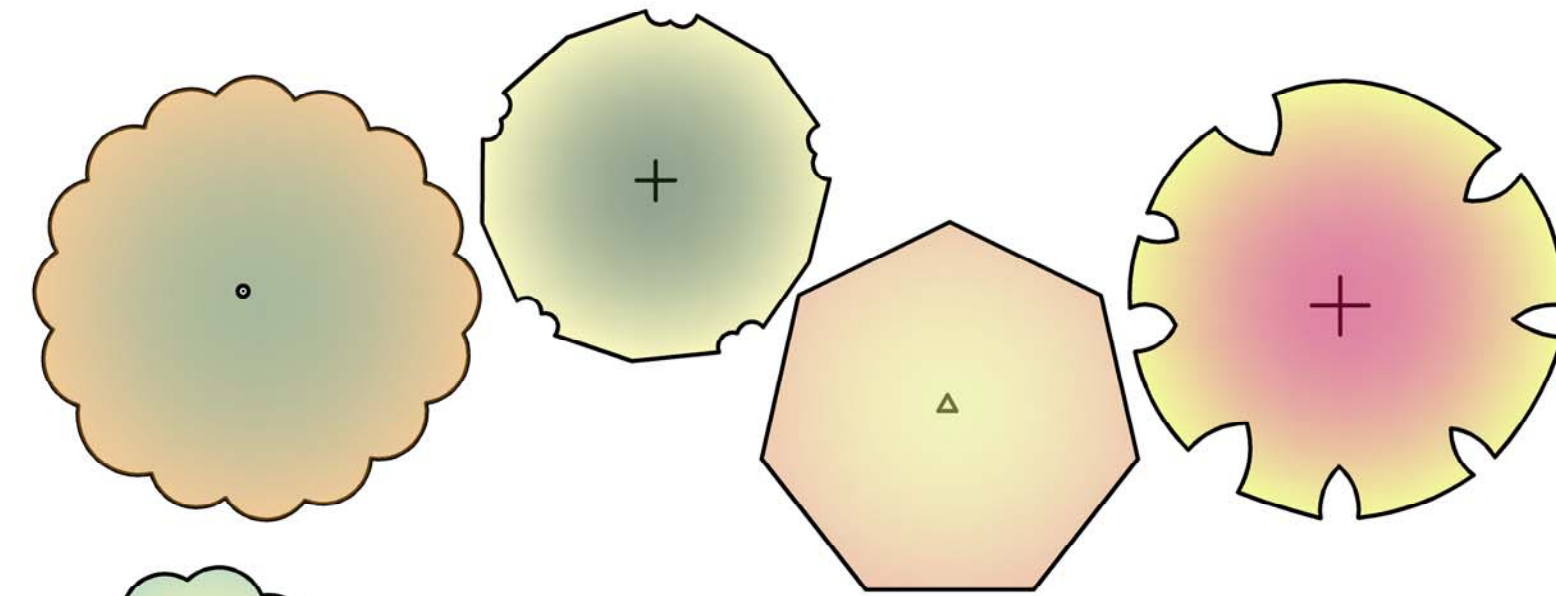
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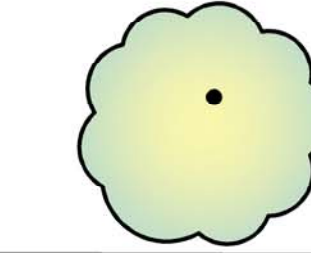
PLANT LIST

TREES

PATMORE ASH 40'X20'  
RED MAPLE 40'X20'  
OAK 60'X50'



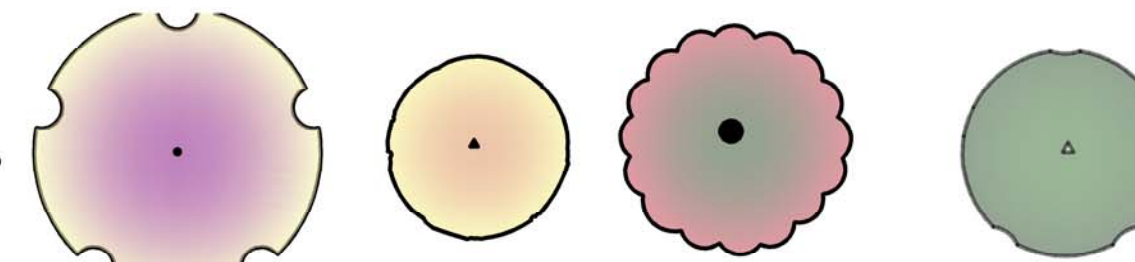
RIVER BIRCH 20'X30'



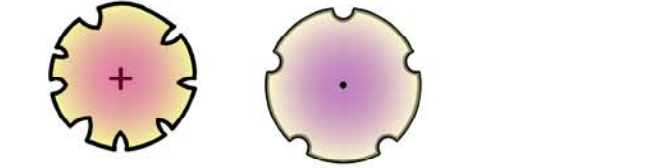
PLANT LIST

TREES

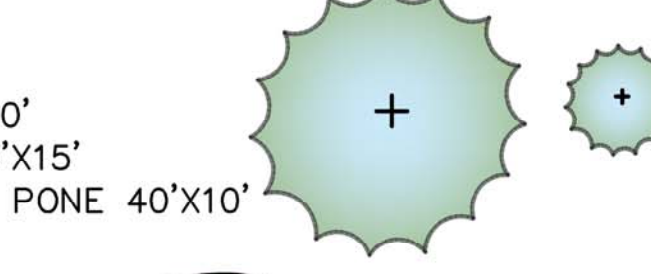
PINK DOGWOOD 20'X20'  
FLOWERING PEAR 30'X15X  
FLOWERING CHERRY 20'X25'



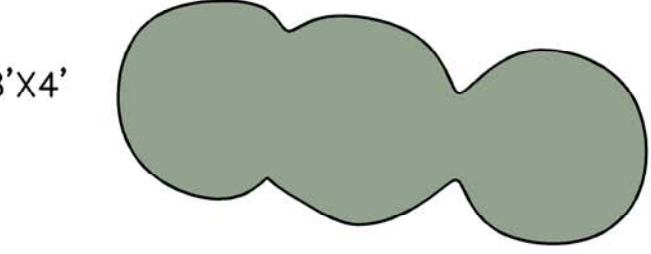
JAPANESE MAPLE 12'X15'  
WEeping CHERRY 12'X15'



AUSTRIAN PINE 50'X25'  
VANDERWOLF PINE 25'X15'  
EASTERN WHITE PINE 70'X20'  
GOLDEN DEODAR CEDAR 35'X15'  
COLUMNAR EASTERN WHITE PINE 40'X10'



SPRUCE ON A STANDARD 8'X4'



DESCRIPTION

PROPERTY LINES,  
HIGH WATER MARK AND EXISTING  
LARGE TREES TO REMAIN  
PLANTING LIST

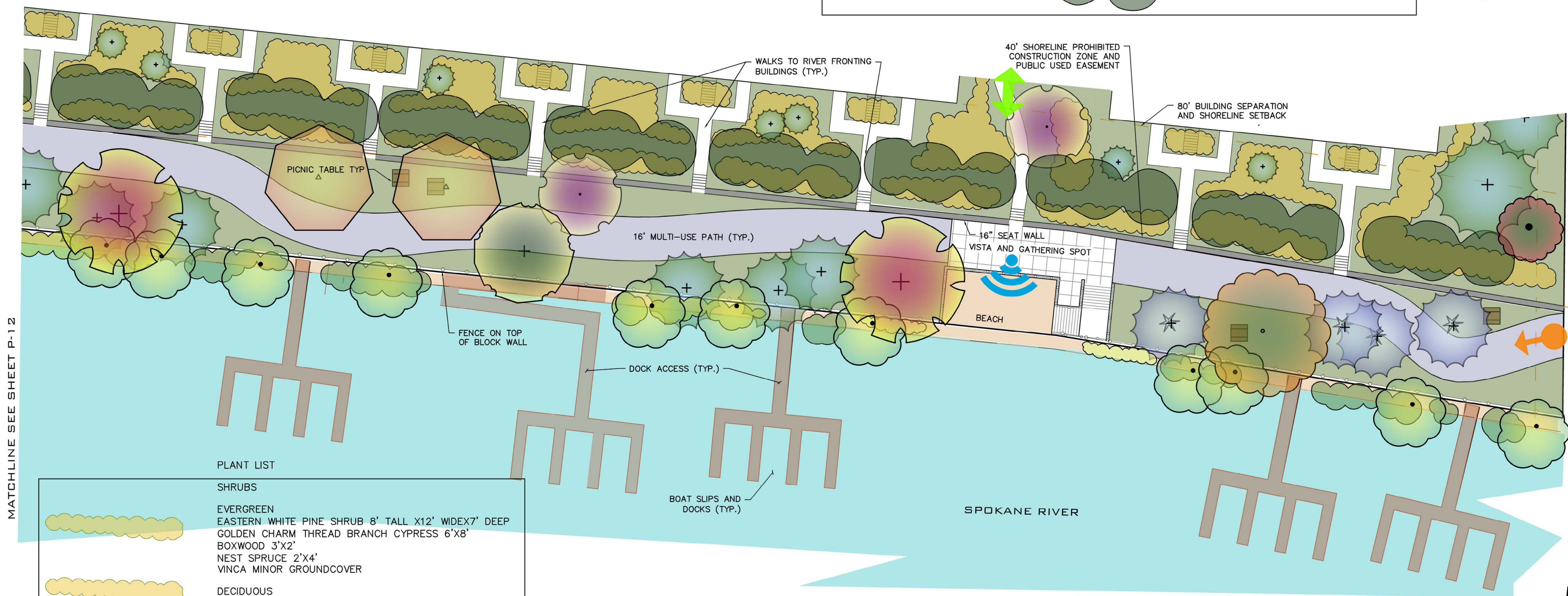
LEGEND

SYMBOL DESCRIPTION  
\*CTR XX" EXISTING TREE AND SIZE

VISTA & GATHERING SPOT

PUBLIC ACCESS

PRIVATE ACCESS



PLANT LIST

SHRUBS

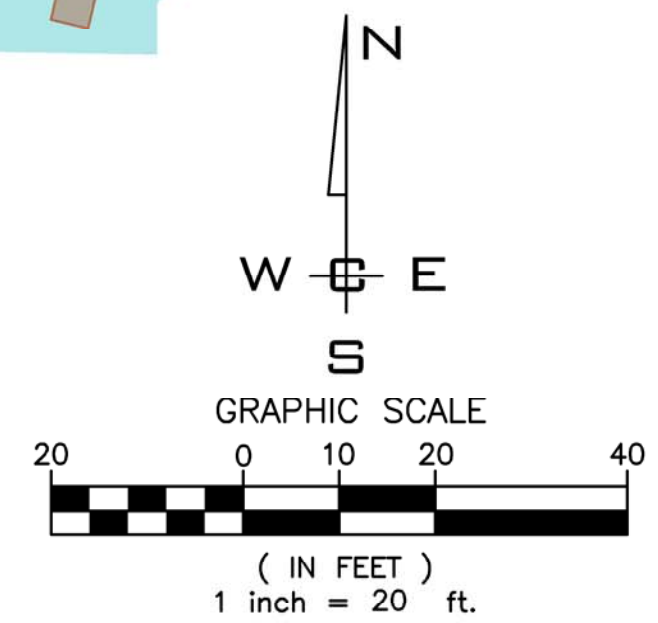
EVERGREEN  
EASTERN WHITE PINE SHRUB 8' TALL X12' WIDEX7' DEEP  
GOLDEN CHARM THREAD BRANCH CYPRESS 6'X8'  
BOXWOOD 3'X2'  
NEST SPRUCE 2'X4'  
VINCA MINOR GROUNDCOVER

DECIDUOUS  
RED TWIG DOGWOOD 10'X10'  
NINEBARK 6'X5'  
COYOTE WILLOW 20'X10'  
HYDRANGEA 5'X6'  
KNOCKOUT ROSE 3'X4'

GRASSES  
NEBRASKA SEDGE 3' TALL  
SPIKE RUSH 4'X2'  
BLUE OAT GRASS 2.5'X2.5'  
REED GRASS 3.5'X2'  
ORNAMENTAL GRASS 4'X3'

PERENNIALS  
CAT MINT 2'X2.5'  
SAGE 2.5'X3'  
PEONY 2'X2'  
ECHINACEA 3'X1'  
DAISY 3'X3'  
CORAL BELLS 1'X1.5'

MATCHLINE SEE SHEET P-12



<b>SCALE:</b>	<b>PROJ #:</b> 15-1470	CIVIL
<b>HORIZONTAL:</b>	<b>DATE:</b> 02/12/2019	STRUCTURAL
1"=20'	<b>DRAWN:</b> SMM	SURVEYING
<b>VERTICAL:</b>	<b>REVIEWED:</b> TRW	TRAFFIC
N/A		PLANNING
		LANDSCAPE
		OTHER

**IWCE**  
WHIPPLE CONSULTING ENGINEERS  
21 S. PINES ROAD  
SPOKANE VALLEY, WA 99206  
PH: 509-893-2617 FAX: 509-826-0227

**RIVER'S EDGE VILLAS  
PUBLIC OPEN SPACE  
3528 W. SELTICE WAY  
COEUR D'ALENE, ID**

**SHEET  
P-13**  
JOB NUMBER  
**15-1470**





<b>SCALE:</b>	<b>PROJ #:</b> 15-1470	CIVIL
<b>HORIZONTAL:</b>	<b>DATE:</b> 02/12/2019	STRUCTURAL
1" = 60'	<b>DRAWN:</b> SMM	SURVEYING
<b>VERTICAL:</b>	<b>REVIEWED:</b> TRW	TRAFFIC
N/A		LANDSCAPE
		OTHER

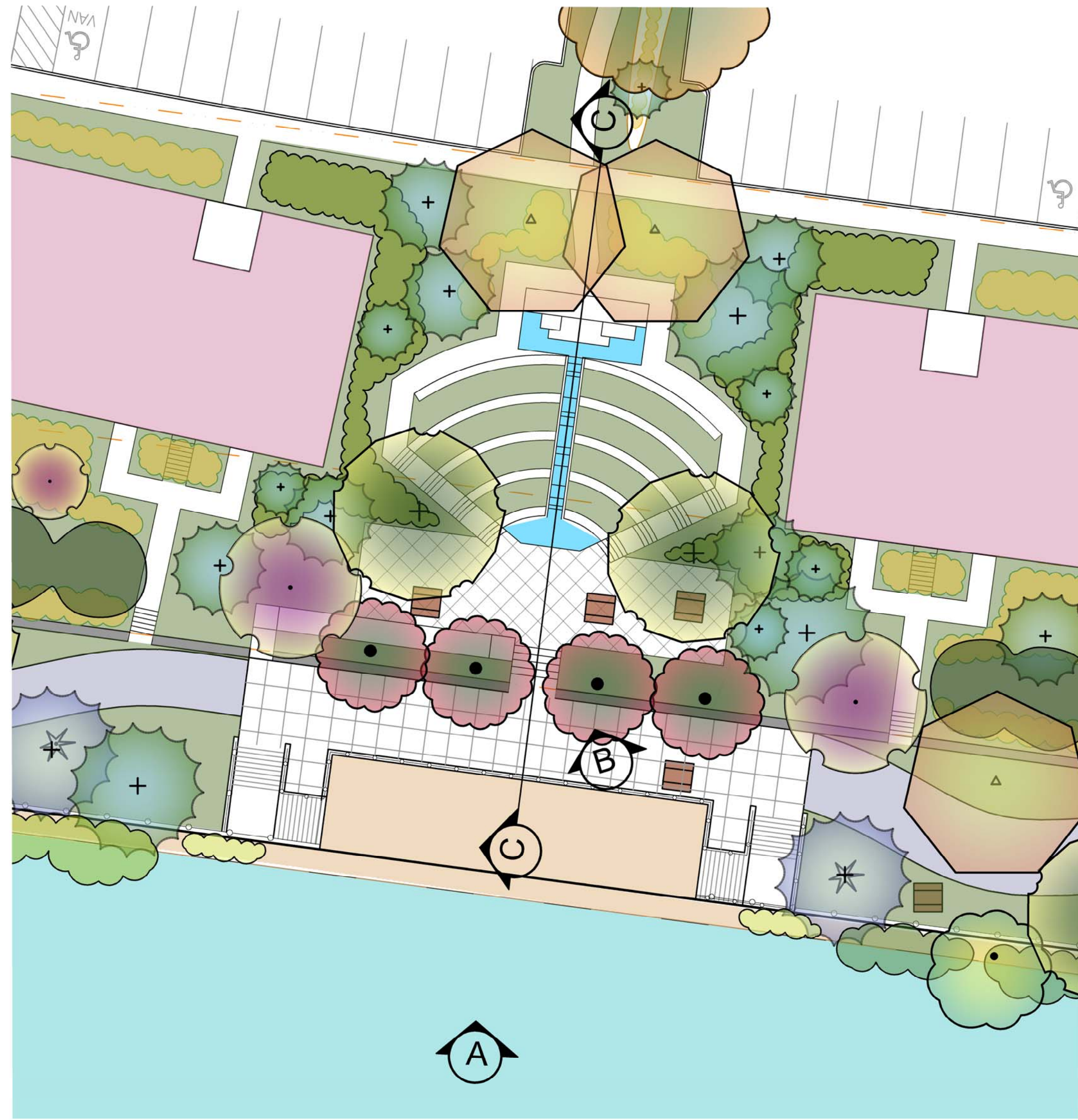
**WCE**  
WHIPPLE CONSULTING ENGINEERS  
21 S. PINES ROAD  
SPOKANE VALLEY, WA 99206  
PH: 509-893-2617 FAX: 509-829-4227

**RIVER'S EDGE VILLAS  
SITE VIEWS INDEX  
3528 W. SELTICE WAY  
COEUR D'ALENE, ID**

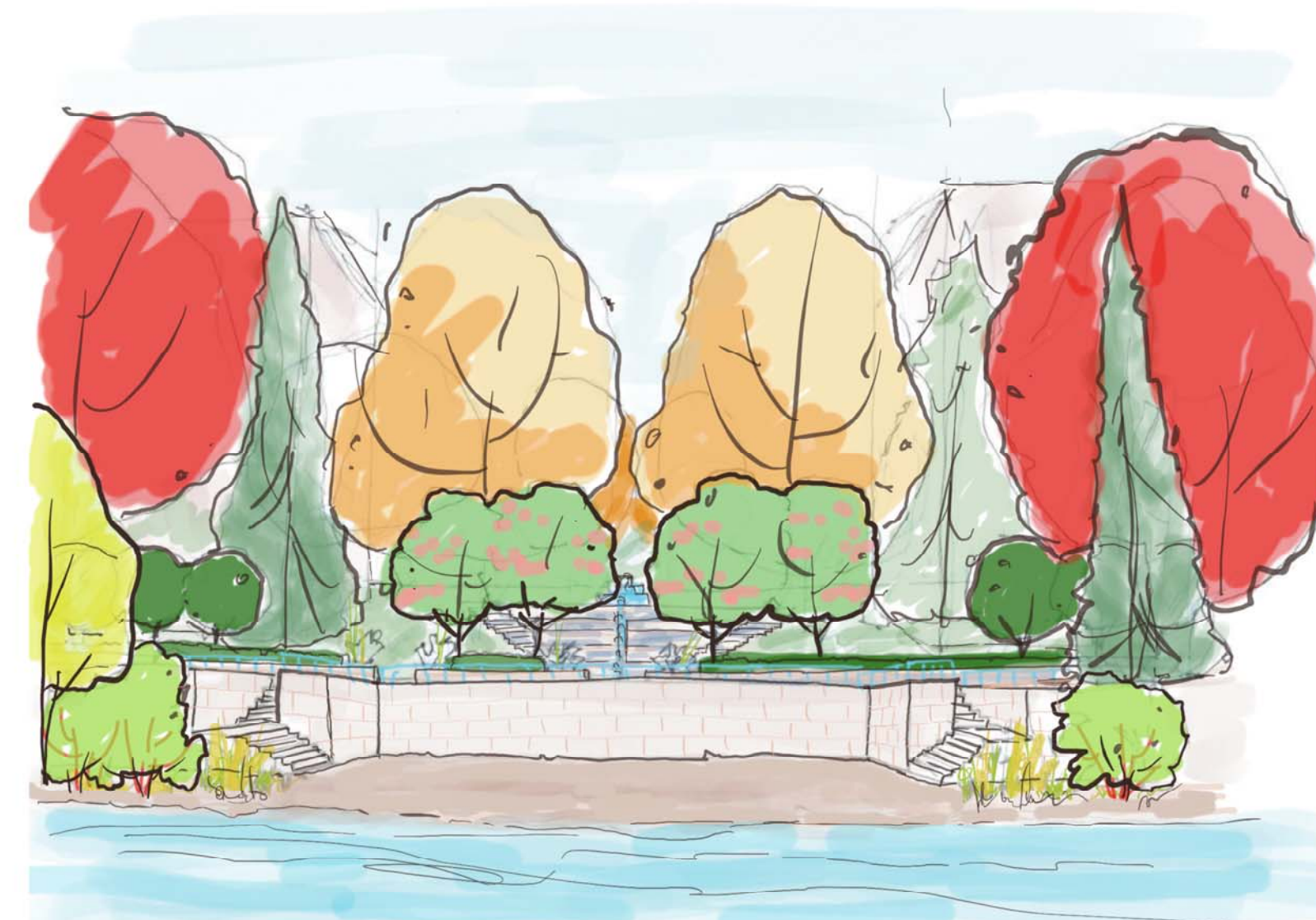
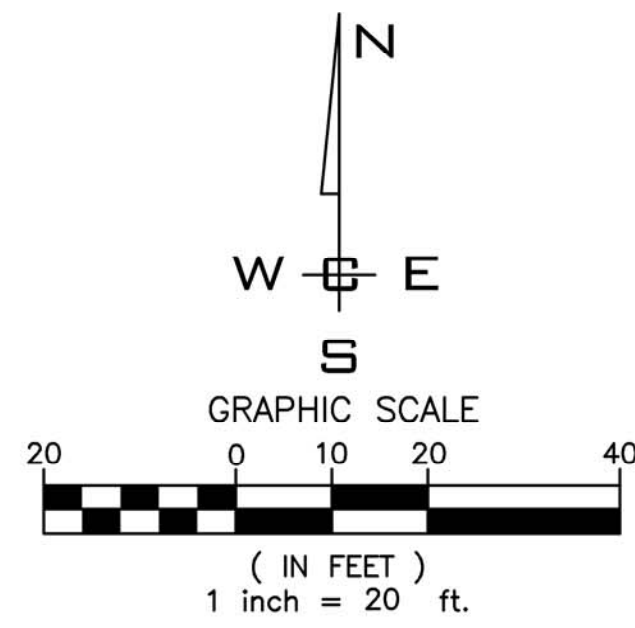
**SHEET  
P-14**  
JOB NUMBER  
**15-1470**

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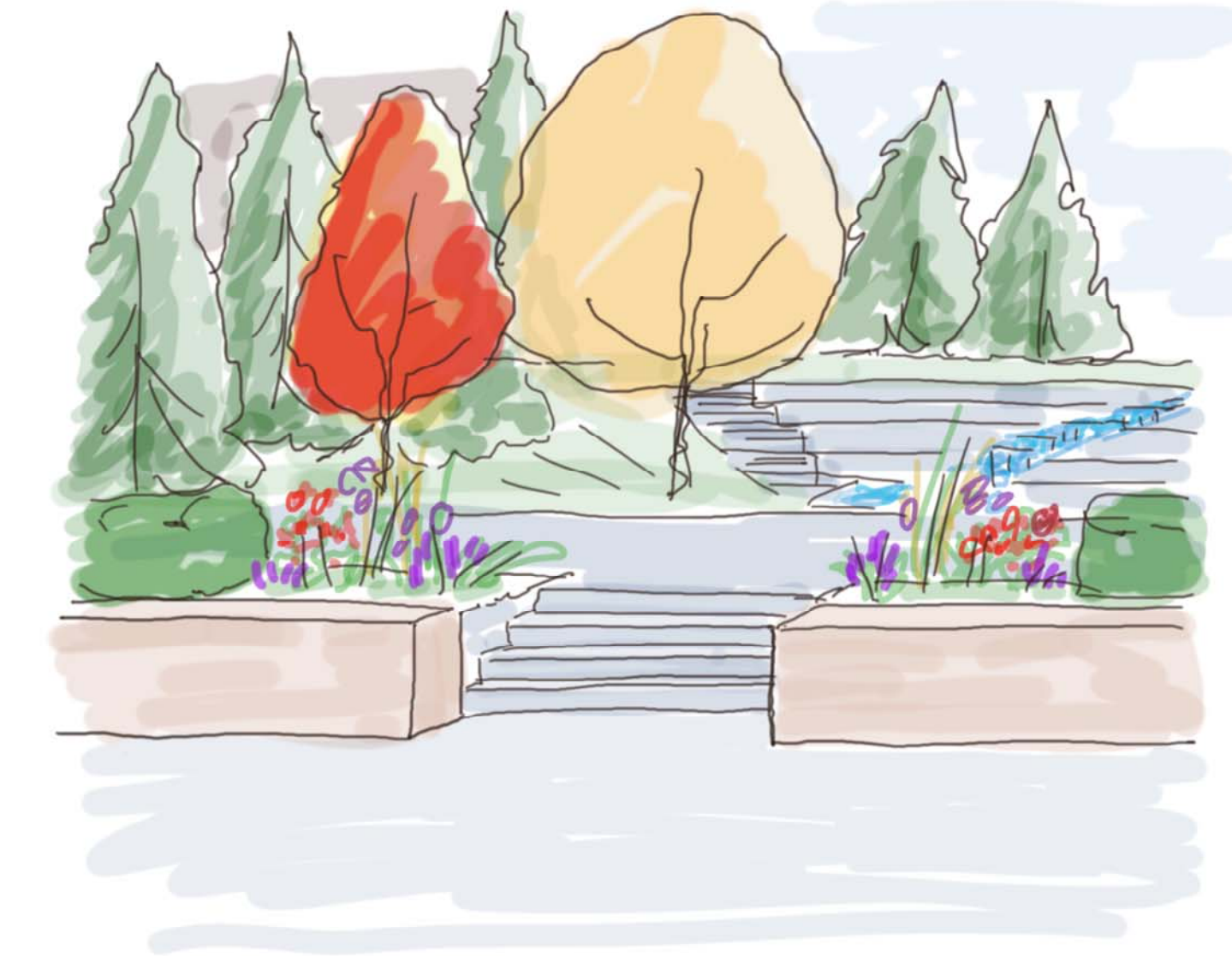




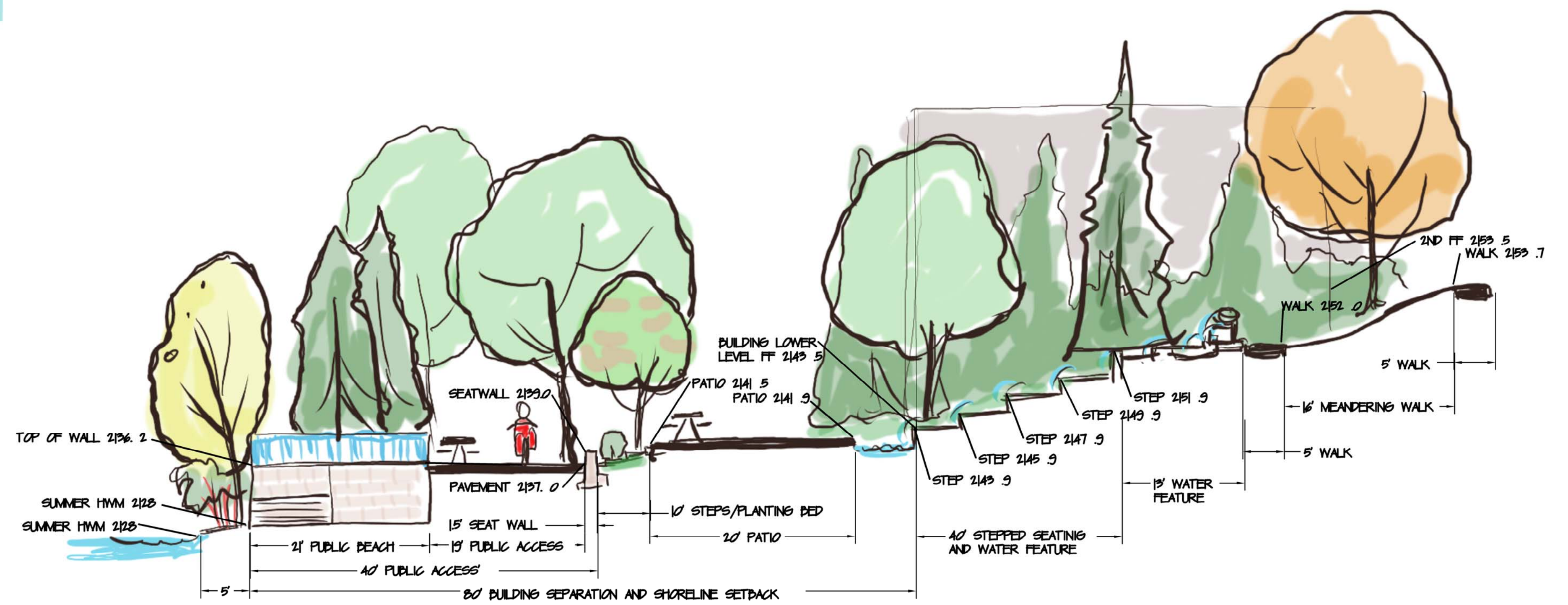
PLAN VIEW



(A) VIEW FROM RIVER



(B) VIEW FROM PUBLIC OPEN SPACE PATIO



(C) CROSS SECTION

<b>SCALE:</b>	PROJ #: 15-1470
HORIZONTAL:	DATE: 02/12/2019
1" = 20'	DRAWN: SMM
VERTICAL:	REVIEWED: TRW
N/A	

CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	X
LANDSCAPE	
OTHER	

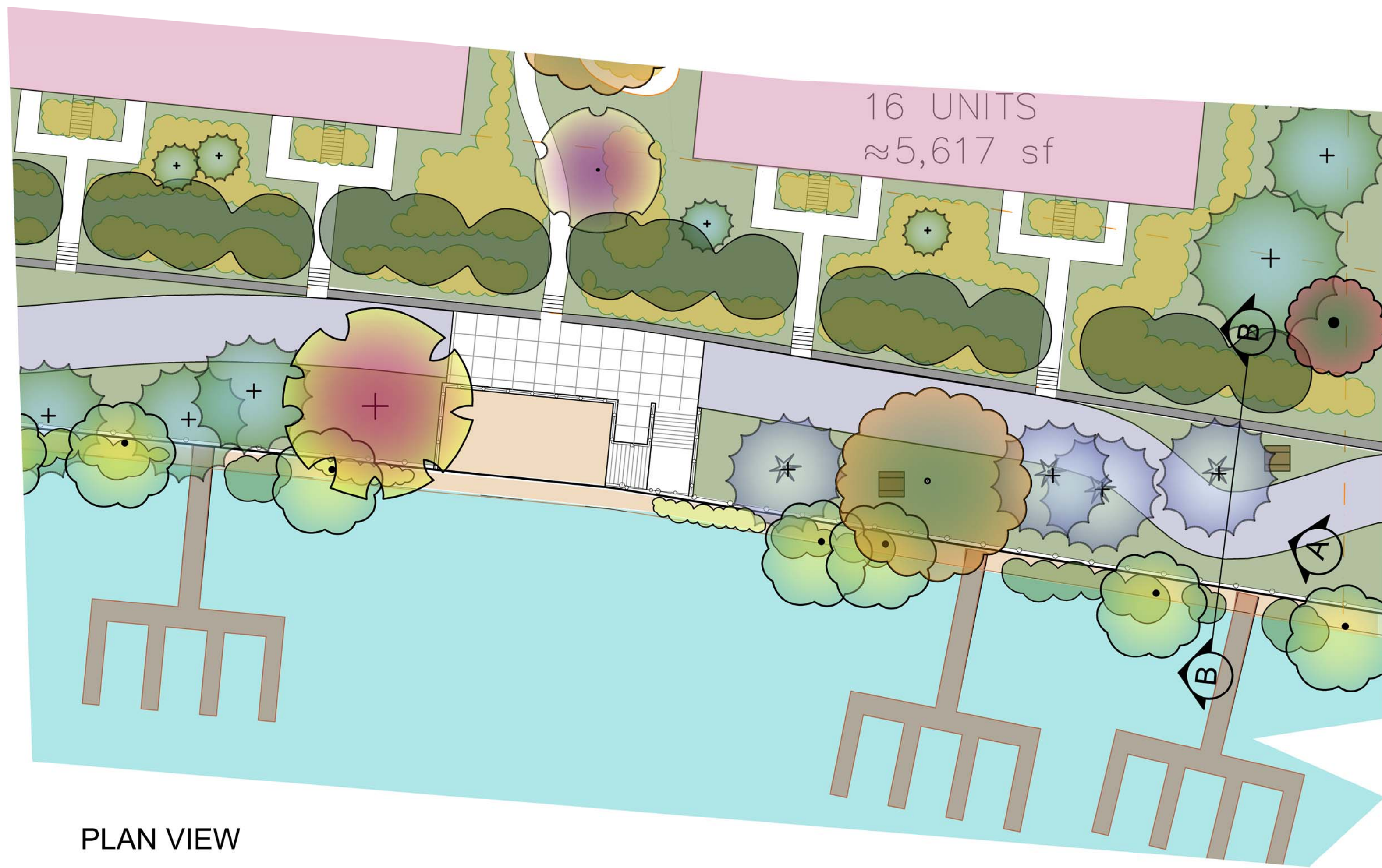


**RIVER'S EDGE VILLAS  
SITE VIEWS  
3528 W. SELTICE WAY  
COEUR D'ALENE, ID**

**SHEET  
P-15**

JOB NUMBER  
**15-1470**

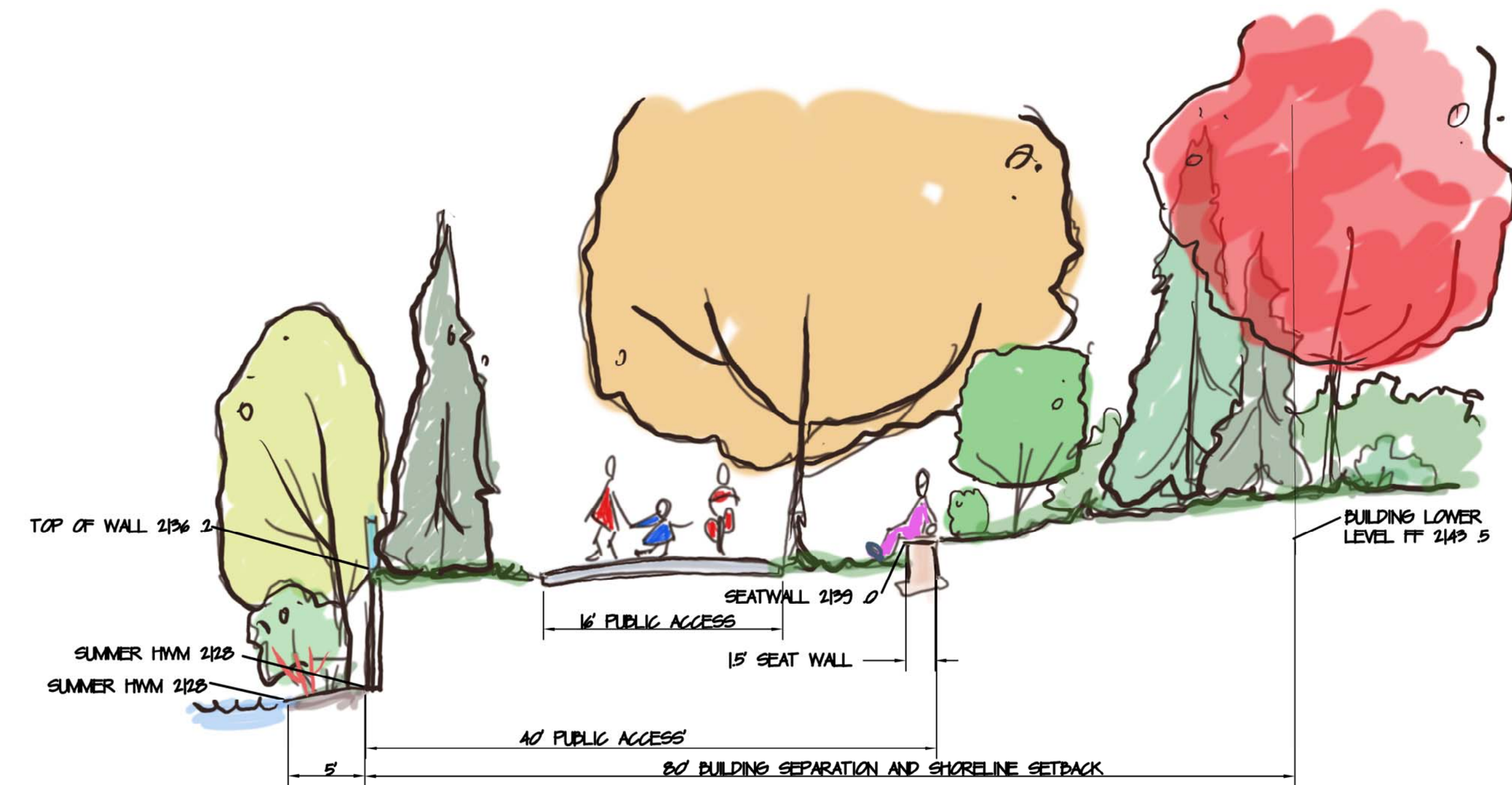
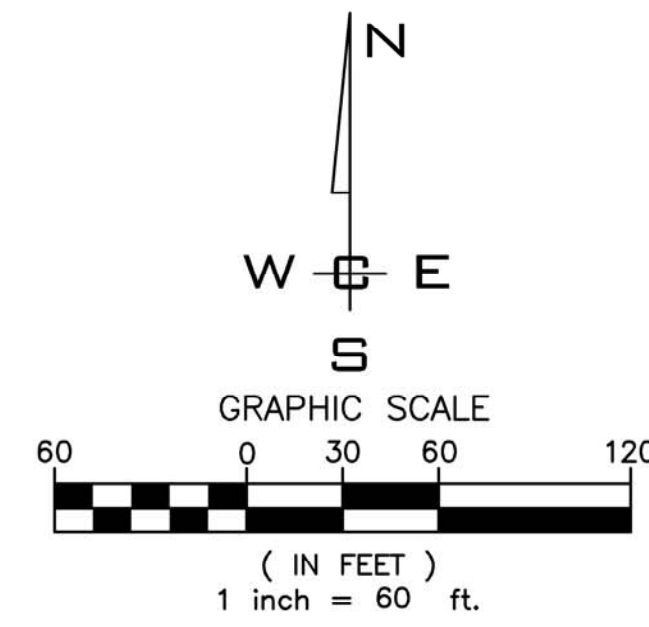





PLAN VIEW



(A) VIEW ALONG 16' PUBLIC ACCESS OPEN SPACE



(B) CROSS SECTION OF 16' PUBLIC ACCESS OPEN SPACE

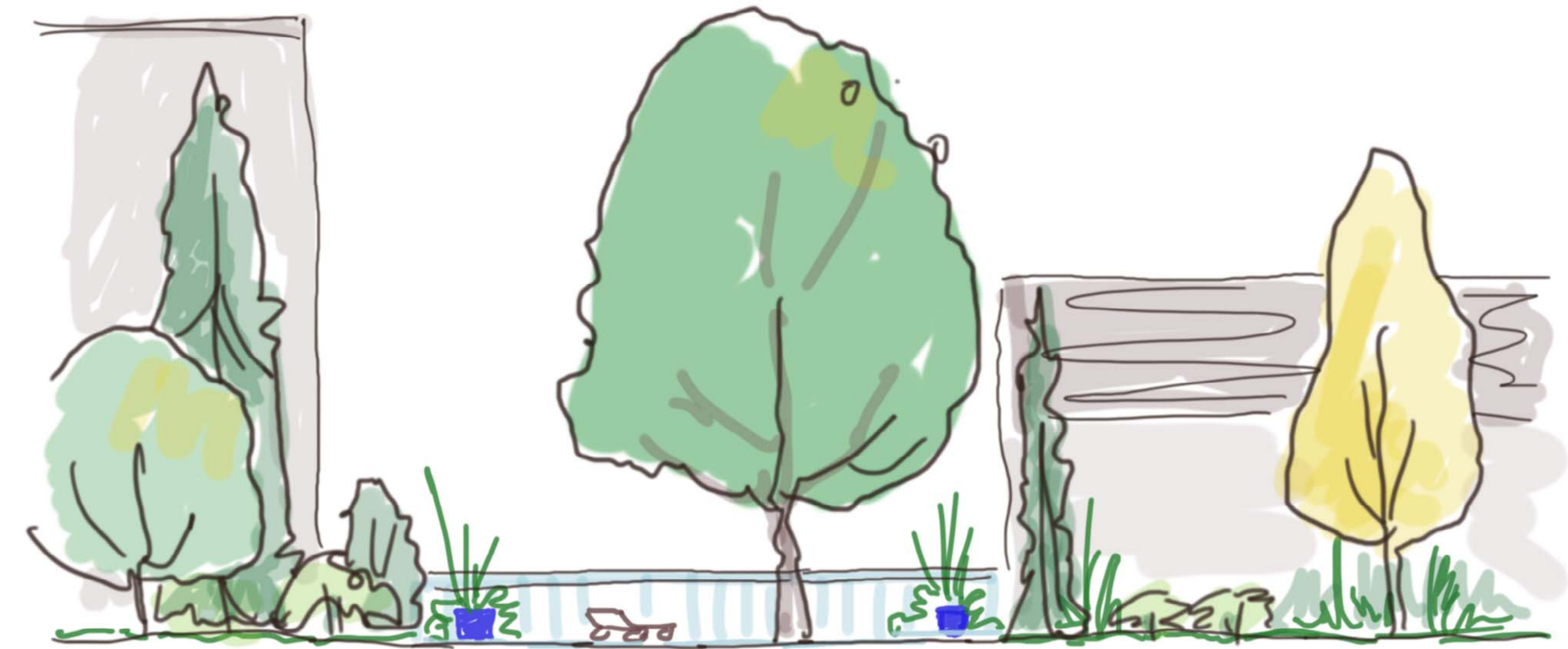
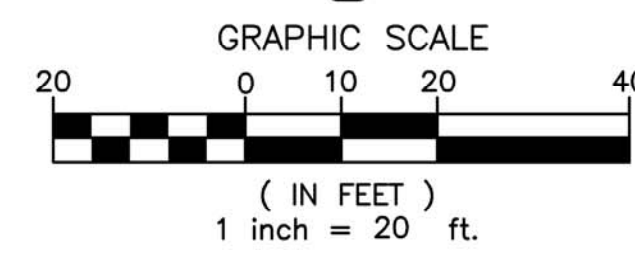
<b>SCALE:</b> HORIZONTAL: 1" = 60' VERTICAL: N/A	<b>PROJ #:</b> 15-1470 <b>DATE:</b> 02/12/2019 <b>DRAWN:</b> SMM <b>REVIEWED:</b> TRW	CIVIL STRUCTURAL SURVEYING TRAFFIC <input checked="" type="checkbox"/> PLANNING LANDSCAPE OTHER	 WHIPPLE CONSULTING ENGINEERS 21 S. PINES ROAD SPOKANE VALLEY, WA 99206 PH: 509-893-2617 FAX: 509-926-0227	<b>RIVER'S EDGE VILLAS</b> <b>SITE VIEWS</b> <b>3528 W. SELTICE WAY</b> <b>COEUR D'ALENE, ID</b>	<b>SHEET</b> <b>P-16</b>
				JOB NUMBER <b>15-1470</b>	

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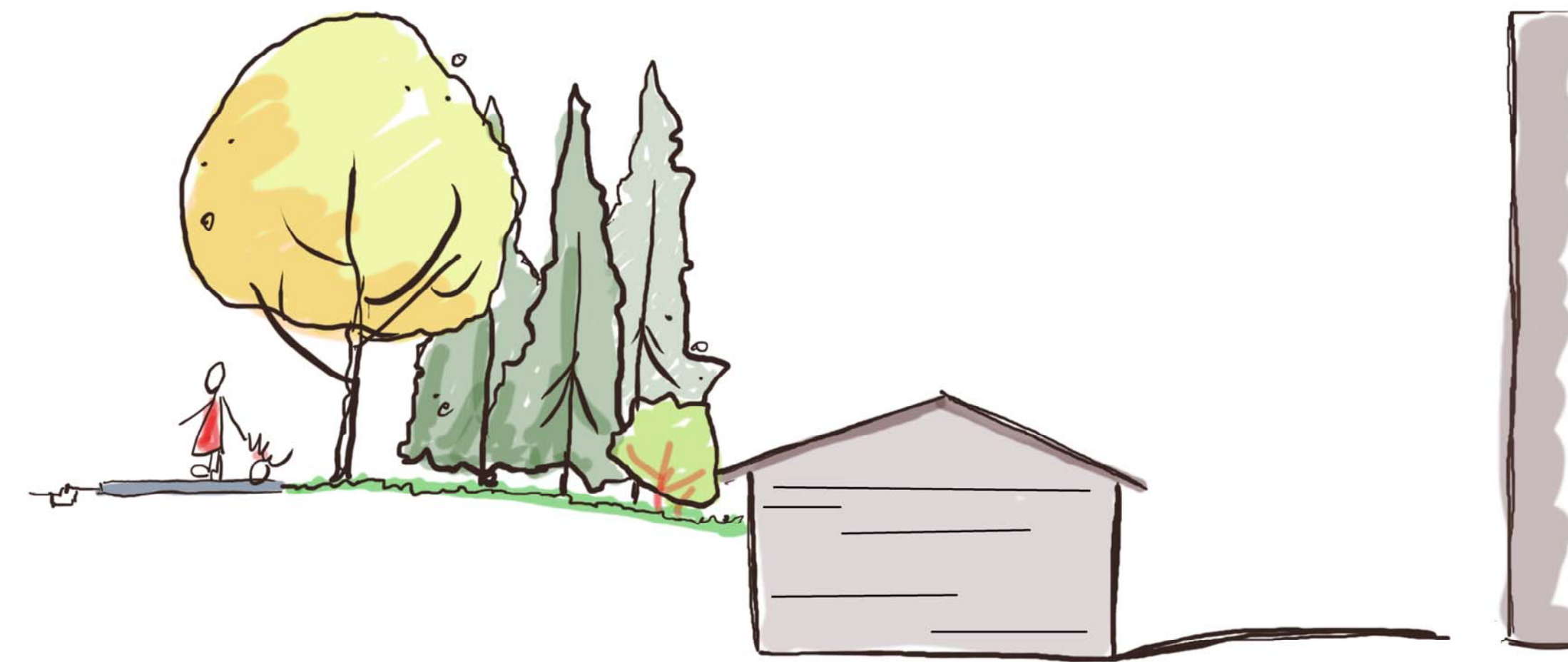




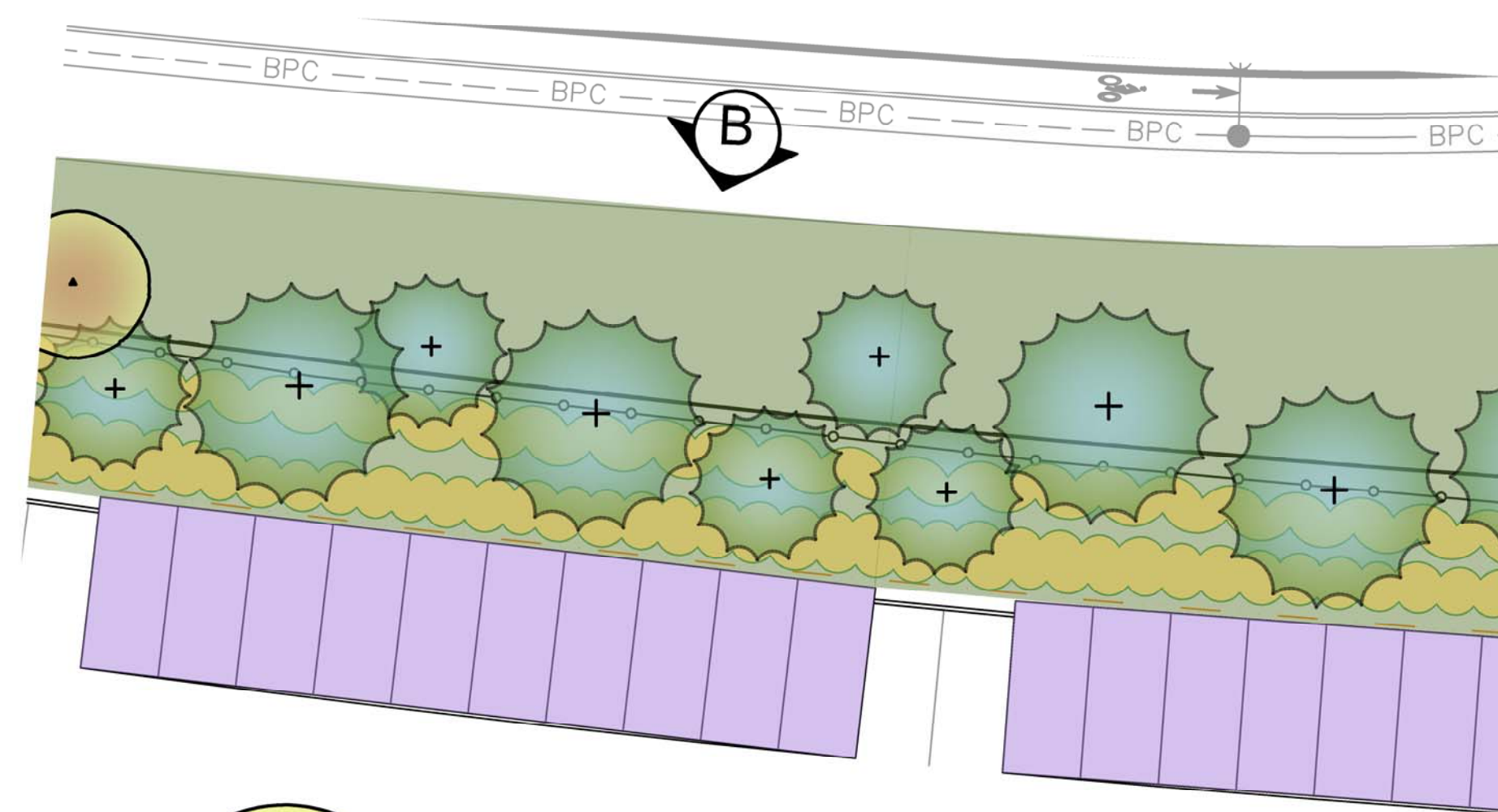
PLAN VIEW



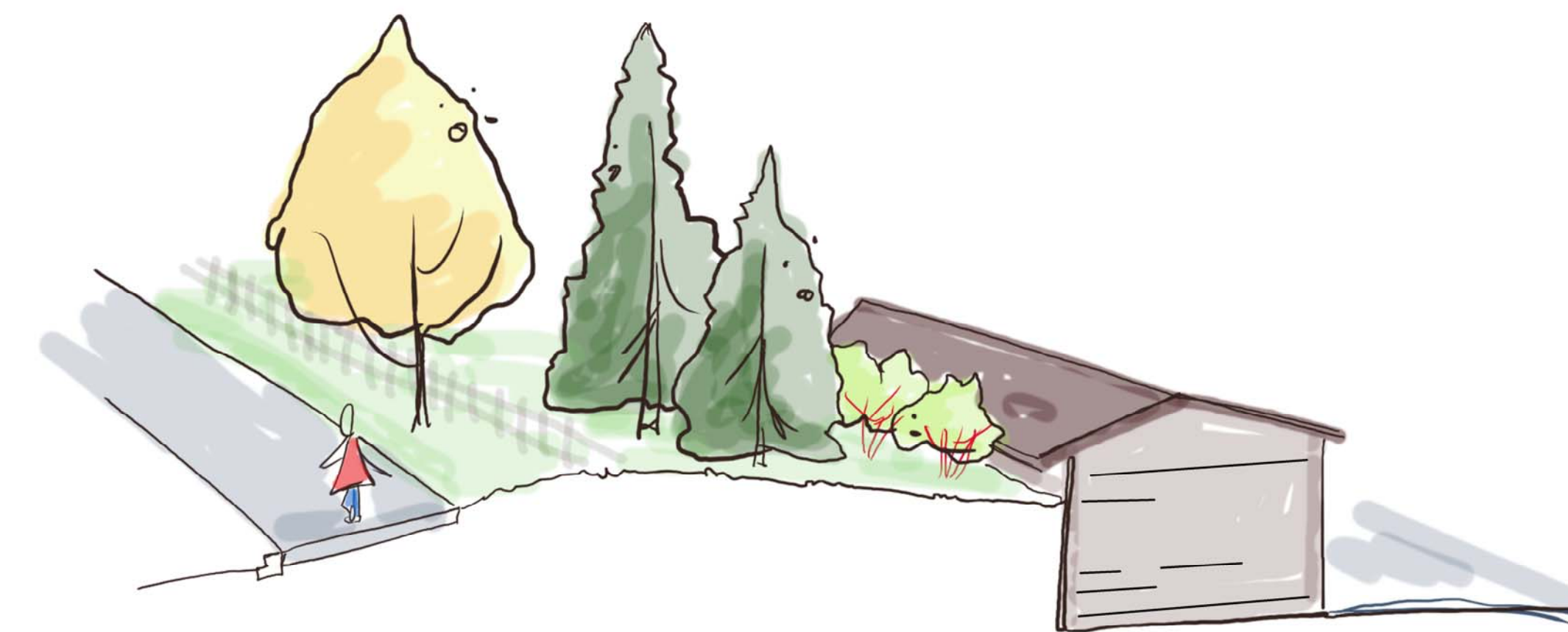
(A) VIEW OF POOL AND REC. BUILDING LANDSCAPING




(B) VIEW FROM SELTICE WAY INTO SITE



PLAN VIEW



(B) VIEW FROM SELTICE WAY INTO SITE

<b>SCALE:</b>	<b>PROJ #:</b> 15-1470	CIVIL	 WHIPPLE CONSULTING ENGINEERS 21 S. PINES ROAD SPOKANE VALLEY, WA 99206 PH: 509-893-2617 FAX: 509-926-0227	<b>RIVER'S EDGE VILLAS</b> <b>SITE VIEWS</b> <b>3528 W. SELTICE WAY</b> <b>COEUR D'ALENE, ID</b>	<b>SHEET</b>
<b>HORIZONTAL:</b>	<b>DATE:</b> 02/12/2019	STRUCTURAL			<b>P-17</b>
<b>1"=60'</b>	<b>DRAWN:</b> SMM	SURVEYING			JOB NUMBER <b>15-1470</b>
<b>VERTICAL:</b>	<b>REVIEWED:</b> TRW	TRAFFIC			
<b>N/A</b>		PLANNING			
		LANDSCAPE			
		OTHER			

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SECTIONS 9 & 10, T. 50N., R. 4 W., B.M.  
CITY OF COEUR D'ALENE, KOOTENAI CO., IDAHO

BUILDING 20  
48 UNITS  
≈14,209 sf

BUILDING 19  
40 UNITS  
≈11,367 sf

SPOKANE RIVER (RIVER)

PLANTING SCHEDULE FOR RIVER PLANTINGS

COMMON NAME

NATIVE GRASSES

NEBRASKA SEDGE 3' TALL CAN MASS PLANTING

SPIKE RUSH 4' TALL 2' WIDE BUNCH GRASS

NATIVE SHRUBS

COYOTE WILLOW 10'-20' TALL 6-10' WIDE SLENDER

RED OSIER DOGWOOD 8-10' TALL 8-10' WIDE LOOKS LIKE A MASS PLANTING

NATIVE TREES

RIVER BIRCH 20-30' TALL



NEBRASKA SEDGE



SPIKE RUSH



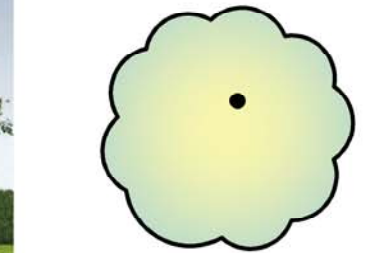
COYOTE WILLOW



RED OSIER DOGWOOD



RIVER BIRCH



<b>SCALE:</b>	<b>PROJ #:</b> 15-1470
<b>HORIZONTAL:</b> 1" = 20'	<b>DATE:</b> 02/12/2019
<b>VERTICAL:</b> N/A	<b>DRAWN:</b> SMM
	<b>REVIEWED:</b> TRW

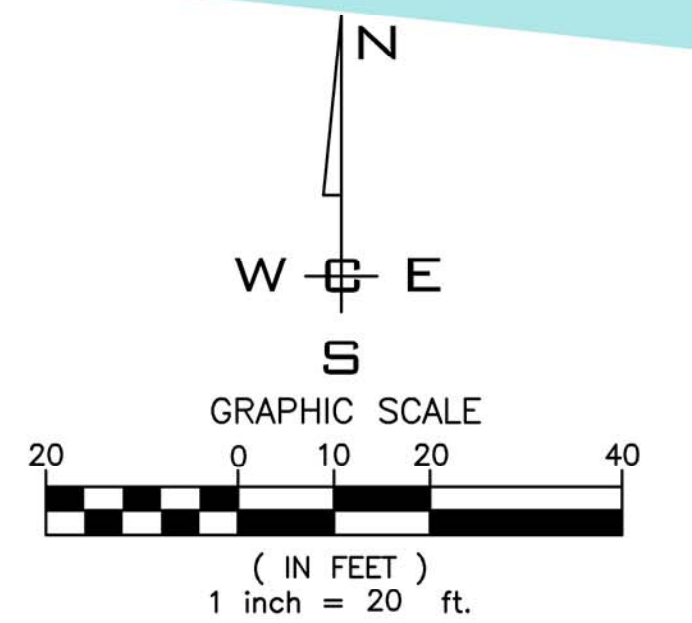
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SURVEYING	<input type="checkbox"/>
TRAFFIC	<input type="checkbox"/>
PLANNING	<input checked="" type="checkbox"/>
LANDSCAPE	<input type="checkbox"/>
OTHER	<input type="checkbox"/>

**IWCE**  
WHIPPLE CONSULTING ENGINEERS  
21 S. PINES ROAD  
SPOKANE VALLEY, WA 99206  
PH: 509-893-2617 FAX: 509-926-0227

**RIVER'S EDGE VILLAS**  
**CONCEPTUAL RIVER DESIGN**  
**3528 W. SELTICE WAY**  
**COEUR D'ALENE, ID**

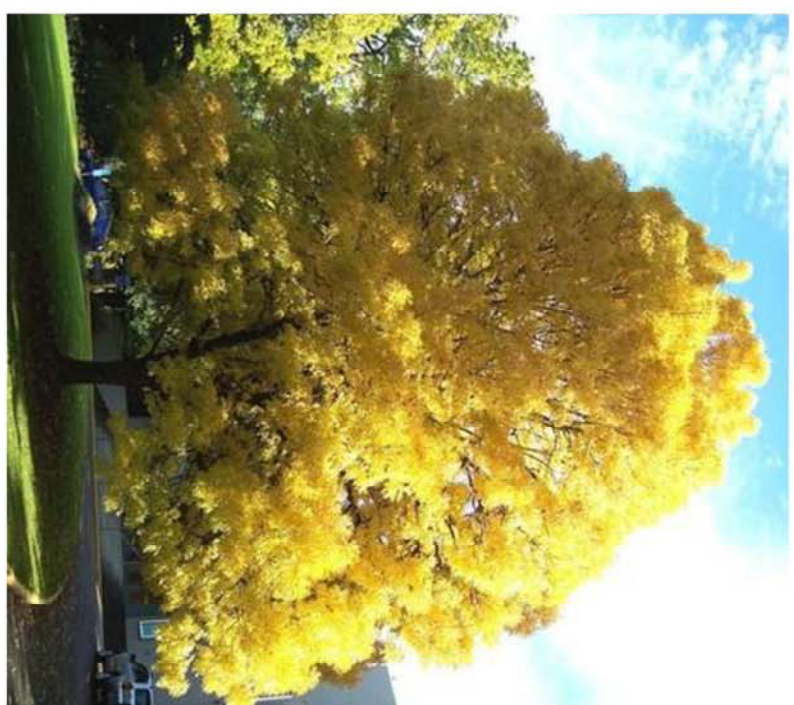
**SHEET**  
**P-18**

JOB NUMBER  
**15-1470**



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PATMORE ASH-40'X20'



OAK-60'X50'



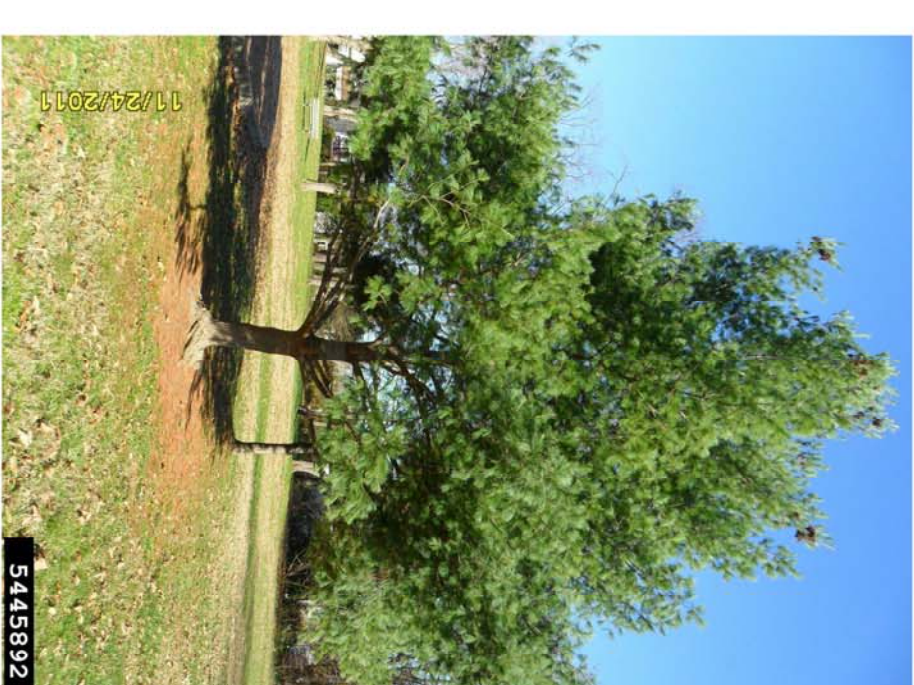
PINK DOGWOOD 20'X20'



AUSTRIAN PINE 50'X25'



RIVER BIRCH 60'X40'



EASTERN WHITE PINE 60'X20'



FLOWERING CHERRY 20'X25'



JAPANESE RED MAPLE 12'X15'



WEeping CHERRY 12'X15'



FLOWERING PEAR 30'X15'



VANDERWOLF PINE 25'X15'



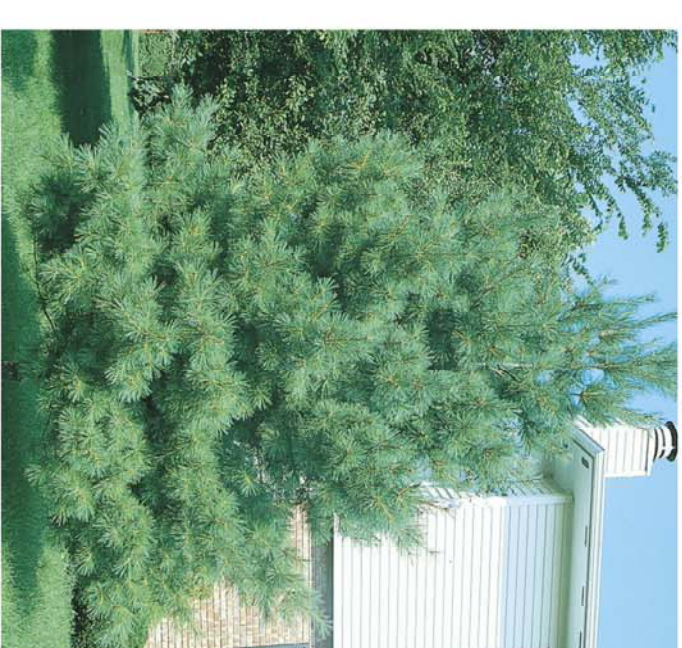
EASTERN WHITE PINE SHRUB  
8'TALLX12'WIDEX7' DEPTH



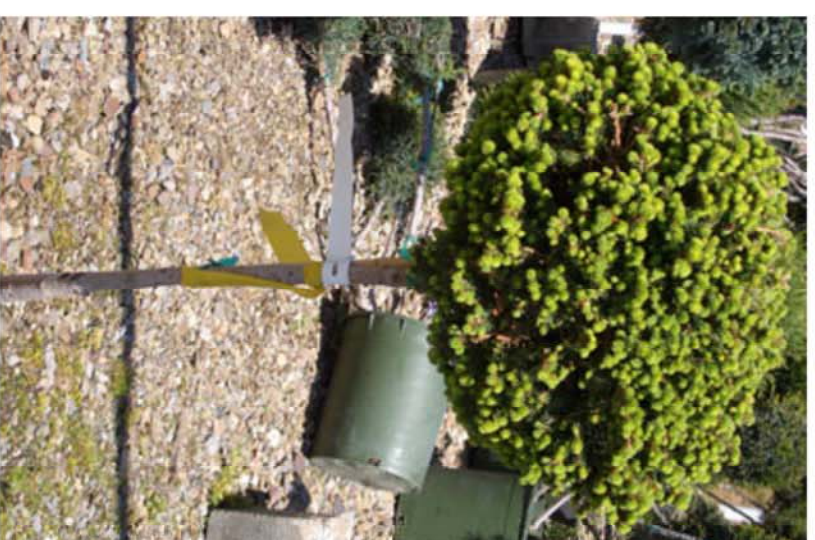
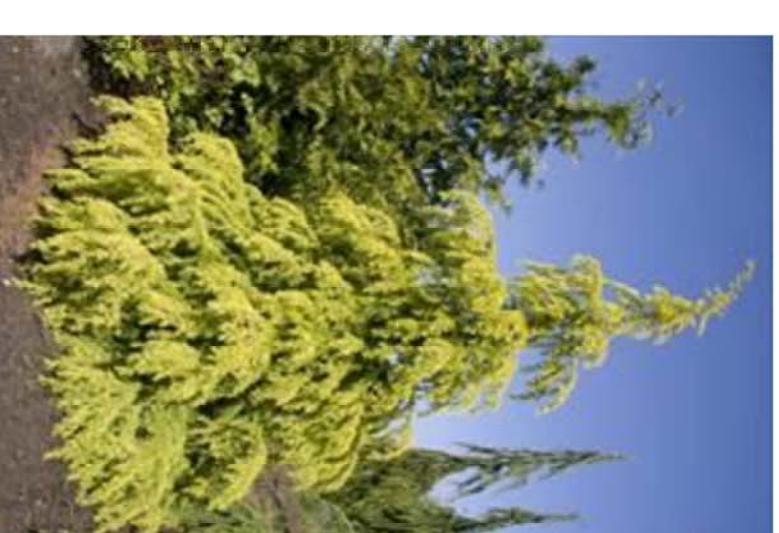
GOLDEN CHARM THREAD BRANCH CYPRESS 6'X8'



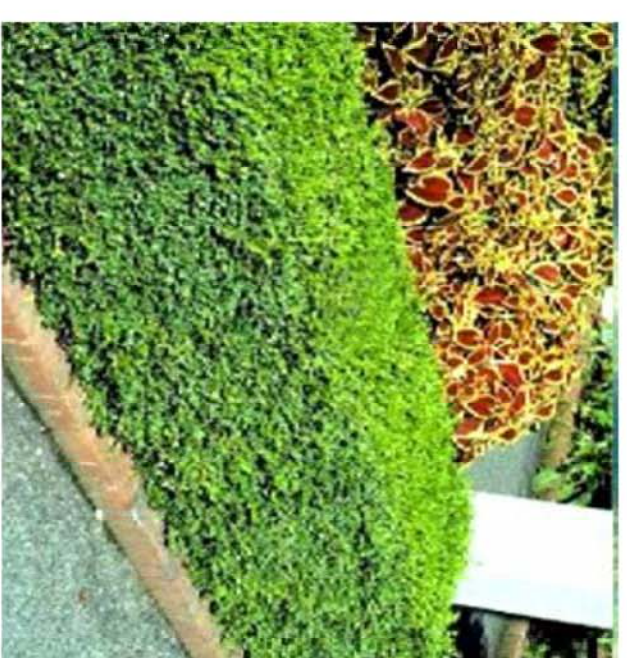
EASTERN WHITE PINE 70'X20'



GOLDEN DEODAR CEDAR 35'X15'



SPRUCE ON A STANDARD 8'X4'  
STANDARD IS 3' SPRUCE IS 4'X4'



BOXWOOD 3'X2' SHAPED LIKE A HEDGE



COLUMNAR EASTERN WHITE PINE 40'X10'



RED MAPLE 40'X30'



RED TWIG DOGWOOD 10'X10'



NEST SPRUCE 2'X4'



VINCA MINOR-GROUNDCOVER



NINEBARK 6'X5'



CORAL BELLS ADD COLOR- 1'X1.5'



BLUE OAT GRASS  
2.5'X2.5'



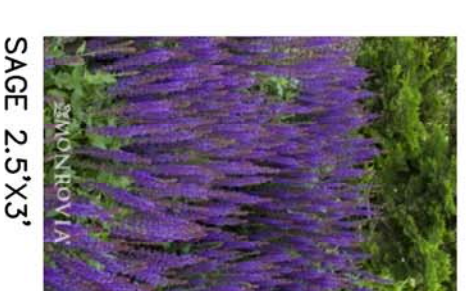
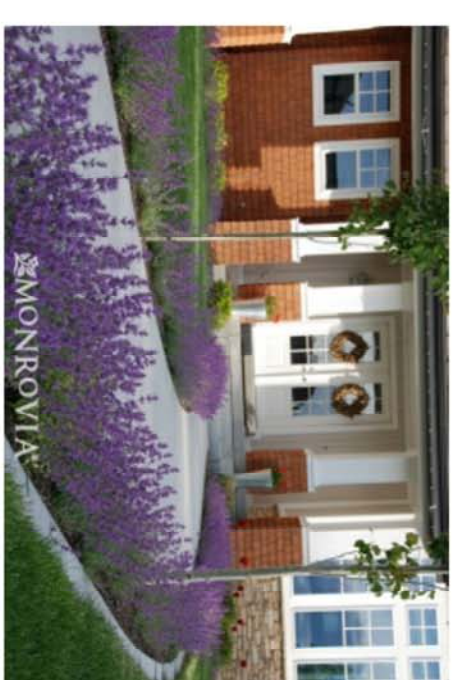
REED GRASS 3.5'X2'



ORNAMENTAL GRASS  
4'X3'



CAT MINT 2'X2.5'



SAGE 2.5'X3'



PEONY 2'X2'



KNOCKOUT ROSE 3'X4'



ECHINACIA 3'X1'



DAISY 3'X3'



HYDRANGEA 5'X6'

REVISIONS TO CONCEPTUAL PLANT PALETTE MAY  
OCCUR IN FINAL LANDSCAPE DESIGN

<b>SCALE:</b>	
HORIZONTAL:	1" = 1'
VERTICAL:	1" = 1'

<b>PROJ #:</b>	15-1470
<b>DATE:</b>	02/12/2019
<b>DRAWN:</b>	SMM
<b>REVIEWED:</b>	TRW

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<input type="checkbox"/>	LANDSCAPE
<input type="checkbox"/>	OTHER

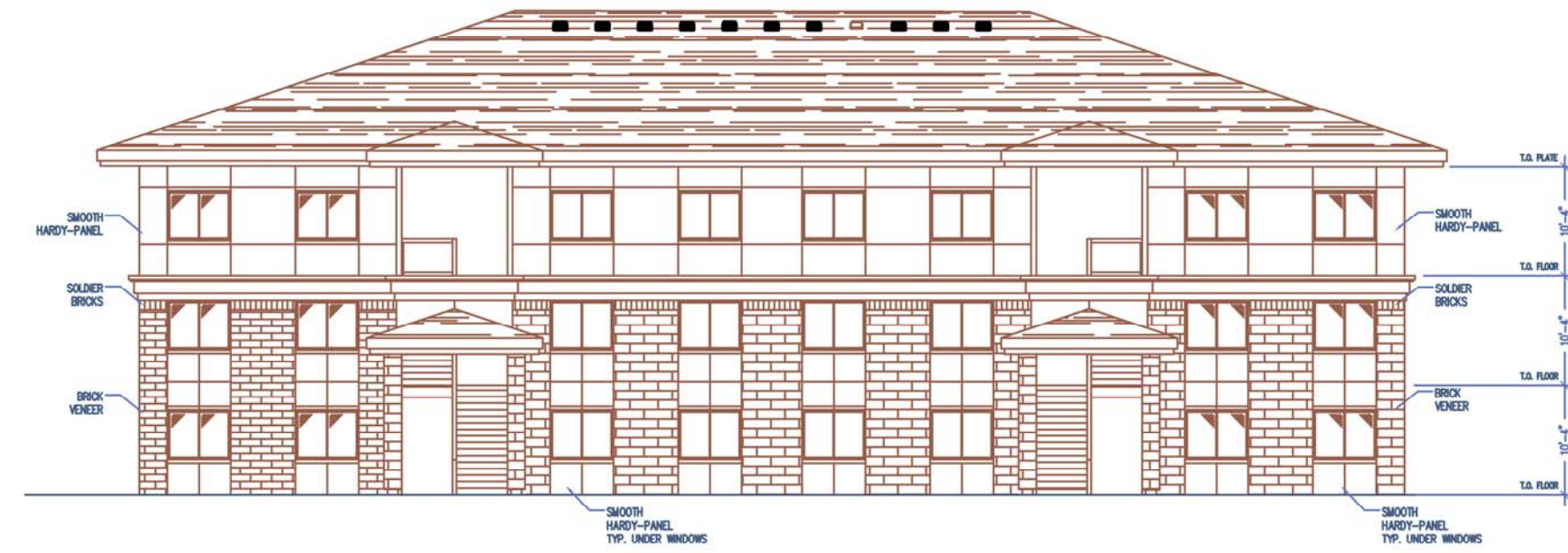


WHIPPLE CONSULTING ENGINEERS  
21 S PINES ROAD  
SPOKANE VALLEY, WA 82006  
PH: 509-838-8171 FAX: 509-838-8287

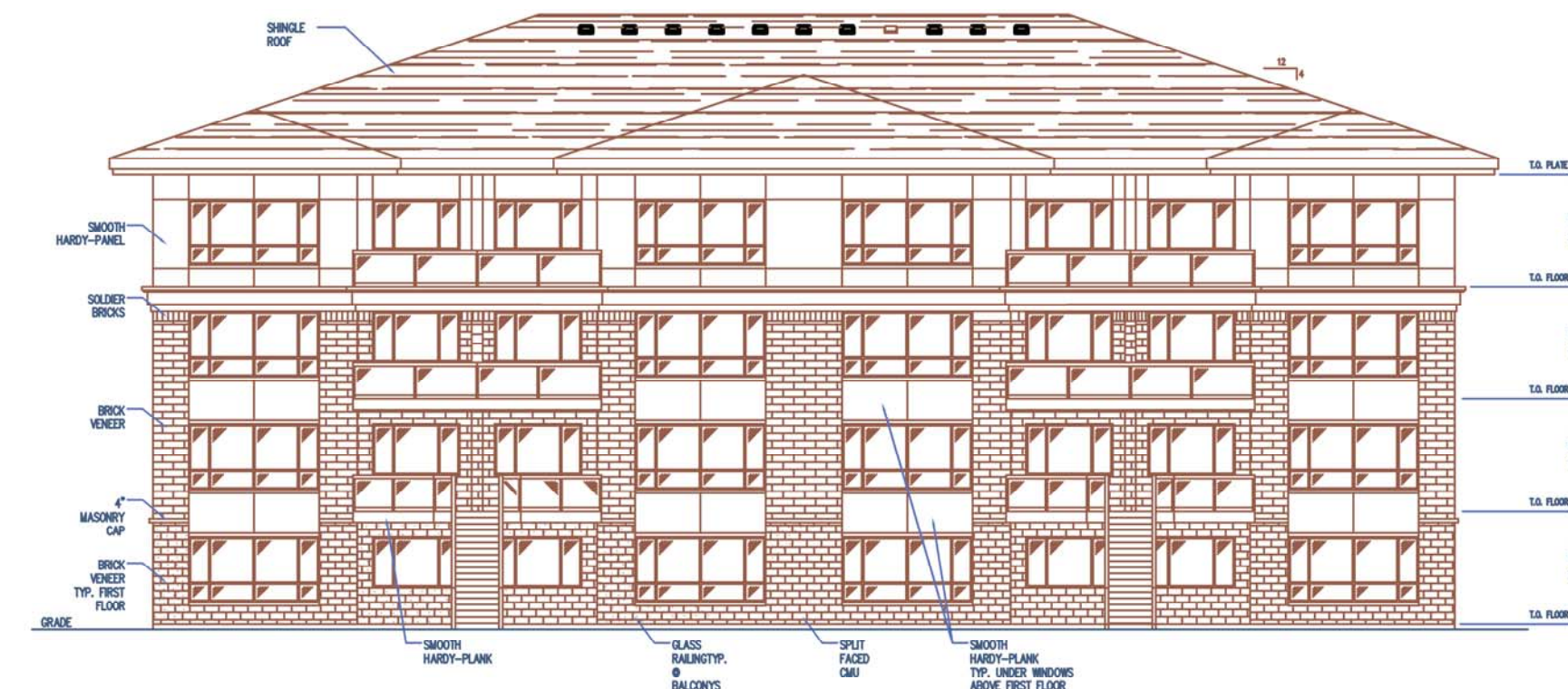
RIVERS EDGE VILLAS  
CONCEPT PLANT PALETTE  
3528 W. SELTICE WAY  
COEUR D'ALENE, ID

<b>SHEET</b>	P-19
<b>JOB NUMBER</b>	15-1470

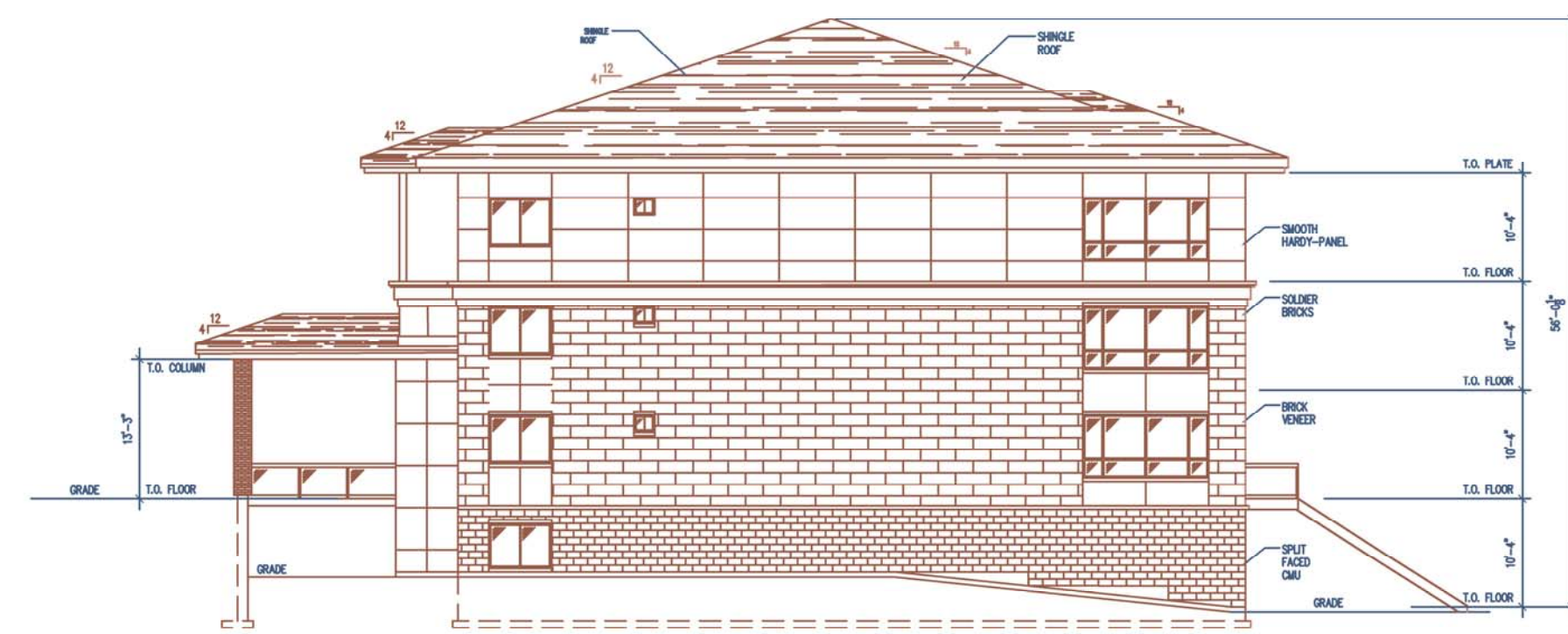




NORTH ELEVATION  
1/8" = 1'-0"



SOUTH ELEVATION  
1/16" = 1'-0"



WEST ELEVATION  
1/16" = 1'-0"



EAST ELEVATION  
1/16" = 1'-0"

BUILDINGS # 17-21

Russell C. Page  
ARCHITECTS

<b>SCALE:</b>	<b>PROJ #:</b> 15-1470
<b>HORIZONTAL:</b> 1" = 1'	<b>DATE:</b> 02/12/2019
<b>VERTICAL:</b> 1" = 1'	<b>DRAWN:</b> SMM
	<b>REVIEWED:</b> TRW

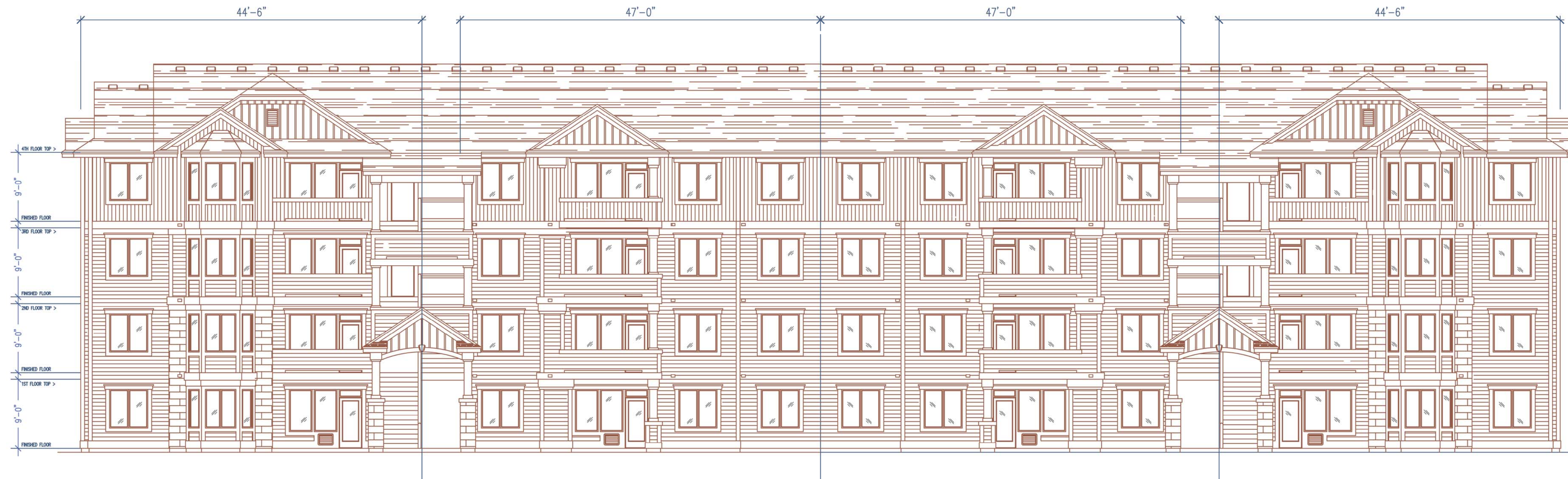
CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	X
LANDSCAPE	
OTHER	

**IWCE**  
WHIPPLE CONSULTING ENGINEERS  
21 S. PINES ROAD  
SPOKANE VALLEY, WA 99206  
PH: 509-893-2617 FAX: 509-826-4227

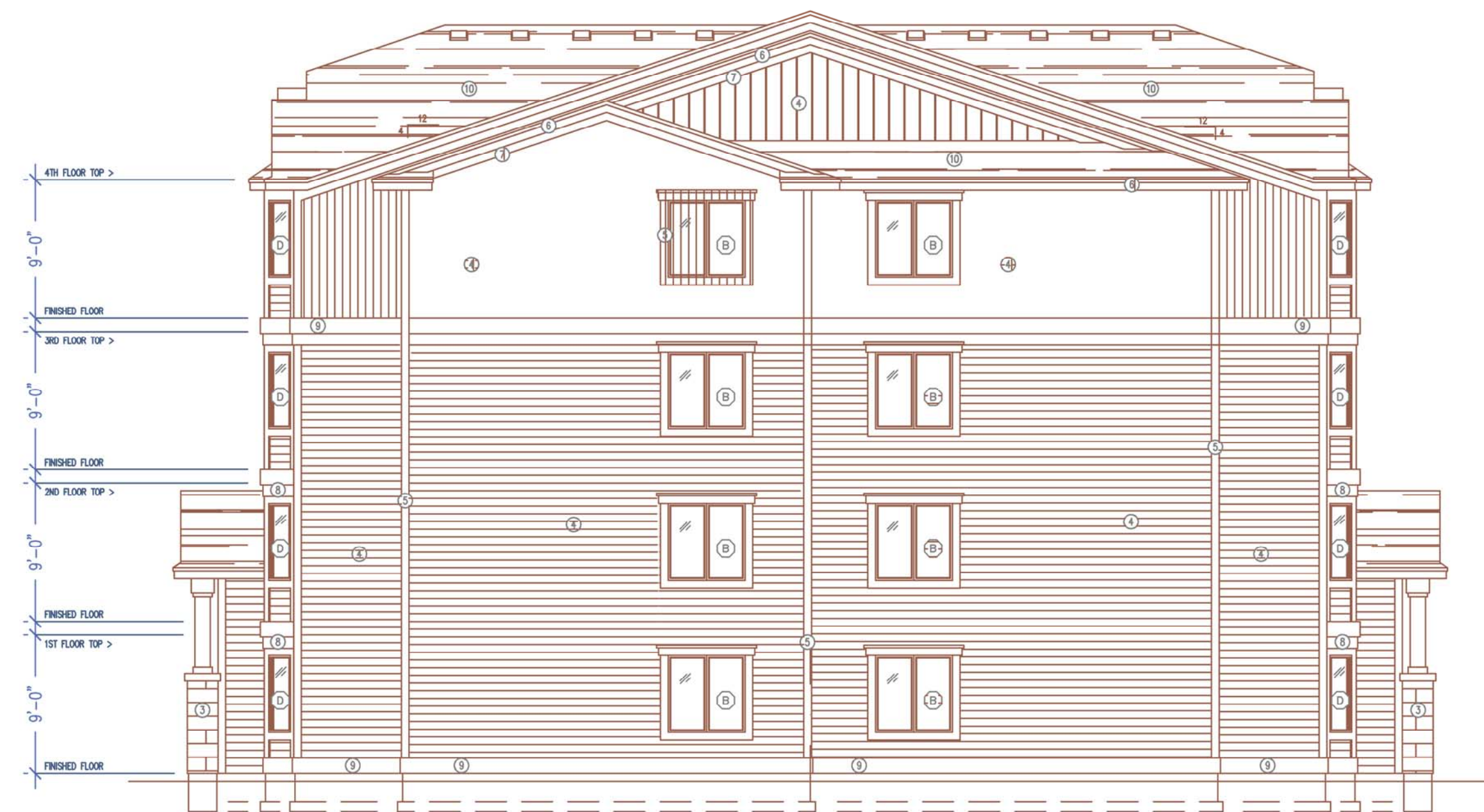
**RIVER'S EDGE VILLAS  
BUILDING ELEVATIONS  
3528 W. SELTICE WAY  
COEUR D'ALENE, ID**

**SHEET  
P-20**  
JOB NUMBER  
**15-1470**

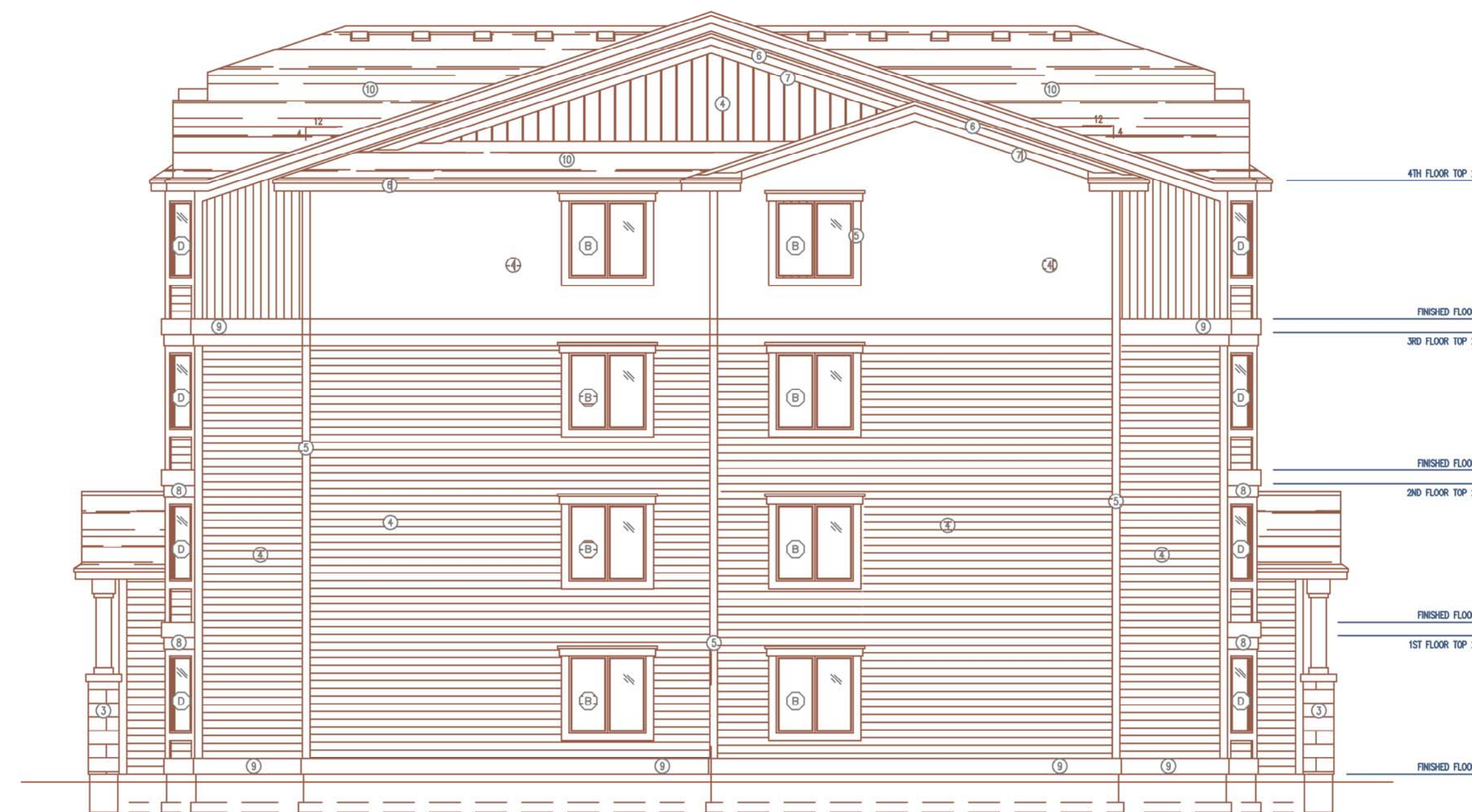




FRONT/REAR ELEVATION  
SCALE: 1/16" = 1'-0"



RIGHT ELEVATIONS  
SCALE: 1/16" = 1'-0"



LEFT ELEVATIONS  
SCALE: 1/16" = 1'-0"

BUILDINGS # 14

Russell C. Page  
ARCHITECTS

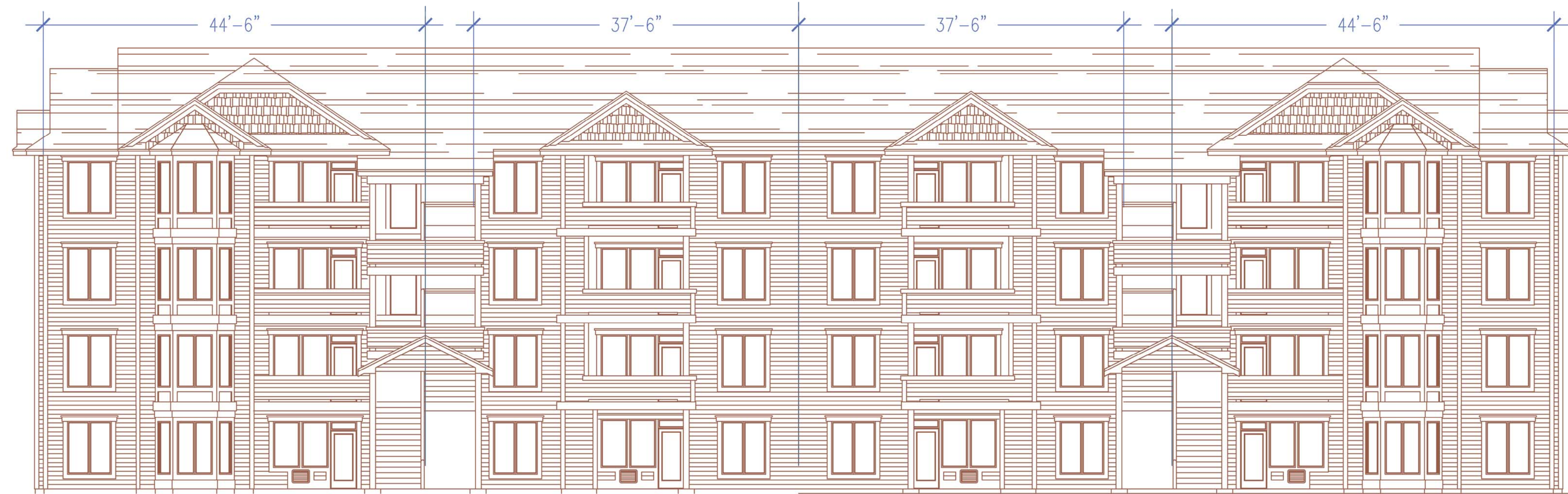
<b>SCALE:</b>	<b>PROJ #:</b> 15-1470	CIVIL
<b>HORIZONTAL:</b> 1" = 1'	<b>DATE:</b> 02/12/2019	STRUCTURAL
<b>VERTICAL:</b> 1" = 1'	<b>DRAWN:</b> SMM	SURVEYING
	<b>REVIEWED:</b> TRW	TRAFFIC
		PLANNING
		LANDSCAPE
		OTHER



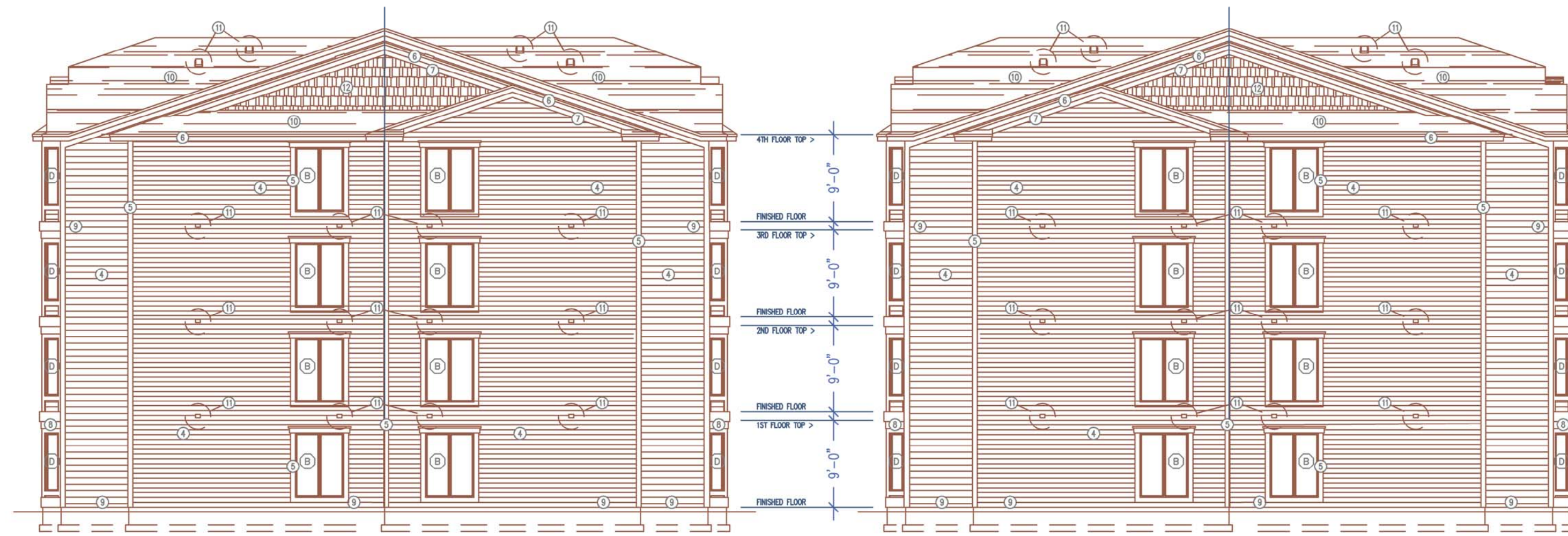
**RIVER'S EDGE VILLAS  
BUILDING ELEVATIONS  
3528 W. SELTICE WAY  
COEUR D'ALENE, ID**

**SHEET  
P-21**  
JOB NUMBER  
**15-1470**





FRONT/REAR ELEVATION  
SCALE: 1/16" = 1'-0"



RIGHT ELEVATION  
SCALE: 1/16" = 1'-0"

LEFT ELEVATION  
SCALE: 1/16" = 1'-0"

BUILDINGS # 1-13, 15-16

Russell C. Page  
ARCHITECTS

<b>SCALE:</b>	<b>PROJ #:</b> 15-1470
<b>HORIZONTAL:</b> 1" = 1'	<b>DATE:</b> 02/12/2019
<b>VERTICAL:</b> 1" = 1'	<b>DRAWN:</b> SMM
	<b>REVIEWED:</b> TRW

CIVIL	
STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	X
LANDSCAPE	
OTHER	

**WCE**  
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**RIVER'S EDGE VILLAS  
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