PRELIMINARY SHORT PLAT OF

THE VINTAGE AT MEADOWWOOD

400 NORTH TIMBERFIELD LANE
IN THE SOUTHEAST 1/4 OF SECTION 14,
TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M.
CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

SITE DATA TABLE

COMPREHENSIVE PLAN CATEGORY	R-1
NO. OF PARCELS	2 UTILITY AND FUTURE CONDOMINIUMS
PARCEL SIZES	
LOT1:	3720 S.F.
LOT2:	5.12 ACRES
MINIMUM FRONTAGE	60' MINIMUM
SETBACKS	FRONT: 16'; SIDEYARD: 5'; REARYARD: 10'
EXISTING ZONING	R-1
PROPOSED ZONING	R-1
EXISTING STRUCTURES/USES	LIBERTY LAKE SWD & 4 BUILDINGS UNDER CONSTRUCTION
SANITARY SEWER	LIBERTY LAKE SWD
WATER PURVEYOR	LIBERTY LAKE SWD
PROPOSED USE	16 CONDOS & UTILITIES
TOTAL AREA	5.20 ACRES
GROSS DENSITY	.38 LOTS/ACRE
NET DENSITY	.44 LOTS/ACRE
PUBLIC ROAD DEDICATION	NONE
BUILDING HEIGHT	35' MAX.
BUILDING COVERAGE	40% MAX.
NATURAL FEATURES/CRITICAL AREAS	STEEP SLOPES & ERODIBLE SOILS
TOPOGRAPHIC INFORMATION	15% TO 45% SLOPES
PRIVATE ROADS R/W	28897 SF (12.7%)
PARKING SPACES REQUIRED	32
LANDSCAPING	NATURAL & INSTALLED
PRECENTAGE BUILDING COVERAGE	33.3%

OWNER

SULLIVAN HOMES INC.
TRACY CARTER
16114 E. INDIANA – STE. 200
SPOKANE, WA 99216
PHONE–509–624–4598

APPLICANT

LIBERTY LAKE SEWER AND WATER DISTRICT
22510 E. MISSION AVE.
LIBERTY LAKE, WA 99019
PHONE–509–922–9016

AGENT

STORHAUG ENGINEERING
510 E. THIRD AVE.
SPOKANE, WASHINGTON 99202
509–242–1000

LEGAL DESCRIPTION:

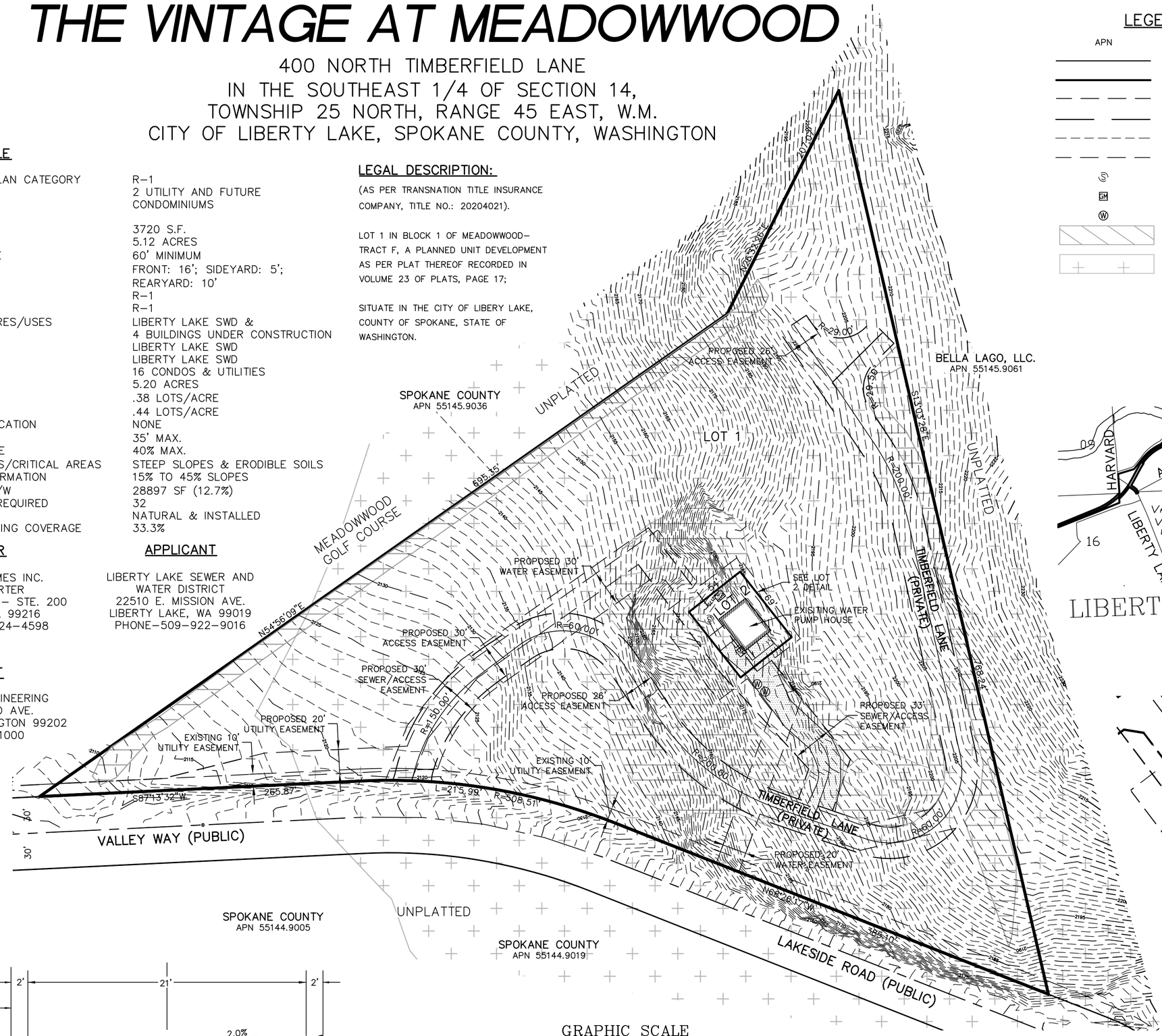
(AS PER TRANSNATION TITLE INSURANCE COMPANY, TITLE NO.: 20204021).

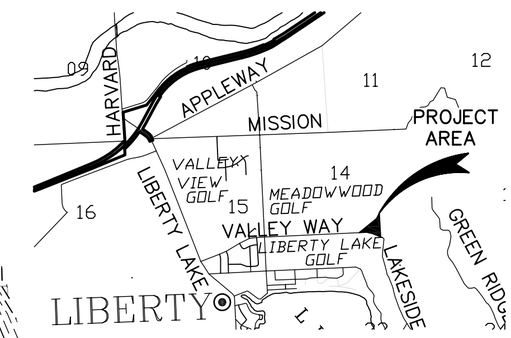
LOT 1 IN BLOCK 1 OF MEADOWWOOD–TRACT F, A PLANNED UNIT DEVELOPMENT AS PER PLAT THEREOF RECORDED IN VOLUME 23 OF PLATS, PAGE 17;

SITUATE IN THE CITY OF LIBERY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

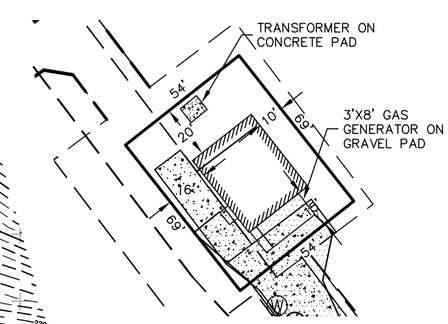
LEGEND

APN	ASSESSOR'S PARCEL NUMBER
	EXISTING RIGHT OF WAY
	PLAT BOUNDARY
	EXISTING UTILITY EASEMENT
	STREET EASEMENT
	MINOR CONTOUR LINES
	MAJOR CONTOUR LINES
	SANITARY SEWER MANHOLE
	GAS METER
	WATER MANHOLE
	STEEP SLOPES (30%+)
	ERODIBLE SOILS

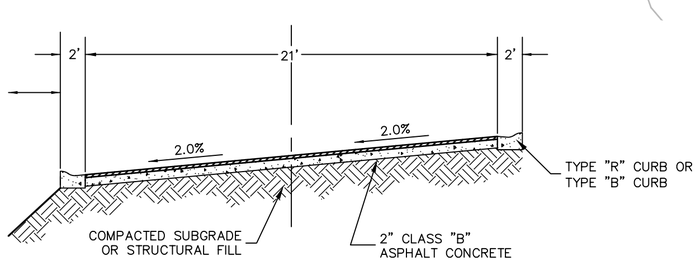




VICINITY MAP
N.T.S.

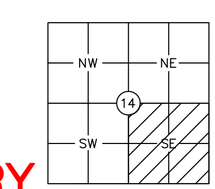


LOT 2 DETAIL
SCALE: 1"=40'



TIMBERFIELD LANE SECTION
NTS

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.



S14, T25N, R45E, W.M.

PRELIMINARY

STORHAUG ENGINEERING
CIVIL ENGINEERING, LAND SURVEYING & PROJECT MANAGEMENT
510 EAST THIRD AVE. SPOKANE, WA 99202
PHONE 509-242-1000 FAX 509-242-1001

DATE 10/05/07	SCALE AS SHOWN
FIELD BOOK	DRAWN JAL
PROJECT NUMBER 07–070	DRAWING NO. 1 OF 1

07070–PP–b.dwg Pre–Plat–1