Site Summary:

Product Code	Plan	Residential Type	No of Units Phase 1	Phase 2	Phase 3	Total
P1		Front Loaded SF Uphill Tucked Under Garages	0	0	10	10
P2		Rear Loaded SF	97	49	47	193
P3		Motor Court/ Pedestrian Court	22	12	51	85
P4		Row Townhomes	86	88	44	218
		Total	205	149	152	506

Apartment Homes	100
Senior Housing (Triplex-Sixplex)	150
Senior Assisted Living Facility	60/90
Site Housing total	816 units (506+100+150+60)
Village Commercial	

Flagstone Development Group & Whitewater Creek, LLC

TREE CITY USA.

N

Liberty Village
MASTER PLAN

September 22, 2006 rev. 1

SCALE
100 0 50 100 200
(FEET)
1 INCH = 100 FT

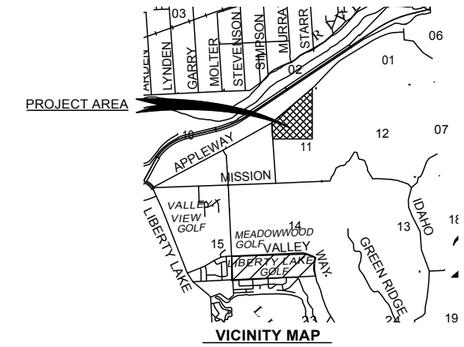
W&H PACIFIC

planners, surveyors, engineers, landscape architects
12409 E. Mirabeau Parkway Suite 300
Spokane Valley, WA 99216
Phone: (509) 252-5026; Fax: (509) 252-5056
www.whpacific.com

SPECIFIC AREA PLAN

CONCEPTUAL DEVELOPMENT PLAN

IN THE NORTHWEST 1/4,
SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M.
CITY OF LIBERTY LAKE, WASHINGTON



VICINITY MAP

LEGEND

- LIBERTY LAKE CITY LIMITS
- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- EXISTING LOTLINE

BLOCK DENSITY

- SAP RESIDENTIAL - 15 UNITS/ACRE
- SAP RESIDENTIAL - 12 UNITS/ACRE
- SAP MIXED USE - 30 UNITS/ACRE
- SAP PARK / LANDSCAPE BUFFER

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
HORZ: 1 inch = 200 ft.

No.	DESC. / DATE	BY
4		
3		
2		
1		

STORHAUG ENGINEERING
LAND SURVEYING | LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING | LAND USE PLANNING
510 EAST THIRD AVE | SPOKANE, WA 99202
PHONE 509-242-1000 | FAX 509-242-1001

SHEET TITLE: CONCEPTUAL DEVELOPMENT PLAN SPECIFIC AREA PLAN

PROJECT TITLE: LIBERTY VILLAGE CITY OF LIBERTY LAKE, WASHINGTON

SEAL

DATE	08/01/06
DRAWN	JAL
CHECKED	EMF
PROJECT NUMBER	06-131
DRAWING NO.	1 OF 10

EXHIBIT

06131-bndry.dwg Conceptual Development Plan

2007-2008 PHASING EXHIBIT
LIBERTY VILLAGE

DECEMBER 3, 2007

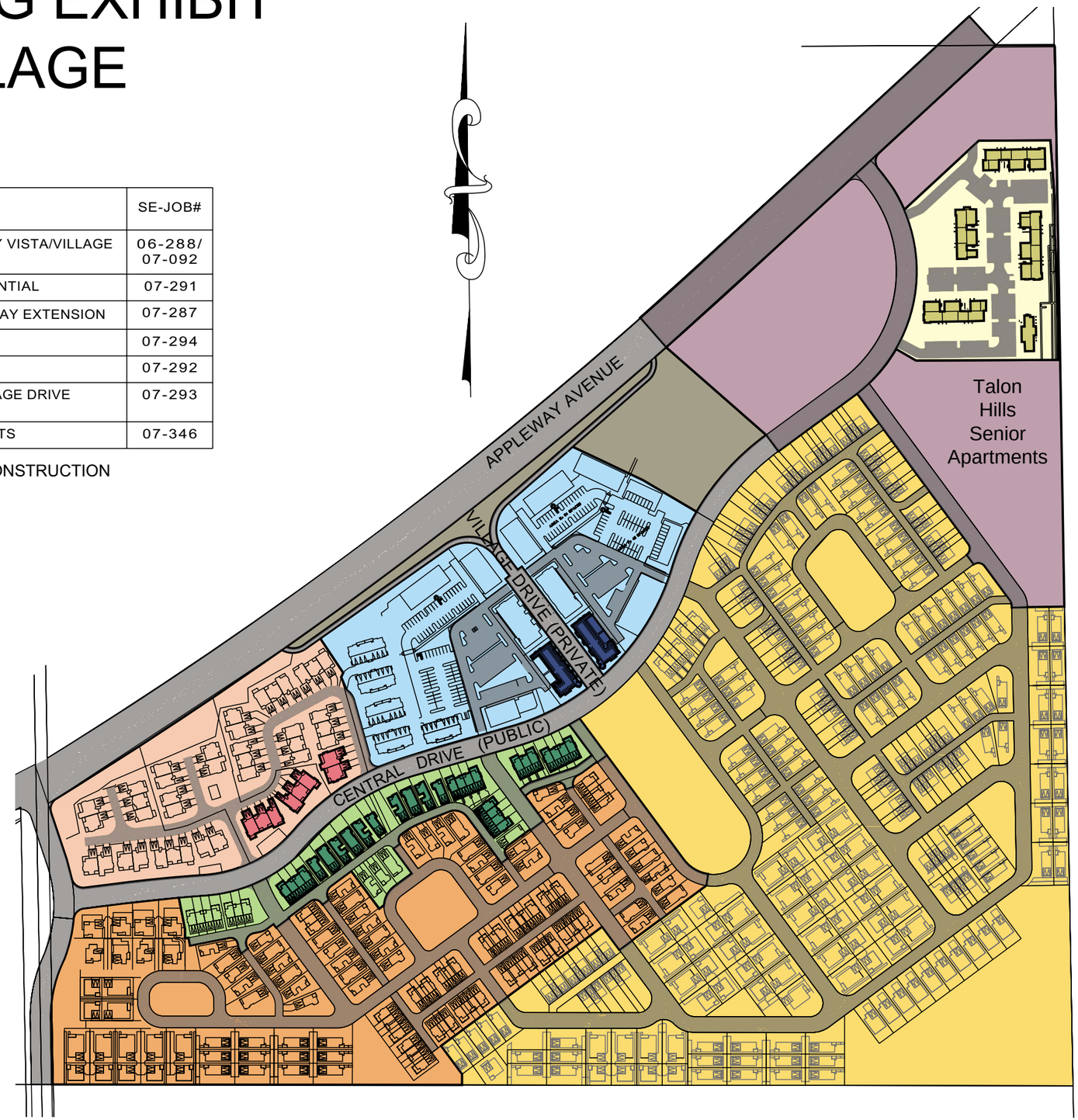
COLOR	PHASE	DESCRIPTION	SE-JOB#
	PHASE 1	PHASE 1 COMMERCIAL CENTRAL/COUNTRY VISTA/VILLAGE	06-288/ 07-092
	PHASE 2	PHASE 1-DIVISION 1-34 RESIDENTIAL	07-291
	PHASE 3	PHASE 2 COMMERCIAL-CENTRAL/APPLEWAY EXTENSION	07-287
	1ST LIBERTY	80 UNIT BOND PROJECT	07-294
	S.F.S.	AGE TARGETED CONDOS	07-292
	PHASE 1 DOWNTOWN	TWO MIXED USE BUILDINGS ON VILLAGE DRIVE	07-293
	PHASE 4	DIVISION 1-WESTERN 144 LOTS	07-346

NOTE: DARK SHADED BUILDINGS REPRESENT SPRING 2008 CONSTRUCTION

GRAPHIC SCALE

300 0 150 300 600

(IN FEET)
1 inch = 300 ft.



CALL BEFORE YOU DIG 456-8000

06288-a-Phasing Exhibit.dwg PHASING EXHIBIT

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

2007-2008 PHASING EXHIBIT
LIBERTY VILLAGE
LIBERTY LAKE, WASHIGNTON

DRAWN	JMJ	DATE	12/03/07
CHECKED	EMF	SCALE	1" = 300'
1 OF 1		EXHIBIT	1
PROJECT NUMBER	06-288		

LIBERTY VILLAGE

LIBERTY VILLAGE SPECIFIC AREA PLAN SUBMITTAL

Liberty Lake, Washington

September 6th, 2006

APPROVED

Flagstone DEVELOPMENT GROUP, INC.

WHITEWATER CREEK INC.

SE STORHAUG ENGINEERING
Civil Engineering and Project Management

W&H PACIFIC

IVERSON ARCHITECTS

NewHomeTrends
DATA • RESEARCH • CONSULTING

ALLWEST
Materials Testing • Geotechnical Engineering

TREE CITY USA.

LIBERTY VILLAGE

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CHAPTER 1

Project Overview and Site Master Plan

Welcome to:

Liberty Village

Liberty Village (LV) has been planned with "place making" principles in mind to create a "Neighborhood/Village Environment" that encourages its home owners/residents to be part of the community they live in. Our 100 acre "Greenfield Site" will evolve into a small Commercial/Residential Village core that incorporates a residential product including small lot detached and attached cottages, town homes, condominiums, lofts above the town center retail/commercial and live work units. Our theme is in step with the community, village and town planning concepts that many of us enjoyed in our childhood.

LV's Village Main Street spills into the north boundary of Central Park. Effortless neighborhood walking and bicycle access is complimented with our street design, parking theme and alley access garages. Common front lawns and pocket parks are meshed with mild grade changes that put residences slightly higher than street grade, which give the personal "walk- up experience".

The LV planning process has carefully followed the past City of Liberty Lake zoning plans, comprehensive plan and proposed densities that were originally planned for this area. Our community is set apart from other local communities as one of our elements is catering to the aging population. The Senior Component in the zoning ordinance has been addressed by providing senior housing that is complementary to and enhanced by the village commercial/retail/residential core. Our placement of this combination will encourage an active aging community. Retail and community/neighborhood service tenants will compliment our diverse residential mix.

The heart of the commercial village, located on Village Drive, consists of a "Main Street" area with neighborhood retail/services and residential units or offices above. It is intended to be a very pedestrian friendly and active street connected to the communities' Central Park. Additional retail, services, or offices flank "Main Street" and front on Central Drive. These buildings may also contain residential or office units above. The rest of the Neighborhood Commercial area facing out above Appleway Avenue will likely be offices but could contain some additional retail or residential uses. Parking is designed to be hidden from the public view as much as possible to minimize the impact of the car and create the image of a community that encourages walking. Apartment homes are conveniently located on both sides of the Commercial Village to make walking to goods and services easy and pleasant for more people.

LV's combination of its Village Core retail/commercial/work live space/aging community and its distinct attached and detached residential product gives this area a timeless concept that is not available to this market, and supports the applicant's mission of building a community that has diversity in product, encourages pedestrian and community activities and is sustainable in nature. Our neighborhood will nicely compliment Liberty Lake's vibrant community.

The principals behind Liberty Village include Brett Sullivan, Todd Sullivan and Jim Sullivan of Flagstone Development Group, Inc. and Sullivan Homes, Inc. and Todd Prescott and Maryann Prescott of Whitewater Creek, L.L.C. Brett, Todd and Jim have been actively involved in both residential construction and development in Liberty Lake since 1997, and have been a proud participant in the growth and sustainability of this community and are very excited about bringing Liberty Village through the planning process.

Todd and Maryann Prescott have specialized in developing Affordable Tax Credit Housing for the last 12 years in Washington, Idaho and Montana. Their firm, Whitewater Creek, L.L.C., has developed, built, owns and maintains a large portfolio of both senior and family rental residences. We look forward to making the Liberty Village concept an exciting option to the residents of this area.

A. Name and Purpose of Overlay District:

Specific area plan districts ("specific plans") describe in more detail the type of development planned for a specific area than is typically found in a comprehensive plan or zone map. The Liberty Village Specific Area Plan Overlay District is designed to create a medium density residential district with a pedestrian friendly commercial and park area in a town square configuration south of Appleway Drive. The district standards are based on the following principles:

A. Ensure efficient use of land and urban services.

B. Accommodate a range of housing needs, including owner-occupied and non owner-occupied housing.

C. Provide for compatible building and site design at an appropriate neighborhood scale.

D. Assure compatibility between neighborhood commercial uses and adjoining residential areas.

E. Allow for pedestrian-oriented uses, neighborhood scale commercial and recreational facilities, and retirement housing opportunities.

B. Implementation:

Development projects within the Liberty Lake Village Specific Area Plan overlay shall be reviewed in accordance with Articles 10-4B and 10-4C of the City of Liberty Lake Development Code. The overlay is within the corporate limits of the City of Liberty Lake.

See Chapter 9 for Articles 10-4B and 10-4C.

C. Land Use and Development Standards

Permitted Uses:

The land uses listed herein are permitted in the Liberty Lake Village Specific Area Plan Overlay District, without special action by the Hearing Body, subject to the development standards of the Specific Area Plan Overlay. Similar use determinations shall be made in conformance with the procedures in Article 10-4G – Administrative interpretations.

Public facilities and Institutional uses:

- Churches and religious institutions
- Community center/hall/club
- Cultural center/activity center
- Fire station, police station, public office buildings
- Post Office
- Public transit transfer facility, transit stop

Commercial uses and activities:

- Athletic club, fitness center
- Bank, financial institution, insurance office
- Beauty shop, spa, saloon
- Bed and Breakfast, hotel, inn
- Bookstore, art gallery, hobby shop, florist shop
- Business office, office building
- Communication center, computer center/repair
- Recreation center
- Dance studio
- Dry cleaning, alterations, commercial laundromat
- Grocery store, market, food specialties
- Hardware store, household repair
- Medical/dental clinic, emergency medical services, dental lab
- Performing arts theater, motion-picture theater
- Pharmacy, optical shop, medical products
- Print shop, reprographics, graphic services, package express
- Repair shop for household items
- Research and development facility
- Storefront retail shops
- Restaurant, coffee shop, café, deli, food service
- Showrooms including storage not exceeding 1,500 s.f. per tenant
- Small animal clinic/veterinarian
- Winery, micro-brew, sports bar, tavern
- Educational facility, private school
- Live/work units
- Apartments and townhouse/mixed use structure

Residential Uses:

- Single family residence
- Single family dwelling, attached
- Single family dwelling, courtyard (attached or detached)
- Duplex
- Townhouse attached
- Multiple-family dwellings (less than 29 units/acre)
- Accessory caretaker or caregiver residence (within residence or accessory building)

- Accessory dwelling unit
- Specialty housing (independent seniors, assisted living, convalescent home, Alzheimer facilities)
- Community residential facility (6 or fewer residents)
- Community residential facility (7 to 25 residents)
- Accessory parking structure(s)

Neighborhood Services:

- At home family child/day care (5 or fewer children)
- Child care center, nursery, pre-school
- Neighborhood park, homeowner's park, entry features, pathways, open space
- Streetscape and pedestrian features, gazebo, bike-racks

Temporary Uses (Temporary use permit required):

- Temporary construction/sales office
- Temporary buildings, construction activities
- Parades, tents, bleachers
- Public area assembly for seasonal and special events

Special restrictions (Design evaluation/approval required per covenants):

- Drive-through windows in conjunction with retail uses
- Home occupations
- Communication tower, antennas, commercial satellite dishes
- Roof mounted HVAC systems
- Commercial signage
- Convenience store/gas station
- Commercial parking structure, commercial storage
- Espresso stand
- Public utility distribution facilities, transmission facility
- Vendor wagons

Prohibited uses:

- Adult entertainment establishment
- Adult retail use establishment
- Manufactured Home Court
- Mini-storage facility
- Community treatment facility, halfway house
- Industrial fabrication, welding shop, storage yard
- Wrecking yard, auto-body shop, major automotive/truck repair

Accessory Structures:

Accessory structures are of a nature customarily incidental and subordinate to the principal use or structure on the same lot. Typical accessory structures include detached garages, home office, hobby/work areas, private greenhouses and similar structures. Accessory structures shall only be allowed on parcels in conjunction with a primary permitted use and conform to building setbacks, site coverage requirements and height limitations. No commercial or industrial activities, including home occupations, shall be permitted in an accessory structure within a lot used for residential purposes. Detached structures for single family homes and duplexes and townhouse units shall not exceed 600 sq. ft. per dwelling unit and shall be limited to one story (15 ft.) in height. Accessory activates shall also be allowed on top of a detached garage (above 15 feet in height) provided such structures do not exceed the height of the primary residence.

Development Setbacks:

Building setbacks provide space for private yards and building separation for fire protection/security, building maintenance, sunlight, air circulation, noise buffering, and visual separation. Building setbacks promote a human-scale design in commercial and residential districts.

Building setbacks are measured from the perimeter of the structure to the respective property line. The setback standards, as listed below, apply to primary structures and accessory structures. A variance is required in accordance with Article 10-5B to modify any setback standard.

A. RESIDENTIAL DEVELOPMENT – Detached and Attached Housing

1. Front Yard Setbacks required from any Public / Private Street:

The minimum front yard setback shall be 12 feet. A deck, awning, canopy or covered unenclosed porch may be within 8 feet as long as it does not encroach into a public utility easement. Garage structures directly accessing the street shall maintain a setback of 20 feet.

2. Flanking Public / Private Street Yard Setback:

The minimum flanking street yard setback shall be 12 feet. A deck, awning, canopy or covered unenclosed porch may be within 8 feet as long as it does not encroach into a public utility easement. Garage structures directly accessing the flanking street shall maintain a setback of 20 feet.

3. Rear and Side Yard Setbacks:

The minimum rear and side yard setback shall be 5 ft. for structures less than 15 feet in height. Structures in excess of 15 feet in height shall provide rear and side yard setbacks of 6 feet. When zero-lot line development is requested between structures (attached single family, townhouse, or duplex), the side yard setback for the remainder yard area(s) (end lots) shall be 6 feet. Zero-lot line, side yard and rear yard areas shall conform to applicable fire and building code construction requirements.

4. Building Setbacks from Alleys and Private Driveway easements:

The minimum building setback from the easement or tract utilized for an alley or private driveway shall be 3 feet, as long as it does not encroach into a public utility easement.

5. Setback Exceptions:

The following architectural features are allowed to encroach into the setback yards: eves, chimneys, bay windows, overhang, and similar architectural features may encroach into setbacks by no more than 2 feet. Porches, decks and similar structures not exceeding 24 inches in height may encroach into setbacks by no more than 5 feet, except for front yard setback exemptions adjoining public streets.

6. Vision Clearance Area:

No visual obstructions including buildings, solid fencing, retaining walls, deck or patio areas, or hedge rows shall be placed within an area extending 3 to 7 feet above adjoining street curb grade within 16 feet of the lot corner (or projected lot corner through curve)

adjoining a public street intersection, except for a tree trunk or a corner support column for a residence. This provision does not include intersections with driveways, alleys or private roads.

B. COMMERCIAL DEVELOPMENT – Apartment Homes, Senior Housing, Senior Assisted Living

1. Front Yard Setbacks required from any Public / Private Street:

The minimum front yard setback shall be 5 feet. The setback may be utilized for a deck, awning, canopy, seating or porch acceptable to the City of Liberty Lake as long as it does not encroach into a public utility easement.

2. Flanking Public / Private Street Yard Setback:

The minimum flanking street yard setback shall be 10 feet. The setback may be utilized for a deck, awning, canopy, seating or porch acceptable to the City of Liberty Lake as long as it does not encroach into a public utility easement.

3. Rear and Side Yard Setbacks:

The minimum rear and side yard setback shall be 5 feet.

4. Building Setbacks from Alleys and Private Driveways:

The minimum building setback from the easement or tract utilized for an alley or private driveway shall be 5 feet, as long as it does not encroach into a public utility easement.

5. Setback Exceptions:

The following architectural features are allowed to encroach into the setback yards: eves, chimneys, bay windows, overhang, and similar architectural features may encroach into setbacks by no more than 2 feet. Porches, decks and similar structures not exceeding 24 inches in height may encroach into setbacks by no more than 5 feet, except for front and flanking yard setback exemptions adjoining public / private streets.

6. Vision Clearance Area:

No visual obstructions including buildings, solid fencing, retaining walls, deck or patio areas, or hedge rows shall be placed within an area extending 3 to 7 feet above adjoining street curb grade within 12 feet of the lot corner (or projected lot corner through curve) adjoining a public street intersection, except for a tree trunk or a corner support column for a building. This provision does not include intersections with driveways, alleys or private roads.

Lot Area, Dimensions, Coverage, & Residential Density:

A. Maximum Lot Coverage: "Lot Coverage" means all areas of a lot or parcel covered by buildings (as defined by foundation perimeters) and other structures with surfaces greater than 30 inches above finished grade. Compliance with other sections of this overlay and the City of Liberty Lake Development Code may preclude development of the maximum lot coverage for some land uses.

B. Restrictions: Structures shall not be placed over an easement that prohibits such placement or encroaches into the public right-of-way.

Land Use	Lot Area	Lot Width	Lot Coverage	Net Residential Density
Commercial / Mixed Use	Min: None Max: None	Min: 15 ft. Max: None	Max: 85%	Max: 12 d.u. / acre
Detached Single Family Housing	Min: 2,500 s.f. Max: 8,000 s.f.	Min: 30 ft. Max: None	Max: 75%	Min: 6 d.u. / acre Max: 16 d.u. / acre
Attached Single Family Housing	Min: 1,200 s.f. Max: 8,000 s.f.	Min: 15 ft. Max: None	Max: 80%	Min: 6 d.u. / acre Max: 29 d.u. / acre
Multi Family Housing	Min: None Max: None	Min: 40 ft. Max: None	Max: 85%	Max: 29 d.u. / acre

Building Height:

The following building height standards are intended to promote land use compatibility and support the principal of neighborhood-scale design:

A. Building Height Standard: Buildings within the designated village commercial, apartment home, senior housing and assisted living areas shall be no more than 50 feet tall. Roof equipment and other similar features which are necessary to the operation of the building shall be screened, and shall not exceed 6 feet in height, which shall be included in the maximum height. Architectural accent features, such as towers, chimneys, columns or flagpoles, may extend an additional 10 feet above the building.

Residential structures outside the designated village commercial, apartment home, senior housing and assisted living areas shall be no more than 35 feet tall. Roof equipment and other similar features which are necessary to the operation of the building shall be screened, and shall not exceed 6 feet in height, which shall be included in the maximum height.

B. "Building height: measured as the vertical distance above a reference datum measured to the highest point of the roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building.

1. The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of an exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above the lowest grade;
2. The elevation 10 feet higher than the lowest grade when the sidewalk or ground surface described in subsection '1' above is more than 10 feet above the lowest grade. The height of a stepped or terraced building is the maximum height of any segment of the building.

Other requirements will be included in the Covenants, Conditions and Requirements to be filed as part of the final development plan for the project. These shall include but are not limited to:

Building Orientation
Architectural Guidelines and Special Standards
Design Standards
Utility Vaults, Garbage Enclosures, and Utility Enclosures
Access and Circulation
Landscaping, Street Trees, Fences and Walls
Vehicle and Bicycle Parking
Signage Standards
Other Design Standards
Public Facilities, Park/Open Space Development
Storm water facilities
Property Maintenance Standards
Covenants, Homeowner's Association, Architectural Review

D. Road Standards

Liberty Village road designs shall comply with the Spokane County standards for Road Construction effective August 19, 2003 except as modified below. Unless the context requires otherwise, references to Spokane County shall be construed to mean the Liberty Village Specific Area Plan (SAP). In the instance of a conflict between Spokane County Standards for Road Construction and the modifications below, the modifications shall take precedence.

Roadway Classification / Sections
Roadway classification and typical sections shall be based upon the Transportation Plan submitted with the Liberty Village SAP application. Modifications will be allowed based upon final layout.

Intersections
Intersections skew angles shall be allowed up to 30 degrees from perpendicular for neighborhood roads. The minimum distance between intersections, measured from centerline to centerline, shall be:
300 feet for Arterials
100 feet for Boulevards
100 feet for Neighborhood streets

Right-of-Way
Dedications for Right-of-Way shall be provided based upon the road sections submitted as part of the Liberty Village SAP.

Private Alleys
Privately owned alleys may be constructed to provide access to lots. An alley must be a minimum of sixteen feet wide, paved, and must be located within a minimum twenty foot easement or tract. The alley shall connect to a public or private road on at least one end. The alley approach at the intersection with a pubic or private road shall be concrete through the adjacent curb or sidewalk, whichever is further.

Alley design shall conform to the design standards given in Table 1. Typically alleys are not considered fire access roadways. Where adequate fire vehicle access is otherwise provided, alleys are exempt from review with the Fire Department. Unusual conditions or special circumstances should be reviewed with the Fire Department.

Private Driveway Easements
Private driveway easements may be constructed to provide access for 2 to 6 attached or detached residences, provided such driveways do not extend more than 125 feet from a dedicated public or private street. The private driveway must be a minimum 12 foot wide, paved, and located within a 16-ft. wide easement area. Allocated easement segments can be included as a portion of each lot served. The alley approach at the intersection with a public or private road shall be concrete through adjacent curb or sidewalk, whichever is further.

Private driveway easements are not considered fire apparatus access roadways. Where adequate fire vehicle access is otherwise provided, private driveway easements are exempt from review with the fire department. Unusual conditions or special circumstances should be reviewed with the fire department.

Medians
Where medians are to be constructed, they should not be over 600 feet in length without a break that will allow fire vehicles to cross through the median and continue in the same direction (S-Turn movement). The break in the median does not need to allow for U-Turn movements. If the median is continuous for more than 600 feet, it shall be reviewed with the Fire Department.

Road Approach Length

Average Daily Traffic (ADT) of Higher Priority Road	**Minimum Road Approach Length** (2% Maximum Downgrade and 4% Maximum upgrade)	
	Neighborhood Access, Neighborhood Commercial, Private Road, Boulevard	**Arterial**
ADT < 1000	25 ft.	50 ft.
1000 < ADT < 5000	50 ft.	75 ft.
5000 < ADT < 7000	75 ft.	100 ft.
7000 < ADT < 9000	75 ft.	Analysis required

Roadway Design Elements

Table 1

MIMIMUM DESIGN ELEMENTS[1]	**NEIGHBORHOOD COMMERCIAL**	**MINOR URBAN ARTERIAL**	**BLVD**	**NEIGHBORHOOD ACCESS**	**PRIVATE ROAD**	**ALLEY**
Design Speed (mph)	15	30	30	15	15	10
Minimum Horizontal Curve Radius (ft)	50	275	200	50	50	50
Pavement Cross Slope (%)	5% (Max.) 2% (Min.)	5% 2%	5% 2%	5% 2%	5% 2%	5% 2%
Road Grade[3] (%)	8.0%(Max.) 0.5% (Min)	8.0% 0.5%	8.0% 0.5%	8.0% 0.5%	12.0% 0.5%	10.0% 0.5%
Stopping Sight Distance (ft)	125	200	200	125	125	125
Intersection Sight Distance (ft)	Per AASHTO A Policy on Geometric Design of Highways and Streets					
Crest Vertical Curves[2] (K)	20	30	30	20	10	10
Sag Vertical Curves[2] (K)	30	40	40	30	20	20
Roadway Width	Standard Cross Sections on Transportation Plan					
Intersection Return Radii (ft)	20 (Min.)	30	30	20	20	20
Right of Way Width (ft)	Standard Cross Sections on Transportation Plan					

1. In addition, geometric design shall be consistent with "A Policy on Geometric Design of Highways and Street, 1990, AASHTO".

2. Length in feet per percent of algebraic grade difference (K value). L = K x Algebraic difference in grade. Engineer may use method shown in AASHTO pgs. 281 through 295.

Grade difference less than 1% do not require a vertical curve. The minimum length vertical curve shall be 50 feet.

3. Maximum grades may be exceeded for short distances subject to approval by the Regulatory Agency.

Article XVII Liberty Lake SAP Overlay and Development Standards

The Overlay is designed to create a medium density residential district with a pedestrian friendly commercial and park area in a town square configuration south of Appleway Drive in Liberty Lake, Washington. To accomplish this objective, development projects within Hawkstone shall, without limitation, comply with certain provisions of the City of Liberty Lake Development Code Articles 10-2C and 10-2F in effect as of the date of recordation of this Declaration as more specifically set forth below:

17.1 Building Restrictions.

All improvements for residential and non-residential purposes must meet certain criteria for accessory structures, setbacks, density, height, etc. All improvements to be constructed in Hawkstone shall meet or exceed these requirements as set forth in Exhibit "F" attached hereto.

17.2 Building Orientation.

All improvements for residential and non-residential purposes must meet certain criteria which are intended to promote the walkable, pedestrian friendly character of the Community by orienting (placing or locating) buildings close to streets. These standards are also intended to orient buildings close to streets to promote human-scale development, slow traffic down, and encourage walking in neighborhoods. Accordingly, all improvements to be constructed in Hawkstone shall meet or exceed those requirements specifically set forth in Exhibit "G" attached hereto.

17.3 Architectural Guidelines and Special Standards.

All improvements for residential and non-residential purposes must meet certain criteria which are intended to provide detailed, human-scale design, while affording flexibility to use a variety of building styles. Accordingly, all improvements to be constructed in Hawkstone shall meet or exceed those requirements specifically set forth in Exhibit "H" attached hereto.

17.4 Pedestrian and Transit Amenities.

This section is intended to provide comfortable and inviting pedestrian spaces within the Community. Accordingly, all improvements to be constructed in Hawkstone shall meet or exceed those requirements specifically as set forth in Exhibit "I" attached hereto.

17.5 Design Standards.

The City of Liberty Lake's development design standards are contained in both Chapter 2 and Chapter 3 of the City of Liberty Lake Development Code. The Declarant and the Board hereby agree to comply with all such standards that are applicable to Hawkstone, or such stricter standards as may be adopted from time to time by the Declarant or the Board.

In addition to the standards outlined in this Section 17 and related Exhibits, development within the R-2 Zone and M-2 Zone will require compliance with the following and other applicable portions of the City of Liberty Lake Development Code in effect as of the time such development:

1. Article 10-3B - Access and Circulation
2. Article 10-3C - Landscaping, Street Trees, Fences and Walls
3. Article 10-3D - Vehicle and Bicycle Parking
4. Article 10-3E - Signage Standards
5. Article 10-3F - Other Design Standards
6. Article 10-3G - Public Facilities Standards
7. Article 10-3H - Stormwater Management
8. Article 10-3I - Property Maintenance Standards

The Declarant and the Board hereby agree to comply with all such additional standards that are legally binding upon development within Hawkstone.

EXHIBIT "F"

Building Restrictions

1.1 **Accessory Structures**. Accessory structures are of a nature customarily incidental and subordinate to the principal use or structure on the same Lot. Typical accessory structures include detached garages, home office, hobby/work areas, private greenhouses and similar structures. Accessory structures shall only be allowed on parcels in conjunction with a primary permitted use and conform to building setbacks, site coverage requirements and height limitations. No commercial or industrial activities, including home occupations, shall be permitted in an accessory structure within a lot used for residential purposes. Detached structures for single family homes and duplexes and townhouse units shall not exceed 600 sq. ft. per dwelling unit and shall be limited to one story (15 ft.) in height. Accessory activates shall also be allowed on top of a detached garage (above 15 feet in height) provided such structures do not exceed the height of the primary residence.

1.2 **Development Setbacks**. Building setbacks provide space for private yards and building separation for fire protection/security, building maintenance, sunlight, air circulation, noise buffering, and visual separation. Building setbacks promote a human-scale design in commercial and residential districts. Building setbacks are measured from the perimeter of the structure to the respective property line. The setback standards, as listed below, apply to primary structures and accessory structures. A variance is required in accordance with Article 10-5B of the City of Liberty Lake Development Code to modify any setback standard.

(a) RESIDENTIAL DEVELOPMENT – Detached and Attached Housing:

(1) Front Yard Setbacks required from any Public / Private Street:

The minimum front yard setback shall be 12 feet. A deck, awning, canopy or covered unenclosed porch may be within 8 feet as long as it does not encroach into a public utility easement. Garage structures directly accessing the street shall maintain a setback of 20 feet.

(2) Flanking Public / Private Street Yard Setback:

The minimum flanking street yard setback shall be 12 feet. A deck, awning, canopy or covered unenclosed porch may be within 8 feet as long as it does not encroach into a public utility easement. Garage structures directly accessing the flanking street shall maintain a setback of 20 feet.

(3) Rear and Side Yard Setbacks:

The minimum rear and side yard setback shall be 5 ft. for structures less than 15 feet in height. Structures in excess of 15 feet in height shall provide rear and side yard setbacks of 6 feet. When zero-lot line development is requested between structures (attached single family, townhouse, or duplex), the side yard setback for the remainder yard area(s) (end lots) shall be 6 feet. Zero-lot line, side yard and rear yard areas shall conform to applicable fire and building code construction requirements.

(4) Building Setbacks from Alleys and Private Driveway easements:

The minimum building setback from the easement or tract utilized for an alley or private driveway shall be 3 feet, as long as it does not encroach into a public utility easement.

(5) Setback Exceptions:

The following architectural features are allowed to encroach into the setback yards: eves, chimneys, bay windows, overhang, and similar architectural features may encroach into setbacks by no more than 2 feet. Porches, decks and similar structures not exceeding 24 inches in height may encroach into setbacks by no more than 5 feet, except for front yard setback exemptions adjoining public streets.

(6) Vision Clearance Area:

No visual obstructions including buildings, solid fencing, retaining walls, deck or patio areas, or hedge rows shall be placed within an area extending 3 to 7 feet above adjoining street curb grade within 16 feet of the lot corner (or projected lot corner through curve) adjoining a public street intersection, except for a tree trunk or a corner support column for a residence. This provision does not include intersections with driveways, alleys or private roads.

(b) COMMERCIAL DEVELOPMENT – Apartment Homes, Senior Housing, Senior Assisted Living .

(1) Front Yard Setbacks required from any Public / Private Street:

The minimum front yard setback shall be 5 feet. The setback may be utilized for a deck, awning, canopy, seating or porch acceptable to the City of Liberty Lake as long as it does not encroach into a public utility easement.

(2) Flanking Public / Private Street Yard Setback:

The minimum flanking street yard setback shall be 10 feet. The setback may be utilized for a deck, awning, canopy, seating or porch acceptable to the City of Liberty Lake as long as it does not encroach into a public utility easement.

(3) Rear and Side Yard Setbacks:

The minimum rear and side yard setback shall be 5 feet.

(4) Building Setbacks from Alleys and Private Driveways:

The minimum building setback from the easement or tract utilized for an alley or private driveway shall be 5 feet, as long as it does not encroach into a public utility easement.

(5) Setback Exceptions:

The following architectural features are allowed to encroach into the setback yards: eves, chimneys, bay windows, overhang, and similar architectural features may encroach into setbacks by no more than 2 feet. Porches, decks and similar structures not exceeding 24 inches in height may encroach into setbacks by no more than 5 feet, except for front and flanking yard setback exemptions adjoining public / private streets.

(6) Vision Clearance Area:

No visual obstructions including buildings, solid fencing, retaining walls, deck or patio areas, or hedge rows shall be placed within an area extending 3 to 7 feet above adjoining street curb grade within 12 feet of the lot corner (or projected lot corner through curve) adjoining a public street intersection, except for a tree trunk or a corner support column for a building. This provision does not include intersections with driveways, alleys or private roads.

1.3 **Lot Area, Dimensions, Coverage, and Residential Density**.

(a) Maximum Lot Coverage: "Lot Coverage" means all areas of a lot or parcel covered by buildings (as defined by foundation perimeters) and other structures with surfaces greater than 30 inches above finished grade. Compliance with other sections of the Overlay and the City of Liberty Lake Development Code may preclude development of the maximum lot coverage for some land uses.

(b) Restrictions: Structures shall not be placed over an easement that prohibits such placement or encroaches into the public right-of-way.

(c) The following table shall be applicable to the Master Project:

Land Use	Lot Area	Lot Width	Lot Coverage	Net Residential Density
Commercial / Mixed Use	Min: None Max: None	Min: 15 ft. Max: None	Max: 85%	Max: 12 d.u. / acre
Detached Single Family Housing	Min: 2,500 s.f. Max: 8,000 s.f.	Min: 30 ft. Max: None	Max: 75%	Min: 6 d.u. / acre Max: 16 d.u. / acre
Attached Single Family Housing	Min: 1,200 s.f. Max: 8,000 s.f.	Min: 15 ft. Max: None	Max: 80%	Min: 6 d.u. / acre Max: 29 d.u. / acre
Multi Family Housing	Min: None Max: None	Min: 40 ft. Max: None	Max: 85%	Max: 29 d.u. / acre

1.4 **Building Height**. The following building height standards are intended to promote land use compatibility and support the principal of neighborhood-scale design:

(a) Building Height Standard: Buildings within the designated village commercial, apartment home, senior housing and assisted living areas shall be no more than 50 feet tall. Roof equipment and other similar features which are necessary to the

operation of the building shall be screened, and shall not exceed 6 feet in height, which shall be included in the maximum height. Architectural accent features, such as towers, chimneys, columns or flagpoles, may extend an additional 10 feet above the building. Residential structures outside the designated village commercial, apartment home, senior housing and assisted living areas shall be no more than 35 feet tall. Roof equipment and other similar features which are necessary to the operation of the building shall be screened, and shall not exceed 6 feet in height, which shall be included in the maximum height.

(b) The term "Building Height" shall mean that which is measured as the vertical distance above a reference datum measured to the highest point of the roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

(1) The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of an exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above the lowest grade;

(2) The elevation 10 feet higher than the lowest grade when the sidewalk or ground surface described in subsection '1' above is more than 10 feet above the lowest grade. The height of a stepped or terraced building is the maximum height of any segment of the building.

EXHIBIT "G"

Building Orientation

A. Nonresidential.

All such buildings shall be oriented to a street and shall be configured to provide a rear, side, or interior parking area. Pedestrian pathways shall be provided from the street right-of-way to parking areas between buildings, as necessary to ensure reasonably safe, direct, and convenient access to building entrances and off-street parking. The building orientation standard is met when all of the following criteria are met:

1. Compliance with the setback standards in Section 10-2F-6.

2. All buildings shall have their primary entrance(s) oriented to the street. Commercial and multi-family building entrances may include entrances to individual units, lobby entrances, or breezeway/courtyard entrances (i.e., to a cluster of units or commercial spaces). Alternatively, a building may have its entrance oriented to a side yard when a direct pedestrian walkway is provided between the building entrance and the street in accordance with the standards in Article 10-3B - Access and Circulation. At least one entrance shall be provided not more than 50 feet from the closest sidewalk, street, or pedestrian path, as depicted in the graphic in Section 10-2F-6 above.

3. Off-street parking, drives, or other vehicle areas shall not be placed between buildings and streets, unless otherwise permitted by this Code. Refuse enclosures shall be oriented away from adjacent structures to the greatest extent practical and shall not be placed between buildings and streets. Refuse enclosures shall be screened with a wall of not less than 6 feet in height, as outlined in Section 10-3C-3, subsection H.

4. On corner lots, buildings and their entrances shall be oriented to the street corner, whenever possible; parking, driveways, and other vehicle areas shall be prohibited between buildings and street corners.

5. Large-scale retail establishments

a. Large-scale retail establishments shall not be located on corner lots, unless smaller buildings (less than 50,000 gross square feet) are located between the large-scale retail establishment and the street

b. Outparcels with non large-scale retail establishments must be located between large-scale retail establishments and an arterial or collector street.

c. Access & Traffic

1. Large-scale retail establishments must have at least two approaches with the main approach located on an arterial or collector street;

2. Vehicle access must be designed to accommodate peak traffic volumes;

3. Site layout must provide access connections to adjacent parcels / uses; and

4. Off-street parking, drives, and other vehicular areas cannot be placed between buildings and streets, if prohibited by the Development Code for the zone.

B. Residential.

All such buildings shall be oriented to a street. The building orientation standard is met when all of the following criteria are met:

1. Compliance with the setback standards in Section 10-2C-6.

2. All buildings shall have their primary entrance(s) oriented to the street. Commercial and multi-family building entrances may include entrances to individual units, lobby entrances, or breezeway/courtyard entrances (i.e., to a cluster of units or commercial spaces). Alternatively, a building may have its entrance oriented to a side yard when a direct pedestrian walkway is provided between the building entrance and the street in accordance with the standards in Article 10-3B - Access and Circulation. In this case, at least one entrance shall be provided not more than 30 feet from the closest sidewalk or street.

3. Off-street parking, drives, or other vehicle areas shall not be placed between buildings and streets, unless otherwise permitted by this Code. Refuse enclosures shall be oriented away from adjacent structures to the greatest extent practical and shall not be placed between buildings and streets. Refuse enclosures shall be screened with a wall of not less than 6 feet in height, as outlined in Section 10-3C-3, subsection H.

EXHIBIT "H"

Architectural Guidelines and Special Standards

A. Nonresidential.

All such buildings shall comply with all of the following standards.

1. Detailed Design. All buildings shall provide detailed design along the front building elevation (i.e., facing the street), as applicable.

a. Corner building entrances on corner lots. Alternatively, a building entrance may be located away from the corner when the building corner is beveled or incorporates other detailing to reduce the angular appearance of the building at the street corner.

b. Regularly spaced and similar-shaped windows with window hoods or trim (all building stories). Buildings that are unable to provide regularly spaced and similar-shaped windows due to the internal function of the building space (e.g., mechanical equipment, manufacturing areas, etc.) may not be required to meet this standard.

c. Large display windows on the ground-floor (non-residential uses only). Display windows shall be framed by bulkheads, piers and a storefront cornice (e.g., separates ground-floor from second story, as shown above). Buildings that are unable to provide large display windows due to the internal function of the building space (e.g., mechanical equipment, manufacturing areas, etc.) may not be required to meet this standard.

d. Decorative cornice at top of building (flat roof); or eaves provided with pitched roof.

e. All residential buildings subject to site design review shall also comply with "2" below.

B. Residential.

1. The continuous horizontal distance (i.e., as measured from end-wall to end-wall) of individual buildings shall not exceed 160 feet. All buildings shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building surfaces, as shown in the above Figure. Along the vertical face of a structure, such features shall occur at a minimum of every 40 feet, and on each floor shall contain at least two of the following features:

i. Recess (e.g., deck, patio, courtyard, entrance or similar feature) that has a minimum depth of 4 feet;

ii. Extension (e.g., floor area, deck, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or

iii. Offsets or breaks in roof elevation of 2 feet or greater in height.

2. All building elevations visible from a street right of way shall provide doors, porches, balconies, and/or windows. A minimum of 50 percent of the front (i.e., street-facing) elevation width, and a minimum of 25 percent of the side and rear building elevation width, as applicable, shall meet this standard. The standard applies to each full and partial building story.

3. Residential buildings shall provide detailed design along all elevations (i.e., front, rear and sides). Detailed design shall be provided by using at least 2 of the following architectural features on all elevations, as appropriate for the proposed building type and style (may vary features on rear/side/front elevations):

i. Dormers
ii. Gables
iii. Recessed entries
iv. Covered porch entries
v. Cupolas or towers
vi. Pillars or posts
vii. Eaves (min. 6-inch projection)
viii. Off-sets in building face or roof (minimum 16 inches)
ix. Window trim (minimum 4-inches wide)
x. Bay windows
xi. Balconies
xii. Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features)
xiii. Decorative cornices and roof lines (e.g., for flat roofs)
xiv. An alternative feature providing visual relief, similar to the above options.

C. <u>Design of Large-Scale Buildings and Developments</u>.

All large-scale buildings and developments shall provide human-scale design by conforming to the standards in subsections 1 & 2, below. Large-scale buildings and developments are buildings with greater than 20,000 square feet of enclosed ground-floor space (i.e., "large-scale") or multiple-building developments with a combined ground-floor space (enclosed) greater than 40,000 square feet (e.g., shopping centers,

public/institutional campuses, and similar developments). Multi-tenant buildings shall be counted as the sum of all tenant spaces within the same building shell.

1. Incorporate changes in building direction (i.e., articulation), and divide large masses into varying heights and sizes, as shown above. Such changes may include building offsets; projections; changes in elevation or horizontal direction; sheltering roofs; terraces; a distinct pattern of divisions in surface materials; and use of windows, screening trees; small-scale lighting (e.g., wall-mounted lighting, or up-lighting); and similar features.

2. Every building elevation adjacent to a street with a horizontal dimension of more than 100 feet, as measured from end-wall to end-wall, shall have a building entrance; except that building elevations that are unable to provide an entrance due to the internal function of the building space (e.g., mechanical equipment, areas where the public or employees are not received, etc.) may not be required to meet this standard. Pathways shall connect all entrances to the street right-of-way, in conformance with Article 10-3B - Access and Circulation and Section 10-2F-9, subsection C.

D. Large-Scale Retail Establishments.

1. Building Elevations

a. Uninterrupted lengths of any elevation shall not exceed one hundred (100) horizontal feet.

b. Ground floor elevations that face a street (public or private) or that face Interstate 90 shall have arcades, display windows, entry ways, awnings, or other such features along no less than 60% of the horizontal length.

2. Building Facade - The front facade of the building must include a repeating pattern with at least three (3) of the elements listed below. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.

a. Expression of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib;

b. Color change;

c. Texture change; and / or

d. Material module change.

3. Entrances - Each building shall have clearly defined; highly visible customer entrances and each additional store located within a principal building shall have at least one separate exterior customer entrance. Entryways shall feature no less than three of the following design features:

- canopies or porticos;
- overhangs;
- recesses/ projections;
- arcades;
- raised corniced parapets over the door;
- peaked roof forms;
- arches;
- outdoor patios;
- display windows;
- architectural details such as tile work and moldings which are integrated into the building structure and design; and / or
- integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

4. Smaller Retail Stores - In addition to the entrance requirements above, when additional store(s), with less than fifty thousand (50,000) square feet, are located within a principal building, the facade of each additional store shall contain the following, as applicable:

a. Display windows between the height of three (3) feet and eight (8) feet above the walkway / sidewalk grade for no less than sixty percent (60%) of the horizontal length of each additional store facade; and

b. Windows shall contain displays or be recessed and should include visually prominent sills, shutters, or other such forms of framing.

5. Roofs - Each building shall have at least two (2) of the following roof features:

a. Parapets concealing flat roofs and roof top equipment such as HVAC units from public view. The height of such parapets shall not exceed one-third of the height of the supporting wall. Such parapets shall feature three dimensional cornice treatments;

b. Overhanging eaves, extending no less than three (3) feet past the supporting walls;

c. Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one (1) foot of vertical

rise for every three (3) feet of horizontal run and less than or equal to one (1) foot of vertical rise for every one (1) foot of horizontal run; and / or

d. Three (3) or more roof slope planes.

E. Materials & Colors - Nonresidential.

All proposed building materials should be durable and of good quality and appropriate to the surroundings. Exterior building materials and colors comprise a significant part of the visual impact of a building. Therefore they should be aesthetically pleasing and compatible with materials and colors of adjoining buildings and other buildings within the City. The following materials and colors apply to new construction projects or remodels/ additions to existing projects in the M-2 Zone, and the color standards shall also apply to tenant improvements:

1. Acceptable Roofing Materials
   a. Composition
   b. Composite Flat Roof
   c. Concrete tile
   d. Slate
   e. Cedar Shake
   f. Metal - tile or shake only
   g. Copper Shake
   h. Painted Corrugated Metal
   i. Other materials determined acceptable by the Planning & Community Development Director

2. Prohibited Roofing Materials
   a. Corrugated Metal

3. Acceptable Siding Materials
   a. Brick
   b. Stucco or Dryvit
   c. Cultured or Natural Stone
   d. Concrete Block - split faced, smooth (non-residential structures only)
   e. Concrete Tilt-Up (non-residential structures only)
   f. Wood
   g. Vinyl - tile or shake only
   h. Metal - tile or shake only
   i. Other materials determined acceptable by the Planning & Community Development Director

4. Prohibited Siding Materials
   a. Corrugated Metal
   b. T-111 (may be used when combined with detailing noted below)
   c. Vinyl Lap (may be used when combined with detailing noted below)

5. Detailing
   a. Brick
   b. Stone
   c. Wood or Timber
   d. Board and Batten
   e. Other materials determined acceptable by the Planning & Community Development Director

6. Colors

a. Building elevation / siding and roof colors shall be low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, black, or fluorescent colors is prohibited;

b. Building trim and accent areas can feature brighter colors, including primary colors, if approved through the design review process. Neon tubing shall not be an acceptable feature for building trim or accent areas; and

c. Corporate / trademark colors shall not be used on the building elevation / siding, roof, trim, or accent areas unless they comply with these color standards. Corporate / trademark colors can be used on signage.

F. Materials - Residential.

All proposed building materials should be durable and of good quality and appropriate to the surroundings. Exterior building materials and colors comprise a significant part of the visual impact of a building. Therefore they should be aesthetically pleasing and compatible with materials and colors of adjoining buildings and other buildings within the City. The following materials apply to new construction projects in the R-2 Zone:

1. Acceptable Roofing Materials
   a. Composition
   b. Concrete tile
   c. Slate
   d. Cedar Shake
   e. Metal - tile or shake only
   f. Copper Shake

g. Other materials determined acceptable by the Planning & Community Development Director

2. <u>Prohibited Roofing Materials</u>
   a. Corrugated Metal

3. <u>Acceptable Siding Materials</u>
   a. Brick
   b. Stucco or Dryvit
   c. Cultured or Natural Stone
   d. Wood
   e. T111 or Composite
   f. Vinyl Lap
   g. Other materials determined acceptable by the Planning & Community Development Director

4. <u>Prohibited Siding Materials</u>
   a. Corrugated Metal

5. <u>Detailing</u>
   a. Brick
   b. Stone
   c. Wood or Timber
   d. Board and Batten
   e. Other materials determined acceptable by the Planning & Community Development Director

EXHIBIT "I"

Pedestrian and Transit Amenities

Pedestrian and transit amenities serve as informal gathering places for socializing, resting, and enjoyment, and contribute to a walkable district.

Every development shall provide one or more of the "pedestrian amenities" listed below, and illustrated above. Pedestrian amenities may be provided within a public right-of-way when approved by the City of Liberty Lake.

1. An extra-wide sidewalk along the frontage of the property that connects to the building entrance (minimum width of 12 feet) with on-street parking, street trees, pedestrian-scale lighting, and other similar enhancements.

2. A plaza, courtyard, square or sitting space (i.e., dining area, benches or ledges between the building entrance and sidewalk (minimum of 16 inches in height and 30 inches in width).

3. Building canopy, awning, pergola, or similar weather protection (minimum projection of 4 feet over a sidewalk or other pedestrian space).

4. Public art which incorporates seating (e.g., fountain, sculpture, etc.).

5. Transit amenity, such as bus shelter or pullout, in accordance with the City's Transportation Plan and guidelines established by Spokane Transit Authority (STA).

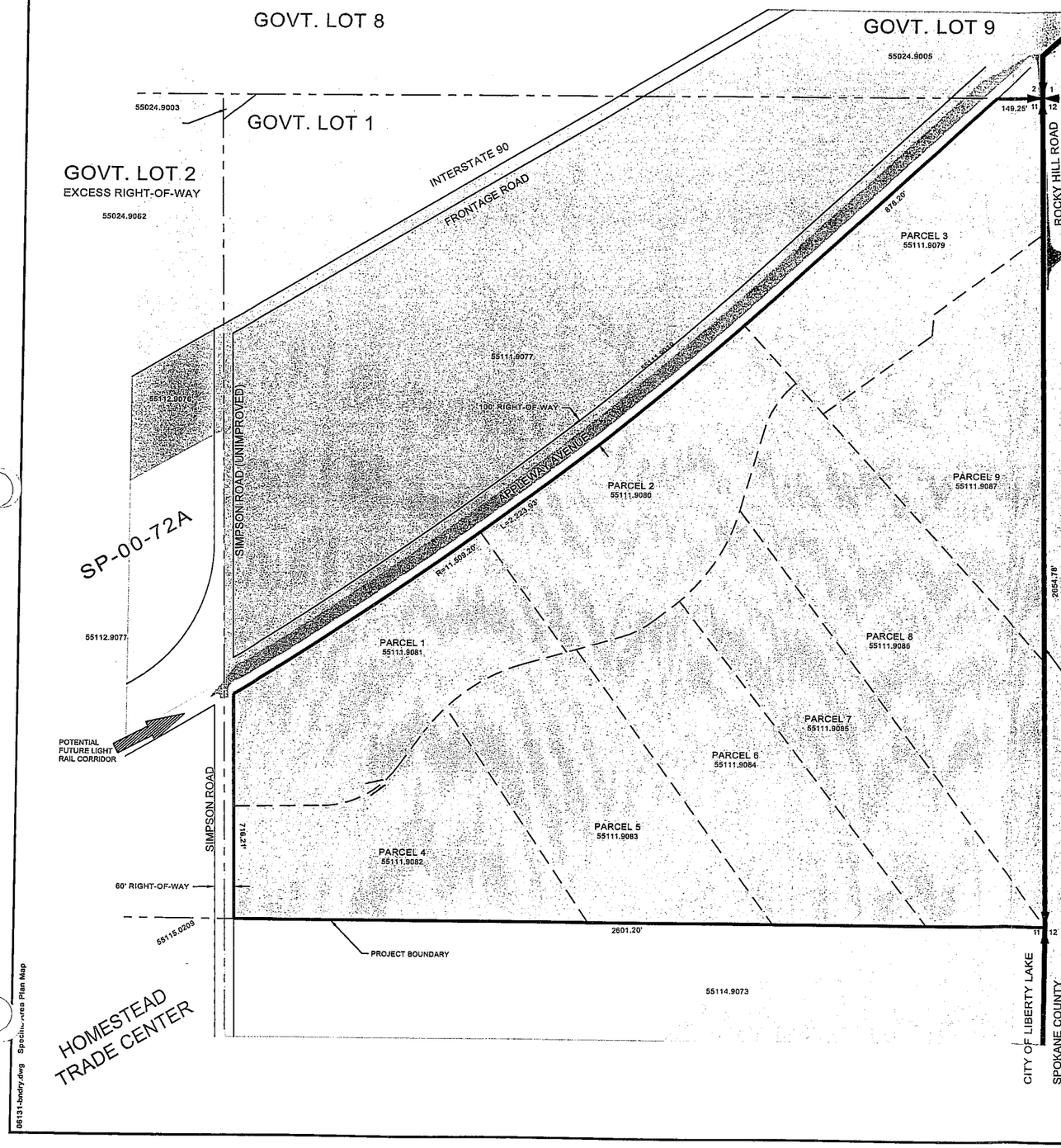
CHAPTER 4

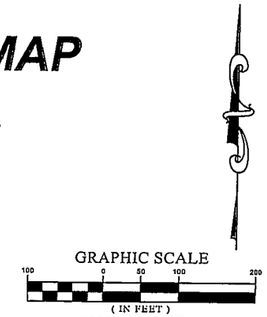
Specific Area Plan Maps

SPECIFIC AREA PLAN

CONCEPT SPECIFIC AREA PLAN MAP

IN THE NORTHWEST 1/4,
SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M.
CITY OF LIBERTY LAKE, WASHINGTON



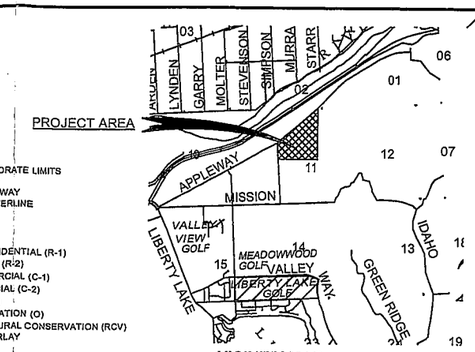


LEGEND

- LIBERTY LAKE CORPORATE LIMITS
- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- EXISTING LOTLINE

ZONING

- SINGLE-FAMILY RESIDENTIAL (R-1)
- MIXED RESIDENTIAL (R-2)
- COMMUNITY COMMERCIAL (C-1)
- FREEWAY COMMERCIAL (C-2)
- LIGHT INDUSTRIAL (I)
- OPEN SPACE/RECREATION (O)
- SPOKANE COUNTY RURAL CONSERVATION (RCV)
- PROPOSED SAP OVERLAY



VICINITY MAP
NTS.

LEGAL DESCRIPTION

PARCEL 1
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BEING IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, THENCE FROM SAID POINT OF BEGINNING, ALONG THE EAST LINE OF SAID SECTION 11, SOUTH 01°02'14" EAST 434.12 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 53°29'11" WEST 433.77 FEET; THENCE SOUTH 04°02'32" WEST 69.11 FEET; THENCE SOUTH 53°28'44" WEST 428.54 FEET; THENCE NORTH 42°22'32" WEST 392.61 FEET TO THE SOUTHEASTERLY LINE OF APPLEWAY AVENUE (100 FEET WIDE) AS SAID APPLEWAY AVENUE IS SHOWN UPON THAT CERTAIN RECORD OF SURVEY FILES IN BOOK 95 OF SURVEYS, PAGE 9, SPOKANE COUNTY RECORDS; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 47°21'54" WEST 878.20 FEET AND ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 11,509.20 FEET, THROUGH A CENTRAL ANGLE OF 11°04'17", AN ARC DISTANCE OF 2,223.93 FEET TO THE EAST LINE OF SIMPSON ROAD (60.00' WIDE); THENCE ALONG SAID EAST LINE, SOUTH 01°03'26" EAST 358.39 FEET; THENCE LEAVING SAID EAST LINE, NORTH 89°02'47" EAST 287.24 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 52°50'25", AN ARC DISTANCE OF 276.67 FEET; THENCE NORTH 36°12'22" WEST 141.38 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, THROUGH A CENTRAL ANGLE OF 37°38'51", AN ARC DISTANCE OF 394.24 FEET; THENCE NORTH 73°51'13" EAST 323.98 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 21°30'07", AN ARC DISTANCE OF 112.58 FEET; THENCE NORTH 52°21'06" EAST 77.28 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THROUGH A CENTRAL ANGLE OF 36°29'27", AN ARC DISTANCE OF 382.13 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 15°51'39" EAST 271.47 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 31°46'50", AN ARC DISTANCE OF 166.58 FEET; THENCE NORTH 47°40'29" EAST 16.38 FEET; THENCE SOUTH 42°22'32" EAST 1,204.26 FEET TO THE EAST LINE OF SAID SECTION 11; THENCE ALONG SAID SOUTH LINE, NORTH 89°55'31" WEST 491.74 FEET TO A POINT THAT BEARS SOUTH 89°55'31" EAST 1,726.02 FEET FROM THE SAID EAST LINE OF SIMPSON ROAD, THENCE NORTH 35°24'52" WEST 1,082.65 FEET TO THE SAID TRUE POINT OF BEGINNING, AND CONTAINING 10.130 ACRES OF LAND, MORE OR LESS.

PARCEL 2
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BEING IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, THENCE FROM SAID POINT OF BEGINNING, SOUTH 89°44'48" WEST 149.25 FEET TO THE SOUTHEASTERLY LINE OF APPLEWAY AVENUE (100 FEET WIDE) AS SAID APPLEWAY AVENUE IS SHOWN UPON THAT CERTAIN RECORD OF SURVEY FILES IN BOOK 95 OF SURVEYS, PAGE 9, SPOKANE COUNTY RECORDS; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 47°21'54" WEST 878.20 FEET AND ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 11,509.20 FEET, THROUGH A CENTRAL ANGLE OF 01°01'27", AN ARC DISTANCE OF 205.72 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT HAVING A RADIAL BEARING OF SOUTH 41°38'39" EAST; THENCE LEAVING SAID SOUTHWESTERLY LINE, SOUTH 42°22'32" EAST 250.73; THENCE SOUTH 47°40'29" WEST 16.38 FEET; THENCE SOUTHWESTERLY ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 31°46'50", AN ARC DISTANCE OF 166.58 FEET; THENCE SOUTH 15°51'39" WEST 271.47 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, THROUGH A CENTRAL ANGLE OF 36°29'27", AN ARC DISTANCE OF 382.13 FEET; THENCE SOUTH 52°21'06" WEST 77.28 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 21°30'07", AN ARC DISTANCE OF 112.58 FEET; THENCE SOUTH 73°51'13" WEST 183.60 FEET; THENCE NORTH 36°16'24" WEST 475.79 FEET TO THE SAID SOUTHEASTERLY LINE OF APPLEWAY AVENUE; THENCE ALONG SAID SOUTHEASTERLY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,509.20 FEET, FROM A POINT WITH A RADIAL BEARING OF SOUTH 36°16'24" EAST, THROUGH A CENTRAL ANGLE OF 05°20'15", AN ARC DISTANCE OF 1,072.17 FEET TO THE SAID TRUE POINT OF BEGINNING, AND CONTAINING 11.492 ACRES OF LAND, MORE OR LESS.

PARCEL 3
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BEING IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, THENCE FROM SAID POINT OF BEGINNING, SOUTH 89°44'48" WEST 149.25 FEET TO THE SOUTHEASTERLY LINE OF APPLEWAY AVENUE (100 FEET WIDE) AS SAID APPLEWAY AVENUE IS SHOWN UPON THAT CERTAIN RECORD OF SURVEY FILES IN BOOK 95 OF SURVEYS, PAGE 9, SPOKANE COUNTY RECORDS; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 47°21'54" WEST 878.20 FEET AND ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 11,509.20 FEET, THROUGH A CENTRAL ANGLE OF 05°21'42", AN ARC DISTANCE OF 1,277.89 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE LEAVING SAID SOUTHEASTERLY LINE, RADIAL TO SAID CURVE, SOUTH 36°16'24" EAST 475.79 FEET; THENCE SOUTH 73°51'13" WEST 140.18 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THROUGH A CENTRAL ANGLE OF 37°38'51", AN ARC DISTANCE OF 394.24 FEET; THENCE SOUTH 36°12'22" WEST 141.38 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 52°50'25", AN ARC DISTANCE OF 276.67 FEET; THENCE SOUTH 89°02'47" WEST 287.24 FEET TO THE EAST LINE OF SIMPSON ROAD (60.00' WIDE); THENCE ALONG SAID EAST LINE, NORTH 01°03'26" WEST 358.39 FEET TO THE SAID SOUTHEASTERLY LINE OF APPLEWAY AVENUE; THENCE ALONG SAID SOUTHEASTERLY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 11,509.20 FEET, FROM A POINT WITH A RADIAL BEARING OF SOUTH 31°33'49" EAST, THROUGH A CENTRAL ANGLE OF 04°42'35", AN ARC DISTANCE OF 948.04 FEET TO THE SAID TRUE POINT OF BEGINNING, CONTAINING 10.677 ACRES OF LAND, MORE OR LESS.

PARCEL 4
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BEING IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL 5
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BEING IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, THENCE FROM SAID POINT OF BEGINNING, SOUTH 89°44'48" WEST 149.25 FEET TO THE SOUTHEASTERLY LINE OF APPLEWAY AVENUE (100 FEET WIDE) AS SAID APPLEWAY AVENUE IS SHOWN UPON THAT CERTAIN RECORD OF SURVEY FILES IN BOOK 95 OF SURVEYS, PAGE 9, SPOKANE COUNTY RECORDS; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 47°21'54" WEST 878.20 FEET AND ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 11,509.20 FEET, THROUGH A CENTRAL ANGLE OF 11°04'17", AN ARC DISTANCE OF 2,223.93 FEET TO THE EAST LINE OF SIMPSON ROAD (60.00' WIDE); THENCE ALONG SAID EAST LINE, SOUTH 01°03'26" EAST 358.39 FEET; THENCE LEAVING SAID EAST LINE, NORTH 89°02'47" EAST 287.24 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 52°50'25", AN ARC DISTANCE OF 276.67 FEET; THENCE NORTH 36°12'22" WEST 141.38 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, THROUGH A CENTRAL ANGLE OF 37°38'51", AN ARC DISTANCE OF 394.24 FEET; THENCE NORTH 73°51'13" EAST 323.98 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 21°30'07", AN ARC DISTANCE OF 112.58 FEET; THENCE NORTH 52°21'06" EAST 77.28 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THROUGH A CENTRAL ANGLE OF 36°29'27", AN ARC DISTANCE OF 382.13 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 15°51'39" EAST 271.47 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 31°46'50", AN ARC DISTANCE OF 166.58 FEET; THENCE NORTH 47°40'29" EAST 16.38 FEET; THENCE SOUTH 42°22'32" EAST 1,204.26 FEET TO THE EAST LINE OF SAID SECTION 11; THENCE ALONG SAID EAST LINE, SOUTH 01°02'14" EAST 1,374.51 FEET; THENCE NORTH 42°22'32" WEST 1,072.38 FEET TO THE SAID TRUE POINT OF BEGINNING, AND CONTAINING 11.179 ACRES OF LAND, MORE OR LESS.

PARCEL 6
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BEING IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

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PARCEL 7
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BEING IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL 8
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No.	DESC. / DATE	BY
4		
3		
2		
1		

STORHAUG ENGINEERING
LAND SURVEYING | LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING | LAND USE PLANNING
510 EAST THRD AVE | SPOKANE, WA 99202
PHONE 509-242-1000 | FAX 509-242-1001

SHEET TITLE: CONCEPT SPECIFIC AREA PLAN MAP
SPECIFIC AREA PLAN

PROJECT TITLE: LIBERTY VILLAGE
CITY OF LIBERTY LAKE, WASHINGTON

SEAL

DATE	08/01/06
DRAWN	JAL
CHECKED	EMF
PROJECT NUMBER	06-131
DRAWING NO.	1 OF 1

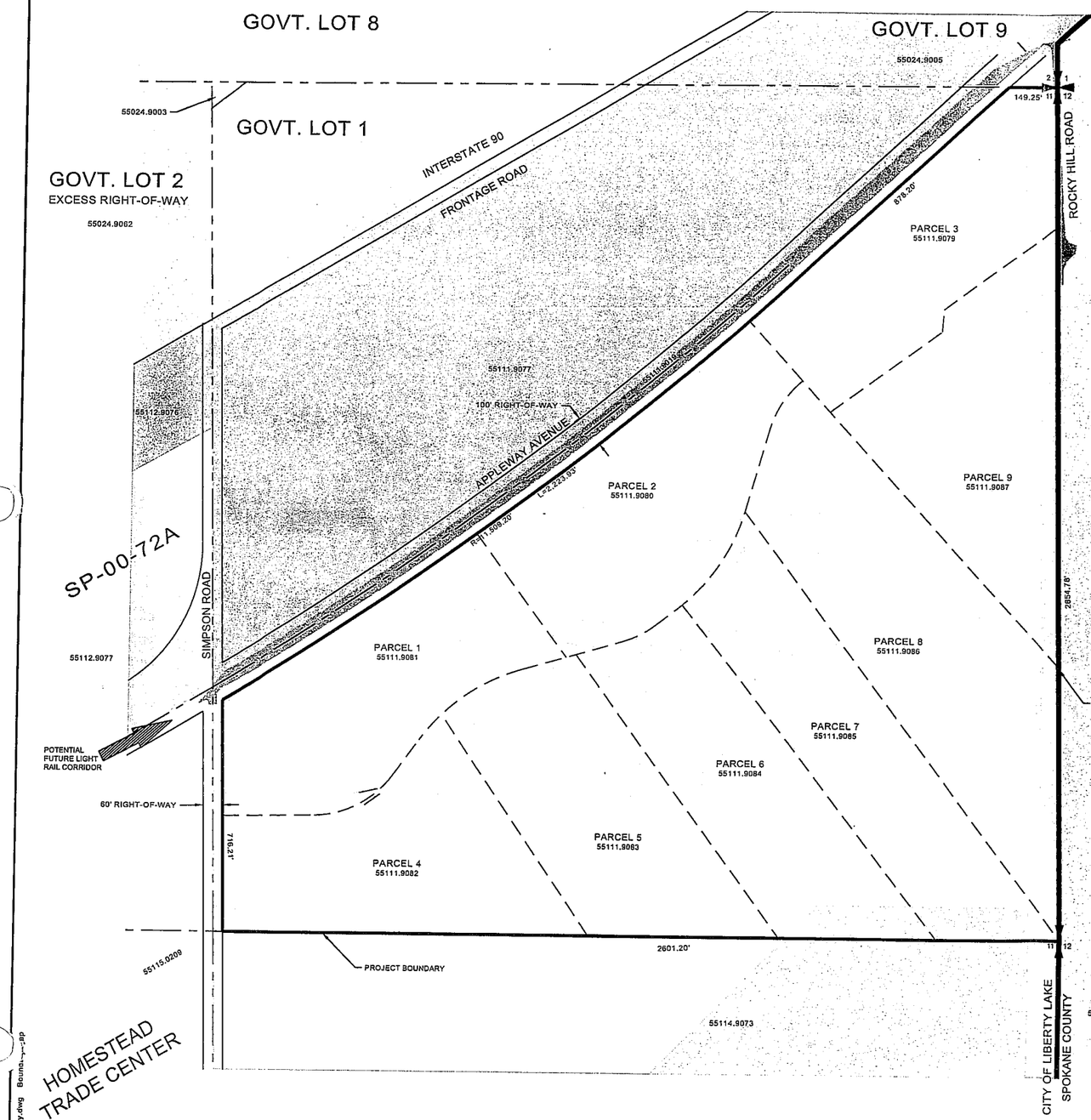
SAP

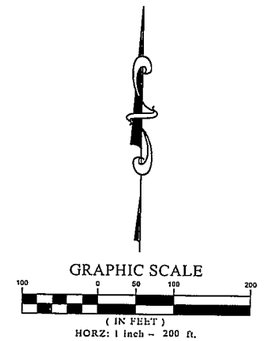
06131-bndry.dwg Specific Area Plan Map

SPECIFIC AREA PLAN

BOUNDARY MAP

IN THE NORTHWEST 1/4,
SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M.
CITY OF LIBERTY LAKE, WASHINGTON



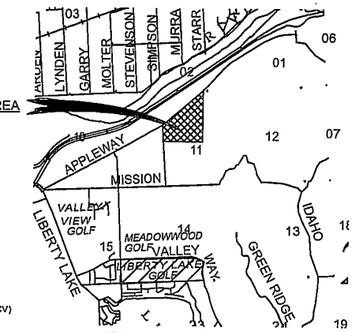


LEGEND

- LIBERTY LAKE CORPORATE LIMITS
- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- EXISTING LOTLINE

ZONING

- SINGLE-FAMILY RESIDENTIAL (R-1)
- MIXED RESIDENTIAL (R-2)
- COMMUNITY COMMERCIAL (C-1)
- FREEWAY COMMERCIAL (C-2)
- LIGHT INDUSTRIAL (I)
- OPEN SPACE/RECREATION (O)
- SPOKANE COUNTY RURAL CONSERVATION (RCV)



VICINITY MAP

LEGAL DESCRIPTION

PARCEL 1
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BEING IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

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PARCEL 2
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BEING IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, THENCE FROM SAID POINT OF BEGINNING, SOUTH 89°44'48" WEST 149.25 FEET TO THE SOUTHEASTERLY LINE OF APPLEWAY AVENUE (100 FEET WIDE) AS SAID APPLEWAY AVENUE IS SHOWN UPON THAT CERTAIN RECORD OF SURVEY FILES IN BOOK 95 OF SURVEYS, PAGE 9, SPOKANE COUNTY RECORDS; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 47°21'54" WEST 878.20 FEET AND ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 11,509.20 FEET, THROUGH A CENTRAL ANGLE OF 01°01'27", AN ARC DISTANCE OF 205.72 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT HAVING A RADIAL BEARING OF SOUTH 41°39'39" EAST; THENCE LEAVING SAID SOUTHWESTERLY LINE, SOUTH 42°22'32" EAST 250.73; THENCE SOUTH 47°40'29" WEST 16.38 FEET; THENCE SOUTHWESTERLY ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 31°46'50", AN ARC DISTANCE OF 166.58 FEET; THENCE SOUTH 15°51'39" WEST 271.47 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, THROUGH A CENTRAL ANGLE OF 36°29'27", AN ARC DISTANCE OF 382.13 FEET; THENCE SOUTH 52°21'06" WEST 77.28 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 21°30'07", AN ARC DISTANCE OF 112.58 FEET; THENCE SOUTH 73°51'13" WEST 183.80 FEET; THENCE NORTH 36°16'24" WEST 475.79 FEET TO THE SAID SOUTHEASTERLY LINE OF APPLEWAY AVENUE; THENCE ALONG SAID SOUTHEASTERLY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,509.20 FEET, FROM A POINT WITH A RADIAL BEARING OF SOUTH 36°16'24" EAST, THROUGH A CENTRAL ANGLE OF 05°20'15", AN ARC DISTANCE OF 1,072.17 FEET TO THE SAID TRUE POINT OF BEGINNING, AND CONTAINING 11.492 ACRES OF LAND, MORE OR LESS.

PARCEL 3
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BEING IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, THENCE FROM SAID POINT OF BEGINNING, SOUTH 89°44'48" WEST 149.25 FEET TO THE SOUTHEASTERLY LINE OF APPLEWAY AVENUE (100 FEET WIDE) AS SAID APPLEWAY AVENUE IS SHOWN UPON THAT CERTAIN RECORD OF SURVEY FILES IN BOOK 95 OF SURVEYS, PAGE 9, SPOKANE COUNTY RECORDS; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 47°21'54" WEST 878.20 FEET AND ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 11,509.20 FEET, THROUGH A CENTRAL ANGLE OF 05°02'12", AN ARC DISTANCE OF 1,277.89 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE LEAVING SAID SOUTHEASTERLY LINE, RADIAL TO SAID CURVE, SOUTH 36°16'24" EAST 475.79 FEET; THENCE SOUTH 73°51'13" WEST 140.18 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THROUGH A CENTRAL ANGLE OF 37°38'51", AN ARC DISTANCE OF 394.24 FEET; THENCE SOUTH 36°12'22" WEST 141.38 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 52°50'25", AN ARC DISTANCE OF 276.67 FEET; THENCE SOUTH 89°02'47" WEST 287.24 FEET TO THE EAST LINE OF SIMPSON ROAD (60.00' WIDE); THENCE ALONG SAID EAST LINE, NORTH 01°03'26" WEST 358.39 FEET TO THE SAID SOUTHEASTERLY LINE OF APPLEWAY AVENUE; THENCE ALONG SAID SOUTHEASTERLY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 11,509.20 FEET, FROM A POINT WITH A RADIAL BEARING OF SOUTH 31°33'49" EAST, THROUGH A CENTRAL ANGLE OF 04°42'35", AN ARC DISTANCE OF 946.04 FEET TO THE SAID TRUE POINT OF BEGINNING, CONTAINING 10.677 ACRES OF LAND, MORE OR LESS.

PARCEL 4
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BEING IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, THENCE FROM SAID POINT OF BEGINNING, SOUTH 89°44'48" WEST 149.25 FEET TO THE SOUTHEASTERLY LINE OF APPLEWAY AVENUE (100 FEET WIDE) AS SAID APPLEWAY AVENUE IS SHOWN UPON THAT CERTAIN RECORD OF SURVEY FILES IN BOOK 95 OF SURVEYS, PAGE 9, SPOKANE COUNTY RECORDS; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 47°21'54" WEST 878.20 FEET AND ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 11,509.20 FEET, THROUGH A CENTRAL ANGLE OF 11°04'17", AN ARC DISTANCE OF 2,223.93 FEET TO THE EAST LINE OF SIMPSON ROAD (60.00' WIDE); THENCE ALONG SAID EAST LINE, SOUTH 01°03'26" EAST 358.39 FEET; THENCE LEAVING SAID EAST LINE, NORTH 89°02'47" EAST 287.24 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 52°50'25", AN ARC DISTANCE OF 276.67 FEET; THENCE NORTH 36°12'22" WEST 141.38 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, THROUGH A CENTRAL ANGLE OF 37°38'51", AN ARC DISTANCE OF 394.24 FEET; THENCE NORTH 73°51'13" EAST 323.98 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 21°30'07", AN ARC DISTANCE OF 112.58 FEET; THENCE NORTH 52°21'06" EAST 77.28 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THROUGH A CENTRAL ANGLE OF 02°44'04", AN ARC DISTANCE OF 28.64 FEET TO A POINT WITH A RADIAL BEARING OF SOUTH 40°22'57" EAST; SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID CURVE HAVING A RADIUS OF 600.00 FEET, THROUGH A CENTRAL ANGLE OF 33°45'23", AN ARC DISTANCE OF 353.49 FEET; THENCE SOUTH 37°03'57" EAST 1,658.87 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 11 NORTH 89°55'31" WEST 383.44 FEET TO A POINT THAT BEARS SOUTH 89°55'31" EAST 2,217.76 FEET FROM THE SAID EAST LINE OF SIMPSON ROAD, THENCE NORTH 38°00'03" WEST 1,307.26 FEET TO THE SAID TRUE POINT OF BEGINNING, AND CONTAINING 10.617 ACRES OF LAND, MORE OR LESS.

PARCEL 5
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BEING IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, THENCE FROM SAID POINT OF BEGINNING, SOUTH 89°44'48" WEST 149.25 FEET TO THE SOUTHEASTERLY LINE OF APPLEWAY AVENUE (100 FEET WIDE) AS SAID APPLEWAY AVENUE IS SHOWN UPON THAT CERTAIN RECORD OF SURVEY FILES IN BOOK 95 OF SURVEYS, PAGE 9, SPOKANE COUNTY RECORDS; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 47°21'54" WEST 878.20 FEET AND ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 11,509.20 FEET, THROUGH A CENTRAL ANGLE OF 11°04'17", AN ARC DISTANCE OF 2,223.93 FEET TO THE EAST LINE OF SIMPSON ROAD (60.00' WIDE); THENCE ALONG SAID EAST LINE, SOUTH 01°03'26" EAST 358.39 FEET; THENCE LEAVING SAID EAST LINE, NORTH 89°02'47" EAST 287.24 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 52°50'25", AN ARC DISTANCE OF 276.67 FEET; THENCE NORTH 36°12'22" WEST 141.38 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, THROUGH A CENTRAL ANGLE OF 37°38'51", AN ARC DISTANCE OF 394.24 FEET; THENCE NORTH 73°51'13" EAST 323.98 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 21°30'07", AN ARC DISTANCE OF 112.58 FEET; THENCE NORTH 52°21'06" EAST 77.28 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THROUGH A CENTRAL ANGLE OF 02°44'04", AN ARC DISTANCE OF 28.64 FEET TO A POINT WITH A RADIAL BEARING OF SOUTH 40°22'57" EAST; THENCE SOUTH 38°00'03" EAST 1,307.26 FEET TO THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 11; THENCE ALONG SAID SOUTH LINE, NORTH 89°55'31" WEST 1,134.01 FEET TO THE SAID EAST LINE OF SIMPSON ROAD; THENCE ALONG SAID EAST LINE, NORTH 01°03'26" WEST 357.80 FEET TO THE SAID TRUE POINT OF BEGINNING, AND CONTAINING 10.207 ACRES OF LAND, MORE OR LESS.

PARCEL 6
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BEING IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, THENCE FROM SAID POINT OF BEGINNING, SOUTH 89°44'48" WEST 149.25 FEET TO THE SOUTHEASTERLY LINE OF APPLEWAY AVENUE (100 FEET WIDE) AS SAID APPLEWAY AVENUE IS SHOWN UPON THAT CERTAIN RECORD OF SURVEY FILES IN BOOK 95 OF SURVEYS, PAGE 9, SPOKANE COUNTY RECORDS; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 47°21'54" WEST 878.20 FEET AND ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 11,509.20 FEET, THROUGH A CENTRAL ANGLE OF 11°04'17", AN ARC DISTANCE OF 2,223.93 FEET TO THE EAST LINE OF SIMPSON ROAD (60.00' WIDE); THENCE ALONG SAID EAST LINE, SOUTH 01°03'26" EAST 358.39 FEET; THENCE LEAVING SAID EAST LINE, NORTH 89°02'47" EAST 287.24 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 52°50'25", AN ARC DISTANCE OF 276.67 FEET; THENCE NORTH 36°12'22" WEST 141.38 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, THROUGH A CENTRAL ANGLE OF 37°38'51", AN ARC DISTANCE OF 394.24 FEET; THENCE NORTH 73°51'13" EAST 323.98 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 21°30'07", AN ARC DISTANCE OF 112.58 FEET; THENCE NORTH 52°21'06" EAST 77.28 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THROUGH A CENTRAL ANGLE OF 02°44'04", AN ARC DISTANCE OF 28.64 FEET TO A POINT WITH A RADIAL BEARING OF SOUTH 40°22'57" EAST; THENCE SOUTH 38°00'03" EAST 1,307.26 FEET TO THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 11; THENCE ALONG SAID SOUTH LINE, NORTH 89°55'31" WEST 1,658.87 FEET TO THE SAID TRUE POINT OF BEGINNING OF THIS DESCRIPTION, AND CONTAINING 15.285 ACRES OF LAND, MORE OR LESS.

PARCEL 9
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BEING IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

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PARCEL 8
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BEING IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, THENCE FROM SAID POINT OF BEGINNING, SOUTH 89°44'48" WEST 149.25 FEET TO THE SOUTHEASTERLY LINE OF APPLEWAY AVENUE (100 FEET WIDE) AS SAID APPLEWAY AVENUE IS SHOWN UPON THAT CERTAIN RECORD OF SURVEY FILES IN BOOK 95 OF SURVEYS, PAGE 9, SPOKANE COUNTY RECORDS; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 47°21'54" WEST 878.20 FEET AND ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 11,509.20 FEET, THROUGH A CENTRAL ANGLE OF 11°04'17", AN ARC DISTANCE OF 2,223.93 FEET TO THE EAST LINE OF SIMPSON ROAD (60.00' WIDE); THENCE ALONG SAID EAST LINE, SOUTH 01°03'26" EAST 358.39 FEET; THENCE LEAVING SAID EAST LINE, NORTH 89°02'47" EAST 287.24 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 52°50'25", AN ARC DISTANCE OF 276.67 FEET; THENCE NORTH 36°12'22" WEST 141.38 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, THROUGH A CENTRAL ANGLE OF 37°38'51", AN ARC DISTANCE OF 394.24 FEET; THENCE NORTH 73°51'13" EAST 323.98 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 21°30'07", AN ARC DISTANCE OF 112.58 FEET; THENCE NORTH 52°21'06" EAST 77.28 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THROUGH A CENTRAL ANGLE OF 02°44'04", AN ARC DISTANCE OF 28.64 FEET TO A POINT WITH A RADIAL BEARING OF SOUTH 40°22'57" EAST; SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID CURVE HAVING A RADIUS OF 600.00 FEET, THROUGH A CENTRAL ANGLE OF 27°34'40", AN ARC DISTANCE OF 288.79 FEET; THENCE NORTH 73°51'13" EAST 171.64 FEET; THENCE SOUTH 36°24'52" EAST 1,082.65 FEET TO THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 11; THENCE ALONG SAID SOUTH LINE, NORTH 89°55'31" WEST 592.01 TO A POINT THAT BEARS SOUTH 89°55'31" EAST 1,134.01 FEET FROM THE SAID EAST LINE OF SIMPSON ROAD, THENCE NORTH 34°16'21" WEST 822.90 FEET TO THE SAID TRUE POINT OF BEGINNING, AND CONTAINING 10.360 ACRES OF LAND, MORE OR LESS.

PARCEL 7
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BEING IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

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PARCEL 8
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2007-2008 PHASING EXHIBIT
LIBERTY VILLAGE

DECEMBER 3, 2007

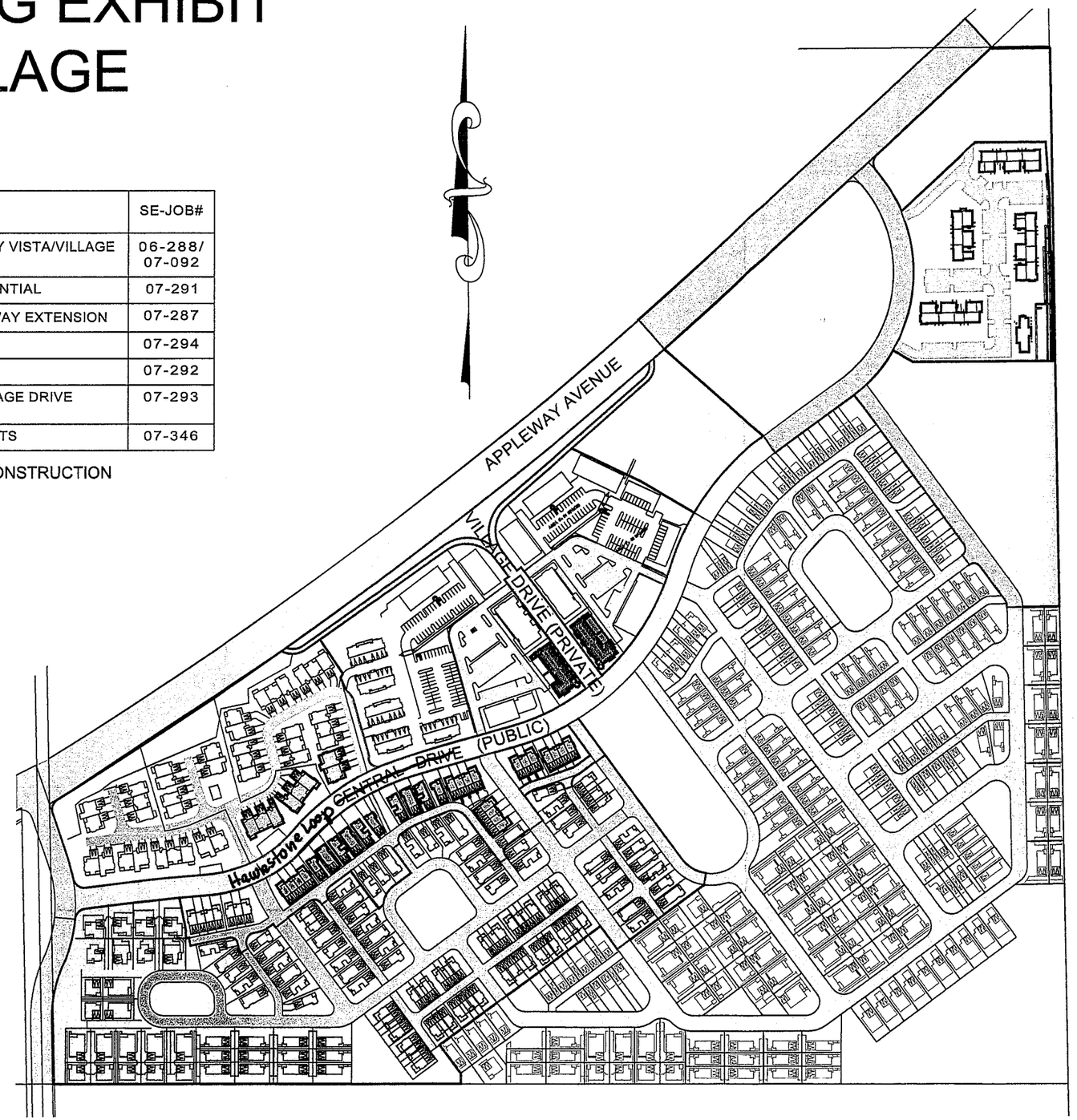
COLOR	PHASE	DESCRIPTION	SE-JOB#
	PHASE 1	PHASE 1 COMMERCIAL CENTRAL/COUNTRY VISTA/VILLAGE	06-288/ 07-092
	PHASE 2	PHASE 1-DIVISION 1-34 RESIDENTIAL	07-291
	PHASE 3	PHASE 2 COMMERCIAL-CENTRAL/APPLEWAY EXTENSION	07-287
	1ST LIBERTY	80 UNIT BOND PROJECT	07-294
	S.F.S.	AGE TARGETED CONDOS	07-292
	PHASE 1 DOWNTOWN	TWO MIXED USE BUILDINGS ON VILLAGE DRIVE	07-293
	PHASE 4	DIVISION 1-WESTERN 144 LOTS	07-346

NOTE: DARK SHADED BUILDINGS REPRESENT SPRING 2008 CONSTRUCTION

GRAPHIC SCALE

300 0 150 300 600

(IN FEET)
1 inch = 300 ft.



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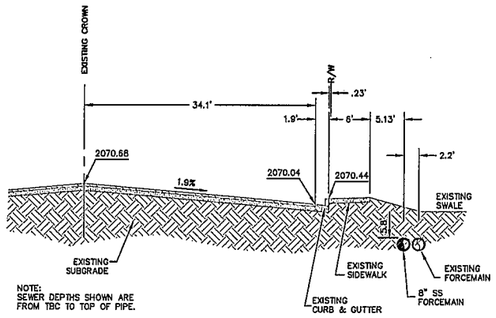
STORHAUG ENGINEERING
CIVIL ENGINEERING AND PROJECT MANAGEMENT
510 EAST THIRD AVE. SPOKANE, WA 99202
PHONE 509-242-1000 FAX 509-242-1001

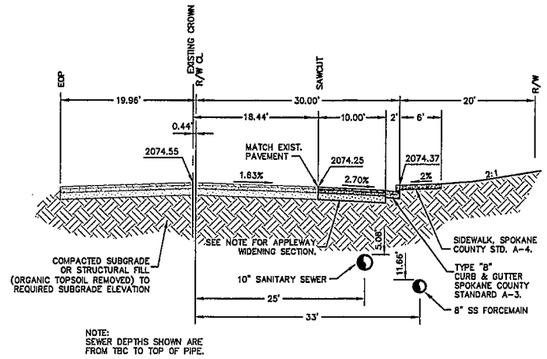
2007-2008 PHASING EXHIBIT
LIBERTY VILLAGE
LIBERTY LAKE, WASHIGNTON

DRAWN	JMJ	DATE	12/03/07
CHECKED	EMF	SCALE	1" = 300'
1 OF 1		EXHIBIT	1
PROJECT NUMBER	06-288		



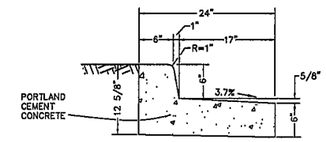
EXISTING APPLEWAY AVENUE
WEST OF SIMPSON
STA. 12+00

HORZ. 1"=10'
VERT. 1"=5'



APPLEWAY AVENUE
FUTURE WIDENING SECTION
STA. 35+00

HORZ. 1"=10'
VERT. 1"=5'



NOTES

1. GUTTER CROSS SLOPE SHALL BE 3.7% DRAINING AWAY FROM CURB. SEE STREET PLAN FOR SLOPE DIRECTION.

2. REFER TO SPOKANE COUNTY STANDARD A-3 FOR ADDITIONAL INFORMATION.

OUTFLOW CURB & GUTTER DETAIL

NTS

PROVIDE FRESH, CLEAN NEW CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSTS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES AND PERCENTAGES AS FOLLOWS:

20 PERCENT ELKA PERENNIAL RYE

20 PERCENT DURAR HARD FESCUE

45 PERCENT COVAR SHEEP/FESCUE

15 PERCENT REUBENS CANADIAN BLUEGRASS

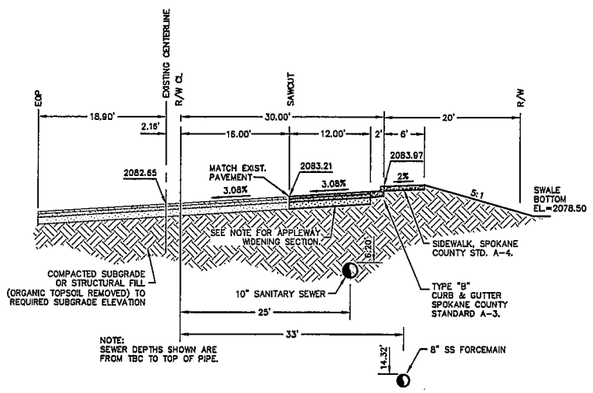
PROVIDE MIXTURE COMPOSED OF GRASS SEED AND FERTILIZER IN PERCENTAGES AS FOLLOWS:

GRASS SEED MIXTURE: 90 LBS. PER ACRE
FERTILIZER: 16:16:16 TIMED RELEASE COMPOSITION, 300 LBS. PER ACRE

ALL SEEDING OF SLOPES SHALL BE DONE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS

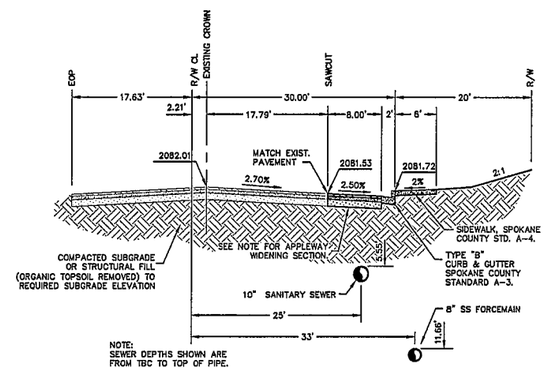
CONTRACTOR SHALL IRRIGATE SEEDED AREAS UNTIL SEED HAS GERMINATED AND HAS BEEN ACCEPTED BY THE CITY OF LIBERTY LAKE.

SEEDING SPECIFICATIONS



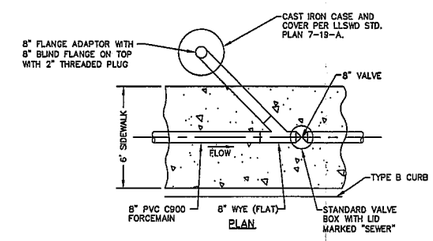
APPLEWAY AVENUE WIDENING SECTION
STA. 11+00

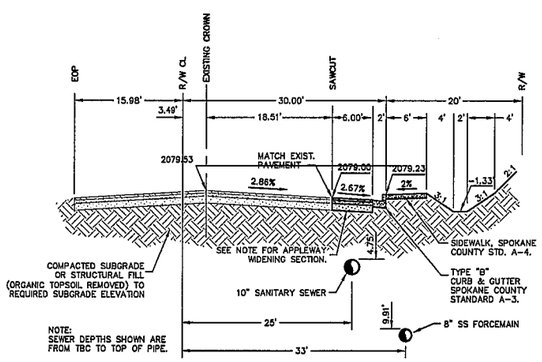
HORZ. 1"=10'
VERT. 1"=5'



APPLEWAY AVENUE WIDENING SECTION
STA. 16+00

HORZ. 1"=10'
VERT. 1"=5'





APPLEWAY AVENUE WIDENING SECTION
STA. 21+00

HORZ. 1"=10'
VERT. 1"=5'

APPLEWAY ROAD WIDENING PAVEMENT SECTION

2" CLASS "B" ACP SURFACE COURSE OVER.

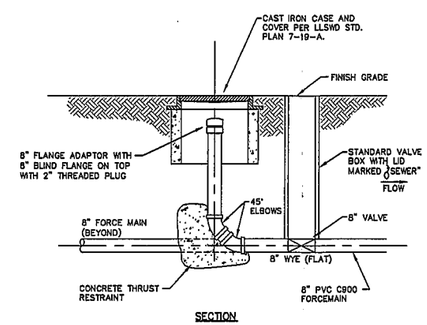
3" CLASS "E" ACP SURFACE COURSE OVER.

6" CRUSHED ROCK TOP COURSE, 1-1/4" MINUS (WSDOT SPECIFICATIONS) COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.

NOTES

1. EXISTING APPLEWAY AVENUE ASPHALT SHALL NOT BE DISTURBED DURING SEWER CONSTRUCTION.

2. RESTORE AND RESEED DISTURBED GROUND AND EXISTING DRAINAGE SWALES PER SEEDING SPECIFICATIONS.



FORCE MAIN CLEANOUT DETAIL

NTS

CALL BEFORE YOU DIG 456-8000

No.	DESC. / DATE	BY
4		
3		
2		
1		

STORHAUG ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND USE PLANNING
510 EAST THIRD AVE.
SPOKANE, WA 99202
PHONE 509-242-1000
FAX 509-242-1001

SHEET TITLE: DETAIL SHEET

PROJECT TITLE: LIBERTY VILLAGE – PHASE 1
LIBERTY LAKE, WASHINGTON

SEAL: CARLTON B. MORTENSON, STATE OF WASHINGTON, 42312, REGISTERED PROFESSIONAL ENGINEER

EXPIRES 09/07/

DATE	6/28/07
DRAWN	JA
CHECKED	CBM
PROJECT NUMBER	06-288
DRAWING NO.	1 OF 1

DETAIL

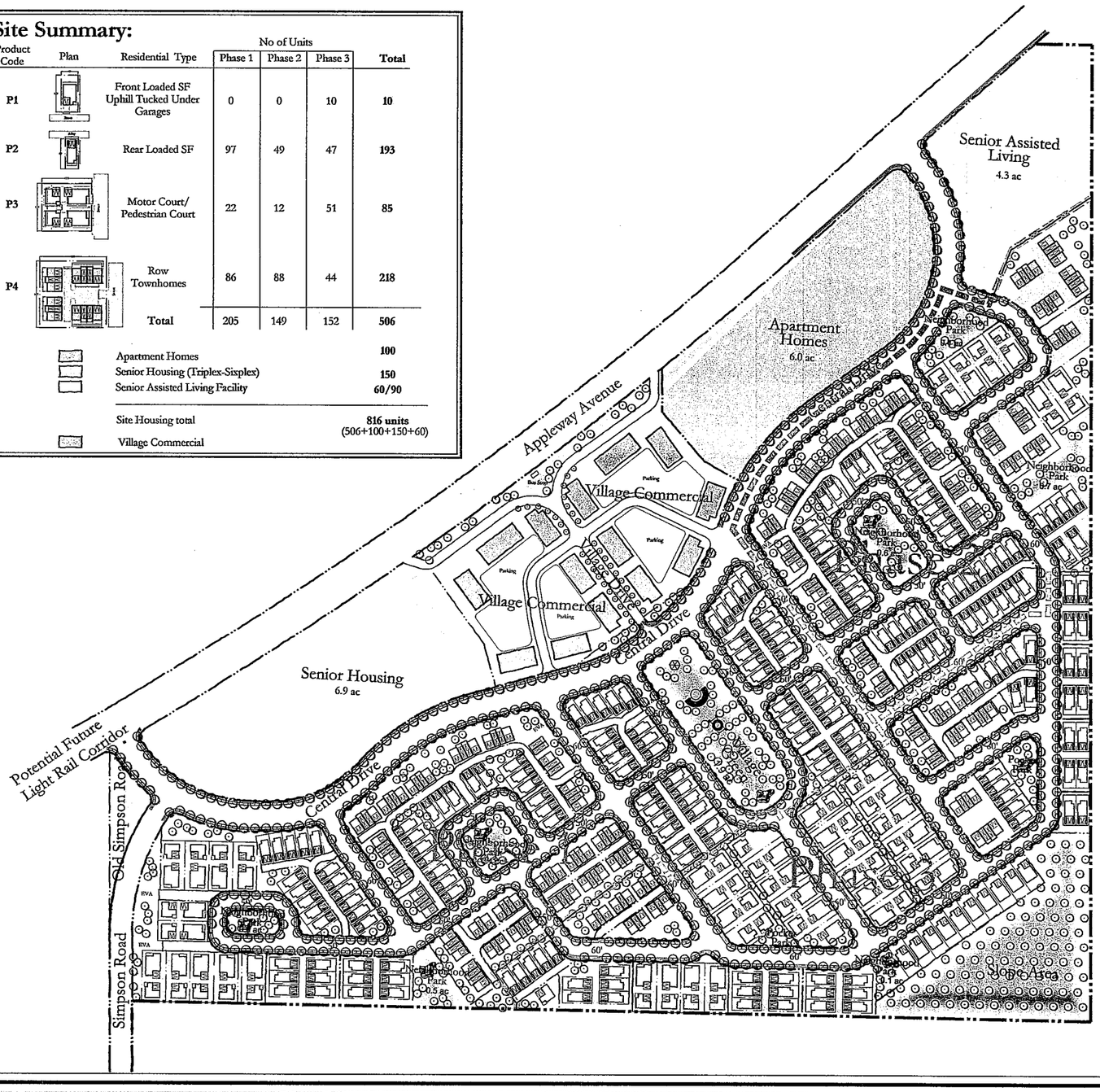
APPROVED

06288-b-exhibit.dwg X-Sections

Site Summary:

Product Code	Plan	Residential Type	No of Units Phase 1	Phase 2	Phase 3	Total
P1		Front Loaded SF Uphill Tucked Under Garages	0	0	10	10
P2		Rear Loaded SF	97	49	47	193
P3		Motor Court/ Pedestrian Court	22	12	51	85
P4		Row Townhomes	86	88	44	218
		Total	205	149	152	506

Apartment Homes	100
Senior Housing (Triplex-Sixplex)	150
Senior Assisted Living Facility	60/90
Site Housing total	816 units (506+100+150+60)
Village Commercial	



Flagstone Development Group & Whitewater Creek, LLC

TREE CITY USA.

N

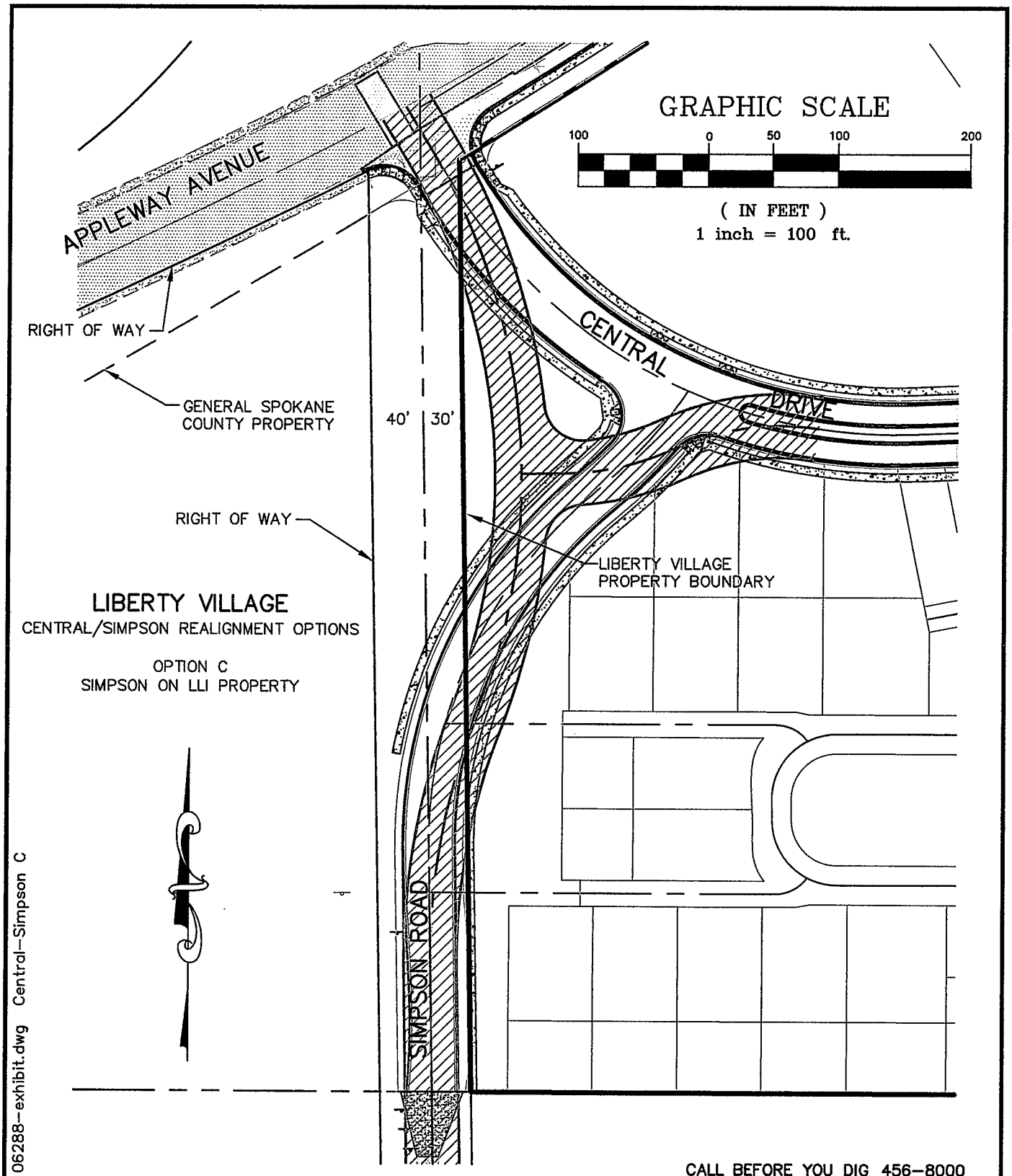
Liberty Village
MASTER PLAN

September 22, 2006 rev. 1

SCALE
100 0 50 100 200
(FEET)
1 INCH = 100 FT

W&H PACIFIC

planners, surveyors, engineers, landscape architects
12409 E. Mission Parkway Suite 300
Spokane Valley, WA 99216
Phone: (509) 252-5026; Fax: (509) 252-5056
www.whpacific.com



CALL BEFORE YOU DIG 456-8000

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

CURRENT LAYOUT
SIMPSON ON LLI PROPERTY
LIBERTY LAKE, WASHINGTON

DRAWN	EMF	DATE	3/16/07	EXHIBIT	3
CHECKED		SCALE	1" = 100'	PROJECT	06-288

P:_Projects\2006\06-288 LLI Liberty Village Phase 1\06288-exhibit.dwg, Central-Simpson C, 3/16/2007 5:19:33 PM, 1:1, EMF

STORHAUG ENGINEERING
Civil Engineering and Project Management

APPROVED

Memorandum, September 5, 2006
To: City Planning Commission, Liberty Lake, Washington
From: John Konen, Storhaug Engineering
Subject: Responses to Liberty Lake Planning Workshop, 8/30/06

The following topics and questions were raised by the Planning Commission at the 8/30/06 workshop. Although some of the questions can be easily answered, others will require a methodology and final calculations:

Issue 1. Determine percent open space in SAP in comparison to current Liberty Lake.

Response: Per the City of Liberty Lake Comprehensive Plan, approximately 11% of the incorporated area is in parks and open space areas. This total is high because it includes three public golf courses. Targeted dedicated open space in the Specific Area Plan is approximately 8 acres or 8% of the 100 acre plan area. These areas include designated park areas, such as Central Park, dedicated trail systems and the numerous pocket parks scattered throughout the development that will be designated in the final plats as either public (dedicated to City of Liberty Lake) or community/private (homeowner's association). Other open space areas that are not specifically designed on the SAP map include other open space treatments such as the planter strips between the curb and sidewalk, boulevards, transitions and planter islands at major intersections (or traffic circles), courtyards within apartment and retirement projects, and courtyards within commercial projects. Excluding golf courses, operating park areas within the City of Liberty Lake are close to 2% of the land use inventory.

Issue 2. Traffic projections for future.

Response: Per testimony of Doug Smith, City of Liberty Lake Planning Director, the traffic impact of the project on the arterial system of Liberty Lake has been factored into their update of the Liberty Lake Traffic Mitigation Plan and the traffic modeling required to modify the plan. Doug Smith indicated that this included the intersection of Appleway and Country Vista (Simpson). Although traffic impacts of the project need to be considered, the City of Liberty Lake has determined that there are no traffic concurrency problems with the project. Implementation of the concurrency and traffic mitigation plan will require payment of fees for traffic infrastructure improvements paid at time of building permit. Final engineering and the geometrics of intersections of Central Drive

510 E. Third Avenue • Spokane, Washington 99202
Phone (509) 242-1000 • Fax (509) 242-10011

and Appleway together with Country Vista (Simpson) will be part of the final plat design submittals. The preliminary plat approval will assure that proper rights-of-way are reserved to facilitate final design. Standards for design of local access streets, alleys, driveways together with pedestrian elements are part of the SAP application process. Implementation of these design elements will be part of the preliminary and final plat process.

Issue 3. Need for community support facilities, services.

Response: The project will provide for neighborhood parks and open space areas including recreation elements on a neighborhood scale. Although specific recreation elements have not been included in the SAP plan, it is anticipated that the neighborhood scale park and open space areas will provide opportunities for walking and jogging, playground areas for children, activity areas for adults including benches, tables, gazebo, informal playfields, and potential areas that can be used for picnics, small concerts, and occasional events.

As indicated at the workshop, the design of the project will provide major pedestrian elements. Almost all of the residential units, including the retirement housing, will be within walking distance (1/4 mile) of the neighborhood park and the city center theme area. It is anticipated that the city center will have a transit element (bus loading and unloading area for transit as well as school busses), business activities (coffee shops, restaurants, small grocery, book store (reading room), health and fitness elements (spa, exercise gym, physicians offices/clinic), business offices (accountants, lawyers, professional services), certain community services (daycare, after-school or church activity center, outreach programs) and potential educational opportunities through community education, crafts, and workshops associated with business activities and retirement centers. The central focus of complementary services and facilities for various age-groups and organizations enhances the overall community support that Liberty Village can provide to the immediate community as well as the rest of Liberty Lake.

Issue 4. Fencing and landscape elements.

Response: Liberty Village will incorporate very specific covenants addressing fencing, landscape and architectural elements within the project area. Fencing and landscaping in front yard areas will be "urban" scale with limitations on fence heights and materials. Fencing of side, rear yard and adjacent alley areas will be designed to facilitate fire access and assure privacy (where necessary) and commons or open courts (where design allows). These covenants will be prepared and recorded and for each portion of the project to be included in a final plat. Because there may be somewhat different design considerations between projects or between phases, covenants from phase to phase may be tailored to meet specific project area objectives. Covenants will be reviewed by

the planning staff and the fire department prior to adoption to assure conformance with applicable building and fire codes.

Issue 5. Proposed overall project density vs. net density.

Response: The existing zoning divided the property into Community Commercial (approximately 43 acres), Open Space Recreation (approximately 6 acres) Single Family Residential (less than 2 acres) and Mixed Residential (R-2) (approximately 49 acres).

The R-2 zone requires a net density of 6 to 12 units/acre. The Community Commercial includes a variety of residential uses without specific reference to housing density (net or gross). The Open Space Recreation category does not provide housing densities. A direct comparison of the pre-Specific Area Plan density ranges and the planned densities of the Specific Area Plan can not be made.

As proposed, the SAP allocates approximately 70 acres to residential housing. Assuming 6 acres of open space and 20% right of way, 50 acres of net area is available for residential development. At an average of 12 dwelling units per acre this would result in 614 dwelling units in the residential portion of the SAP. As currently depicted in the SAP exhibit, residential areas (not including apartments and retirement housing) show 599 attached and detached housing units.

The Liberty Lake Comprehensive Plan defines density(ies) as "a measurement of the number of dwelling units in relationship to a specified amount of land."

<u>Gross Density</u> – units or lots per acre
Gross Density = Total lots / gross area of the site

<u>Net Density</u> – units or lots per acre minus the area used for public or private right of way, parks, common open space, and any other non-residential use.
Net Density = Total lots / (gross area of site minus the right of way, parks, common open space, and any other non-residential use)

The Specific Area Plan will provide "target" residential density ranges for portions of the project based on housing types and lot configurations.

Issue 6. Proximity of retirement housing to Appleway, buffering along Appleway.

Response: The retirement element of the Specific Area Plan has been designed between Appleway, an arterial connecting the Liberty Lake Interchange with the

Idaho Road Interchange, and Central Drive, a neighborhood collector serving the Specific Area Plan residential and neighborhood commercial areas. Each of the retirement housing areas will be specifically designed with perimeter landscaping, parking areas including garages, housing units, and provisions for access to the adjoining street system. The designated retirement areas are located on a bench overlooking Appleway. It is anticipated that the elevation difference, proposed landscaping, building orientation and design will mitigate noise concerns along this corridor. These properties will be comprehensively designed for building permit review. The strip between Appleway and the building areas will be landscaped and maintained to enhance the character of the small hillside along the south side of Appleway. Business signage will be internal to the local shopping district. A focal identification monument is planned at the north end of Main Street (local shopping district) on the hillside south of Appleway.

Issue 7. Project phasing and timing.

Response: Liberty Village is anticipated to built out over an 8 to 10 year period in annual increments after approvals are secured. The first construction phase of the project will require installation of primary water, sewer and access road/drive infrastructure to serve the neighborhood center between Appleway and Central Drive, an initial phase of retirement housing and apartments west of the neighborhood center, and an initial phase of housing (platted lots) south of Central Drive and west of the neighborhood center. The first construction phase would include the west leg of the Central Drive Loop road. Future phases will include completion of the Central Drive loop, connection of Simpson Road to Central Drive, improvements to Appleway, construction and operation of Central Park, and installation of trail systems. As each phase of residential inventory is completed, roads, utilities, and pocket park areas would be extended. The actual sequencing of phases beyond the first phase would be dependent on market conditions, demand for specific products, and timing of improvements that conform to adjoining development areas (such as the Simpson Road installation and improvements to Appleway.

Issue 8. Interim use of property awaiting development.

Response: As discussed at the workshop, areas awaiting future development will be maintained in agricultural production. Although the first phase will be larger, each subsequent phase of the project will include approximately 10 to 15 acres of the site.

Issue 9. Park ownership and maintenance.

Response: As shown in the Specific Area Plan exhibits, all parks, mini-parks and open space areas will be owned and maintained by the homeowner's association.

Patio, planting strips and courtyard areas adjoining commercial buildings will be operated and maintained by the commercial center management. Landscape areas within new public rights-of-way will be owned by the City of Liberty Lake, but maintained by the homeowner's association. These include boulevards and planting strips between the sidewalk and the curb. Landscape areas within Appleway and within Country Vista Drive (Simpson Road) will be maintained by the City of Liberty Lake. In the event that the City of Liberty Lake agrees to operate and maintain Central Park, the homeowner's association will have the authority to enter into contractual arrangements for city ownership and operation. It is anticipated that approximately 8 acres or 8% of the site will be in highly maintained parks and pocket parks. Additional areas will be landscaped adjoining public roads, within the retirement/apartment projects, and adjoining the local shopping center. Most of the formal park areas will be open to the public, although the homeowner's association will still control events, restrict hours and terms of access, and maintain the right to enforce trespass laws. Approximately 11% of incorporated Liberty Lake (per Comprehensive Plan) is within parks and open space areas; however, this includes three public golf courses

Issue 10. Light rail options to serve project.

Response: Current light rail plans propose an initial line from Liberty Lake in the vicinity of Molter Road and Appleway to downtown Spokane. In the event that the line is extended further east, Spokane County has reserved right-of-way between Molter and Simpson. The current alignment of Appleway between Simpson and Idaho Road is located on this reserved right-of-way. Provisions would need to be made to incorporate the light rail into the Appleway segment or secure a strip adjoining Appleway to facilitate light rail construction. The local shopping center within the SAP is oriented to allow a light rail connection (station) to the project at this spot, which is approximately 1 mile east of the proposed Molter station. It appears that most stations projected on the light rail system are about 1 mile apart. Although initial bus and transit loading areas will be located on Central Drive at the south end of the local shopping center, the north end of the site (focal identification monument) could be available in the future for a light rail station. Most of the SAP development will be within a ¼ mile walk from this portion of the site.

Issue 11. Fencing, landscaping, C.C.R.'s.

Response: A variety of private documents will be filed to control fencing, landscaping, building design elements, and other restrictions to assure that the design, maintenance and operation of each project area complements adjoining areas within the development, and contributes funds and operating agreements to maintain amenities. These documents will be filed with each final plat or

phase of the project. The covenants will allow for modifications as the project area is completed and changes are required to adjust to market and living conditions.

Issue 12. Project benefit to the City of Liberty Lake

Response: The 100-acre Specific Area Plan and resulting project will anchor the northeast portion of the city limits of Liberty Lake and provide a high profile entry statement from I-90. The project provides an appropriate transition between the potential freeway oriented businesses between Appleway and I-90 and the quality residential area to the south in accordance with the Comprehensive Plan. The project location distributes traffic to the Idaho Road Interchange and the Liberty Lake Interchange via Appleway and provides an identifiable eastern terminus to Country Vista Drive.

The neighborhood center concept introduces an interactive walking community with essential services to residents within ¼ mile. Pedestrian access is emphasized, automobiles are de-emphasized but accommodated. The neighborhood center provides a focus for apartments, retirement housing, and a variety of attached and detached residential housing types. The central park and the pocket parks located throughout the project add an urban flavor alternative to the established "suburban" style development currently within incorporated Liberty Lake. The project not only offers numerous alternative housing options, but provides a "sense of place" that will attract people from outside the area to enjoy the experience. It also provides a destination for other residents of Liberty Lake to enjoy restaurants, boutique shopping, professional services, and formal park environments. A major component is retirement housing which is not readily available in the City of Liberty Lake. The single family attached and detached housing options introduce smaller and efficient housing options for smaller families. It is anticipated that the school age population of this project will be proportionally less than standard suburban development. The compact neighborhood design allows interaction of age groups, diverse interests, and income levels. It satisfies the needs of the young professional, the "empty nester", and the active retired. The integration of classic townhouses, studios, and a residential component above retail/commercial will introduce a diversity of businesses activities and social interaction that can not be found at the suburban mall. Capitalizing on a variety of housing types and "niche" markets, the project can be completed within 10 years. With a population of almost 2,000 people, the project will transition easily if the light rail system is extended to the area.

The central park and the pocket parks will be maintained and operated by the homeowner's association with minimal financial burden on the Liberty Lake park system. Much of the area can be policed by foot-patrols with necessary backup.

Street sections, hydrant spacing, alarm systems and housing layouts will be designed to facilitate maximum fire protection.

The completed project will have an appraised value of $175,000,000 to $200,000,000 in 2006 dollars. If the project was completed today, it would generate approximately $400,000 in annual property tax revenues to the City of Liberty Lake and over $1,000,000 in annual property tax revenues to Central Valley School District. This does not include tax or permit revenues from other sources.

PRELIMINARY PLAT OF LIBERTY VILLAGE

A PORTION OF THE NE 1/4, SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WM.,
CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON
SEPTEMBER 2006

LEGAL DESCRIPTION
FOR A CERTIFICATE OF EXEMPTION
PARCEL 1A

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BEING IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, THENCE FROM SAID POINT OF BEGINNING, ALONG THE EAST LINE OF SAID SECTION 11, SOUTH 01°02'14" EAST 434.12 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 53°29'11" WEST 433.77 FEET; THENCE SOUTH 04°02'35" WEST 69.11 FEET; THENCE SOUTH 53°29'44" WEST 458.54 FEET; THENCE NORTH 42°22'32" WEST 362.61 FEET TO THE SOUTHEASTERLY LINE OF APPLEWAY AVENUE (100 FEET WIDE) AS SAID APPLEWAY AVENUE IS SHOWN UPON THAT CERTAIN RECORD OF SURVEY FILES IN BOOK 85 OF SURVEYS, PAGE 8, SPOKANE COUNTY RECORDS; THENCE ALONG SAID SOUTHEASTERLY LINE NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 11,509.20 FEET, FROM A POINT WITH A RADIAL BEARING OF SOUTH 41°36'39" EAST, THROUGH A CENTRAL ANGLE OF 01°01'27", AN ARC DISTANCE OF 205.72 FEET, AND NORTH 47°21'54" EAST 878.20 FEET TO THE NORTH LINE OF SAID SECTION 11; THENCE ALONG SAID NORTH LINE, NORTH 89°44'48" EAST 149.25 FEET TO THE SAID POINT OF BEGINNING, AND CONTAINING 10.002 ACRES OF LAND, MORE OR LESS.

LEGAL DESCRIPTION
FOR A CERTIFICATE OF EXEMPTION
PARCEL 2A

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BEING IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, THENCE FROM SAID POINT OF BEGINNING, SOUTH 89°44'48" WEST 149.25 FEET TO THE SOUTHEASTERLY LINE OF APPLEWAY AVENUE (100 FEET WIDE) AS SAID APPLEWAY AVENUE IS SHOWN UPON THAT CERTAIN RECORD OF SURVEY FILES IN BOOK 85 OF SURVEYS, PAGE 8, SPOKANE COUNTY RECORDS; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 47°21'54" WEST 878.20 FEET AND ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 11,509.20 FEET, THROUGH A CENTRAL ANGLE OF 01°01'27", AN ARC DISTANCE OF 205.72 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT HAVING A RADIAL BEARING OF SOUTH 41°36'39" EAST; THENCE LEAVING SAID SOUTHWESTERLY LINE, SOUTH 42°22'32" EAST 250.73; THENCE SOUTH 47°40'29" WEST 16.38 FEET; THENCE SOUTHWESTERLY ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 31°46'50", AN ARC DISTANCE OF 166.58 FEET; THENCE SOUTH 15°51'39" WEST 271.47 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, THROUGH A CENTRAL ANGLE OF 36°29'27", AN ARC DISTANCE OF 382.13 FEET; THENCE SOUTH 52°21'06" WEST 77.28 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 21°30'07", AN ARC DISTANCE OF 112.58 FEET; THENCE SOUTH 73°51'13" WEST 183.80 FEET; THENCE NORTH 36°18'24" WEST 475.79 FEET TO THE SAID SOUTHEASTERLY LINE OF APPLEWAY AVENUE; THENCE ALONG SAID SOUTHEASTERLY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,509.20 FEET, FROM A POINT WITH A RADIAL BEARING OF SOUTH 36°18'24" EAST THROUGH A CENTRAL ANGLE OF 06°00'15", AN ARC DISTANCE OF 1,072.17 FEET TO THE SAID TRUE POINT OF BEGINNING, AND CONTAINING 11.482 ACRES OF LAND, MORE OR LESS

LEGAL DESCRIPTION
FOR A CERTIFICATE OF EXEMPTION
PARCEL 3A

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BEING IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LEGAL DESCRIPTION
FOR A CERTIFICATE OF EXEMPTION
PARCEL 4A

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LEGAL DESCRIPTION
FOR A CERTIFICATE OF EXEMPTION
PARCEL 5A

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BEING IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LEGAL DESCRIPTION
FOR A CERTIFICATE OF EXEMPTION
PARCEL 6A

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LEGAL DESCRIPTION
FOR A CERTIFICATE OF EXEMPTION
PARCEL 7A

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LEGAL DESCRIPTION
FOR PRIVATE ROAD AND UTILITY EASEMENT

AN EASEMENT, 87.00 FEET IN WIDTH, FOR A PRIVATE ROAD AND UTILITIES, UNDER, OVER AND UPON THAT CERTAIN REAL PROPERTY SITUATE IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, BEING IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON, THE CENTERLINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

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W&H PACIFIC
12409 East Mirabeau Parkway
Suite 300
Spokane Valley, Washington 99216
(509) 926-5085
(509) 926-5086 Fax
wh-pacific.com
Planners • Engineers • Surveyors • Landscape Architects

FLAGSTONE DEVELOPMENT GROUP INC. / WHITWATER CREEK INC.

PRELIMINARY PLAT FOR
LIBERTY VILLAGE

LIBERTY LAKE WA
SCALE: N/A
PROJECT NO. 033318
DRAWING FILE NAME: 33318-PP-PG1

APPROVED

STORHAUG ENGINEERING
LAND SURVEYING LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING LAND USE PLANNING
516 EAST THIRD AVE SPOKANE, WA 99202
PHONE 509-242-1000 FAX 509-242-1001

DESIGNED BY: RM
DRAWN BY: RM
LAST EDIT: 10/12/06

DATE	BY	REVISION

CHECKED BY: RM
APPROVED BY:
PLOT DATE: 10/12/06

	CK'D	APPR

SHEET 1 1/2

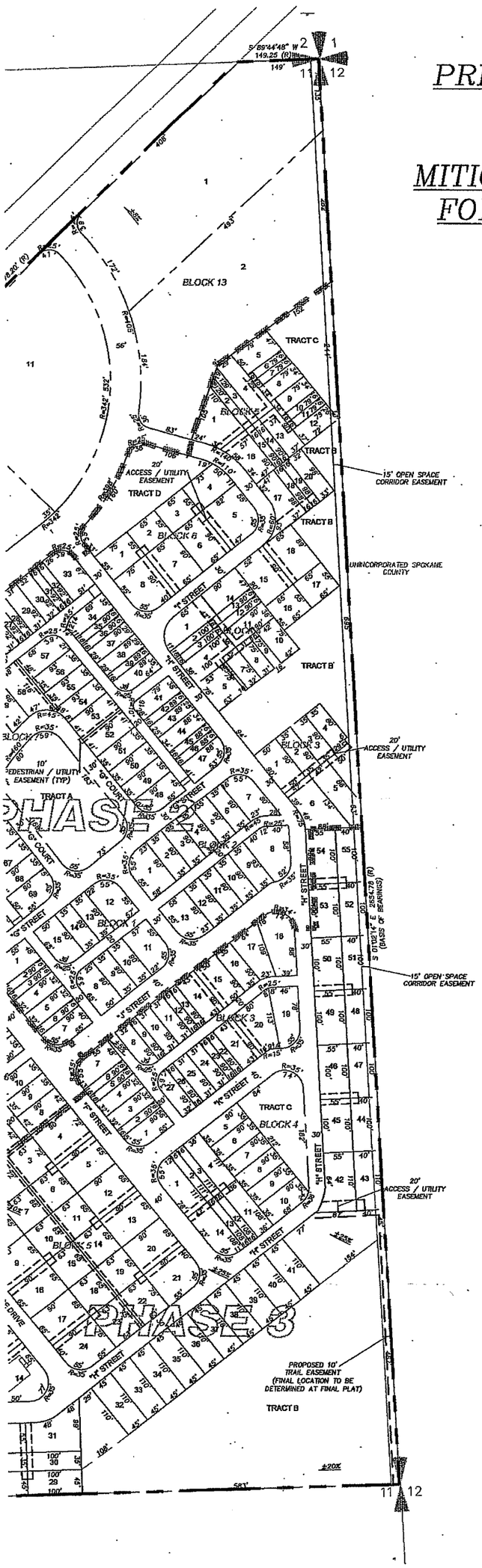
PRELIMINARY PLAT OF LIBERTY VILLAGE

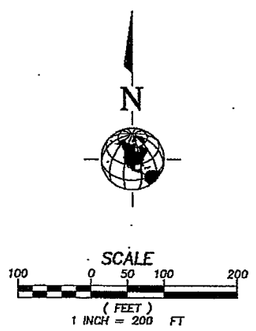
A PORTION OF
THE NE 1/4, OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, WM.,
CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON
SEPTEMBER 2006

LOT AREA TABLE

| | | |

PRELIMINARY PLAT AMENDMENT ADDRESSING MITIGATION MEASURE FOR MDNS ITEM#7





APPROVED

BEFORE THE CITY OF LIBERTY LAKE

CITY COUNCIL

APPROVAL BY THE CITY COUNCIL CONCERNING THE LIBERTY VILLAGE PRELIMINARY PLAT (P-06-0002)	)))))	**FINDINGS OF FACT CONCLUSIONS AND DECISION**

I. STAFF SUMMARY

Doug Smith, Director of Planning & Community Development introduced the Hearing Examiner's recommendation and the project background for the proposed Liberty Village Preliminary Plat (P-06-0002).

II. GENERAL INFORMATION

Copies of the Hearing Examiner's recommendation, City staff report, and the proposed Preliminary Plat map were distributed to the City Council prior to the hearing.

III. REGULATORY AUTHORITY

1. RCW 58.17, RCW 36.70B, RCW 36.70C
2. City Development Code
3. City of Liberty Lake Ordinances No. 27 and No. 30

IV. PROCEDURAL INFORMATION

	Date	Notice
Pre-Application Conference	10/3/06	Notice emailed to agencies on 9/26/06
Application Submitted	10/6/06	
Determination of Completeness	Issued: 10/16/06	
Notice of Application	Issued: 10/18/06 Comment Deadline: 4pm, 11/1/06	Notice published in the 10/20/06 edition of the Valley News Herald (the official City newspaper) Notice mailed to property owners within 400' radius & agencies on 10/18/06 Notice emailed to public notice group on 10/18/06 Notice posted on City website on 10/18/06 On-Site Sign Posting verified on 10/18/06
Technical Review Meeting	11/8/06	Notice emailed to agencies on 11/1/06
Notice of Hearing Examiner Public Hearing	Issued: 11/15/06 Hearing held on 11/29/06 at 3:00pm	Notice published in the 11/17/06 edition of the Valley News Herald (the official City newspaper) & the 11/23/06 Liberty Lake Splash Notices mailed to property owners within 400' radius, agencies, & members of the public that have submitted project comments on 11/15/06 Notice emailed to public notice group on 11/15/06 Notice posted on City website on 11/15/06 On-Site Sign Posting verified on 11/15/06

Notice of City Council Public Hearing	Issued: 12/12/06 Hearing held on 1/2/07 at 7:00pm & continued to 1/16/07 at 7:00pm	Notice published in the 12/15/06 edition of the Valley News Herald (the official City newspaper) & the 12/21/06 edition of the Liberty Lake Splash Notice mailed to parties of record on 12/12/06 Notice emailed to public notice group on 12/12/06 Notice posted on City website on 12/12/06

V. HEARING EXAMINER RECOMMENDATION

The City of Liberty Lake Hearing Examiner recommended approval of the project.

VI. FINDINGS OF FACT

1. The public had the opportunity to testify at the Hearing Examiner Public Hearing on November 29, 2006 and those comments, as well as comments received during the Notice of Application were established as part of the record for the Hearing Examiner's recommendation.
2. The public was notified of the City Council hearing by publishing a notice in the December 15, 2006 edition of the Valley News Herald (the official City newspaper), as well as the December 21, 2006 edition of the Liberty Lake Splash. A notice was posted on the City Website and emailed to the public notice group on December 12, 2006. Notice was also mailed to parties of record on December 12, 2006.
3. The City Council has received and reviewed the Hearing Examiner's findings of fact.

VII. CONCLUSIONS

Based on the above findings of fact, the City of Liberty Lake City Council concludes:

1. That all public notification requirements were met and accomplished in a timely manner.
2. That the public was given adequate opportunity to testify for or against the proposed Liberty Village (P-06-0002).
3. That the Hearing Examiner's Recommendation was taken into consideration.

VIII. DECISION

The City of Liberty Lake City Council APPROVES the Liberty Village Preliminary Plat (P-06-0002), subject to the conditions established by the Hearing Examiner and the mitigation measures outlined in the SEPA MDNS.

Dated the 24th day of January 2007.

Steve Peterson, Mayor

Attest:

Cindy Smith

Cindy Smith, Deputy City Clerk/ Treasurer

City of Liberty Lake City Council Vote of Record:

Council Member Crump	Absent		Council Member Klegin	Absent
Mayor ProTem Jenkins	Aye		Council Member Owens	Aye
Council Member Van Orman	Aye		Council Member Sayrs	Aye
Council Member Paul	Aye		Mayor Peterson	

CITY OF LIBERTY LAKE HEARING EXAMINER

Re: Preliminary Plat of Liberty Village. Applicant: Liberty Lake Investments, LLC	)))))	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION FILE NUMBER P-06-0002

I. SUMMARY OF PROPOSAL AND DECISION

Proposal: The applicant seeks approval for a preliminary plat to subdivide approximately 100 acres into 506 single-family lots, 8 multifamily lots, 44 commercial lots, and 22 open space and parking tracts.

Decision: The Hearing Examiner recommends approval, subject to conditions.

II. BACKGROUND/FINDINGS OF FACT

A. General Information

Applicant: Liberty Lake Investments, LLC / Storhaug Engineering
c/o John Konen
510 East 3rd Avenue
Spokane, WA 99202

Property Address: Not assigned

Property Location: South of Appleway Avenue east of Simpson Road and west of the City Limits.

Parcel Numbers: County Assessor Tax Parcel #55111.9079, 55111.9080, 55111.9081, 55111.9082, 55111.9083. 5511.9084, 55111.9085, 55111.9086, and 55111-9087

Zoning: R-1 (Single-family Residential), R-2 (Mixed Residential), C-1 (Community Commercial) and O (Open Space/Recreation). In addition, on November 21, 2006, the Liberty Lake City Council approved a Specific Area Plan Overlay Zone for the site.

Comprehensive Plan Map Designation: Comprehensive Plan designations follow the zoning and they are: Single-family Residential in the southeast corner of the site; Mixed Residential in the center of the site; Community Commercial along the northern portion of the site adjacent to Appleway Avenue and Open Space/Recreation along the eastern portion of the site.

Environmental Review: A Mitigated Determination of Nonsignificance (MDNS) was issued by the City of Liberty Lake on November 15, 2006. The MDNS contains 14 mitigating measures.

Site Description: The site is roughly rectangular in shape and contains approximately 100 acres in area. It slopes downward from the southeast to the northwest with steeper slopes in the southeast corner. The site is vacant of structures and is currently being used for agricultural purposes. A geotechnical report for this site was compiled by Storhaug Engineering and is an Exhibit in the Liberty Village specific area plan submittal dated September 6, 2006, which is in the record.

Surrounding Conditions: South of the site, the land is zoned R-1 (Single-family Residential) and it is being developed with single-family homes for a previously approved PUD known as Rocky Hill. To the north, across Appleway Avenue, the property is zoned C-2 (Freeway Commercial) and it is undeveloped. It lies adjacent to Interstate 90. To the east the property is outside the Liberty Lake City limits and within unincorporated Spokane County. The zoning is Rural Conservation and there are single-family homes on large lots. To the west the land is zoned "I" (Light Industrial) and it is currently being used for the Huntwood Industries cabinet manufacturing facility. There is also undeveloped land to the west.

Project Description: The applicant seeks approval of a preliminary plat to subdivide this property into 506 single-family lots, 8 multifamily lots, 44 commercial lots, and 22 open space and parking tracts. There are approximately 70 acres dedicated to residential housing including 599 attached and detached housing units. There are also plans for apartment housing and retirement housing. The SEPA checklist predicts approximately 361 apartment units, 163 senior housing units and 115 assisted living beds. Many of the units will be attached single-family on small lots. On the north side of the development the lots will be developed with various commercial uses. Open space tracts are spread throughout the development and there is to be a 15-foot easement along the eastern boundary line for separation from the adjoining properties to the east. A layout of the lots, blocks, streets and open space is in the record on the preliminary plat of Liberty Village which is Exhibit #2.

In addition, the applicant has proposed that the property be developed pursuant to a Specific Area Plan Overlay Zone. The City Planning Commission and the City Council held hearings on the overlay zone proposal and the City Council passed ordinance number 156 on November 21, 2006, which adopted the Specific Area Plan Overlay for this property. See Exhibit #4A. That overlay plan addresses proposed uses, setbacks, lot area, lot coverage, density, building heights, as well as various other development standards. Staff has set forth a matrix, which displays the differences between the City's Development Code and the overlay plan proposal. That is set forth in the Planning

Services Staff Report pages 16 through 22. The proposed preliminary plat will be served with public water and public sewer by the Liberty Lake Sewer and Water District.

B. Procedural Information

Applicable Zoning Regulations: The proposal is generally regulated by articles 10-2B, 10-2C, 10-2H, 10-2L, various design and maintenance standards in Chapter 3, Article 10-4A and Article 10-4D.

Hearing Date and Location: The hearing was held on November 29, 2006, at 3:00 p.m. in the City Council Chambers at the Liberty Lake City Hall.

Notices: Mailed: October 18, 2006
Posted: October 18, 2006
Published: October 20, 2006

Site Visit: November 29, 2006

Testimony:

Amanda Tainio
City of Liberty Lake Planning and
Community Development Department
1421 N. Meadowwood Lane, Suite 120
Liberty Lake, WA 99019

John Konen
Storhaug Engineering
510 E. 3rd Avenue
Spokane, WA 99202

Larry Dawes
725 W. Chelan Street
Spokane, WA 99205

Brett Sullivan
16114 E. Indiana Ave. Ste. 115
Spokane Valley, WA 99216

Exhibits:

1. Staff Report, including:
   - 1A. Preliminary Plat with Vicinity Map (Attachment B)
   - 1B. SEPA Checklist & Threshold Determination (Attachment C)
   - 1C. Mitigated Determination of Nonsignificance (Included in Attachment C)
   - 1D. Notice of Public Hearing (Attachment D)
   - 1E. Agency Comments (Attachment E)
     - a. SCAPCA
     - b. Spokane Valley Fire Department
     - c. Washington State Department of Ecology
     - d. AVISTA
     - e. Washington State Department of Fish and Wildlife

f. Central Valley School District
g. Liberty Lake Sewer and Water District
h. Welch Comer & Associates, Inc., Engineers & Surveyors (Liberty Lake City Engineer)

1F. Public Comments (Attachment F)

2. Preliminary Plat of Liberty Village
3. Liberty Village Specific Area Plan Submittal dated September 6, 2006
4. Items submitted at the Hearing
   - 4A City of Liberty Lake, Ordinance #156, Liberty Village Specific Area Plan Overlay (SAP-06-001)
   - 4B Revised Preliminary Plat addressing Mitigation Measure for MDNS Item #7
   - 4C Email dated 11-29-06 from Kirk Kappen to Amanda Tainio re: accepting the proposed development
   - 4D Letter dated 11-29-06 from Avista Corp. to Amanda Tainio re: supplement to their 11-14-06 letter with additional exceptions to their utility easement standards.

III. LAND USE ANALYSIS/ FINDINGS OF FACT & CONCLUSIONS OF LAW

A. General Approval Criteria

RCW 58.17.110 requires local governments, prior to preliminary plat approval, to adopt written findings showing that the preliminary plat makes appropriate provision for the public health, safety and welfare, and for the relevant factors listed in the statute; and also that the preliminary plat will serve the public use and interest. A preliminary plat must also conform to local zoning regulations and other applicable land use controls. See RCW 58.17.195. General conformance with a comprehensive plan is relevant in determining whether a preliminary plat should be approved.

The Planning Department has determined that the proposal is generally consistent with the City's Comprehensive Plan. In doing so, the staff has set forth various Comprehensive Plan goals and policies, beginning at page 8 of the Staff Report, which Staff believes are relevant to this particular proposal. They include policies, which relate to quality of design, which insure the linkage of developments, and enhancements that promote and encourage travel by foot, bicycle or other means. The Comprehensive Plan also supports the concept of insuring that all public services and facilities are available to serve the development. Land Use Goal #10 encourages the creation of urban areas with a variety of housing types and prices including manufactured home parks, multifamily development, townhouses, condominiums and single-family development. Goal #12 encourages a variety of residential densities. This proposal with its variations in densities and housing types is consistent with those

policies. There are also open space areas, trails and other recreational amenities. The applicant will be improving the transportation system and the roads in the area, and will also insure street and pedestrian connections to the surrounding neighborhoods.

One way in which the development is not consistent with the Comprehensive Plan concerns the goals and policies which relate to the school district and insuring that school sites meet the educational needs of the residents. That issue will be discussed later in this decision. Overall, however, the Hearing Examiner agrees with staff that the proposed preliminary plat is consistent with the Comprehensive Plan and therefore will serve the public use and interest.

The Hearing Examiner finds that appropriate provision has been made for the various factors which are set forth in RCW 58.171.110. That statue requires the City, in evaluating a proposed preliminary plat to insure that the plat makes appropriate provision for public health, safety and welfare; open spaces; drainage ways; streets, roads, alleys and other public ways; transit stops; potable water supplies; sanitary waste; parks, recreation and playgrounds; schools and school grounds; and sidewalks, pathways and other features that assure safe walking conditions. Compliance with the Comprehensive Plan is one measure of whether the plat makes provision for the public welfare. There were no adverse comments from the Police or Fire Departments regarding adverse affects on public safety. The applicant has provided significant open space tracts throughout the plat along with pathways and a connection to the Centennial Trail for recreational purposes. The Rocky Hill Park, which is to be developed at a future time will be less than one-half mile from the site.

Conditions of approval will mandate that appropriate provisions be made for drainage and erosion control as well as street design and connection to the Liberty Lake Water and Sewer District's water and sewer lines. Spokane Transit Authority currently operates a park and ride lot in the City of Liberty Lake but may provide expanded transit service with more density. Streets will have sidewalks to provide safe walking and other walkways are going to be established to provide pedestrian access and connections. Appleway Avenue will be improved adjacent to the site and the City Engineer voiced only minor concerns over some of the interior roads and those concerns will be addressed in the conditions of approval.

There were comments from the Washington State Department of Fish and Wildlife regarding White Tail Deer winter range habitat in the area along with a small portion of Elk habitat in the southeast corner. The applicant has agreed to leave the southeast corner, which is the steepest portion of the plat, in open space. The White Tail Deer winter range may be lost with the construction of this plat but, according to a wildlife expert who testified at the hearing, the deer will most likely simply move eastward into the rural areas of unincorporated Spokane County. A condition of approval requires the applicant to work with the Department of Fish and Wildlife on these issues.

The greatest concern expressed over the plat came from the Central Valley School District whose jurisdiction includes this site. Central Valley wrote a letter estimating how many students might reside in this development and stated there was only capacity for school children in the district until 2008. Central Valley School District has had difficulty keeping up with the rapid growth occurring in the Liberty Lake area. The applicant's representative has stated that this type of development would not be the type that would attract families but would be more likely to attract young professionals, retirees, or empty nesters. The reason is that the lots are small and they don't offer much play area or open space for children. The applicant's representative theorized that families wanting to live in Liberty Lake could find traditional housing with adequate yards for children to play in.

The Planning Department noted that the School District is an indirect concurrency item in the City's Development Code. See Section 10-4A-2. Staff states that under that section, Central Valley School District is to prepare a capital facilities plan and establish appropriate levels of service. Staff stated that the School District has not done either of those things. While that deficiency may be a reason why this plat can move forward, the apparent capacity problems of Central Valley School District should be of great concern. Adequate school capacity must be addressed. The City and the School District must move ahead with impact fee ordinances or some other type of measure to attempt to address this problem or the rapid growth around the Liberty Lake area and in other portions of the Central Valley School District could overwhelm the district within a few more years if nothing is done. With this notation regarding schools and with the conditions of approval, the Hearing Examiner finds that adequate provisions have been made for all factors set forth in RCW 58.17.110.

DECISION

Based on the findings and conclusions above, it is the decision of the Hearing Examiner to recommend to the Liberty Lake City Council that it approve the proposed preliminary plat subject to the following conditions:

1. All conditions imposed by the Hearing Examiner and/or the City Council shall be binding on the "Applicant", which term shall include the owner or owners of the property, heirs, assigns, and successors.

2. The preliminary subdivision applies to the following described real property:

LEGAL DESCRIPTION FOR A CERTIFICATE OF EXEMPTION PARCEL 1A

All that certain real property situate in the Northeast Quarter of Section 11, Township 25 North, Range 45 East, Willamette Meridian, being in the City of Liberty Lake, County of Spokane, State of Washington, and being more particularly described as follows:

BEGINNING at the Northeast Corner of Section 11, Township 25 North, Range 45 East, Willamette Meridian, thence from said point of beginning, along the East line of

said Section 11, South 01°02'14" East 434.12 feet; thence leaving said East line, South 53°29'11" West 433.77 feet; thence South 04°02'32" West 69.11 feet; thence South 53°28'44" West 428.54 feet; thence North 42°22'32" West 382.61 feet to the Southeasterly line of Appleway Avenue (100 feet wide) as said Appleway Avenue is shown upon that certain Record of Survey files in Book 95 of Surveys, Page 9, Spokane County Records; thence along said Southeasterly line Northerly along a curve to the left, having a radius of 11,509.20 feet, from a point with a radial bearing of South 41°36'39" East, through a central angle of 01°01'27", an arc distance of 205.72 feet, and North 47°21'54" East 878.20 feet to the North line of said Section 11; thence along said North line, North 89°44'48" East 149.25 feet to the said point of beginning, and containing 10.002 acres of land, more or less.

LEGAL DESCRIPTION FOR A CERTIFICATE OF EXEMPTION PARCEL 2A

All that certain real property situate in the Northeast Quarter of Section 11, Township 25 North, Range 45 East, Willamette Meridian, being in the City of Liberty Lake, County of Spokane, State of Washington, and being more particularly described as follows:

BEGINNING at the Northeast Corner of Section 11, Township 25 North, Range 45 East, Willamette Meridian, thence from said point of beginning, South 89°44'48" West 149.25 feet to the Southeasterly line of Appleway Avenue (100 feet wide) as said Appleway Avenue is shown upon that certain Record of Survey files in Book 95 of Surveys, Page 9, Spokane County Records; thence along said Southeasterly line, South 47°21'54" West 878.20 feet and along a tangent curve to the Right, having a Radius of 11,509.20 feet, through a central angle of 01°01'27", an arc distance of 205.72 feet to the TRUE POINT OF BEGINNING of this description, said point having a radial bearing of South 41°36'39" East; thence leaving said Southwesterly line, South 42°22'32" East 250.73; thence South 47°40'29" West 16.38 feet; thence Southwesterly along a tangent curve to the left, having a radius of 300.00 feet, through a central angle of 31°48'50", an arc distance of 166.58 feet; thence South 15°51'39" West 271.47 feet; thence along a tangent curve to the right, having a radius of 600.00 feet, through a central angle of 36°29'27", an arc distance of 382.13 feet; thence South 52°21'06" West 77.28 feet; thence along a tangent curve to the right, having a radius of 300.00 feet, through a central angle of 21°30'07", an arc distance of 112.58 feet; thence South 73°51'13" West 183.80 feet; thence North 36°16'24" West 475.79 feet to the said Southeasterly line of Appleway Avenue; thence along said Southeasterly line, along a curve to the left having a radius of 11,509.20 feet, from a point with a radial bearing of South 36°16'24" East, through a central angle of 05°20'15", an arc distance of 1,072.17 feet to the said true point of beginning, and containing 11.492 acres of land, more or less.

LEGAL DESCRIPTION FOR A CERTIFICATE OF EXEMPTION PARCEL 3A

All that certain real property situate in the Northeast Quarter of Section 11, Township 25 North, Range 45 East, Willamette Meridian, being in the City of Liberty Lake, County of Spokane, State of Washington, and being more particularly described as follows:

BEGINNING at the Northeast Corner of Section 11, Township 25 North, Range 45

East, Willamette Meridian, thence from said point of beginning, South 89°44'48" West 149.25 feet to the Southeasterly line of Appleway Avenue (100 feet wide) as said Appleway Avenue is shown upon that certain Record of Survey files in Book 95 of Surveys, Page 9, Spokane County Records; thence along said Southeasterly line, South 47°21'54" West 878.20 feet and along a tangent curve to the Right, having a Radius of 11,509.20 feet, through a central angle of 06°21'42", an arc distance of 1,277.89 feet to the TRUE POINT OF BEGINNING of this description; thence leaving said Southeasterly line, radial to said curve, South 36°16'24" East 475.79 feet; thence South 73°51'13" West 140.18 feet; thence along a tangent curve to the left, having a radius of 600.00 feet; through a central angle of 37°38'51", an arc distance of 394.24 feet; thence South 36°12'22" West 141.38 feet; thence along a tangent curve to the right, having a radius of 300.00 feet, through a central angle of 52°50'25", an arc distance of 276.67 feet; thence South 89°02'47" West 287.24 feet to the East line of Simpson Road (60.00' wide); thence along said East line, North 01°03'26" West 358.39 feet to the said Southeasterly line of Appleway Avenue; thence along said Southeasterly line, along a curve to the left, having a radius of 11,509.20 feet, from a point with a radial bearing of South 31°33'49" East, through a central angle of 04°42'35", an arc distance of 946.04 feet to the said true point of beginning, containing 10.677 acres of land, more or less.

LEGAL DESCRIPTION FOR A CERTIFICATE OF EXEMPTION PARCEL 4A

All that certain real property situate in the Northeast Quarter of Section 11, Township 25 North, Range 45 East, Willamette Meridian, being in the City of Liberty Lake, County of Spokane, State of Washington, and being more particularly described as follows:

BEGINNING at the Northeast Corner of Section 11, Township 25 North, Range 45 East, Willamette Meridian, thence from said point of beginning, South 89°44'48" West 149.25 feet to the Southeasterly line of Appleway Avenue (100 feet wide) as said Appleway Avenue is shown upon that certain Record of Survey files in Book 95 of Surveys, Page 9, Spokane County Records; thence along said Southeasterly line, South 47°21'54" West 878.20 feet and along a tangent curve to the Right, having a Radius of 11,509.20 feet, through a central angle of 11°04'17", an arc distance of 2,223.93 feet to the East line of Simpson Road (60.00' wide); thence along said East line, South 01°03'26" East 358.39 feet to the TRUE POINT OF BEGINNING of this description; thence leaving said East line, North 89°02'47" East 287.24 feet; thence along a tangent curve to the left, having a radius of 300.00 feet, through a central angle of 52°50'25", an arc distance of 276.67 feet; thence North 36°12'23" West 141.38 feet; thence along a tangent curve to the right, having a radius of 600.00 feet, through a central angle of 10°04'11", an arc distance of 105.45 feet to a point with a radial bearing of North 43°43'27" West; thence South 34°16'21" East 822.90 feet to the South line of the said Northeast Quarter of Section 11; thence along said South line, North 89°55'31" West 1,134.01 feet to the said East line of Simpson Road; thence along said East line, North 01°03'26" West 357.80 feet to the said true point of beginning, and containing 10.207 acres of land, more or less.

LEGAL DESCRIPTION FOR A CERTIFICATE OF EXEMPTION PARCEL 5A

All that certain real property situate in the Northeast Quarter of Section 11, Township 25 North, Range 45 East, Willamette Meridian, being in the City of Liberty Lake, County of Spokane, State of Washington, and being more particularly described as follows:

BEGINNING at the Northeast Corner of Section 11, Township 25 North, Range 45 East, Willamette Meridian, thence from said point of beginning, South 89°44'48" West 149.25 feet to the Southeasterly line of Appleway Avenue (100 feet wide) as said Appleway Avenue is shown upon that certain Record of Survey files in Book 95 of Surveys, Page 9, Spokane County Records; thence along said Southeasterly line, South 47°21'54" West 878.20 feet and along a tangent curve to the Right, having a Radius of 11,509.20 feet, through a central angle of 11°04'17", an arc distance of 2,223.93 feet to the East line of Simpson Road (60.00' wide); thence along said East line, South 01°03'26" East 358.39 feet; thence leaving said East line, North 89°02'47" East 287.24 feet; thence along a tangent curve to the left, having a radius of 300.00 feet, through a central angle of 52°50'25", an arc distance of 276.67 feet; thence North 36°12'22" West 141.38 feet; thence along a tangent curve to the right, having a radius of 600.00 feet, through a central angle of 10°04'11", an arc distance of 105.45 feet to a point with a radial bearing of North 43°43'27" West, said point being the TRUE POINT OF BEGINNING of this description; thence continuing along said curve having a radius of 600.00 feet, through a central angle of 27°34'40", an arc distance of 288.79 feet; thence North 73°51'13" East 171.64 feet; thence South 36°24'52" East 1,082.65 feet to the South line of the said Northeast Quarter of Section 11; thence along said South line, North 89°55'31" West 592.01 to a point that bears South 89°55'31" East 1,134.01 feet from the said East line of Simpson Road, thence North 34°16'21" West 822.90 feet to the said true point of beginning, and containing 10.360 acres of land, more or less.

LEGAL DESCRIPTION FOR A CERTIFICATE OF EXEMPTION PARCEL 6A

All that certain real property situate in the Northeast Quarter of Section 11, Township 25 North, Range 45 East, Willamette Meridian, being in the City of Liberty Lake, County of Spokane, State of Washington, and being more particularly described as follows:

BEGINNING at the Northeast Corner of Section 11, Township 25 North, Range 45 East, Willamette Meridian, thence from said point of beginning, South 89°44'48" West 149.25 feet to the Southeasterly line of Appleway Avenue (100 feet wide) as said Appleway Avenue is shown upon that certain Record of Survey files in Book 95 of Surveys, Page 9, Spokane County Records; thence along said Southeasterly line, South 47°21'54" West 878.20 feet and along a tangent curve to the Right, having a Radius of 11,509.20 feet, through a central angle of 11°04'17", an arc distance of 2,223.93 feet to the East line of Simpson Road (60.00' wide); thence along said East line, South 01°03'26" East 358.39 feet; thence leaving said East line, North 89°02'47" East 287.24 feet; thence along a tangent curve to the left, having a radius of 300.00 feet, through a central angle of 52°50'25", an arc distance of 276.67 feet; thence North 36°12'22" West 141.38 feet; thence along a tangent curve to the right, having a radius of 600.00 feet, through a central angle of 37°38'51", an arc distance of 394.24 feet;

thence North 73°51'13" East 171.64 feet to the TRUE POINT OF BEGINNING of this description; thence North 73°51'13" East 152.34 feet; thence along a tangent curve to the left, having a radius of 300.00 feet, through a central angle of 21°30'07", an arc distance of 112.58 feet; thence North 52°21'06" East 77.28 feet; thence along a tangent curve to the left, having a radius of 600.00 feet; through a central angle of 02°44'04", an arc distance of 28.64 feet to a point with a radial bearing of South 40°22'57" East; thence South 38°00'03" East 1,307.26 feet to the South line of the said Northeast Quarter of Section 11; thence along said South line, North 89°55'31" West 491.74 feet to a point that bears South 89°55'31" East 1,726.02 feet from the said East line of Simpson Road, thence North 36°24'52" West 1,082.65 feet to the said true point of beginning, and containing 10.130 acres of land, more or less.

LEGAL DESCRIPTION FOR A CERTIFICATE OF EXEMPTION PARCEL 7A

All that certain real property situate in the Northeast Quarter of Section 11, Township 25 North, Range 45 East, Willamette Meridian, being in the City of Liberty Lake, County of Spokane, State of Washington, and being more particularly described as follows:

BEGINNING at the Northeast Corner of Section 11, Township 25 North, Range 45 East, Willamette Meridian, thence from said point of beginning, South 89°44'48" West 149.25 feet to the Southeasterly line of Appleway Avenue (100 feet wide) as said Appleway Avenue is shown upon that certain Record of Survey files in Book 95 of Surveys, Page 9, Spokane County Records; thence along said Southeasterly line, South 47°21'54" West 878.20 feet and along a tangent curve to the Right, having a Radius of 11,509.20 feet, through a central angle of 11°04'17", an arc distance of 2,223.93 feet to the East line of Simpson Road (60.00' wide); thence along said East line, South 01°03'26" East 358.39 feet; thence leaving said East line, North 89°02'48" East 287.24 feet; thence along a tangent curve to the left, having a radius of 300.00 feet, through a central angle of 52°50'25", an arc distance of 276.67 feet; thence North 36°12'22" West 141.38 feet; thence along a tangent curve to the right, having a radius of 600.00 feet, through a central angle of 37°38'51", an arc distance of 394.24 feet; thence North 73°51'13" East 323.98 feet; thence along a tangent curve to the left, having a radius of 300.00 feet, through a central angle of 21°30'07", an arc distance of 112.58 feet; thence North 52°21'06" East 77.28 feet; thence along a tangent curve to the left, having a radius of 600.00 feet; through a central angle of 02°44'04", an arc distance of 28.64 feet to a point with a radial bearing of South 40°22'57" East, said point being the TRUE POINT OF BEGINNING of this description; thence continuing along said curve having a radius of 600.00 feet, through a central angle of 33°45'23", an arc distance of 353.49 feet; thence South 37°03'57" East 1,658.87 feet to the East Quarter Corner of said Section 11; thence along the South line of said Northeast Quarter of Section 11 North 89°55'31" West 383.44 feet to a point that bears South 89°55'31" East 2,217.76 feet from the said East line of Simpson Road; thence North 38°00'03" West 1,307.26 feet to the said true point of beginning, and containing 10.617 acres of land, more or less.

LEGAL DESCRIPTION FOR A CERTIFICATE OF EXEMPTION PARCEL 8A

All that certain real property situate in the Northeast Quarter of Section 11, Township 25 North, Range 45 East, Willamette Meridian, being in the City of Liberty Lake, County of Spokane, State of Washington, and being more particularly described as follows:

BEGINNING at the Northeast Corner of Section 11, Township 25 North, Range 45 East, Willamette Meridian, thence from said point of beginning, South 89°44'48" West 149.25 feet to the Southeasterly line of Appleway Avenue (100 feet wide) as said Appleway Avenue is shown upon that certain Record of Survey files in Book 95 of Surveys, Page 9, Spokane County Records; thence along said Southeasterly line, South 47°21'54" West 878.20 feet and along a tangent curve to the Right, having a Radius of 11,509.20 feet, through a central angle of 11°04'17", an arc distance of 2,223.93 feet to the East line of Simpson Road (60.00' wide); thence along said East line, South 01°03'26" East 358.39 feet; thence leaving said East line, North 89°02'47" East 287.24 feet; thence along a tangent curve to the left, having a radius of 300.00 feet, through a central angle of 52°50'25", an arc distance of 276.67 feet; thence North 36°12'22" West 141.38 feet; thence along a tangent curve to the right, having a radius of 600.00 feet, through a central angle of 37°38'51", an arc distance of 394.24 feet; thence North 73°51'13" East 323.98 feet; thence along a tangent curve to the left, having a radius of 300.00 feet, through a central angle of 21°30'07", an arc distance of 112.58 feet; thence North 52°21'06" East 77.28 feet; thence along a tangent curve to the left, having a radius of 600.00 feet; through a central angle of 36°29'27", an arc distance of 382.13 feet to the TRUE POINT OF BEGINNING of this description; thence North 15°51'39" East 271.47 feet; thence along a tangent curve to the right having a radius of 300.00 feet, through a central angle of 31°48'50", an arc distance of 166.58 feet; thence North 47°40'29" East 16.38 feet; thence South 42°22'32" East 1,204.26 feet to the East line of said Section 11; thence along said East line, South 01°02'14" East 846.15 feet to the East Quarter Corner of said Section 11; thence North 37°03'57" West 1,658.87 feet to the said true point of beginning of this description, and containing 15.285 acres of land, more or less.

LEGAL DESCRIPTION FOR A CERTIFICATE OF EXEMPTION PARCEL 9A

All that certain real property situate in the Northeast Quarter of Section 11, Township 25 North, Range 45 East, Willamette Meridian, being in the City of Liberty Lake, County of Spokane, State of Washington, and being more particularly described as follows:

BEGINNING at the Northeast Corner of Section 11, Township 25 North, Range 45 East, Willamette Meridian, thence from said point of beginning, South 89°44'48" West 149.25 feet to the Southeasterly line of Appleway Avenue (100 feet wide) as said Appleway Avenue is shown upon that certain Record of Survey files in Book 95 of Surveys, Page 9, Spokane County Records; thence along said Southeasterly line, South 47°21'54" West 878.20 feet and along a tangent curve to the Right, having a Radius of 11,509.20 feet, through a central angle of 11°04'17", an arc distance of 2,223.93 feet to the East line of Simpson Road (60.00' wide); thence along said East line, South 01°03'26" East 358.39 feet; thence leaving said East line, North 89°02'47"

East 287.24 feet; thence along a tangent curve to the left, having a radius of 300.00 feet, through a central angle of 52°50'25", an arc distance of 276.67 feet; thence North 36°12'22" West 141.38 feet; thence along a tangent curve to the right, having a radius of 600.00 feet, through a central angle of 37°38'51", an arc distance of 394.24 feet; thence North 73°51'13" East 323.99 feet; thence along a tangent curve to the left, having a radius of 300.00 feet, through a central angle of 21°30'07", an arc distance of 112.58 feet; thence North 52°21'07" East 77.28 feet; thence along a tangent curve to the left, having a radius of 600.00 feet; through a central angle of 36°29'27", an arc distance of 382.13 feet; thence North 15°51'39" East 271.47 feet; thence along a tangent curve to the right having a radius of 300.00 feet, through a central angle of 31°48'50", an arc distance of 166.58 feet; thence North 47°40'29" East 16.38 feet; thence South 42°22'32" East 131.88 feet to the said TRUE POINT OF BEGINNING of this description; thence North 53°28'44" East 428.54 feet; thence North 04°02'32" East 69.11 feet; thence North 53°29'11' East 433.77 feet to the East line of said Section 11, said point being South 01°02'14" East 434.12 feet along said East line, from the Northeast corner of said Section 11; thence along said East line South 01°02'14" East 1,374.51 feet; thence North 42°22'32" West 1,072.38 feet to the said true point of beginning, and containing 11.179 acres of land, more or less.

3. The proposal shall comply with the approved Liberty Village Specific Area Plan Overlay (SAP-06-0001).

4. The final plat shall be designed substantially in conformance with the preliminary plat, as amended, to meet the City development standards. No increase in density or numbers of lots, or substantial modification of the preliminary plat or conditions of approval, shall occur without a change of conditions application and its approval by the Hearing Examiner and City Council after public hearings.

5. The final plat shall be limited to 900 units and eight (8) useable park acres must be maintained.

6. The Planning & Community Development Department Director / designee shall review any proposed final plat to ensure compliance with these Findings and Conditions of Approval.

7. A final plat / name / number shall be indicated before the final plat is filed, such name / number to be approved by the Planning & Community Development Director / designee.

8. Appropriate road name(s), approved by the Planning & Community Development Department, shall be drafted on the face of the final plat.

9. The street address for each lot shall be indicated on the face of the final plat. The City of Liberty Lake Planning & Community Development Department reserves the right to confirm the actual address at the time a building permit is issued.

10. The preliminary plat is given conditional approval for five (5) years, specifically to *(insert date)*. To request an extension of time on the preliminary plat, the applicant must submit a written request to the City of Liberty Lake Planning & Community Development

Department at least thirty (30) days prior to the preliminary plat expiration in accordance with City Development Code section 10-4D-3 (D) Modifications and Extensions. If an extension request is not submitted prior to the expiration of the preliminary plat, the preliminary plat will become null and void at such time to the extent it has not received final plat approval. Up to three (3) additional one (1) year extensions may be granted due to the anticipated six (6) to eight (8) year phased buildout.

11. Appropriate utility easements shall be indicated on copies of the proposed final plat. Approval of utility easements by appropriate utility companies shall be received with submittal of the final plat.

12. Setbacks shall conform to the Liberty Village Specific Area Plan Overlay (SAP-06-0001) and shall be identified on the final plat as follows with a matching detail:

<u>Residential Building Setbacks</u>
Front = 12'
Side = 5' or 6' for structures over 15'
Rear = 5' or 6' for structures over 15'
Flanking = 12' or 20' for direct garage access

<u>Commercial Building Setbacks</u>
Front = 5'
Side = 5'
Rear = 5'
Flanking = 10'

13. The final plat map shall indicate by a clear, dashed line, the required yard setbacks from all streets. The final plat dedication shall state:

> "Setbacks are specifically drafted on this final plat. The setbacks indicated on this plat may be varied from if proper zoning approvals are obtained."

14. Final plat submissions shall comply with City Development Code section 10-4D-7, Submissions and Approval Criteria: Final Plat, BSP, and Short Plat, as applicable.

15. At the time of final plat submittal, the applicant shall supply two (2) current certificates of title to the City of Liberty Lake Planning & Community Development Department, with the plat file number indicated on the plat certificate cover sheet.

16. At the time of final plat submittal, the applicant shall supply a copy of all Covenants, Conditions, & Restrictions (CCR's), deed restrictions, private easements and agreements, and other documents pertaining to common improvements that have or will be recorded that are referenced on the plat or that affect the property.

17. At the time of final plat submittal, the applicant shall demonstrate either on the face of the final plat or on an acceptable attachment that all lots located on a cul-de-sac street meet or exceed the minimum required frontage.

18. A survey is required prior to filing of the final plat.

19. The final plat dedication shall state:

> The owners of all lots within this subdivision shall be members of the "Liberty Village" Homeowner's Association, a homeowners association created by document recorded _____ by the Secretary of State of the State of Washington under U.B.I Number _____ and subject to the Articles of Incorporation and Bylaws thereof. Subject to the DECLARATION OF PROTECTIVE COVENANTS FOR "LIBERTY VILLAGE" HOMEOWNER'S ASSOCIATION as recorded under Auditor's Document No. _____.

20. The final plat dedication shall state:

> "Liberty Village" Homeowner's Association will be responsible for the maintenance of all landscaped medians, open space tracts, alleys / driveways, and street lighting. Additionally, any private roads or common areas shown on this plat are hereby dedicated to the "Liberty Village" Homeowner's Association and the HOA will be responsible for the maintenance of streets and common areas within the neighborhood.

21. Any private roads and common areas shall be considered subservient estates for tax purposes to the other lots created herein.

22. The drainage system will neither be maintained nor operated by the City. Prior to plan acceptance by the City, the Sponsor shall provide a mechanism, acceptable to the City, for the perpetual maintenance of the stormwater drainage system. This mechanism shall also provide for the funding of routine maintenance and the replacement of the various components of the drainage system at the end of the service life of the respective components, and any other improvements that may be legally required in the future. An Operations and Maintenance Manual for the stormwater management system shall be prepared by the Sponsor's Engineer, and included in the project documents submitted to the City for acceptance, along with a discussion of the design life of the various components, a calculated annual cost for repair and maintenance, and a calculated replacement cost. Homeowners Associations are accepted by the City for carrying out the required maintenance functions and responsibilities.

23. The City of Liberty Lake Planning & Community Development Dept. shall prepare and record with the Spokane County Auditor at time of final plat recording, a notice that the property in question is subject to a variety of special conditions imposed as a result of approval of a land use action. This Title Notice shall serve as a public notice of the conditions of approval affecting the property in question. The Title Notice should be recorded within the same time frame as allowed for an appeal and shall only be released, in full or in part, by the Planning & Community Development Dept. The Title Notice shall generally provide as follows:

> The parcel of property legally described as [insert legal description] and commonly known as "Liberty Village" is the subject of a land use action by the City of Liberty Lake City Council on [insert date], imposing a variety of special

development conditions. File # P-06-0002 is available for inspection and copying at the Liberty Lake Planning & Community Development Dept.

24. Significant trees and shrubs shall be protected in accordance with City Development Code Section 10-3C-2, Landscape Conservation.

25. Prior to final plat submittal, revised street cross sections, showing 6' wide minimum separated sidewalks on both sides of streets shall be provided.

26. The final plat dedication shall state:

    The owners or successors in interest agree to join in any City-approved stormwater management program and to pay such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, constructing, maintaining, or operation of stormwater control facilities.

    The owners or successors in interest also agree to join in any City-approved local improvement district for street improvements and to pay such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, constructing, maintaining, or operation of streets.

27. The final plat dedication shall state:

    Utility easements shown on the herein described plat are hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection, and operation of their respective facilities, together with the right to prohibit changes in grade that will reduce the existing coverage over installed underground facilities and the right to trim and/or remove trees, bushes, landscaping, and to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same. In the event infrastructure is placed under asphalt, costs for repairs of asphalt and/or landscaping in the event of utility maintenance, upgrade or equipment repair, shall be the sole responsibility of the developer, his assignees or successors in interest.

28. The final plat dedication shall state:

    A public sewer system will be made available for the plat, and individual services will be provided to each lot prior to sale. Use of individual on-site disposal systems shall not be authorized. The developer of the proposal shall bear the cost of providing the required services to the lots.

29. The final plat dedication shall state:

    A public water system will be made available for the plat and individual service will be provided to each lot prior to sale. The use of private wells or water systems is prohibited. The developer of the proposal shall bear the cost of providing the required services to the lots.

30. The final plat dedication shall state:

    The public water system, pursuant to the Water Plan approved by the City,

Spokane County Fire Protection District #1, and the water purveyor, shall be installed within this subdivision, and the subdivider / sponsor shall provide for individual domestic water service as well as fire protection to each lot prior to sale of each lot and prior to issuance of a building permit for each lot.

31. A water plan showing location of hydrants and sizes of water main, as well as an emergency access approval letter from Fire District #1, shall be supplied prior to recording of the final plat.

32. Prior to the issuance of the initial building permit(s), the applicant shall submit to the City Planning & Community Development Department, documentation signed by the water purveyor and the applicable fire district stating that the public water system has been installed, tested, and accepted as operational pursuant to the approved water plan.

33. Sewer plans acceptable to the City / sewer purveyor shall be submitted prior to the finalization of the project.

34. The applicant shall comply with the SEPA MDNS Determination that was issued on November 15, 2006 and the mitigating conditions set forth therein. They are:

A. Participation in the Harvard Rd. Mitigation Plan and any other impact fees, such as that for schools, parks, etc., approved by the City Council, consistent with the City of Liberty Lake's Comprehensive Plan, shall be paid upon issuance of building permits for this project.

B. At the time of final plat submittal, coordination shall be required with the WA State Dept. of Fish & Wildlife concerning the white tailed deer winter range habitat. Final location of the eastern open space corridor to be determined by the City of Liberty Lake Planning & Community Development Dept.

C. Prior to civil construction drawing submittal, intersection design at Central Drive and Simpson, through to Appleway must be evaluated for traffic projections and adjoining land uses to the south.

D. Frontage improvements along Appleway Avenue must be approved by the City for ingress and egress onto Appleway and a dedication of 52 feet of right-of-way from the centerline will be required for Appleway Avenue

E. Adequate land area must be supplied to comply with the stormwater management requirements.

F. The final plat shall comply with the City Development Code Chapter 6, Environment, specifically as related to critical areas and any form of potential disturbance to critical areas shall be reviewed and mitigated as required by Chapter 6.

G. No structures shall be permitted within 15 feet of the eastern property line and the applicant shall cause fencing to be installed along the eastern perimeter of the property not later than construction of buildings in the construction phases that abut

this perimeter, consistent with the fencing design standards established by applicant, to separate the development from the adjacent Spokane County Rural Conservation Zone properties.

H. All lighting shall be contained within the property and shall not intrude on neighboring properties.

I. A Temporary Erosion and Sedimentation Control (TESC) plan is to be prepared by a WA State licensed Professional Engineer and implemented throughout the duration of construction. The TESC plan is to be prepared using best management practices (BMP's) currently accepted within the Civil Engineering profession. The TESC plan is to include, as a minimum, a grading plan, location, and details of silt control structures (such as silt ponds, silt traps) are to be installed prior to other site work and the TESC measures are to be implemented and maintained throughout the duration of construction.

J. A Stormwater Pollution Prevention Plan for the project site may be required and should be developed by a qualified person(s). Erosion and sediment control measures in the plan must be implemented prior to any clearing, grading, or construction. These control measures must be effective to prevent soil from being carried into surface water by stormwater runoff. Sand, silt, and soil can damage aquatic habitat and are considered pollutants. The plan must be upgraded as necessary during the construction period.

K. The operator of a construction site which disturbs one acre or more of total land area, and which has or will have a discharge of stormwater to a surface water or to a storm sewer, must apply for coverage under Department of Ecology's Baseline General Permit for Stormwater Discharges Associated with Construction Activities.

L. Compliance with the Washington State Department of Ecology Water Quality and Solid Waste Program requirements shall be required.

M. All new dry wells and other injection wells must be registered with the Underground Injection Control program (UIC) at Department of Ecology prior to use and the discharge from the wells) must comply with the ground water quality requirement (nonendangerment standard) at the top of the ground water table.

N. The requirements for SCAPCA shall be met at the time of project construction.

35. Before the street and stormwater plans are submitted to the City of Liberty Lake, a Design Deviation must be submitted to the City for any non-standard elements of the project plans. The sponsor shall acquire approval of the Design Deviation from the City before construction plans are submitted for review. The Design Deviation request must include adequate engineering justification and drainage calculations, and should include any other agency approvals that may be necessary for the proposed deviation to work as designed. The Design Deviation request shall include a description of maintenance responsibilities. The City may approve or deny a Design Deviation or may

impose conditions of approval on the Design Deviation.

36. Prior to final plat submittal, a Professional Engineer, licensed in the State of Washington, shall submit four (4) copies of the street, grading, and drainage plans, a drainage report, and calculations that conform to the adopted City Street and Stormwater Standards, and all standards and laws that are applicable to this project. Final street, grading, and drainage plans, and drainage reports shall receive acceptance by the City prior to release of a construction or building permit or approval of the final plat.

37. If the development will be gated, a Knox key switch at the gate is required by the Spokane County Fire District #1.

38. Addresses for secondary lots shall be visible from streets that provide access.

39. Access streets must not exceed 10% grades.

40. On street parking provisions will be determined at time of final street design submittal.

41. All internal streets which are to be constructed within the proposed development are to be constructed to public street standards with curbing and separated sidewalks, as required by the City Development Code and the adopted City Street Standards. Street ownership and maintenance responsibilities (public vs. private) must be defined at time of civil construction drawing submittal.

42. Construction within the proposed streets and easements shall be performed under the direct supervision of a licensed engineer / surveyor, who shall furnish the Planning & Community Development Department with "Record Drawings" plans and a certification in writing that all improvements were installed to the lines and grades shown on the approved construction plans and that all disturbed monuments have been replaced.

43. Approach permits are required for any access to the City of Liberty Lake street system.

44. No construction work is to be performed within the existing or proposed public right-of-way until a Right of Way permit has been issued by the Planning & Community Development Department. All work is subject to inspection and approval by the City.

45. All construction work, i.e. utilities, streets, stormwater, etc., is to be completed prior to filing the final plat or a bond for the amount estimated and certified and stamped by a Professional Engineer, licensed in the State of Washington to cover the cost of construction of improvements, construction certification, "Record Drawings" plans, and monumenting the street centerlines shall be filed with the City Planning & Community Development Department.

46. Prior to recording of the final plat, cost estimates for all improvements, including landscaping, with engineer's stamp and signature are to be supplied to the City for review and approval. Additionally, the cost estimates for the items that will be bonded

for with engineer's stamp and signature are to be supplied to the City for review and approval, prior to bond preparation.

47. Appropriate provisions shall be made that the following described property be held in trust until the continuation of the streets be dedicated or deeded: A 1-foot strip at the ends of edges of all streets that terminate or border the plat boundary. Temporary cul-de-sacs are required when streets terminate at the plat boundaries.

48. No direct access will be allowed from individual lots to Appleway Avenue.

49. The final plat shall include provisions for pedestrian linkages, as required by the City Development Code, to construct a continuous pathway system that includes street connectivity.

50. The applicant is advised that there may exist utilities either underground or overhead affecting the applicant's property, including property to be dedicated or set aside future acquisition. The City of Liberty Lake will assume no financial obligation for adjustments or relocation regarding these utilities. The applicant should contact the applicable utilities regarding responsibility for adjustment or relocation costs and to make arrangements for any necessary work.

51. Prior to filing the final plat, the sponsor shall demonstrate to the satisfaction of the Spokane Regional Health District that an adequate and potable water supply is available to each lot of the plat.

52. If the requested plat is approved, the Director of Planning & Community Development will review to ensure Transportation Concurrency.

DATED this 12th day of December 2006.

Greg Smith
City of Liberty Lake Hearing Examiner Pro Tem