

Notice of Decision

Proposal File #: SPL2018-0001 Zoning: I (Light Industrial)
Proposal: Wagner Addition Short Plat
Proposal Description: 4 lot short plat
General Location: Madson & Knox, Liberty Lake, WA 99019 (Parent Parcels 55104.9017 & 55104.9150)
Abbreviated Legal Description - Section: 10 Township: 25N Range: 45E
Owner: BW Investment Properties, LLC (Jerry Wagner) Phone: 509-990-1499
Applicant: H2 Surveying & Engineering (Randy Hamilton) Phone: (208) 818-9145
Application Date: 3/7/18 Determination of Completeness Issued: 3/2/18
Notice of Application Review: 3/7/18 - 3/21/18
Notice of Decision Issued: 5/23/18 Appeal Closing Date: 4pm, 6/6/18

CITY OF LIBERTY LAKE PLANNING & BUILDING SERVICES DECISION:

- Approved
- Approved w/ Conditions
The above-mentioned proposal is approved with the following conditions: (see attachments)
- Disapproved

SEPA THRESHOLD DETERMINATION: This project does not require environmental review. Due to the number of lots being subdivided, this project is exempt from SEPA requirements under City Development Code Article 10-6A, Environmental Ordinance.

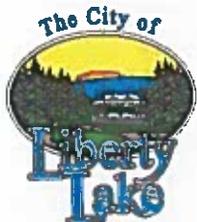
DECISION APPEAL PROCEDURE: Interested parties with standing, as defined in RCW 36.70C, have the opportunity to appeal a final decision on a project permit. The decision may be appealed within fourteen (14) calendar days from the date the decision is rendered by delivering a notice of appeal to Planning & Building Services by mail or personal delivery. The notice of appeal must be received by 4:00 p.m. on the last day of the appeal period, unless the last day of the appeal period falls on a weekend or holiday, the notice of appeal shall then be due on the following business day. Appeal requests shall contain all information and items required in the City Development Code Section 10-4B-4, subsection H. An 'open record' appeal to the Hearing Examiner is available on many Type I project permits. The appeal procedure shall be as outlined in the City Development Code Section 10-4G-2, subsection H for Appeals of Administrative Interpretations by the Director.

This Notice of Decision has been provided to the project applicant, the Spokane County Assessor, and to any person who, prior to the rendering of the decision, requested notice of the decision or submitted substantive comments on the application.

The complete record in this matter, including this decision, is on file during the appeal period with the review authority listed below. Pursuant to RCW 36.70B.130, affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

A Notice of Decision was also printed in the 6/1/18 edition of the Valley News Herald.

REVIEW AUTHORITY: PROJECT COORDINATOR: Lisa D. Key, Interim Planning & Building Services Manager



Planning & Building Services
22710 E. Country Vista, Liberty Lake, WA 99019
Phone: (509) 755-6700, Fax: (509) 755-6713, www.libertylakewa.gov

Date Issued: May 23, 2018

Signature: *Lisa D. Key*

**BEFORE THE CITY OF LIBERTY LAKE
PLANNING & BUILDING SERVICES**

**IN THE MATTER OF SHORT PLAT SPL2018-0001
(WAGNER ADDITION SHORT PLAT)**

)
) **FINDINGS OF FACT,
) PLAT CONCLUSIONS,
) AND DECISION**
)

THIS MATTER, an application for a Short Plat from H2 Surveying & Engineering, LLC on behalf of BW Investment Properties, LLC, has been received and was decided upon on May 23, 2018 pursuant to the City Development Code, Article 10-4D, Land Divisions and Boundary Line Adjustments.

FINDINGS OF FACT AND CONCLUSIONS

1. The proposal is for a Preliminary Short Plat to create 4 additional light industrial lots on the east side of N. Madson Street, south of E Knox Avenue, for uses as permitted in the Light Industrial Zone (as detailed in City Development Code, Article 10-2J).
2. The subject property is located in the North Half of the Southeast Quarter of Section 10, Township 25 North, Range 45 E.W.M., Liberty Lake, Washington.
3. The zoning of the property is "I" (Light Industrial). Pursuant to the Revised Code of Washington (RCW) 58.17.195, this proposal conforms to the requirements of the "I" Zone.
4. The City of Liberty Lake Comprehensive Plan Land Use Map designates the property as Light Industrial.
5. Surrounding uses include a hotel/motel and vacant light industrial property to the west; a recreational vehicle parts and service center to the north; a manufacturing facility to the east; and, vacant property to the south. All surrounding property is zoned "I" (Light Industrial).
6. The existing N. Madson Street and E. Knox Avenue provide access to the subject property. Minor arterials providing proximate access to N. Madson and E. Knox include E. Apple Avenue and E. Mission Avenue.
7. The proposed site is inside the Harvard Road Mitigation Area.
8. A Notice of Application (NOA) was issued for the proposed short plat on March 7, 2018 with comments due on March 21, 2018.
 - a. Property owners, whose property is adjacent to, or within a one hundred fifty (150) foot radius of the perimeter of the subject site (whichever is greater), were mailed a notice;
 - b. The NOA was posted on the City website public notices page;
 - c. The City public notice email group were emailed a notice, along with agency, applicant, and interested parties;
 - d. A Notice of Application was published in the March 9, 2018 Valley News Herald; and,
 - e. Two (2) Notice of Application signs were posted on the subject site.

9. No written comments were received from members of the public or adjacent property owners. Agency comments have been received from the Spokane Valley Fire Department, indicating that the proposed lots should be addressed from N Madson Street, and requiring the posting of addresses at the time of building construction.
10. The proposed site is inside the updated Harvard Road Mitigation Area.
11. The proposed site is located inside the Public Transportation Benefit Area and the Spokane Transit Authority (STA) Service Area.
12. The proposed Short Plat is served by existing public water and sewer system.
13. City Development Code Article 10-4D-5 outlines the Approval Criteria for a Preliminary Short Plat.
 - a. General Approval Criteria. The City may approve, approve with conditions, or deny a preliminary plat based on the following approval criteria:
 1. The proposed preliminary plat or short plat complies with all of the applicable Development Code sections and other applicable ordinances and regulations. At a minimum, the provisions of this Article, and the applicable sections of Chapter 2 (Zoning Districts), and Chapter 3 (Design and Maintenance Standards) shall apply. Where a variance is necessary to receive preliminary plat or short plat approval, the application shall also comply with the relevant sections of Chapter 5 (Exceptions to Code Standards);
 2. The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of RCW 58.17;
 3. The proposed streets, roads, sidewalks, bicycle lanes, pathways, utilities, and surface water management facilities are laid out so as to conform or transition to the plats of subdivisions and short plats and maps of land divisions already approved for adjoining property as to width, general direction, and in all other respects. All proposed public improvements and dedications are identified on the preliminary plat or short plat; and
 4. All proposed private common areas and improvements (e.g., home owner or property owner association property) are identified on the preliminary plat or short plat, if applicable.
 - b. Housing Density (Preliminary Plats and Short Plats). The subdivision or short subdivision meets the City's housing standards of Chapter 2.
 - c. Block and Lot Standards. All proposed blocks (i.e., one or more lots bound by public streets), lots, and parcels conform to the specific requirements below:
 1. All lots shall comply with the lot area, setback, and dimensional requirements of the applicable zoning district (Chapter 2), and the standards of Article 10-3G.
 2. Setbacks shall be as required by the applicable zoning district (Chapter 2).
 3. Each lot shall conform to the standards of Article 10-3B - Access and Circulation.
 4. Landscape or other screening may be required to maintain privacy for adjacent uses. See also Chapter 2 - Zoning Districts, and Article 10-3C - Landscaping.

5. In conformance with the Fire Code, a 20-foot wide fire apparatus access drive shall be provided to serve all portions of a building that are located more than 150 feet from a public right-of-way or approved access drive. See also Article 10-3B - Access and Circulation.
6. Where a common drive is to be provided to serve more than one lot, a reciprocal easement which will ensure access and maintenance rights shall be recorded with the approved subdivision or short subdivision.
 - d. Conditions of Approval. The City may attach such conditions as are necessary to carry out provisions of this Code, and other applicable ordinances and regulations, and may require reserve strips be granted to the City for the purpose of controlling access to adjoining undeveloped properties. See also Article 10-3G - Public Facilities.
14. The Short Plat proposal is generally consistent with RCW 58.17 and City Development Code Article 10-4D, Land Divisions and Boundary Line Adjustments, promoting the public health, safety, and general welfare in accordance with standards established by the State and City. The City of Liberty Lake Planning & Building Services has considered the provision of adequate public facilities as cited in RCW 58.17.110 (2). More specifically, as applicable:

a. open spaces	f. sanitary waste disposal
b. drainage ways	g. parks and recreation facilities
c. public and/or private right-of-ways	h. playgrounds
d. transit	i. schools and school grounds
e. potable water	j. sidewalks
15. The site does not contain any critical areas or wetlands, and does not lie within a flood zone.
16. The subject parcel may be within the Liberty Lake Center Owner's Association.
17. The original Liberty Lake Center Binding Site Plan (BSP 38-94) had environmental review by Spokane County Planning under the State Environmental Policy Act and a Determination of Nonsignificance (DNS) was issued on June 8, 1994. This short plat does not require environmental review. Due to the number of lots being subdivided and the previous SEPA review, this project is exempt from SEPA requirements under City Development Code Article 10-6A, Environmental Ordinance.
18. Subsequent construction activity within the boundaries of this short plat shall be subject to SEPA review, unless the activity is categorically exempt.
19. The required public notice was provided for this proposal and agencies having a potential interest in the project were notified and recommendations solicited.
20. Recognizing the project conditions, and City of Liberty Lake development standards that shall apply to future project reviews, the proposed Short Plat makes appropriate provisions for the public health, safety, and general welfare, and the public use and interest will be served by platting the short subdivision.

DECISION

Based upon the above noted Findings of Fact and Conclusions, Short Plat Application SPL2018-0001 (Wagner Addition Short Plat) is hereby **APPROVED** for five (5) years,

specifically to May 23, 2023, and subject to conditions noted below. This decision is final unless appealed in writing consistent with adopted appeal procedures.

CONDITIONS OF APPROVAL

1. All the below conditions imposed shall be binding on the "Applicant," which term shall include the owner or owners of the property, heirs, assigns and successors.
2. The preliminary Short Plat is given conditional approval for five (5) years (pursuant to RCW 58.17.140), specifically to May 23, 2023. To request an extension of time on the preliminary short plat, the applicant must submit a written request to the City of Liberty Lake Planning & Building Services in accordance with the City of Liberty Lake Development Code, Section 10-4D-3 (D) Modifications and Extensions, as amended. If an extension request is not submitted prior to the expiration of the preliminary short plat, the preliminary short plat will become null and void at such time to the extent it has not received final short plat approval. Extension requests will be processed in accordance with the City of Liberty Lake Development Code, Article 10-4D-3(D) Modifications and Extensions, as amended.
3. The proposal shall comply with the "I" (Light Industrial) Zone requirements, as amended, the City Development Code, as applicable and amended, and other City Municipal Ordinances, as applicable and amended.
4. Subsequent development of the subject property will be subject to participation in the voluntary updated Harvard Road Mitigation Plan at the time of issuance of building permits, or alternately the developer may choose to submit a traffic impact analysis. Any impact fees, such as that for schools, parks, etc., as may be approved by the City Council, consistent with the City of Liberty Lake's Comprehensive Plan, shall also be paid upon issuance of building permits for this project.
5. The applicant shall submit to the City of Liberty Lake Community Development Director/designee, the proposed final short plat for review, to ensure compliance with these Findings of Fact and Conditions of Approval, and City Development Code Article 10-4D, Land Divisions and Boundary Line Adjustments, prior to recording the final short plat.
6. Final short plat submissions shall comply with the City Development Code Article 10-4D-7, Submissions and Approval Criteria: Final Short Plat, as applicable.
7. A survey is required prior to filing of the final short plat.
8. A current Plat Certificate of Title (hard copy and PDF) shall be furnished to the City of Liberty Lake Planning & Building Services with the final short plat and the short plat name / file number must be indicated on the plat certificate cover sheet.
9. The final short plat submittal(s) shall be designed in conformance with the preliminary short plat of record. No increase in the number of lots shall occur without a change of condition or subdivision application modification request submittal and approval. Additionally, no flag lots shall be created, as defined in the City Development Code Article 10-1C.
10. The City of Liberty Lake Planning & Building Services shall prepare and record with the Spokane County Auditor, at time of final short 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 City of Liberty Lake Planning & Building Services. The Title Notice shall generally provide as follows:

The parcel of property legally described as [insert legal description] and commonly known as "Wagner Addition Short Plat" is the subject of a land use action by the City of Liberty Lake on [insert date], imposing a variety of special development conditions. File # SPL2018-0001 is available for inspection and copying at Liberty Lake Planning & Building Services.

11. At the time of, or prior to, the final short plat submittal, the applicant shall supply a copy of any deed restrictions, private easements and agreements, or other documents pertaining to common improvements that have been or will be recorded that are referenced on the short plat or that affect the property.
12. Existing utility easements shall be indicated on copies of the proposed final short plat and use of the easements shall comply with the recorded easement dedication language for Binding Site Plan 38-94. Approval of any new utility easements by appropriate utility companies and ability-to-serve letters shall be received with submittal of the final short plat, as applicable.
13. Per the City Development Code Article 10-3G-6, Utilities, all utility lines including, but not limited to those required for electric, communication, lighting, and cable television services, and related facilities, shall be placed underground, except for surface mounted transformers, surface mounted connection boxes and meter cabinets (which may be placed above ground if screened), temporary utility service facilities during construction, and high capacity electric lines operating at 50,000 volts or above.
14. The applicant should be advised that underground or overhead utilities may exist that affect the applicant's property, including property to be dedicated or set aside for future acquisition. The City of Liberty Lake will assume no financial obligation for adjustments or relocation regarding these utilities. The applicant should check with the applicable utilities and the City to determine whether the applicant or utility is responsible for adjustment or relocation costs and to make arrangements for any necessary work.
15. The final short plat dedication shall state:

"A public sewer system is available and individual service will be provided. Use of individual on-site disposal systems shall not be authorized. The developer shall bear the cost of connection to the sewer system."
16. As per the development regulations/zoning code of the governing authority as amended, the final short plat dedication shall state:

"Public water and sewer shall be constructed to provide for the connection of each parcel to the Liberty Lake Water & Sewer District lines. Connection permits shall be required."
17. Applicant shall submit expressly to Liberty Lake Water & Sewer District "under separate cover" only those plan sheets showing water and sewer plans and specifications for the public water and sewer connections and facilities for review and approval.
18. The final short plat dedication shall state:

"A public water system is available and individual service will be provided to each lot. The use of private wells or water systems is prohibited. Water service will require an

improvement(s) to the water system by the contractor."

19. Addresses as assigned by the City shall be reflected on the final short plat. Addresses shall be posted so they are visible from right-of-way during and after construction. Numbers shall be a minimum 4" tall in a color contrasting to the background.
20. An inadvertent discovery plan of action must be implemented into the scope of work for this project. If any artifacts or human remains are found upon excavation, the Spokane Tribe should be immediately notified and the work in the immediate area ceased.
21. The requirements for Spokane Clean Air and the Washington State Department of Ecology, as applicable shall be met at the time of any new project construction.
22. The final short plat dedication shall state:
"The owners or successors in interest 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."
23. The Surveyor's Certificate shall be located on sheet 1 of the final plat.

Approved this 23rd day of May, 2018.



Katy Allen,
City Administrator

DECISION APPEAL PROCEDURE: Interested parties with standing, as defined in RCW 36.70C, have the opportunity to appeal this decision through an 'open record' appeal to the City Hearing Examiner. The decision may be appealed within fourteen (14) calendar days from the date the decision is rendered by delivering a notice of appeal to the City by mail or personal delivery. The notice of appeal must be received by 4:00 p.m. on the last day of the appeal period, unless the last day of the appeal period falls on a weekend or holiday; in such case, the notice of appeal shall then be due on the following business day. Appeal requests shall contain all information and items required in the City Development Code Section 10-4B-4, subsection H. The appeal procedure shall be as outlined in City Development Code Section 10-4G-2, subsection H for Appeals of Administrative Interpretations by the Director.

If you have any questions, please call Planning & Building Services at (509) 755-6700.

cc: City Engineer
Liberty Lake Police Department
Spokane Valley Fire / Fire District #1
Washington State Dept. of Transportation (WSDOT) - Spokane
Spokane Transit Authority
Spokane Clean Air
Avista Utilities
CenturyLink

Comcast
Liberty Lake Water & Sewer District
Spokane Tribe
Spokane Transit Authority
Central Valley School District

PRELIMINARY SHORT PLAT OF WAGNER ADDITION

A parcel of land located in the North Half of the Southeast Quarter of Section 10, Township 25 North, Range 45 East, Willamette Meridian, Spokane County, Washington

Auditor's Certificate

FILED FOR RECORD THIS DAY OF 2018, AT _____, AND RECORDED IN BOOK _____ OF PLATS, PAGE _____ AT THE REQUEST OF JERRY WAGNER & SONS SURVEYING, LLC.

SPokane County Auditor (optional)

Legend

- A = CALCULATED POINT
- = POLYMER BUMP BEARS AND PLASTIC CAP MARKED "WITTENBERG IS ZONE" (UNLESS OTHERWISE NOTED)
- ⊕ = POLYMER BUMP BEARS (AS NOTED)
- ⊙ = POLYMER BUMP BEARS WITH PLASTIC CAP MARKED "WITTENBERG IS ZONE"
- = SET BACKS/SEAL WITH PLASTIC CAP MARKED "WITTENBERG IS ZONE"
- = BOUNDARY LINE
- - - = LOT LINE
- · - · - = ADJACENT PROPERTY LINE
- · - · - = EIGHTH OF INCH LINE

Building Setbacks

- FRONT YARD: 5'
- REAR YARD: 5'
- SIDE YARD: 5'
- PLUMBING STREET: 15'
- REFERENCE CITY OF LIBERTY LAKE DEVELOPMENT CODE 16-10-4 FOR FURTHER INFORMATION.

Surveyor's Note

1. ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET.

Basis of Bearings

THE MEASUREMENTS FOR THIS SURVEY WERE MADE AS BEARINGS ON THE MERIDIAN OF THE NATIONAL GRID ZONE 18N, UTM PROJECTION, NAD 83, EAST.

Owner

JERRY WAGNER & SONS SURVEYING, LLC
 599 327 9900
 22812 1200 AVENUE
 LIBERTY LAKE, WA 99019

Surveyor's Certificate

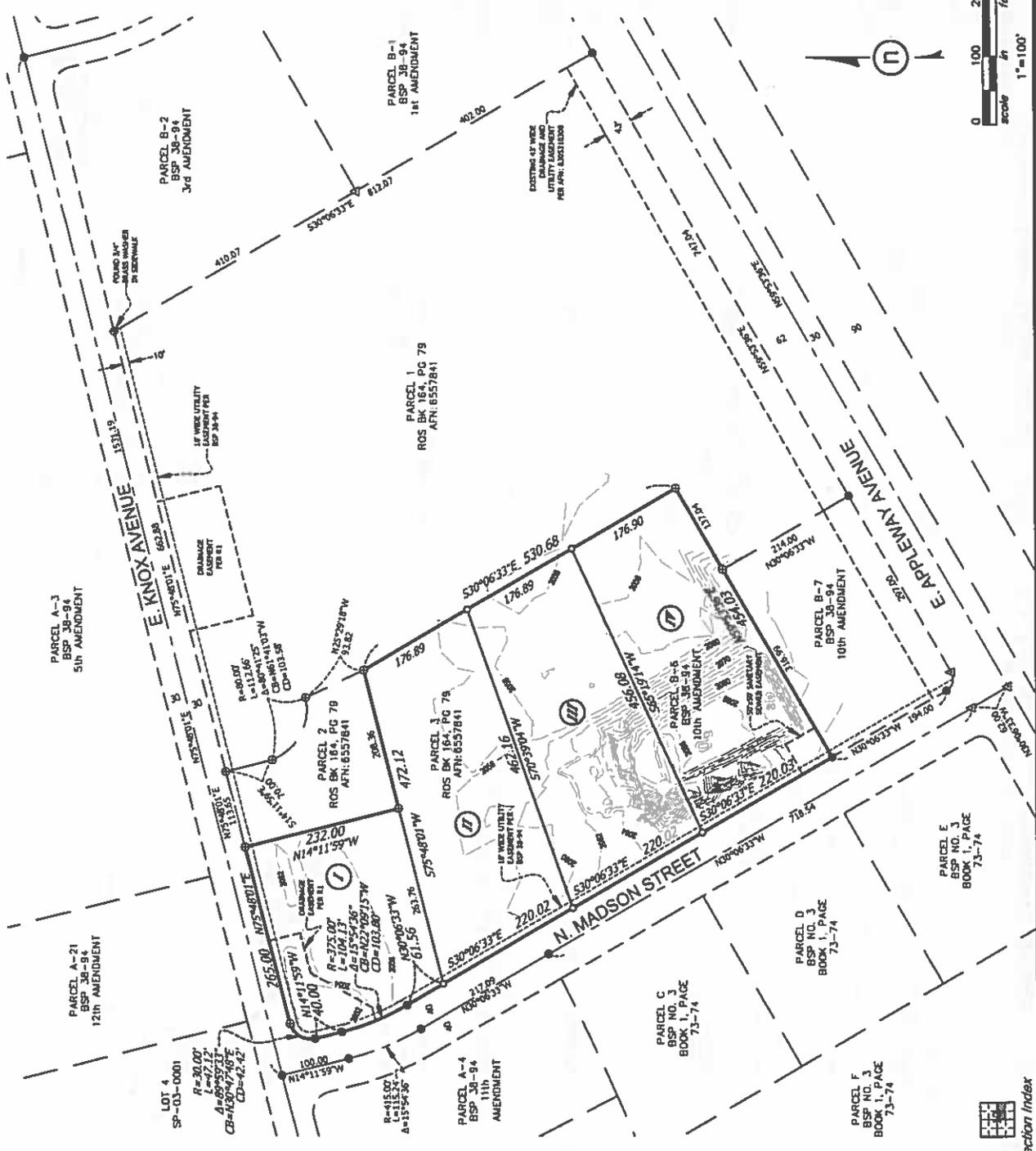
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY OR UNDER MY SUPERVISION AND I AM A LICENSED SURVEYOR. THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JERRY WAGNER IN NOVEMBER 2017.



2000 N. MARSHALL DRIVE, SUITE 100 • COLEMAN DALSHE, ID 83815
 PHONE: (208) 772-8800 • FAX: (208) 772-8819
 WWW.JWASURVEY.COM

DATE: APRIL 2018
 PROJECT NUMBER: 2017-115

Sheet 2 of 2



Section Index

PRELIMINARY SHORT PLAT OF WAGNER ADDITION

A parcel of land located in the North Half of the Southeast Quarter of Section 10, Township 25 North, Range 45 East, Willamette Meridian, Spokane County, Washington

Dedication

KNOW ALL PERSONS BY THESE PRESENTS THAT THE INVESTMENT PROPERTIES, LLC, AS THE DECLARANT, HAS HEREBY DEDICATED TO THE CITY OF LIBERTY LAKE THE SHORT PLATTED PLOTS OF LAND SHOWN AS CITY OF LIBERTY LAKE SHORT PLAT NO. 57433-01 AND DESCRIBED AS FOLLOWS:

PARCELS 1-4 OF BRIDGING SITE PLAN 30-PA, LIBERTY LAKE CENTER, 18TH AMENDMENT, RECORDED IN BOOK 1 OF BRIDGING SITE PLANS, PAGES 94 & 95, AUDITOR'S FILE NO. 44079A, RECORDS OF SPOKANE COUNTY, WASHINGTON.

PARCELS 5-8 WITH PARCEL 3, AS SHOWN ON RECORD OF SURVEY, RECORDED IN BOOK 141 OF SURVEYS, PAGES 79-80, AUDITOR'S FILE NO. 42574L, RECORDS OF SPOKANE COUNTY, WASHINGTON.

CONTAINING 24,798.3 SQUARE FEET OR 7.73 ACRES, MORE OR LESS.

BE IT FURTHER COVENANT THAT:

WATER SERVICES WILL BE PROVIDED BY LIBERTY LAKE SEWER & WATER DISTRICT.

SANITARY SEWER SERVICES WILL BE PROVIDED BY LIBERTY LAKE SEWER & WATER DISTRICT.

JOSEY WAGNER, PRESIDENT _____ DATE _____

Acknowledgment

STATE OF _____ COUNTY OF _____

ON THIS _____ DAY OF _____ IN THE YEAR OF 20____ BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PRESIDENT OF THE INVESTMENT PROPERTIES, LLC, AS THE DECLARANT, WHO HAS BEEN DULY SWORN AND WHO HAS ACKNOWLEDGED THE SAME TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN SET FORTH.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

RECORDING AT _____

COMMISSION EXPIRES _____



Vicinity Map
NOT TO SCALE



Section Index

Auditor's Certificate

FILED FOR RECORD THIS _____ DAY OF _____ 2014, AT _____, AND RECORDED IN BOOK _____ OF PLATS, PAGE _____ AT THE REQUEST OF JOSEY WAGNER, S.W. SURVEYING, LLC.

SPOKANE COUNTY AUDITOR (2011)

Record Information

81. LIBERTY LAKE CENTER BRIDGING SITE PLAN NO. 30-PA, 18TH AMENDMENT, AUDITOR'S FILE NO. 44079A, RECORDS OF SPOKANE COUNTY, WASHINGTON.
82. LIBERTY LAKE CENTER BRIDGING SITE PLAN NO. 30-PA, 18TH AMENDMENT, AUDITOR'S FILE NO. 44079A, RECORDS OF SPOKANE COUNTY, WASHINGTON.
83. LIBERTY LAKE CENTER BRIDGING SITE PLAN NO. 30-PA, 18TH AMENDMENT, AUDITOR'S FILE NO. 44079A, RECORDS OF SPOKANE COUNTY, WASHINGTON.
84. LIBERTY LAKE CENTER BRIDGING SITE PLAN NO. 30-PA, 18TH AMENDMENT, AUDITOR'S FILE NO. 44079A, RECORDS OF SPOKANE COUNTY, WASHINGTON.
85. LIBERTY LAKE CENTER BRIDGING SITE PLAN NO. 30-PA, 18TH AMENDMENT, AUDITOR'S FILE NO. 44079A, RECORDS OF SPOKANE COUNTY, WASHINGTON.
86. LIBERTY LAKE CENTER BRIDGING SITE PLAN NO. 30-PA, 18TH AMENDMENT, AUDITOR'S FILE NO. 44179A, RECORDS OF SPOKANE COUNTY, WASHINGTON.
87. LIBERTY LAKE CENTER BRIDGING SITE PLAN NO. 30-PA, 18TH AMENDMENT, AUDITOR'S FILE NO. 44777A, RECORDS OF SPOKANE COUNTY, WASHINGTON.
88. LIBERTY LAKE CENTER BRIDGING SITE PLAN NO. 30-PA, 18TH AMENDMENT, AUDITOR'S FILE NO. 44777A, RECORDS OF SPOKANE COUNTY, WASHINGTON.
89. LIBERTY LAKE CENTER BRIDGING SITE PLAN NO. 30-PA, 18TH AMENDMENT, AUDITOR'S FILE NO. 44777A, RECORDS OF SPOKANE COUNTY, WASHINGTON.
90. LIBERTY LAKE CENTER BRIDGING SITE PLAN NO. 30-PA, 18TH AMENDMENT, AUDITOR'S FILE NO. 44777A, RECORDS OF SPOKANE COUNTY, WASHINGTON.
91. LIBERTY LAKE CENTER BRIDGING SITE PLAN NO. 30-PA, 18TH AMENDMENT, AUDITOR'S FILE NO. 44777A, RECORDS OF SPOKANE COUNTY, WASHINGTON.
92. SPOKANE COUNTY BRIDGING SITE PLAN NO. 3, PARCELS 1, THROUGH 4, AUDITOR'S FILE NO. 101130A, RECORDS OF SPOKANE COUNTY, WASHINGTON.
93. AMENDED RECORD OF SURVEY, AUDITOR'S FILE NO. 425128123, RECORDS OF SPOKANE COUNTY, WASHINGTON.
94. RECORD OF SURVEY, AUDITOR'S FILE NO. 41549A, RECORDS OF SPOKANE COUNTY, WASHINGTON.
95. RECORD OF SURVEY, AUDITOR'S FILE NO. 46273A, RECORDS OF SPOKANE COUNTY, WASHINGTON.
96. SPOKANE COUNTY BRIDGING SITE PLAN NO. 3, PARCELS 1, AND 2, AUDITOR'S FILE NO. 101130A, RECORDS OF SPOKANE COUNTY, WASHINGTON.
97. RECORD OF SURVEY, AUDITOR'S FILE NO. 102713, RECORDS OF SPOKANE COUNTY, WASHINGTON.
98. RECORD OF SURVEY, AUDITOR'S FILE NO. 61074A, RECORDS OF SPOKANE COUNTY, WASHINGTON.

Equipment & Procedures

THIS SURVEY WAS PERFORMED WITH A TOPCON GPS SYSTEM AND A SECOND TOPCON TOTAL STATION THEODOLITE USING HILL TRAVELER SOFTWARE. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE WASHINGTON SURVEYING STANDARDS FOR MAPS 135-138-2004, MAPS 135-138-198.



7200 N. AMBERVAL DRIVE, SUITE 800 • COEUR D'ALENE, ID 83815
PHONE: (208) 777-8800 • FAX: (208) 777-8818
WWW.SURVEYNET.COM

DATE: APRIL 2014
PROJECT NUMBER: 2011-170

Sheet 1 of 2

Site Data Table

LOT NUMBER	AREA (SQ. FT.)	AREA (ACRES)	EXISTING ZONING	WATER SUPPLY	SEWER DISPOSAL	PROPOSED USE
I	66,467.79	1.521	LIGHT INDUSTRIAL (I)	LLSWO	LLSWO	AS PERMITTED IN T ZONE
II	90,108.94	2.069	LIGHT INDUSTRIAL (I)	LLSWO	LLSWO	AS PERMITTED IN T ZONE
III	90,108.94	2.069	LIGHT INDUSTRIAL (I)	LLSWO	LLSWO	AS PERMITTED IN T ZONE
IV	90,111.82	2.069	LIGHT INDUSTRIAL (I)	LLSWO	LLSWO	AS PERMITTED IN T ZONE

*LLSWO = LIBERTY LAKE SEWER & WATER DISTRICT