NOTICE OF APPLICATION

City of Liberty Lake Planning, Engineering & Building Services (Review Authority) has published this Notice of Application to provide the opportunity to comment on the described proposal. The comment period ends 14 calendar days from the date issued. During this period, written comments may be submitted to the Review Authority. The file may be examined 8:00 a.m. to 5:00 p.m. Monday through Friday (except holidays) at City Hall. Project info is also available on the City website at www.libertylakewa.gov/development/public_notices.asp. Questions may be directed to the Project Coordinator listed below.

Proposal File #: LUA2025-0012 **Zoning:** RD-C

Proposal: Telido Station Preliminary Binding Site Plan

Proposal Description: Divide 2 parcels consisting of 91.7 acres into 20 parcels; the land uses anticipated include commercial, residential and mixed use, all allowed uses in the RD-C .

Site Address: None Assigned

General Location: Southwest Corner of Mission Avenue & Kramer Parkway

Abbreviated Legal Description - **Section:** 16 **Township:** 25 N **Range:** 45E

Owner: Centennial Properties **Phone:** 509-227-5756

Contact: Matt Kelly, Simpson Engineers **Phone:** 509-926-1322

Application Date: 03/25/2025 **Determination of Completeness Issued:** 03/31/2025

Notice of Application Issued: 03/31/2025 **Comment Deadline:** 4/14/2025 at 4 p.m.

City of Liberty Lake Permits Included in Application: City Building Permits will need to be issued prior to beginning construction.

Other Permits: Liberty Lake Sewer District approval, WA State Dept. of Ecology (DOE) permits & approvals, Spokane Clean Air permits & approvals, and Spokane Regional Health District permits & approvals may need to be issued prior to construction.

Required & Existing Studies: A SEPA Checklist has been completed, along with a Trip Generation & Distribution Letter.

Environmental Review: City of Liberty Lake Planning & Building Services is reviewing the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Nonsignificance (MDNS) for this project. Any SEPA appeal is governed by the City of Liberty Lake Environmental Ordinance and such appeal shall be filed within fourteen (14) days after the notice that the determination has been made and is appealable. The optional DNS process in WAC 197-11-355 is being used and this may be your only opportunity to comment on the environmental impacts of this portion of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request and will be supplied to reviewing agencies. Probable MDNS Conditions: Harvard Road Mitigation Fees and other conditions as recommended by reviewing agencies.

Development Regulations: City of Liberty Lake Development & Building Codes, River District Development Regulations, Liberty Lake Engineering Design Standards, and the Regional Stormwater Management Manual are the primary City regulations applicable to the site.

Consistency: In consideration of the above referenced development regulations and typical conditions and/or mitigating measures, the proposal is found to be consistent, as provided in RCW 36.70B.040, with the "type of land use", "level of development", "infrastructure", and "character of development".

Written Comments: Agencies, tribes, and the public are encouraged to review and provide written comments on the proposed project and its probable environmental impacts. All comments received within 14 calendar days of the date this Notice of Application is issued, will be considered prior to making a decision on this application.

Public Hearing: As a Type I Project Permit, this action **is not** subject to a future public hearing.

REVIEW AUTHORITY: PROJECT COORDINATOR: Lisa D. Key, Director

Community Development Department
22710 E. Country Vista, Liberty Lake, WA 99019
Phone: (509) 755-6708, Fax: (509) 755-6713, www.libertylakewa.gov

Date Issued: 03/31/2025

Signature: Lisa D Key

NORTHWEST CORNER SECTION 16
FOUND 2" ALUMINUM CAP #35157
RPS:
-FOUND MAG NAIL & WASHER, S89°W 28.80'
-FOUND NAIL & TAG #35157, N36°E 34.28'
-FOUND NAIL & TAG #35157, S73°E 29.09'

NORTH QUARTER CORNER SECTION 16
FOUND 2" ALUMINUM CAP #35157
RPS:
-FOUND MAG NAIL & WASHER, S89°W 28.80'
-FOUND NAIL & TAG #35157, N36°E 34.28'
-FOUND NAIL & TAG #35157, S73°E 29.09'

AUDITORS CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2025, AT_____M. IN BOOK_____OF BINDING SITE PLANS ON PAGES _____ AT THE REQUEST OF SIMPSON ENGINEERS.

SPOKANE COUNTY AUDITOR

BASIS OF BEARING

THE BEARING OF N87°20'04"E, ALONG THE NORTH LINE OF THE SW QUARTER OF SECTION 16, TOWNSHIP 25 N., RANGE 45 E.W.M., PER BSP-2018-0001 (R1), RECORDED IN BOOK 4 OF PLATS, PAGE 27 WAS USED AS THE BASIS OF BEARING FOR THIS BINDING SITE PLAN.

EQUIPMENT & PROCEDURE

THIS SURVEY WAS PERFORMED USING A NIKON DTM-520 TOTAL STATION AND EPOCH 50 GLOBAL POSITIONING SYSTEM IN CONJUNCTION WITH THE WASHINGTON STATE REFERENCE NETWORK. THE FIELD TRAVERSE METHODS USED ARE IN CONFORMANCE WITH WAC 332-130-090 AND RCW 58.09.

LEGEND

- o = SET 1/2" REBAR WITH PLASTIC CAP MARKED L.S.34151
- ● = FOUND AS NOTED
- ▲ = CALCULATED POINT, NOTHING SET OR FOUND
- RB1 = FOUND #4 REBAR W/ YPC LS #33141
- RB2 = FOUND #4 REBAR, NO ID
- RB3 = FOUND #4 REBAR W/ YPC #33157

NO PERIMETER FENCING EXISTS AT TIME OF THIS SURVEY

REFERENCES

SR1 CENTENNIAL COUNTRY VISTA DRIVE BSP
BOOK 5 OF BINDING SITE PLANS, PAGES 25-27

SR2 RECORD OF SURVEY
BOOK 19 OF SURVEYS, PAGE 42

SR3 TELIDO STATION PHASE I BSP
BOOK 3 OF BINDING SITE PLANS, PAGES 52-53

SR4 TELIDO STATION SHORT PLAT SPL2017-0001
BOOK 31 OF SHORT PLATS, PAGES 67-68

SR5 RIVER CROSSING 2020 ADDITION
BOOK 43 OF PLATS, PAGES 55-56

SR6 RIVER CROSSING 2020 1ST ADDITION
BOOK 44 OF PLATS, PAGES 45-46

SR7 RECORD OF SURVEY
BOOK 115 OF SURVEYS, PAGES 83-85

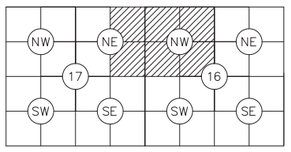
SR8 LEGACY RIDGE WEST 2ND ADDITION
BOOK 43 OF PLATS, PAGES 49-52

CENTER SECTION 16
FOUND 3" BRASS CAP IN CASE PER SR8
RPS FOUND PER SR8

PRELIMINARY BINDING SITE PLAN
TELIDO STATION
BINDING SITE PLAN

SURVEY
SHEET 2 OF 2

PORTION OF THE
NE 1/4 OF THE NW 1/4 IN SECTION 16,
SE 1/4 OF THE NW 1/4 IN SECTION 16,
SW 1/4 OF THE NW 1/4 IN SECTION 16,
NW 1/4 OF THE NW 1/4 IN SECTION 16,
NE 1/4 OF THE NE 1/4 IN SECTION 17,
SE 1/4 OF THE NE 1/4 IN SECTION 17,
TOWNSHIP 25 NORTH, RANGE 45 EAST W.M.



SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CENTENNIAL PROPERTIES.

STEVEN W. TRIPP
STATE OF WASHINGTON
34151
REGISTERED
PROFESSIONAL LAND SURVEYOR

NOT FINAL DRAFT
NOV 10, 2025

0 50 100 200

909 N. ARGONNE RD
SPOKANE VALLEY, WA 99212
509-926-1322
SIMPSON ENGINEERS, INC.

P:\Projects\17001-17500\17401-Centennial Properties\dwg\ACAD-17401-Telido Station BSP_NAM_C3D-Model.dwg 11/5/2024 10:35:28 AM PST

SEPA REVIEW APPLICATION

Liberty Lake Planning, Engineering & Building Services
22710 E Country Vista Drive, Liberty Lake, WA 99019
Phone: (509) 755-6704 Fax: (509) 755-6713
Website: www.libertylakewa.gov
Email: permitcenter@libertylakewa.gov

Along with this application please provide electronic files of the following:

- Site Plan
- SEPA Checklist
- Agreement to Pay Fees
- SEPA Notice Materials (notice requirements vary by project type – please contact Planning, Engineering & Building Services for more information on what is required specific to your project)

ADD CHECK MARK NEXT TO THE APPLICANT'S INFO

☑ **Property Owner's Name:** Centennial Properties-Telido, LLC (Doug Yost)	
Email: dyost@corealestategroup.com	Phone: 509-227-5802
Address: 999 W. Riverside Avenue	City, State, Zip: Spokane, WA
☐ **Contractor's Name:** TBD	
Email:	Phone:
Address:	City, State, Zip:
WA State Contractor License:	Contractor UBI Number:
☐ **Architect's Name:** TBD	
Email:	Phone:
Address:	City, State, Zip:
☑ **Engineer's Name:** Simpson Engineers Inc.	
Email: matt@simpsonengineers.com	Phone: 509-926-1322
Address: 909 N. Argonne Road	City, State, Zip: Spokane Valley, WA 99212
☑ **Project Contact's Name:** Doug Yost	
Email: dyost@corealestategroup.com	Phone: 509-227-5802

Site Specific Information	
Project Address(es): N/A	
General Location: Southwest corner of Mission Ave & Kramer Pkwy	
Assessor's Tax Parcel(s): 55162.9078 & 55162.9071	
Estimated Value of Project:	**Estimated Sq Ft:**
Project Description: (please describe in detail the scope of work) Divide the property into 20 lots and construct 3 public roads	

Required Signatures

BY SIGNING BELOW (WITH ELECTRONIC SIGNATURE OR PHYSICAL SIGNATURE), I ACKNOWLEDGE THAT THE INFORMATION CONTAINED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

Applicant's Signature	Doug yost **Printed Name**	3-13-25 **Date**

SEPA CHECKLIST

Liberty Lake Planning, Engineering & Building Services
22710 E. Country Vista Drive, Liberty Lake WA 99019
Phone: (509) 755-6704 Fax: (509) 755 6713
Website: www.libertylakewa.gov
Email: permitcenter@libertylakewa.gov

City Development Code Article 10-6A, Environmental Ordinance

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:

Telido Station Binding Site Plan

2. Name of applicant: Centennial Properties

3. Address and phone number of applicant and contact person:

999 W. Riverside Avenue, 509-227-5802, Doug Yost

4. Date checklist prepared:

2-4-2025

5. Agency requesting checklist:

City of Liberty Lake

6. Proposed timing or schedule (including phasing, if applicable):

Schedule is Unknown

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

There are no plans for future additions connected to this proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Allwest testing has been hired to prepare a geotechnical analysis.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None.

10. List any government approvals or permits that will be needed for your proposal, if known.

Preliminary & Final Binding Site Plan Approval, and building. water and sewer permits.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Divide 2 Parcels of undeveloped 91.7 acres into twenty parcels. Parcels will consist of Commercial, Residential & Mixed Use

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

North of I-90. Along Mission Avenue in Liberty Lake, WA. East of Barker Road, West of Kramer Parkway.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

The property is undeveloped with the majority of it being farmed. The remaining portion is vacant with rocks, weeds and small shrubs.

b. What is the steepest slope on the site (approximate percent slope)? 10%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to the Natural Resources Conservation Service Website the site consists primarily of Opportunity very gravelly ashy loam. Allwest testing is contracted to perform a Geotechnical Study.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Proposed grading for public roads, building pads, stormwater and underground utilities. The overall grading will consist of removing organics in preparation of subgrade & building pads. Quantities are unknown at this time, but anticipate 100,000 CY to 150,000 CY of material onsite. No export or import is anticipated for subgrade preparation,

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Minor erosion from wind and rain may occur during construction but would be mitigated through the use of appropriate BMPs. No erosion is anticipated upon the completion of the the development.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Unknown at this time. TBD upon individual site plan development.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Watering Trucks, Rock Construction Entrance, inlet protection, and silt fence if runoff to adjacent properties is anticipated during construction.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Construction: Automobile odors and dust at unknown quantities.
Post construction: Automobile odors at unknown quantities.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Water the disturbed soils during construction to minimize dust

3. *Water* [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No. All development will be connected to a public water system.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None. All development will be connected to a public sewer disposal system.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Onsite stormwater runoff will be disposed of per the accepted jurisdictional standards. Public streets will drain to roadside swales with drywells for treatment and disposal. Quantities TBD upon individual site development.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

TBD upon individual site development.

4. Plants [help]

a. Check the types of vegetation found on the site:

- [ ] deciduous tree: alder, maple, aspen, other
- [ ] evergreen tree: fir, cedar, pine, other
- [x] shrubs
- [x] grass
- [x] pasture
- [x] crop or grain
- [ ] Orchards, vineyards or other permanent crops.
- [ ] wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- [ ] water plants: water lily, eelgrass, milfoil, other
- [ ] other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

It is anticipated that all existing vegetation will be removed, but will be determined upon individual site development.

c. List threatened and endangered species known to be on or near the site.

Unknown.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Stormwater areas will be vegetated per standards to provide treatment . Landscaping plans will likely be provided upon individual site development.

e. List all noxious weeds and invasive species known to be on or near the site.

Unknown

5. *Animals* [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

Birds: Hawks & Songbirds.
Mammals: Deer

b. List any threatened and endangered species known to be on or near the site.

Unknown.

c. Is the site part of a migration route? If so, explain.

Unknown.

d. Proposed measures to preserve or enhance wildlife, if any:

None.

e. List any invasive animal species known to be on or near the site.

Unknown.

6. *Energy and Natural Resources* [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Natural gas and electricity for heating, lights and general commercial/mixed use.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not likely.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

TBD upon site development. Designs to meet current standards at time of building permit.

7. Environmental Health [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?If so, describe. Unknown at this time. TBD upon individual site development.

1) Describe any known or possible contamination at the site from present or past uses.

The subject land has been used for agricultural purposes in the past. Our understanding is that normal operation and maintenance of the fields would have included the use of various agricultural chemicals, some of which may have the potential to be persistent. At this time presence of any chemical residue is unknown.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There is an existing natural gas pipeline that passes through the property as well as a high voltage power line.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

TBD upon individual site development.

4) Describe special emergency services that might be required.

TBD upon individual site development.

5) Proposed measures to reduce or control environmental health hazards, if any:

Coordinate with operators of the power line and gas pipeline to ensure that setbacks and safety standards are met during construction.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Road traffic from I-90, Kramer Parkway & Mission Avenue. Additional noise from school activities from the High School southwest of the project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction noise for approximately 8-10 hours per day during construction, and increased traffic once project is complete.

3) Proposed measures to reduce or control noise impacts, if any:

Construction will be restricted to hours allowed by code.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current site is farm fields with surrounding areas similar. Western State Equipment Company is located to the west and single family residential is located to the north. The development of the new public road system will improve traffic flow and increase accessibility for emergency vehicles.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The majority of the site has been used as working farmlands. It will likely continue to be farmed until fully built out. When all lots are fully developed it is likely that there will be no areas used as farmlands.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not likely.

c. Describe any structures on the site.

Site is currently vacant.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

Freeway Commercial (C2) - River District Commercial (RD-C).

f. What is the current comprehensive plan designation of the site?

Freeway Commercial (C2) - River District Commercial (RD-C).

g. If applicable, what is the current shoreline master program designation of the site?

N/A.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

Quantity is unknown at this time. Numbers vary too much with the commercial Zoning.

j. Approximately how many people would the completed project displace?

Zero.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This project is designed to comply with City of Liberty Lake Land Use Codes.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

There are no proposed measures as no impacts are anticipated.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

See attached TGDL for approximate units in the freeway commercial zones

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Zero.

c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

THE MAXIMUM BUILDING HEIGHT TO BE 50' AS DEFINED AHJ. MATERIALS TO INCLUDE A COMBINATION OF FIBER CEMENT, BRICK, WOOD, METAL SIDING WITH ASPHALT AND OR METAL ROOFS

b. What views in the immediate vicinity would be altered or obstructed?

There are no proposed measures as no impacts are anticipated.

b. Proposed measures to reduce or control aesthetic impacts, if any:

Landscaping and buffering will mitigate visual impacts.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Lighting within the development required to be </= to a BUG rating of 0-0-2, so minimal glare is expected.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

None Anticipated

c. What existing off-site sources of light or glare may affect your proposal?

Traffic lights from I-90.

d. Proposed measures to reduce or control light and glare impacts, if any:

No measures at this time. Sites to likely incorporate Landscape buffering.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?

The CVSD public school, Saltese Uplands, Pavilion Park and (3) Golf Courses.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

None known.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

A Cultural Resource Survey was completed to the south of the site by Plateau Archeological Investigations, LLC in December 2022. A recommendation that an Unexpected Discovery Plan be implemented during construction.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None.

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The proposed project will have direct access to proposed public roads: Harvest Parkway, Cataldo Avenue & Snoqualmie Road.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Nearest bus stops are located at County Vista Drive & Liberty Lake Road, approximately 1.25 miles to the southeast, on the opposite side of I-90.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

TBD upon individual site development. No parking to be eliminated as it does not exist.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

There are 3 proposed public streets. Cataldo Avenue, Harvest Parkway & Snoqualmie Road that are providing connectivity.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

None.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

See attached trip generation and distribution letter

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Unknown.

h. Proposed measures to reduce or control transportation impacts, if any:

The proposed roads will provide connectivity to 3 different streets. additional information TBD at time of building permit application. Building and site will be designed and constructed to meet all current codes.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Possibly additional public transportation due to residences and job opportunities.

b. Proposed measures to reduce or control direct impacts on public services, if any.

The proposed roads will provide connectivity to 3 different streets. additional information TBD at time of building permit application. Building and site will be designed and constructed to meet all current codes.

16. Utilities [help]

a. List all utilities currently available at the site: (ex: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system)

Electricity, Natural Gas, Public Water, Public Sanitary Sewer, Telephone & Cable

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water, Sewer & dry utility conduits will be installed as part of the road construction.

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee Douglas C. Yost

Position and Agency/Organization V.P. Centennial Properties Inc.

Date Submitted: 3-13-25

D. Supplemental sheet for non-project actions [HELP]

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Increased impervious area will produce more stormwater, controlled with drainage ponds. Emissions to air will increase with added traffic.

Proposed measures to avoid or reduce such increases are:

N/A.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Additional traffic for the employees and energy use of a new buildings.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Design and Build to comply with all current codes.

3. How would the proposal be likely to deplete energy or natural resources?

New buildings will require additional resources for typical use.

Proposed measures to protect or conserve energy and natural resources are:

Design and Build to comply with all current codes.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Not expected to have any impact.

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A.

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Additional traffic for the employees and energy use of a new buildings.

Proposed measures to reduce or respond to such demand(s) are:

There are no proposed measures as no impacts are anticipated.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflict anticipated.

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Simpson Engineers, Inc.

Civil Engineering, Land Surveying
& Land Planning

March 7, 2025

Lisa Key
Community Development Director
22710 East Country Vista Drive
Liberty Lake, WA 99019

Re: Trip Generation and Distribution Letter for Telido Station Binding Site Plan

Dear Lisa:

The applicant, Centennial Properties, Inc., has asked me to complete a trip generation and distribution letter for the proposed Telido Station Binding Site Plan as required by the City of Liberty Lake. The site is located on parcels 55162.9078 and 55162.9071, bounded between Mission Avenue, Cataldo Avenue, Harvest Parkway and Kramer Parkway within Liberty Lake as shown on Exhibits 1 and 2. A total of 20 lots are proposed within the development. Proposed development includes mixed density residential, retail, and light industrial uses. Exhibit 3 shows the layout and anticipated uses of the individual parcels. This letter will address the anticipated traffic generated by the proposed improvements.

Current zoning for the site is River District-Freeway Commercial, (RD-C). Land to the west of the site is zoned Freeway Commercial (C2) and contains heavy equipment rental, RV sales and service, the HUB sports center, and construction material supply. Selkirk Middle School is adjacent to the northwest corner of the project at the intersection of Mission Avenue and Harvest Parkway. The area to the north of the project is zoned River District-Residential and contains primarily single family detached housing, 4-plexes and townhomes as well as Orchard Park. Land to the northeast and east is currently vacant. Interstate-90 bounds the property to the south.

Mission Avenue and Kramer Parkway are identified in the most recent edition of the Liberty Lake Comprehensive Plan as arterials. Mission avenue provides the primary east-west access to the site. To the west on Mission is Barker Road which provides access to I-90 and continues on to Broadway Avenue, Appleway Avenue and Sprague Avenue south of the interstate. To the north on Barker is Indiana Avenue, Euclid Avenue and Trent Avenue. To the east, Mission Avenue connects to Kramer Parkway and Harvard Road. Access to the interstate is also available via Harvard Road. Significant barriers to regional north-south travel are presented by I-90 to the south of the project, and the Spokane River and railroad crossings to the north of the project (see Exhibit 1). I-90 is spanned by Barker Road, Kramer Parkway and Harvard Road. Bridges across the Spokane River are located on Barker Road and Harvard Road. The project proposes an extension of Cataldo Avenue fronting I-90 to provide access to the southern portion of the site, and new connections to Mission Avenue from Cataldo Avenue at Harvest Parkway and Snoqualmie Road. Harvest Parkway continues to the north and connects to Indiana Avenue. A future extension of Kramer Parkway between Mission and Indiana is identified for 2026 in the Liberty Lake 2024-2029 Transportation Improvement Plan (Exhibit 2). Proposed internal connections are shown on Exhibit 3.

STA operates bus service to and from Liberty Lake. Route 74 provides transit access along Mission Avenue with stops at Harvest Parkway and Kramer Parkway, at the northwest and northeast corners of the project respectively. This route provides connectivity to an existing park and ride facility on Mission Avenue north of the intersection with Country Vista Drive, as well as the Greenacres Transit Center. A future park and ride is planned near the intersection of Mission Avenue and Harvard Road approximately 0.6 miles to the northeast. Bicycle lanes are provided on both sides of Mission Avenue east of Harvest Parkway along the north of the project as well as Kramer Parkway along the east. A shared use path has been constructed along the north side of Mission Avenue and the west side of Kramer Parkway.

At present, the 91.78-acre site to be developed is vacant. Northern portions of the project area are anticipated to be developed as residential with a combination of attached single family housing and low-rise multifamily units. Commercial/retail development is expected in the southern portion of the site. Given the wide flexibility of land uses allowed under current zoning, Lots 2, 3, 7, 8, 11 and 12 were designated as "Business Park" per the "Institute of Transportation Engineers Manual, Trip Generation Manual, 11th Edition" description:

> *A business park consists of a group of flex-type or incubator one- or two-story buildings served by a common roadway system. The tenant space is flexible and lends itself to a variety of uses. The rear side of the building is often served by a garage door. Tenants may be start-up companies or small mature companies that require a variety of space. The space may include offices, retail and wholesale stores, restaurants, recreational areas and warehousing, manufacturing, light industrial, or scientific research functions. A common mix is 20 to 30 percent office/commercial and 70 to 80 percent industrial/warehousing.*

Although tentative at this time, a conservative estimate of trips generated from this project would also include higher intensity commercial uses to be developed such as automobile sales on Lots 9 and 10, and a shopping center anchored by a big-box store on parcels 17, 18 and 19. Access to individual parcels is dispersed between Harvest Parkway, Cataldo Avenue, Snoqualmie Road, Mission Avenue and Kramer Parkway. The final mix of uses and number of units will be determined at the time of building permit by individual property owners. It is the intent of this Trip Generation and Distribution Letter to provide an upper-limit of the project area as a whole for regional transportation planning purposes, and to streamline the permit application process for future property owners. Construction of the roadway infrastructure is anticipated to begin in Summer of 2025. Proposed land uses are detailed in Exhibit 3 and Table 1.

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Table 1 – Estimated Land Use Yields

Lot Number	Gross Area (Acres)	Assumed Land Use	Assumed Density	Yield
Residential				
Harvest Parkway Access				
Lot 1	5.30	Multifamily	20 DU/Acre	106 DU
Lot 4	2.66	Multifamily	20 DU/Acre	54 DU
Lot 5	2.47	Multifamily	20 DU/Acre	50 DU
Lot 6	3.56	Multifamily	20 DU/Acre	72 DU
Subtotal	13.99			282 DU
Mission/Snoqualmie Access				
Lot 13	5.16	Multifamily	20 DU/Acre	104 DU
Lot 14	3.22	Single Family Attached	15 DU/Acre	48 DU
Lot 15	3.25	Single Family Attached	15 DU/Acre	48 DU
Lot 16	5.05	Multifamily	20 DU/Acre	102 DU
Lot 20	8.05	Multifamily	20 DU/Acre	160 DU
Subtotal	24.73			462
Total:	38.72			744 DU
Commercial				
Lot 2	4.41	Business Park	10k GFA/Acre	44.1k GFA
Lot 3	2.15	Business Park	10k GFA/Acre	21.5k GFA
Lot 7	2.69	Business Park	10k GFA/Acre	26.9k GFA
Lot 8	3.40	Business Park	10k GFA/Acre	34.0k GFA
Lot 9	2.37	Automobile Sales (New)	10k GFA/Acre	23.7k GFA
Lot 10	2.93	Automobile Sales (New)	10k GFA/Acre	29.3k GFA
Lot 11	2.94	Business Park	10k GFA/Acre	29.4k GFA
Lot 12	2.74	Business Park	10k GFA/Acre	27.4k GFA
Lot 17	5.06	Shopping Center >150k GFA	8.7k GFA/Acre	44.0k GFA
Lot 18	4.42	Shopping Center >150k GFA	8.7k GFA/Acre	38.5k GFA
Lot 19	14.38	Shopping Center >150k GFA	8.7k GFA/Acre	125.1k GFA
Total:	47.49			443.9k GFA

The trip generation characteristics of the proposed uses are found in the "Institute of Transportation Engineers Manual, Trip Generation Manual, 11th Edition". Land Use Code *LU-220 Multifamily Housing (Low-Rise).* Land Use Code *LU-215 Single-Family Attached Housing* was applied to the lower density residential parcels. Anticipated yields were estimated based on densities achieved by similar developments in the immediate vicinity within the River District and to the southeast along Kramer Parkway and Country Vista Drive. Dwelling units was selected as the independent variable for estimating trip volumes for both land uses. New trips anticipated from the proposed residential development are shown in Tables 2-4.

Table 2 – Estimated Trip Generation Volumes for LU-220, Harvest Parkway Access

Dwelling Units	A.M. Peak Hour Adjacent Street			P.M. Peak Hour Adjacent Street			ADT
	Volume at T = 0.31(X) + 22.85	Directional Distribution		Volume at T = 0.43(X) + 20.55	Directional Distribution		Volume at T = 6.41(X) + 75.31
		24% In	76% Out		63% In	37% Out	
282	110	26	84	142	89	53	1,883

Table 3 – Estimated Trip Generation Volumes for LU-220, Snoqualmie/Mission Access

Dwelling Units	A.M. Peak Hour Adjacent Street			P.M. Peak Hour Adjacent Street			ADT
	Volume at T = 0.31(X) + 22.85	Directional Distribution		Volume at T = 0.43(X) + 20.55	Directional Distribution		Volume at T = 6.41(X) + 75.31
		24% In	76% Out		63% In	37% Out	
366	136	33	103	178	112	66	2,421

Table 4– Estimated Trip Generation Volumes for LU-215, Snoqualmie/Mission Access

Dwelling Units	A.M. Peak Hour Adjacent Street			P.M. Peak Hour Adjacent Street			ADT
	Volume at T = 0.52(X) – 5.70	Directional Distribution		Volume at T = 0.60 (X) – 3.93	Directional Distribution		Volume at T = 7.62 (X) – 50.48
		25% In	75% Out		61% In	39% Out	
96	44	11	33	54	32	22	681

The commercial properties were evaluated using Land Use Codes *LU-770 Business Park, LU-840 Automobile Sales (New), and LU-820 Shopping Center > 150k.* Yields for Business Park and Automobile Sales were calculated at 10,000 square feet of gross floor area per acre, or roughly 23% of the total parcel area. Yield for the Shopping Center land use was calculated at 20% of the total parcel area, or 8,700 square feet of gross floor area per acre. These yields reflect the approximate densities of development to the east along Country Vista Drive. Gross Floor Area was selected as the independent variable for estimating trip volumes for the three land uses. New trips anticipated from the proposed commercial development are shown in Tables 5-7.

Table 5 – Estimated Trip Generation Volumes for LU-770, Business Park

1,000 Sq. Ft. Gross Floor Area	A.M. Peak Hour Adjacent Street			P.M. Peak Hour Adjacent Street			ADT
	Volume at Ln(T) = 0.94Ln(X) + 0.59	Directional Distribution		Volume at Ln(T) = 0.88Ln (X) + 0.93	Directional Distribution		Volume at T = 3.76(X) + 50.47
		85% In	15% Out		26% In	74% Out	
183.3	242	206	36	249	65	184	2,662

Table 6 – Estimated Trip Generation Volumes for LU-840, Automobile Sales (New)

1,000 Sq. Ft. Gross Floor Area	A.M. Peak Hour Adjacent Street			P.M. Peak Hour Adjacent Street			ADT
	Volume at T = 1.86(X)	Directional Distribution		Volume at T = 1.81 (X) + 20.91	Directional Distribution		Volume at T = 28.65(X) – 29.45
		73% In	27% Out		40% In	60% Out	
53.0	99	72	27	117	47	70	1,489

Table 7 – Estimated Trip Generation Volumes for LU-820, Shopping Center > 150k

1,000 Sq. Ft. Gross Floor Area	A.M. Peak Hour Adjacent Street			P.M. Peak Hour Adjacent Street			ADT
	Volume at T = 0.59(X) + 133.55	Directional Distribution		Volume at Ln(T) = 0.72Ln (X) + 3.02	Directional Distribution		Volume at T = 26.11(X) + 5,863.73
		62% In	38% Out		48% In	52% Out	
207.6	256	159	97	955	458	497	11,284

Distribution pattern analysis began with the Liberty Lake Network Analysis Update, September 3, 2020 completed by Parametrix, since that was part of the basis for the currently scheduled improvements shown in Exhibit 2. The Network Analysis Update utilized the SRTC Travel Demand Model to forecast a design year of 2040. Telido Station is included within the traffic analysis zone (TAZ) 447, included as “Figure 6”. Anticipated growth in this TAZ was limited to zero residential and 556 new employees. It is clear that the assumptions of the model were incorrect however, TAZ 448, on the north side of Mission, included the anticipated addition of 1,324 new homes over the same period. Since both TAZ 447 and 448 will include residential development generating trips along Mission at the intersections of Harvest Parkway and Kramer Parkway, this provided the starting point for travel patterns along that corridor. Further analysis focused on the three primary access points into the project: Mission/Harvest Parkway, Mission/Snoqualmie and Cataldo/Harvest Parkway, and then distributed towards Barker Road, Indiana Avenue, Kramer Parkway and Harvard Road. A superposition method was used, where the individual land uses and nearest access points for each portion of the proposed project were evaluated separately and then combined to generate an overall total for the project. This method did not account for any internal capture between the residential and commercial portions of the project, and therefore the trip totals should be viewed as the upper threshold for anticipated trips according to the proposed land uses and densities. A new subarea study is currently being

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conducted by Fehr and Peers on behalf of the cities of Liberty Lake and Spokane Valley, Spokane County, WSDOT and major developers. The trip generation totals provided within this report, as well as the distribution patterns at the site's primary access points are intended to provide additional support to that ongoing study, and are not to be taken in opposition to any of the conclusions presented by that study. Anticipated trip distribution and intersection counts are provided in Exhibit 5.

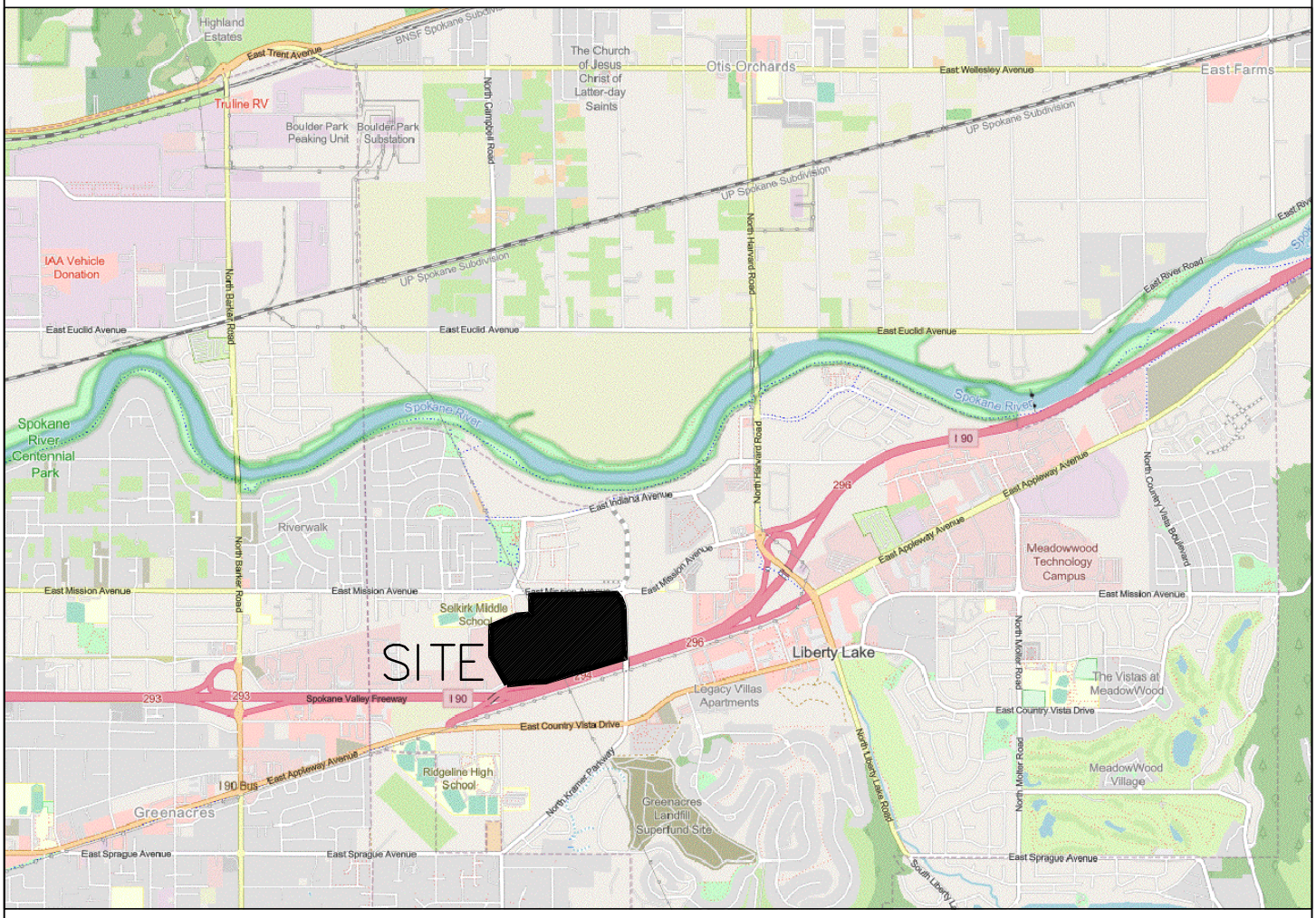
If there are any concerns, please feel free to contact me.

Sincerely,

Aaron C. Simpson

Aaron Simpson, P.E.

909 N. Argonne Rd., Spokane Valley, WA
Phone: (509) 926-1322 | Fax: (509) 926-132
Email: aaron@simpsonengineers.com



VICINITY MAP
FIGURE 1

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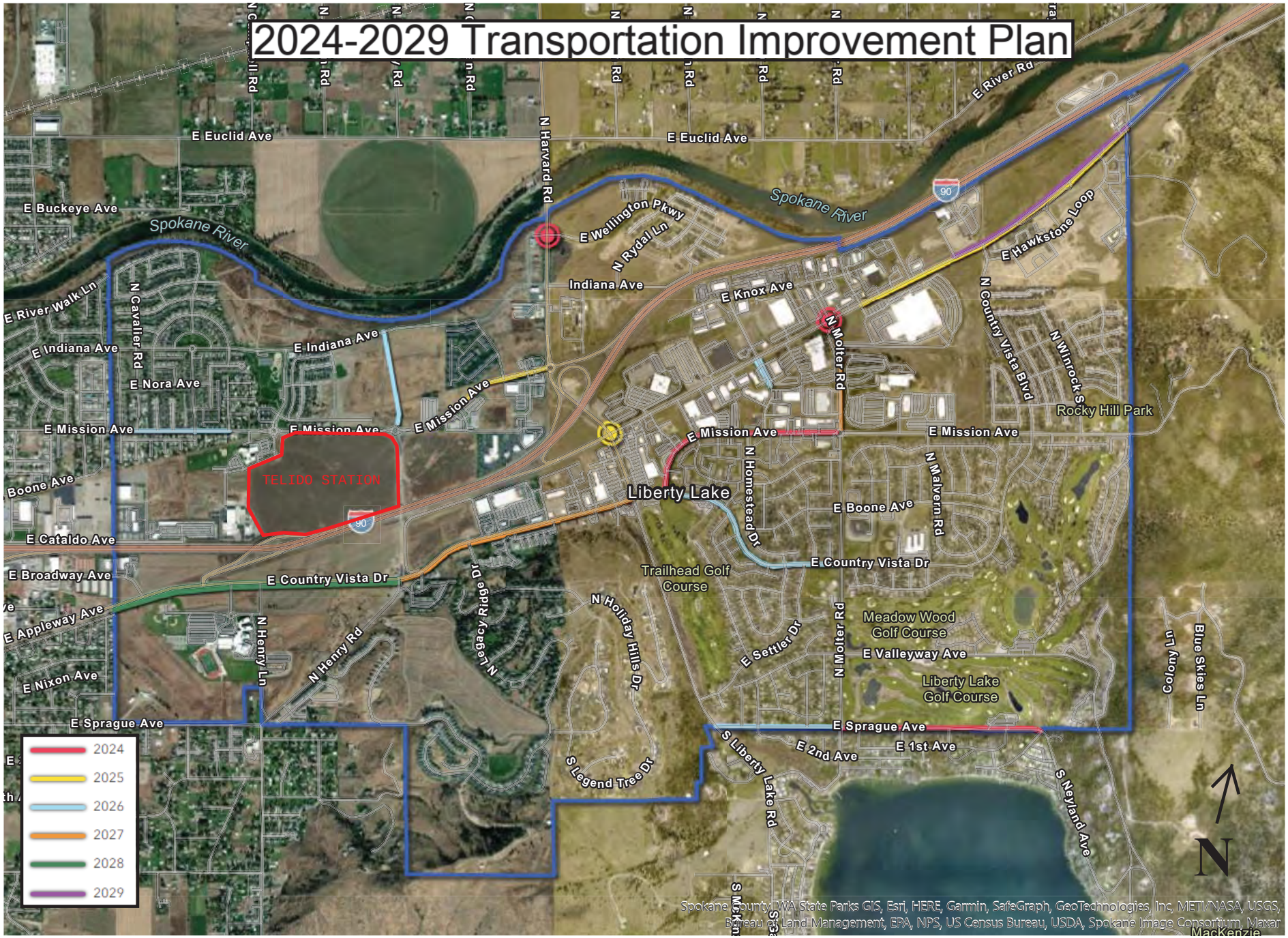
CIVIL ENGINEERS & LAND SURVEYORS

N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212–2789

PHONE (509) 926–1322 FAX (509) 926–1323


2024-2029 Transportation Improvement Plan
E Euclid Ave
E Buckeye Ave
Spokane River
N Harvard Rd
E Wellington Pkwy
N Rydal Ln
E River Rd
E Hawkstone Loop
Indiana Ave
E Knox Ave
N Molter Rd
N Country Vista Blvd
N Winrock St
Rocky Hill Park
E River Walk Ln
N Cavalier Rd
E Indiana Ave
E Nora Ave
E Mission Ave
TELIDO STATION
Liberty Lake
N Homestead Dr
N Malvern Rd
E Boone Ave
E Cataldo Ave
E Broadway Ave
E Country Vista Dr
Trailhead Golf Course
E Appleway Ave
N Henry Rd
N Legacy Ridge Dr
N Holiday Hills Dr
Meadow Wood Golf Course
E Settler Dr
E Valleyway Ave
Liberty Lake Golf Course
E Nixon Ave
E Sprague Ave
E 2nd Ave
E 1st Ave
S Liberty Lake Rd
S Legend Tree Dr
S Neyland Ave
Colony Ln
Blue Skies Ln
2024
2025
2026
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2028
2029
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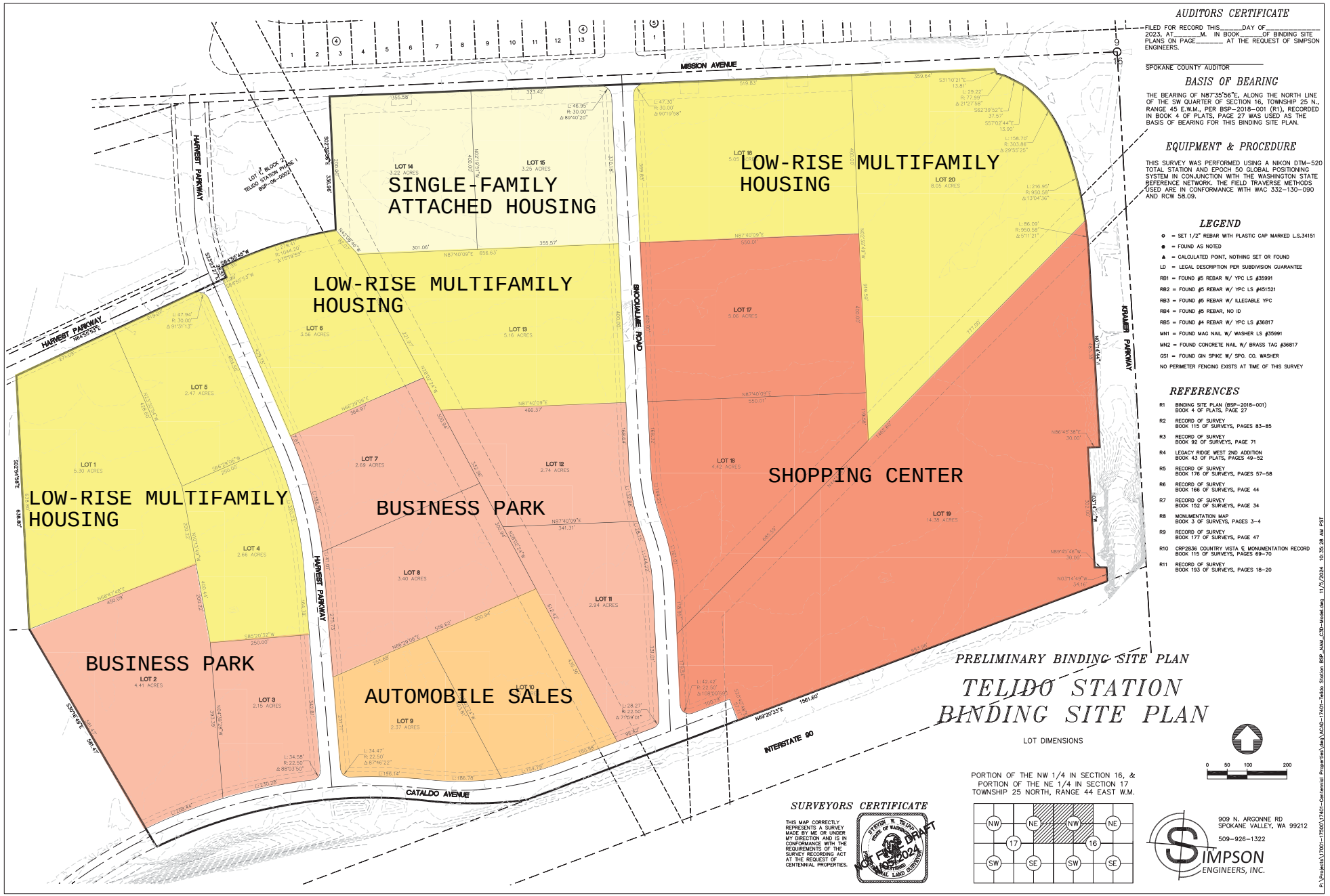
Spokane County, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Spokane Image Consortium, Maxar MacKenzie



AUDITORS CERTIFICATE

FILED FOR RECORD THIS_____DAY OF_____
2023, AT_____M. IN BOOK_____OF BINDING SITE PLANS ON PAGE_____ AT THE REQUEST OF SIMPSON ENGINEERS.

SPOKANE COUNTY AUDITOR

BASIS OF BEARING

THE BEARING OF N87°35'56"E, ALONG THE NORTH LINE OF THE SW QUARTER OF SECTION 16, TOWNSHIP 25 N., RANGE 45 E.W.M., PER BSP-2018-001 (R1), RECORDED IN BOOK 4 OF PLATS, PAGE 27 WAS USED AS THE BASIS OF BEARING FOR THIS BINDING SITE PLAN.

EQUIPMENT & PROCEDURE

THIS SURVEY WAS PERFORMED USING A NIKON DTM-520 TOTAL STATION AND EPOCH 50 GLOBAL POSITIONING SYSTEM IN CONJUNCTION WITH THE WASHINGTON STATE REFERENCE NETWORK. THE FIELD TRAVERSE METHODS USED ARE IN CONFORMANCE WITH WAC 332-130-090 AND RCW 58.09.

LEGEND

- ○ = SET 1/2" REBAR WITH PLASTIC CAP MARKED L.S.34151
- ● = FOUND AS NOTED
- ▲ = CALCULATED POINT, NOTHING SET OR FOUND
- LD = LEGAL DESCRIPTION PER SUBDIVISION GUARANTEE
- RB1 = FOUND #5 REBAR W/ YPC LS #35991
- RB2 = FOUND #5 REBAR W/ YPC LS #451521
- RB3 = FOUND #5 REBAR W/ ILLEGABLE YPC
- RB4 = FOUND #5 REBAR, NO ID
- RB5 = FOUND #4 REBAR W/ YPC LS #36817
- MN1 = FOUND MAG NAIL W/ WASHER LS #35991
- MN2 = FOUND CONCRETE NAIL W/ BRASS TAG #36817
- GS1 = FOUND GIN SPIKE W/ SPO. CO. WASHER
- NO PERIMETER FENCING EXISTS AT TIME OF THIS SURVEY

REFERENCES

R1 BINDING SITE PLAN (BSP-2018-001) BOOK 4 OF PLATS, PAGE 27

R2 RECORD OF SURVEY BOOK 115 OF SURVEYS, PAGES 83-85

R3 RECORD OF SURVEY BOOK 92 OF SURVEYS, PAGE 71

R4 LEGACY RIDGE WEST 2ND ADDITION BOOK 43 OF PLATS, PAGES 49-52

R5 RECORD OF SURVEY BOOK 176 OF SURVEYS, PAGES 57-58

R6 RECORD OF SURVEY BOOK 166 OF SURVEYS, PAGE 44

R7 RECORD OF SURVEY BOOK 152 OF SURVEYS, PAGE 34

R8 MONUMENTATION MAP BOOK 3 OF SURVEYS, PAGES 3-4

R9 RECORD OF SURVEY BOOK 177 OF SURVEYS, PAGE 47

R10 CRP2836 COUNTRY VISTA & MONUMENTATION RECORD BOOK 115 OF SURVEYS, PAGES 69-70

R11 RECORD OF SURVEY BOOK 193 OF SURVEYS, PAGES 18-20

PRELIMINARY BINDING SITE PLAN

TELIDO STATION BINDING SITE PLAN

LOT DIMENSIONS

PORTION OF THE NW 1/4 IN SECTION 16, & PORTION OF THE NE 1/4 IN SECTION 17 TOWNSHIP 25 NORTH, RANGE 44 EAST W.M.

0 50 100 200

SURVEYORS CERTIFICATE

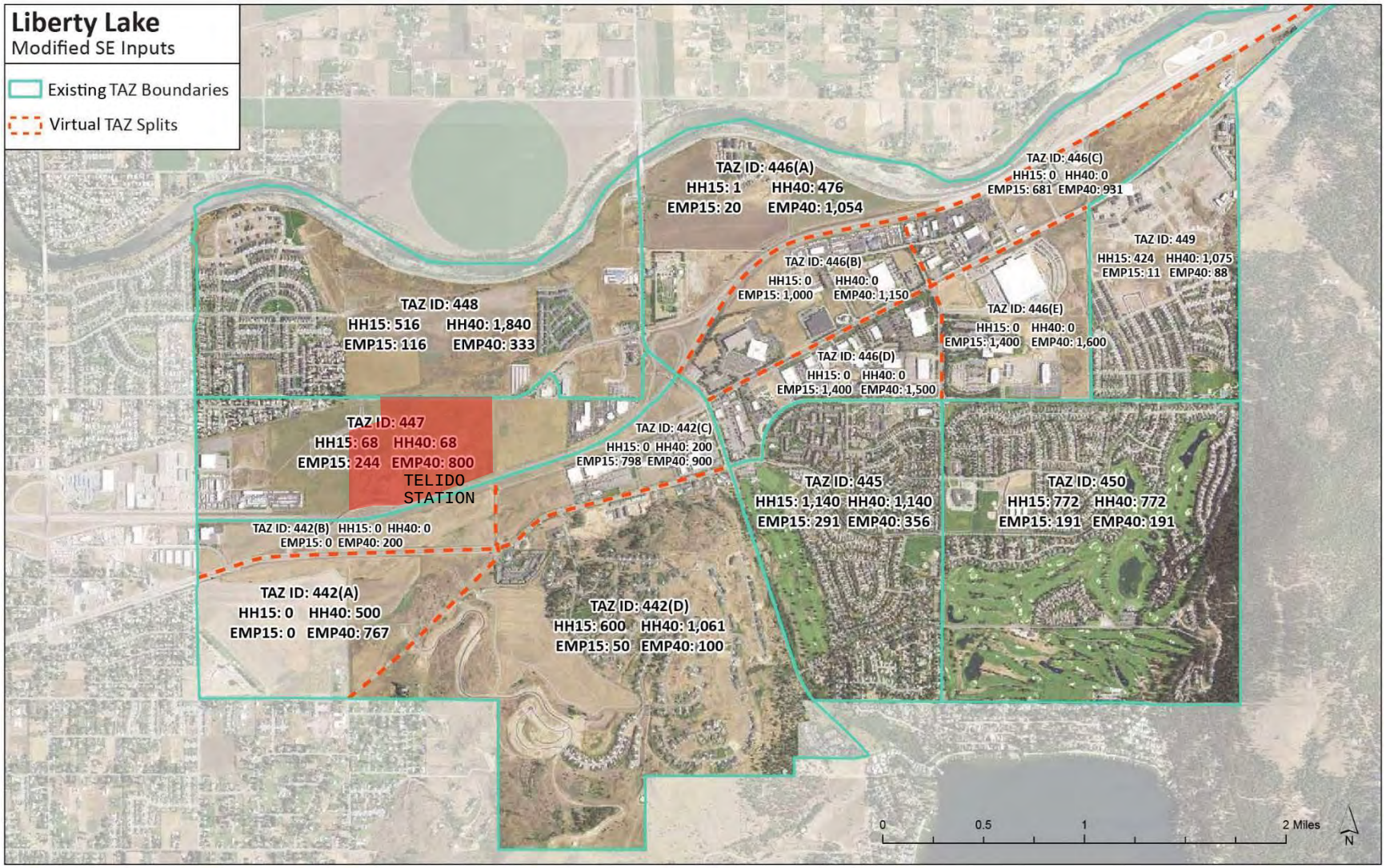
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CENTENNIAL PROPERTIES.

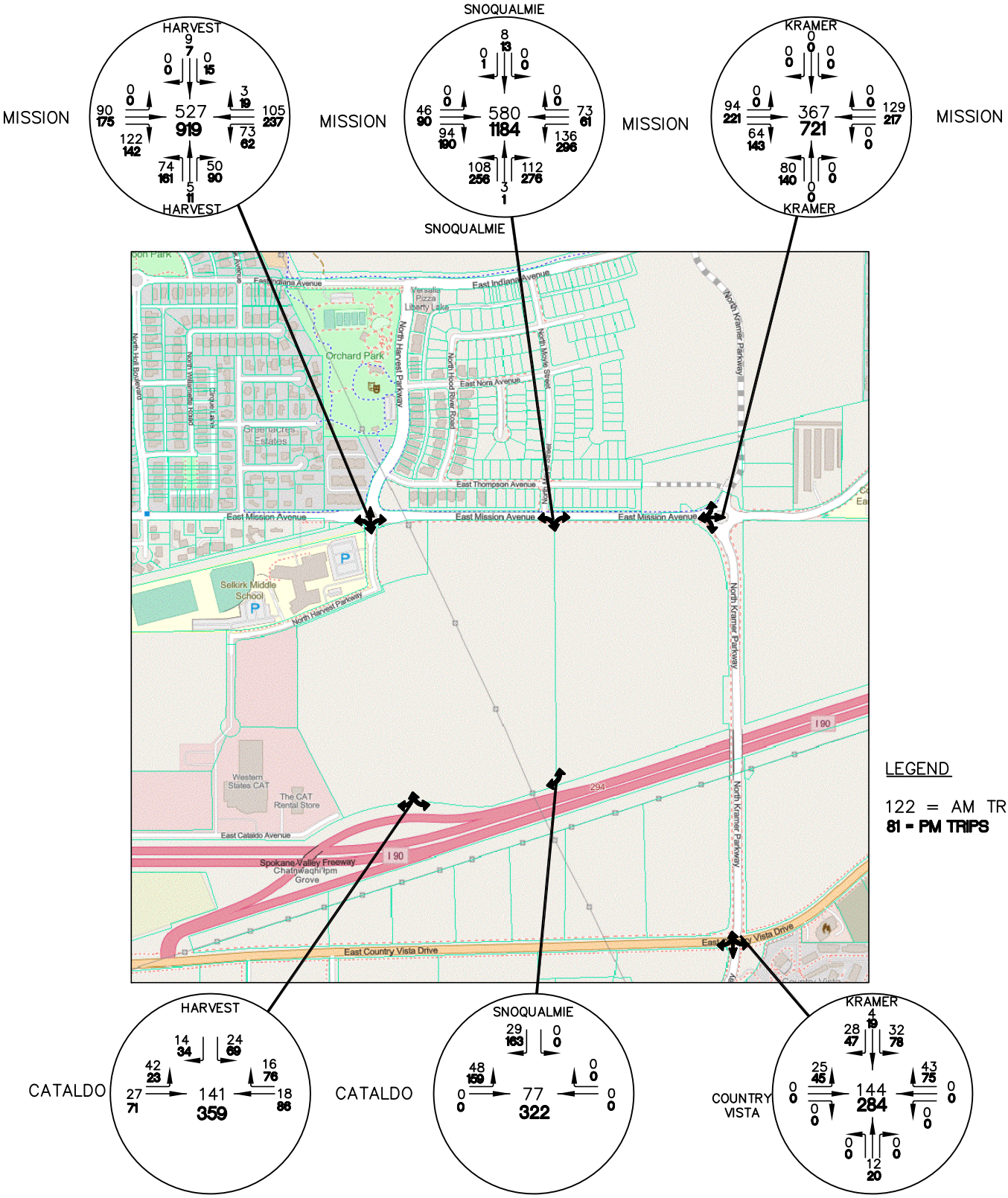
NOT FINAL DRAFT 11/5/2024

909 N. ARGONNE RD
SPOKANE VALLEY, WA 99212
509-926-1322
SIMPSON ENGINEERS, INC.

P:\Projects\17001-17500\17401-Centennial Properties\dwg\VC4D-17401-Telido Station BSP_NAM_C3D-Model.dwg 11/5/2024 10:35:28 AM PST

Figure 6: SRTC Model TAZ Revisions





TRIP DISTRIBUTION
FIGURE 5

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N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789

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