NOTICE OF APPLICATION

City of Liberty Lake Community Development Department (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 #: LUA2025-0030 **Zoning:** M-2

Proposal: Liberty Launch Academy Fieldhouse

Proposal Description: Construct a new 3-story, 28,418 sf Field House with an indoor soccer/rugby field, six basketball courts, tennis and pickleball courts, wrestling, volleyball, and training facilities to serve Liberty Launch Academy, an existing K-12 Private School with 15 employees and approximately 120 students located in Liberty Lake, Washington.

Site Address: None Assigned

General Location: North side of Meadowwood Technology Campus, directly north of the facility at 2110 N. Molter

Abbreviated Legal Description - **Section:** 11 **Township:** 25 N **Range:** 45E

Owner: Launchpad Assets, LLC **Phone:** 801-330-8854

Contact: Clifton Trimble, Storhaug Engineering **Phone:** 509-242-1000

Application Date: 10/29/2025 **Determination of Completeness Issued:** 11/14/2025

Notice of Application Issued: 11/14/2025 **Comment Deadline:** 12/01/2025 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 Community Development Department 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, 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 on its face 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: 11/14/2025

Signature: Lisa D Key

SEPA CHECKLIST
Liberty Lake Community Development Department
22710 E. Country Vista Drive, Liberty Lake WA 99019
Phone: (509) 755-6704

Website: www.libertylakewa.gov
Email: permitcenter@libertylakewa.gov

City Development Code Article 10-6A, Environmental Ordinance

SEPA[1] Environmental Checklist

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.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

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

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   Liberty Launch School Fieldhouse; a school expansion.

2. **Name of applicant:**

   Launchpad Assets, LLC

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

   Clifton Trimble, Storhaug Engineering
   510 E 3rd Ave
   Spokane, WA. 99202 / 509-242-1000

4. **Date checklist prepared:**

   10-14-2025

5. **Agency requesting checklist:**

   City of Liberty lake

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

   Spring of 2026. No phasing proposed at this time.

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

   Not at this time

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

   See Geotechnical Report attached as exhibit A, conclusions and recommendations on page 3.

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

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 known; see below additional information in #10.

10. **List any government approvals or permits that will be needed for your proposal, if known.**
Most likely grading permits and building permits for the sporting facilities. There may also be a boundary line adjustment to the site prior to starting construction.

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.)**

The Fieldhouse will be an expansion of the K-12 Liberty Launch Academy. See Exhibit B for the site plat detailing the facility and its parking and circulation, loading dock, courtyard, hard court field, turf fieldhouse, and the connector road. The space will host indoor rugby and soccer, volleyball and basketball, wrestling, and pickleball with incorporated training spaces, classrooms, and coaching offices. There will be a basement level gym, concourse, and upper-level viewing in the facility (See Exhibit B-5). This will be an expansion to the existing school for sporting activities.

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.**

2110 N Molter Road in Liberty Lake, WA. (Parcel No. 55113.0232, 5113.0235, and 55113.0231)

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. General description of the site:

Flat and grassy, and vacant. Older dirt piles have vegetation which appear as hills.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

Mostly flat with some old dirt piles which appear as hills.

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

Other than the old dirt stockpiles, the natural slope of the site is approximately 6%.

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

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.

See Exhibit C for full soils map detailing soils 'opportunity very gravelly ashy loam, 0 to 3 percent slopes; Urban land, gravelly substratum, 0 to 15 percent slopes; and Urban land-Opportunity, disturbed complex, 0 to 3 percent slopes'. See also Exhibit A for full Geotechnical Report.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

See Exhibit A at the end of this document for a full Geotech Report (note sheet #3 for su

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.

There will be approximately 100,000 total CY of cut and fill over the footprint for the fieldhouse. A grading plan will be submitted and reviewed by the City of Liberty Lake prior to any earthwork being started.

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

Not anticipated.

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

The footprint for the expansion for the fieldhouse will be approximately 4 acres, of which the entire expanded area will be impervious.

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

An ESC plan will be provided with the civil plans at permitting. All permitting regulations for site development will be adhered to, per the City of Liberty Lake Land Development Code.

2. Air

Find help answering air questions[4]

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.

Typical emissions from heavy equipment during grading and construction of the fieldhouse, and the above listed, associated amenities.

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air

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

None known

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

All municipal permitting requirements, as well as state and federal air quality regulations for emissions.

3. Water

Find help answering water questions[5]

a. Surface:

Find help answering surface water questions[6]

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.

None known.

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.

None

4. Will the proposal require surface water withdrawals or diversions? Give a 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. See Exhibit D for FEMA Floodplain map.

[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water

[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

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:

Find help answering ground water questions[7]

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 a general description, purpose, and approximate quantities if known.**

   No

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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

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.**

Stormwater runoff will be collected per future approved plans with the City of Liberty Lake, most likely via grassy swales or other approved BMP methods best suited for the site, at permitting.

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

   Not anticipated. None near the site.

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

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

Not anticipated. A grading plan will be submitted and approved by the City for future development. The site also does not contain critical areas in terms of slope or known drainageways.

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

All earthwork will be performed to the specifications of an approved grading permit from the City of Liberty Lake. All permitting will be complied with, per City regulations.

4. Plants

Find help answering plants questions

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

☐ **deciduous tree: alder, maple, aspen, other**

☐ **evergreen tree: fir, cedar, pine, other**

☐ **shrubs**

☒ **grass**

☐ **pasture**

☐ **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?

Approximately 4 acres of vegetation will be altered during the grading process.

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

Unknown to 100% certainty: See Exhibit E for a Priority Habitat Species (PHS) report generated from the Department of Fish and Wildlife website.

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

Most, if not all vegetation will be removed for the footprint for the fieldhouse.

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

See Exhibit D, as noted above.

5. Animals

Find help answering animal questions[8]

a. List any birds and other animals that 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:**

None known. See Exhibit D for PHS report.

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

None known. See Exhibit D for PHS report.

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

Yes, all of Spokane County is in the Pacific Flyway Zone.

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

Compliance with all state and local regulations, as well as development requirements per the City of Liberty Lake permitting office.

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

None know. See Exhibit D for PHS report.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

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.**

   Electrical and energy related plans will be detailed at the time of construction. For this use, electric will primarily be used for heating and lighting for the individual courts, gym, etc., within the fieldhouse.

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

Not anticipated, as the project will meet the height standards within the zoning district, and will only be 2 stories; the project is not anticipated to cast a shadow onto neighboring properties.

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. However, the project will meet or exceed all state and local energy regulations.

7. Environmental health

Health Find help with answering environmental health questions[10]

a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

   None anticipated.

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

   None known.

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.**

   None known.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

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.**

   None anticipated.

4. **Describe special emergency services that might be required.**

   Typical emergency services would be anticipated at project build out (police, fire, EMS, ect.)

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   Compliance with all environmental regulations and the local Land Development Code.

b. Noise

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

Traffic at the manufacturing and shipping facility to the north of the property at 23800 E Appleway Ave, as well as traffic from the surrounding residential homes. But, none that would create an issue for the use and enjoyment of the facility.

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)?**

   Most likely general student population and traffic after sports practi

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

   TBD: all requirements generated from permitting, SEPA, and the associated traffic reports.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

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 use of the site is as a mixed-use commercial building hosting a variety of uses within those suites ranging from barber shops to cafes, to art studios and offices inside the 'MODE' building, in addition to the Liberty Launch private school. Adjacent uses include commercial and manufacturing to the north, west, and south, with vacant land to the east (future development most likely planned residential).

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

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 because 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?

Not known to be.

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?

No

c. Describe any structures on the site.

The existing MODE facility is an actively used, well-maintained, and structurally sound mixed-use building that effectively serves a wide variety of community, educational, and commercial functions. The building remains compliant with zoning and occupancy requirements and continues to support the needs of its diverse user base.

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

No

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

M-2 (Community Center Mixed Use)

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

Central Business District

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.

Not that we have found.

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

Additional staff would most likely be implemented for the sporting activities in terms of coaching and maintenance for the expansion. Demand for those additional staff members is unknown at this time.

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

0

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.

Compliance with Zoning Code and the Comprehensive Plan.

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

N/A

9. Housing

Find help answering housing questions[12]

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

N/A

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

N/A

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

N/A

10. Aesthetics

Find help answering aesthetics questions[13]

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

The tallest area of the structure will be approximately 32 ft. Building materials will most likely be a translucent polycarbonate facade with wood accents, and metal panel siding with an exposed metal structure.

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics

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

None known

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

Compliance with all building codes, as well as an overall goal of creating an inspiring and progressive design to heighten the associated sporting pursuits within.

11. Light and glare

Find help answering light and glare questions[14]

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

Light and glare are not anticipated to be a factor due to the smaller scale height of the fieldhouse, as well as from the translucent polycarbonate paneling involved.

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

Not anticipated to be.

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

None known.

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

None proposed. N/A.

12. Recreation

Find help answering recreation questions

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

There are sporting fields to the south as well as a golf course to the southeast approximately a 1/2 mile away.

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:

N/A.

[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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 known

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.**

Responses solicited to the Dept. of Archeology and Historic Preservation, as well as the SpokaneTribe of Indians via this SEPA process.

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 anticipated. The developer will adhere to environmental regulations provided by the agencies via this process.

14. Transportation

Find help with answering transportation questions[16]

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.**

E Appleway Dr, N Molter Rd, and E Mission Ave. See Exhibit B for general site plan illustrating access

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p
[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

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?

The nearest bus stop is the Appleway and Madison stop approximately a 1/4 mile away.

c. 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).

TBD via this process.

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

No

e. 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?

Proposed traffic of the new facility is anticipated to be 981 Average Daily Trips, with 319 AM (7-9 AM) Peak hour of adjacent traffic trips, and 175 PM Peak hour trips (4-6 PM) of adjacent traffic. Net traffic of historic permitted use is anticipated to be less than zero. See Exhibit F for full Trip Generation Letter, and those traffic counts. Truck data is unknown. The traffic study proposed utilizes existing trip counts, and projects from the Institute of Transportation Engineer's traffic data.

f. 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.

Not anticipated to

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

TBD in terms of traffic mitigation. These measures will be assessed via this process, as well as by the City of Liberty Lake Traffic Engineering Department.

15. Public services

Find help answering public service questions[17]

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.**

An increase for those services would rise commensurate with the expansion of sporting facilities for a K-12 school, as sporting accidents occur from time to time.

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

Compliance with all traffic, circulation, and those associated permitting requirements.

16. Utilities

Find help answering utilities questions[18]

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

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.**

Our project is in the Liberty Lake Sewer and Water District service area boundary

C.Signature

Find help about who should sign[19]

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.

X 

Type name of signee: Clifton Trimble

Position and agency/organization: Land Use Planner, Storhaug Engineeri

Date submitted: 10-28-2025

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities
[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section 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?**

    - **Proposed measures to avoid or reduce such increases are:**

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

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

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

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

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

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?**

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

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?**

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

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

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

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

EXHBIIT A

Geotechnical Engineering Report
Liberty Launch Sports Complex
Liberty Lake, WA

Prepared for:
Brian Winkler, President
WM Winkler Co.
5516 N. Starr Road
Newman Lake, WA 99205

Prepared by:
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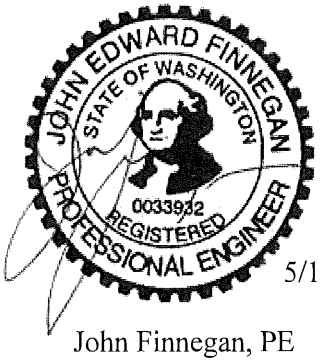

5/1/2025

John Finnegan, PE
Geotechnical Engineer, Principal

Greyson Charon, EIT
Staff Engineer

Budinger
& Associates

BAI Project Number: S25229

May 1, 2025

CONTENTS

EMBEDDED TABLES

ATTACHED FIGURES

CONTEXT

This geotechnical engineering report (GER) presents the results of geotechnical exploration and analysis for the proposed sports complex. These services were contracted and coordinated with WM Winkler Corporation, represented by Brian Winkler, President.

Project Considerations

A new indoor sports complex is planned for the north end of the MODE campus. The new facility will consist of three pre-engineered metal buildings, including an indoor fieldhouse, gymnasium, and atrium. The finish floor basement elevation will be 2,103 feet, 18 feet below the entrance level.

Preliminary plans provided by Chief Buildings dated March 31, 2025, indicate building dimensions and maximum loading are as summarized in *Table 1*.

Table 1. Building Dimensions and Loading

Building	Length (feet)	Width (feet)	Maximum Column Loading (kips)
Fieldhouse	400	260	168
Gymnasium	220	200	162
Atrium	400	20	51

Concrete, cast-in-place retaining walls will retain soil to the east, west, and north of the facilities. The maximum anticipated retained height is 18 feet at the existing MODE building, decreasing to the north. Asphalt-surfaced fire lanes are planned to the north and east of the facility.

Location

The site is in the SE ¼ of Section 11, Township 25 N, Range 45 E, Willamette Meridian, Washington, and consists of Spokane County parcel numbers 55113.0232 and .0232. The physical address is 24091 E Mission Ave, Liberty Lake, WA. The location is shown in the *Vicinity Map* and *Site Plan*.

Scope

This geotechnical study involved interpretation of subsurface soil conditions to provide conclusions and recommendations addressing the suitability of the site to support proposed structures and geotechnical parameters required for others to design and construct. We endeavored to conduct these services in accordance with generally accepted geotechnical engineering practices as outlined in proposal S-25229, dated March 13, 2025.

Construction inherently entails risk. The objective of this study is to reduce risks related to subjects in our scope to levels generally accepted for similar projects designed with the benefit of similar geotechnical study.

ENCOUNTERED CONDITIONS

Physical Setting

The site is over the Spokane Valley-Rathdrum Prairie (SVRP) aquifer. The SVRP aquifer is bound to the north and south by crystalline rock which was eroded by a pre-Tertiary river system to form a

deep channel. During the last ice age, catastrophic Missoula Outburst floods scoured pre-existing rock and sedimentary structures while infilling the valley with Pleistocene glacial flood-channel deposits *(Qfcg). These flood deposits were placed in a high energy depositional environment and consist of boulders, cobbles, gravel, and sands with lenses of sand and silt.*

The *Qfg* unit is described as *"Thick-bedded to massive mixture of boulders, cobbles, pebbles, granules, and sand; may contain beds and lenses of sand and silt."(WSDNR).*

Surface Conditions

At the time of our fieldwork, the site consisted of a developed southern portion and undeveloped northern portion. The ground surface generally sloped down to the north-northwest at 10 horizontal to 1 vertical (10H:1V). Slopes ranging from 3H:1V to 4H:1V were observed at the north and west of the site. Total relief across the site was 22 feet. The southern portion of the site consisted of the existing, 2-story, Meadowwood Technology Campus building and associated drive lanes, parking lots, landscaped green spaces, outdoor sports courts, and playgrounds. The northern portion consisted of an undeveloped field with fill piles along the northern third of the area from the approximate center to the west. An access road was observed at the northwest corner of the site, and the road cut exposed soils consisting of sand and gravel with cobbles and boulders.

Earthwork operations were observed to the east of the site. Cobbles and boulders were observed in the open excavations. The soil observed in the open excavations was consistent with the *Qfg* description.

Subsurface Conditions

The encountered conditions are described in the *Logs* in accordance with methods described in *Field Exploration.* The subsurface materials were differentiated based on characteristics relevant to this project.

existing fill

Existing fill was encountered in the explorations beginning at the ground surface and extending to depths ranging from 2 to greater than 6 feet. *Table 2*, below, shows the depths to which *existing fill* was encountered. Test Pit 6 was terminated in *existing fill* due to a potentially un-marked utility. The unit generally consisted of silty gravel with sand and silty sand with gravel. The fines contents (percent passing, by weight, the US #200 sieve) ranged from 18 to 21 percent.

Table 2. Existing Fill Depths

Exploration number	1	2	3	4	5	6	7	8	9	10	11	12
Existing fill depth (feet)	1.5	2.5	2.5	0.5	7	1.5	4	2	0.5	2	2	>6

Coarse grained soil (CGS)

CGS was encountered in explorations beginning beneath *existing fill* and extended to depths greater than 27 feet. *CGS* consisted of gravel with sand and silt and sand with gravel and silt. Cobbles and boulders were present throughout the unit. *CGS* was encountered in a medium dense to dense condition. The fines percentages ranged from 2.3 to 16 percent and generally decreased with depth.

Surface and Groundwater Hydrology

Surface water was not observed on site. The nearest surface water was observed approximately 2,500 lineal feet towards the north in the Spokane River channel, approximately 94 feet below the site.

Groundwater was not encountered in explorations. The surface of the SVRP aquifer is approximately 150 feet below ground surface in the vicinity of the sight (Campbell, 2004).

CONCLUSIONS

Earthwork. Where planned foundation and slab subgrade elevations are above the bottom of *existing fill*, settlement risk can be mitigated by implementing the recommendations in this report.

Existing fill is not considered suitable for reuse as structural fill; it should be stripped and stockpiled separately for use as non-structural fill for green space and landscaping areas.

Boulders were encountered in explorations and should be expected to be encountered in excavations and may result in added earthwork costs.

Foundations. *Existing fill* encountered to depths of up to 7 feet poses subsidence and differential settlement risks for foundations and slabs. Where basements are planned, *existing fill* will likely be removed during excavation to slab and foundation subgrades. Risk of settlement can be mitigated by implementing the recommendations in this report.

CGS was encountered beneath *existing fill* and *silty gravel.* It is a suitable stratum to bear foundations and slabs.

Stormwater. *CGS* is a suitable target soil for stormwater infiltration due to the wide horizontal extent, lack of limiting layers, and high permeability.

Pavements. The *existing fill* unit may pose settlement hazard risks to pavements if left untreated. Risk of settlement can be mitigated by implementing the recommendations in this report.

A suitable subgrade resilient modulus for design is 5,000 pounds per square inch.

RECOMMENDATIONS

The recommendations presented throughout this chapter are intended to provide economically feasible criteria at normally accepted risk levels. More conservative design parameters can be used if lower risks are preferred. Specifically, the design should incorporate the following recommendations concerning earthwork, foundations, slabs, pavements, and stormwater drainage.

Seismic Considerations

The recommended seismic site class designation is Site Class D "stiff soil." Spectral response acceleration parameters, adjusted for Site Class D, were calculated using USGS, U.S. Seismic Design Web Services through the ASCE 7 Hazard Tool (ASCE, 2022). The values of predicted earthquake ground motion for short period structural elements (0.2 second spectral response acceleration, Ss) and for long period structural elements (1.0 second spectral response acceleration, S1) are provided in the table below. The design parameters (SDS and SD1) are equal to ⅔ of the maximum earthquake spectral response accelerations (SMS and SM1).

Table 3. Site Class D Seismic Design Parameters

Site Class	Latitude	Longitude	PGA_M	Ss	S_1	S_{DS}	S_{D1}
D	47.675	-117.085	0.19g	0.33g	0.094g	0.32g	0.17g

*Code Reference: (ASCE 7-22)

Liquefaction. Due to the lack of shallow groundwater, the permeability and dense condition of *CGS*, and the relatively low design peak ground acceleration (PGA_M) for the site, the liquefaction potential is considered very low.

Seismic Earth Pressures. The site-modified peak ground acceleration (PGA_M) is 0.19g. Retaining walls with granular backfill designed to resist static loads with a factor of safety of 1.5 can be reasonably expected to resist seismic earth pressure resulting from PGA values up to 0.3g. Therefore, seismic earth pressures may be neglected provided the walls are designed for a minimum static factor of safety of 1.5. Additional background information supporting this recommendation can be found in Mikola & Sitar (2013).

Earthwork

Site preparation. Strip organics, topsoil and deleterious materials down to mineral soil lacking concentrated organics within the construction areas. Remove *existing fill* below footings and slabs and replace with compacted structural fill.

Temporary Slopes. Due to varying construction methods and conditions, temporary excavations should be the responsibility of the contractor. The encountered soils are consistent with Type C materials per Washington Industrial Safety and Health Act (WISHA) excavation criteria. WISHA specifies a maximum inclination of 1 ½ H:1V in the temporary condition for Type C.

Permanent slopes. Permanent cut and fill slopes should be no steeper than 2H:1V except where potentially submerged in drainage basins, where the slopes should be no steeper than 3H:1V. Protect completed surfaces as soon as possible with mechanical or bio-technical erosion control.

Subgrade Preparation. Compact excavated subgrade surfaces and surfaces to receive fill to at least 92 percent of maximum dry unit weight (MDUW). Determine MDUW and optimum moisture content for subgrade materials in accordance with the modified proctor test (ASTM D1557).

Protection of subgrade. Following compaction of subgrade, protect surfaces from degradation during inclement weather. Protection measures include erosion control maintenance, preventing tracking of soil and rock offsite, and preventing driving on wet subgrade soil. Reduce frost penetration in freezing weather by leaving surfaces of soil un-compacted if left for an extended duration. Prevent frost penetration in freezing weather by covering soils, such as placing a temporary loose, insulating layer of soil on top.

Fill material. Granular *CGS* is suitable for reuse as structural fill provided that deleterious items (anthropogenic debris, organics, oversized materials, etc.) are removed prior to reuse and the fines content is less than 15 percent. Soils exhibiting high fines percentages should not be used for structural fill as they are considered moisture sensitive and may be difficult to compact in wet conditions.

General recommendations for import fill materials and uses are provided in *Table 4.* Fill Materials Contact us to review alternative material selections.

Table 4. Fill Materials

Soil Fill Product	Allowable Use
Class B Gravel Backfill for Foundations: WSDOT SS 9-.12(1)B	• Structural fill below foundations and slabs, where required
Gravel Backfill for Walls: WSDOT SS 9-3.12(2)	• Foundation and retaining wall backfill
Select Borrow: WSDOT SS 9-3.14(2)	• Fill within building footprint and paved areas to establish subgrade • Over-excavations • Utility trench backfill above bedding course (pipe-zone backfill)
Bedding Course: WSDOT SS 9-3.12(3)	• Utility trench backfill for pipe-zone bedding
Non-Structural Fill	• Areas not supporting structures (typically landscaped areas) • Soils should not contain particles larger than 6 inches and be free of deleterious items (wood, metal, plastic, trash, etc.)

Fill Placement. Place fill in lifts of thickness suited to the compaction equipment utilized but no thicker than 12 inches. Structural fill should extend beyond bottom of footing a minimum distance equal to half the thickness of fill placed.

Compact structural fill to at least 92 percent of MDUW for footing subgrades; compact to 92 percent also for slabs and pavement subgrades, except within the top 24 inches where compaction should be increased to 95 percent. Do not place fill in a frozen condition or on un-compacted frozen subgrade.

Verification and application. These earthwork recommendations apply to structural fill, backfill against footings, and backfill of utility trenches. The earthwork recommendations are confirmation dependent; retain our geotechnical engineer to confirm that conditions anticipated are actually encountered during construction.

Retain a qualified earthwork technician present during fill and backfill operations to observe and test each lift of fill. Frequency of testing should be 2 tests per 2,000 square feet or fraction thereof per lift. At least one density test should be performed for every 100 lineal feet of trench backfill at vertical intervals not exceeding 2 feet. A representative of the Geotechnical Engineer is best suited to provide such testing.

Foundations

The following foundation recommendations are predicated upon the assumed structural loads outlined in *Project Considerations*. Please contact us to review these recommendations if maximum structural loads exceed the assumed values.

We recommend supporting the building on spread footings bearing directly on *CGS*. Prepare the footing subgrade as described in *Earthwork*. Do not bear footings on *existing fill* or loose/disturbed soil. Footings constructed as described above may be sized for a net allowable bearing pressure of 3,500 pounds per square foot (psf). Calculated maximum total and differential settlements are 1 in and ½ inch, respectively.

Foundation recommendations are dependent on confirmation that the *CGS* unit is encountered as anticipated at footing subgrade or base of structural fill. Retain our geotechnical engineer to verify these confirmation-dependent recommendations prior to placement of structural fill or concrete.

Minimum embedment. Minimum recommended foundation embedment depth is 24 and 18 inches for perimeter and interior footings, respectively.

Earth Pressures and Lateral Resistance

Retaining walls will be subjected to lateral earth pressure. Depending upon the level of wall restraint, they should be designed for either at-rest (for zero deflection at the top of the wall) or active (top of wall free to move at least 0.5% of the wall height). Recommended equivalent fluid pressures for these two cases, as well as passive pressures are as follows:

- At-Rest Earth Pressure: 55 pounds psf per foot of depth (psf/ft)
- Active Earth Pressure: 35 psf/ft of depth
- Passive Earth Pressure: 450 psf/ft of depth

These values assume the backfill is drained (no hydrostatic pressures build up behind the wall), level surfaces in from of and behind the wall, and no surface surcharge loads. The wall designer must request modified criteria if sloping ground conditions or surcharge loading are anticipated. These values are based on backfill materials placed and compacted in accordance with the recommendations provided in *Earthwork*.

Wall Drainage. Adequate drainage must be provided for retaining walls to prevent buildup of hydrostatic pressures. Retaining wall backfill should contain less than 5 percent (by weight) passing the U.S. Number 200 sieve and be used in conjunction with footing drains and/or other drainage provisions to provide full wall drainage. Surfaces should be graded to drain water away from the retaining walls.

Lateral Resistance. The recommended ultimate earth to cast-in-place concrete friction factor is 0.5 for footings constructed as recommended in *Foundations*. Apply appropriate safety factors in design, as the values provided are unfactored.

Floor Slabs

Conventional slab-on-grade floors are feasible provided they're founded on 6 inches of crushed gravel base over *CGS* subgrade prepared in accordance with the recommendations in *Earthwork*.

For slabs bearing on a minimum of 6 inches of compacted granular structural fill over *CGS,* the recommended vertical modulus of subgrade reaction (k_{v1}) is 150 pounds per cubic inch.[1]

---

[1] k_{v1} must be reduced to k_s using the foundation width, B: $k_v = k_{v1}\left(\frac{B+1}{2B}\right)^2$

Moisture Protection. Moisture protection for floor slabs with moisture sensitive covering is recommended. A product designed as a durable and impermeable under-slab "moisture barrier" such as Stego Wrap should be used for moisture protection.

Protection of slabs and floor coverings from moisture can be further improved by installing a course of open-graded gravel (OGG) such as *Permeable Ballast* (*WSDOT 9-03.9(2)*) at least 6-inches thick below the slab to break the capillary potential of water in the pore spaces of soils and aggregates. The OGG layer requires separation from the subgrade with an aggregate filter such as crushed gravel, 1.5 inches thick minimum, or nonwoven geotextile per WSDOT SS Table 1, Section 9-33.2 to prevent intermixing of the materials. The combination of a durable, impermeable membrane and OGG provides the best means of slab moisture control, in our opinion.

Backfill adjacent to footings and underlying utility excavations in accordance with the recommendations described in *Earthwork* to provide uniform slab support.

Pavements

Traffic loads were not provided at the time of this report.

We recommend a minimum flexible pavement section of 2 inches of hot mix asphalt (HMA) over 6 inches crushed surfacing (CS) over scarified, moisture conditioned, and compacted subgrade. We recommend a minimum scarification depth of 12 inches, which is typically achieved using ripper teeth behind a dozer or other suitable means.

The total equivalent single-axle loads for the provided section are 15,400, which corresponds with very light traffic loading. If traffic loads become available, contact us to review the recommended section and loading.

Table 5. Flexible Pavement Compaction and Recommended Materials Summary

Layer	Compaction	Recommended Material Specification
2.5 inches HMA	92% TM	*WSDOT SS Section 9-03.8(6).*
6 inches CS	95% MP	*WSDOT SS Section 9-03.9(3)*
Subgrade, top 12 inches	95% MP	*Existing fill* or *CGS* subgrade compacted to 95 percent or greater of maximum dry density

TM = Theoretical Maximum Unit Weight
MP = Modified Proctor *(AASHTO T-180)*

Construct flexible pavements in accordance with *WSDOT SS Section 5-04.*

We recommend grading surfaces so runoff will be collected and disposed of such that water is not allowed to accumulate near the pavements. We recommend crack maintenance regularly to reduce surface water infiltration. Surface and subgrade drainage are critical to the performance of the pavement section.

Stormwater Drainage

Gradation analysis was used to estimate permeability based on fines content of representative soil samples. Results are summarized in the table below.

Table 5. Drywell Design Outflow Rate Analysis

Exploration ID	Sample Depth (ft)	Fines (%)	k[1]	q_{ND}[2]	q_A[3]		FS[4]	q_D[5]	
					Single depth	Double Depth		Single Depth	Double Depth
1	10-12	4.7	49	0.08	0.52	0.87	1.3	0.40	0.67
1	25-27	3.0	115	0.18	1.01	1.80	1.3	0.83	1.38
3	5-6.5	6.7	25	0.05	0.29	0.49	2.0	0.15	0.24
5	5-6.5	9.5	13	0.03	0.17	0.28	2.3	0.07	0.12
6	10-11.5	2.3	189	0.28	1.66	2.76	1.3	1.27	2.12
7	15-16.5	4.0	67	0.11	0.68	1.13	1.3	0.52	0.87
8	5-6	4.3	58	0.10	0.60	1.00	1.3	0.46	0.77

1. Hydraulic conductivity - inches per hour ($in^3/in^2/hr$)
2. Normalized outflow rate - cubic feet per second per foot
3. Actual outflow rate – cubic feet per second
4. Factor of safety from SRSM Table 4A-1
5. Design outflow rate - cubic feet per second

The recommended maximum design outflow rates for single- and double-depth drywells are 0.3 and 0.7 cubic feet per second (cfs), respectively, where perforated sections are placed entirely in *CGS*. Testing new drywells may enable the use of higher rates.

We recommend grading surfaces to allow positive drainage away from structures and pavements. Runoff should be collected and disposed of such that water is not allowed to accumulate near the structures or pavements. Drywells should be positioned no closer than 30 feet from each other and not within 15 feet of building footprints.

Drywells can "silt-up" over time and operation and maintenance guidelines in the stormwater manual should be followed. We recommend setting aside sufficient area for eventual replacement.

Additional Services

Effective geotechnical services involve cooperation with the owner, designer, and constructor as follows:

1. Preliminary study to assist in planning and to economically adapt the project to its geologic environment.
2. Soil exploration and analysis to characterize subsurface conditions and recommend design criteria.
3. Consultation with the designer to adapt the specific design to the site in accordance with the recommendations.
4. Construction observation to verify the conditions encountered and to make recommendations for modifications, as necessary. The geotechnical engineer cannot be

responsible for confirmation-dependent recommendations unless this step is completed.

5. Construction material testing, quality control, and special inspection.

This report satisfies Item 2 of the 5-phase endeavor. We are eager to provide assistance with design and construction as appropriate to assist in completing a safe and economical project.

FIELD EXPLORATION

The fieldwork was conducted by Greyson Charon, EIT, and Logan Long, GIT, and supervised by John Finnegan, PE, on March 31 and April 1, 2025. The field activities generally consisted of the following:

- Reconnaissance of the site and surrounding area;
- Logging subsurface conditions in 7 test borings and 5 test pits;
- Advancing 4 Kessler DCP soundings; and,
- Obtaining bulk and split-spoon samples of the encountered soils.

Results are presented in *Figures*.

Test Borings

Air Rotary Drilling, ASTM D5782. Borings were drilled with a track-mounted Geoprobe 3100GT by the air rotary method utilizing 4.5-inch outside diameter casing. The air rotary method involves circulating air through a specially designed pilot bit that engages with a casing bit during drilling but disengages upon reversal of rotation to allow retrieval of the drill stem at desired sampling depths.

Standard Penetration Tests (SPTs) - ASTM D 1586. SPTs were conducted by driving a 2-inch outside diameter split-spoon sampler with a hydraulicly operated automatic drop hammer using a 140-pound driving mass which free falls 30 inches. The resulting blow count for each foot of sampler advancement represents an uncorrected N-value that is presented in the *Boring Logs*. The energy ratio (ER) is much higher with the automatic drop hammer compared to the reference cathead/rope system.

3-Inch Split Spoon Samples (3" SS) - ASTM D 3550. Split-spoon samples were obtained with a 3.0-inch outside by 2.4-inch inside diameter split-spoon sampler similar to the SPT sampler. Blow counts with the 3" SS do not represent SPT N-values since the end area of the 3" SS is approximately twice that of the standard sampler. A correction factor of 0.56 was applied to blow counts to estimate the representative SPT N-value presented in the *Boring Logs*.

Soil and Rock Classification

WSDOT Soil and Rock Classification and Logging. Field descriptions of soils and rock were completed in accordance with the current version of the Washington State Department of Transportation, Geotechnical Design Manual (GDM), M 46-03.12, except that fines (silt and clay) were described in accordance with ASTM D 2487. Whereas the GDM uses the terms 'silty' and 'clayey' to describe a very broad range of fines from 10 to 49 percent, ASTM D 2487 uses those terms for percentages greater than 12 and the term 'with' for fines ranging from 5 to 12 percent, which is typically necessary to describe variations relevant to soil permeability per the SRSM. A key to the descriptions is provided in Guide to Soil and Rock Descriptions.

Location

Horizontal & vertical control. The *Site Plan* was produced from preliminary plans provided by OPSORTS Earth. Boring locations are based on measured offsets from existing site features at the time of exploration.

Elevations presented in the *Logs* were interpolated from contour lines shown on the plans provided by OSPORTS. Horizontal and vertical locations can be considered accurate to within 5-foot and 1-foot, respectively, relative to the information provided. Should actual survey information become available the elevations presented in logs should be updated.

LABORATORY ANALYSIS

Laboratory testing was performed on representative samples of the soils encountered to provide data used in our assessment of soil characteristics.

Tests were conducted, where practical, in accordance with nationally recognized standards (ASTM, AASHTO, etc.), which are intended to model in-situ soil conditions and behavior. The results are presented in *Figures*.

Index Parameters

Moisture content – ASTM D2216. Moisture contents were determined by direct weight proportion (weight of water/weight of dry soil) determined by drying soil samples in an oven until reaching constant weight.

Gradation – ASTM D6913. Gradation analysis was performed by the mechanical sieve method. The mechanical sieve method is utilized to determine particle size distribution based upon the dry weight of sample passing through sieves of varying mesh sizes. The results of gradation are provided in *Grain Size Distribution Results*.

Atterberg Limits – ASTM D4318. Atterberg limits describe the properties of the fine-grained constituents of soils by relating the water content to the plastic and liquid limits of engineering behavior. As the water content increases, the state of the soil changes from a brittle solid, to a plastic solid, and then to a viscous liquid.

The liquid limit (LL) is the water content above which the soil tends to behave as a viscous liquid. Similarly, the plastic limit (PL) is defined as the water content below which the soil tends to behave as a brittle solid. The plasticity index describes the range of water content over which a soil is plastic and is derived by subtracting the PL from the LL. The soil is classified as "non-plastic" if rolling a 1/8-inch bead is not possible at any water content.

Chemical Parameters

pH – AASHTO T289. The quantified measurement of soil pH (acidity = pH <7) and minimum resistivity are useful variables in determining the potential corrosivity of the soil. Certain clayey soils contain excess acidity that attacks concrete, iron, and buried utilities.

LIMITATIONS

The conclusions and recommendations presented herein are based upon the results of field explorations and laboratory testing results. They are predicated upon our understanding of the

project, its design, and its location as defined by the client. We endeavored to conduct this study in accordance with generally accepted geotechnical engineering practices in this area.

This GER presents our professional interpretation of exploration data developed, which we believe meets the standards of the geotechnical profession in this area; we make no other warranties, express or implied. Attached is a document titled "*Important Information About Your Geotechnical Engineering Report,*" which we recommend you review carefully to better understand the context within which these services were completed.

Unless test locations are specified by others or limited by accessibility, the scope of analysis is intended to develop data from a representative portion of the site. However, the areas tested are discrete. Interpolation between these discrete locations is made for illustrative purposes only but should be expected to vary. If a greater level of detail is desired, the client should request an increased scope of exploration.

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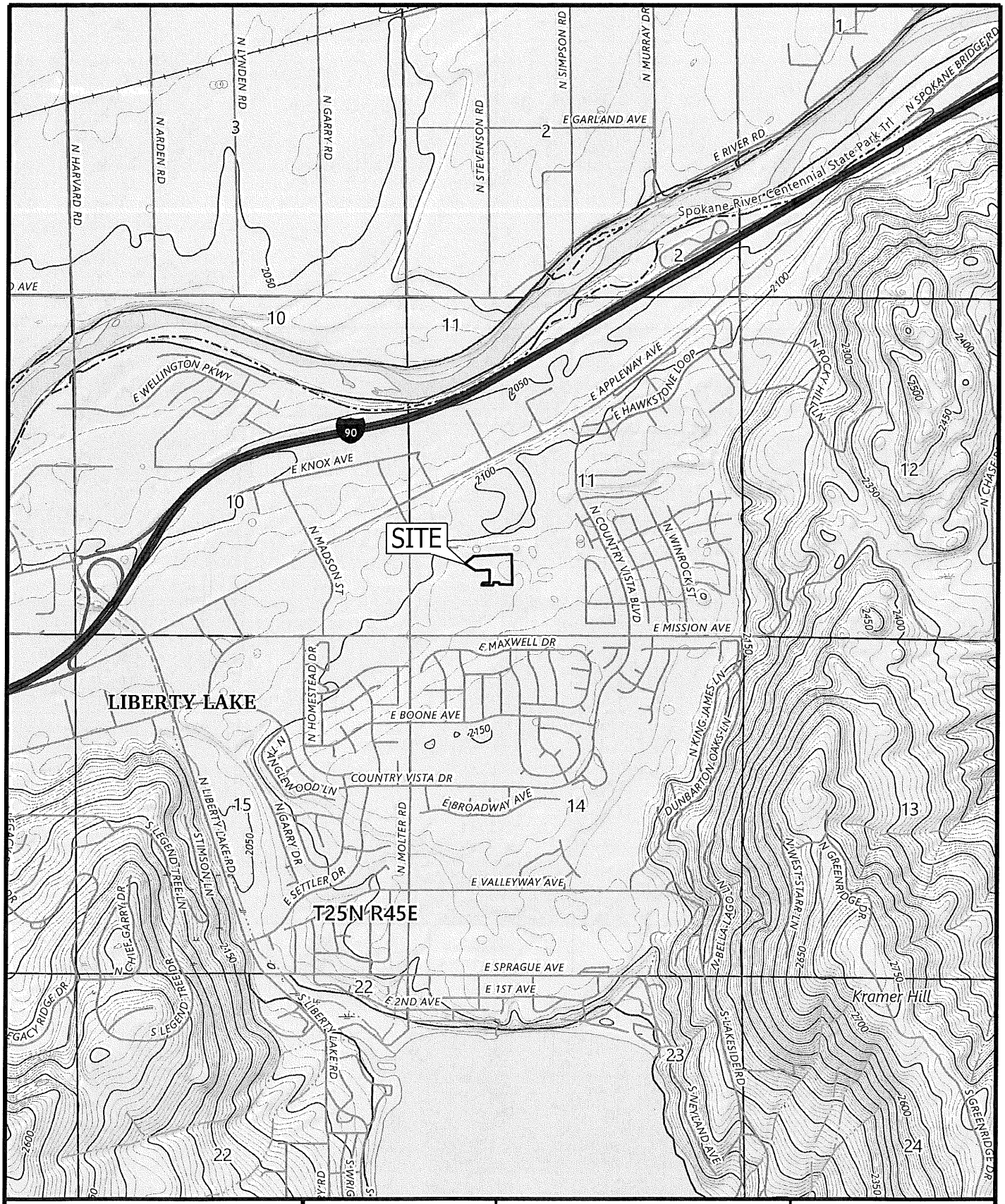


N

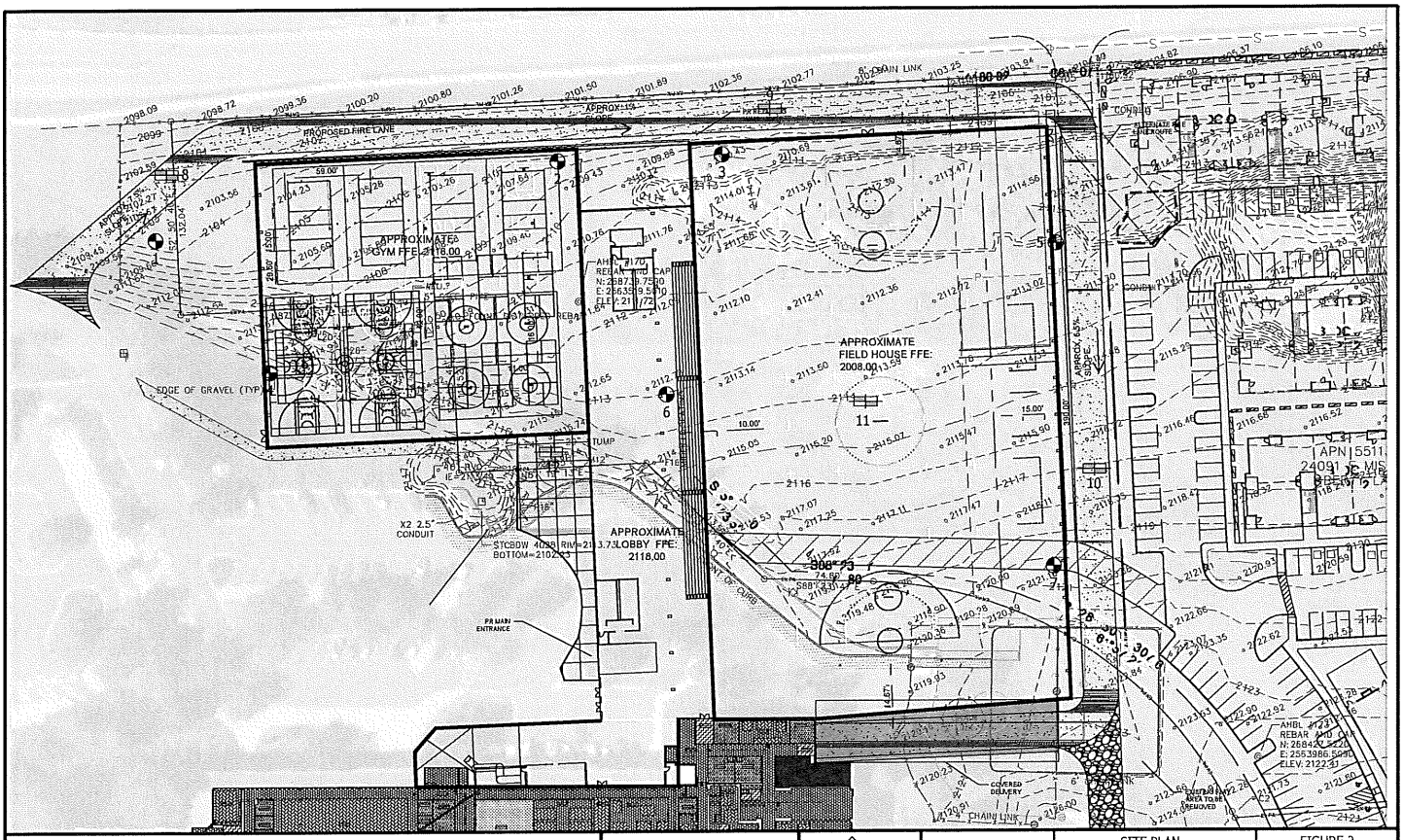
SCALE: 1"=2000'

0 1000 2000

SECTION 11
T 25 N R 45 E
USGS 2025

Budinger & Associates

VICINITY MAP	FIGURE 1
LIBERTY LAUNCH ACADEMY LIBERTY LAKE, WASHINGTON	PROJECT NUMBER S25229
	DATE: 4/2025



BORING LOCATION (1)

TEST PIT LOCATION (8)

BASE PLAN PROVIDED BY OSPORTS DATED NOVEMBER 14, 2024

SCALE: 1"=60'

0 30 60

Budinger & Associates

SITE PLAN

LIBERTY LAUNCH ACADEMY
LIBERTY LAKE, WASHINGTON

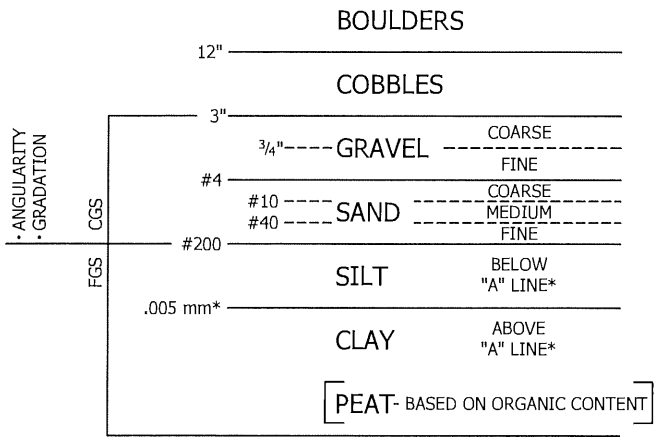
FIGURE 2

PROJECT NUMBER S25229

DATE: 4/2025

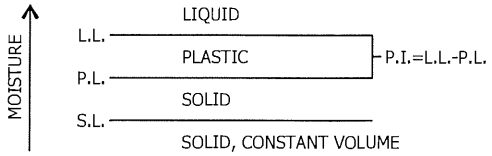
GUIDE TO SOIL & ROCK DESCRIPTIONS

SOIL CLASSIFICATION

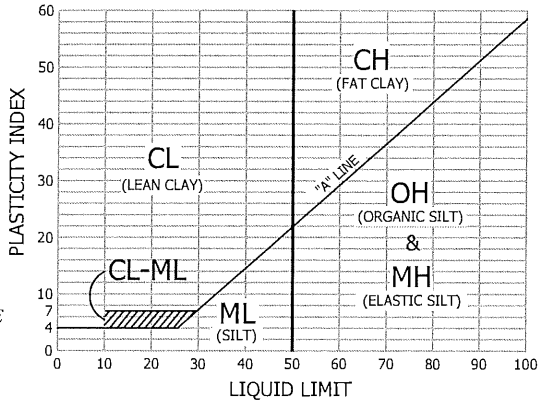


* *SEE PLASTICITY CHART*
CGS - COARSE GRAINED SOIL - MORE THAN 50% RETAINED ON A #200 SIEVE
FGS - FINE GRAINED SOIL - 50% MORE PASSES, #200 SIEVE
FINES - PORTION FINER THAN #200 SIEVE

ATTERBERG LIMITS



PLASTICITY CHART



NOTE - CHART APPLIES TO FGS AND MINUS #40 SIEVE FRACTION OF CGS

GUIDE TO SOIL DESCRIPTION MODIFIERS, MOISTURE, AND CONDITION PRESENTED ON LOGS

MODIFIER	ESTIMATED PERCENTAGE OF MATERIAL
SUFFIX "LY" OR "Y"	30% OR MORE FOR COARSE PARTS IN FGS GREATER THAN 12% FOR FINES IN CGS
WITH	15% - 29% FOR COARSE PARTS IN FGS 5% - 12% FOR FINES IN CGS

NOTE - VISUAL ESTIMATES OF MATERIAL PERCENTAGES TYPICALLY VARY 0 TO 10% FROM THOSE DETERMINED BY LABORATORY TESTING.

MOISTURE

DRY
MOIST
SATURATED OR WET

SOIL CONDITION

CGS:
- VERY LOOSE
- LOOSE
- MEDIUM DENSE
- DENSE
- VERY DENSE

FGS:
- VERY SOFT
- SOFT
- MEDIUM STIFF
- STIFF
- VERY STIFF
- HARD

SAMPLES

- STANDARD 2" PENETRATION TEST SAMPLER WITH BLOWS PER FOOT
- 3" SPLIT SPOON SAMPLER WITH BLOWS PER FOOT
- DRILL CUTTING SAMPLE
- BULK SAMPLE
- THIN-WALLED TUBE SAMPLE
- DIAMOND CORE RUN WITH % RECOVERY & ROCK QUALITY DESIGNATION
- 2.5" SPLIT SPOON SAMPLER WITH BLOWS PER FOOT
- CONTINUOUS SOIL SAMPLE
- R REFUSAL OF SAMPLE (50+ BLOWS PER 6")

ROCK WEATHERING

FRESH
SLIGHTLY WEATHERED
MODERATELY WEATHERED
HIGHLY WEATHERED
COMPLETELY WEATHERED
RESIDUAL SOIL

ROCK CONDITION

EXTREMELY WEAK
VERY WEAK
MODERATELY WEAK
MODERATELY STRONG
STRONG
VERY STRONG

Budinger & Associates

FIGURE 3

TEST BORING 1

Date of Boring: 3-31-25
Driller: Budinger & Assoc., Inc.
Type of Drill: Geoprobe 3100GT Drill, automatic SPT hammer
Location: northwest swale
Surface: grass and weeds

Elevation: 2104 ft
Logged by: G. Charon
Size of hole: air rotary overburden system, 4.5 in O.D. casing

DEPTH	SAMPLES	RQD, SPT N (% RECOVERY) (Blows per 6")	MOISTURE, COLOR, CONDITION	DESCRIPTION	SOIL LOG
0			moist, dark brown to black, medium dense	SILTY GRAVEL with Sand, coarse to fine, subangular to subrounded (existing fill)	
			moist, moderate brown, dense olive gray	GRAVEL with Sand, coarse to fine, subangular to subrounded, calcium carbonate on bottom of coarse particles (cgs)	
5		38 (63%) (17-48-19-17)			
10		25 (75%) (15-21-24-26)			
15		16 (88%) (10-15-14-14)	moist, olive gray, medium dense	SAND, coarse to fine, subangular to subrounded (cgs)	
20		18 (75%) (12-14-18-18)			
25		20 (71%) (10-17-19-20)			
			no free groundwater observed	End of Boring @ 27 ft	
30					

TEST RESULTS

ATTERBERG LIMITS
PL ⊢——⊣ LL
WATER CONTENT ○
STANDARD PEN TEST, N-VALUE (OBSERVED) ◪
APPROX. SPT N-VALUE USING 3" SAMPLER ■

10 20 30 40 50 60 70 80 90

LOGS WITHOUT WELL WITH TESTS S25229 GINT.GPJ GINT STD US.GDT 4/29/25

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Spokane Valley, WA 99212

BORING LOGS **FIGURE 4-1**

Project: Liberty Launch Academy
Location: Liberty Lake, WA
Number: S25229

TEST BORING 2

Date of Boring: 3-31-25
Driller: Budinger & Assoc., Inc.
Type of Drill: Geoprobe 3100GT Drill, automatic SPT hammer
Location: northest corner of gym
Surface: bare

Elevation: 2108 ft
Logged by: G. Charon
Size of hole: air rotary overburden system, 4.5 in O.D. casing

DEPTH	SAMPLES	RQD, SPT N (% RECOVERY) (Blows per 6")	MOISTURE, COLOR, CONDITION	DESCRIPTION	SOIL LOG
0	12 (6-10-11-9)	(92%)	moist, dark brown to black, medium dense	SILTY SAND with Gravel, coarse to fine, subangular to subrounded, organics as fine roots, brick debris present (existing fill)	
			moist, moderate brown, medium dense	SAND with Gravel, coarse to medium, subangular to subrounded, calcium carbonate on bottom of coarse particles (cgs)	
5	12 (9-10-11-19)	(67%)			
10	10 (4-5-5)	(61%)	loose		
15	31 (10-15-16)	(61%)	dense		
20	34 (8-16-18)	(61%)			
25	16 (9-8-8)	(56%)	medium dense		
			no free groundwater observed	End of Boring @ 26.5 ft	
30					

TEST RESULTS

ATTERBERG LIMITS
PL — LL
WATER CONTENT ○
STANDARD PEN TEST, N-VALUE (OBSERVED)
APPROX. SPT N-VALUE USING 3" SAMPLER

10 20 30 40 50 60 70 80 90

LOGS WITHOUT WELL WITH TESTS S25229 GINT.GPJ GINT STD US.GDT 4/29/25

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BORING LOGS **FIGURE 4-2**

Project: Liberty Launch Academy
Location: Liberty Lake, WA
Number: S25229

TEST BORING 3

Date of Boring: 3-31-25
Driller: Budinger & Assoc., Inc.
Type of Drill: Geoprobe 3100GT Drill, automatic SPT hammer
Location: northwest corner of soccer field
Surface: bare

Elevation: 2110 ft
Logged by: G. Charon
Size of hole: air rotary overburden system, 4.5 in O.D. casing

DEPTH	SAMPLES	RQD, SPT N (% RECOVERY) (Blows per 6")	MOISTURE, COLOR, CONDITION	DESCRIPTION	SOIL LOG
0	7 (6-6-7-8)	(83%)	moist, dark brown to black, medium dense	SILTY GRAVEL with Sand, coarse to fine, subangular to subrounded (existing fill)	
			moist, olive gray, dense	GRAVEL with Sand and Silt, coarse to fine, subangular to subrounded, calcium carbonate on bottom of coarse particles (cgs)	
5	27 (14-13-14)	(61%)			
10	21 (6-9-12)	(61%)			
15	R (50/2")	(0%)			
20	17 (9-9-8)	(61%)			
25	34 (14-18-16)	(67%)			
			no free groundwater observed	End of Boring @ 26.5 ft	
30					

TEST RESULTS

ATTERBERG LIMITS
PL — LL
WATER CONTENT ○
STANDARD PEN TEST, N-VALUE (OBSERVED)
APPROX. SPT N-VALUE USING 3" SAMPLER

10 20 30 40 50 60 70 80 90

+100

LOGS WITHOUT WELL WITH TESTS S25229 GINT.GPJ GINT STD US.GDT 4/29/25

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BORING LOGS **FIGURE 4-3**

Project: Liberty Launch Academy
Location: Liberty Lake, WA
Number: S25229

TEST BORING 4

Date of Boring: 3-31-25
Driller: Budinger & Assoc., Inc.
Type of Drill: Geoprobe 3100GT Drill, automatic SPT hammer
Location: southwest corner of gym
Surface: grass

Elevation: 2115 ft
Logged by: G. Charon
Size of hole: air rotary overburden system, 4.5 in O.D. casing

DEPTH	SAMPLES	RQD, SPT N (% RECOVERY) (Blows per 6")	MOISTURE, COLOR, CONDITION	DESCRIPTION	SOIL LOG
0	18 (7-13-20-23)	(92%)	moist, dark brown to black, medium dense	SILTY SAND with Gravel, coarse to fine, subangular to subrounded (existing fill)	
			moist, moderate brown, dense	SAND with Gravel and Silt, coarse to fine, subangular to subrounded, calcium carbonate on bottom of coarse particles (cgs)	
5	44 (16-23-21)	(94%)			
10	12 (5-6-6)	(72%)			
15	14 (5-6-8)	(67%)	moist, olive gray, medium dense	SAND, coarse to fine, subangular to subrounded (cgs)	
20	23 (7-12-11)	(67%)			
25	18 (5-8-10)	(67%)			
			no free groundwater observed	End of Boring @ 26.5 ft	
30					

TEST RESULTS

ATTERBERG LIMITS
PL ⊢——⊣ LL
WATER CONTENT ○
STANDARD PEN TEST, N-VALUE (OBSERVED) ◪
APPROX. SPT N-VALUE USING 3" SAMPLER ■

10 20 30 40 50 60 70 80 90

LOGS WITHOUT WELL WITH TESTS S25229 GINT.GPJ GINT STD US.GDT 4/29/25

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BORING LOGS **FIGURE 4-4**

Project: Liberty Launch Academy
Location: Liberty Lake, WA
Number: S25229

TEST BORING 5

Date of Boring: 4-1-25
Driller: Budinger & Assoc., Inc.
Type of Drill: Geoprobe 3100GT Drill, automatic SPT hammer
Location: northeast corner of soccer field
Surface: bare

Elevation: 2113 ft
Logged by: G. Charon
Size of hole: air rotary overburden system, 4.5 in O.D. casing

DEPTH	SAMPLES	RQD, SPT N (% RECOVERY) (Blows per 6")	MOISTURE, COLOR, CONDITION	DESCRIPTION	SOIL LOG
0	14 (88%) (9-11-14-11)		moist, dark brown to black, medium dense	SAND with Gravel and Silt, coarse to fine, subangular to subrounded (existing fill)	
			loose		
5	7 (17%) (3-3-4)		medium dense		
			moist, olive brown, dense	SAND with Gravel and Silt, coarse to fine, subangular to subrounded, calcium carbonate on bottom of coarse particles (cgs) 8 feet: cobble	
10	14 (67%) (7-6-8)				
15	25 (6%) (10-11-14)		dense		
			moist, olive gray, medium dense	GRAVEL with Sand and Silt, coarse to fine, subangular to subrounded, calcium carbonate on bottom of coarse particles (cgs)	
20	22 (75%) (16-15-24-32)		medium dense		
25	47 (100%) (18-23-24)		dense		
			no free groundwater observed	End of Boring @ 26.5 ft	
30					

TEST RESULTS

ATTERBERG LIMITS
PL ⊢——⊣ LL
WATER CONTENT ○
STANDARD PEN TEST, N-VALUE (OBSERVED) ◪
APPROX. SPT N-VALUE USING 3" SAMPLER ■

10 20 30 40 50 60 70 80 90

LOGS WITHOUT WELL WITH TESTS S25229 GINT.GPJ GINT STD US.GDT 4/29/25

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BORING LOGS **FIGURE 4-5**

Project: Liberty Launch Academy
Location: Liberty Lake, WA
Number: S25229

TEST BORING 6

Date of Boring: 4-1-25
Driller: Budinger & Assoc., Inc.
Type of Drill: Geoprobe 3100GT Drill, automatic SPT hammer
Location: center of atrium
Surface: grass and weeds

Elevation: 2113 ft
Logged by: G. Charon
Size of hole: air rotary overburden system, 4.5 in O.D. casing

DEPTH	SAMPLES	RQD, SPT N (% RECOVERY) (Blows per 6")	MOISTURE, COLOR, CONDITION	DESCRIPTION	SOIL LOG
0	14 (9-11-14-11)	(88%)	moist, black, medium dense	SILTY SAND with Gravel, coarse to fine, subangular to subrounded (existing fill)	
	21 (17-9-12)	(56%)	moist, moderate brown, medium dense	SILTY GRAVEL with Sand, coarse to fine, subangular to subrounded (cgs)	
5	17 (10-8-9)	(56%)	moist, moderate brown, medium dense	GRAVEL with Sand, coarse to fine, subangular to subrounded, calcium carbonate on bottom of coarse particles (cgs)	
10	18 (4-6-12)	(56%)		12 to 15 feet: boulder	
15	26 (13-11-15)	(78%)	dense		
20	18 (9-9-9)	(72%)	medium dense		
25	19 (9-9-10)	(72%)			
30			no free groundwater observed	End of Boring @ 26.5 ft	

TEST RESULTS

ATTERBERG LIMITS
PL — LL
WATER CONTENT ○
STANDARD PEN TEST, N-VALUE (OBSERVED) ◪
APPROX. SPT N-VALUE USING 3" SAMPLER ■

10 20 30 40 50 60 70 80 90

LOGS WITHOUT WELL WITH TESTS S25229 GINT.GPJ GINT STD US.GDT 4/30/25

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BORING LOGS **FIGURE 4-6**

Project: Liberty Launch Academy
Location: Liberty Lake, WA
Number: S25229

TEST BORING 7

Date of Boring: 4-1-25
Driller: Budinger & Assoc., Inc.
Type of Drill: Geoprobe 3100GT Drill, automatic SPT hammer
Location: southeast corner of soccer field
Surface: grass and weeds

Elevation: 2120 ft
Logged by: G. Charon
Size of hole: air rotary overburden system, 4.5 in O.D. casing

DEPTH	SAMPLES	RQD, SPT N (% RECOVERY) (Blows per 6")	MOISTURE, COLOR, CONDITION	DESCRIPTION	SOIL LOG
0	3 (2-4-2-2)	(92%)	moist, dark brown, medium dense	SILTY SAND with Gravel, coarse to fine, subangular to subrounded (existing fill)	
	3 (1-2-1)	(72%)	moist, moderate brown, very loose	SILTY GRAVEL with Sand, coarse to fine, subangular to subrounded (existing fill)	
5	18 (6-8-10)	(56%)	moist, moderate brown, medium dense	GRAVEL with Sand, coarse to fine, subangular to subrounded, calcium carbonate on bottom of coarse particles (cgs)	
10	23 (12-13-10)	(67%)	olive gray	12 feet: cobble	
15	29 (13-15-14)	(72%)	dense		
20	25 (12-13-12)	(83%)			
25	16 (7-8-8)	(72%)	medium dense		
30			no free groundwater observed	End of Boring @ 26.5 ft	

TEST RESULTS

ATTERBERG LIMITS
PL ⊢——⊣ LL
WATER CONTENT ○
STANDARD PEN TEST, N-VALUE (OBSERVED) ◪
APPROX. SPT N-VALUE USING 3" SAMPLER ■

10 20 30 40 50 60 70 80 90

LOGS WITHOUT WELL WITH TESTS S25229 GINT.GPJ GINT STD US.GDT 4/30/25

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BORING LOGS **FIGURE 4-7**

Project: Liberty Launch Academy
Location: Liberty Lake, WA
Number: S25229

TEST PIT 8

Date: 3-31-25
Excavator: W.M. Winkler Co.
Equipment: CAT 312 excavator with 3 ft bucket
Location: west end of fire lane
Surface: grass and weeds

Elevation: 2103 ft
Logged by: G. Charon
Size of hole: 4 x 9 feet

DEPTH	SAMPLES	MOISTURE, COLOR, CONDITION	DESCRIPTION	SOIL LOG
0		moist, dark brown, loose	Sod SILTY SAND with Gravel, coarse to fine, subangular to subrounded (existing fill)	
		moist, moderate brown, medium dense	SILTY GRAVEL with Sand, coarse to fine, subangular to subrounded (cgs)	
5		moist, moderate brown, medium dense	GRAVEL with Sand, coarse to fine, subangular to subrounded, calicium carbonate on bottom of coarse particles (cgs)	
10		no free groundwater observed	End of Excavation @ 10 ft	
15				
20				
25				
30				

TEST RESULTS

ATTERBERG LIMITS
PL ——— LL
WATER CONTENT ○

10 20 30 40 50 60 70 80 90

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TEST PIT LOGS **FIGURE 4-8**

Project: Liberty Launch Academy
Location: Liberty Lake, WA
Number: S25229

TEST PIT 9

Date: 3-31-25
Excavator: W.M. Winkler Co.
Equipment: CAT 312 excavator with 3 ft bucket
Location: north side of proposed field house
Surface: grass and weeds

Elevation: 2107 ft
Logged by: L. Long
Size of hole: 7 x 10 feet

DEPTH	SAMPLES	MOISTURE, COLOR, CONDITION	DESCRIPTION	SOIL LOG
0		moist, dark brown	SILTY SAND with Gravel, coarse to fine, subangular to subrounded (existing fill)	
		moist, moderate brown	GRAVEL with Silt and Sand, coarse to fine, subangular to subrounded, organics as fine roots (cgs)	
		moist, gray	GRAVEL with Sand and Cobbles, coarse to fine, subangular to subrounded, calcium carbonate on bottom of coarse particles (cgs)	
5				
			8 feet: sidewalls caving from 0 to 8 feet	
10		no free groundwater observed	End of Excavation @ 10 ft	
15				
20				
25				
30				

TEST RESULTS

ATTERBERG LIMITS
PL — LL
WATER CONTENT ○

10 20 30 40 50 60 70 80 90

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TEST PIT LOGS **FIGURE 4-9**

Project: Liberty Launch Academy
Location: Liberty Lake, WA
Number: S25229

TEST PIT 10

Date: 3-31-25
Excavator: W.M. Winkler Co.
Equipment: CAT 312 excavator with 3 ft bucket
Location: east side of proposed field house
Surface: bare

Elevation: 2117 ft
Logged by: L. Long
Size of hole: 4 x 10 feet

DEPTH	SAMPLES	MOISTURE, COLOR, CONDITION	DESCRIPTION	SOIL LOG
0		moist, dark brown	SILTY GRAVEL with Sand, coarse to fine, subangular to subrounded (existing fill)	
		moist, moderate brown	GRAVEL with Silt and Sand, coarse to fine, subangular to subrounded, organics as fine roots (cgs)	
		moist, gray	GRAVEL with Sand and Cobbles, coarse to fine, subangular to subrounded, calcium carbonate on bottom of coarse particles (cgs)	
5				
10		no free groundwater observed	End of Excavation @ 10 ft	
15				
20				
25				
30				

TEST RESULTS

ATTERBERG LIMITS
PL — LL
WATER CONTENT ○

10 20 30 40 50 60 70 80 90

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TEST PIT LOGS **FIGURE 4-10**

Project: Liberty Launch Academy
Location: Liberty Lake, WA
Number: S25229

TEST PIT 11

Date: 3-31-25
Excavator: W.M. Winkler Co.
Equipment: CAT 312 excavator with 3 ft bucket
Location: center of proposed field house
Surface: bare

Elevation: 2114 ft
Logged by: L. Long
Size of hole: 8 x 11 feet

DEPTH	SAMPLES	MOISTURE, COLOR, CONDITION	DESCRIPTION	SOIL LOG
0		moist, dark brown moderate brown	SILTY GRAVEL with Sand, coarse to fine, subangular to subrounded (existing fill)	
		moist, moderate brown	GRAVEL with Silt and Sand, coarse to fine, subangular to subrounded, organics as fine roots (cgs)	
5		moist, gray	GRAVEL with Sand, Cobbles and Boulders up to 1 foot diameter, coarse to fine, subangular to subrounded, calcium carbonate on bottom of coarse particles (cgs) 8 feet: sidewalls caving from 1 to 8 feet	
10		no free groundwater observed	End of Excavation @ 10 ft	
15				
20				
25				
30				

TEST RESULTS

ATTERBERG LIMITS
PL — LL
WATER CONTENT ○

10 20 30 40 50 60 70 80 90

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Spokane Valley, WA 99212

TEST PIT LOGS **FIGURE 4-11**

Project: Liberty Launch Academy
Location: Liberty Lake, WA
Number: S25229

TEST PIT 12

Date: 3-31-25
Excavator: W.M. Winkler Co.
Equipment: CAT 312 excavator with 3 ft bucket
Location: south side of proposed gym
Surface: sod

Elevation: 2116 ft
Logged by: L. Long
Size of hole: 4 x 8 feet

DEPTH	SAMPLES	MOISTURE, COLOR, CONDITION	DESCRIPTION	SOIL LOG
0			Sod	
		moist, black grayish brown gray moderate brown	SILTY SAND with Gravel, coarse to fine, subangular to subrounded, anthropogenic debris as concrete (existing fill)	
5		moist, grayish brown dark grayish brown	SILTY GRAVEL with Sand, coarse to fine, subangular to subrounded (existing fill)	
10		no free groundwater observed	6 feet: test pit terminated due to concern over unmarked utilities End of Excavation @ 6 ft	
15				
20				
25				
30				

TEST RESULTS

ATTERBERG LIMITS
PL ⊢——⊣ LL
WATER CONTENT ○

10 20 30 40 50 60 70 80 90

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TEST PIT LOGS **FIGURE 4-12**

Project: Liberty Launch Academy
Location: Liberty Lake, WA
Number: S25229

DCP TEST DATA

DCP-5

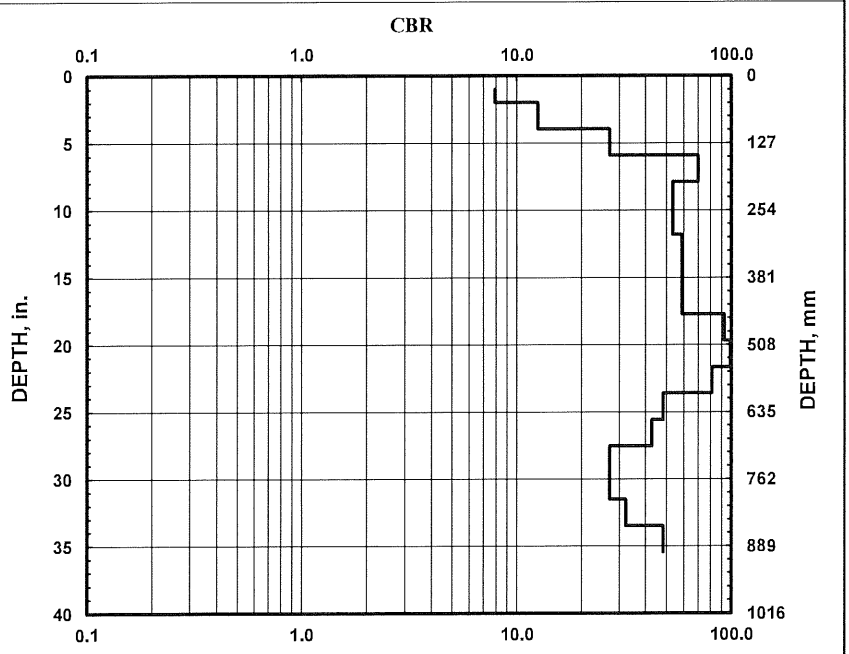
Project: *Liberty Launch Academy* Date: 1-Apr-25

Location: Spokane County, WA Soil Type(s): sand with gravel

Hammer
- ○ 10.1 lbs.
- ◉ 17.6 lbs.
- ○ Both hammers used

Soil Type
- ○ CH
- ○ CL
- ◉ All other soils

No. of Blows	Accumulative Penetration (mm)	Type of Hammer
1	25	1
1	50	1
1.5	75	1
1.5	100	1
3	125	1
3	150	1
7	175	1
7	200	1
5.5	225	1
5.5	250	1
5.5	275	1
5.5	300	1
6	325	1
6	350	1
6	375	1
6	400	1
6	425	1
6	450	1
9	475	1
9	500	1
14	525	1
14	550	1
8	575	1
8	600	1
5	625	1
5	650	1
4.5	675	1
4.5	700	1
3	725	1
3	750	1
3	775	1
3	800	1
3.5	825	1
3.5	850	1
5	875	1
5	900	1



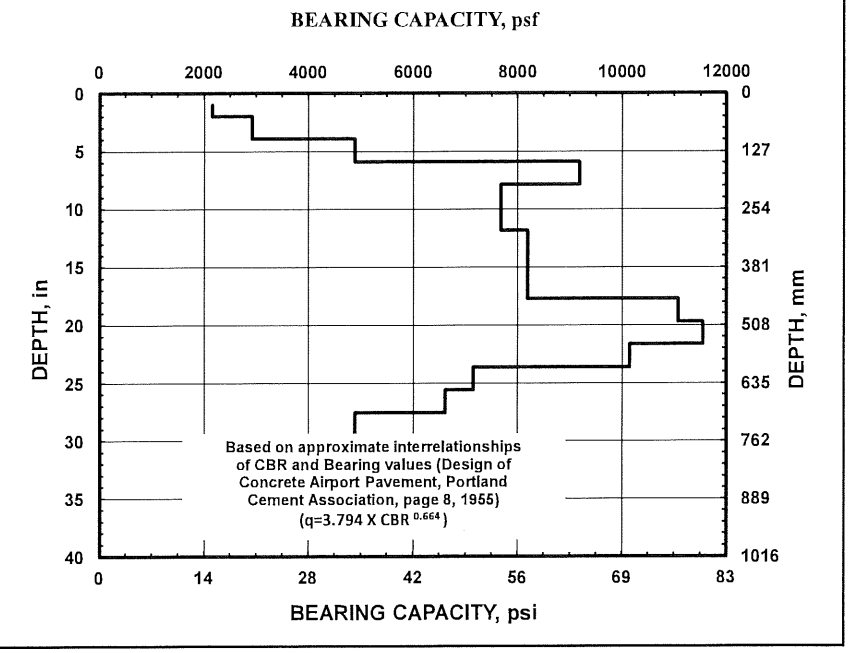


FIGURE 5-1

DCP TEST DATA

DCP-7

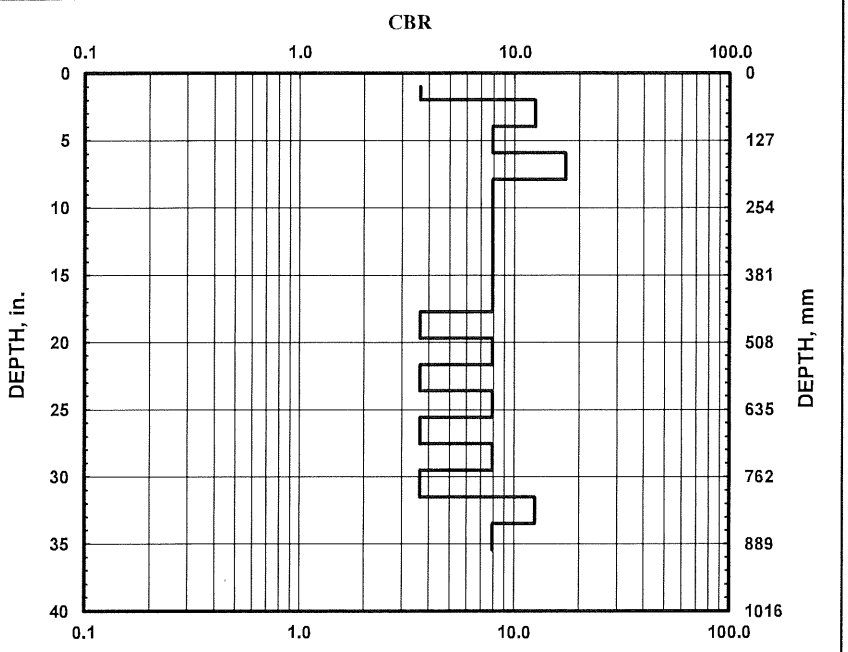
Project: *Liberty Launch Academy* Date: 1-Apr-25

Location: Spokane County, WA Soil Type(s): sand with gravel

Hammer
- ○ 10.1 lbs.
- ◉ 17.6 lbs.
- ○ Both hammers used

Soil Type
- ○ CH
- ○ CL
- ◉ All other soils

No. of Blows	Accumulative Penetration (mm)	Type of Hammer
0.5	25	1
0.5	50	1
1.5	75	1
1.5	100	1
1	125	1
1	150	1
2	175	1
2	200	1
1	225	1
1	250	1
1	275	1
1	300	1
1	325	1
1	350	1
1	375	1
1	400	1
1	425	1
1	450	1
0.5	475	1
0.5	500	1
1	525	1
1	550	1
0.5	575	1
0.5	600	1
1	625	1
1	650	1
0.5	675	1
0.5	700	1
1	725	1
1	750	1
0.5	775	1
0.5	800	1
1.5	825	1
1.5	850	1
1	875	1
1	900	1



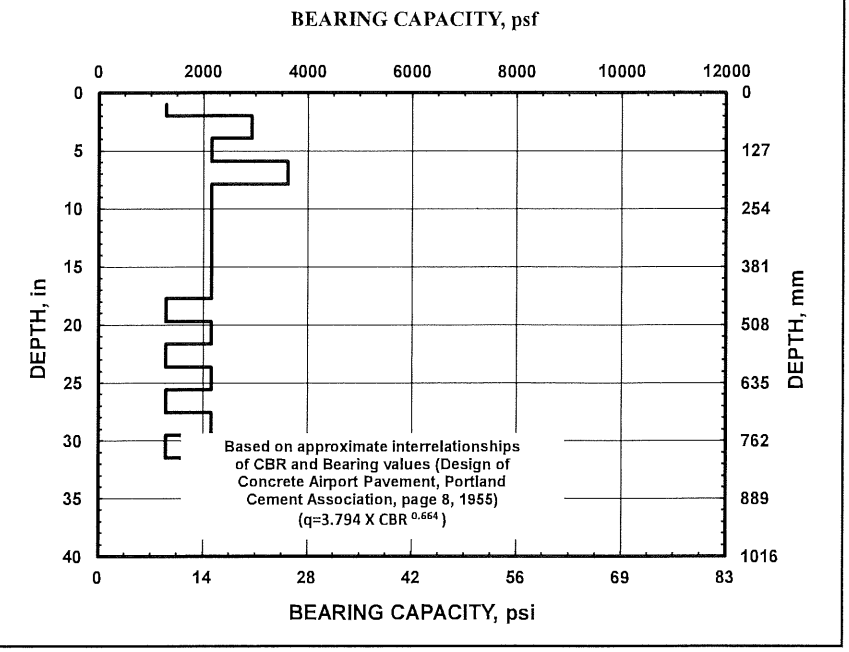


FIGURE 5-2

DCP TEST DATA

DCP-8

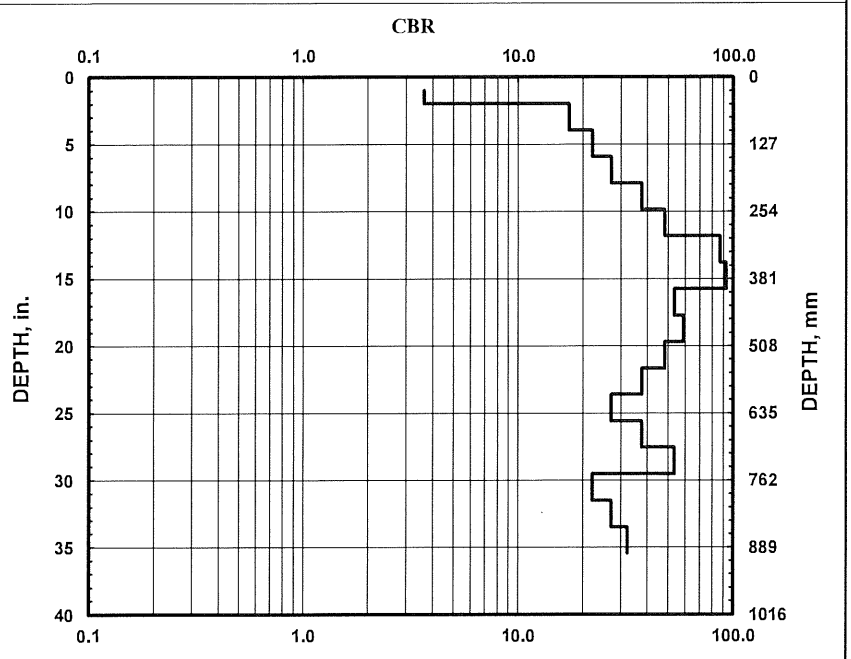
Project: *Liberty Launch Academy* Date: 1-Apr-25

Location: Spokane County, WA Soil Type(s): sand with gravel

Hammer
- ○ 10.1 lbs.
- ◉ 17.6 lbs.
- ○ Both hammers used

Soil Type
- ○ CH
- ○ CL
- ◉ All other soils

No. of Blows	Accumulative Penetration (mm)	Type of Hammer
0.5	25	1
0.5	50	1
2	75	1
2	100	1
2.5	125	1
2.5	150	1
3	175	1
3	200	1
4	225	1
4	250	1
5	275	1
5	300	1
8.5	325	1
8.5	350	1
9	375	1
9	400	1
5.5	425	1
5.5	450	1
6	475	1
6	500	1
5	525	1
5	550	1
4	575	1
4	600	1
3	625	1
3	650	1
4	675	1
4	700	1
5.5	725	1
5.5	750	1
2.5	775	1
2.5	800	1
3	825	1
3	850	1
3.5	875	1
3.5	900	1



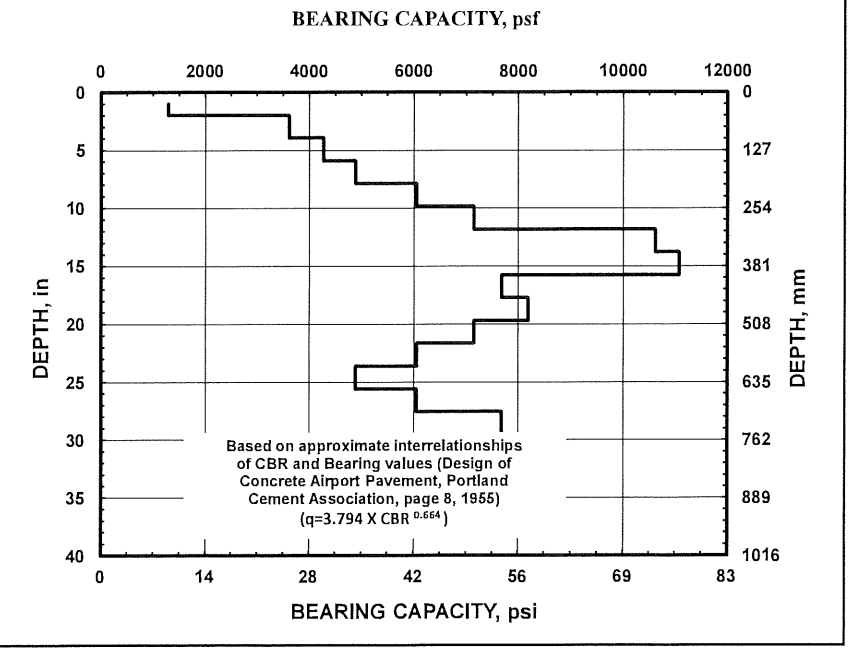


FIGURE 5-3

DCP TEST DATA

DCP-9

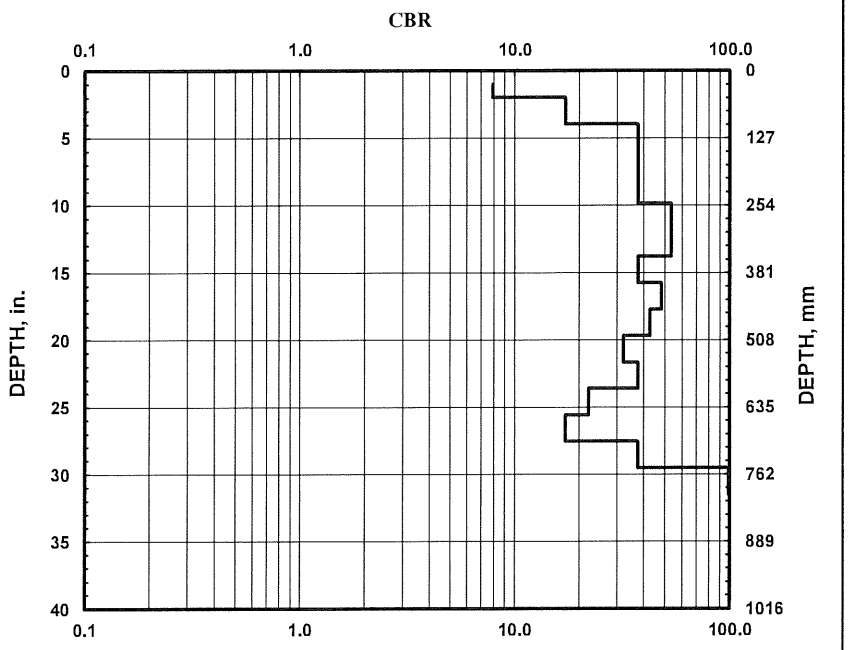
Project: *Liberty Launch Academy* Date: 1-Apr-25

Location: Spokane County, WA Soil Type(s): sand with gravel

Hammer
- ○ 10.1 lbs.
- ◉ 17.6 lbs.
- ○ Both hammers used

Soil Type
- ○ CH
- ○ CL
- ◉ All other soils

No. of Blows	Accumulative Penetration (mm)	Type of Hammer
1	25	1
1	50	1
2	75	1
2	100	1
4	125	1
4	150	1
4	175	1
4	200	1
4	225	1
4	250	1
5.5	275	1
5.5	300	1
5.5	325	1
5.5	350	1
4	375	1
4	400	1
5	425	1
5	450	1
4.5	475	1
4.5	500	1
3.5	525	1
3.5	550	1
4	575	1
4	600	1
2.5	625	1
2.5	650	1
2	675	1
2	700	1
4	725	1
4	750	1
15	775	1
15	800	1



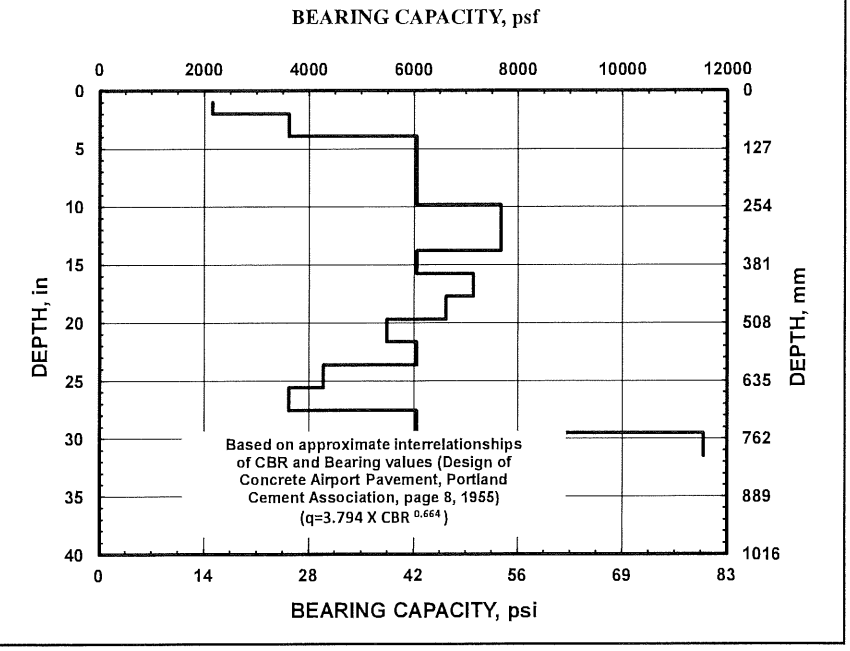
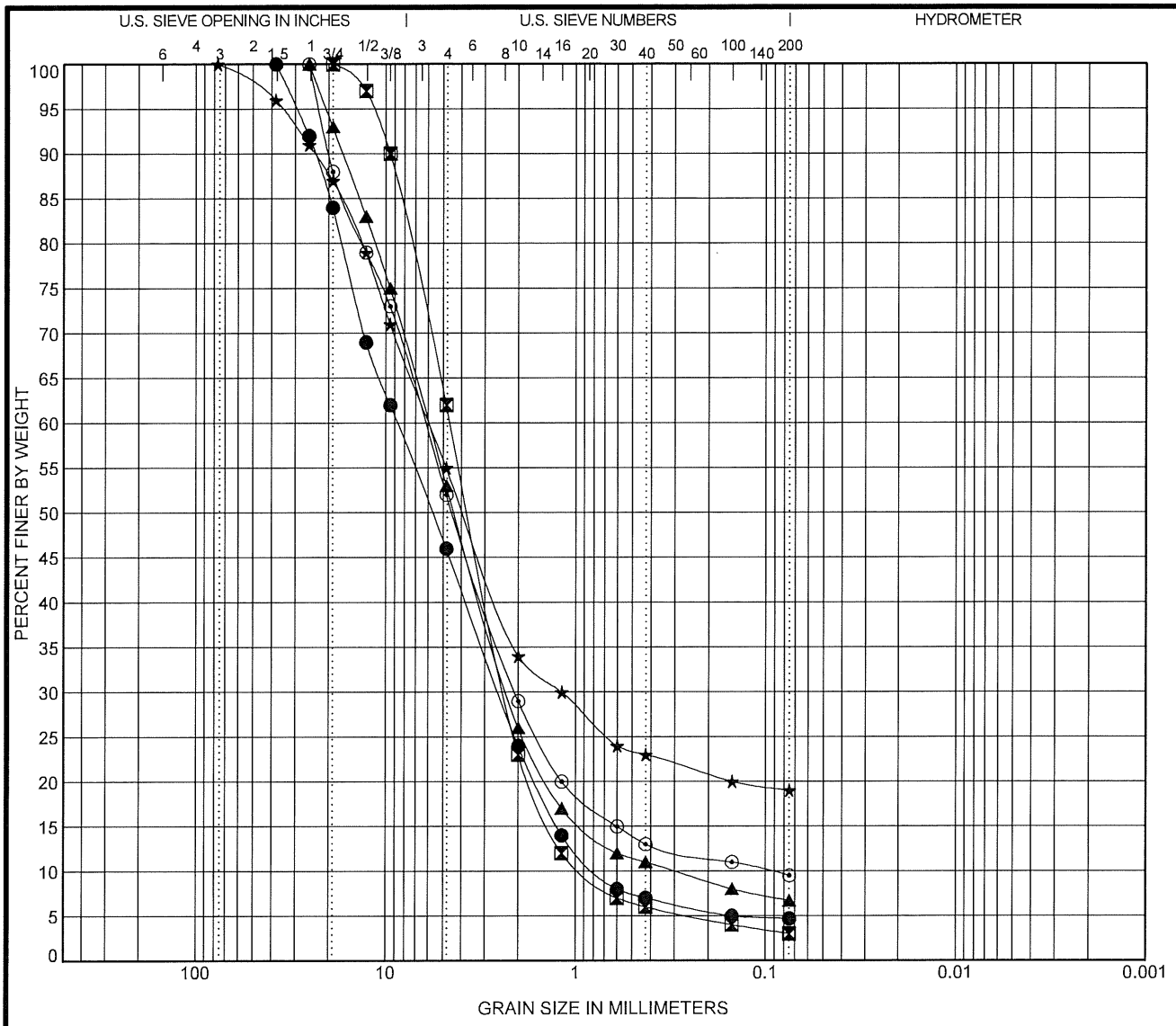


FIGURE 5-4

SOIL MECHANICS
LABORATORY SUMMARY

		Units	Test Methods	25-5312	25-5313	25-5314	25-5320	25-5323	25-5318	25-5319	25-5321	25-5322	25-5317	25-5315	25-5316
LABORATORY NUMBER															
EXPLORATION NUMBER				B-5	TP-10	TP-8	B-1	B-1	B-3	B-5	B-6	B-7	TP-8	TP-9	TP-11
DEPTH	TOP	feet		0	0	0.5	10	25	5	5	10	15	5	1	2
	BOTTOM	feet		2	2	1.5	12	27	6.5	6.5	11.5	16.5	6	2	4
STRATUM				*existing fill*			*cgs*								
SAMPLE TYPE															
MOISTURE CONTENT		%	ASTM D2216												
MINIMUM RESISTIVITY		ohm/cm	ASTM G187												
pH			AASHTO T289												
LIQUID LIMIT		%	ASTM D4318			35								29	
PLASTIC LIMIT		%				25								25	
PLASTICITY INDEX		%				10					<5			4	
UNIFIED CLASSIFICATION			ASTM D2487			SM	GP	SP			GW	GW	GP	GP-GM	
SIEVE ANALYSIS			ASTM D6913												
	6"														
	3"			100	100								100	100	100
	1 1/2"			96	100-	100	100						88	91	94
S	1"	%		91	97	98	92		100	100	100	100	84	81	87
I	3/4"			87	94	96	84	100	93	88	98	89	80	73	82
E	1/2"	P		79	86	88	69	97	83	79	87	76	67	62	73
V	3/8"	A		71	79	83	62	90	75	73	74	63	62	57	68
E	#4	S		55	61	59	46	62	53	52	45	40	49	39	53
	#10	S		34	35	32	24	23	26	29	18	21	29	20	30
S	#16	I		30	27	24	14	12	17	20	9	14	15	13	23
I	#30	N		24	25	22	8	7	12	15	5	9	7	11	20
Z	#40	G		23	24	22	7	6	11	13	4	8	6	11	20
E	#100			20	23	20	5	4	8	11	3	5	5	10	18
	#200			19	21	18	4.7	3.0	6.7	9.5	2.3	4.0	4.3	8.6	16

Note: Gradation analysis of split spoon samples excludes particles larger than the sampler opening (approximately 1.4 inches for 2-inch split spoon and 2.5 inches for 3-inch split spoon)



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Specimen Identification		Classification	LL	PL	PI	Cc	Cu
●	1	10.0	POORLY GRADED GRAVEL with SAND(GP)				0.98	11.60
⊠	1	25.0	POORLY GRADED SAND with GRAVEL(SP)				1.33	5.10
▲	3	5.0					2.89	19.86
★	5	0.0						
⊙	5	5.0					7.34	65.88

	Specimen Identification		D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	1	10.0	38	8.723	2.539	0.752	54.3	41.0	4.7	
⊠	1	25.0	19	4.589	2.34	0.9	38.5	58.5	3.0	
▲	3	5.0	25.4	5.965	2.277	0.3	47.3	46.0	6.7	
★	5	0.0	76.8	5.941	1.18		45.1	35.7	19.0	
⊙	5	5.0	25.4	6.226	2.078	0.094	48.3	42.2	9.5	

Budinger & Associates
1101 North Fancher Road
Spokane Valley, WA 99212

GRAIN SIZE DISTRIBUTION

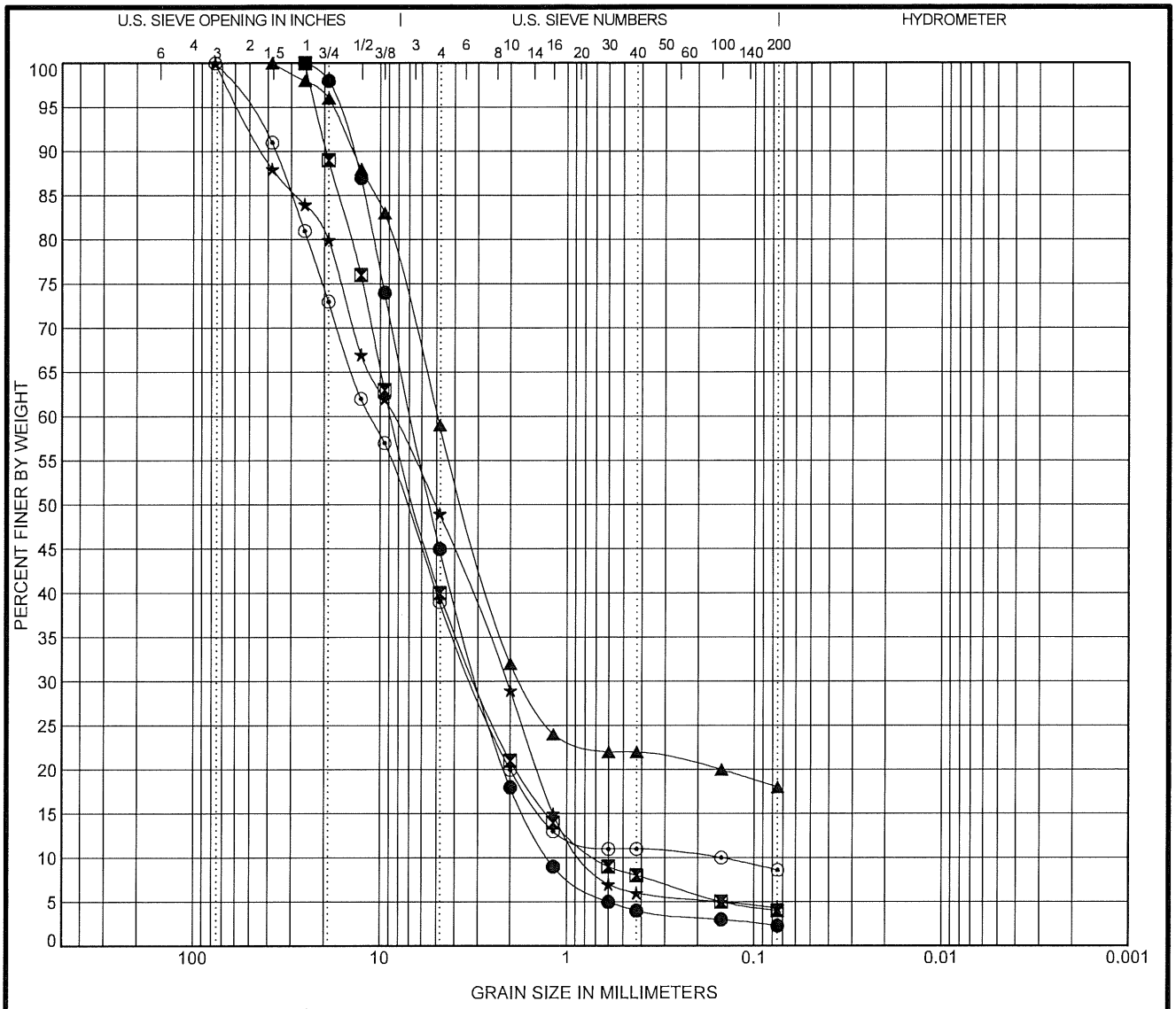
Project: Liberty Launch Academy

Location: Liberty Lake, WA

Number: S25229

GRAINSIZE W/O FIGURE # S25229 GINT.GPJ GINT STD US.GDT 5/1/25

FIGURE 7-1



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Specimen Identification		Classification	LL	PL	PI	Cc	Cu
●	6	10.0	WELL-GRADED GRAVEL with SAND(GW)				1.02	5.46
⊠	7	15.0	WELL-GRADED GRAVEL with SAND(GW)				1.54	12.65
▲	8	0.5	SILTY GRAVEL with SAND(GM)	35	25	10		
★	8	5.0	POORLY GRADED GRAVEL with SAND(GP)				0.66	11.06
⊙	9	1.0	POORLY GRADED GRAVEL with SILT and SAND(GP-GM)	29	25	4	5.93	75.38

	Specimen Identification		D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	6	10.0	25.4	6.833	2.951	1.251	55.3	42.4	2.3	
⊠	7	15.0	25.4	8.691	3.028	0.687	60.2	35.8	4.0	
▲	8	0.5	38	4.938	1.753		41.3	40.7	18.0	
★	8	5.0	76.8	8.553	2.089	0.773	50.8	44.5	4.3	
⊙	9	1.0	76.8	11.308	3.171	0.15	60.9	30.2	8.6	

Budinger & Associates
1101 North Fancher Road
Spokane Valley, WA 99212

GRAIN SIZE DISTRIBUTION

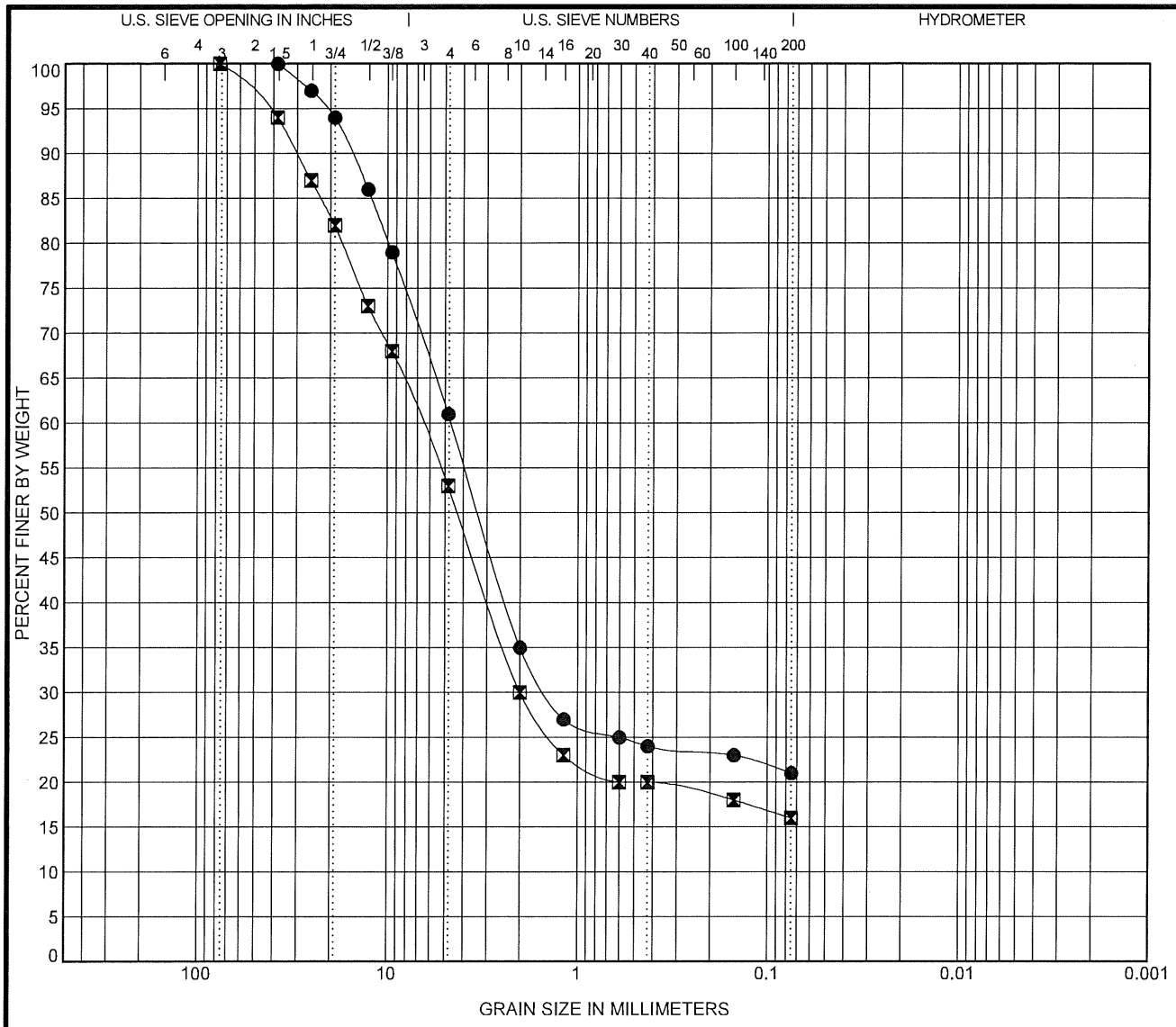
Project: Liberty Launch Academy

Location: Liberty Lake, WA

Number: S25229

GRAINSIZE W/O FIGURE # S25229 GINT.GPJ GINT STD US.GDT 5/1/25

FIGURE 7-2



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Specimen Identification		Classification	LL	PL	PI	Cc	Cu
●	10	0.0						
⊠	11	2.0						

	Specimen Identification		D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	10	0.0	38	4.641	1.438		39.3	39.7	21.0	
⊠	11	2.0	76.8	6.601	2		47.1	36.7	16.0	

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Spokane Valley, WA 99212

GRAIN SIZE DISTRIBUTION

Project: Liberty Launch Academy

Location: Liberty Lake, WA

Number: S25229

GRAINSIZE WO FIGURE # S25229 GINT.GPJ GINT STD US.GDT 5/1/25

FIGURE 7-3

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a civil engineer may not fulfill the needs of a constructor — a construction contractor — or even another civil engineer. Because each geotechnical- engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. No one except you should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you* — should apply this report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical-engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

Geotechnical Engineers Base Each Report on a Unique Set of Project-Specific Factors

Geotechnical engineers consider many unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk-management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical-engineering report that was:

- not prepared for you;
- not prepared for your project;
- not prepared for the specific site explored; or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical-engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical-engineering report is based on conditions that existed at the time the geotechnical engineer performed the study. *Do not rely on a geotechnical-engineering report whose adequacy may have been affected by:* the passage of time; man-made events, such as construction on or adjacent to the site; or natural events, such as floods, droughts, earthquakes, or groundwater fluctuations. *Contact the geotechnical engineer before applying this report to determine if it is still reliable.* A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ — sometimes significantly — from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide geotechnical-construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are Not Final

Do not overrely on the confirmation-dependent recommendations included in your report. *Confirmation-dependent recommendations are not final,* because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations *only* by observing actual subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's confirmation-dependent recommendations if that engineer does not perform the geotechnical-construction observation required to confirm the recommendations' applicability.*

A Geotechnical-Engineering Report Is Subject to Misinterpretation

Other design-team members' misinterpretation of geotechnical-engineering reports has resulted in costly

problems. Confront that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Constructors can also misinterpret a geotechnical-engineering report. Confront that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing geotechnical construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical-engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make constructors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give constructors the complete geotechnical-engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise constructors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure constructors have sufficient time* to perform additional study. Only then might you be in a position to give constructors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and constructors fail to recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Environmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform an *environmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold-prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, many mold- prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical- engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; *none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.*

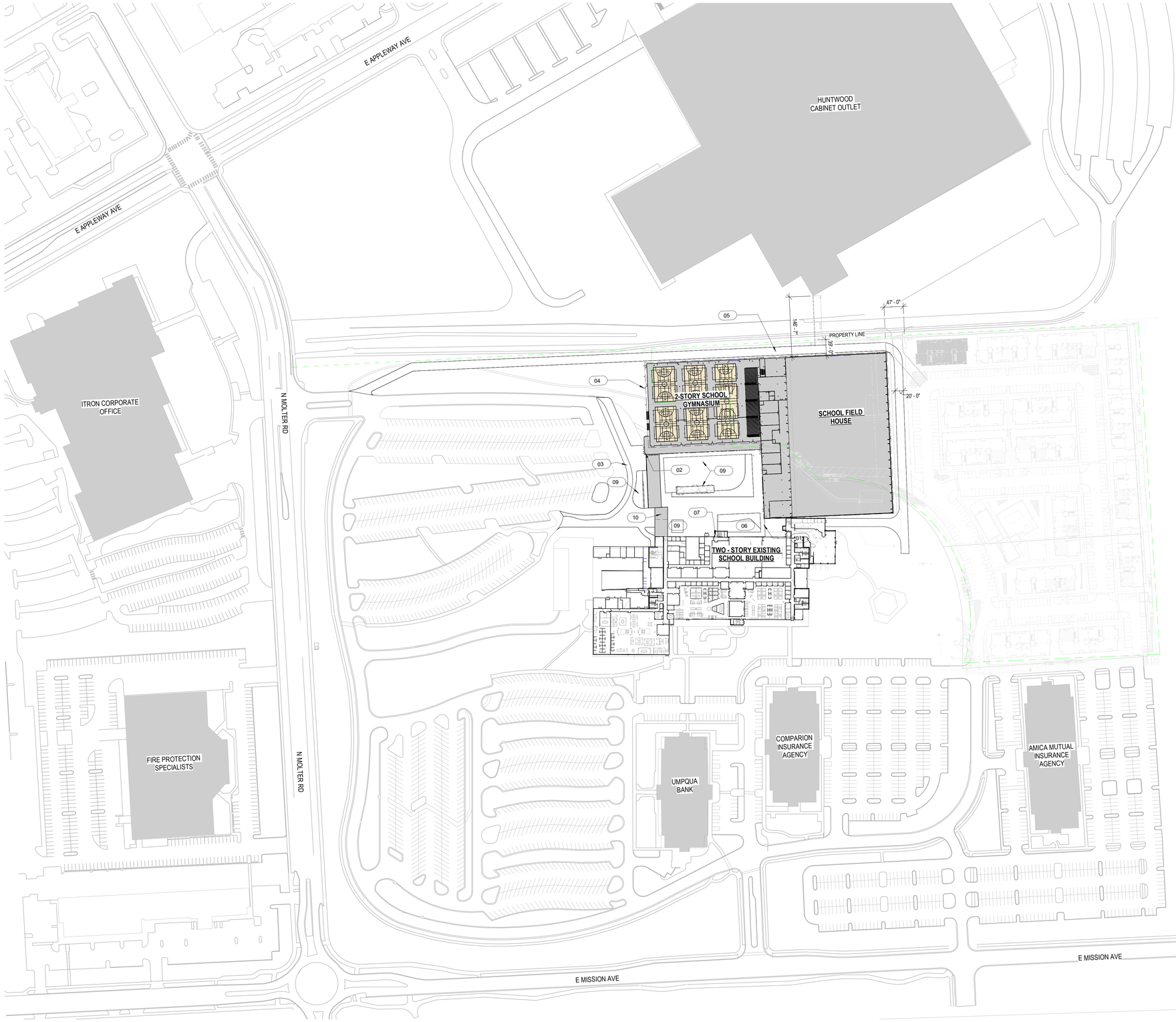
Rely, on Your GBC-Member Geotechnical Engineer for Additional Assistance

Membership in the Geotechnical Business Council of the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project. Confer with you GBC-Member geotechnical engineer for more information.

GBC GEOTECHNICAL BUSINESS COUNCIL
of the Geoprofessional Business Association

8811 Colesville Road/Suite G106, Silver Spring, MD 20910
Telephone: 301/565-2733 Facsimile: 301/589-2017
e-mail: info@geoprofessional.org www.geoprofessional.org

EXHIBIT B-1



1 OVEARLL CAMPUS SITE PLAN
1" = 100'-0"

DISCLAIMER : ALL PARCEL BOUNDARY LINES AND ASSOCIATED LINEWORK ARE FOR REFERENCE PURPOSES ONLY AND HAVE BEEN DERIVED FROM AERIAL IMAGERY

PROJECT INFORMATION

PROPERTY ADDRESS:
2110 N MOLTER RD, LIBERTY LAKE, WA
(Parcel No. 55113.0232, 5113.0235, and 55113.0231)

PROPERTY LAND USE: PRIVATE SCHOOL

PROJECT DESCRIPTION

THE LIBERTY LAUNCH ACADEMY EXPANSION
PROJECT IS A NEW SCHOOL ADDITION
MULTIPURPOSE FACILITY ON THE EXISTING
LIBERTY LAUNCH ACADEMY MODE SCHOOL CAMPUS.

PROJECT SIZE: 3.73 ACRES
BUILDING FOOTPRINT: 181,000 GSF
MAXIMUM BUILDING HEIGHT: 50 FT

BLDG NUMBER OF STORY: 3
BLDG. TOTAL SQ.FT: 285,550 GSF

00 Basement level - 162,500 GSF
01 Concourse level - 91,500 GSF
02 Upper Viewing deck level - 30,650 GSF
Connector Tunnel - 900 GSF

SEATING CAPACITY: 2,940 SEATS

OCCUPANCY CLASSIFICATION A-4
NUMBER OF ELEVATORS: 1

AUTOMATIC SPRINKLER SYSTEM REQUIRED: Y
(WSBC 903.2.1.4) –ONLY AT CONCOURSE PORTION.
OMIT AT SPORTS FIELD (OVER 55 FT)

BUILDING CONSTRUCTION TYPE: IB (WSBC 601/508)
FIRE RATING FOR FLOOR/COLUMNS (ROOF DECK IS NOT REQUIRED)
SEISMIC ISOLATION REQUIRED: TBD –IN HIGHER SEISMIC ZONE C-F

FIRE SEPARATION FROM EXISTING SCHOOL: 3 HR
(WSBC 706<5 FEET FROM GROUP E OCCUPANCY)
–OPENING(S) WILL ALSO NEED TO BE 1 HR RATED.

APPLICABLE CODE AND STANDARDS
WASHINGTON STATE BUILDING CODE (2021)
WASHINGTON STATE MECHANICAL CODE (2021)
WASHINGTON STATE FIRE CODE (2021)

PARKING COUNT - TBD

PARKING REQUIREMENTS: MW1(MEADOW WEST 1)
HAS A CAPACITY OF 630 EXISTING PARKING SPOTS PROVIDED.
REQUIRED PARKING WITH MUNICIPAL CODES BUT
ANTICIPATE IT TO BE WITHIN THIS CAPACITY.

SITE KEYNOTES	
TAG	DESCRIPTION
01	EXISTING MODE SCHOOL BUILDING ENTRANCE
02	SCHOOL GYMNASIUM AND FIELD HOUSE ENTRANCE
03	SCHOOL DESIGNATED DROP-OFF
04	LOWER SCHOOL GYMNASIUM ENTRANCE
05	FIRE TRUCK ACCESS ROAD
06	SCHOOL OUTDOOR PLAYGROUND
07	EXISTING EGRESS STAIR
08	FIELD HOUSE LOADING AREA
09	PLANTER AND LAWN
10	FUTURE PHASE 2 SCHOOL CONNECTOR

LEGEND

PROPERTY LINE

EXISTING TREES

NOT FOR CONSTRUCTION

TRUE NORTH

PLAN NORTH

LIBERTY LAUNCH ACADEMY

OSBORN ENGINEERING
OSPORTS.
15 W. Church Street, Suite 201 | Orlando, FL 32801
(216) 861-2020 www.osborn-eng.com
FL COA 27367

Consultants - add names, addresses and phone numbers of consultants here by clicking on this text. All consultants go in this one text box

LIBERTY LAUNCH ACADEMY EXPANSION

LIBERTY LAKE, WA

This item has been electronically signed and sealed by [LICENSEE NAME] using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ISSUED BY: OSPORTS.

ISSUE DATE: **10/08/25**

PROJ NO. **J-20241830.100**

REVISIONS

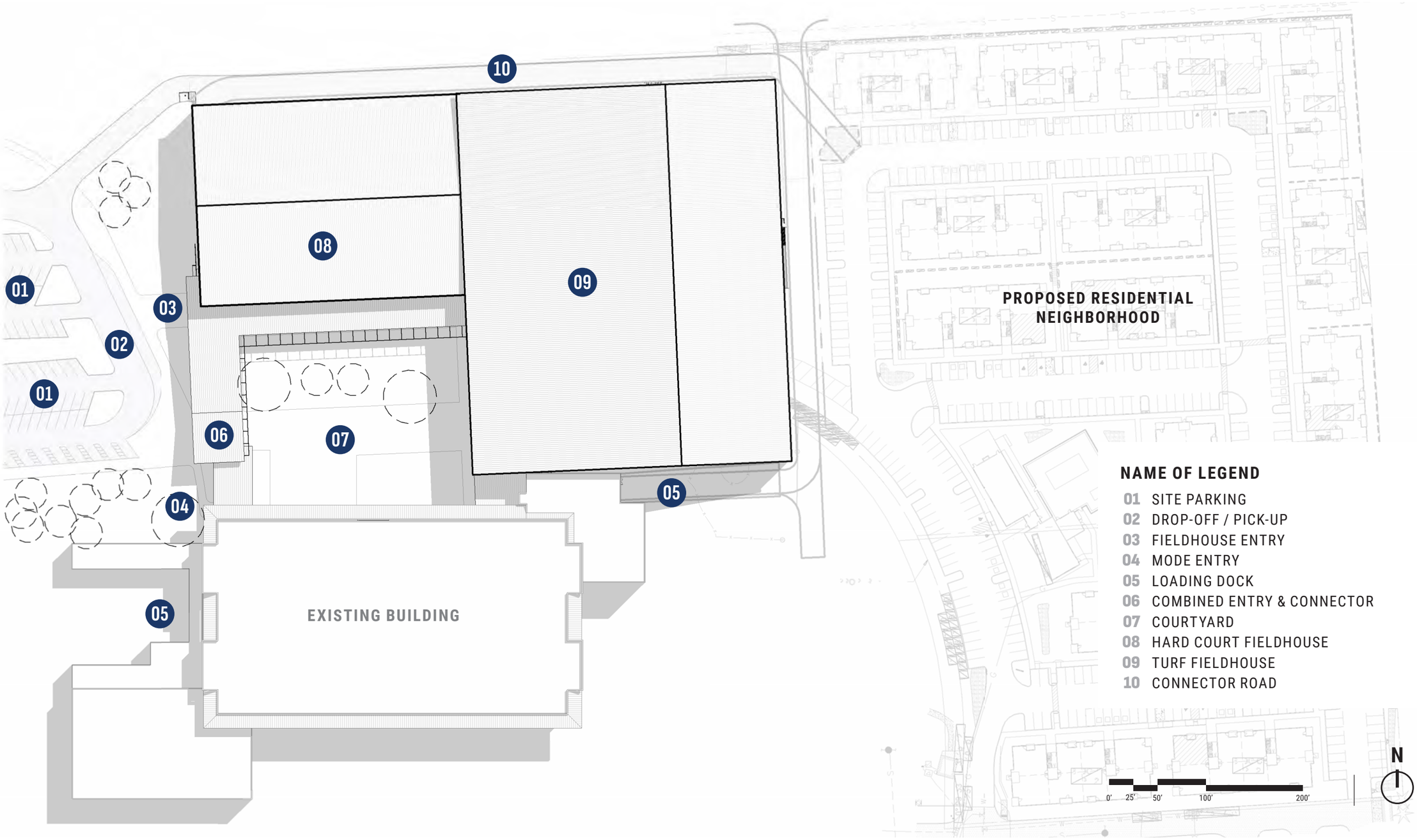
TAG	ISSUED	DATE

SHEET NAME:
OVERALL CAMPUS SITE PLAN

DRAWING NO.
A-010

Overall Siteplan

EXHIBIT B-2



Concourse Level Entrances

EXHIBIT B-3

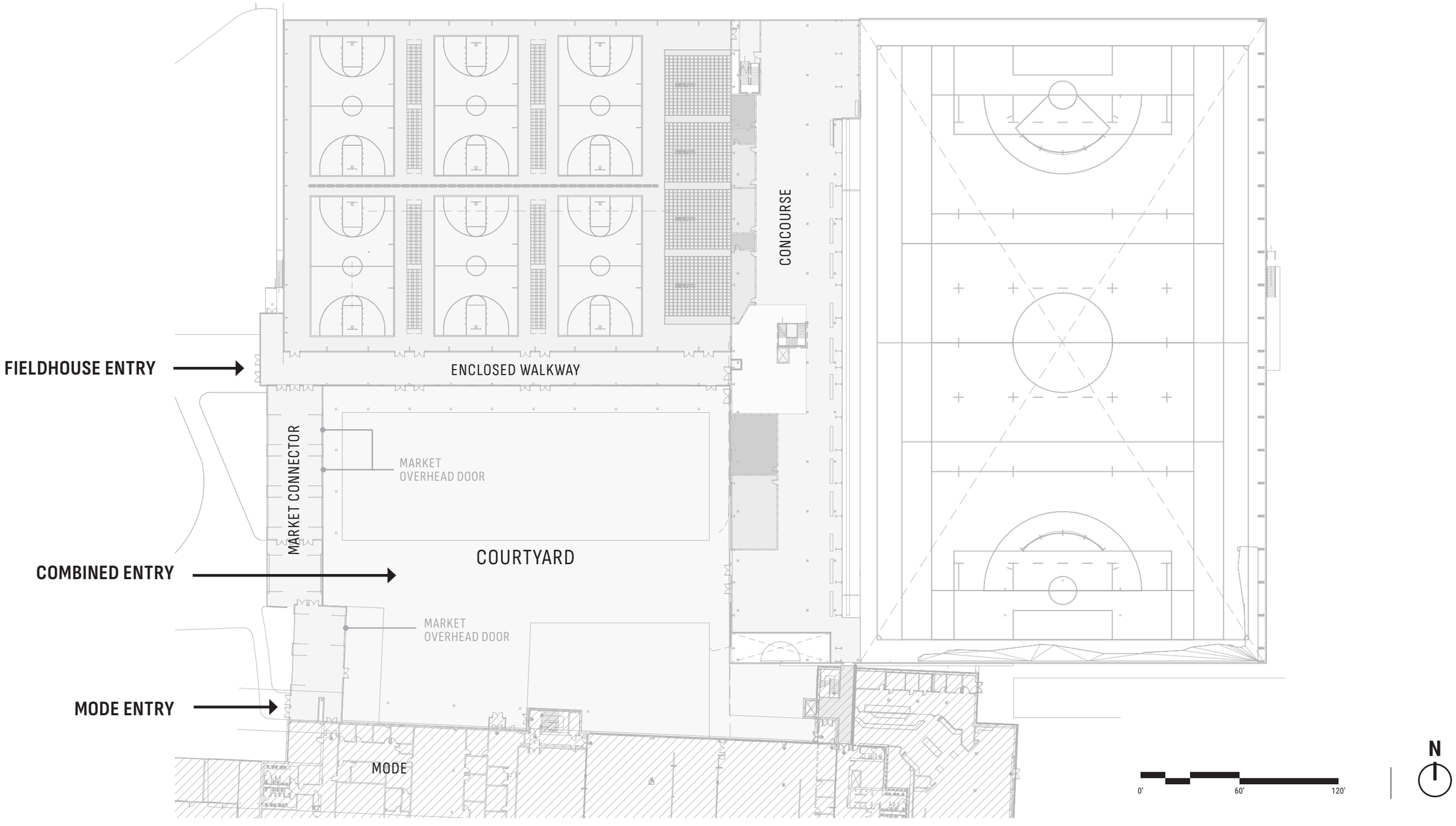
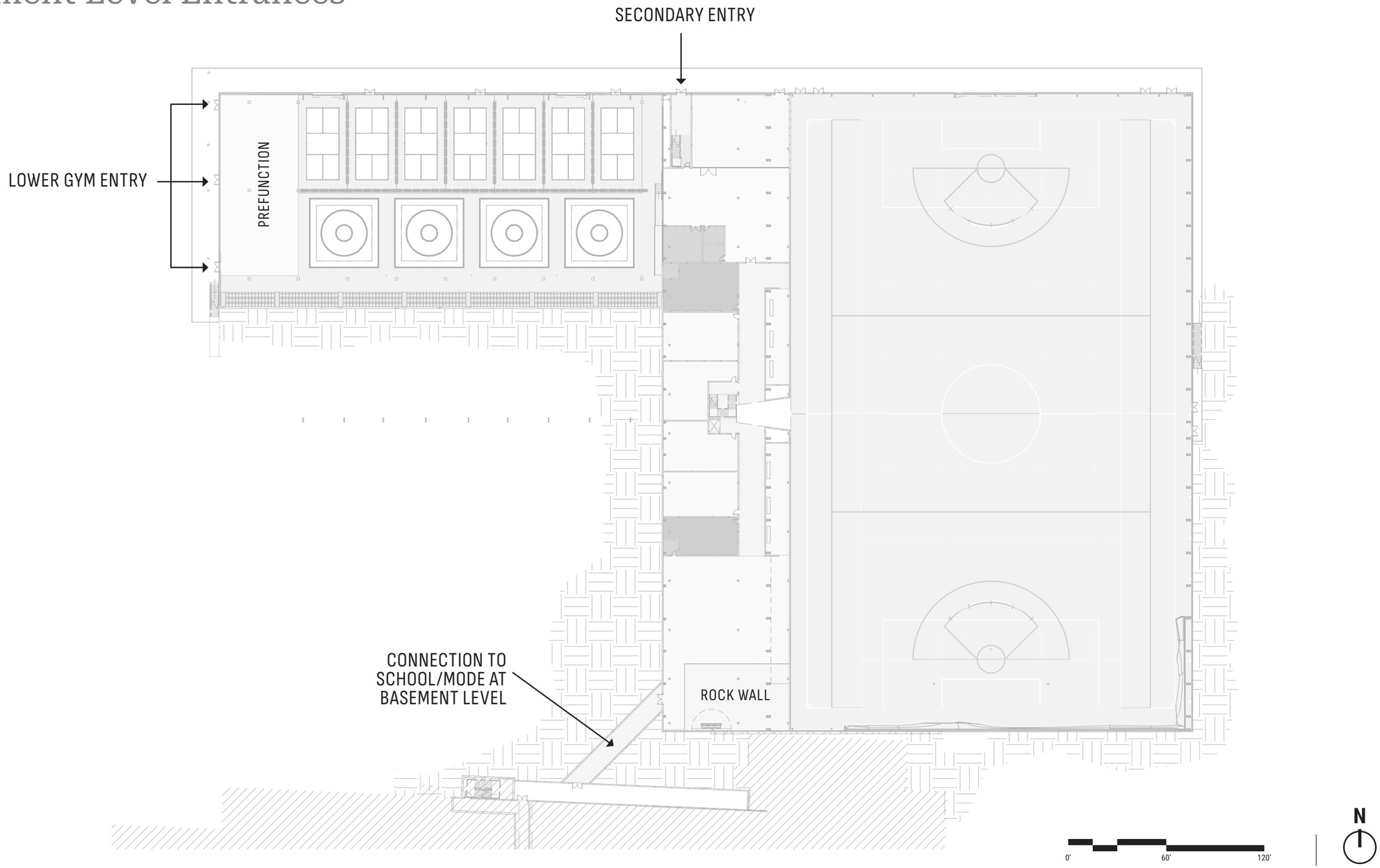


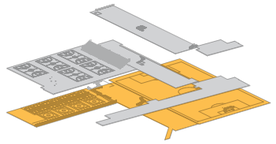
EXHIBIT B-4

Basement Level Entrances

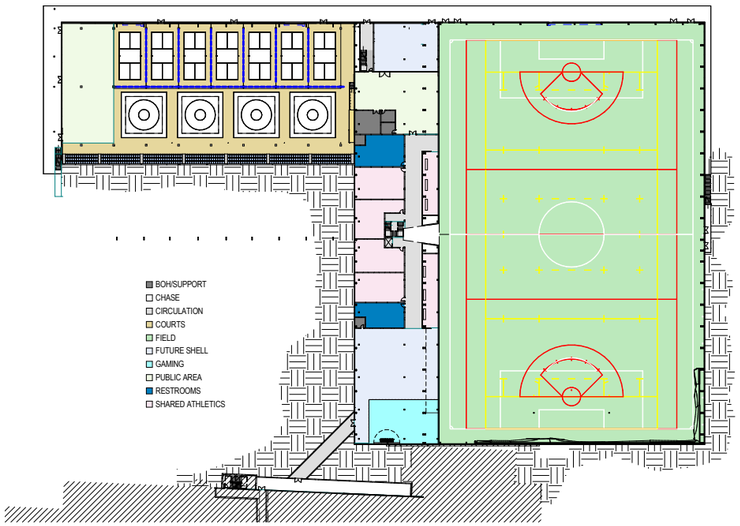


Combined Plans & Program

EXHIBIT B-5

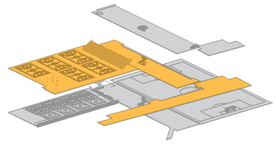


00 BASEMENT LEVEL PLAN

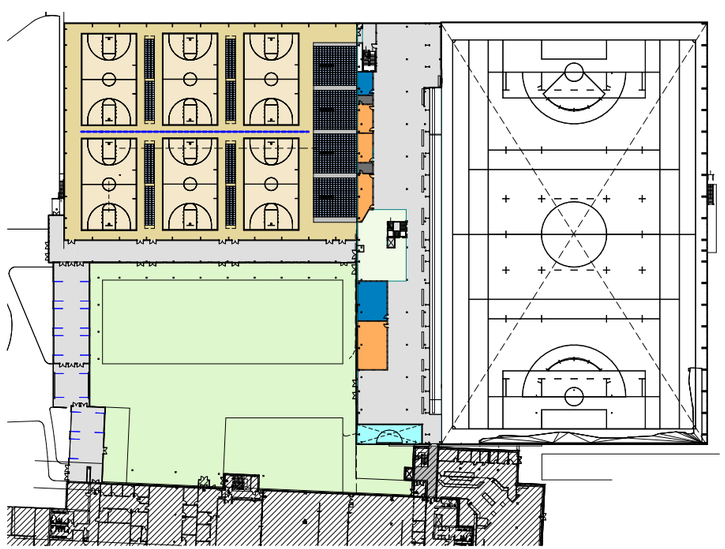


LEGEND

00 BASEMENT	TOTAL SF	LEVEL 00
BOH/SUPPORT	965 SF	965 SF
CIRCULATION	36,744 SF	5,709 SF
ROCK WALL / GAMING	2,604 SF	2,604 SF
PUBLIC AREA	11,452 SF	8,897 SF
SHARED ATHLETICS	10,591 SF	6,937 SF
RESTROOMS	3,477 SF	2,190 SF
COURTS	83,735 SF	29,750 SF
FIELDS	95,437 SF	95,437 SF
FUTURE SHELL	32,887 SF	8,284 SF
FUTURE RETAIL	2,929 SF	- SF
STORAGE	242 SF	- SF
CHASE	355 SF	229 SF
GRAND TOTAL	**281,418 SF**	**161,002 SF**

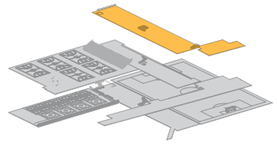


01 CONCOURSE LEVEL PLAN

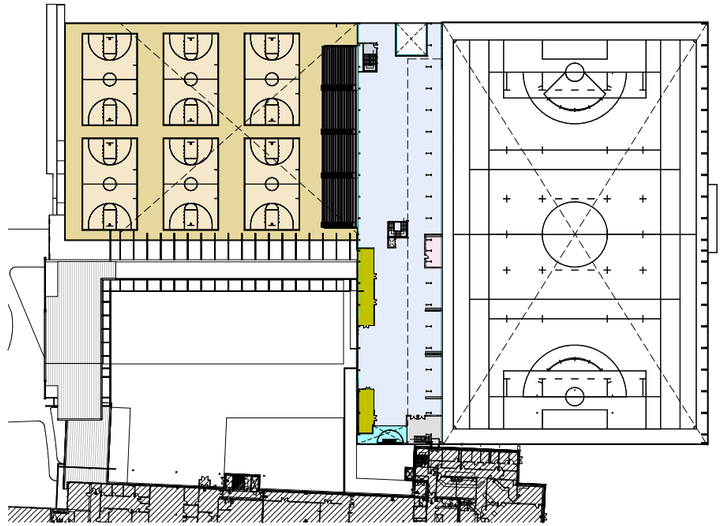


LEGEND

01 CONCOURSE	TOTAL SF	LEVEL 01
BOH/SUPPORT	965 SF	- SF
CIRCULATION	36,744 SF	29,893 SF
ROCK WALL / GAMING	2,604 SF	- SF
PUBLIC AREA	11,452 SF	2,555 SF
SHARED ATHLETICS	10,591 SF	3,223 SF
RESTROOMS	3,477 SF	1,287 SF
COURTS	83,735 SF	53,985 SF
FIELDS	95,437 SF	- SF
FUTURE SHELL	32,887 SF	- SF
FUTURE RETAIL	2,929 SF	2,929 SF
STORAGE	242 SF	242 SF
CHASE	355 SF	126 SF
GRAND TOTAL	**281,418 SF**	**94,240 SF**



02 UPPER VIEWING DECK LEVEL PLAN



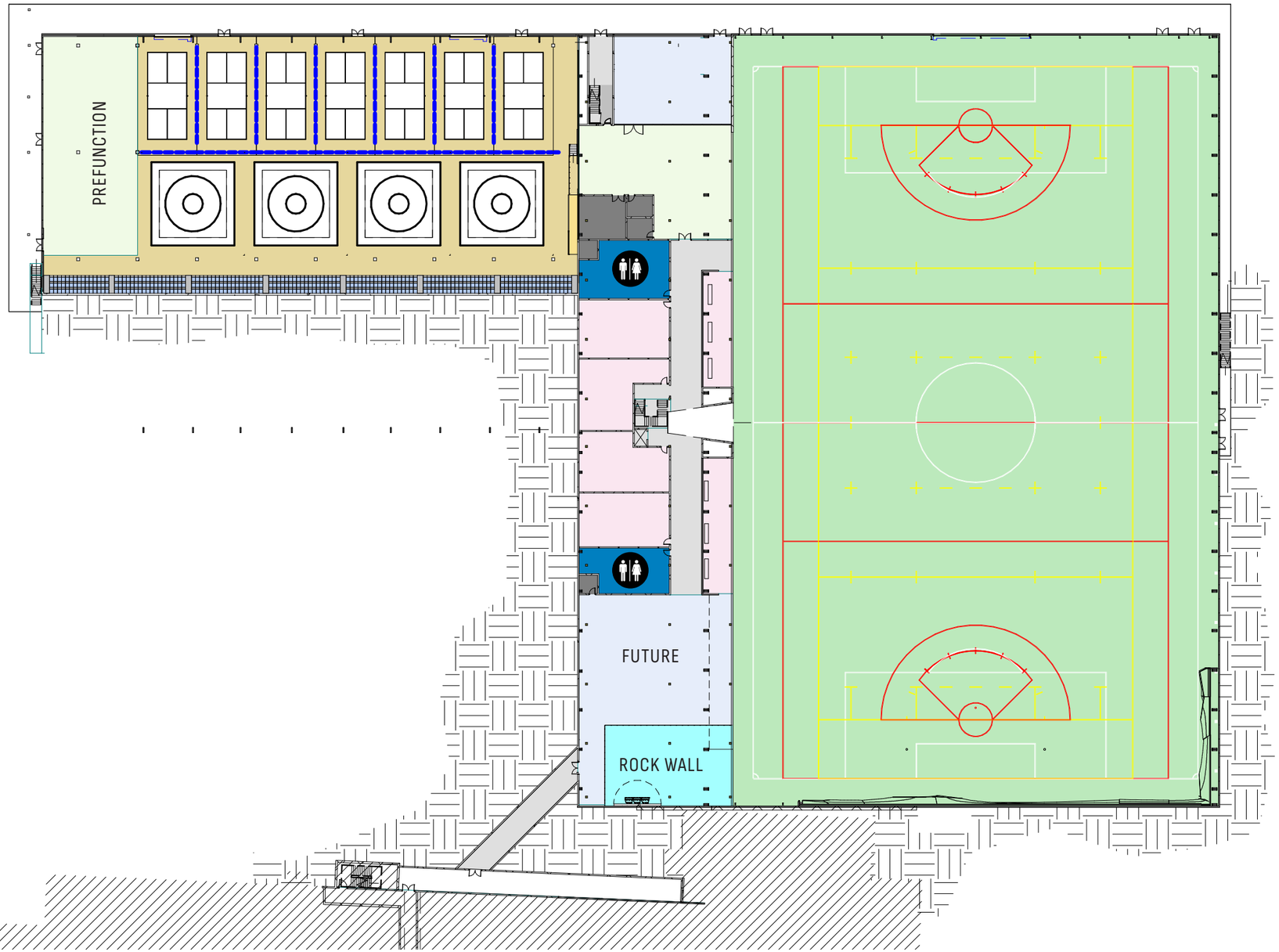
LEGEND

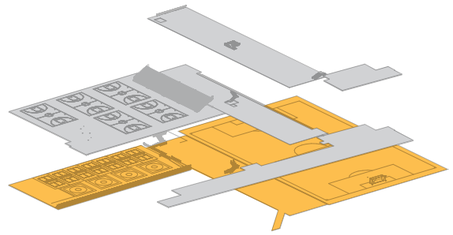
02 UPPER VIEWING DECK	TOTAL SF	LEVEL 02
BOH/SUPPORT	965 SF	- SF
CIRCULATION	36,744 SF	1,142 SF
ROCK WALL / GAMING	2,604 SF	- SF
PUBLIC AREA	11,452 SF	- SF
SHARED ATHLETICS	10,591 SF	430 SF
RESTROOMS	3,477 SF	- SF
COURTS	83,735 SF	- SF
FIELDS	95,437 SF	- SF
FUTURE SHELL	32,887 SF	24,603 SF
FUTURE RETAIL	2,929 SF	- SF
STORAGE	242 SF	- SF
CHASE	355 SF	0 SF
GRAND TOTAL	**281,418 SF**	**26,175 SF**

N

EXHIBIT B-6

00 Basement Level Plan





FIELDS & COURTS

- 7 PICKLEBALL COURTS
- 4 WRESTLING MATS
- 1 SOCCER FIELD
- 1 LACROSSE FIELD
- 1 RUGBY FIELD
- 1 ROCK WALL / GAMING AREA

LEGEND

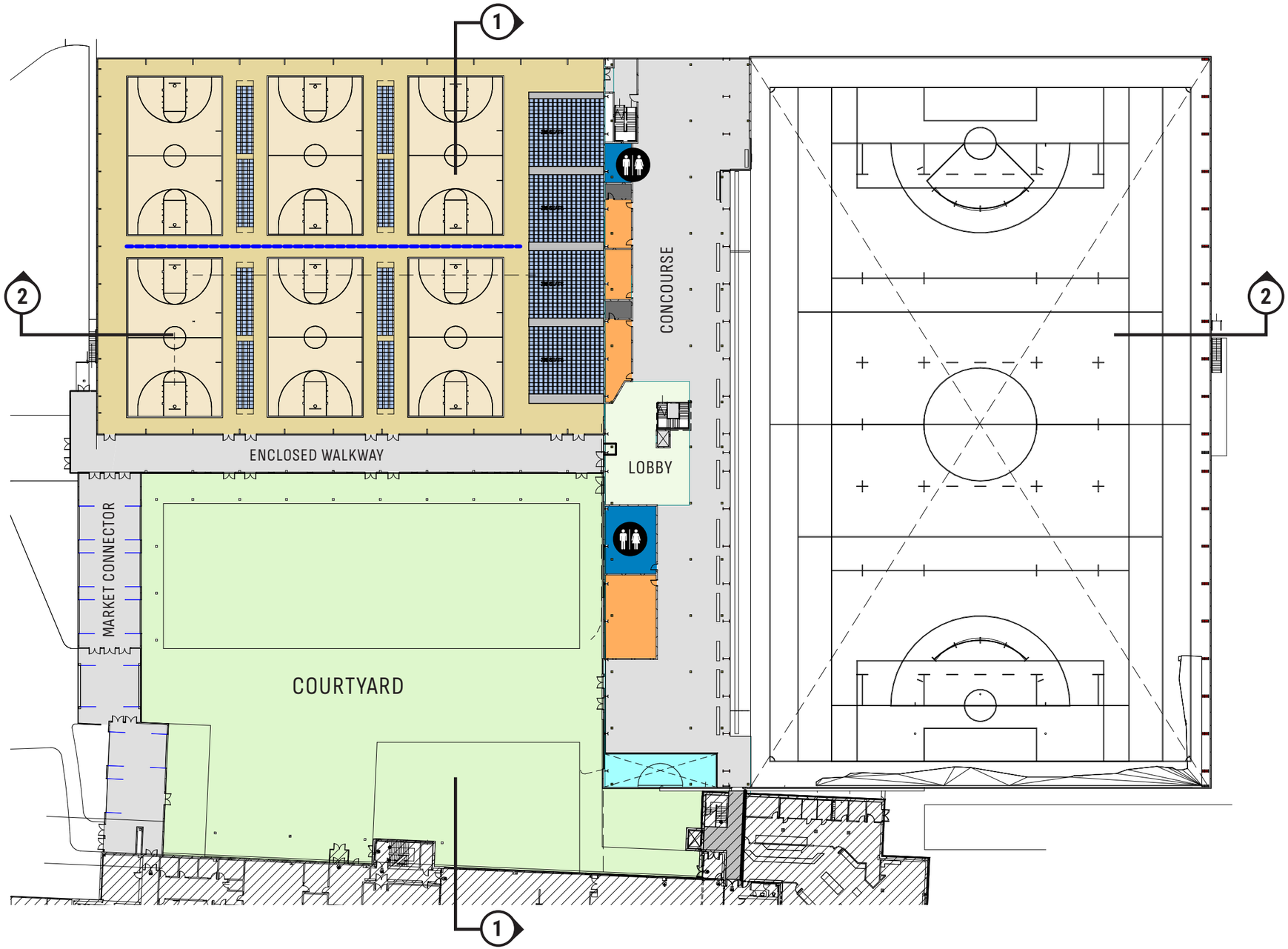
- BOH/SUPPORT
- CIRCULATION
- GAMING
- PUBLIC AREA
- SHARED ATHLETICS
- RESTROOM
- COURTS
- FIELDS
- FUTURE SHELL

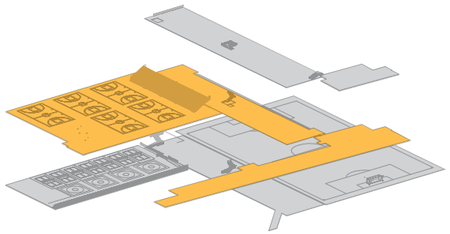
0' 60' 120'

N

EXHIBIT B-7

01 Concourse Level Plan





FIELDS & COURTS

6 **BASKETBALL COURTS**

LEGEND

- CIRCULATION
- PUBLIC AREA
- OUTDOOR EVENT AREA
- RESTROOM
- COURTS
- FUTURE RETAIL
- STORAGE
- ROCK WALL

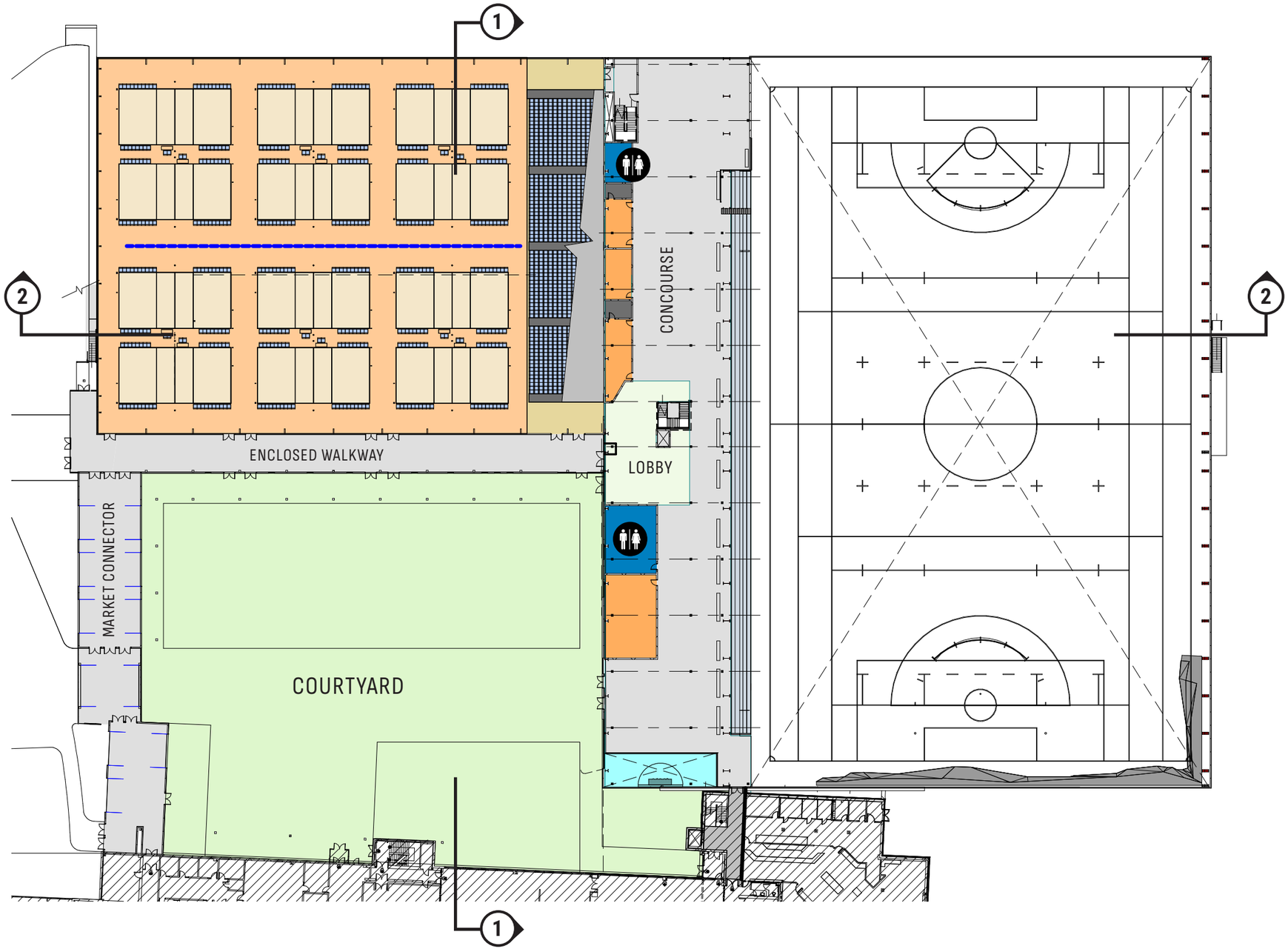
0' 60' 120'

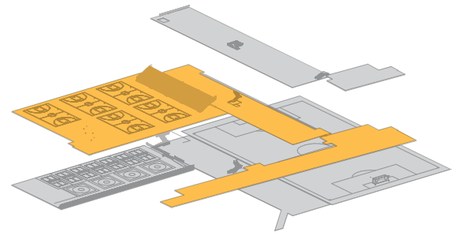
N

EXHIBIT B-8

01 Concourse Level Plan

NOTE: DUPLICATE PLAN VIEW,
VOLLEYBALL COURTS HIGHLIGHTED.





FIELDS & COURTS

12 VOLLEYBALL COURTS

LEGEND

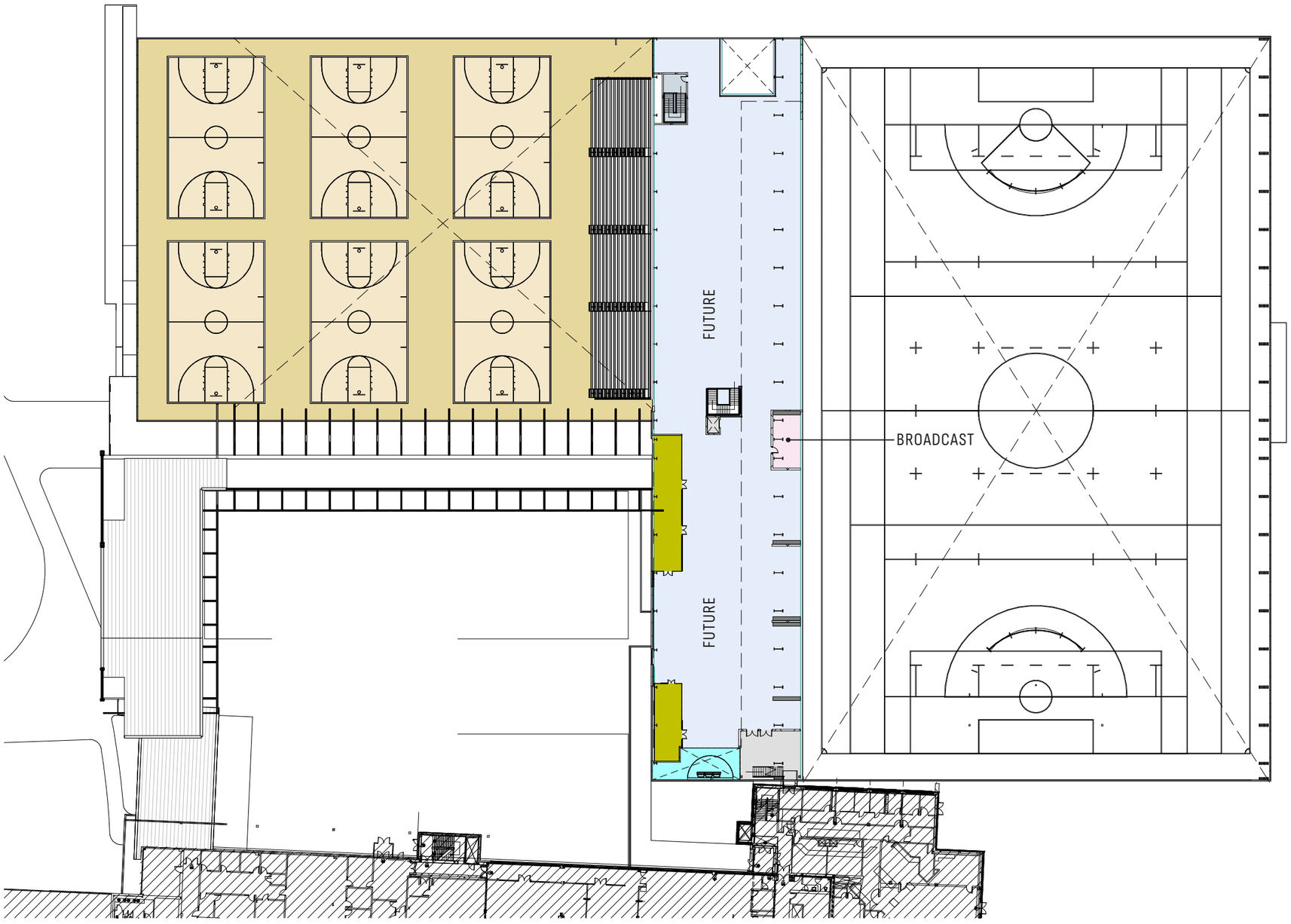
- CIRCULATION
- PUBLIC AREA
- OUTDOOR EVENT AREA
- RESTROOM
- COURTS
- FUTURE RETAIL
- STORAGE
- ROCK WALL

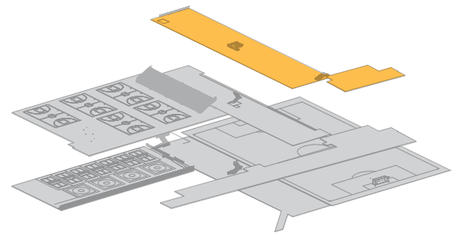
0' 60' 120'

N

EXHIBIT B-9

02 Upper Viewing Deck Level Plan





LEGEND

- CIRCULATION
- ROCK WALL
- OUTDOOR AREA
- FUTURE SHELL
- SHARED ATHLETICS

0' 60' 120'

N

EXHIBIT C

Soil Map—Spokane County, Washington
(MODE Soils Map)

Map Scale: 1:1,770 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Spokane County, Washington
Survey Area Data: Version 17, Aug 28, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 9, 2022—Aug 15, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3080	Opportunity very gravelly ashy loam, 0 to 3 percent slopes	7.7	82.4%
7105	Urban land, gravelly substratum, 0 to 15 percent slopes	0.0	0.5%
7110	Urban land-Opportunity, disturbed complex, 0 to 3 percent slopes	1.6	17.1%
Totals for Area of Interest		**9.3**	**100.0%**

National Flood Hazard Layer FIRMette

FEMA

Legend

EXHIBIT D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

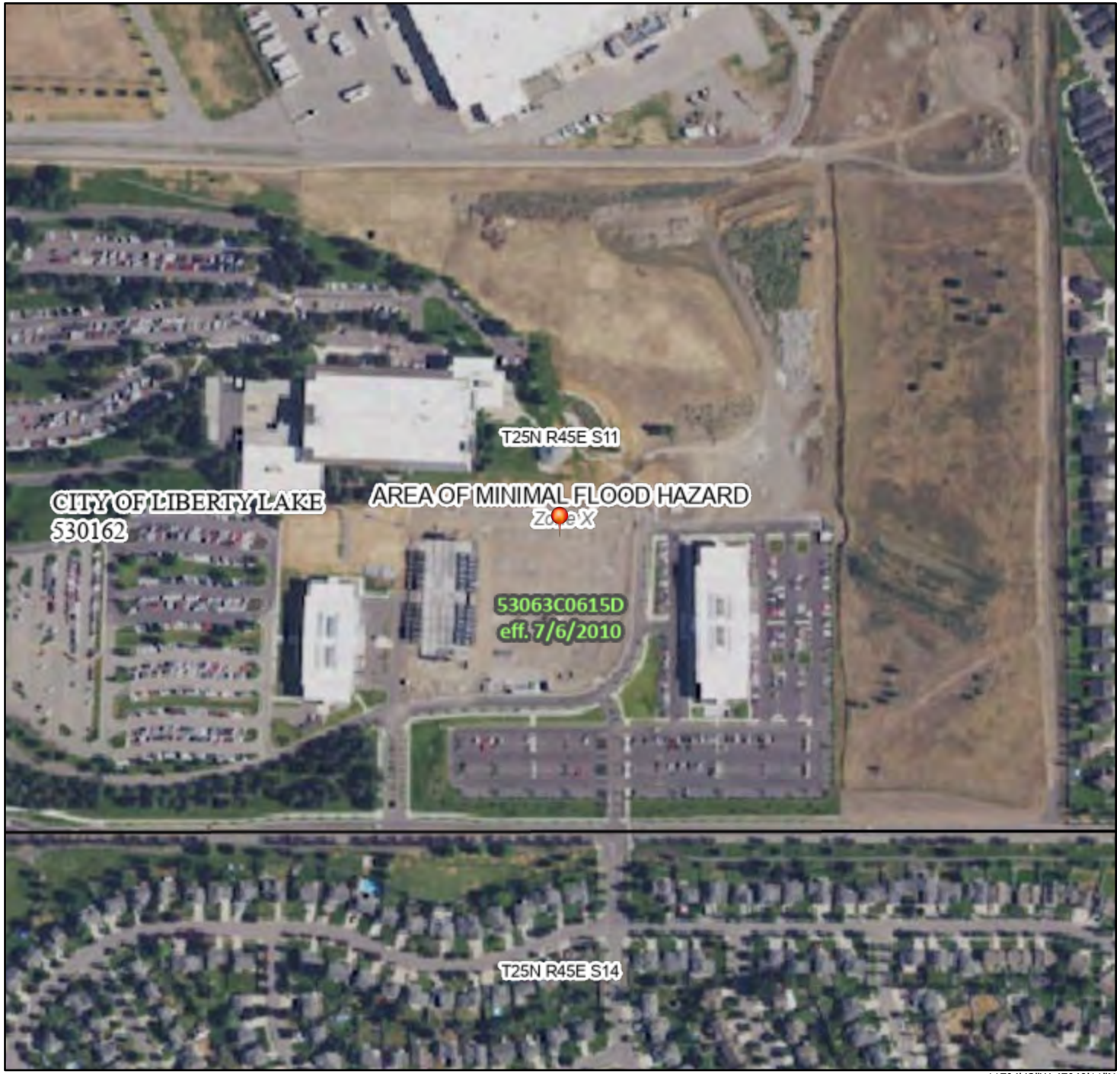
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/15/2025 at 6:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

117°5'20"W 47°40'36"N



117°4'43"W 47°40'11"N

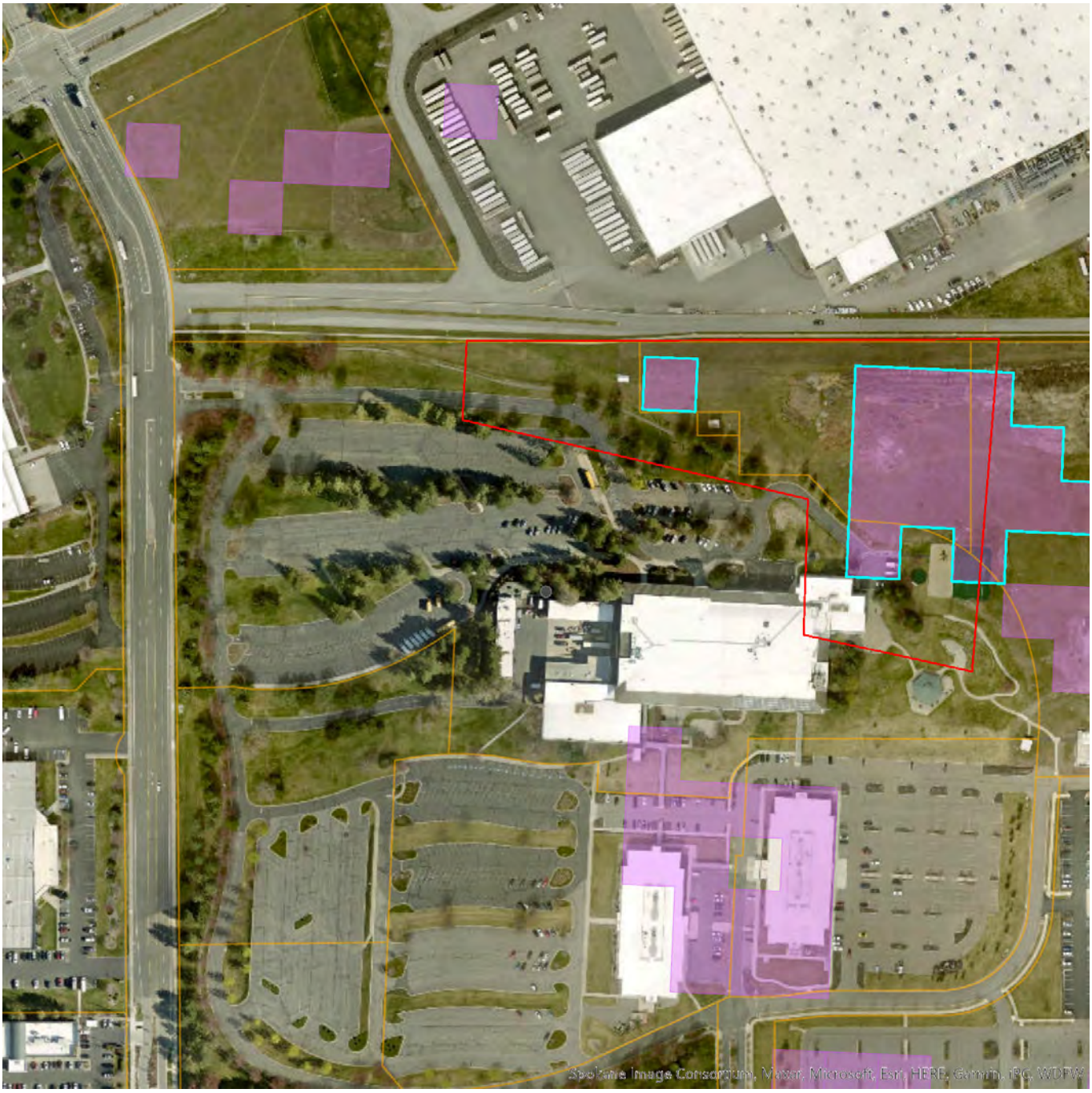
0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Priority Habitats and Species on the Web

EXHIBIT E



Report Date: 10/15/2025

PHS Species/Habitats Overview:

Occurence Name	Federal Status	State Status	Generalized Location
Shrubsteppe	N/A	N/A	No

PHS Species/Habitats Details:

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Spokane County Presumptive Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
Source Record	920846
Source Name	Keith Folkerts, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Spokane County Presumptive Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
Source Record	920846
Source Name	Keith Folkerts, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

EXHIBIT F

City of Liberty Lake Traffic Review
22710 East Country Vista Drive
Liberty Lake, WA 99019

RE: Liberty Launch Academy Sports Fieldhouse Trip Generation Letter: SE #25-801

Dear Liberty Lake Traffic Review,

This Trip Generation Letter is intended to predict the number of trips for the MODE mixed use building located at 2110 N Molter Road in Liberty Lake, WA. (Parcel No. 55113.0232, 5113.0235, and 55113.0231). The existing MODE building is a three-story mixed use commercial building with an approximate gross floor area of 225,000 sq ft. The total square footage of active space used within the building for the mix of uses is approximately 183,000 sf. A portion of that mixed use space within the MODE building is the Liberty Launch Academy K-12 private school. This traffic review is specifically for the expansion of the private school use *within* the MODE building, for a fieldhouse sporting facility for the school's use. This facility will expand the sporting activities for the current Liberty Launch Academy's student population.

The intent of this letter is to analyze the total trips anticipated after the Sports Facility Expansion and compare those trips to the historic permitted use for this facility. **From that analysis it shows that the current use of the property is currently being categorically under utilized from a daily and peak hour trip demand perspective and the expansion will bring total trips closer to, but not exceeding, it's originally permitted condition.** Calculations and analysis follows:

HISTORIC PERMITTED USE:
The building originally broke ground in 1979 for the Hewlett-Packard Co. manufacturing plant. The following is an excerpt from the Spokesman Review in July 5th of it's employment history :

"According to the Washington Employment Security Department, by 2000 the industry employed 6,832, not including hundreds of temporary workers on the line at HP and elsewhere. Human resources manager Fred Krassowski says the plant was on three shifts, with about 2,000 permanent and temporary workers. It was hard to find a parking spot, he says."

HP eventually spun off into Agilent technologies, and the overall use of the facility downsized during the dot-com bubble and Agilent Technologies sold the building around 2010.

The current development team bought the facility in 2022. At the time of purchase the development team was quoted in the Spokane Journal as the seeing the property as a "total ghost town" with a "sea of cubicles with about 75 people working in person".

Trip Generation characteristics as to determine the original permitted traffic generated for this building were analyzed for ITE Category #140 – Manufacturing (to represent the original Hewlett Packard Site). The intent of this analysis is to set a baseline of the traffic that the facility was built to generate and did generate for some extended period.

HISTORIC TRIPS ON SITE PER ITE MANUAL:
ITE Land Use Category **#140 Manufacturing (2000 Employees Assumed)**
Fitted Curve: 4651 (Total), 2325 (Entry), 2326 (Exit)

50% entering, 50% exiting

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between **7 and 9 a.m.**
Fitted Curve: 509 (Total), 372 (Entry), 137 (Exit)
73% entering, 27% exiting

Weekday, Peak Hour of Adjacent Street Traffic One Hour Between **4 and 6 p.m.**
453 (Total), 168 (Entry), 285 (Exit)
37% entering, 63% exiting

EXISTING/CURRENT USE:

Today, the subject property is an existing commercial, mixed-use building. The MODE facility currently operates as a multi-purpose commercial, athletic, community, and private school facility. The uses and programs currently in operation are as follows:

1. Pre-K through 12th Grade Private School (Classrooms, administrative offices, laboratories, library, and common learning areas)
2. Shared workspace for Professional Offices/Businesses (Independent professionals, small business tenants, creative freelancers (Independent professionals, small business tenants, and creative freelancers inhabiting workstations, meeting rooms, and client service areas)
3. Fitness and Wellness Facilities (Group fitness studios, open gym area, specialized rooms for classes such as yoga, dance, jiu-jitsu, with Lockers and shower accommodations)
4. Café and Food Service (Food and beverage preparation, service counter, and seating)
5. Primary Care and Health Services (Patient consultation rooms, minor care and wellness services with Licensed healthcare providers and administrative staff)
6. Retail and Specialty Studios (pottery wheels, kilns, glaze mixing area, and teaching space)
7. Sports Clubs, and Event Spaces (Indoor training, practice areas, and club programming with youth and adult participants, coaches, and staff)

TOTAL EXISTING TRIPS ON SITE PER FIELD TRAFFIC COUNTS:

Due to the complexity of the site, Storhaug performed a traffic count for Thursday 10/16/2025 at the three main entrances of the property. See attachment showing measured locations of measurement.

WEEKDAY TRIPS MEASURED:
1,691 (Total), 831 (Entry), 860 (Exit)

Weekday, Peak Hour** of Adjacent Street Traffic, One Hour Between **7 and 9 a.m.
Peak hour occurred from 7:30 to 8:30 and resulted in 319 (Total), 182 (Entry), 137 (Exit)

Weekday, Peak Hour** of Adjacent Street Traffic One Hour Between **4 and 6 p.m.
Peak hour occurred from 4:30 to 5:30 and resulted in 153 (Total), 79 (Entry), 74 (Exit)

**For reference / backcheck only, Storhaug analyzed the existing trips as generated by the ITE Manual. See Appendix B for this information. The Weekday ADT resulted in 1,848 average daily trips, and 178 PM peak trips. This is a respective increase of 9.3% ADT, and 16.3% PM Peak, which overall shows that the ITE manual is conservative for the current use of this site.

PROPOSED PROJECT; FIELDHOUSE EXPANSION:

The Fieldhouse will be an expansion of the K-12 Liberty Launch Academy. The expanded facility/fieldhouse space will host indoor rugby and soccer, volleyball and basketball, wrestling, and pickleball with incorporated training spaces, classrooms, and coaching offices. There will be a basement level gym, concourse, and upper-level viewing from those fields and courts. This will be an expansion of 281,418 sf, to the existing school for the above sporting uses and activities.

For the projected trips generated for this new facility the analysis includes ITE Land Use Category **#532 Private School (k-12);** based off a projected increase of 15 Employees for the facility, and also the facility was evaluated against trips per field basis. There is no direct ITE Land-Use category for the soccer/football field and multi-use court complex, however, we found that a combination of ITE Land-Use Category **#488-Soccer Complex (1 field assumed)** and an appropriately adjusted ITE Land-Use Category **#490-Tennis Courts** to be reasonable within the traffic anticipated.

The facility utilizes multisport courts instead of tennis courts, and therefore appropriate multipliers were applied for each sports court with the intended future use. For basketball (6 courts total) one court can field 10 max total people versus the 4 max people of tennis and therefore a 2.5 (10/4) multiplier was utilized. For volleyball (7 courts total) one court can field 6 max total people and therefore a 1.5 (6/4) multiplier was utilized. For wresting (4 matts total) one matt can field 2 max total people and therefore no multiplier was applied. The summary of this is the equivalent of 30 (29.5=6*2.5+7*1.5+4) tennis courts.

As shown via the ITE manual studies, school facilities typically have a larger A.M. Peak Hour of Adjacent Street Traffic One Hour Between 7 and 9 a.m., and a smaller Peak Hour of Adjacent Street Traffic One Hour Between 4 and 6 P.M. as school functions generally end prior to the start of large adjacent street traffic. Conversely, sports facilities (especially for school events) are likely to have the largest peak in the P.M. Peak Hour. For the Weekday ADT the more conservative of the two options (Tennis Courts+Soccer Field) was chosen.

***PROPOSED/ ADDITIONAL TRIPS FROM SPORTS COMPLEX**

WEEKDAY ADT (Total = 1 Soccer Field +Equivalent of 30 Tennis Courts)

CATEGORY: ITE Land Use Category **#488 – Soccer Complex;** based off 1 field
Average Rate: 71 (Total), 36 (Entry), 35 (Exit)
50% entering, 50% exiting

CATEGORY: ITE Land Use Category **#490 – Tennis Courts;** based off the equivalent of 30 tennis courts
Average Rate: 910 (Total), 455 (Entry), 455 (Exit)
50% entering, 50% exiting
WEEKDAY ADT TOTAL = 981 Trips

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between **7 and 9 a.m.**
CATEGORY: ITE Land Use Category **#532 Private School (k-12);** based off 15 (additional) Employees, for the school's fieldhouse expansion.

Average Rate: 73 (Total), 45 (Entry), 28 (Exit)
61% entering, 39% exiting

WEEKDAY, PEAK HOUR of ADJ. TOTAL (A.M.) = 73

Weekday, Peak Hour of Adjacent Street Traffic One Hour Between **4 and 6 p.m.**
CATEGORY: ITE Land Use Category **#488 – Soccer Complex;** based off 1 field
Fitted Curve: 49 (Total), 32 (Entry), 17 (Exit)
66% entering, 34% exiting

CATEGORY: ITE Land Use Category **#490 – Tennis Courts;** based off the equivalent of 30 tennis courts
Average Rate: 126 (Total)
No distribution data available

WEEKDAY, PEAK HOUR of ADJ. TOTAL (P.M.) = 175

NET TRIPS FROM IT'S HISTORIC USE:

This sports facility creates another avenue of study and recreation for the current student body and those additional uses will likely generate additional trips from today. However, after analyzing this history of this property, it shows that the total anticipated trips will not exceed the anticipated trips from it's original permitted use. In fact, even after these improvements the future use is anticipated to be lower than the original permitted use of the building.

The following is a table which analyzes the recently counted trips, plus the trips anticipated to be generated from construction, and then compared against the original historic trips of the facility to determine a net trips generated.

Category	ADT	Peak Hour of Adj. (A.M.)	Peak Hour of Adj. (P.M.)
	(Trips)	(Trips)	Trips)
Existing Trips Per Counts (+)	1691	319	153
Proposed Trips from Sports Facility (+)	981	73	175
Historic Permitted Trips (-)	4651	509	453
Net Trips	-1979	-117	-125
*Note: Negative means a reduction of trips from historic quantity			

EXECUTIVE SUMMARY:

As the use of this property continues to change into the current developer's vision, the analysis shows project developments proposed improvements do not reflect an increase of traffic from the historic condition, but rather a repurposing of space with the intent of gaining back some, but not all, of the historic generated trips that a commercial space of this size were intended to utilize.

APPENDIX A: TRIP GENERATION PER ITE MANUAL

Trip Generation characteristics for the above current uses were calculated from two different traffic use categories; #532 – Private Schools K-12 (to represent the Liberty Launch Academy), and Use #750 Office Park, to represent the remaining uses in the mixed-use building. These use categories are represented in the Institute of Transportation Engineers, "Trip Generation Manual", 11th Edition, 2022. Those projected trips are as follows:

EXISTING TRIPS ON SITE PER ITE MANUAL:
ITE Land Use Category **#750 Office Park**; based off 107k sf. (representing the mixed-use offices and suites)

WEEKDAY ADT
1421 (Total), 710 (Entry), 711 (Exit)
50% entering, 50% exiting

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between **7 and 9 a.m.**
295 (Total), 262 (Entry), 33 (Exit)
89% entering, 11% exiting

Weekday, Peak Hour of Adjacent Street Traffic One Hour Between **4 and 6 p.m.**
156 (Total), 22 (Entry), 134 (Exit)
14% entering, 86% exiting

EXISTING TRIPS ON SITE PER ITE MANUAL:
ITE Land Use Category **#532 Private School (k-12);** based off 26 Employees

Average Rate Equation was only equation available for these use cases:

WEEKDAY ADT
427 (Total), 214 (Entry), 213 (Exit)
50% entering, 50% exiting

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between **7 and 9 a.m.**
127 (Total), 77 (Entry), 50 (Exit)
61% entering, 39% exiting

Weekday, Peak Hour of Adjacent Street Traffic One Hour Between **4 and 6 p.m.**
22 (Total), 8 (Entry), 14 (Exit)
38% entering, 62% exiting

TOTAL EXISTING TRIPS ON SITE PER ITE MANUAL:
(The above existing Office Park + existing Liberty Launch Academy)

WEEKDAY ADT
Average Rate: 1,848 (Total), 924 (Entry), 924 (Exit)
Weekday, Peak Hour** of Adjacent Street Traffic, One Hour Between **7 and 9 a.m.
Average Rate: 422 (Total), 339 (Entry), 83 (Exit)
Weekday, Peak Hour** of Adjacent Street Traffic One Hour Between **4 and 6 p.m.
Average Rate: 178 (Total), 30 (Entry), 148 (Exit)

APPENDIX B: MANUAL TRIP COUNTS OF EXISTING FACILITY

Traffic tube counters were placed at the main three entry points of the facility. The data below reflects data from a full day on Thursday 10/16/2025. Following this is the raw data obtained, followed by the intersections performed.

		Location #1 on map (ENTER)	Location #1 on map (EXIT)	Location #2 on map (ENTER)	Location #2 on map (EXIT)	Location #3 on map (ENTER)	Location #3 on map (EXIT)
Date	Time	North Entrance (IN)	North Entrance (OUT)	Southwest Perimeter Road (IN)	Southwest Perimeter Road (OUT)	Fire Entrance (CH1)	Fire Entrance (CH2)
10/17/2025	00:00:00	0	0	0	0	0	0
10/17/2025	00:15:00	0	0	0	0	0	0
10/17/2025	00:30:00	0	0	0	0	0	0
10/17/2025	00:45:00	0	0	0	0	0	0
10/17/2025	01:00:00	0	0	0	0	0	0
10/17/2025	01:15:00	0	0	0	0	0	0
10/17/2025	01:30:00	0	0	0	0	0	0
10/17/2025	01:45:00	0	0	0	0	0	0
10/17/2025	02:00:00	0	0	0	0	0	0
10/17/2025	02:15:00	0	0	0	0	0	0
10/17/2025	02:30:00	0	0	0	0	0	0
10/17/2025	02:45:00	0	0	0	0	0	0
10/17/2025	03:00:00	0	0	0	0	0	0
10/17/2025	03:15:00	0	0	0	0	0	0
10/17/2025	03:30:00	0	0	0	0	0	0
10/17/2025	03:45:00	0	0	0	0	0	0
10/17/2025	04:00:00	0	0	0	0	0	0
10/17/2025	04:15:00	4	0	0	0	0	0
10/17/2025	04:30:00	5	1	0	0	0	0
10/17/2025	04:45:00	1	0	0	0	0	0
10/17/2025	05:00:00	0	0	0	0	0	0
10/17/2025	05:15:00	0	0	0	0	0	0
10/17/2025	05:30:00	1	0	0	0	0	0
10/17/2025	05:45:00	4	0	1	0	0	0
10/17/2025	06:00:00	3	4	0	1	0	0
10/17/2025	06:15:00	4	3	0	2	0	0
10/17/2025	06:30:00	4	2	1	10	0	0
10/17/2025	06:45:00	14	3	0	7	0	0
10/17/2025	07:00:00	10	6	1	4	0	0
10/17/2025	07:15:00	7	0	0	3	0	0
10/17/2025	07:30:00	25	1	0	24	0	0
10/17/2025	07:45:00	43	3	0	30	0	0
10/17/2025	08:00:00	38	11	0	22	0	0
10/17/2025	08:15:00	74	36	2	10	0	0
10/17/2025	08:30:00	21	38	3	6	0	0
10/17/2025	08:45:00	14	4	0	4	0	1
10/17/2025	09:00:00	6	9	0	0	0	0
10/17/2025	09:15:00	4	0	0	6	0	0
10/17/2025	09:30:00	8	5	1	4	0	0
10/17/2025	09:45:00	13	5	0	6	0	0
10/17/2025	10:00:00	4	7	2	1	1	0
10/17/2025	10:15:00	8	3	2	4	0	0
10/17/2025	10:30:00	4	4	2	2	0	0
10/17/2025	10:45:00	5	8	1	2	0	0
10/17/2025	11:00:00	4	4	3	0	0	0
10/17/2025	11:15:00	13	7	3	5	0	0
10/17/2025	11:30:00	8	10	4	4	0	0
10/17/2025	11:45:00	8	11	2	2	0	0
10/17/2025	12:00:00	6	21	9	1	0	0
10/17/2025	12:15:00	8	7	3	5	0	0
10/17/2025	12:30:00	6	12	4	2	0	0
10/17/2025	12:45:00	6	11	5	1	0	0
10/17/2025	13:00:00	12	6	6	6	0	0
10/17/2025	13:15:00	10	5	2	9	0	0
10/17/2025	13:30:00	4	11	4	3	0	0
10/17/2025	13:45:00	13	7	1	3	0	0
10/17/2025	14:00:00	8	8	4	2	0	1

		Location #1 on map (ENTER)	Location #1 on map (EXIT)	Location #2 on map (ENTER)	Location #2 on map (EXIT)	Location #3 on map (ENTER)	Location #3 on map (EXIT)
10/17/2025	14:15:00	0	7	1	2	0	0
10/17/2025	14:30:00	2	8	2	0	0	0
10/17/2025	14:45:00	15	11	4	0	0	0
10/17/2025	15:00:00	20	14	3	3	0	0
10/17/2025	15:15:00	37	4	5	1	2	1
10/17/2025	15:30:00	12	63	9	5	0	0
10/17/2025	15:45:00	6	22	4	3	0	0
10/17/2025	16:00:00	2	19	6	0	0	0
10/17/2025	16:15:00	1	11	3	1	0	0
10/17/2025	16:30:00	3	16	10	1	0	0
10/17/2025	16:45:00	7	9	7	5	0	0
10/17/2025	17:00:00	6	29	28	2	0	0
10/17/2025	17:15:00	11	8	7	4	0	0
10/17/2025	17:30:00	9	7	5	2	0	0
10/17/2025	17:45:00	8	5	4	2	0	0
10/17/2025	18:00:00	2	1	0	0	0	0
10/17/2025	18:15:00	5	8	5	0	0	0
10/17/2025	18:30:00	3	26	6	0	0	0
10/17/2025	18:45:00	1	8	4	0	0	0
10/17/2025	19:00:00	3	6	3	2	0	0
10/17/2025	19:15:00	5	6	2	5	0	0
10/17/2025	19:30:00	7	9	1	4	0	0
10/17/2025	19:45:00	4	0	0	3	0	0
10/17/2025	20:00:00	5	5	0	2	0	0
10/17/2025	20:15:00	4	1	0	5	0	0
10/17/2025	20:30:00	1	1	0	1	0	0
10/17/2025	20:45:00	3	0	0	3	0	0
10/17/2025	21:00:00	0	2	1	0	0	0
10/17/2025	21:15:00	0	4	2	0	0	0
10/17/2025	21:30:00	1	4	4	0	0	0
10/17/2025	21:45:00	0	1	0	0	0	0
10/17/2025	22:00:00	2	5	2	0	0	0
10/17/2025	22:15:00	1	3	3	1	0	0
10/17/2025	22:30:00	0	2	3	0	0	0
10/17/2025	22:45:00	0	2	2	0	0	0
10/17/2025	23:00:00	0	2	3	0	0	0
10/17/2025	23:15:00	0	4	6	0	0	0
10/17/2025	23:30:00	0	1	1	0	0	0
10/17/2025	23:45:00	0	1	0	1	0	0
		616	608	212	249	3	3
		8		-37		0	

Weekday Volume

Entry	831
Exit	860
Total	1691

Weekday Peak Hour- Morning *7:30 a.m. to 8:30 a.m.*

Entry	182
Exit	137
Total	319

Weekday Peak Hour- Afternoon *4:30 p.m. to 5:30 p.m.*

Entry	79
Exit	74
Total	153

Traffic Count Location Graphic