

OCT 16 2019

OTHELLO BUILDING & PLANNING

Receipt: 130218
Acct #: 7772 COPY
City Of Othello
500 E. Main Street
Othello, WA 99344

10/17/2019

Angel Garza
PO Box 484
Othello, WA 99344

Treasurer's Receipts
Memo Sand Hill Estates Major Plat Phase
2

Building Permits 3,700.00
Non Taxed Amt: 3,700.00
Total: 3,700.00
Chk: 10355 3,700.00
Ttl Tendered: 3,700.00
Change: 0.00

Issued By: Jacqueline
10/22/2019 11:02:02

NOTATION

at
4
one
ix

Range

Zone
Legal Description SEE ATTACHED

Section 2: Property Owner (holds more than 50% ownership-could be Mortgage Company)

Name ANGEL GARZA
Phone # 509.989.0555
Fax #
Email angel@palosverdesllc.com
Mailing Address PO Box 464
City OTHELLO State WA Zip 99344

Date 10-15-19

(Signature) Angel Garza

Section 3: Authorized Representative (address to whom all official correspondence will be sent)

Name SCOTT MCARTHUR
Phone # 208.964.0481
Fax #
Email SMCARTHUR@H2SURVEY.COM
Mailing Address 7600 N. MINERAL DR. STE 900
City COEUR D'ALENE State ID Zip 83815

RCW 36.70B.120 Provides the applicant the option of a consolidated review.

I SCOTT MCARTHUR representing the applicant, hereby ask the review process for SAND HILL ESTATES II

Be performed concurrently and I accept the consequences thereof.

ALL FEES INCURRED WILL BE INVOICED TO THE APPLICANT/DEVELOPER AND MUST BE PAID BEFORE PROJECT IS ACCEPTED.

FOR CITY USE ONLY

Preapplication meeting held on:
Date Received: By:
Fee: \$ Receipt#
Determined Complete: By:
Notice of Completeness Sent:

Section 4: Summary of Request:

PHASE II - SAND HILL ESTATES
SUBDIVISION

Section 5: Applicant (if different from the Owner.)

Name SCOTT MCARTHUR
Phone # 208.964.0481
Fax # N/A
Email SMCARTHUR@H2SURVEY.COM
Mailing Address 7600 N. MINERAL DRIVE, SUITE 900
City COEUR D'ALENE State ID Zip 83815

I (Print) SCOTT MCARTHUR hereby affirm and certify, under penalty of perjury, that I am, or represent, the legal owner (s) of the property described on this application and that these statements are in all respects true and correct to the best of my knowledge.

Date 10/7/19

(Signature)

Section 6: Supplemental Information (as outlined in the preapplication meeting held on _____).

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____

Anne Henning

From: Scott McArthur <smcarthur@h2survey.com>
Sent: Thursday, October 17, 2019 10:31 AM
To: Anne Henning; Angel
Subject: Sand Hill Estates #2
Attachments: 2019-039 - Sand Hill Phase II - PP 10-14-19.pdf; SAND HILL ESTATES Phase II - IMP PLANS - AUGUST 30 2019.pdf

Anne:

Please see my response below in **RED**.

Sincerely,

Scott L. McArthur, PE
Principal Engineer



C e l : 2 0 8 . 9 6 4 . 0 4 8 1
www.h2survey.com

-----Original Message-----

From: Anne Henning [mailto:ahenning@othellowa.gov]
Sent: Thursday, October 17, 2019 9:45 AM
To: Angel Garza (angel@palosverdesllc.com) <angel@palosverdesllc.com>; Scott McArthur (smcarthur@h2survey.com) <smcarthur@h2survey.com>
Subject: Sand Hill Estates #2

I haven't done a complete review of the application yet, but I noticed few things missing from the checklist<<https://www.othellowa.gov/media/Building-and-Planning/Forms/Major%20Plat%20Checklist%2010-4-19.pdf>>:

- * SEPA fee of \$200

(ANGEL WILL PAY TODAY)

- * Site plan drawing as required by OMC 16.17.030(b)((7)(P). Some of the required items are shown on your plat drawing. I will talk to Shawn O. about whether there is anything he needs to see from the site plan list that is not shown on the plat drawing.

(ATTACHED ARE THE PLANS THAT WERE REVIEWED BY SHAWN ALREADY – WE ARE IN THE PROCESS OF ADDRESSING HIS COMMENTS)

- * 11x17" reduction of plat and site plan drawings (or a PDF that can be legibly printed at 11x17)

(ATTACHED IS A PDF OF PRELIMINARY PLAT – ANGEL CAN PRINT THE 11X17 COPY AND BRING TO YOU WITH THE PAYMENT)

- * Plat certificate (title report)

(ANGEL WILL PROVIDE)

- * Major plat application fee of \$3700 (\$500 + \$50/lot)
(ANGEL WILL PAY TODAY)
- * Trip generation letter referenced in SEPA checklist
(DO WE NEED WITH THE FORTH COMING TRAFFIC STUDY?)

A few other items:

- * SEPA Checklist P."18", question 3.c & d Water Runoff. The answer says "See plan for storm system improvements". Which plan is this referring to? (THE ATTACHED)
- * The proposed street name should get reviewed with the plat. What is the proposal for the new east-west street?
(MT. ADAMS WILL BE THE STREET NAME)

Anne Henning
Community Development Director
City of Othello
ahenning@othellowa.gov<mailto:ahenning@othellowa.gov>
509-331-2710

[City Brand email small]

OCT 22 2019

SUBDIVISION

Guarantee/Certificate Number:

62241800418-Update 1

Issued By:



CHICAGO TITLE INSURANCE COMPANY

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

Palos Verdes LLC, a Washington limited liability company

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

- 1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Company of Washington
6416 W. Okanogan Avenue
Kennewick, WA 99336

Chicago Title Insurance Company

By:

[Signature]

President

Countersigned By:

[Signature]

Authorized Officer or Agent



Attest:

[Signature]

Secretary

ISSUING OFFICE:
Title Officer: Christopher Hull Chicago Title Company of Washington 6416 W. Okanogan Avenue Kennewick, WA 99336 Phone: 509-783-7833 Fax: 509-735-6297 Main Phone: (509)783-7833 Email: Christopher.Hull@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$30.10

Effective Date: October 16, 2019 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

Palos Verdes LLC, a Washington limited liability company

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"
Legal Description

Parcel 1:

Those portions of Farm Units 87 and 88, Irrigation Block 45, Columbia Basin Project, according to the plat thereof, lying in the Northeast quarter of Section 34, Township 16 North, Range 29 East W.M., Adams County, Washington, more particularly, described as follows:

Beginning at the East quarter corner of said Section 34, being the Southeast corner of said Farm Unit 87, marked by a U.S.B.R. Brass Cap in case, from which, center quarter corner of said Section 34, marked by a 2 inch brass cap in case stamped "LS 28239", bears South 88°33'42" West, 2641.61 feet; thence South 88°33'42" West, along the South boundary of said Farm Units, 2641.61 feet to the Southwest corner of said Farm Unit 88 and said center quarter corner of said section; thence North 00°51'55" West, along the West boundary of said Farm Unit 88, 167.84 feet; thence North 88°33'42" East, 680.51 feet; thence North 01°26'18" West, 22.50 feet; thence North 88°33'42" East, 66.00 feet; thence South 01°26'18" East, 22.50 feet; thence North 88°33'42" East, 601.05 feet; thence North 01°26'18" West, 327.66 feet; thence North 88°33'42" East, 431.05 feet; thence North 01°26'18" West, 25.00 feet; thence North 88°33'42" East, 66.00 feet; thence South 01°26'18" East, 24.93 feet; thence North 88°33'42" East, 801.02 feet to the East boundary of said Farm Unit 87 and said Section 34; thence South 00°46'44" East, 495.52 feet to the Point of Beginning.

(Also known as Parcel 1 of Record Survey recorded February 13, 2017 under Auditor's File No. 315130.)

Parcel 2:

Those portions of Farm Units 87 and 88, Irrigation Block 45, Columbia Basin Project, according to the plat thereof lying in the Northeast quarter of Section 34, Township 16 North, Range 29 East, W.M., Adams County, Washington, more particularly described as follows:

Commencing at the Southwest corner of said Farm Unit 88, being the center quarter corner of said Section 34, marked by a 2 inch brass cap in case stamped "LS 28239", from which, East quarter of said Section 34, marked by a U.S.B.R. Brass Cap in case bears North 88°33'42" East, 2641.61 feet; thence North 00°51'55" West, along the West boundary of said Farm Unit 88, a distance of 167.84 feet to the point of beginning; thence North 88°33'42" East, 680.51 feet; thence North 01°26'18" West, 22.50 feet; thence North 88°33'42" East, 66.00 feet; thence South 01°26'18" East, 22.50 feet; thence North 88°33'42" East, 601.05 feet; thence North 01°26'18" West, 327.66 feet; thence North 88°33'42" East, 431.05 feet; thence North 01°26'18" West, 25.00 feet; thence North 88°33'42" East, 66.00 feet; thence South 01°26'18" East, 24.93 feet; thence North 88°33'42" East 801.02 feet to the East boundary of said Farm Unit 87 and said Section 34; thence North 00°46'44" West, along said boundary, 327.68 feet; thence South 88°33'42" West, 804.79 feet; thence North 01°26'18" West, 43.58 feet; thence South 88°33'42" West 66.00 feet; thence South 01°26'18" East, 43.58 feet; thence South 88°33'42" West, 346.05 feet; thence South 01°26'18" East, 137.33 feet; thence South 88°33'42" West, 170.00 feet; thence South 01°26'18" West, 190.33 feet; thence South 88°33'42" West, 1259.29 feet to the West boundary of said Farm Unit 88; thence South 00°51'55" East, along said boundary, 327.68 feet to the Point of Beginning.

(Also known as Parcel 2 of Record Survey recorded February 13, 2017 under Auditor's File No. 315130.)

EXCEPT any portion of the above decribed parcels 1 and 2 lying in the Plat of Sand Hill Estates #1 Major Plat recorded under Auditor's File No. 318253.

SCHEDULE B

1. As to parcel 1:
General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
- | | |
|------------------------------|---------------|
| Year: | 2019 |
| Tax Account No.: | 1529030682660 |
| Levy Code: | 11 |
| Assessed Value-Land: | \$100,900.00 |
| Assessed Value-Improvements: | \$0.00 |
- General and Special Taxes:
- | | |
|---------|------------|
| Billed: | \$1,346.33 |
| Paid: | \$673.17 |
| Unpaid: | \$673.16 |
2. As to Parcel 2:
General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
- | | |
|------------------------------|---------------|
| Year: | 2019 |
| Tax Account No.: | 1529030682661 |
| Levy Code: | 11 |
| Assessed Value-Land: | \$100,900.00 |
| Assessed Value-Improvements: | \$0.00 |
- General and Special Taxes:
- | | |
|---------|------------|
| Billed: | \$1,346.33 |
| Paid: | \$673.17 |
| Unpaid: | \$673.16 |
3. This land is included in the East Columbia Basin Irrigation District and is subject to the laws of the United States and the State of Washington relative to the Columbia Basin Project and is liable for further assessments, if any, levied by said district.
- Agreement for permanent release of water allotment recorded August 14, 2017 under Auditor's File No. 316560 and 316561.
4. Right of way for roads, drains, canals, and pipelines as shown on the face of the Plats of Irrigation Block 45 and revisions thereto.
5. As to Farm Units 87, 88:
Agreement of Consent to Eliminate Farm Unit Delivery between the United States of America and the owner of Farm Units 89 and 90, with respect to delivery of water to said Farm Unit as provided for in instrument dated July 16, 1963, recorded August 24, 1965, in Volume 12 of Columbia Basin Documents, Pages 325-326.

SCHEDULE B
(continued)

6. Easement affecting a portion of said premises and for the purposes stated therein:
In favor of: Washington Water Power Company
Purpose: Electric transmission and distribution line and appurtenances thereto
Recorded: 10/19/1955
Recording Number: 53427, in Volume 84 of Deeds, Page 480
Affects: Farm Units 87 and 88, Irrigation Block 45

7. As to Farm Units 87 and 88:
Easement affecting a portion of said premises and for the purposes stated therein:
In favor of: Cascade Natural Gas Corporation, a Washington corporation
Purpose: the right to construct, operate and maintain a natural gas pipeline
Dated: 8/22/1963
Recorded: 9/11/63
Recording Number: Volume 95 of Deeds, Pages 510-515
Affects: the North line of said premises

8. As to Farm Unit 87 Other Property:
Consent to Water Delivery Changes between PJ Taggares Co., and the East Columbia Basin Irrigation District
recorded January 8, 2010 under recording no.: 294105.

9. As to Farm Unit 88 Other Property:
Consent to Water Delivery Changes between PJ Taggares Co., and the East Columbia Basin Irrigation District
recorded January 8, 2010 under recording no.: 294104.

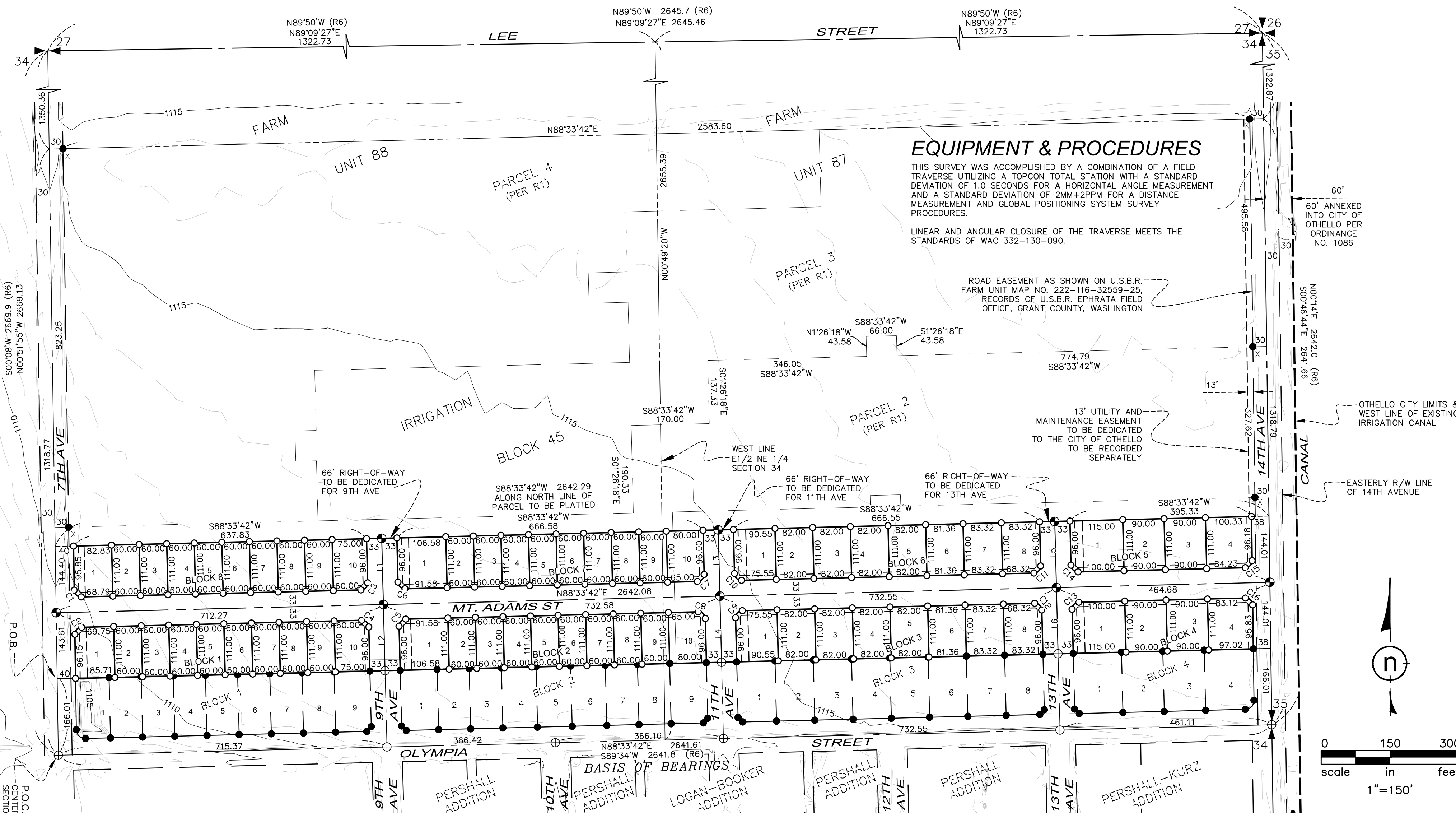
END OF SCHEDULE B

PRELIMINARY SAND HILL ESTATES #2 MAJOR PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT, LYING IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, ADAMS COUNTY, WASHINGTON

BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, BEARS N88°33'42"E AS PER RECORD OF SURVEY RECORDED IN VOLUME "S" OF SURVEYS, AT PAGE 1215, RECORDS OF ADAMS COUNTY, WASHINGTON.



EQUIPMENT & PROCEDURES

THIS SURVEY WAS ACCOMPLISHED BY A COMBINATION OF A FIELD TRAVERSE UTILIZING A TOPCON TOTAL STATION WITH A STANDARD DEVIATION OF 1.0 SECONDS FOR A HORIZONTAL ANGLE MEASUREMENT AND A STANDARD DEVIATION OF 2MM+2PPM FOR A DISTANCE MEASUREMENT AND GLOBAL POSITIONING SYSTEM SURVEY PROCEDURES.

LINEAR AND ANGULAR CLOSURE OF THE TRAVERSE MEETS THE STANDARDS OF WAC 332-130-090.

ROAD EASEMENT AS SHOWN ON U.S.B.R. FARM UNIT MAP NO. 222-116-32559-25, RECORDS OF U.S.B.R. EPHRATA FIELD OFFICE, GRANT COUNTY, WASHINGTON

13' UTILITY AND MAINTENANCE EASEMENT TO BE DEDICATED TO THE CITY OF OTHELLO TO BE RECORDED SEPARATELY

60' ANNEXED INTO CITY OF OTHELLO PER ORDINANCE NO. 1086

OTHELLO CITY LIMITS & WEST LINE OF EXISTING IRRIGATION CANAL

EASTERLY R/W LINE OF 14TH AVENUE

SURVEY REFERENCES

- R1 = RECORD OF SURVEY, VOLUME "S" OF SURVEYS, PAGE 1215, RECORDS OF ADAMS COUNTY, WASHINGTON
- R2 = PLAT OF PERSHALL ADDITION, A.F.N. 141203, RECORDS OF ADAMS COUNTY, WASHINGTON
- R3 = PLAT OF PERSHALL-KURZ ADDITION, A.F.N. 94901, RECORDS OF ADAMS COUNTY, WASHINGTON
- R4 = RECORD OF SURVEY, VOLUME "S" OF SURVEYS, PAGE 365, RECORDS OF ADAMS COUNTY, WASHINGTON
- R5 = MIGRANT PRE-SCHOOL SHORT PLAT, VOLUME 1, PAGE 344, A.F.N. 295297, RECORDS OF ADAMS COUNTY, WASHINGTON.
- R6 = FINAL FARM UNIT PLAT OF IRRIGATION BLOCK 45, DATED 9/25/1962.
- R7 = OTHELLO MUNICIPAL CODE 16.29.120
- R8 = PLAT OF SAND HILL ESTATES #1 MAJOR PLAT, VOLUME 3, PAGE 243, A.F.N. 318253, RECORDS OF ADAMS COUNTY, WASHINGTON.

LEGEND

- = SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- ⊕ = CALCULATED POINT (NOTHING FOUND OR SET)
- ⊙ = SET 5/8"x30" REBAR WITH 2"ALUMINUM CAP MARKED "H2 PLS 42105"
- ⊕ = FOUND 5/8"x30" REBAR WITH 2"ALUMINUM CAP MARKED "H2 PLS 42105"
- ⊙ = FOUND 5/8" REBAR & CAP MARKED "PLS 46321"
- = FOUND 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- = PROPOSED LOT LINES
- - - = EASEMENT LINE
- · - · - = EASEMENT LINE
- = CENTER LINE
- · - · - = ADJOINER LINE
- = SECTION LINE
- · - · - = 1/4 SECTION LINE
- · - · - = 1/16 SECTION LINE
- · - · - = CITY LIMITS

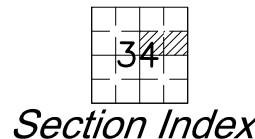


7600 N. MINERAL DRIVE, SUITE 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6600 • FAX: (208) 772-6619
WWW.H2SURVEYING.COM

PROJECT NUMBER: 2019-039
DATE: OCTOBER, 2019

C:\Projects\H2 Surveying\Sand Hill 2 Plat\2019-039 - Sand Hill Phase II - PP.DWG, 11/15/2019 10:50:08 PM, AutoCAD PDF (General Documentation).pc3

EXHIBIT 2



PRELIMINARY SAND HILL ESTATES #2 MAJOR PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA
BASIN PROJECT, LYING IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST,
WILLAMETTE MERIDIAN, ADAMS COUNTY, WASHINGTON

LOT AREA TABLE			
LOT	BLOCK	Area (SQ. FT.)	AREA (AC.)
1	1	9,404.76	0.216
2		6,660.00	0.153
3		6,660.00	0.153
4		6,660.00	0.153
5		6,660.00	0.153
6		6,660.00	0.153
7		6,660.00	0.153
8		6,660.00	0.153
9		6,660.00	0.153
10		8,276.71	0.190

LOT	BLOCK	Area (SQ. FT.)	AREA (AC.)
1	2	11,782.09	0.270
2		6,660.00	0.153
3		6,660.00	0.153
4		6,660.00	0.153
5		6,660.00	0.153
6		6,660.00	0.153
7		6,660.00	0.153
8		6,660.00	0.153
9		6,660.00	0.153
10		8,831.71	0.203

LOT	BLOCK	Area (SQ. FT.)	AREA (AC.)
1	3	10,002.76	0.230
2		9,102.00	0.209
3		9,102.00	0.209
4		9,102.00	0.209
5		9,102.00	0.209
6		9,031.24	0.207
7		9,248.38	0.212
8		9,200.10	0.211

LOT	BLOCK	Area (SQ. FT.)	AREA (AC.)
1	4	12,716.71	0.292
2		9,990.00	0.229
3		9,990.00	0.229
4		10,790.33	0.248

LOT	BLOCK	Area (SQ. FT.)	AREA (AC.)
1	5	12,716.71	0.292
2		9,990.00	0.229
3		9,990.00	0.229
4		11,019.05	0.253

LOT	BLOCK	Area (SQ. FT.)	AREA (AC.)
1	6	10,002.76	0.230
2		9,102.00	0.209
3		9,102.00	0.209
4		9,102.00	0.209
5		9,102.00	0.209
6		9,031.24	0.207
7		9,248.38	0.212
8		9,200.10	0.211

LOT	BLOCK	Area (SQ. FT.)	AREA (AC.)
1	7	11,782.09	0.270
2		6,660.00	0.153
3		6,660.00	0.153
4		6,660.00	0.153
5		6,660.00	0.153
6		6,660.00	0.153
7		6,660.00	0.153
8		6,660.00	0.153
9		6,660.00	0.153
10		8,831.71	0.203

LOT	BLOCK	Area (SQ. FT.)	AREA (AC.)
1	8	9,206.00	0.211
2		6,660.00	0.153
3		6,660.00	0.153
4		6,660.00	0.153
5		6,660.00	0.153
6		6,660.00	0.153
7		6,660.00	0.153
8		6,660.00	0.153
9		6,660.00	0.153
10		8,276.71	0.190

UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF RECLAMATION

BUREAU OF RECLAMATION CONCURRENCE FOR THE MAJOR PLAT IS LIMITED TO THE EXTENT OF THE MAJOR PLAT'S COMPLIANCE WITH THE REQUIREMENTS OF RCW 58.17.310

DRAIN CONSTRUCTION:
RISING GROUND WATER TABLES ARE COMMON IN IRRIGATION PROJECTS. FEDERAL DRAIN CONSTRUCTION FUNDS ARE NOT AVAILABLE FOR DRAINAGE OF SUBDIVISIONS AND OTHER AREAS NOT IN A COMMERCIAL AGRICULTURAL LAND USE, UNLESS SUCH DRAINAGE IS INCIDENTAL TO THE REQUIRED DRAINAGE OF ADJACENT AGRICULTURAL LAND AND MEETS FEDERAL TECHNICAL AND ECONOMICAL FEASIBILITY REQUIREMENTS.

THIS LAND IS INCLUDED WITHIN THE EAST COLUMBIA BASIN IRRIGATION DISTRICT AND IS SUBJECT TO THE LAWS OF THE UNITED STATES AND THE STATE OF WASHINGTON RELATIVE TO THE COLUMBIA BASIN PROJECT AND IS LIABLE FOR FURTHER ASSESSMENTS, IF ANY, LEVIED BY SAID DISTRICT. IT IS ALSO UNDERSTOOD AND AGREED THAT WHEN THIS MAJOR PLAT IS SERVED BY CITY STREETS, IRRIGABLE LAND WITHIN THE ROAD RIGHT OF WAY OR ISOLATED BY SAID DEDICATION WILL NOT BECOME A CHARGE ASSESSABLE TO CITY OF OTHELLO AND PAYABLE TO THE EAST COLUMBIA BASIN IRRIGATION DISTRICT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF THE PROJECT.

_____ DATE
EAST COLUMBIA BASIN IRRIGATION DISTRICT

_____ DATE
BUREAU OF RECLAMATION

IRRIGATION APPROVAL

WATER SUPPLY:
CONCURRENCE BY THE BUREAU OF RECLAMATION FOR THIS MAJOR PLAT DOES NOT ASSURE THE AVAILABILITY OF A WATER SUPPLY, NOR DOES IT BIND THE UNITED STATES TO ISSUE A PERMANENT RIGHT FOR A FEDERAL WATER SUPPLY. A SUPPLY OF FEDERAL PROJECT WATER TO THIS LAND IS ASSURED ONLY UPON FULL COMPLIANCE WITH COROLLARY FEDERAL AND STATE LEGISLATION.

_____ DATE
BUREAU OF RECLAMATION

USBR NOTES

LANDOWNERS WITHIN THE COLUMBIA BASIN PROJECT AREA SHOULD BE AWARE OF EXISTING RECLAMATION AND IRRIGATION DISTRICTS RIGHTS TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN PROJECT FACILITIES AS NECESSARY, ANY WORK THAT WILL INVOLVE THESE FACILITIES OR THE EXISTING RIGHTS OF WAY MUST BE REVIEWED AND APPROVED BY RECLAMATION AND THE AFFECTED DISTRICT PRIOR TO PROCEEDING, STRUCTURES INCLUDING, BUT NOT LIMITED TO, TEMPORARY IMPROVEMENTS SUCH AS PAVING, FENCING, AND LANDSCAPING ARE PROHIBITED FROM ENCROACHING UPON EXISTING RIGHT OF WAY CORRIDORS WITHOUT PRIOR APPROVAL BY RECLAMATION AND THE DISTRICT.

UNDERGROUND IRRIGATION AND DRAINAGE FACILITIES:

BUILDINGS AND OTHER PERMANENT STRUCTURES ARE NOT TO BE ERECTED ABOVE UNDERGROUND COLUMBIA BASIN PROJECT IRRIGATION AND DRAINAGE FACILITIES, ANY ENCROACHMENTS ONTO CBP RIGHTS OF WAY INCLUDING BUT NOT LIMITED TO, TEMPORARY IMPROVEMENTS SUCH AS PAVING, FENCING, AND LANDSCAPING REQUIRE A DISTRICT PERMIT.

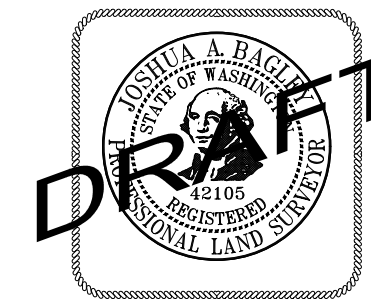
IRRIGATION EASEMENT NOTE

THE USBR IRRIGATION FACILITY EASEMENTS (CANALS, DRAINS, ETC.), SHOWN ON THE REFERENCED FARM UNIT PLAT MAPS WERE POSITIONED ON THE MAJOR PLAT USING BEST FIT PROPORTIONING AND BALANCING METHODS BY RELATING MEASURED SECTION LINES AND FARM UNIT LINES TO THE RECORD USBR SECTION LINES AND FARM UNIT LINES.

THESE EASEMENT LOCATIONS MAY NOT EXACTLY FIT THE ACTUAL POSITIONS OF THE IRRIGATION FACILITIES ON THE GROUND. IT IS THE RESPONSIBILITY OF THE OWNER/PURCHASERS OF LOTS IN THE MAJOR PLAT TO COORDINATE WITH THE UNITED STATES BUREAU OF RECLAMATION AND/OR THE IRRIGATION DISTRICT TO DETERMINE THE EXACT LOCATION OF THE IRRIGATION FACILITIES ON THE GROUND PRIOR TO ANY CONSTRUCTION ACTIVITIES.



VICINITY MAP
1" = 400'



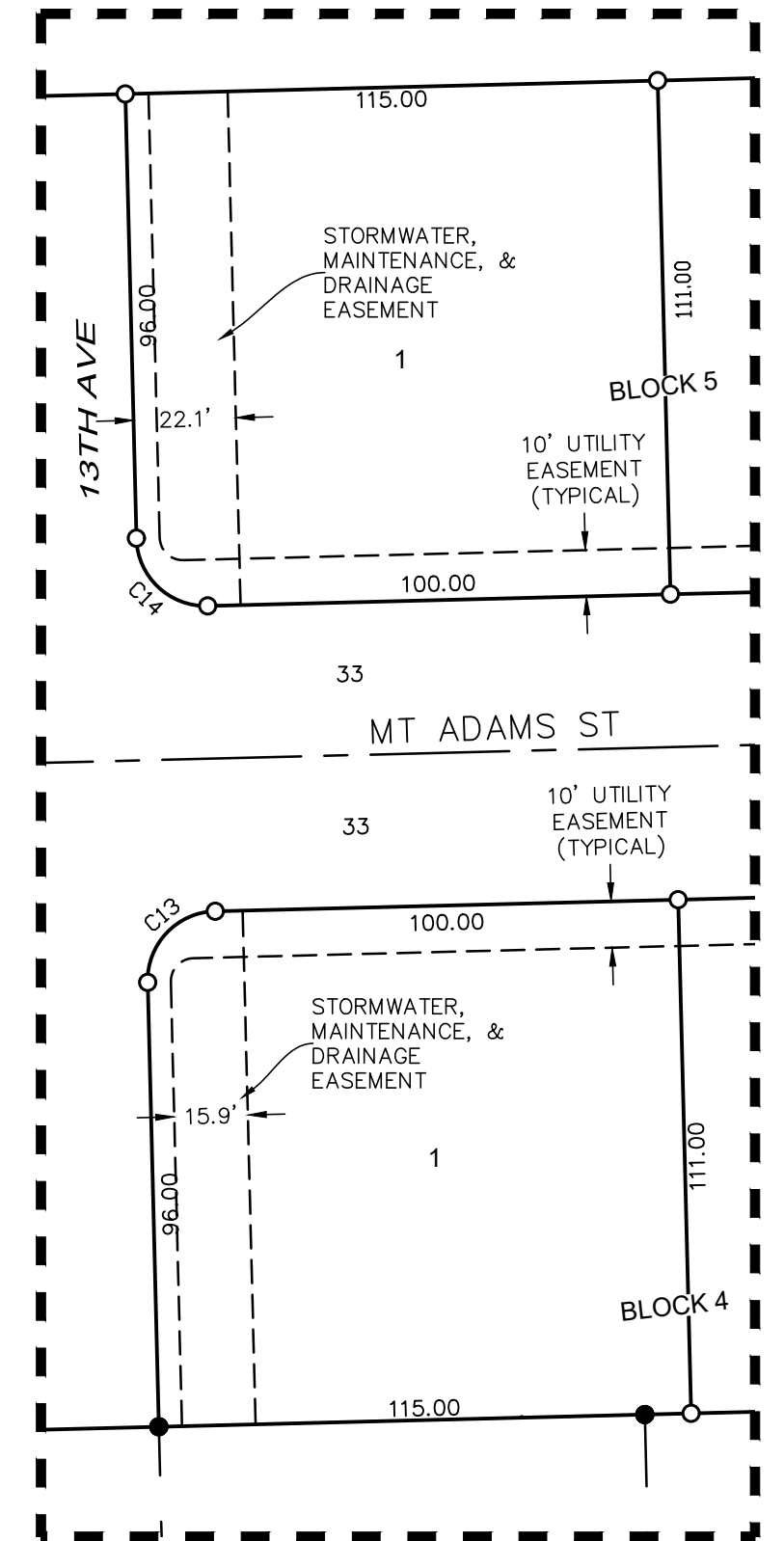
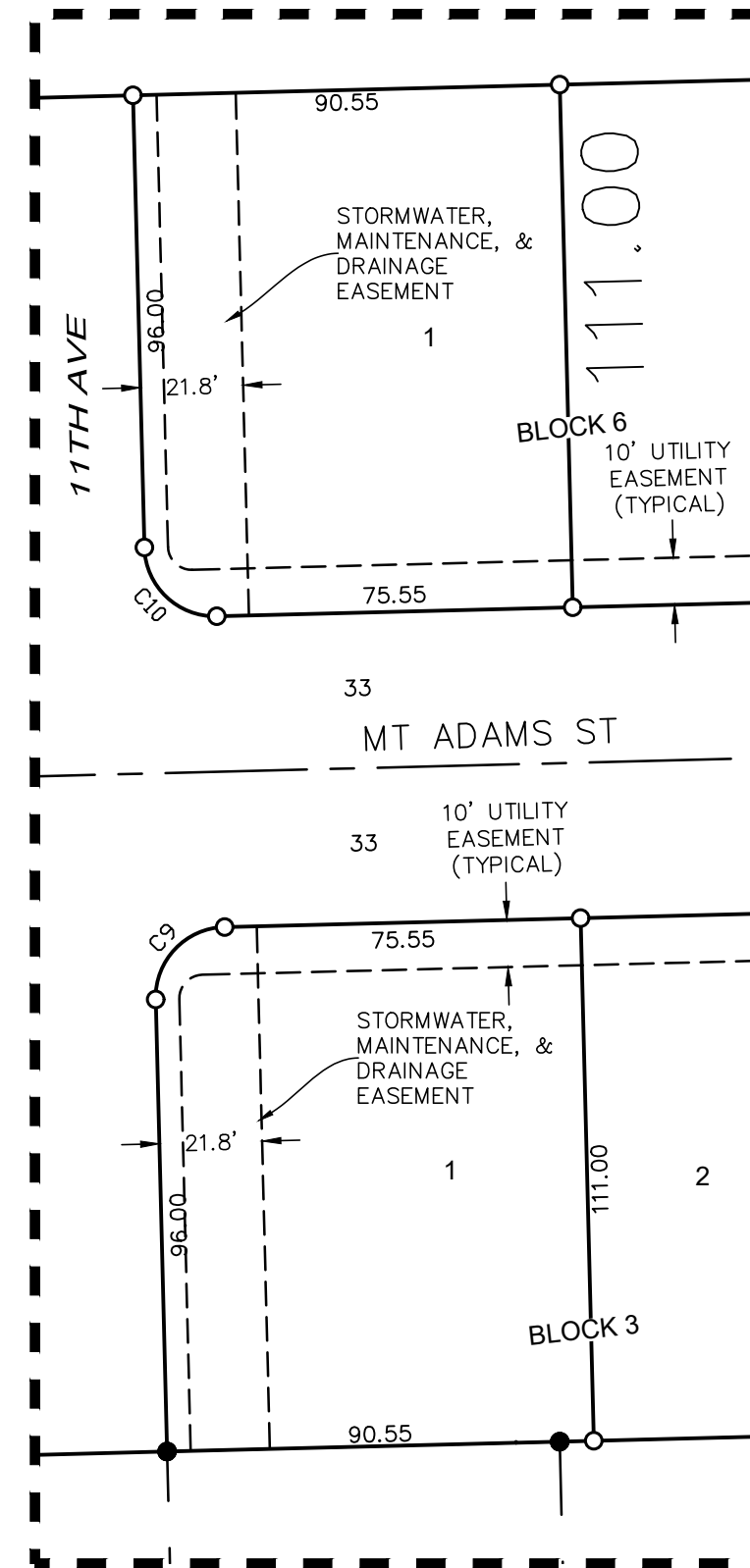
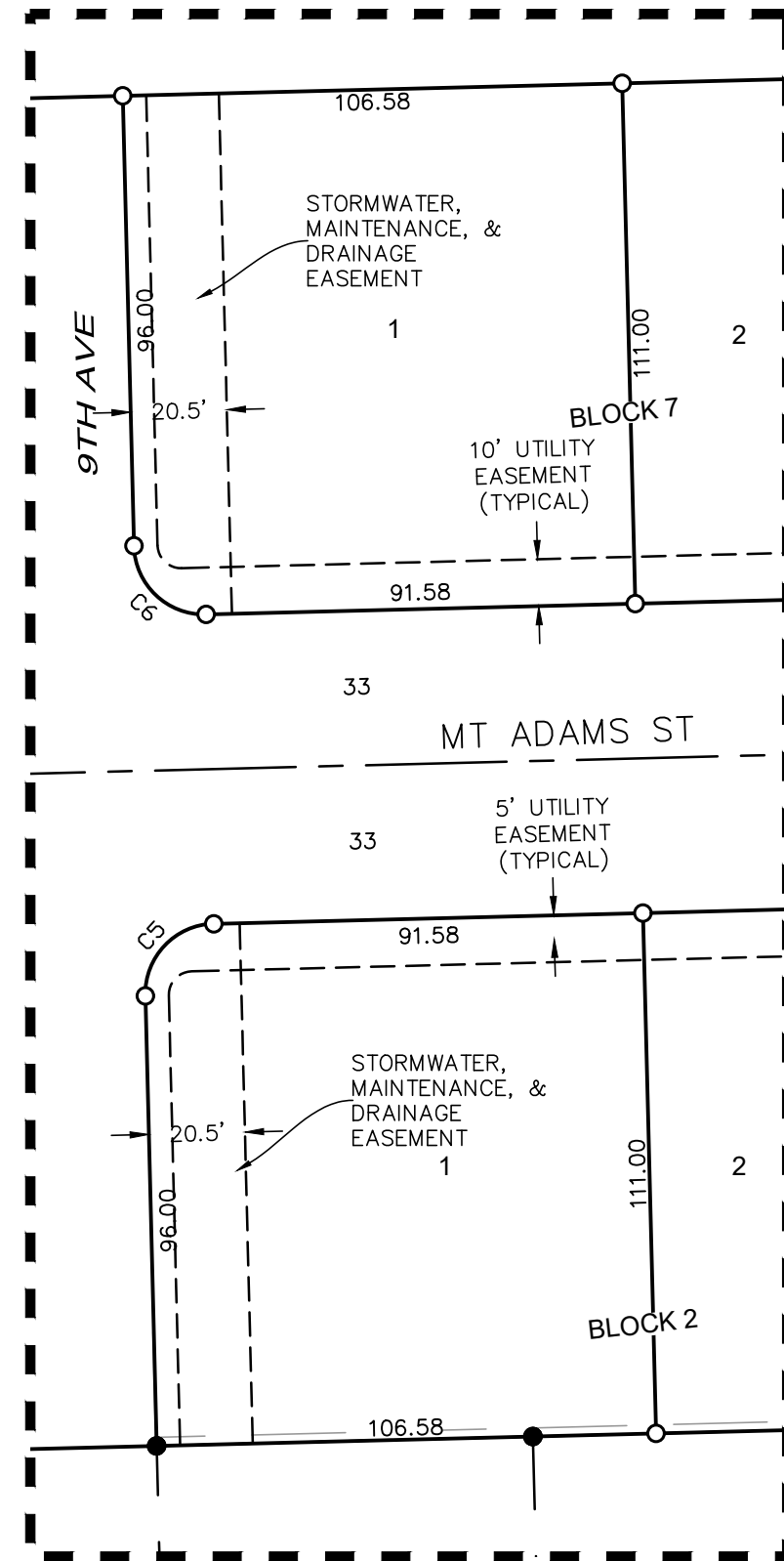
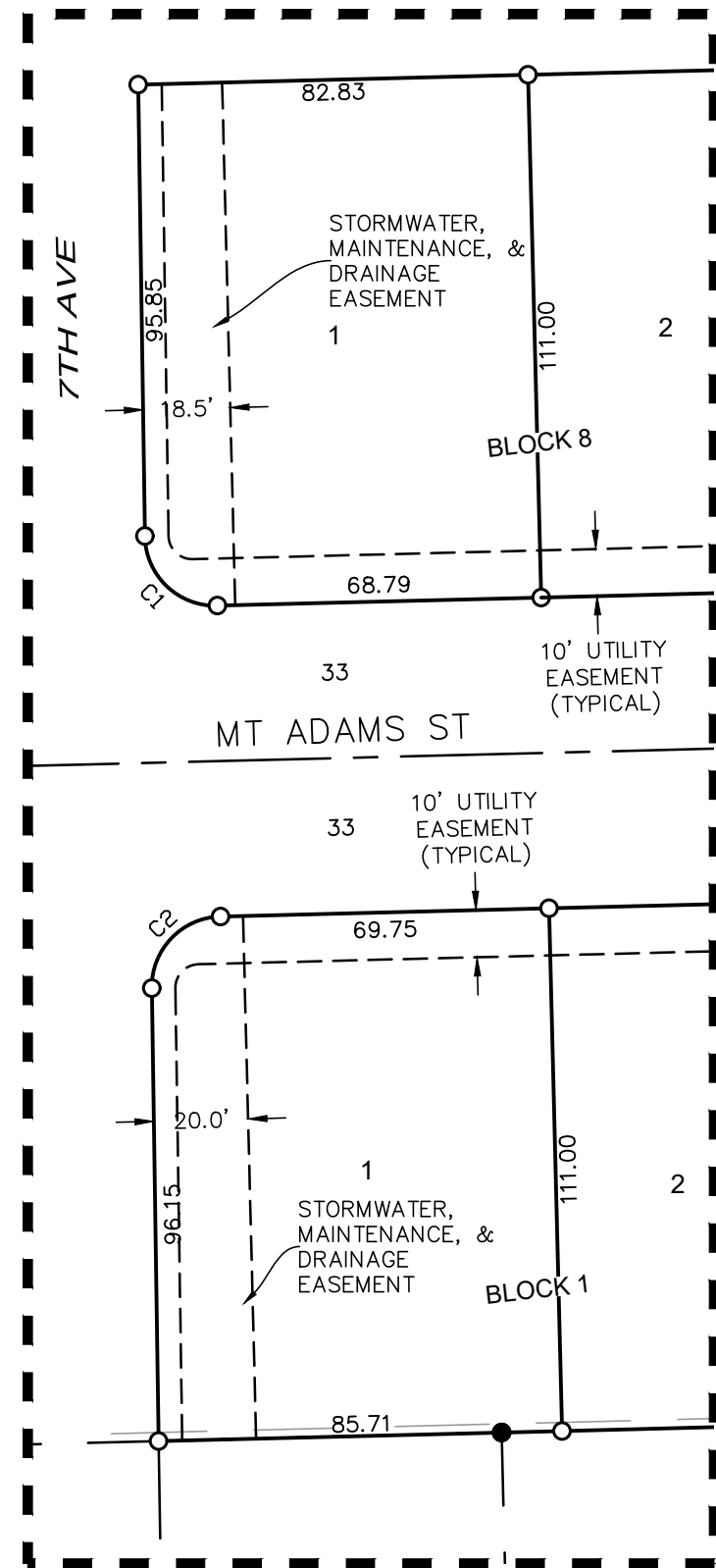
7600 N. MINERAL DRIVE, SUITE 900 • COEUR D'ALENE, ID 83815
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WWW.H2SURVEYING.COM

PROJECT NUMBER: 2019-039
DATE: OCTOBER, 2019

PRELIMINARY SAND HILL ESTATES #2 MAJOR PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT, LYING IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, ADAMS COUNTY, WASHINGTON

SWALE DETAILS



Curve Table

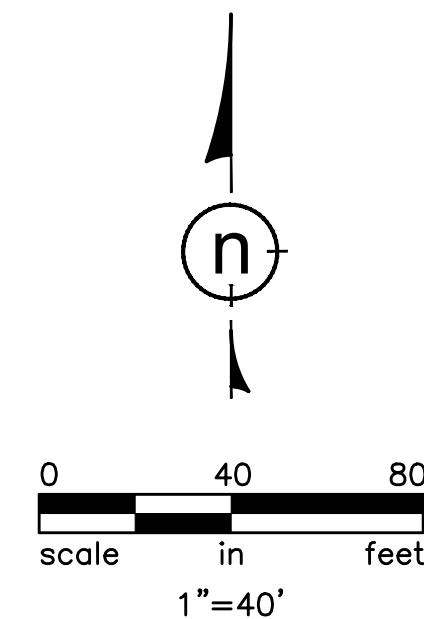
CURVE	ARC DISTANCE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	23.712	15.000	90°34'23"	S46°09'07"E	21.32
C2	23.412	15.000	89°25'37"	S43°50'53"W	21.11
C3	23.562	15.000	90°00'00"	N43°33'42"E	21.21
C4	23.562	15.000	90°00'00"	N46°26'18"W	21.21
C5	23.562	15.000	90°00'00"	S43°33'42"W	21.21
C6	23.562	15.000	90°00'00"	S46°26'18"E	21.21
C7	23.562	15.000	90°00'00"	N43°33'42"E	21.21
C8	23.562	15.000	90°00'00"	N46°26'18"W	21.21
C9	23.562	15.000	90°00'00"	S43°33'42"W	21.21
C10	23.562	15.000	90°00'00"	S46°26'18"E	21.21
C11	23.562	15.000	90°00'00"	N43°33'42"E	21.21
C12	23.562	15.000	90°00'00"	N46°26'18"W	21.21
C13	23.562	15.000	90°00'00"	S43°33'42"W	21.21
C14	23.562	15.000	90°00'00"	S46°26'18"E	21.21
C15	23.389	15.000	89°20'26"	N43°53'29"E	21.09
C16	23.735	15.000	90°39'34"	N46°06'31"W	21.33

Line Table

LINE	BEARING	DISTANCE
L1	S01°26'18"E	144.000
L2	S01°26'18"E	144.000
L3	N01°26'18"W	144.000
L4	N01°26'18"W	144.000
L5	S01°26'18"E	144.000
L6	S01°26'18"E	144.000



Section Index



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PROJECT NUMBER: 2019-039
 DATE: OCTOBER, 2019

City of Othello
500 East Main Street
Othello, Washington 99344



Attn: Shawn Obrien – *City Engineer*

RE: TRIP GENERATION & DISTRIBUTION LETTER
SAND HILL ESTATES – PHASE II
Othello, Washington

Dear Shawn:

This Trip Generation and Distribution Letter is being submitted to you at the request of the City of Othello, Washington for the submittal of a Preliminary Plat for the aforementioned project. This letter was prepared in accordance with the *Institute of Transportation Engineers (ITE) Common Trip Generation Rates (9th Edition, Trip Generation Manual - PM Peak Hour Rate Table)*. It should be noted that the City is requiring the developer to complete a Traffic Impact Analysis for the development; however this data was not available at the time this letter was prepared.

The following information shall describe the proposed project:

- Project Description:
 - This project shall consist of a 64-Lot Residential Development.
- Proposed Use:
 - The developer intends to construct single family homes on the proposed 64-Lots;
- Parcel Zoning:
 - The property for this phase of the development is split zoned R-1 & R-2.
- Proposed Access:
 - The homes in Phase II of Sand Hill Estates will have direct access to “Mt. Adams Street”, (a new Neighborhood street) that will provide traffic with the following options:
 - 7th Avenue (Arterial)
 - North to Lee Road (Arterial), and South to Olympia Street (Collector)
 - 9th Avenue (Neighborhood)
 - South to Olympia Street (Collector)
 - 11th Avenue (Neighborhood)
 - South to Olympia Street (Collector)

- 13th Avenue (Neighborhood)
 - South to Olympia Street (Collector)
- 14th Avenue (Arterial)
 - North to Lee Road (Arterial), and South to Olympia Street (Collector)
- Proposed Circulation:
 - The following traffic patterns (measured in Trips) are being assumed for Phase II of Sand Hill Estates from “Mt. Adams Street”:
 - Lots 1 – 10, Block 1 & Lots 1 – 10, Block 8:
 - Twenty (20) Lots
 - 70% (14 Trips) will use 7th Avenue for ingress/egress
 - 20% (4 Trips) will use 9th Avenue for ingress/egress
 - 0% (0 Trips) will use 11th Avenue for ingress/egress
 - 0% (0 Trips) will use 13th Avenue for ingress/egress
 - 10% (2 Trips) will use 14th Avenue for ingress/egress
 - Lots 1 – 10, Block 2 & Lots 1 – 10, Block 7:
 - Twenty (20) Lots
 - 60% (12 Trips) will use 7th Avenue for ingress/egress
 - 20% (4 Trips) will use 9th Avenue for ingress/egress
 - 10% (2 Trips) will use 11th Avenue for ingress/egress
 - 0% (0 Trips) will use 13th Avenue for ingress/egress
 - 10% (2 Trips) will use 14th Avenue for ingress/egress
 - Lots 1 – 8, Block 3 & Lots 1 – 8, Block 6:
 - Sixteen (16) Lots
 - 30% (5 Trips) will use 7th Avenue for ingress/egress
 - 0% (0 Trips) will use 9th Avenue for ingress/egress
 - 20% (3 Trips) will use 11th Avenue for ingress/egress
 - 20% (3 Trips) will use 13th Avenue for ingress/egress
 - 30% (5 Trips) will use 14th Avenue for ingress/egress
 - Lots 1 – 4, Block 4 & Lots 1 – 4, Block 5:
 - Eight (8) Lots
 - 0% (0 Trips) will use 7th Avenue for ingress/egress
 - 0% (0 Trips) will use 9th Avenue for ingress/egress
 - 0% (0 Lots) will use 11th Avenue for ingress/egress
 - 10% (1 Trip) will use 13th Avenue for ingress/egress
 - 90% (7 Trips) will use 14th Avenue for ingress/egress

- The following are the assumed “Trips” per street from “Mt. Adams Street”:
 - 7th Avenue: 31 Trips
 - 9th Avenue: 8 Trips
 - 11th Avenue: 5 Trips
 - 13th Avenue: 4 Trips
 - 14th Avenue: 16 Trips
- Proposed Parking:
 - Each Lot will have both onsite parking, and available street parking.
- Project Phasing:
 - It is the intent of the developer to construct additional phases of this development, with this being Phase II of the Sand Hill Estates development.

The following estimated trip assessment was developed for the proposed site use in accordance with the ITE Common Trip Generation Rates for the PM Peak Hour (4:00pm to 6:00pm) during a typical “weekday”:

- PM Peak Hour Estimate: The following assessment accounts for all PM Peak Hour Trips generated for the proposed Lots:

Proposed Single Family Units:

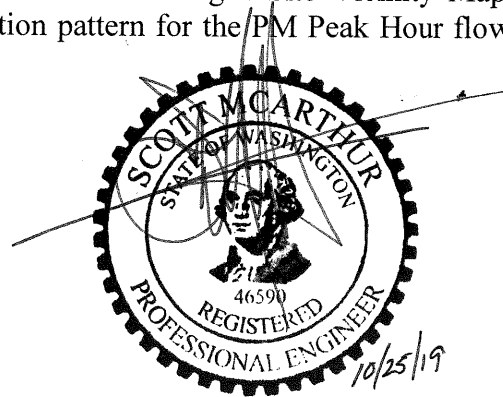
• Description:	Single Family
• Unit of Measure:	Dwelling Units
• ITE Peak Trips per Unit:	1.0
• Total Proposed Dwelling Units:	64.0
○ Total Estimated Peak Trips	64.0

For this proposed residential use, based solely on the ITE method for trip generation analysis, we are assuming the AM Peak Hour and PM Peak Hour generated trips to be equal.

Based on the information above, we assume that this proposed project will generate an estimated total of 64 PM Peak Hour Trips per weekday. Traffic counts for the City of Othello are not available, so we have assume a no “pass-by” rate for this assessment.

Please find a Trip Distribution Exhibit attached to this submittal showing a Site Vicinity Map, an overview of the proposed project, and the assumed distribution pattern for the PM Peak Hour flow for Phase II of the proposed Sand Hill Estates Development.

Thank you for your time and consideration of this letter. Please feel free to contact me at 208.964.0481 or smcarthur@h2survey.com if you have any questions.



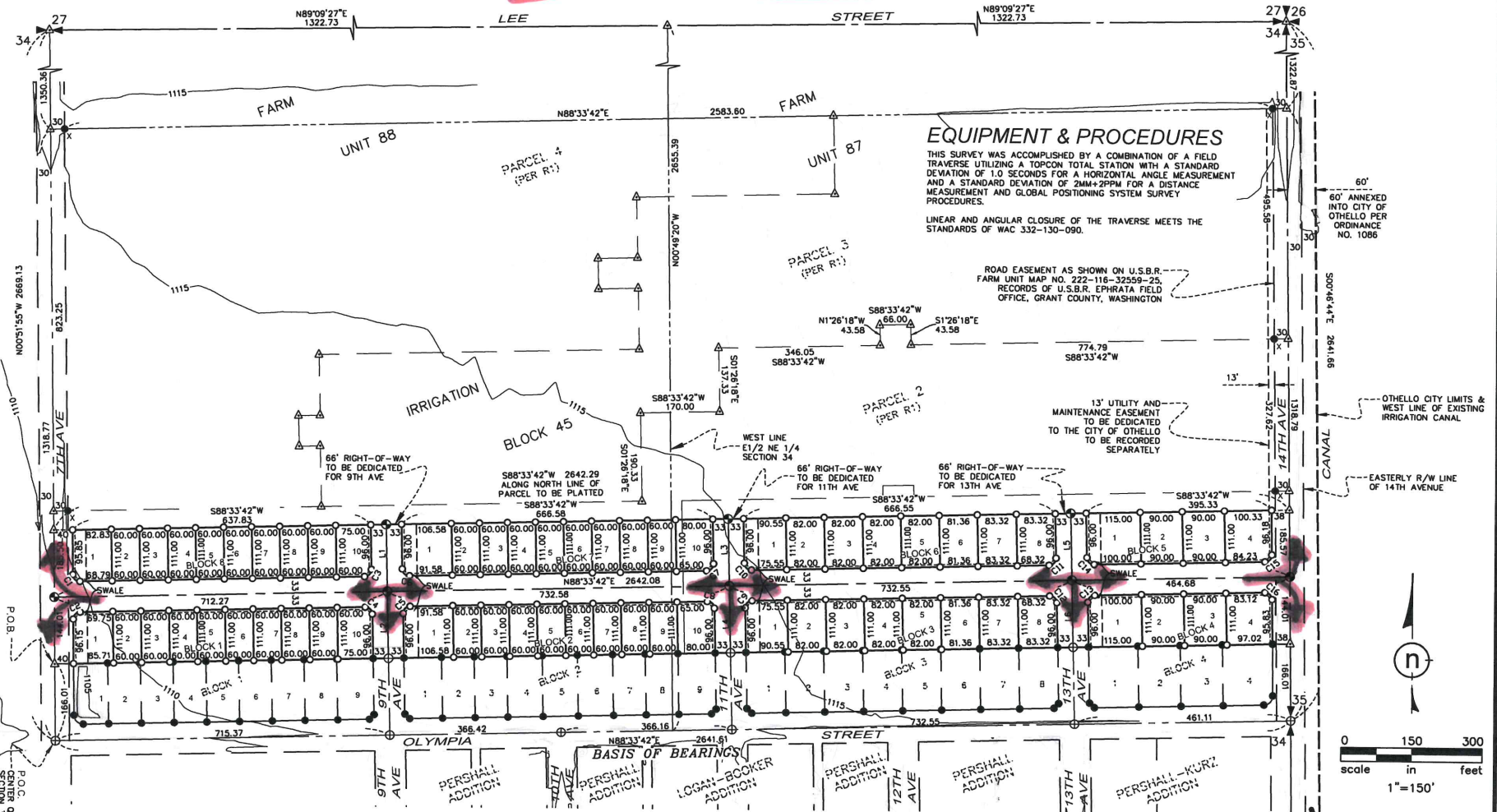
PRELIMINARY SAND HILL ESTATES #2 MAJOR PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT, LYING IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, ADAMS COUNTY, WASHINGTON

BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, BEARS N88°33'42"E AS PER RECORD OF SURVEY RECORDED IN VOLUME "S" OF SURVEYS, AT PAGE 1215, RECORDS OF ADAMS COUNTY, WASHINGTON.

ASSUMED TRAFFIC ROUTES



EQUIPMENT & PROCEDURES

THIS SURVEY WAS ACCOMPLISHED BY A COMBINATION OF A FIELD TRAVERSE UTILIZING A TOPCON TOTAL STATION WITH A STANDARD DEVIATION OF 1.0 SECONDS FOR A HORIZONTAL ANGLE MEASUREMENT AND A STANDARD DEVIATION OF 2MM+2PPM FOR A DISTANCE MEASUREMENT AND GLOBAL POSITIONING SYSTEM SURVEY PROCEDURES.

LINEAR AND ANGULAR CLOSURE OF THE TRAVERSE MEETS THE STANDARDS OF WAC 332-130-090.

ROAD EASEMENT AS SHOWN ON U.S.B.R. FARM UNIT MAP NO. 222-116-32553-25, RECORDS OF U.S.B.R. EPHRATA FIELD OFFICE, GRANT COUNTY, WASHINGTON

60' ANNEXED INTO CITY OF OTHELLO PER ORDINANCE NO. 1086

OTHELLO CITY LIMITS & WEST LINE OF EXISTING IRRIGATION CANAL

EASTERLY R/W LINE OF 14TH AVENUE

SURVEY REFERENCES

- R1 = RECORD OF SURVEY, VOLUME "S" OF SURVEYS, PAGE 1215, RECORDS OF ADAMS COUNTY, WASHINGTON
- R2 = PLAT OF PERSHALL ADDITION, A.F.N. 141203, RECORDS OF ADAMS COUNTY, WASHINGTON
- R3 = PLAT OF PERSHALL-KURZ ADDITION, A.F.N. 94901, RECORDS OF ADAMS COUNTY, WASHINGTON
- R4 = RECORD OF SURVEY, VOLUME "S" OF SURVEYS, PAGE 365, RECORDS OF ADAMS COUNTY, WASHINGTON
- R5 = MIGRANT PRE-SCHOOL SHORT PLAT, VOLUME 1, PAGE 344, A.F.N. 295297, RECORDS OF ADAMS COUNTY, WASHINGTON
- R6 = FINAL FARM UNIT PLAT OF IRRIGATION BLOCK 45, DATED 9/25/1962.
- R7 = OTHELLO MUNICIPAL CODE 16-29-120
- R8 = PLAT OF SAND HILL ESTATES #1 MAJOR PLAT, VOLUME 3, PAGE 243, A.F.N. 318253, RECORDS OF ADAMS COUNTY, WASHINGTON.

LEGEND

- = SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- ⊙ = SET 5/8"x30" REBAR WITH 2"ALUMINUM CAP MARKED "H2 PLS 42105"
- ⊕ = FOUND 5/8"x30" REBAR WITH 2"ALUMINUM CAP MARKED "H2 PLS 42105"
- ⊗ = FOUND 5/8" REBAR & CAP MARKED "PLS 46321"
- = FOUND 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- = PROPOSED LOT LINES
- - - = EASEMENT LINE
- = CENTER LINE
- - - = ADJOINER LINE
- - - = SECTION LINE
- - - = 1/4 SECTION LINE
- - - = 1/16 SECTION LINE
- - - = CITY LIMITS



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PROJECT NUMBER: 2016-038
 DATE: OCTOBER, 2018

INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 9th Edition)

Code	Description	Unit of Measure	Trips Per Unit
PORT AND TERMINAL			
30	Truck Terminal	Acres	6.55
90	Park and Ride Lot with Bus Service	Parking Spaces	0.62
INDUSTRIAL			
110	General Light Industrial	1,000 SF	0.97
120	General Heavy Industrial	Acres	2.16
130	Industrial Park	1,000 SF	0.85
140	Manufacturing	1,000 SF	0.73
150	Warehousing	1,000 SF	0.32
151	Mini-Warehouse	1,000 SF	0.26
152	High-Cube Warehouse	1,000 SF	0.12
170	Utilities	1,000 SF	0.76
RESIDENTIAL			
210	Single-Family Detached Housing	Dwelling Units	1.00
220	Apartment	Dwelling Units	0.62
221	Low-Rise Apartment	Dwelling Units	0.58
230	Residential Condominium / Townhouse	Dwelling Units	0.52
240	Mobile Home Park	Dwelling Units	0.59
251	Senior Adult Housing - Detached	Dwelling Units	0.27
252	Senior Adult Housing - Attached	Dwelling Units	0.25
253	Congregate Care Facility	Dwelling Units	0.17
254	Assisted Living	Beds	0.22
255	Continuing Care Retirement Community	Dwelling Units	0.16
LODGING			
310	Hotel	Rooms	0.60
320	Motel	Rooms	0.47
330	Resort Hotel	Rooms	0.42
RECREATIONAL			
411	City Park	Acres	0.19
412	County Park	Acres	0.09
413	State Park	Acres	0.07
415	Beach Park	Acres	1.30
416	Campground / Recreation Vehicle Park	Camp Sites	0.27
417	Regional Park	Acres	0.20
420	Marina	Berths	0.19
430	Golf Course	Acres	0.30
431	Miniature Golf Course	Holes	0.33

Code	Description	Unit of Measure	Trips Per Unit
432	Golf Driving Range	Tees / Driving Positions	1.25
433	Batting Cages	Cages	2.22
435	Multi-Purpose Recreational Facility	Acres	5.77
437	Bowling Alley	1,000 SF	1.71
441	Live Theater	Seats	0.02
443	Movie Theater without Matinee	1,000 SF	6.16
444	Movie Theater with Matinee	1,000 SF	3.80
445	Multiplex Movie Theater	1,000 SF	4.91
452	Horse Race Track	Acres	4.30
454	Dog Race Track	Attendance Capacity	0.15
460	Arena	Acres	3.33
473	Casino / Video Lottery Establishment	1,000 SF	13.43
480	Amusement Park	Acres	3.95
488	Soccer Complex	Fields	17.70
490	Tennis Courts	Courts	3.88
491	Racquet / Tennis Club	Courts	3.35
492	Health / Fitness Club	1,000 SF	3.53
493	Athletic Club	1,000 SF	5.96
495	Recreational Community Center	1,000 SF	1.45
INSTITUTIONAL			
520	Elementary School	1,000 SF	1.21
522	Middle School / Junior High School	1,000 SF	1.19
530	High School	1,000 SF	0.97
536	Private School (K-12)	Students	0.17
540	Junior / Community College	1,000 SF	2.54
560	Church	1,000 SF	0.55
565	Daycare Center	1,000 SF	12.46
566	Cemetery	Acres	0.84
571	Prison	1,000 SF	2.91
580	Museum	1,000 SF	0.18
590	Library	1,000 SF	7.30
591	Lodge / Fraternal Organization	Members	0.03
MEDICAL			
610	Hospital	1,000 SF	0.93
620	Nursing Home	1,000 SF	0.74
630	Clinic	1,000 SF	5.18
640	Animal Hospital / Veterinary Clinic	1,000 SF	4.72

Code	Description	Unit of Measure	Trips Per Unit
OFFICE			
710	General Office Building	1,000 SF	1.49
714	Corporate Headquarters Building	1,000 SF	1.41
715	Single Tenant Office Building	1,000 SF	1.74
720	Medical-Dental Office Building	1,000 SF	3.57
730	Government Office Building	1,000 SF	1.21
732	United States Post Office	1,000 SF	1.22
733	Government Office Complex	1,000 SF	2.85
750	Office Park	1,000 SF	1.48
760	Research and Development Center	1,000 SF	1.07
770	Business Park	1,000 SF	1.29
RETAIL			
812	Building Materials and Lumber Store	1,000 SF	4.49
813	Free-Standing Discount Superstore	1,000 SF	4.35
814	Variety Store	1,000 SF	6.82
815	Free Standing Discount Store	1,000 SF	4.98
816	Hardware / Paint Store	1,000 SF	4.84
817	Nursery (Garden Center)	1,000 SF	6.94
818	Nursery (Wholesale)	1,000 SF	5.17
820	Shopping Center	1,000 SF	3.71
823	Factory Outlet Center	1,000 SF	2.29
826	Specialty Retail Center	1,000 SF	2.71
841	New Car Sales	1,000 SF	2.62
842	Recreational Vehicle Sales	1,000 SF	2.54
843	Automobile Parts Sales	1,000 SF	5.98
848	Tire Store	1,000 SF	4.15
850	Supermarket	1,000 SF	9.48
851	Convenience Market (Open 24 Hours)	1,000 SF	52.41
852	Convenience Market (Open 15-16 Hours)	1,000 SF	34.57
853	Convenience Market with Gasoline Pumps	1,000 SF	50.92
854	Discount Supermarket	1,000 SF	8.34
857	Discount Club	1,000 SF	4.18
860	Wholesale Market	1,000 SF	0.88
861	Sporting Goods Superstore	1,000 SF	1.84
862	Home Improvement Superstore	1,000 SF	2.33
863	Electronics Superstore	1,000 SF	4.50
864	Toy / Children's Superstore	1,000 SF	4.99
866	Pet Supply Superstore	1,000 SF	3.38
867	Office Supply Superstore	1,000 SF	3.40
875	Department Store	1,000 SF	1.87

Code	Description	Unit of Measure	Trips Per Unit
876	Apparel Store	1,000 SF	3.83
879	Arts and Craft Store	1,000 SF	6.21
880	Pharmacy / Drugstore without Drive-Through Window	1,000 SF	8.4
881	Pharmacy / Drugstore with Drive-Through Window	1,000 SF	9.91
890	Furniture Store	1,000 SF	0.45
896	DVD/Video Rental Store	1,000 SF	13.60
SERVICES			
911	Walk-In Bank	1,000 SF	12.13
912	Drive-In Bank	1,000 SF	24.30
918	Hair Salon	1,000 SF	1.93
925	Drinking Place	1,000 SF	11.34
931	Quality Restaurant	1,000 SF	7.49
932	High-Turnover (Sit-Down) Restaurant	1,000 SF	11.15
933	Fast Food Restaurant without Drive-Through Window	1,000 SF	26.15
934	Fast Food Restaurant with Drive-Through Window	1,000 SF	33.84
935	Fast Food Restaurant with Drive-Through Window and No Indoor Seating	1,000 SF	153.85
936	Coffee / Donut Shop without Drive-Through Window	1,000 SF	40.75
937	Coffee / Donut Shop with Drive-Through Window	1,000 SF	42.8
938	Coffee / Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF	75
940	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF	18.99
941	Quick Lubrication Vehicle Shop	Service Bays	5.19
942	Automobile Care Center	1,000 SF	3.11
943	Automobile Parts and Service Center	1,000 SF	4.46
944	Gasoline / Service Station	Fueling Positions	13.87
945	Gasoline / Service Station with Convenience Market	Fueling Positions	13.51
946	Gasoline / Service Station with Convenience Market and Car Wash	Fueling Positions	13.94
947	Self Service Car Wash	Stalls	5.54
948	Automated Car Wash	1,000 SF	14.12
950	Truck Stop	1,000 SF	13.63

Note: All land uses in the 800 and 900 series are entitled to a "passby" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000 ft².

* Approximated by 10% of Weekday average rate.