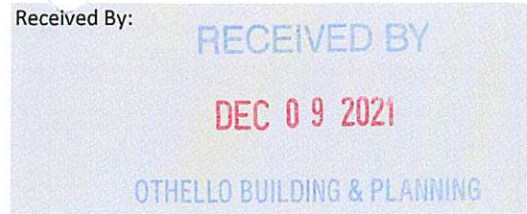




CITY OF OTHELLO
 BUILDING & PLANNING DEPARTMENT
 500 E MAIN STREET, OTHELLO, WA99344
 Planning Dept. 509.488.3302 City Hall 509.488.5686
 WWW.OTHELLOWA.GOV

Received By:



LAND USE APPLICATION

SECTION 1: Property Location

Property Address: TBD Parcel #: 1S2903068260 + 2661
 Legal Description (Lot#/Block#/Plat): See attached Preliminary Plat Dedication
 Property Existing Zoning: R-1 R-2 R-3 R-4 R-M S-1 C-1 C-B C-2 C-3 I-1 I-2

SECTION 2: Property Owner (holds more than 50% ownership) **Section 3: Authorized Representative (to whom all official correspondence will be sent)**

Name: <u>Palos Verdes LLC - Angel Garza</u>	Name: <u>Scott McArthur</u>
Mailing Address: <u>PO Box 484</u>	Company: <u>McArthur Engineering</u>
City/State/Zip: <u>Othello, Washington</u>	Mailing Address: <u>PO Box 2488</u>
Phone Number: <u>509.989.0555</u>	City/State/Zip: <u>Post Falls, Idaho 83877</u>
Fax Number: <u>n/a</u>	Phone Number: <u>208.964.0481</u>
Email: <u>angel@palosverdesllc.com</u>	Fax Number: <u>n/a</u>
Signature: _____	Email: <u>scott@mcArthur-eng.com</u>
Date: _____	

SECTION 4: Applicant

Name: <u>Property Owner</u>	Phone Number: <u>509-989-0555</u>
Mailing Address: <u>P.O. Box 484</u>	Fax Number: <u>509-488-4476</u>
City/State/Zip: <u>Othello Wash 99344</u>	Email: <u>Angel@PalosVerdesLLC.com</u>

I (print) Angel Garza herby 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.

Angel Garza 12-9-21
 Signature Date

SECTION 5: Summary of Request

Preliminary Plat - Sand Hill Estates IV - 68 Single Family Residential Lots

SECTION 5: Application Fees *OTHER FEES INCURED WILL BE INVOICED TO THE APPLICANT/DEVELOPER AND MUST BE PAID BEFORE PROJECT IS APPROVED*

<input type="checkbox"/> Annexation.....\$200	<input type="checkbox"/> Lot Line Adjustment.....\$0	<input type="checkbox"/> Subdivision of 4 or Less Lots.....\$250
<input type="checkbox"/> Building on Unplatted Land \$0	<input type="checkbox"/> Rezone or Text Change.....\$0	<input checked="" type="checkbox"/> Subdivision (16.17.030.a.9).....\$500 (+\$50 per lot)
<input type="checkbox"/> Insufficiently Platted Land..\$0	<input type="checkbox"/> SEPA Checklist (13.04.030.C.3) \$200	<input type="checkbox"/> Zoning Variance.....\$1000
<input type="checkbox"/> Land Use Sign.....\$20	<input type="checkbox"/> Reimbursement Agreement..\$1,500	<input type="checkbox"/> Other _____ \$

Receipt: 150318
Acct #: 11278
City Of Othello
500 E. Main Street
Othello, WA 99344
509-488-5686

12/09/2021
COPY

Permit Trax - Daily Deposit

Othello, WA 99344

Treasurer's Receipts
Memo: NORTH OF MT BAKER ST,
BETWEEN 7TH & 14TH AVE

Platting Fee	3,900.00
Non Taxed Amt:	<u>3,900.00</u>
Total:	3,900.00
Chk: 12588	<u>3,900.00</u>
Ttl Tendered:	3,900.00
Change:	0.00

Issued By: Brianna M
12/09/2021 15:47:05

Receipt: 150376 12/10/2021
Acct #: 11278
City Of Othello
500 E. Main Street
Othello, WA 99344
509-488-5686

Permit Trax - Daily Deposit

Othello, WA 99344

Treasurer's Receipts
Memo: 68- LOT RESIDENTIAL
SUDIVISION

Land Use Sign	40.00
Non Taxed Amt:	<u>40.00</u>
Total:	40.00
Chk: 12606	<u>40.00</u>
Ttl Tendered:	40.00
Change:	0.00

Issued By: Brianna M
12/10/2021 15:21:29

SAND HILL ESTATES #4 MAJOR PLAT

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

Received By
 Othello Bldg & Planning
 January 20 2022

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
 TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, ADAMS COUNTY,
 WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, FROM WHICH THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34, BEARS NORTH 88°33'42" EAST, A DISTANCE OF 2641.61 FEET, AS SHOWN ON THE RECORD OF SURVEY, RECORDED IN VOLUME "S" OF SURVEYS, PAGE 1215;

THENCE NORTH 00°51'55" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 742.04 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°51'55" WEST CONTINUING ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 254.01 FEET;

THENCE NORTH 88°33'42" EAST LEAVING SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 329.50 FEET;

THENCE NORTH 01°26'18" WEST, A DISTANCE OF 34.71 FEET;

THENCE NORTH 88°33'42" EAST, A DISTANCE OF 964.48 FEET;

THENCE SOUTH 01°26'18" EAST, A DISTANCE OF 13.71 FEET;

THENCE NORTH 88°33'42" EAST, A DISTANCE OF 288.00 FEET;

THENCE NORTH 01°26'18" WEST, A DISTANCE OF 13.12 FEET;

THENCE NORTH 88°33'42" EAST, A DISTANCE OF 846.50 FEET TO THE WEST RIGHT-OF-WAY LINE OF 13TH STREET;

THENCE NORTH 00°46'44" WEST ALONG SAID WEST RIGHT OF WAY LINE OF 13TH STREET A DISTANCE OF 30.58 FEET;

THENCE NORTH 88°33'42" EAST LEAVING SAID WEST RIGHT-OF-WAY LINE OF 13TH STREET, A DISTANCE OF 215.01 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE SOUTH 00°46'44" EAST ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 318.73 FEET;

THENCE SOUTH 88°33'42" WEST LEAVING SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 2642.73 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 34 AND THE POINT OF BEGINNING;

CONTAINING 753,613 SQUARE FEET OR 17.301 ACRES, MORE OR LESS.

SUBJECT TO:

EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCEL.

DEDICATING:

40.00 FEET FOR THE EAST SIDE OF 7TH AVENUE, AS SHOWN HEREON.

38.00 FEET FOR THE WEST SIDE OF 14TH AVENUE, AS SHOWN HEREON. SECTION DETERMINED BY THE CITY OF OTHELLO ON SAND HILL ESTATES #1.

RIGHT-OF-WAY FOR 9TH AVENUE, 11TH AVENUE, 13TH AVENUE, WEST, MT. CASCADE STREET, AND EAST MT. CASCADE STREET, AS SHOWN HEREON.

SURVEYOR'S NOTES

1. PROPOSED LOTS WILL BE SERVED BY THE CITY OF OTHELLO SEWER AND WATER.
2. PRELIMINARY SURVEY FOR THIS PLAT PERFORMED ON AUGUST 14TH, 2020.
3. THIS PROJECT IS ON THE USBR AND CITY OF OTHELLO VERTICAL DATUM.
4. THE HORIZONTAL DATUM FOR THIS PROJECT IS WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
5. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
6. ALL LOT LINES ADJACENT TO EXISTING OR PROPOSED PUBLIC RIGHTS-OF-WAY HAVE A 10.0' UTILITY EASEMENT.
7. SEE LINE AND CURVE TABLES ON SHEET 7 OF 7.

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
)SS.
 COUNTY OF ADAMS)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____

NOTARY PUBLIC

NAME _____

NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

OWNER INFORMATION

PALOS VERDES, LLC.
 P.O. BOX 464
 OTHELLO, WASHINGTON 99344

DEDICATION

THE OWNER OF THE LAND DESCRIBED HEREIN IN FEE SIMPLE IS PALOS VERDES, LLC. THE OWNER DECLARES THIS PLAT AND DEDICATES TO THE PUBLIC FOREVER, ALL STREETS, ROADS, ALLEYS, EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN THEREON FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USES SHOWN ON THIS PLAT.

DATED _____

ANGEL GARZA (GOVERNOR)

CITY ENGINEER CERTIFICATION

EXAMINED AND APPROVED BY THE OTHELLO PUBLIC WORKS DEPARTMENT ON _____, 202__.

CITY ENGINEER

CITY COUNCIL CERTIFICATION

EXAMINED AND APPROVED BY THE OTHELLO CITY COUNCIL ON _____, 202__.

CITY ADMINISTRATOR

TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT ALL TAXES AND ASSESSMENTS WHICH ARE NOW DUE AND PAYABLE ACCORDING TO THE RECORDS OF ADAMS COUNTY HAVE BEEN FULLY PAID.

ADAMS COUNTY TREASURER

DATE

AUDITORS CERTIFICATION

FILED FOR RECORD AT THE REQUEST OF PALOS VERDES, LLC. THIS _____ DAY OF _____, 202__ AT _____ M., AND RECORDED IN VOLUME _____ OF PLATS, AT PAGE _____, RECORDS OF ADAMS COUNTY, WASHINGTON.

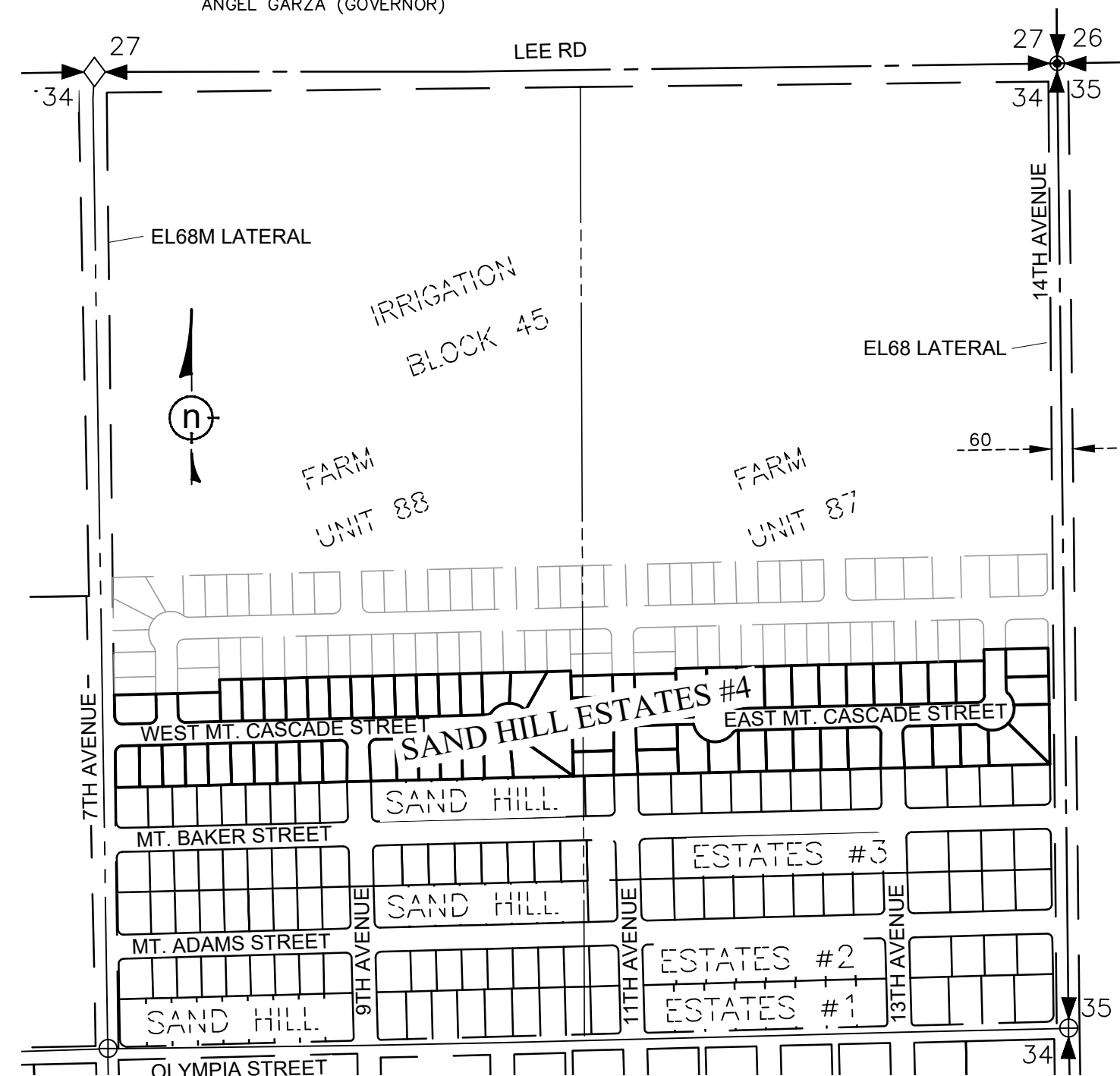
ADAMS COUNTY AUDITOR

BY DEPUTY AUDITOR

SURVEYOR'S CERTIFICATION AND DECLARATION

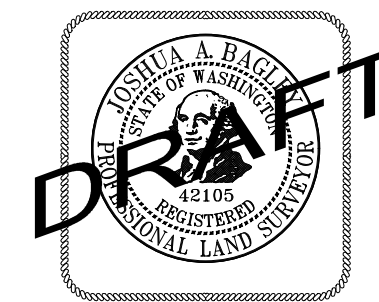
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED.

I HEREBY DECLARE THAT THE PLAT OF SAND HILL ESTATES #4 MAJOR PLAT IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, W.M., THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF; AND THAT PROPER MONUMENTS HAVE BEEN SET AND LOT CORNERS ARE STAKED ON THE GROUND.



VICINITY MAP

1:400



7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
 PHONE: (208) 772-6600 • FAX: (208) 772-6619
 WWW.H2SURVEY.COM

DATE: JANUARY, 2022
 PROJECT NUMBER: 2021-329

SAND HILL ESTATES #4 MAJOR PLAT

EQUIPMENT & PROCEDURES

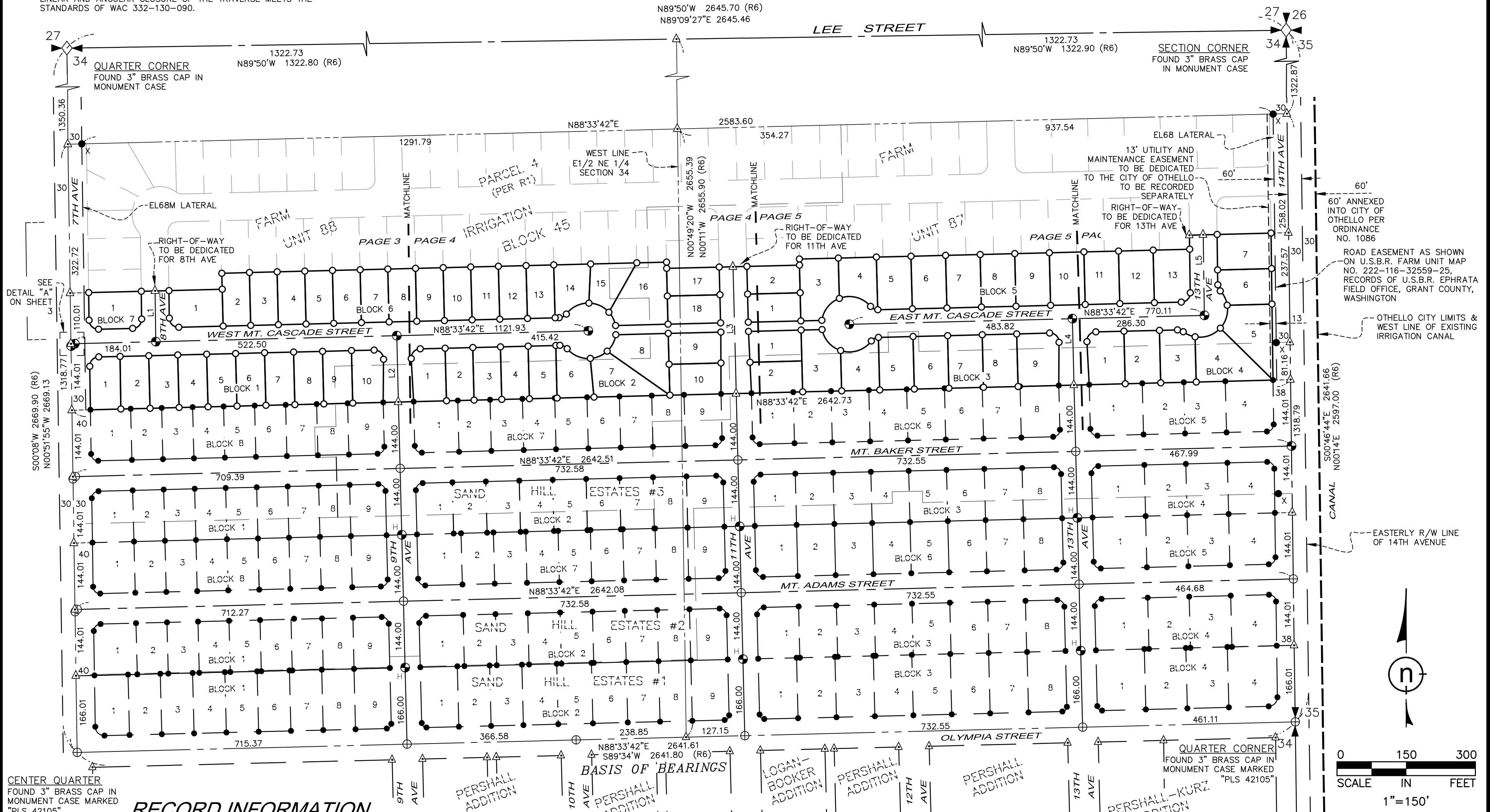
THIS SURVEY WAS ACCOMPLISHED BY A COMBINATION OF A FIELD TRAVERSE UTILIZING A TOPCON TOTAL STATION WITH A STANDARD DEVIATION OF 1.0 SECONDS FOR A HORIZONTAL ANGLE MEASUREMENT AND A STANDARD DEVIATION OF 2MM+2PPM FOR A DISTANCE MEASUREMENT AND GLOBAL POSITIONING SYSTEM SURVEY PROCEDURES.

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

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT, LOCATED IN THE SOUTH HALF OF 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 NORTH 88°33'42" EAST, AS SHOWN ON THE PLAT OF SAND HILL ESTATES #1 MAJOR PLAT (R8), RECORDED IN VOLUME 3 OF PLATS, PAGE 243, RECORDS OF ADAMS COUNTY, WASHINGTON.



CENTER QUARTER FOUND 3" BRASS CAP IN MONUMENT CASE MARKED "PLS 42105"

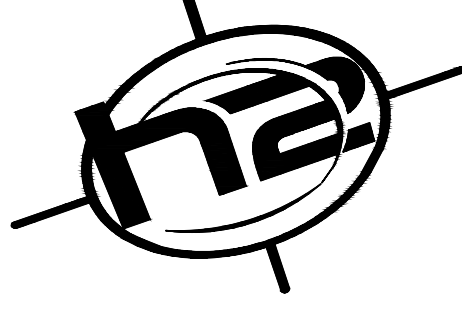
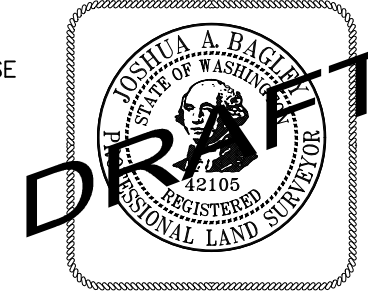
RECORD INFORMATION

- 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.
- R9 = PLAT OF SAND HILL ESTATES #2 MAJOR PLAT, VOLUME 3, PAGE 254-257, A.F.N. 325254, RECORDS OF ADAMS COUNTY, WASHINGTON.
- R10 = PLAT OF SAND HILL ESTATES #3 MAJOR PLAT, VOLUME X, PAGE XXX, A.F.N. XXXXXXXX, RECORDS OF ADAMS COUNTY, WASHINGTON.

LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- AC ○ = SET 5/8"x30" REBAR WITH 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- = SET 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- ⊕ = FOUND 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- ⊗ = FOUND 5/8" REBAR & CAP MARKED "PLS 46321"
- = FOUND 5/8" REBAR & CAP MARKED "H2 PLS 42105"
- ◇ = FOUND 3" BRASS CAP IN MONUMENT CASE

- H ● = FOUND 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- ⊕ = WITNESS CORNER SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- ⊗ = FOUND 3 1/4" ALUMINUM CAP IN MONUMENT CASE
- = PROPOSED LOT LINES
- - - = EASEMENT LINE
- = CENTER LINE
- = ADJOINER LINE
- = SECTION LINE
- - - = 1/4 SECTION LINE
- - - = 1/16 SECTION LINE
- - - = CITY LIMITS



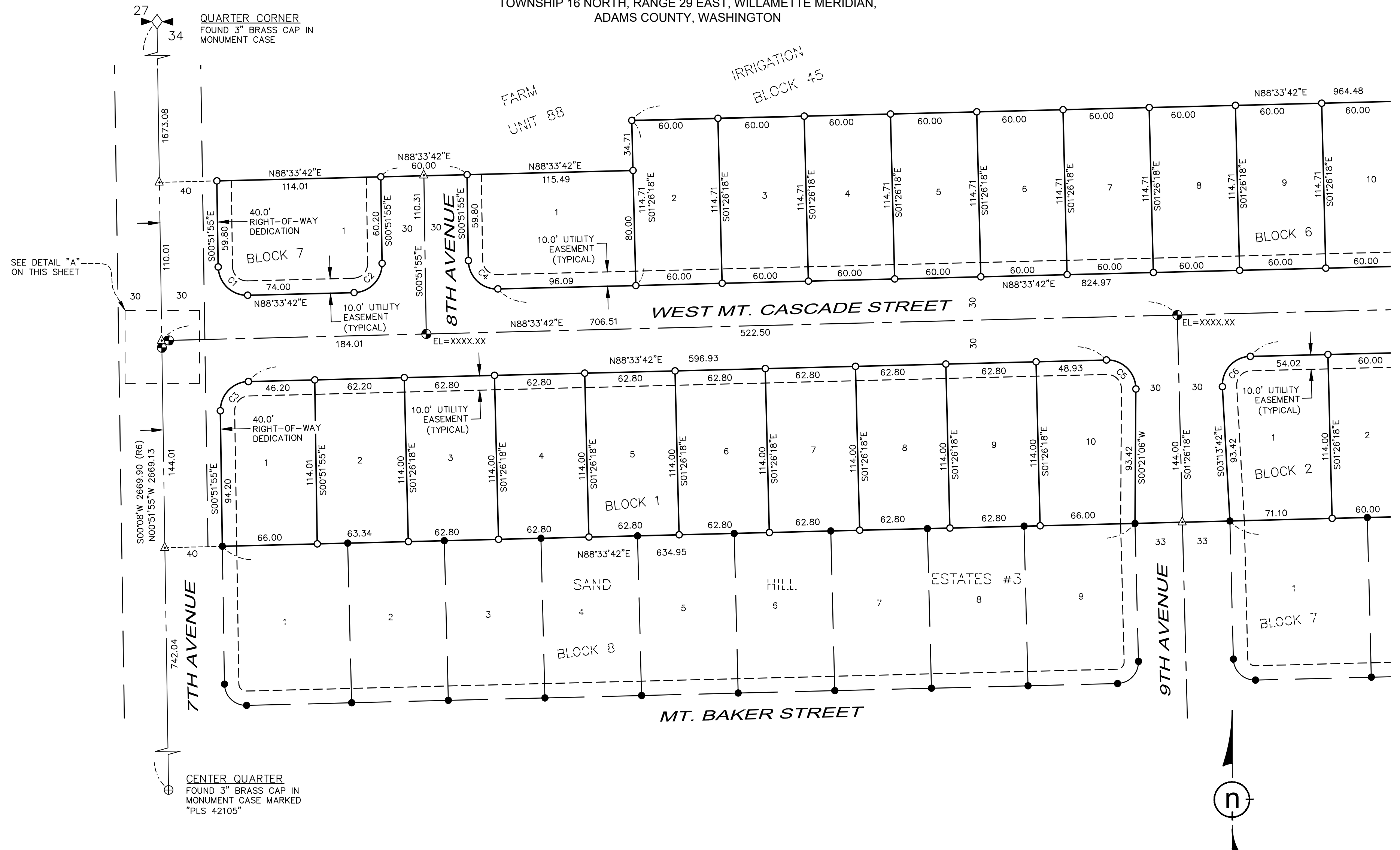
SECTION INDEX

7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6600 • FAX: (208) 772-6619
WWW.H2SURVEY.COM

DATE: JANUARY, 2022
PROJECT NUMBER: 2021-329
SHEET 2 OF 7

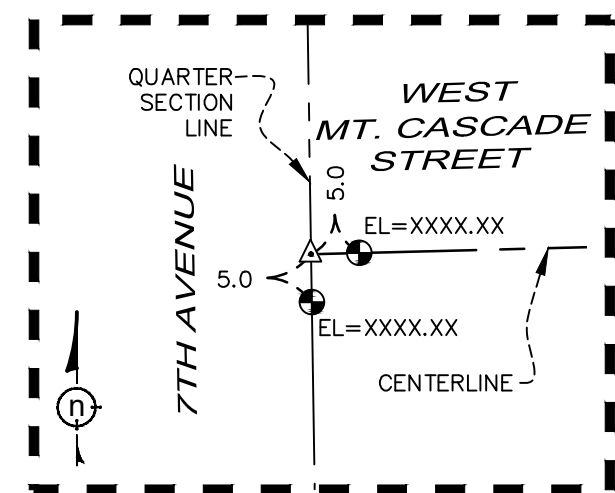
SAND HILL ESTATES #4 MAJOR PLAT

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



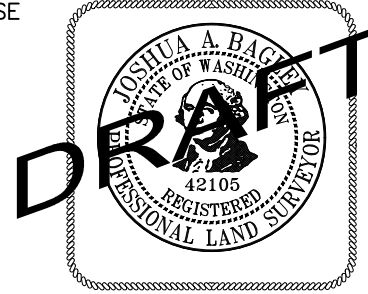
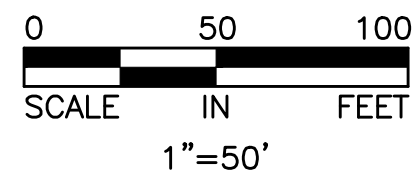
SEE DETAIL "A"
ON THIS SHEET

DETAIL "A"
SCALE = 1:20

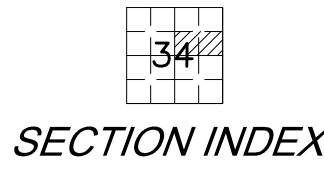


LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- = SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- AC ○ = SET 5/8"X30" REBAR WITH 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- = SET 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- ⊕ = FOUND 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- X ● = FOUND 5/8" REBAR & CAP MARKED "PLS 46321"
- ◆ = FOUND 5/8" REBAR & CAP MARKED "H2 PLS 42105"
- ◇ = FOUND 3" BRASS CAP IN MONUMENT CASE
- ⊙ = FOUND 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- ⊕ = WITNESS CORNER SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- ⊙ = FOUND 3 1/4" ALUMINUM CAP IN MONUMENT CASE
- = PROPOSED LOT LINES
- - - = EASEMENT LINE
- · - · - = CENTER LINE
- · — · — = ADJOINER LINE
- · - · - = SECTION LINE
- · - · - = 1/4 SECTION LINE
- · - · - = 1/16 SECTION LINE
- - - = CITY LIMITS



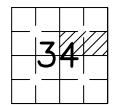
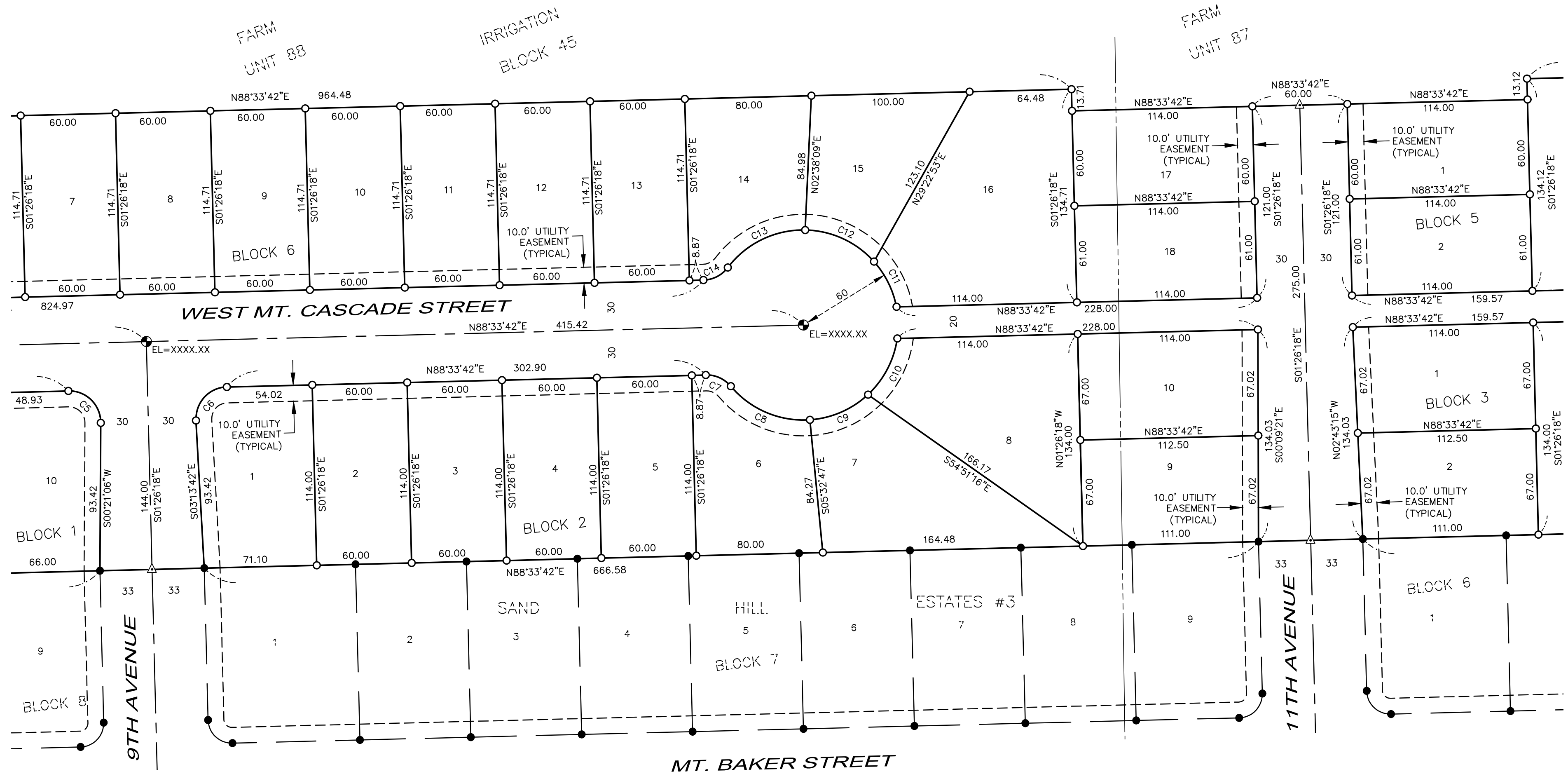
7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
 PHONE: (208) 772-6600 • FAX: (208) 772-6619
 WWW.H2SURVEY.COM



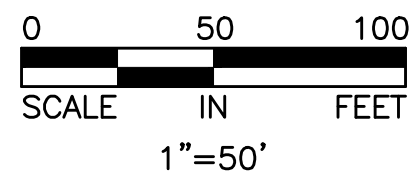
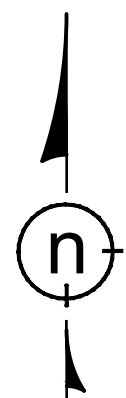
SECTION INDEX

SAND HILL ESTATES #4 MAJOR PLAT

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



SECTION INDEX

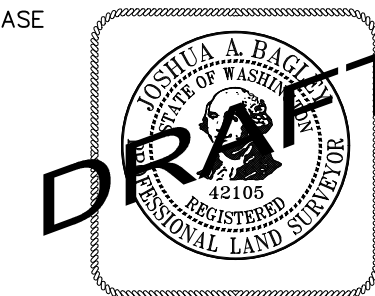


LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- = SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- = SET 5/8"X30" REBAR WITH 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- = SET 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- ⊕ = FOUND 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- ⊗ = FOUND 5/8" REBAR & CAP MARKED "PLS 46321"
- = FOUND 5/8" REBAR & CAP MARKED "H2 PLS 42105"
- ◇ = FOUND 3" BRASS CAP IN MONUMENT CASE

- ⊕ = FOUND 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- ⊕ = WITNESS CORNER SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- ⊕ = FOUND 3 1/4" ALUMINUM CAP IN MONUMENT CASE

- = PROPOSED LOT LINES
- - - = EASEMENT LINE
- · - · - = CENTER LINE
- · — · — = ADJOINER LINE
- · — · — · — = SECTION LINE
- - - - - = 1/4 SECTION LINE
- · - · - · - · - = 1/16 SECTION LINE
- - - - - = CITY LIMITS



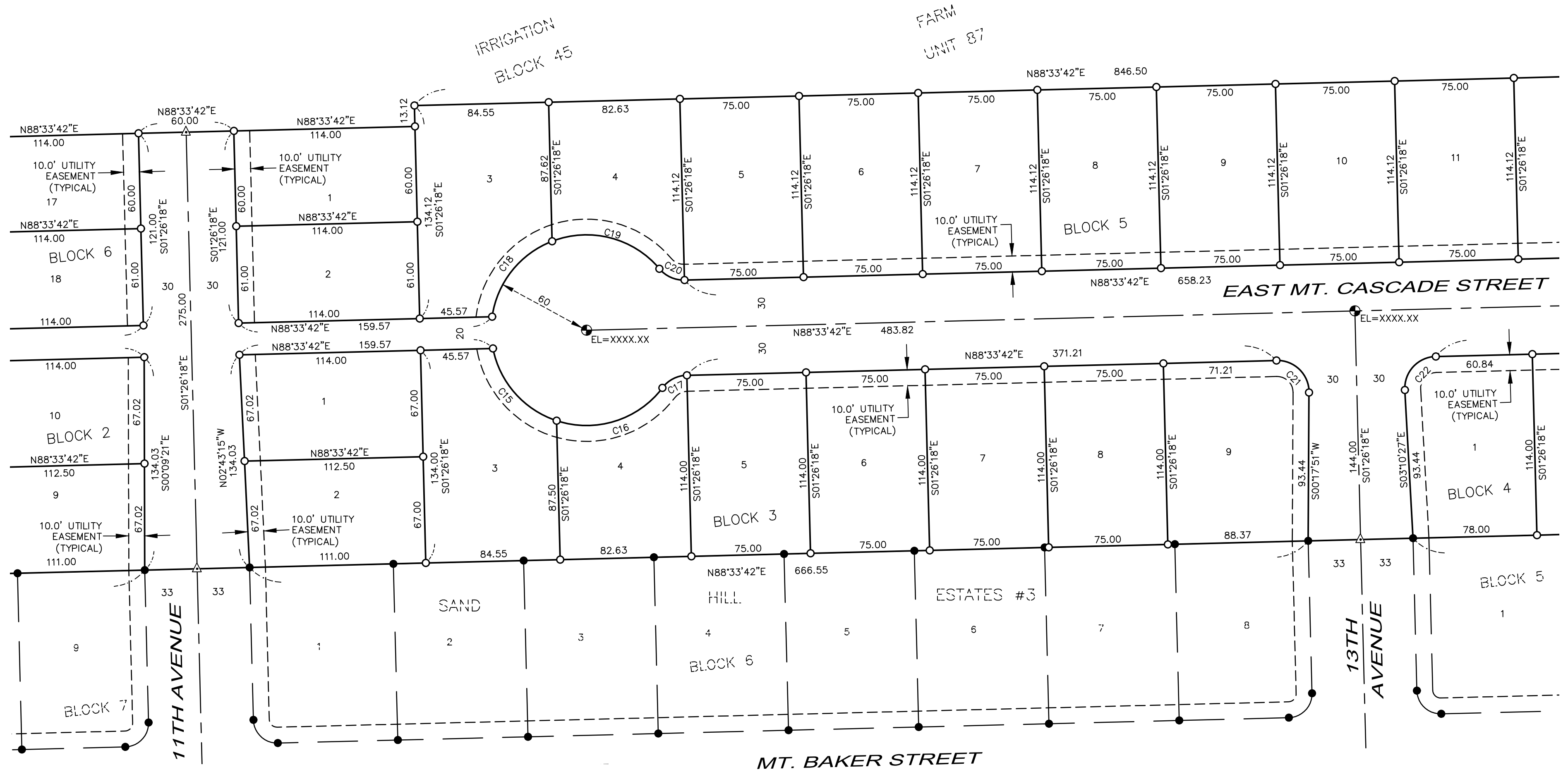
7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
 PHONE: (208) 772-6600 • FAX: (208) 772-6619
 WWW.H2SURVEY.COM

DATE: JANUARY, 2022
 PROJECT NUMBER: 2021-329

SHEET 4 OF 7

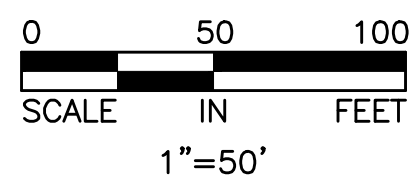
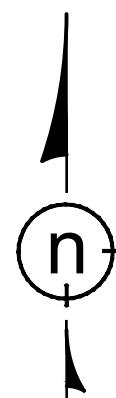
SAND HILL ESTATES #4 MAJOR PLAT

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



LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- = SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- AC ○ = SET 5/8"X30" ALUMINUM CAP MARKED "H2 PLS 42105"
- = SET 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- ⊕ = FOUND 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- X ● = FOUND 5/8" REBAR & CAP MARKED "PLS 46321"
- = FOUND 5/8" REBAR & CAP MARKED "H2 PLS 42105"
- ◇ = FOUND 3" BRASS CAP IN MONUMENT CASE
- ⊙ = FOUND 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- ⊕ = WITNESS CORNER SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- ⊙ = FOUND 3 1/4" ALUMINUM CAP IN MONUMENT CASE
- = PROPOSED LOT LINES
- - - = EASEMENT LINE
- · — · — = CENTER LINE
- · — · — · — = ADJOINER LINE
- · — · — · — · — = SECTION LINE
- · — · — · — · — · — = 1/4 SECTION LINE
- · — · — · — · — · — · — = 1/16 SECTION LINE
- - - - - = CITY LIMITS



SECTION INDEX



7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
 PHONE: (208) 772-6600 • FAX: (208) 772-6619
 WWW.H2SURVEY.COM

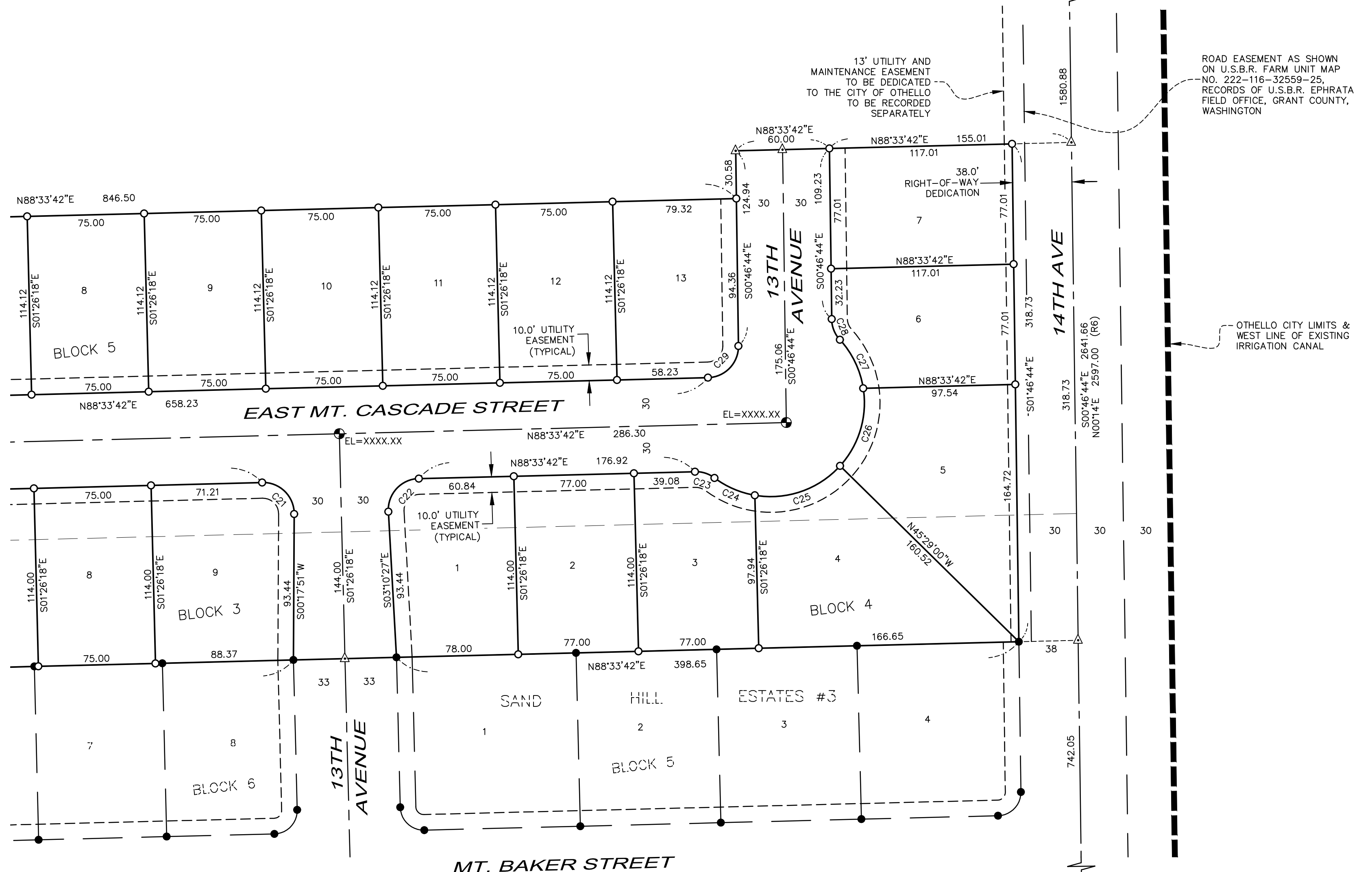
DATE: JANUARY, 2022
 PROJECT NUMBER: 2021-329

SHEET 5 OF 7

SAND HILL ESTATES #4 MAJOR PLAT

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

SECTION CORNER
 FOUND 3" BRASS CAP
 IN MONUMENT CASE



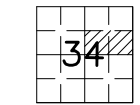
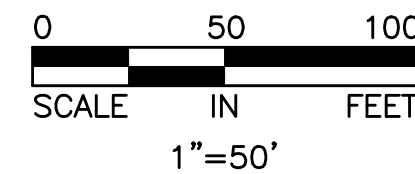
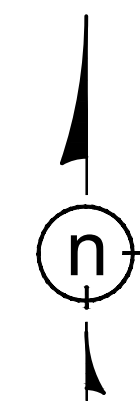
ROAD EASEMENT AS SHOWN
 ON U.S.B.R. FARM UNIT MAP
 NO. 222-116-32559-25,
 RECORDS OF U.S.B.R. EPHRATA
 FIELD OFFICE, GRANT COUNTY,
 WASHINGTON

OTHELLO CITY LIMITS &
 WEST LINE OF EXISTING
 IRRIGATION CANAL

QUARTER CORNER
 FOUND 3" BRASS CAP IN
 MONUMENT CASE MARKED
 "PLS 42105"

LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- AC ○ = SET 5/8"x30" REBAR WITH 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- = SET 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- ⊕ = FOUND 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- ⊗ = FOUND 5/8" REBAR & CAP MARKED "PLS 46321"
- = FOUND 5/8" REBAR & CAP MARKED "H2 PLS 42105"
- ◇ = FOUND 3" BRASS CAP IN MONUMENT CASE
- ⊙ = FOUND 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- ⊕ = WITNESS CORNER SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- ⊗ = FOUND 3 1/4" ALUMINUM CAP IN MONUMENT CASE
- = PROPOSED LOT LINES
- - - = EASEMENT LINE
- · — · = CENTER LINE
- · — · = ADJOINER LINE
- · — · = SECTION LINE
- · — · = 1/4 SECTION LINE
- · — · = 1/16 SECTION LINE
- - - = CITY LIMITS



SECTION INDEX



7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
 PHONE: (208) 772-6600 • FAX: (208) 772-6619
 WWW.H2SURVEY.COM

DATE: JANUARY, 2022
 PROJECT NUMBER: 2021-329

SHEET 6 OF 7

GENERAL PROJECT NOTES

- PROJECT SUMMARY:** THIS IS A CONCEPTUAL PLAN EXHIBIT OUTLINING THE PROPOSED DEVELOPMENT OF PHASE IV OF THE SAND HILL ESTATES SUBDIVISION IN THE CITY OF OTHELLO, WASHINGTON. THIS EXHIBIT IS ONLY FOR THE INITIAL SUBMITTAL TO THE CITY OF OTHELLO, AND SHALL NOT BE USED FOR BIDDING, PERMITTING, OR CONSTRUCTION.
- PROJECT LIMITS:** THE LIMITS OF THIS PROJECT ARE IDENTIFIED ON THE PRELIMINARY PLAT.
- STANDARDS OF CONSTRUCTION:** ALL WORK SHALL CONFORM TO THE CITY OF OTHELLO PUBLIC WORKS STANDARDS, DATED FEBRUARY 2015 AND THE WASHINGTON STATE DEPARTMENT OF ECOLOGY'S STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON, DATED SEPTEMBER 2004. A CLEAN COPY OF BOTH PUBLICATIONS SHALL REMAIN ONSITE FOR THE CONSTRUCTION PROCESS, AS A SOURCE OF REFERENCE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR THE CONSTRUCTION OF THIS PROJECT, AND THE OVERSIGHT OF THE TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN APPROVED BY THE CITY OF OTHELLO.

THE FOLLOWING SECTIONS OF THE CITY OF OTHELLO PUBLIC WORKS STANDARDS ARE BEING LISTED FOR CONTRACTOR REFERENCE, AND THE CONTENTS WITHIN THE BELOW SECTIONS ARE HEREBY A PART OF THIS PROJECT:

- SECTION 2 - PERMITS
- SECTION 3 - INSURANCE, LIABILITY, BOND, AND WARRANTEE
- SECTION 4 - INSPECTION, TESTING, WARRANTEE, AND ACCEPTANCE
- SECTION 5 - STREETS, SIDEWALKS, AND ALLEYS
- SECTION 6 - WATER SYSTEM STANDARDS
- SECTION 7 - SANITARY SEWER STANDARDS
- SECTION 8 - STORM WATER STANDARDS
- SECTION 9 - NONPOTABLE WATER STANDARDS

4. **UTILITIES:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE AREA "ONE-CALL" SERVICE TO PROPERLY IDENTIFY THE LOCATION OF ALL SUBSURFACE UTILITIES, AND SHALL BE RESPONSIBLE FOR ACCURATELY ACCOUNTING FOR ALL OVERHEAD UTILITIES THAT MAY BE AFFECTED BY THE DEVELOPMENT OF THIS PROJECT. THE CONTRACTOR SHALL NOTIFY THE AREA ONE CALL (8-1-1) UTILITY LOCATING SERVICE AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION, AND THEREAFTER AS NEEDED TO PROTECT THE UTILITIES. ALL COSTS ASSOCIATED WITH REPAIRS TO DISTURBED UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NO ATTEMPT WAS MADE TO SHOW ALL SUBSURFACE UTILITIES ON THIS PLAN, OTHER THAN THOSE LOCATED FOR THE TOPOGRAPHIC SURVEY PERFORMED BY h2. h2 ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION OR ANY UNKNOWN UTILITY CONFLICTS.

THE CONTRACTOR SHALL WORK WITH THE DRY UTILITY PROVIDERS TO EXTEND ALL DRY UTILITIES (POWER, PHONE, GAS, INTERNET, ETC.) TO THE PROPOSED LOTS IN THE PUBLIC RIGHT OF WAY AND OR PROVIDED EASEMENTS. THIS PLAN DOES NOT INCLUDE DRY UTILITY DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DECOMMISSIONING ANY POLE, PEDESTAL, GUY WIRE, LINE, ETC. THAT IS TO BE ABANDONED OR ALTERED DURING CONSTRUCTION OF THIS PLAN.

5. **STOCKPILED MATERIALS:** THE FINAL LOCATION OF ANY STOCKPILED MATERIALS WILL BE FIELD LOCATED BY THE CONTRACTOR IN A SECURED LOCATION THAT WILL NOT ALLOW ANY POTENTIAL SEDIMENTATION TO INTERFERE WITH WATERS OF THE UNITED STATES OR STORMWATER CONVEYANCE, COLLECTION, OR TREATMENT IMPROVEMENTS. THE CONTRACTOR SHALL SECURE ALL STOCKPILES WITH TARPS, SILT FENCING, AND OR TEMPORARY SEEDING IF LEFT UNDISTURBED FOR MORE THAN 72 CONSECUTIVE HOURS. THE CONTRACTOR SHALL HEREBY BE RESPONSIBLE FOR REPAIRING ANY DITCHLINE, CULVERT, OR OTHER DRAINAGE FEATURE/APURTANCE AFFECTED BY THE EROSION OF STOCKPILED MATERIALS.

6. **GROUND WATER:** NO GROUND WATER ISSUES HAVE BEEN IDENTIFIED ON THIS PARCEL. CONTRACTOR TO INFORM ENGINEER IF THIS CONDITION CHANGES.

7. **ENCROACHMENTS:** NO PRIVATE PROPERTY ENCROACHMENTS ARE KNOWN AT THIS TIME. IF A THREAT TO PUBLIC SAFETY IS EMINENT, THE CONTRACTOR SHALL NOTIFY THE CITY OF OTHELLO IMMEDIATELY.

8. **WASTE DISPOSAL:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL WASTE MATERIAL FROM THIS PROJECT AT A STATE APPROVED OFFSITE LOCATION, INCLUDING, BUT NOT LIMITED TO GENERAL DAY-TO-DAY WASTE, EXCESS ORGANIC SOILS, CLEARED VEGETATION, AND CONSTRUCTION WASTE MATERIALS.

9. **SECURITY:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE PROJECT SITE DURING CONSTRUCTION. ALL DAMAGES TO EQUIPMENT, TOOLS, UTILITIES, ETC. ON THE CONSTRUCTION SITE SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

10. **INSPECTIONS:** THE ENGINEER SHALL PERFORM NECESSARY PROJECT INSPECTIONS REQUIRED BY THE CITY OF OTHELLO, AT THE DIRECTION AND NOTIFICATION OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48-HOURS PRIOR TO REQUESTING AN INSPECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISUALLY INSPECTING THE ENTIRE PROJECT SITE ON A DAILY BASIS, AND DOCUMENTING ALL FINDINGS NEATLY/LEGIBLY IN A PROJECT DIARY THAT SHALL BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION AND PROJECT ACCEPTANCE. FAILURE TO DO SO MAY RESULT IN DELAYED PAYMENTS OR ADDITIONAL WORK TO BE PERFORMED BY THE CONTRACTOR, AT THE CONTRACTOR'S SOLE EXPENSE. THE CONTRACTOR SHALL PERFORM ALL STORMWATER/RUNOFF TESTING, AND UTILITY/PIPE TESTING IN THE PRESENCE OF AN UNBIASED 3RD PARTY REPRESENTATIVE VERSED IN INSPECTIONS FOR ENGINEER VERIFICATION. THE ENGINEER ASSUMES NO LIABILITY FOR PROJECT RUNOFF OR SERVICES (CONTRACTOR TO ASSUME ALL RESPONSIBILITY) IF TESTING IS NOT PERFORMED IN PRESENCE OF 3RD PARTY.

11. **BID ITEMS:** ALL QUANTITIES PROVIDED ON THIS PLAN, THROUGH TELEPHONE CORRESPONDENCE, TEXT, EMAIL, IN PERSON COMMUNICATION, BOTH PRE & POST PLAN APPROVAL, SHALL BE CONSIDERED TO BE AN ESTIMATE UNTIL VERIFIED BY THE CONTRACTOR. ALL ITEMS NOT REPRESENTED BY ANY SUBMITTED QUANTITY BID ITEMS, BUT STILL REQUIRED FOR THE COMPLETION OF THIS PROJECT, SHALL BE CONSIDERED AN INCIDENTAL BID ITEM THAT THE CONTRACTOR WILL BE RESPONSIBLE FOR. IF THE CONTRACTOR ASSUMES, OR FINDS A DISCREPANCY IN THE PLAN QUANTITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER OF RECORD WITHIN 48-HOURS OF INITIAL CONCERN AND REQUEST CLARIFICATION, OR A QUANTITY ALLOWANCE INCREASE (IN WRITING). NO SOILS TESTING OR INSPECTIONS HAVE BEEN PERFORMED TO DATE, THEREFORE THE ENGINEER ASSUMES NO LIABILITY FOR THE SUBSURFACE FINDINGS OR THE CONDITIONS OF THE EXISTING/PROPOSED ROAD BED. THE CONTRACTOR SHALL INCLUDE NECESSARY FUNDING FOR ALL MATERIALS TESTING AND COMPACTION REPORTING IN THEIR CONSTRUCTION BID.

12. **COMPACTION REQUIREMENTS:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COMPACTION TESTING. IN PLACE COMPACTION TESTING AND VISUAL COMPACTION TESTING SHALL BE PERFORMED BY A QUALIFIED THIRD PARTY TESTING CONTRACTOR/FIRM. ALL COMPACTION TESTING SHALL MEET THE MINIMUM REQUIREMENTS OF THE CITY OF OTHELLO, OR THE FOLLOWING ENGINEER OF RECORD COMPACTION REQUIREMENT IF NOT SPECIFIED BY THE CITY OF OTHELLO:

- ALL SUBGRADE, BASE MATERIALS AND BITUMINOUS SURFACING SHALL BE TESTED IN ACCORDANCE WITH ASTM STANDARDS.
- ALL EXCAVATED OR PLACED (12" LOOSE LIFTS) SUBGRADE MATERIAL SHALL BE ORGANIC FREE, SUITABLE MATERIAL AND SHALL BE COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR.
- PLACED BALLAST MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH INDUSTRY ACCEPTED STANDARDS.
- ROAD BASE MATERIAL MUST BE COMPACTED TO 95% OF MODIFIED PROCTOR IN ACCORDANCE WITH ASTM STANDARDS.
- THE ROAD SURFACE ASPHALT SHALL BE COMPACTED TO 92% OF THE THEORETICAL RICE DENSITY, TESTING AND ASPHALT PLACEMENT DEPTH SHALL BE DETERMINED BY THE ASPHALT MIX PROVIDER AND OR CONTRACTOR TO ACHIEVE THE PLAN ASPHALT DEPTH. EACH LAYER SHALL BE TESTED ACCORDINGLY.

ALL MATERIALS NOT MEETING THE ABOVE NOTED CITY AND/OR ENGINEER SPECIFICATIONS WILL BE REMOVED AND REPLACED BY THE CONTRACTOR, AT THE CONTRACTOR'S SOLE EXPENSE, UNTIL SPECIFIED REQUIREMENTS ARE ACHIEVED. A COPY OF THE COMPACTION TESTING RESULTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD WITHIN 24-HOURS OF THE COMPLETION OF TESTING, UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE MATERIAL USED TO CONSTRUCT THIS PROJECT.

13. **EROSION CONTROL:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY EROSION CONTROL AND STORMWATER MANAGEMENT DURING CONSTRUCTION. SHOULD ASSISTANCE FROM THE ENGINEER BE REQUIRED, THE ENGINEER OF RECORD IF A DIFFICULT STORMWATER MANAGEMENT OR EROSION CONTROL ISSUE PRESENTS ITSELF DURING CONSTRUCTION. ALL PERMANENT EROSION CONTROL AND STORMWATER MANAGEMENT SHALL BE INSTALLED AND APPROVED BY THE DEVELOPER. THE PROVIDED SEEDING RECOMMENDATIONS ARE ONLY MEANT TO ACT AS A GUIDELINE FOR FINAL LANDSCAPING AND EROSION CONTROL. THE TEMPORARY EROSION AND SEDIMENT CONTROL PLAN (T.E.S.C.) WILL BE PROVIDED AS A MEANS TO STABILIZE THE SITE. THE CONTRACTOR SHALL INSPECT AND/OR REPAIR PROPOSED BEST MANAGEMENT PRACTICES DAILY, AND KEEP RECORD OF SUCH REPAIRS.

14. **SEEDING/LANDSCAPING:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING A NOXIOUS WEED FREE, FERTILIZED DRYLAND HYDROSEED MIXTURE ON THE DISTURBED AREAS OF THE PROJECT UPON FINAL GRADING. THIS SEED SHALL MEET THE SPECIFICATIONS AND STANDARDS OF THE FEDERAL SEED ACT AND WASHINGTON STATE SEED LAWS. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ADDITIONAL SITE LANDSCAPING AFTER THE PROJECT IS COMPLETE. THE DEVELOPER SHOULD CONSULT A LANDSCAPER IF AN ALTERNATIVE SEED MIXTURE, OR MORE AESTHETICALLY PLEASING LANDSCAPE AREA IS DESIRED. THE ENGINEER DOES NOT EMPLOY, NOR DO THEY ACCEPT RESPONSIBILITY FOR ANY SEED, PLANTINGS, OR ANY LANDSCAPE NOTES FOR THIS PROJECT THAT ARE PROVIDED AT THE REQUEST OF THE CLIENT.

15. **GEOTECHNICAL:** A GEOTECHNICAL ANALYSIS WAS NOT PERFORMED ON THIS SITE. ONE IS RECOMMENDED BY THE ENGINEER PRIOR TO CONSTRUCTION, BUT IS NOT REQUIRED BY THE CITY OF OTHELLO.

16. **WATER:** DOMESTIC AND IRRIGATION WATER SHALL BE PROVIDED BY THE CITY OF OTHELLO. WATER VALVES ARE SHOWN ON THIS PLAN IN ACCORDANCE WITH CITY SPACING REQUIREMENTS FOR BOTH POTABLE (DOMESTIC WATER) AND NON-POTABLE (IRRIGATION) MAIN LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EACH VALVE AS REQUIRED FOR CONSTRUCTION.

17. **CONSTRUCTION WATER:** THE CONTRACTOR SHALL USE A PUMP TRUCK OR PORTABLE TANK/PUMP TO PROVIDE CONSTRUCTION WATER ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING A WATER SOURCE OR SECURING A METER/PERMIT FROM THE CITY TO OBTAIN CONSTRUCTION WATER FROM THE MANY NEARBY FIRE HYDRANTS.

18. **SANITARY SEWER:** SANITARY SEWER SERVICE SHALL BE PROVIDED BY THE CITY OF OTHELLO.

19. **CONSTRUCTION SANITARY SEWER SERVICES:** THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A PORTABLE RESTROOM FROM A LICENSED SERVICE PROVIDER. THE SERVICE PROVIDER SHALL ALSO MAINTAIN THE PORTABLE RESTROOM REGULARLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THIS PORTABLE UNIT, INCLUDING ALL DAMAGES RESULTING FROM THIS UNIT BEING ONSITE.

20. **LIGHTING:** PERMANENT LIGHTING SHALL BE VIA THE CITY, AND AVISTA'S APPROVED STREET LIGHT LAYOUT.

21. **CONSTRUCTION SCHEDULE:** WEATHER PERMITTING, SITE WORK WILL COMMENCE IN MARCH 2022, AND END IN SEPTEMBER 2022.

22. **GRADING:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL DEPARTMENT OF ECOLOGY AND EPA NOI PERMITS.

23. **VARIANCE:** VARIANCES APPROVED BY CITY COUNCIL FOR PHASE III, WERE, A.) COLLECTOR STREETS (7TH AND 14TH AVE) - 3 INCHES OF HMA INSTEAD OF THE 4 INCHES SPECIFIED, AND B.) INTERIOR STREETS - 6 INCHES OF CRUSHED SURFACING REQUIRED, INSTEAD OF CITY STANDARD 9 INCHES.

THE FOLLOWING VARIANCE IS BEING REQUESTED AS A PART OF THIS PHASE. A.) INTERNAL ROADS SHALL HAVE A REDUCED WIDTH OF 36', MEASURED 18' FROM CENTERLINE TO FACE OF CURB, EACH SIDE. TRANSITIONS FROM ADJOINING STREETS WILL BE TAPERED IN AS SHOWN.

LEGEND

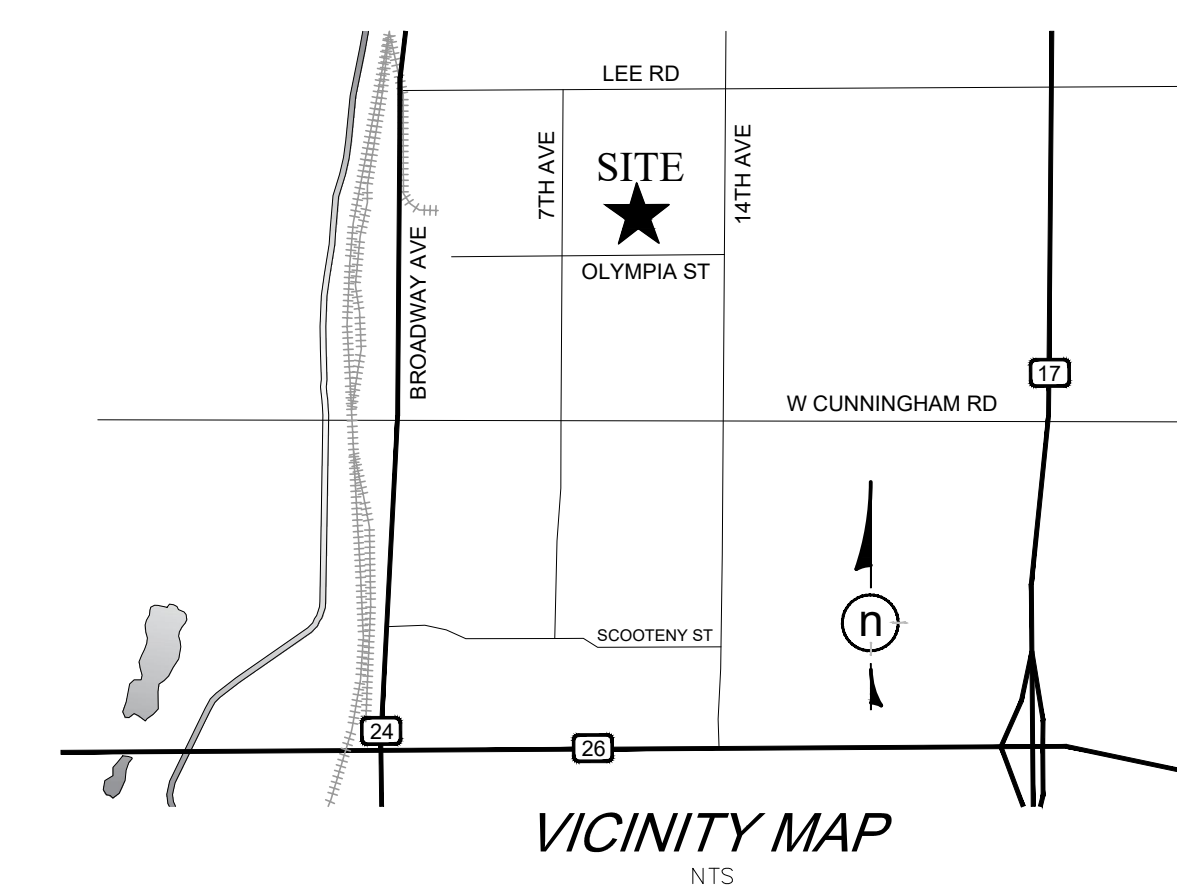
- △ = Calculated Point (nothing found or set)
- = Found Iron Pipe
- = Found 5/8" rebar with yellow plastic cap
- = Found aluminum cap
- MAG ⊙ = Found mag nail
- = Boundary Line
- - - = Adjacent Property Line
- - - x - - - = Existing contour (1' Interval)
- - - 1115 - - - = Existing communication line
- UT = Existing utility line
- g = Existing gas line
- OE = Existing overhead electrical line
- UE = Existing underground electrical line
- W = Existing water line (as noted)
- WB = Proposed water line (as noted)
- WB = Proposed 6" C900 PVC water line
- WB = Proposed 8" C900 PVC water line
- WB = Proposed 12" C900 PVC water line
- WB = Proposed 6" C900 PVC non-potable water line
- SS = Existing sanitary sewer line (as noted)
- SS = Proposed 4" SDR35 sanitary sewer service
- SS = Proposed 8" SDR35 sanitary sewer main
- SS = Proposed Stop Bar per MUTCD requirements
- SS = Proposed crosswalk per MUTCD requirements
- ⊙ = Proposed sanitary sewer manhole
- ⊙ = Existing sanitary sewer manhole
- ⊙ = Proposed stormwater manhole
- WS ⊙ = Water Valve
- WS ⊙ = WATER SERVICE STUB
- WM ⊙ = Water Meter
- ⊙ = Easement (as noted)
- ⊙ = Fire Hydrant
- ⊙ = Mailbox
- DW ⊙ = Drywell
- CB ⊙ = Catch basin
- ⊙ = Street light
- ⊙ = Power Pole
- ⊙ = Utility Pole
- ⊙ = Guy Wire
- ⊙ = Telephone Riser
- ⊙ = Gas Meter
- ⊙ = Street sign (as noted)
- ▭ = Proposed Asphalt Surface
- ▭ = Existing Concrete
- ▭ = Proposed Concrete
- ▭ = Temporary retention pond

CONTACT INFORMATION

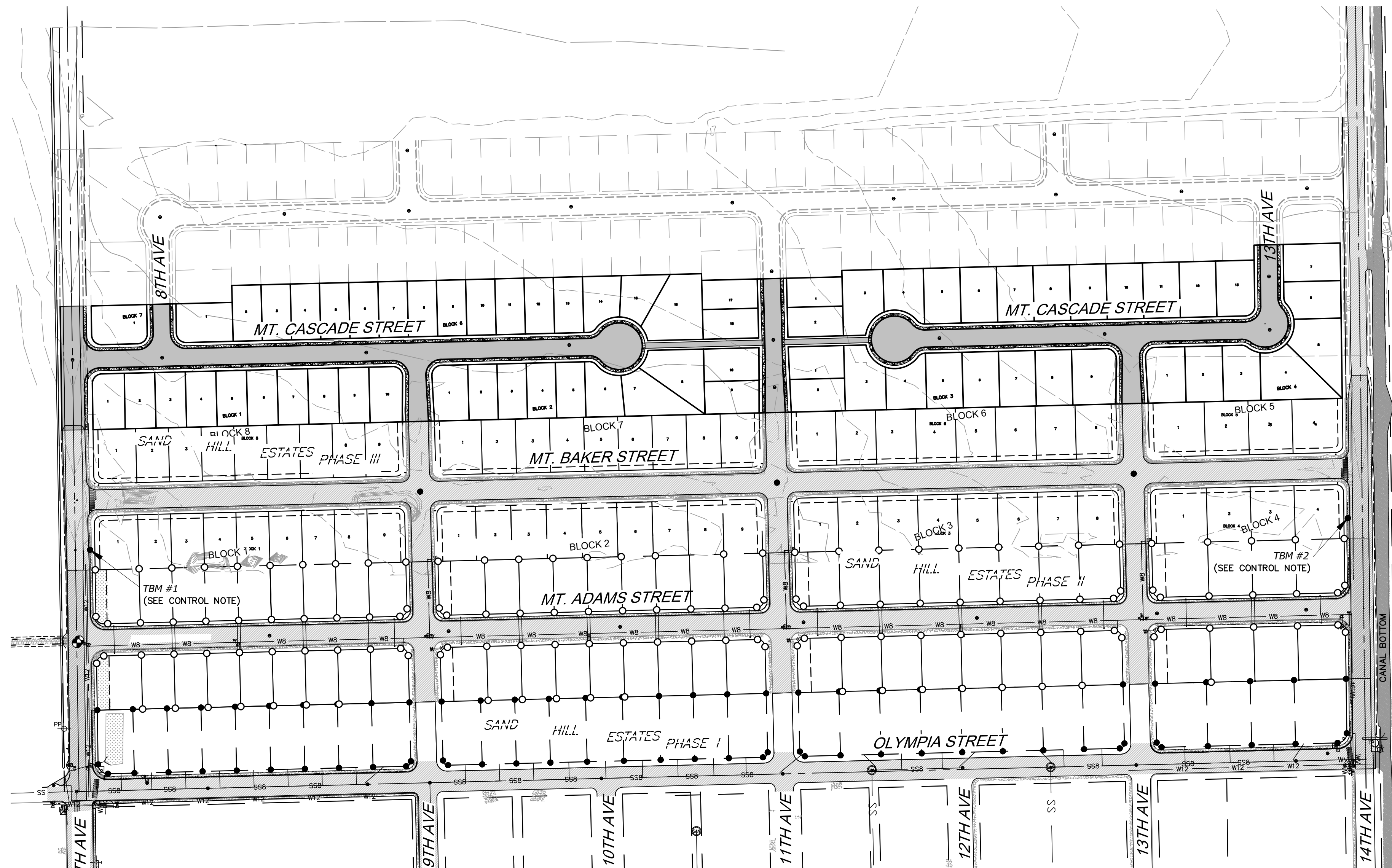
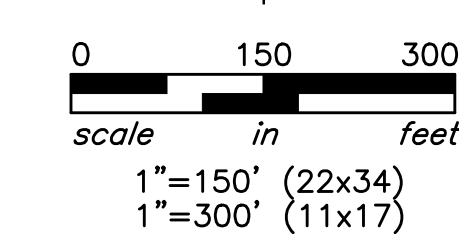
PROJECT ENGINEER: McARTHUR ENGINEERING COMPANY LLC
SCOTT McARTHUR, PE
PO BOX 2488
POST FALLS, IDAHO 83877
TEL: 208.964.0481

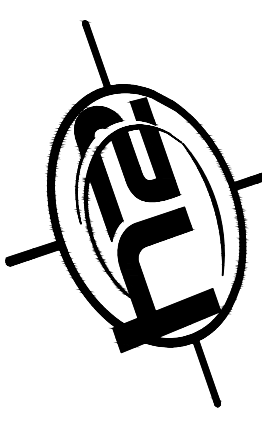
PROJECT DEVELOPER: PALOS VERDES LLC
ANGEL GARZA
PO BOX 464
OTHELLO, WASHINGTON 99344
TEL: 509.989.0555

REVIEWING AGENCY: CITY OF OTHELLO
SHAWN O'BRIEN
CITY ENGINEER
500 EAST MAIN STREET
OTHELLO, WASHINGTON 99344
TEL: 509.488.5686 (EXT. 103)




Received By
Othello Bldg & Planning
January 20 2022






McARTHUR ENGINEERING
PO BOX 2488, POST FALLS, IDAHO 83877 • TEL: 208.964.0481



SURVEYED h2	DESIGNED ME	DRAWN ME	CHECKED SLM
-------------	-------------	----------	-------------

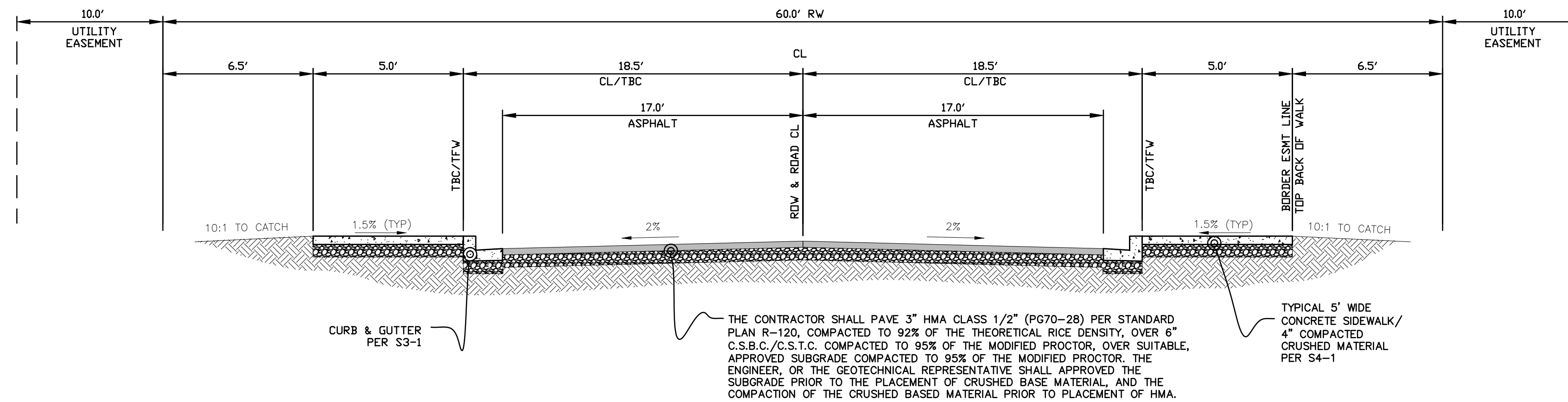


REVISIONS

SAND HILL ESTATES IV
CONCEPTUAL ENGINEERING PLANS
CITY OF OTHELLO, WASHINGTON

CONCEPTUAL PLAN OVERVIEW

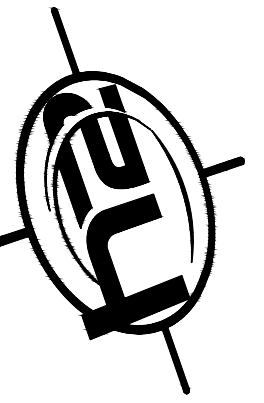
SHEET #	PROJECT #	DATE	DATE
X1.0	ME2021-043	12/21/2021	12/21/2021



TYPICAL NEIGHBORHOOD STREET SECTION
MT CASCADE STREET, 9TH AVENUE, 11TH AVENUE, AND 13TH AVENUE

SECTION WILL TRANSITION ON 9TH, 11TH, AND 13TH TO MEET EXISTING IMPROVEMENTS TO THE SOUTH.
 SECTION SUBJECT TO CITY APPROVAL OF THE REQUESTED VARIANCES.

NTS



**McARTHUR
ENGINEERING**

PO BOX 2488, POST FALLS, IDAHO 83377 • TEL: 208.964.0481



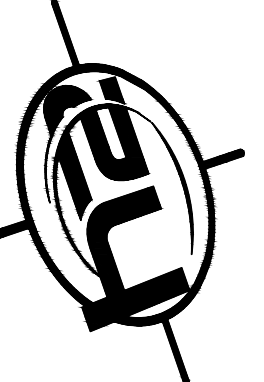
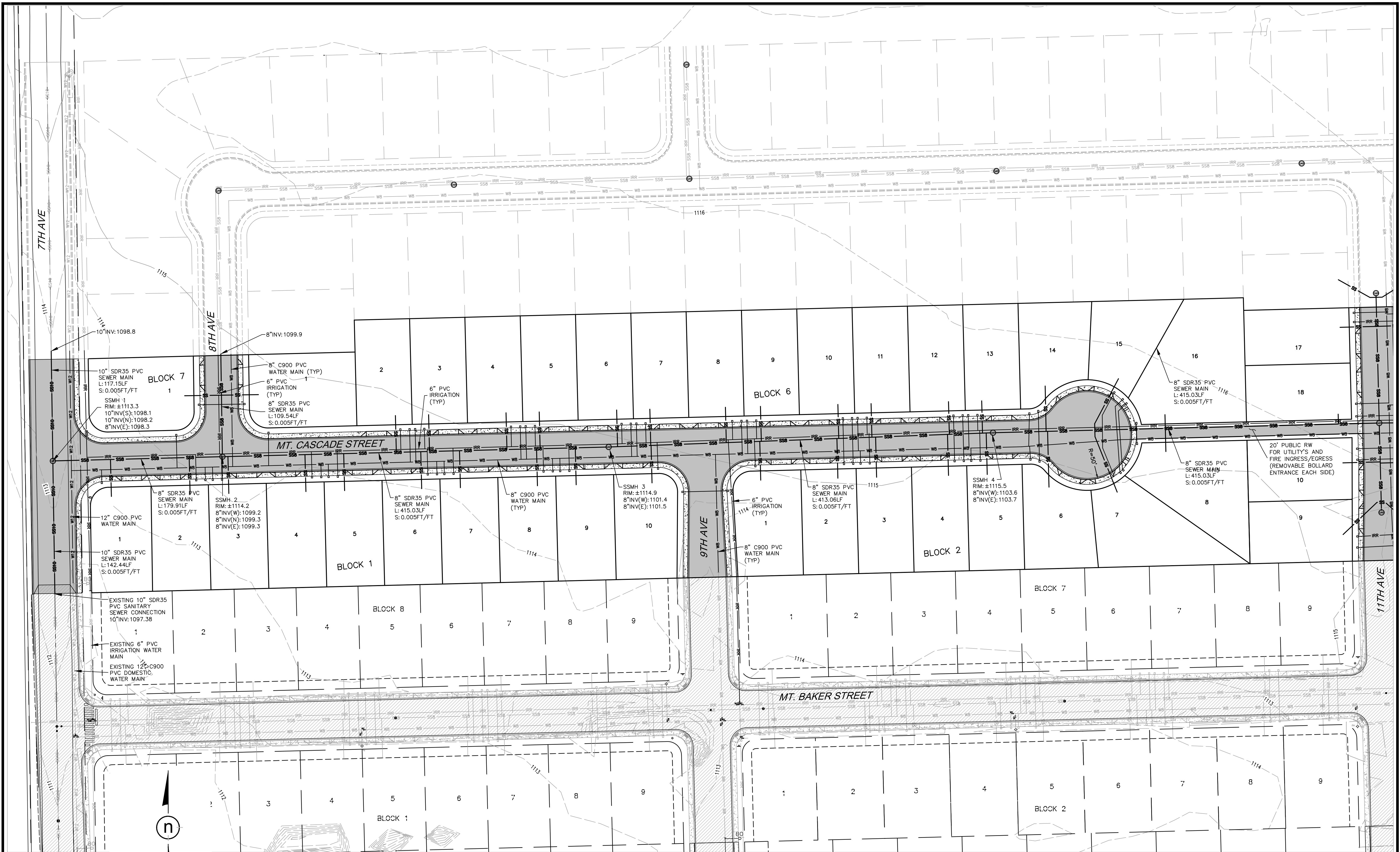
SURVEYED	h2
DESIGNED	ME
DRAWN	ME
CHECKED	SLM

REVISIONS

SAND HILL ESTATES IV
CONCEPTUAL ENGINEERING PLANS
 CITY OF OTHELLO, WASHINGTON

PROPOSED
TYPICAL
SECTION

SHEET #	X2.0
PROJECT #	ME2021-043
DATE	12/21/2021



**McARTHUR
ENGINEERING**
PO BOX 2488, POST FALLS, IDAHO 83377 • TEL: 208.984.0481



SURVEYED	h2
DESIGNED	ME
DRAWN	ME
CHECKED	SLM



REVISIONS

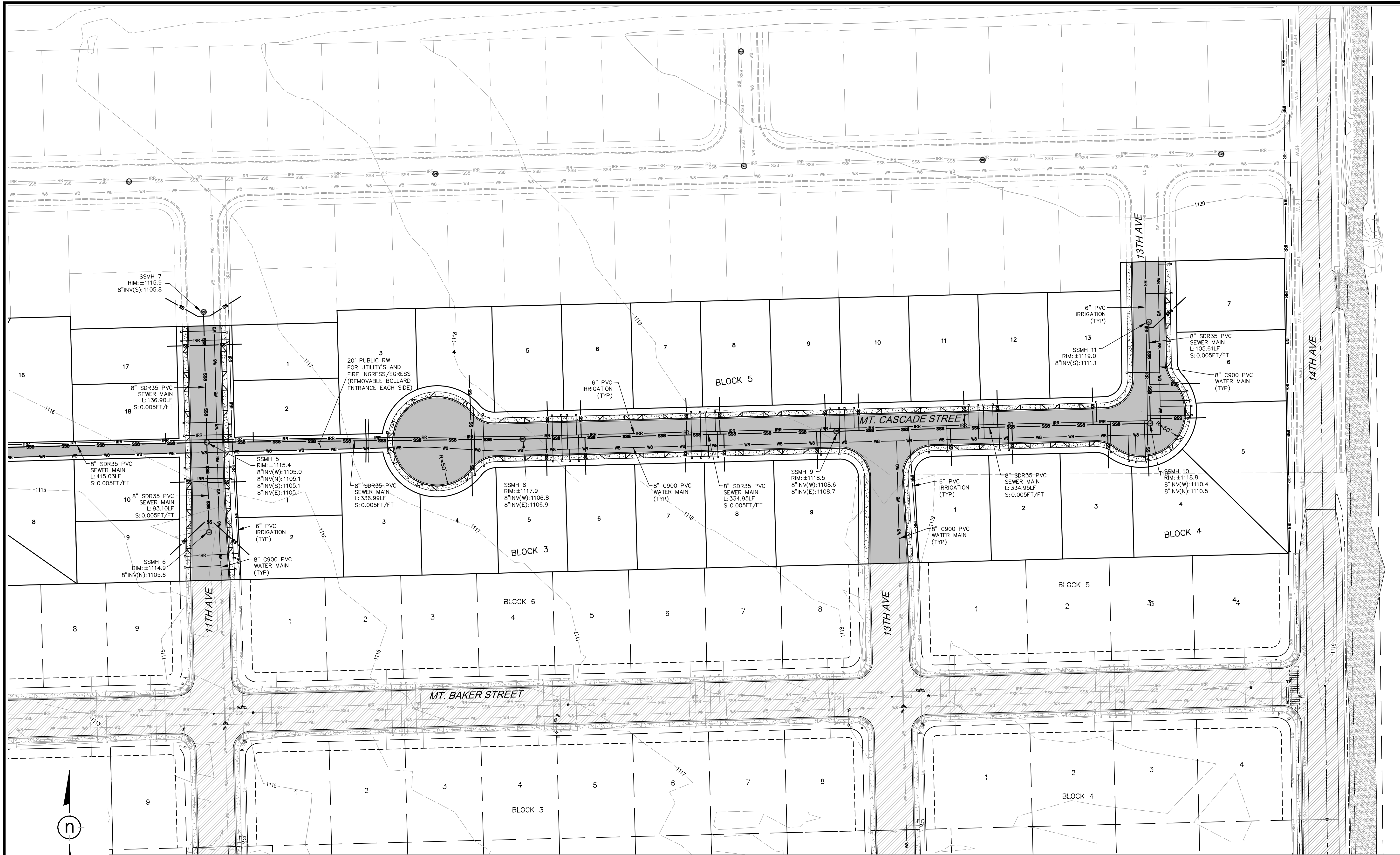
SAND HILL ESTATES IV
CONCEPTUAL ENGINEERING PLANS
CITY OF OTHELLO, WASHINGTON

MT. CASCADE ST.
CONCEPTUAL
PLAN

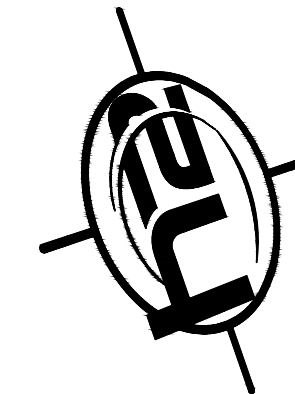
SHEET #	X3.0
PROJECT #	ME2021-043
DATE	12/21/2021



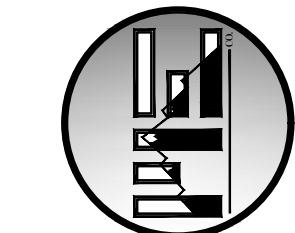
Know what's below.
Call before you dig.



0 50 100
 scale in feet
 1"=50' (22x34)
 1"=100' (11x17)



**McARTHUR
 ENGINEERING**
 PO BOX 2488, POST FALLS, IDAHO 83377 • TEL: 208.984.0481



SURVEYED	h2
DESIGNED	ME
DRAWN	ME
CHECKED	SLM



REVISIONS

SAND HILL ESTATES IV
 CONCEPTUAL ENGINEERING PLANS
 CITY OF OTHELLO, WASHINGTON

MT. CASCADE ST.
 CONCEPTUAL
 PLAN

SHEET #	X3.0
PROJECT #	ME2021-043
DATE	12/21/2021

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

62242103923

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

Countersigned By:

Gary Duncan
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Randy Quirk, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:

Title Officer: Christopher Hull
 Chicago Title Company of Washington
 6416 W. Okanogan Avenue
 Kennewick, WA 99336
 Phone: (509)735-1575 Fax: (509)735-0707
 Main Phone: (509)735-1575
 Email: Christopher.Hull@ctt.com

SCHEDULE A

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

Effective Date: December 9, 2021 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

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, ADAMS COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, FROM WHICH THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34, BEARS NORTH 88°33'42" EAST, A DISTANCE OF 2641.61 FEET, AS SHOWN ON THE RECORD OF SURVEY, RECORDED IN VOLUME "S" OF SURVEYS, PAGE 1215; THENCE NORTH 00°51'55" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 742.04 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°51'55" WEST CONTINUING ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 238.38 FEET; THENCE NORTH 88°33'42" EAST LEAVING SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 32, A DISTANCE OF 154.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF 8TH AVENUE; THENCE NORTH 00°51'55" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF 8TH AVENUE, A DISTANCE OF 15.64 FEET; THENCE NORTH 88°33'42" EAST LEAVING SAID WEST RIGHT-OF-WAY LINE OF 8TH AVENUE, A DISTANCE OF 60.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF 8TH AVENUE; THENCE NORTH 88°33'42" EAST LEAVING SAID EAST RIGHT-OF-WAY LINE OF 8TH AVENUE, A DISTANCE OF 115.49 FEET; THENCE NORTH 01°26'18" WEST, A DISTANCE OF 34.71 FEET; THENCE NORTH 88°33'42" EAST, A DISTANCE OF 964.48 FEET; THENCE SOUTH 01°26'18" EAST, A DISTANCE OF 13.71 FEET; THENCE NORTH 88°33'42" EAST, A DISTANCE OF 114.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 11TH AVENUE; THENCE NORTH 88°33'42" EAST LEAVING SAID WEST RIGHT-OF-WAY LINE OF 11TH AVENUE, A DISTANCE OF 60.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF 11TH AVENUE; THENCE NORTH 88°33'42" EAST LEAVING SAID EAST RIGHT-OF-WAY LINE OF 11TH AVENUE, A DISTANCE OF 114.00 FEET; THENCE NORTH 01°26'18" WEST, A DISTANCE OF 13.12 FEET; THENCE NORTH 88°33'42" EAST, A DISTANCE OF 846.50 FEET TO THE WEST RIGHT-OF-WAY LINE OF 13TH STREET; THENCE NORTH 00°46'44" WEST ALONG SAID WEST RIGHT OF WAY LINE OF 13TH STREET A DISTANCE OF 30.58 FEET; THENCE NORTH 88°33'42" EAST LEAVING SAID WEST RIGHT-OF-WAY LINE OF 13TH STREET, A DISTANCE OF 215.01 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 00°46'44" EAST ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 318.73 FEET; THENCE SOUTH 88°33'42" WEST LEAVING SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 2642.73 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 34 AND THE POINT OF BEGINNING;

SCHEDULE B

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: 2021
Tax Account No.: 1529030682660
Levy Code: 11
Assessed Value-Land: \$658,600.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$8,774.72
Paid: \$8,774.72

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: 2021
Tax Account No.: 1529030682661
Levy Code: 11
Assessed Value-Land: \$658,600.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$8,774.72
Paid: \$8,774.72

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.

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

SCHEDULE B

(continued)

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

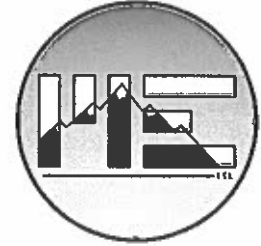
8. As to Farm Unit 87 and Other Property:
Consent to Water Delivery Changes between PJ Taggares Co., and the East Columbia Basin Irrigation District
recorded January 8, 2010 under recording no.: 294105.

9. As to Farm Unit 88 and 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

City of Othello
500 East Main Street
Othello, Washington 99344

Received By
Othello Bldg & Planning
February 1 2022



Attn: Anne Henning ~ *Community Development Director*

RE: SAND HILL ESTATES IV – NOTICE OF INCOMPLETE – RESPONSE LETTER

Dear Anne:

As states in your letter on January 21, 2022, the following items required clarification, or a request for deviation.

1. Paper Copies of the Site Plan/Conceptual Engineering Plan:

- The Developer will provide the City with four (4) copies of the Site Plan/Conceptual Engineering Plan.

2. Written request for waiver, deviation, and deferral per OMC 16.40.010(a):

- **14th Avenue Improvement Deferral:** As part of the Sand Hill Estates, Phase IV development, we are requesting to defer the improvements required for 14th Avenue, as the improvements will not impact the proposed development. Said improvements are slated for development with Sand Hill Estates, Phase V.
- **Temporary Turnaround, 11th Avenue:** It is the intent of the developer to construct a temporary gravel turnaround at the end of the proposed 11th Avenue improvements for the Sand Hill Estates, Phase IV. We expect this temporary gravel turnaround to be a part of the Development Agreement for this Phase of the development, as it is temporary in nature, and will be abandoned as part of the development of Sand Hill Estates, Phase V.
- **Temporary Turnaround, 13th Avenue:** It was the intent of the development of Sand Hill Estates, Phase IV to not have a turnaround constructed at the end of 13th Avenue, as this section of road is less than 150LF from the nearest public right-of-way turnaround, being the knuckle at the intersection of Mt. Cascade and 13th Avenue.
- **Right of Way Width Deviation:** As shown on the face of the Preliminary Plat, and the Conceptual Engineering Plan (street section), the proposed right-of-way width to be dedicated for Mt. Cascade, 8th Avenue, 11th Avenue, and 13th Avenue shall be a total of sixty (60) feet, while the standard right-of-way width in the City of Othello is generally sixty-six (66) feet. This request for deviation is being made after the City of Othello recently adopted the thirty-seven (37) foot wide street section, measured top back of curb to top back of curb, bringing the measurement from top back of sidewalk to top back of sidewalk to forty-seven (47) feet, leaving a six, and a half (6.5) feet of undeveloped right-of-way behind each sidewalk that the home owner will already be maintaining, as compared to nine, and a half (9.5) feet of undeveloped right-of-way that would be required with the City's standard sixty-six (66) foot wide right-of-way. It is our understanding that this local residential street network will remain as local residential access for the lifetime of this development, and surrounding developments will be encouraged to use adjacent rights-of-way for higher volume, North/South and East/West, travel.

- **7th Avenue at Mt. Cascade, Centerline Monumentation:** The monumentation shown on the Sand Hill Estates, Phase IV Preliminary Plat, at the above intersection, illustrates the proposed offset centerline monumentation, required by the OMC, that will be placed around the sanitary sewer manhole that will be constructed, and brought to grade at the centerline-centerline intersection noted above.

3. Lot Frontage:

- The developer's proposed layout for Sand Hill Estates, Phase IV, and the future Sand Hill Estates, Phase V, incorporates Lots that will be developed with double frontage, and triple frontage, along public rights-of-way. In accordance with OMC, the developer requests permission to either landscape, or construct a 6' tall sight obscuring fence, or a combination of both, along the non-frontage property lines. This will improve, and clarify private Lot maintenance, which will be maintained by the homeowner, who will also be required to maintain all landscaping/improvement on/adjacent to the Lot, out to the back of sidewalk, and for sweeping, and or shoveling the sidewalk after snow fall events.

4. Dead End Street Density:

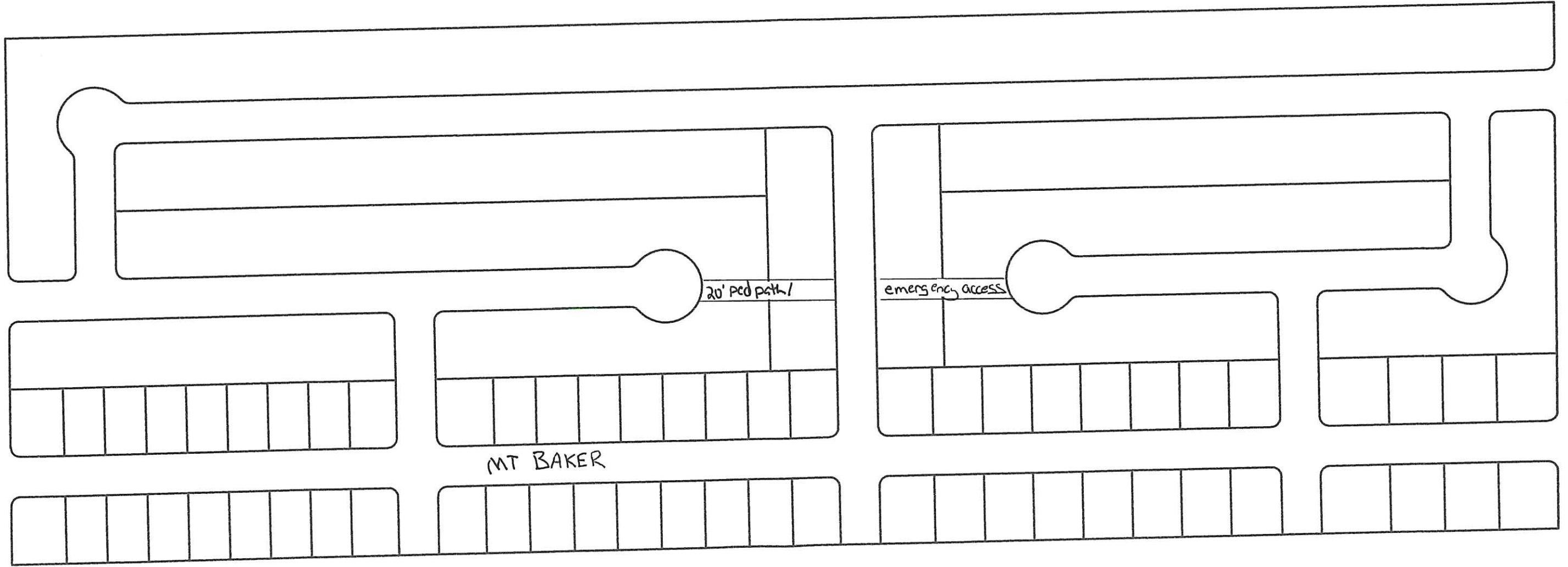
- It is the intent of the developer to construct single-family residential homes in this proposed development. Should additional density be desired, the developer will work with the City, post platting, to conform to OMC 16.29.050.

Thank you for your time and consideration of this resubmittal. Please feel free to contact me at 208.964.0481 or scott@mcArthur-eng.com if you have any questions.



2 →

7th Ave



14th Ave

MT BAKER