



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:

Received By
Othello Bldg & Planning
Aug 16 2022

LAND USE APPLICATION

SECTION 1: Property Location

Property Address: TBD Parcel #: 1529030682660 (Portion of)
Legal Description (Lot#/Block#/Plat): a Portion of: REVISED TAX #2660 LESS SAND HILL ESTATES #3 MAJOR PLAT
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)

Name: Angel Garza / Palos Verdes LLC
Mailing Address: PO Box 484
City/State/Zip: Othello, WA 99344
Phone Number: 509.989.0555
Fax Number: N/A
Email: angel@palosverdesllc.com
Signature: _____
Date: _____

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

Name: Scott McArthur
Company: McArthur Engineering
Mailing Address: PO Box 2488
City/State/Zip: Post Falls, ID 83877
Phone Number: 208.446.3307
Fax Number: N/A
Email: scott@mcArthur-eng.com

SECTION 4: Applicant

Name: Scott McArthur
Mailing Address: PO Box 2488
City/State/Zip: Post Falls, ID 83877

Phone Number: 208.446.3307
Fax Number: N/A
Email: scott@mcArthur-eng.com

I (print) Scott McArthur 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.

Signature

8/11/2022
Date

SECTION 5: Summary of Request

Sand Hill Estates Preliminary Plat Request

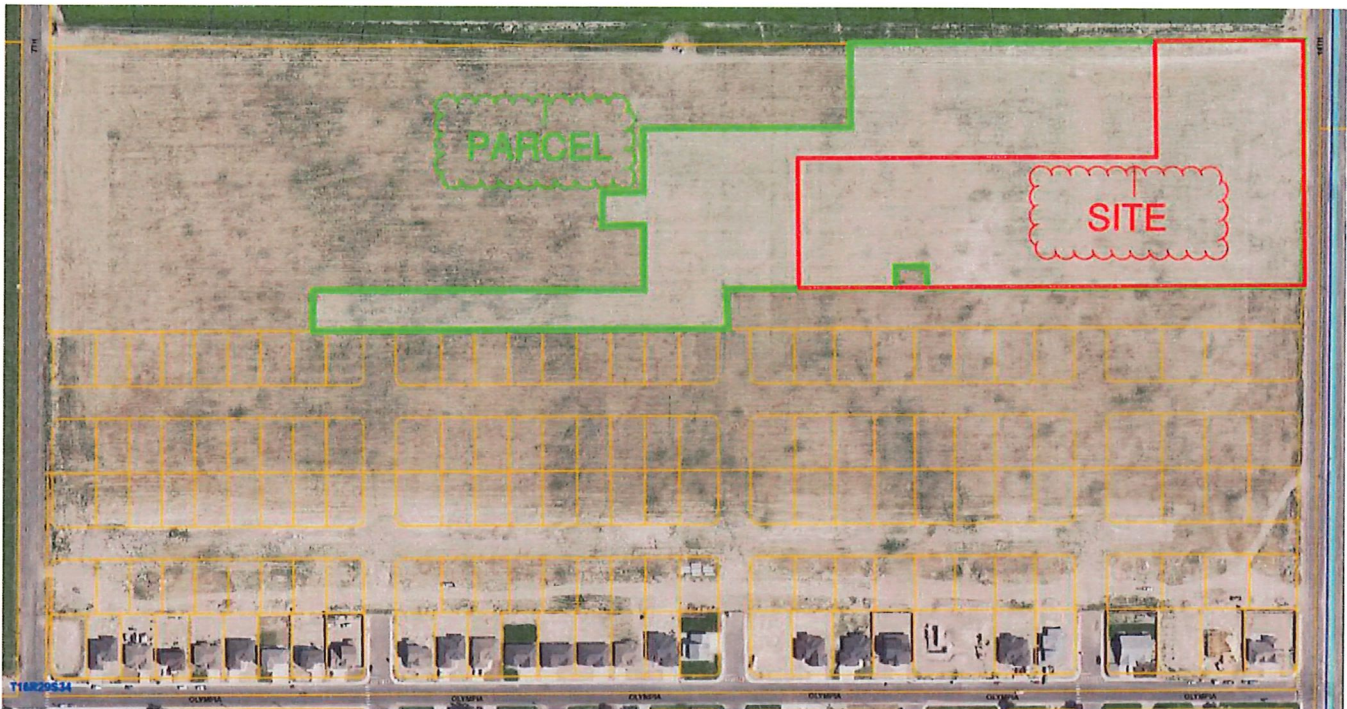
SECTION 5: Application Fees *OTHER FEES INCURED WILL BE INVOICED TO THE APPLICANT/DEVELOPER AND MUST BE PAID BEFORE PROJECT IS APPROVED*

<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 _____ \$ _____



SUBDIVISION REQUEST SAND HILL ESTATES V CITY OF OTHELLO, WASHINGTON

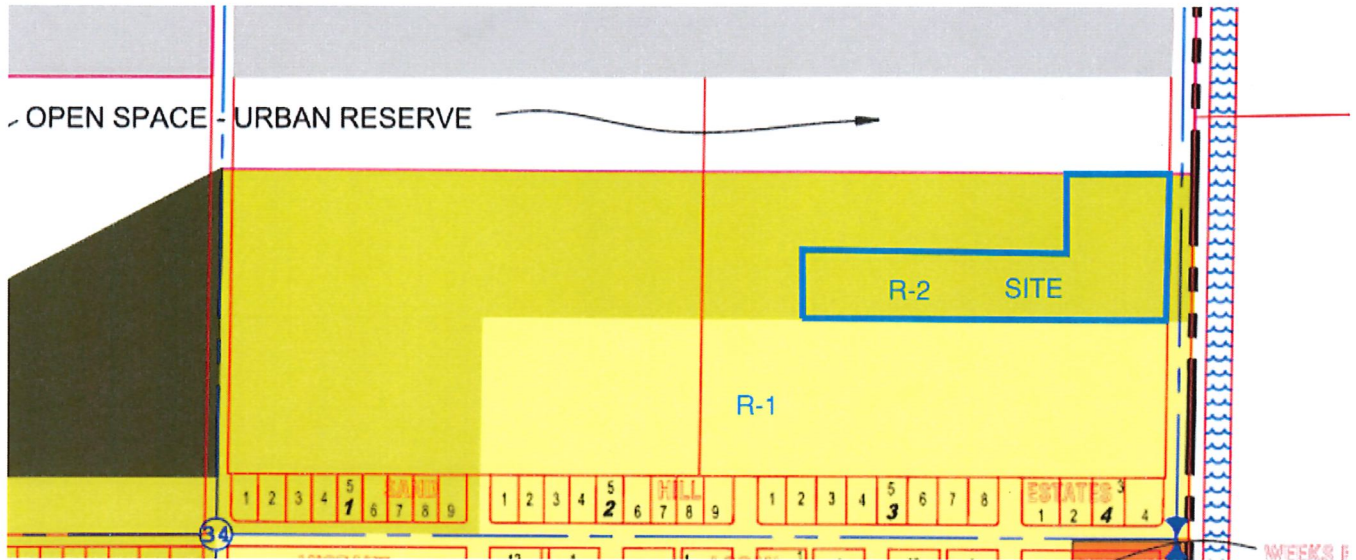
- **Summary:** The purpose of this narrative shall be to outline the proposed thirty-two (32) Lot subdivision in the City of Othello, Washington. The proposed development will be the fifth phase of the SAND HILL ESTATES development. The project is located North of East Mt Baker Street, East of North 11th Avenue, South of Lee St., and West of 14th Avenue, in Section 34, Township 16 North, Range 29 East.



- **Parent Parcel:** 1529030682660
- **Site Address:** TBD 14th Ave
Othello, Washington 99344
- **Parcel Size:** ± 15.5 acres
- **Development Size:** ± 8.9 acres
- **Owner:** Palos Verdes LLC
160 S 16th Avenue
Othello, Washington 99344



- **Existing Zoning:** R-2 (Residential District Two) City of Othello



- **Existing Conditions:** The parcel is currently vacant. South and West of the subject property is developed as SAND HILL ESTATES, phases I – IV. To the North is farmland that is zoned Light Industrial in the City of Othello. To the East is farmland that is zoned General Agriculture in Adams County. No roadways currently exist on this property. The topography falls from East to West.
- **Access:** A new neighborhood street section is proposed to connect 13th and 14th Avenues, terminating at a cul-de-sac before 11th Avenue, and a temporary cul-de-sac on the North side of the project for future extension/connection to the West.
- **Water:** Provided by the City of Othello. An 8" water main shall be extended into the development. A 1" water service and meter are proposed for each new Lot. These water services shall meet City of Othello requirements according to standard detail B-7.
- **Sanitary Sewer:** Provided by the City of Othello. An 8" SDR35 PVC sanitary sewer main shall be extended into the development. A 4" SDR35 PVC sewer service is proposed for each new Lot. These sewer services shall meet City of Othello requirements according to standard details A-19/C-2
- **Stormwater:** The proposed project impervious surfaces will be conveyed to stormwater catch basins that are piped to Type B drywells, for infiltration.
- **Best Management Practices:** The best management practices selected for this development were based on the general conditions of the area as well as our knowledge of the area from previous projects.
- **Construction Schedule:** The developer intends to begin construction in October of 2022, with an estimated completion date being sometime in June of 2023.

Anne Henning

From: Scott McArthur <scott@mcArthur-eng.com>
Sent: Monday, August 15, 2022 5:14 PM
To: Anne Henning
Cc: Angel Garza
Subject: Sand Hill Estates V - Preliminary Plat request
Attachments: ME2022-021 - Sand Hill Estates V - PPLAT Exhibit.pdf; ME2022-021 - Sand Hill Estates V - PPLAT Application and Narrative.pdf

Anne:

Please find the Application, Narrative, and Preliminary Plat Exhibit attached to this email.

Please exhibit the DRAFT Preliminary Plans sometime tomorrow.

Once we have those complete, we will print the hard copy sets you need for submittal.

Angel, CC'd, can provide you with the title report.

Our SEPA and SHPO should be consistent with the Sand Hill Estates IV request. We are happy to provide you with copies of those items again if so needed.

Thank you!

Sincerely,

Scott McArthur, PE

Tel: 208.446.3307
Cel: 208.964.0481
www.mcarthur-eng.com

Anne Henning

From: Scott McArthur <scott@mcArthur-eng.com>
Sent: Wednesday, August 17, 2022 11:34 AM
To: Anne Henning
Cc: Angel Garza
Subject: RE: Sand Hill Estates V - Preliminary Plat request
Attachments: ME2022-021 - Sand Hill Estates V.pdf

Anne:

Please see attached Preliminary Plans.

Please confirm you are in receipt of all you need from us to get this preliminary plat process started.

Thank you!

Sincerely,

Scott McArthur, PE

Tel: 208.446.3307
Cel: 208.964.0481
www.mcarthur-eng.com

From: Scott McArthur
Sent: Monday, August 15, 2022 5:14 PM
To: Anne Henning <ahenning@othellowa.gov>
Cc: Angel Garza <angel@palosverdesllc.com>
Subject: Sand Hill Estates V - Preliminary Plat request

Anne:

Please find the Application, Narrative, and Preliminary Plat Exhibit attached to this email.

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Once we have those complete, we will print the hard copy sets you need for submittal.

Angel, CC'd, can provide you with the title report.

Our SEPA and SHPO should be consistent with the Sand Hill Estates IV request. We are happy to provide you with copies of those items again if so needed.

Anne Henning

From: Scott McArthur <scott@mcArthur-eng.com>
Sent: Friday, September 2, 2022 4:47 PM
To: Anne Henning; Angel Garza (angel@palosverdesllc.com)
Subject: RE: Sand Hill 5 prelim plat Notice of Incomplete

[External Message]

Anne:

A couple of quick updates/questions (#s per your letter):

1. I thought our last SEPA covered the entire remaining portions of the project? We will confirm next week!
2. The PPlat is being updated accordingly.
3. We will submit the copies as soon as these are done!
4. Angel will pay the fees.
5. Angel/Weno can provide the mailers.
6. Written deviation requests:
 - a. Temp Cul de sac request will be forth coming Tuesday.
 - b. RW width Deviation – We will update the SHE IV letter and resend!
7. Cultural Study: They were hired to cover the rest of the project, and we are waiting for their updated report.

Thank you, have a great weekend!

Sincerely,

Scott McArthur, PE

Tel: 208.446.3307
Cel: 208.964.0481
www.mcarthur-eng.com

From: Anne Henning <ahenning@othellowa.gov>
Sent: Friday, September 2, 2022 12:00 PM

To: Scott McArthur <scott@mcArthur-eng.com>; Angel Garza (angel@palosverdesllc.com) <angel@palosverdesllc.com>
Subject: Sand Hill 5 prelim plat Notice of Incomplete

Hard copy of the attached is being sent to Scott as the authorize representative.

Anne Henning, AICP

Community Development Director

City of Othello

(509) 331-2710 direct line | (509) 488-5686 City Hall main phone

www.OthelloWa.gov



Anne Henning

From: Scott McArthur <scott@mcArthur-eng.com>
Sent: Thursday, September 15, 2022 4:12 PM
To: Anne Henning; Angel Garza (angel@palosverdesllc.com)
Subject: RE: Sand Hill 5 prelim plat Notice of Incomplete
Attachments: Preliminary Plat of Sand Hill Estates V.pdf

[External Message]

Anne:

Please find the updated Preliminary Plat attached to this email.

Please also find our updates below in red as well.

Sincerely,

Scott McArthur, PE

Tel: 208.446.3307
Cel: 208.964.0481
www.mcarthur-eng.com

From: Scott McArthur
Sent: Friday, September 2, 2022 4:47 PM
To: Anne Henning <ahenning@othellowa.gov>; Angel Garza (angel@palosverdesllc.com) <angel@palosverdesllc.com>
Subject: RE: Sand Hill 5 prelim plat Notice of Incomplete

Anne:

A couple of quick updates/questions (#s per your letter):

1. I thought our last SEPA covered the entire remaining portions of the project? We updated the SEPA to be specific to Sand Hill V. I have it to review on my desk for a signature.
2. The PPlat is being updated accordingly. Attached!
3. -
4. -
5. -

6. Written deviation requests:

- a. Temp Cul de sac request – working on this letter, but need to know the answer to 'b'?
- b. RW width Deviation – same as before?

7. Cultural Study: They were hired to cover the rest of the project, and we are still waiting for their updated report.

Thank you, have a great weekend!

Sincerely,

Scott McArthur, PE

Tel: 208.446.3307
Cel: 208.964.0481
www.mcarthur-eng.com

From: Anne Henning <ahenning@othellowa.gov>

Sent: Friday, September 2, 2022 12:00 PM

To: Scott McArthur <scott@mcarthur-eng.com>; Angel Garza (angel@palosverdesllc.com) <angel@palosverdesllc.com>

Subject: Sand Hill 5 prelim plat Notice of Incomplete

Hard copy of the attached is being sent to Scott as the authorize representative.

Anne Henning, AICP

Community Development Director

City of Othello

(509) 331-2710 direct line | (509) 488-5686 City Hall main phone

www.OthelloWa.gov



Anne Henning

From: Scott McArthur <scott@mcArthur-eng.com>
Sent: Tuesday, September 20, 2022 4:03 PM
To: Anne Henning
Cc: Angel Garza
Subject: Sand Hill V - SEPA and Deviation Request Letter
Attachments: Sand Hill Estates V - SEPA Application.pdf; Sand Hill Estates V - Request for Deviation - Sewer 9-9-2022.pdf

Anne:

Please find the SEPA and the Deviation Request Letter attached to this email.

We were hoping to submit these items with the updated cultural study, but we do not yet have that in place.

We would request that with the attached documents, that we be permitted to move forward with this project, and the public hearing process.

On the preliminary Plat, h2 is working to update the road names, and we expect that by end of day tomorrow.

Please advise if moving forward is possible.

Sincerely,

Scott McArthur, PE

Tel: 208.446.3307

Cel: 208.964.0481

www.mcarthur-eng.com

Anne Henning

From: Scott McArthur <scott@mcArthur-eng.com>
Sent: Monday, October 17, 2022 10:07 AM
To: Anne Henning; Angel Garza (angel@palosverdesllc.com)
Cc: Jessie Weno Dominguez; Joel Garza
Subject: RE: Sand Hill 5 prelim plat
Attachments: Sand Hill Estates V - Preliminary Plat.PDF; Sand Hill #5 NOI #4.pdf; SHE V - Deviation Letter 10-4-2022.pdf

[External Message]

Anne:

My apologies, I have added Joel Garza and Jesse Dominguez to this email, and they are going to help us with the mailers. I have copied your NOI letter for their reference.

Please find the PDF of the Sand Hill Estates V Plat attached.

Please also find our updated deviation letter attached. It was supposed to be sent with last NOI response.

Sorry again for the delay in getting this to you.

Sincerely,

Scott McArthur, PE

Tel: 208.446.3307

Cel: 208.964.0481

www.mcarthur-eng.com

From: Anne Henning <ahenning@othellowa.gov>
Sent: Monday, October 17, 2022 9:10 AM
To: Scott McArthur <scott@mcArthur-eng.com>; Angel Garza (angel@palosverdesllc.com) <angel@palosverdesllc.com>
Subject: Sand Hill 5 prelim plat

Hard copy of the attached notice will be mailed to Scott as the authorize representative.

Anne Henning, AICP

Community Development Director

City of Othello

(509) 331-2710 direct line | (509) 488-5686 City Hall main phone

www.OthelloWa.gov



City of Othello

Building & Planning Department
500 E Main St
Othello, WA 99344
Phone 509-488-3302 / Fax 509-488-0102

INVOICE: 10/12/2022

McArthur Engineering
C/O Scott McArthur
PO Box 2488
Post Falls, ID 83877

PERMIT #: LUA2022-0005

PERMIT TYPE: RESIDENTIAL - SUBDIVISION - MAJOR

ADDRESS: NORTH OF SAND HILL #3

PARCEL: 1529030682660

Project Description: Preliminary plat to subdivide into 32 residential lots

DATE	DESCRIPTION	FEE AMOUNT	PAID	BALANCE DUE
08/18/2022	Subdivision - Major	\$2,100.00	\$0.00	\$2,100.00
08/18/2022	Sign Fee / Each (QTY: 2)	\$40.00	\$0.00	\$40.00
TOTAL DUE:		\$2,140.00	\$0.00	\$2,140.00

Balance Due: \$2,140.00

MAKE CHECKS PAYABLE TO THE CITY OF OTHELLO

Mail Checks To:
City of Othello
500 E. Main St.
Othello, WA 99344

Receipt: 158319
Acct #: 11278
City Of Othello
500 E. Main Street
Othello, WA 99344
509-488-5686

10/12/2022
COPY

Permit Trax - Daily Deposit

Othello, WA 99344

Treasurer's Receipts
Memo: Sand Hill Estate #5

Platting Fee 2,100.00
Land Use Sign 40.00

Non Taxed Amt: 2,140.00

Total: 2,140.00

Chk: 13722 2,140.00

Ttl Tendered: 2,140.00

Change: 0.00

Issued By: Zuleica Morfin
10/12/2022 08:22:14

SAND HILL ESTATES #5 MAJOR PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87, 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
Oct 17 2022

LEGAL DESCRIPTION

A PORTION OF FARM UNIT 87, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT,
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 SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF
SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, FROM
WHICH THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION
34, BEARS SOUTH 88°33'42" WEST, A DISTANCE OF 2641.61 FEET, AS SHOWN ON
THE RECORD OF SURVEY, RECORDED IN VOLUME "S" OF SURVEYS, PAGE 1215;

THENCE NORTH 00°46'44" WEST ALONG THE EAST LINE OF THE NORTHEAST
QUARTER OF SAID SECTION 34, A DISTANCE OF 742.05 FEET;

THENCE SOUTH 88°33'42" WEST LEAVING SAID EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 34, A DISTANCE OF 38.00 FEET TO THE WEST
RIGHT-OF-WAY LINE OF 14TH AVENUE AND THE POINT OF BEGINNING;

THENCE SOUTH 88°33'42" WEST LEAVING SAID WEST RIGHT-OF-WAY LINE OF
14TH AVENUE, A DISTANCE OF 1020.20 FEET;

THENCE NORTH 01°26'18" WEST, A DISTANCE OF 288.12 FEET;

THENCE NORTH 88°33'42" EAST, A DISTANCE OF 692.18 FEET;

THENCE NORTH 01°26'18" WEST, A DISTANCE OF 288.58 FEET;

THENCE NORTH 88°33'42" EAST, A DISTANCE OF 334.65 FEET TO THE WEST
RIGHT-OF-WAY LINE OF 14TH AVENUE;

THENCE SOUTH 00°46'44" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF 14TH
AVENUE, A DISTANCE OF 576.74 FEET TO THE POINT OF BEGINNING;

CONTAINING 390,515 SQUARE FEET OR 8.965 ACRES, MORE OR LESS.

SUBJECT TO:

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

DEDICATING:

38.00 FEET FOR THE EAST SIDE OF 14TH AVENUE, AS SHOWN HEREON.

RIGHT-OF-WAY FOR 9TH AVENUE, 13TH AVENUE, CASCADE STREET, AND MY.
LAGO STREET AS SHOWN HEREON.

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF ADAMS) ss.

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 #5 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.



JOSHUA A. BAGLEY
PLS 42105



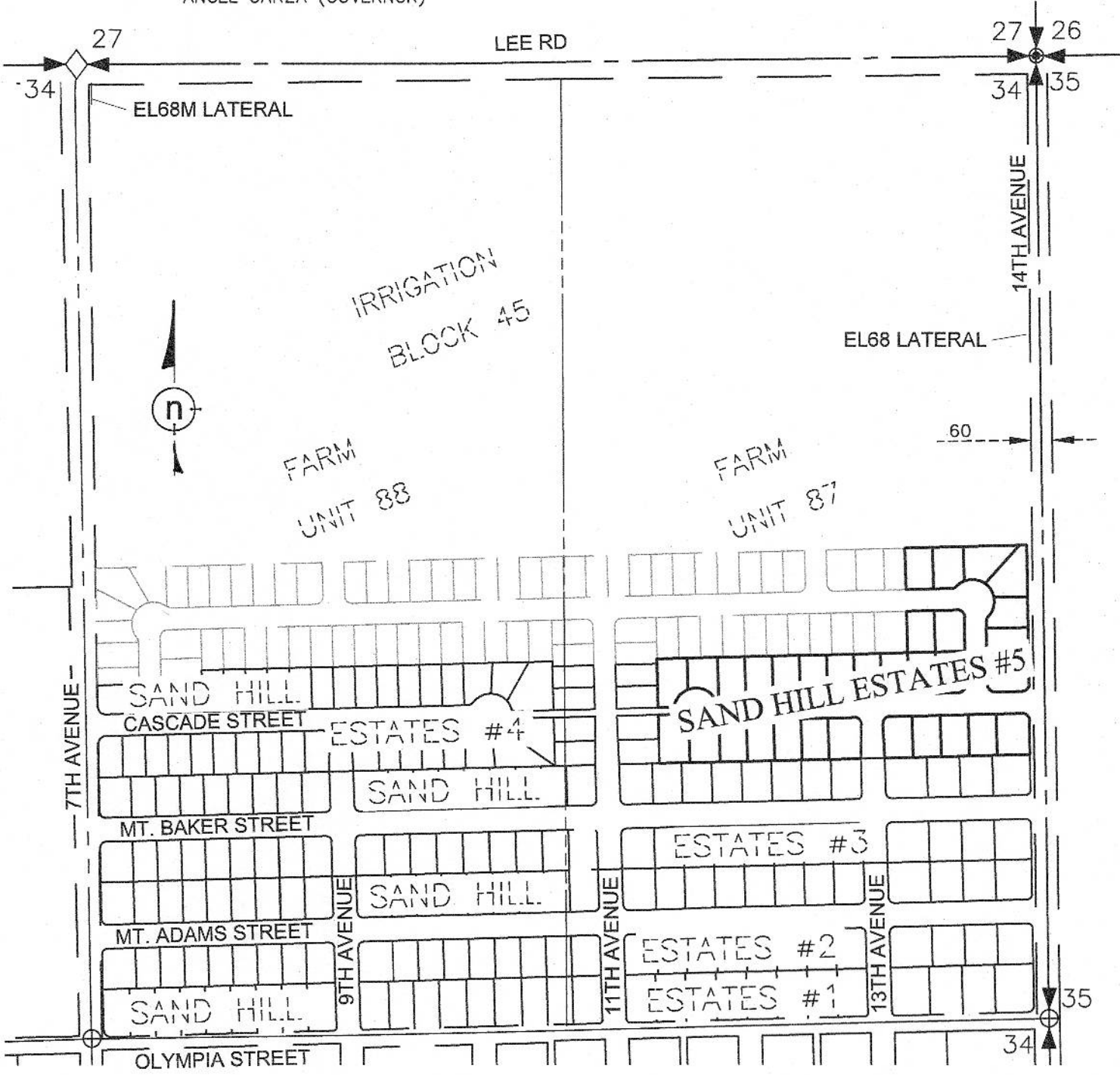
7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6600 • FAX: (208) 772-6619
WWW.H2SURVEY.COM

DATE: SEPTEMBER, 2022
PROJECT NUMBER: 2022-314

SHEET 1 OF 5

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 5 OF 5.



VICINITY MAP

1:400

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.

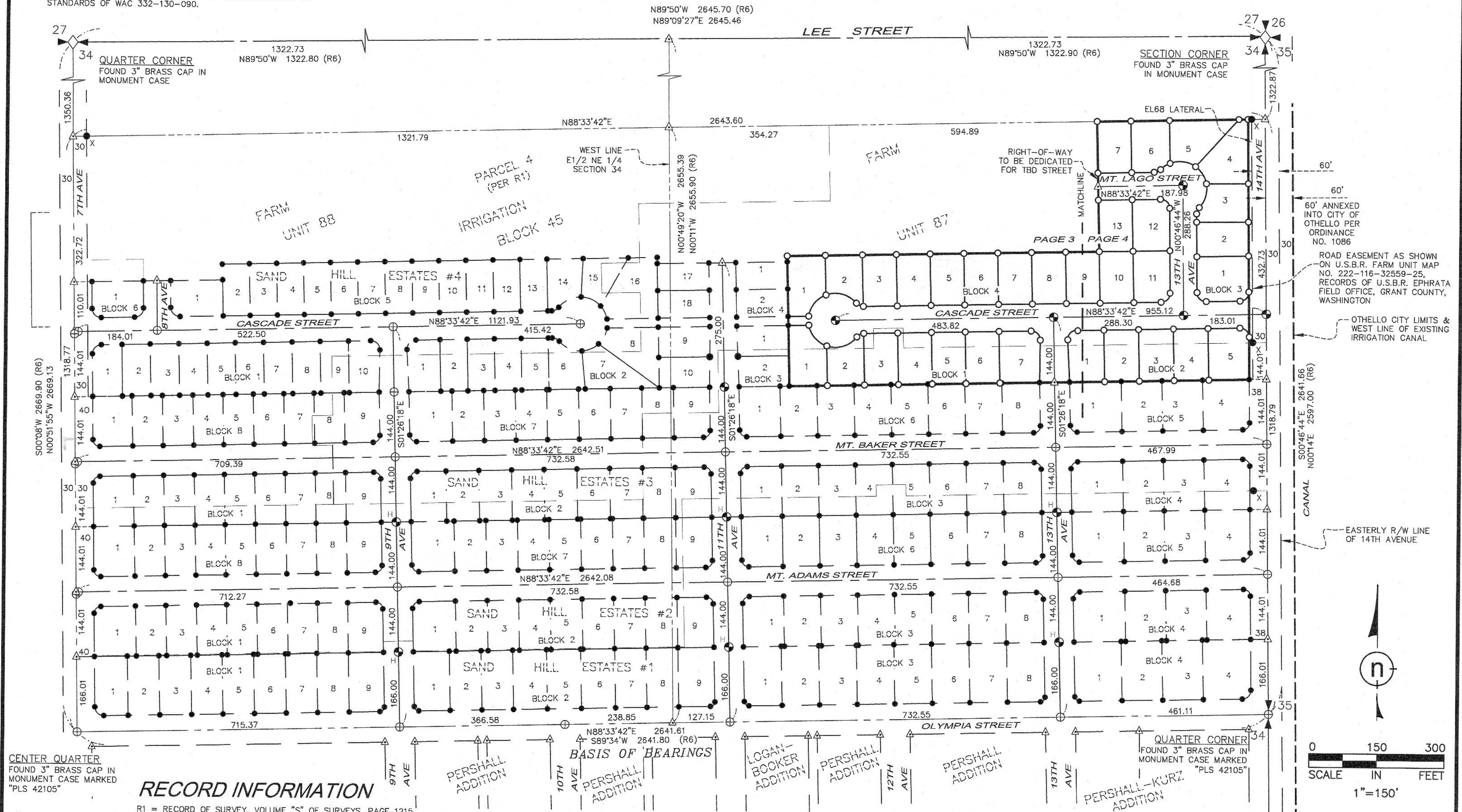
LINEAR AND ANGULAR CLOSURE OF THE TRAVERSE MEETS THE STANDARDS OF WAC 332-130-090.

SAND HILL ESTATES #5 MAJOR PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87, 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.



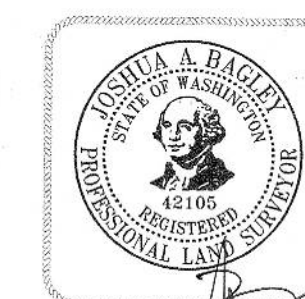
RECORD INFORMATION

- 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 3, PAGE 267, A.F.N. 330082, RECORDS OF ADAMS COUNTY, WASHINGTON
- R11 = PLAT OF SAND HILL ESTATES #4 MAJOR PLAT, VOLUME X, PAGE XXX, A.F.N. XXXXXX, RECORDS OF ADAMS COUNTY, WASHINGTON

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 ON A 5/8"x30" REBAR 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



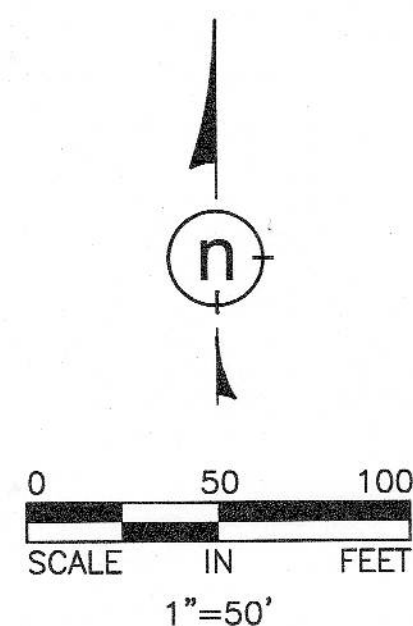
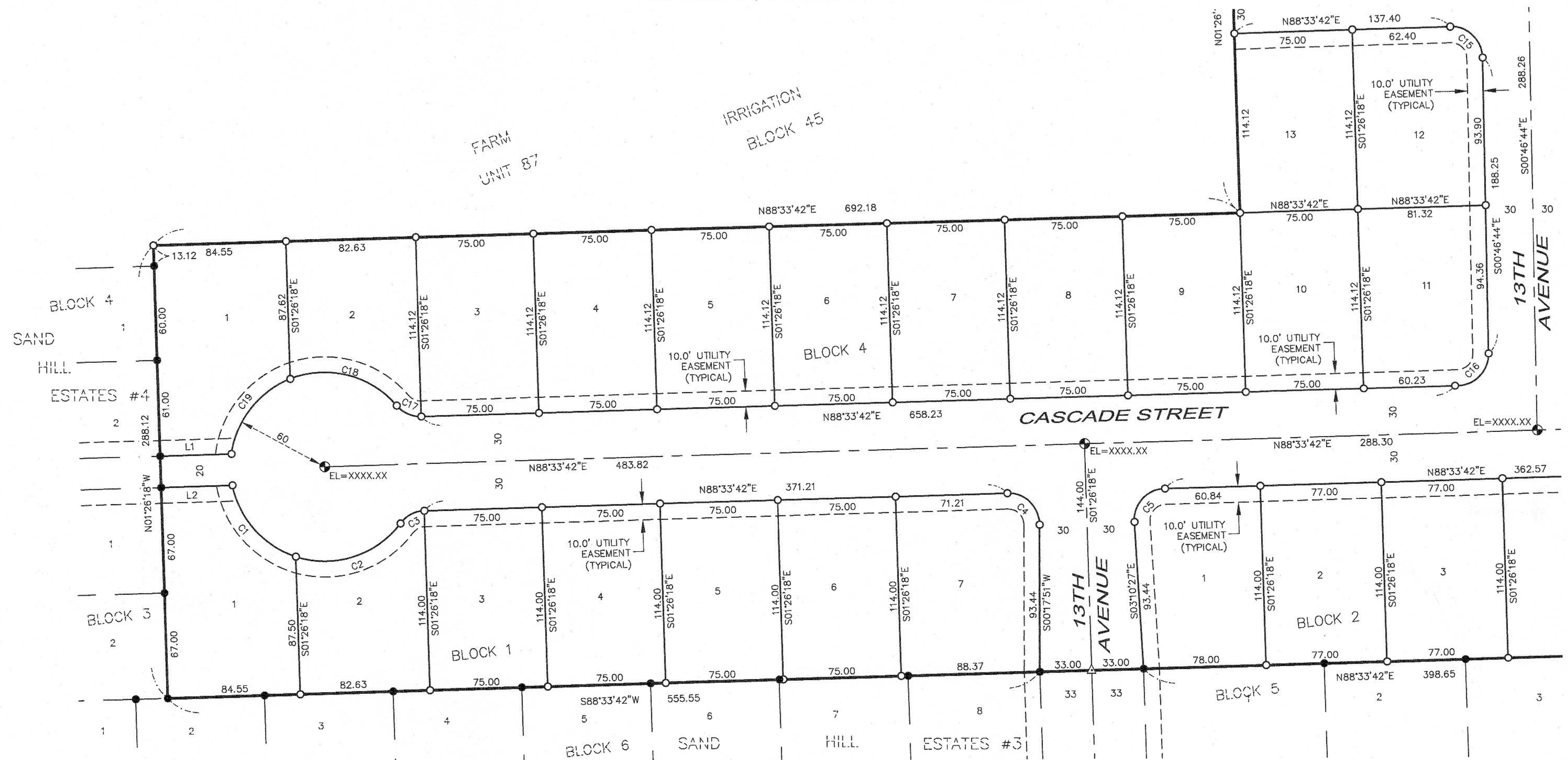
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DATE: SEPTEMBER, 2022
PROJECT NUMBER: 2022-314

SHEET 2 OF 5

SAND HILL ESTATES #5 MAJOR PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87, 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" REBAR WITH 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- ⊕ = SET 3" BRASS CAP ON A 5/8"x30" REBAR 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

- 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

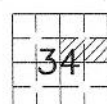


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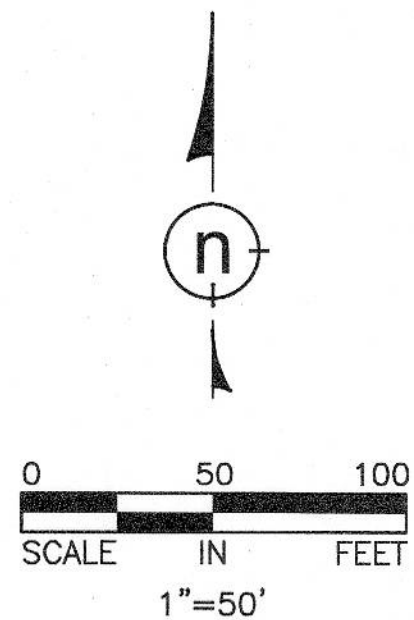
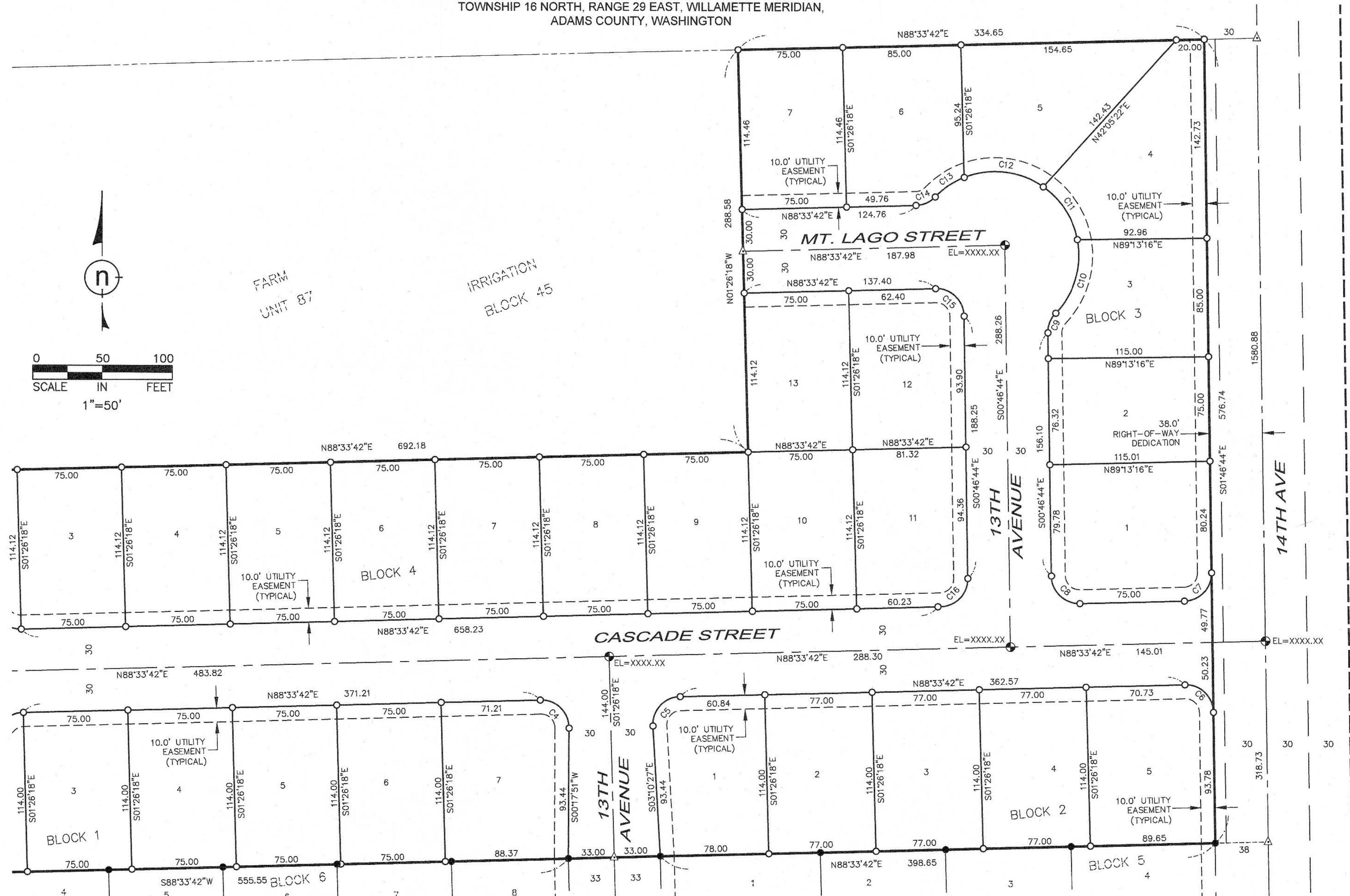
SHEET 3 OF 5

SECTION INDEX



SAND HILL ESTATES #5 MAJOR PLAT

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SECTION INDEX

SAND HILL ESTATES #5 MAJOR PLAT

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ADAMS COUNTY, WASHINGTON

UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF RECLAMATION

BUREAU OF RECLAMATION CONCURRENCE FOR THIS PLAT IS LIMITED TO THE
EXTENT OF THE 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 DRAINING OF SUBDIVISIONS
AND OTHER AREAS NOT IN A COMMERCIAL AGRICULTURAL USE, UNLESS SUCH
DRAINAGE IS INCIDENTAL TO THE REQUIRED DRAINAGE OF ADJACENT
AGRICULTURAL LAND AND MEETS FEDERAL TECHNICAL AND ECONOMIC 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 PLAT IS SERVED BY CITY STREETS,
IRRIGABLE LAND WITHIN THE STREET 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.

EAST COLUMBIA BASIN IRRIGATION DISTRICT _____ DATE _____

IRRIGATION APPROVAL

WATER SUPPLY:
CONCURRENCE BY THE BUREAU OF RECLAMATION FOR THIS 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.

BUREAU OF RECLAMATION _____ DATE _____

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.

LOT SIZE TABLE

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	1	10,085.42	0.232
2		7,717.16	0.177
3		8,550.00	0.196
4		8,550.00	0.196
5		8,550.00	0.196
6		8,550.00	0.196
7		10,178.58	0.234

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	2	8,996.82	0.207
2		8,778.00	0.202
3		8,778.00	0.202
4		8,778.00	0.202
5		10,206.48	0.234

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	3	11,329.03	0.260
2		8,701.11	0.200
3		8,770.64	0.201
4		11,013.44	0.223
5		11,013.44	0.253
6		9,417.15	0.216
7		8,584.71	0.197

LOT AREA TABLE			
LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	4	10,095.77	0.232
2		7,728.28	0.177
3		8,559.18	0.196
4		8,559.18	0.196
5		8,559.18	0.196
6		8,559.18	0.196
7		8,559.18	0.196
8		8,559.18	0.196
9		8,559.18	0.196
10		8,559.18	0.196
11		9,121.79	0.209
12		9,266.89	0.213
13		8,559.00	0.196

CURVE TABLE

CURVE	ARC DISTANCE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	63.62	60.00	60°44'55"	S 41°24'24" E	60.68
C2	74.33	60.00	70°58'31"	N 72°43'53" E	69.66
C3	17.91	20.00	51°19'04"	N 62°54'10" E	17.32
C4	32.02	20.00	91°44'09"	S 45°34'14" E	28.71
C5	32.02	20.00	91°44'09"	N 42°41'38" E	28.71
C6	31.65	20.00	90°39'34"	S 46°06'31" E	28.45
C7	31.19	20.00	89°20'26"	N 43°53'29" E	28.12
C8	31.65	20.00	90°39'34"	S 46°06'31" E	28.45
C9	15.54	20.00	44°31'50"	N 21°29'11" E	15.16
C10	57.21	60.00	54°38'09"	N 16°26'01" E	55.07
C11	46.13	60.00	44°02'55"	S 32°54'31" E	45.00
C12	59.54	60.00	56°51'29"	S 83°21'44" E	57.13
C13	25.32	60.00	24°10'39"	N 56°07'12" E	25.13
C14	15.54	20.00	44°31'50"	N 66°17'47" E	15.16
C15	31.65	20.00	90°39'34"	S 46°06'31" E	28.45
C16	31.19	20.00	89°20'26"	N 43°53'29" E	28.12
C17	17.91	20.00	51°19'04"	S 65°46'46" E	17.32
C18	74.33	60.00	70°58'31"	S 75°36'29" E	69.66
C19	63.62	60.00	60°44'55"	N 38°31'48" E	60.68



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SHEET 5 OF 5

GENERAL PROJECT NOTES

1. **PROJECT SUMMARY:** UNLESS OTHERWISE REQUESTED BY THE CITY OF OTHELLO, WASHINGTON, THE DEVELOPER, THE CONTRACTOR, OR OTHER REVIEWING AGENCIES, THIS PLAN SET SHALL BE INCLUSIVE OF THE NECESSARY INFORMATION REQUIRED FOR PERMITTING, BIDDING, AND CONSTRUCTING THE PROPOSED SAND HILL ESTATES, PHASE V, SUBDIVISION IMPROVEMENTS, IN THE CITY OF OTHELLO, WASHINGTON.

2. **PROJECT LIMITS:** THE LIMITS OF THIS PROJECT ARE IDENTIFIED ON THE PRELIMINARY PLAT.

3. **STANDARDS OF CONSTRUCTION:** ALL WORK SHALL CONFORM TO THE 2021 CITY OF OTHELLO PUBLIC WORKS DESIGN STANDARDS, 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 READILY ACCESSIBLE ONSITE AT ALL TIMES DURING CONSTRUCTION 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.

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 SYSTEM 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/APPURTENANCE AFFECTED BY THE EROSION OF STOCKPILED MATERIALS.

6. **GROUND WATER:** NO GROUND WATER ISSUES HAVE BEEN IDENTIFIED ON THIS PARCEL. CONTRACTOR TO NOTIFY ENGINEER IF CONDITIONS CHANGE.

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 CITY OF OTHELLO WILL PERFORM ALL CONSTRUCTION INSPECTIONS. THE CONTRACTOR SHALL NOTIFY THE CITY OF ANY PERTINENT ACTIVITIES, AND PROVIDE THE ENGINEER, AND THE CITY WITH A CONSTRUCTION SCHEDULE, AND REVISIONS AS THE PROJECT PROGRESSES. 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 CITY AND 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 SAID 3RD PARTY.

11. **BID ITEMS:** ALL QUANTITIES PROVIDED ON THIS PLAN, THROUGH ANY AND ALL CORRESPONDENCE, TEXT, EMAIL, IN PERSON COMMUNICATION, BOTH PRE & POST PLAN APPROVAL, SHALL BE CONSIDERED TO BE AN ESTIMATE, AND SHOULD BE 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 DEPTHS 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 CONTRACTORS 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. THE CONTRACTOR SHOULD REQUEST ASSISTANCE FROM 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 IF SO DESIRED BY THE CITY OF OTHELLO. 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 OCTOBER, 2022, AND END IN MAY, 2023.

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

LEGEND

	= Calculated Point (nothing found or set)		= Proposed sanitary sewer manhole
	= Found Iron Pipe		= Existing sanitary sewer manhole
	= Found 5/8" rebar with yellow plastic cap		= Proposed stormwater manhole
	= Found aluminum cap		= Water Valve
	= Found mag nail		= WATER SERVICE STUB
	= Boundary Line		= Water Meter
	= Adjacent Property Line		= Easement (as noted)
	= Right-of-Way Line		= Fire Hydrant
	= Existing contour (1' Interval)		= Existing fence Line
	= Proposed contour (1' Interval)		= Mailbox
	= Existing communication line		= Drywell
	= Existing gas line		= Catch basin
	= Existing overhead electrical line		= Street light
	= Existing underground electrical line		= Power Pole
	= Proposed 12" SDR35 storm sewer line		= Utility Pole
	= Existing water line (as noted)		= Guy Wire
	= Proposed water line (as noted)		= Telephone Riser
	= Proposed 6" C900 PVC water line		= Gas Meter
	= Proposed 8" C900 PVC water line		= Street sign (as noted)
	= Proposed 12" C900 PVC water line		= Proposed Asphalt Surface
	= Proposed 6" C900 PVC non-potable water line		= Existing Concrete
	= Existing sanitary sewer line (as noted)		= Proposed Concrete
	= Proposed 4" SDR35 sanitary sewer service		
	= Proposed 8" SDR35 sanitary sewer main		
	= Proposed Stop Bar per MUTCD requirements		
	= Proposed crosswalk per MUTCD requirements		

CONTACT INFORMATION

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

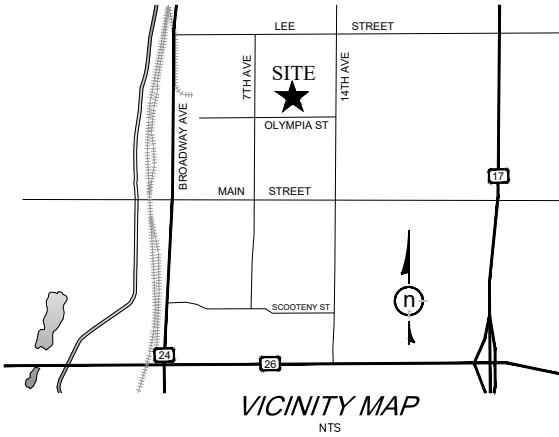
PROJECT DEVELOPER: PALOS VERDES LLC
ANGEL GARZA
PO BOX 464
OTHELLO, WASHINGTON 99344
TEL: 509.989.0555

CITY ENGINEER: CITY OF OTHELLO
SHAWN O'BRIEN
500 EAST MAIN STREET
OTHELLO, WASHINGTON 99344
TEL: 509.488.5686

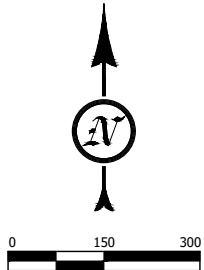
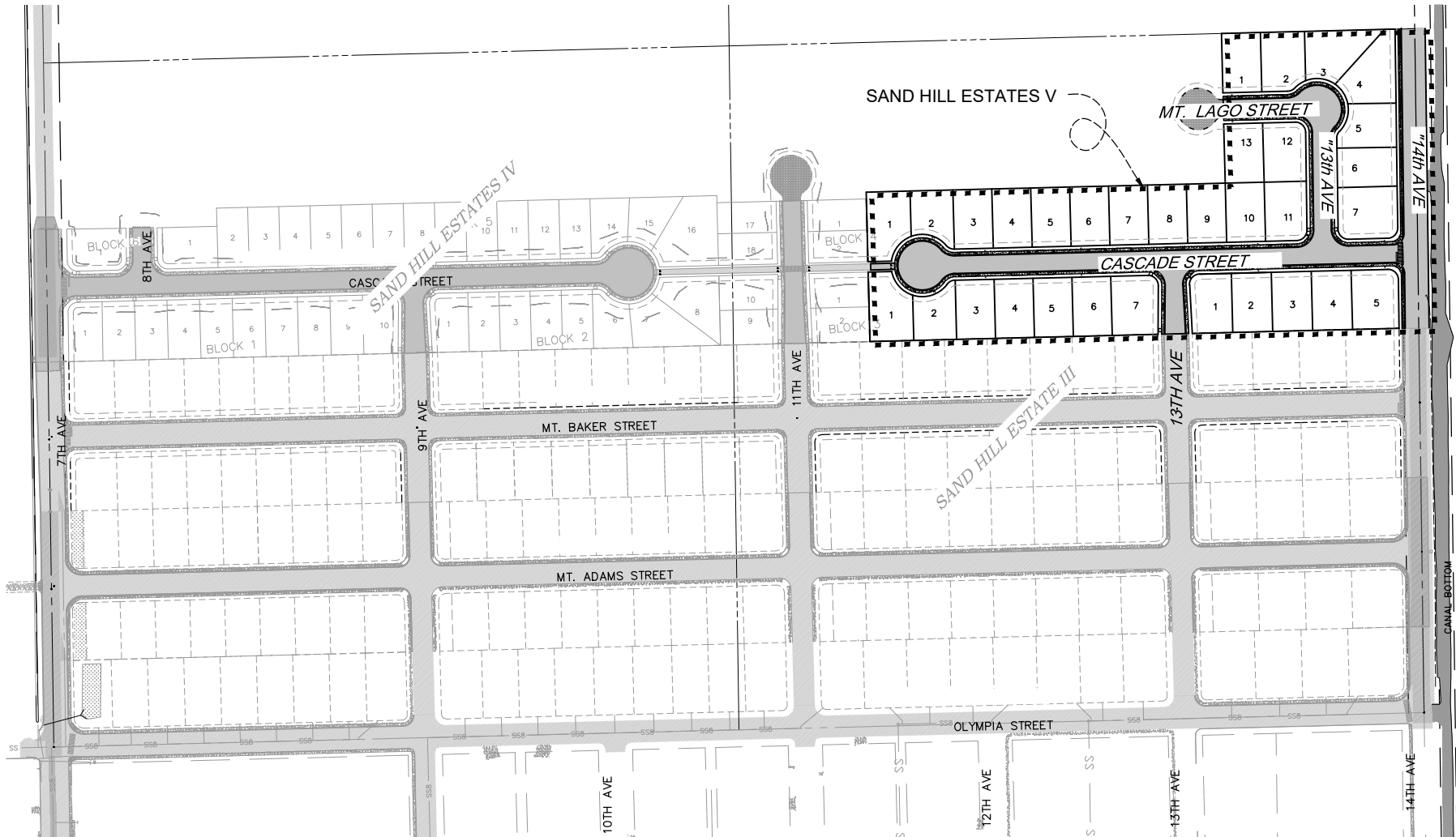
CITY INSPECTOR: CITY OF OTHELLO
CURT CARPENTER
500 EAST MAIN STREET
OTHELLO, WASHINGTON 99344
TEL: 509.488.5686

ALIGNMENTS

7th AVENUE - N00°51'55"W
8th AVENUE - N00°51'55"W
9th AVENUE - N01°26'18"W
11th AVENUE - N01°26'18"W
MT. CASCADE - N88°33'42"E



Received By
Othello Bldg & Planning
Aug 17 2022



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CONTROL NOTE

THE PROJECT SURVEYOR SHALL PROVIDE CONSTRUCTION CONTROL AT THE REQUEST OF THE CONTRACTOR, WITH A MINIMUM OF 72-HOURS OF NOTICE, AND COORDINATION REGARDING CONTROL PLACEMENT.

DATUM

HORIZONTAL DATUM: LOCAL/ASSUMED

VERTICAL DATUM: USBR/CITY OF OTHELLO



CITY OF OTHELLO

APPROVED FOR CONSTRUCTION:

CITY ENGINEER _____ DATE _____

CITY ADMINISTRATOR _____ DATE _____

McARTHUR
ENGINEERING



SURVEYED: H2
DESIGNED: ME
DRAWN: DMC
CHECKED: SLM



REVISIONS:

SAND HILL ESTATES V
INFRASTRUCTURE PLAN
CITY OF OTHELLO, WASHINGTON

PROJECT
OVERVIEW

SHEET # C1.0
PROJECT # ME2022-021
DATE 08/15/2022

CITY WATER NOTES

WATER MAINS AND SERVICE LINES SHALL BE CHLORINATED, FLUSHED, PASS A BACTERIAL TEST, AND PASS A PRESSURE TEST PRIOR TO BEING PLACED INTO SERVICE. THE CONTRACTOR SHALL SCHEDULE ALL FLUSHING, CHLORINE RESIDUAL TESTS, AND PRESSURE TESTS WITH THE CITY A MINIMUM OF 48 HOURS PRIOR TO TESTING AND/OR FLUSHING. CITY STAFF WILL OBSERVE AND VERIFY ALL TESTING AND FLUSHING. THE WATER MAINS MUST PASS A PRESSURE TEST, 225 PSI FOR 30 MINUTES, AND BE PLACED IN SERVICE WITHIN 30 DAYS OF PASSING THE BACTERIAL TEST.

ALL TAPS TO LIVE MAINS AND/OR CONNECTIONS TO EXISTING MAINS SHALL BE MADE BY THE CITY PUBLIC WORKS DEPARTMENT AND SHALL BE PAID FOR PRIOR TO SCHEDULING THE TAPS. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND LABOR REQUIRED FOR TAPS AND CONNECTIONS TO EXISTING MAINS. TAPPING TEES SHALL BE "ROMAC INDUSTRIES SST STAINLESS STEEL TAPPING SLEEVE" OR AN APPROVED EQUAL. EXISTING VALVES AND VALVES AT POINTS OF CONNECTION SHALL ONLY BE OPERATED BY CITY PERSONNEL.

ALL WATER MAINS SHALL BE AWWA C900, DR18 PVC PIPE WITH DUCTILE IRON FITTINGS. SHOW PROFILES AND PIPE SIZES FOR ALL WATER MAINS ON THE PLANS. MINIMUM COVER IS 42 INCHES.

ALL VALVES IN THE WATER SYSTEM SHALL BE RESILIENT SEATED GATE VALVES. ALL VALVE BOXES AND TILES IN THE WATER SYSTEM SHALL HAVE "WATER" CAST INTO THE LIDS AND SHALL BE TRAFFIC RATED IF IN THE TRAVELED WAY.

THE CONTRACTOR SHALL PROVIDE COMPACTION TESTS IN WATER MAIN AND SERVICE LINE TRENCH AREAS AS REQUESTED BY THE CITY.

WATER METERS ARE PURCHASED FROM, AND INSTALLED BY, THE CITY. METER SETTERS, METER BOXES, ETC. ARE PROCURED AND INSTALLED BY THE OWNER/CONTRACTOR TO PUBLIC WORKS DESIGN STANDARDS.

THE MINIMUM FIRE FLOW IS 1500 GPM AT ALL HYDRANTS. MODEL THE WATER SYSTEM AND PROVIDE DOCUMENTATION THAT THE SYSTEM WILL MEET THE FIRE FLOW REQUIREMENTS.

THE PUMPER/STEAMER PORT ON ALL FIRE HYDRANTS SHALL BE EQUIPPED WITH A FIVE-INCH STORZ ADAPTER, STYLE S-37, MANUFACTURED BY RED HEAD BRASS, INC., OR AN APPROVED EQUAL.

ANY WATER METERS TILES THAT ARE SUBJECT TO TRAFFIC MUST BE INSTALLED IN TRAFFIC RATED METER VAULTS.

CONTRACTOR IS RESPONSIBLE TO RETRIEVE AND SUBMIT PURITY WATER SAMPLE TO TESTING LAB FOR TESTING.

ALL THRUST BLOCKING SHALL BE SPECIFIED BY THE CITY, PER THEIR STANDARDS AND REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THRUST BLOCKING.

SUPPLEMENTAL NOTES

PARTS ON-HAND: THE CONTRACTOR SHALL BE READILY PREPARED TO CONNECT PROPOSED WATER IMPROVEMENTS TO EXISTING WATER SYSTEM IMPROVEMENTS.

THRUST BLOCKING: ALL WATER LINE THRUST BLOCKING SHALL MEET THE MINIMUM SPECIFICATIONS OF THE CITY OF OTHELLO STANDARD DETAIL B-9.

EXISTING UTILITIES: PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE AREA "ONE-CALL" SERVICE FOR UTILITY LOCATES, AND THEN WALK THE PROJECT AND VISUALLY CONFIRM THE LOCATION OF ALL LOCATED/NON-LOCATED UTILITIES.

EXISTING IMPROVEMENTS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, AND OR REPAIRING, IN KIND, THE EXISTING IMPROVEMENTS DAMAGED WHILE IMPLEMENTING THE PROPOSED IMPROVEMENTS ON THIS PROJECT. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO IMPROVEMENTS MADE PER THIS PLAN THAT ARE DAMAGED PRIOR TO CITY ACCEPTANCE OF IMPROVEMENTS.

SITE/LOT GRADING: THE CONTRACTOR SHALL INCLUDE ALL GRADING IN THE PROJECT BID USING THE PLANNED FINISH GROUND SURFACE.

PLAN MODIFICATIONS: THE CONTRACTOR WILL BE FULLY RESPONSIBLE FOR ALL PLAN MODIFICATIONS MADE WITHOUT WRITTEN RECOMMENDATIONS, COMMENTS, CONSENT OF THE PROJECT ENGINEER. THIS SHALL INCLUDE ALL PLAN MODIFICATION REQUESTS MADE BY THE CITY AND OR THE CLIENT. h2 ASSUMES NO LIABILITY FOR PLAN MODIFICATIONS THAT ARE OUTSIDE OF THIS REQUIREMENT.

CITY IRRIGATION NOTES

IRRIGATION MAINS AND SERVICE LINES SHALL BE FLUSHED AND PASS A PRESSURE TEST PRIOR TO BEING ACCEPTED. THE CONTRACTOR SHALL SCHEDULE ALL FLUSHING AND PRESSURE TESTS WITH THE CITY A MINIMUM OF 48 HOURS PRIOR TO TESTING AND/OR FLUSHING. CITY STAFF WILL OBSERVE AND VERIFY ALL TESTING AND FLUSHING. THE WATER MAINS MUST PASS A PRESSURE TEST OF 150 PSI FOR 30 MINUTES.

THE OWNER/CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND LABOR REQUIRED FOR CONNECTIONS TO EXISTING MAINS. EXISTING VALVES AND VALVES AT POINTS OF CONNECTION SHALL ONLY BE OPERATED BY CITY PERSONNEL.

ALL IRRIGATION MAINS SHALL BE AWWA C900 (PURPLE PIPE), DR 18 PVC PIPE WITH DUCTILE IRON FITTINGS. SHOW PROFILES AND PIPE SIZES FOR ALL WATER MAINS ON THE PLANS. MINIMUM COVER IS 24 INCHES.

ALL VALVES IN THE IRRIGATION SYSTEM SHALL BE RESILIENT SEATED GATE VALVES. ALL VALVE BOXES AND TILES IN THE IRRIGATION SYSTEM SHALL BE PAINTED PURPLE, LABELED "NON-POTABLE WATER – DO NOT DRINK", AND SHALL BE TRAFFIC RATED IF IN THE TRAVELED WAY.

THE CONTRACTOR SHALL PROVIDE COMPACTION TESTS IN IRRIGATION MAIN AND SERVICE LINE TRENCH AREAS AS REQUESTED BY THE CITY.

IRRIGATION MAIN LINES THAT ARE FOR FUTURE CONNECTION, SHALL END IN A 6" DI BLIND FLANGE, AND A TEMPORARY THRUST BLOCK (SUITCASE) OR AS APPROVED BY THE CITY ENGINEER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THRUST BLOCKING IN ACCORDANCE WITH CITY REQUIREMENTS.

CITY SEWER NOTES

THE CITY SHALL BE GIVEN 48 HOURS NOTICE AND SHALL OBSERVE AND VERIFY ALL SEWER MAIN TESTS PRIOR TO ACCEPTANCE. SEWER MAINS SHALL BE AIR TESTED AT 5 PSI FOR 5 MINUTES. ALL MAINS, SERVICES LATERALS, AND MANHOLES SHALL BE CLEAN AND FREE OF DIRT AND DEBRIS UPON ACCEPTANCE.

ALL GRAVITY SEWER SHALL BE ASTM 3034 SDR 35 PVC PIPE. SHOW PROFILES AND PIPE SIZES FOR ALL SEWER MAINS ON THE PLANS. INSTALLATION SHALL MEET WASHINGTON STATE DEPARTMENT OF ECOLOGY CRITERIA FOR SEWAGE WORKS DESIGN. MAINTAIN 10' OF HORIZONTAL SEPARATION BETWEEN WATER AND SEWER MAINS. AT POINTS WHERE WATER MAIN CROSSES SEWER MAIN, A MINIMUM OF 18 INCHES CLEARANCE SHALL BE MAINTAINED OR CONSTRUCT PER SECTION C1.9, WSDOE CRITERIA FOR SEWAGE WORKS DESIGN, AUGUST 2008 EDITION.

ALL MANHOLES IN THE SEWER SYSTEM SHALL HAVE "SEWER" AND "CITY OF OTHELLO" CAST INTO THE LIDS AND SHALL BE TRAFFIC RATED IF IN THE TRAVELED WAY.

THE CONTRACTOR SHALL PROVIDE COMPACTION TESTS IN SEWER MAIN AND SERVICE LINE TRENCH AREAS AS REQUESTED BY THE CITY.

CITY STREETS NOTES

THE CITY SHALL BE GIVEN 48 HOURS NOTICE AND SHALL OBSERVE AND VERIFY ALL STORM SEWER MAIN AND LATERAL TESTS PRIOR TO ACCEPTANCE. SEWER MAINS SHALL BE AIR TESTED AT 5 PSI FOR 5 MINUTES. ALL MAINS, LATERALS, CATCH BASINS, AND MANHOLES SHALL BE CLEAN, FREE OF DIRT/DEBRIS, WITH CATCH BASINS AND MANHOLES GROUTED TO PREVENT INFILTRATION AN/OR EX-FILTRATION.

ALL STORM DRAIN PIPE SHALL BE A MINIMUM OF 10" PVC ASTM D3034 SDR35 SEWER PIPE. THE MINIMUM COVER ON STORM DRAIN PIPE IN THE ROW SHALL BE THREE (3) FEET.

ALL MANHOLES AND DRYWELLS IN THE STORM WATER SYSTEM SHALL HAVE "STORM" AND "CITY OF OTHELLO" CAST INTO THE LIDS AND SHALL BE TRAFFIC RATED IF IN THE TRAVELED WAY.

THE CONTRACTOR SHALL PROVIDE COMPACTION TESTS FOR STORM SEWER MAIN/SERVICE LINE TRENCH AREAS, ROAD/CURB/SIDEWALK SUBGRADE, AND ASPHALT AS REQUESTED BY THE CITY.

MAKE ACCOMMODATIONS FOR MAIL DELIVERY PER THE PWDS AND CALL OUT ALL MAIL BOX LOCATIONS WITHIN THE ROW ON THE PLANS.

MAKE ACCOMMODATIONS FOR STREET NAME AND TRAFFIC SIGNS PER THE PWDS AND CALL OUT ALL SIGN LOCATIONS WITHIN THE ROW ON THE PLANS.

HANDICAP ACCESS RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS PER THE PWDS. CALL OUT ALL RAMP LOCATIONS ON THE PLANS.

EXISTING ASPHALT THAT IS TO MATCH NEW CONSTRUCTION SHALL BE SAWCUT AT THE MATCH POINT. SUBMIT A STRIPING PLAN FOR ALL STREETS PER THE MUTCD FOR APPROVAL BY THE CITY. PROVIDE STATIONING AND OFFSETS FOR ALL SIGNS.

INSTALL PERMANENT SIGNS PER PWDS. ENSURE THE SIGN MATERIAL DOES NOT ENCROACH THE SIDEWALK AREA EXTENDED VERTICALLY.

INSURE THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER MAINS AND STORM DRAIN MAINS IS SIX INCHES AT POINTS WHERE THE MAINS CROSS. ALSO, THE MINIMUM COVER FOR DUCTILE IRON STORM DRAIN PIPE IS EIGHTEEN INCHES.

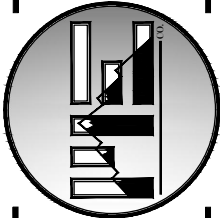
NOTE WHETHER THE ELEVATIONS CALLED OUT ON THE VERTICAL LINES IN THE PROFILE ARE EXISTING OR FINISH GRADES.



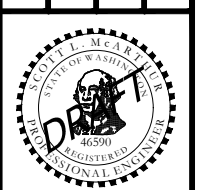
CITY OF OTHELLO
APPROVED FOR CONSTRUCTION:

CITY ENGINEER _____ DATE _____
CITY ADMINISTRATOR _____ DATE _____

McARTHUR
ENGINEERING
PO BOX 2488, POST FALLS, IDAHO 83877 • TEL: 208.446.3307



SURVEYED: h2
DESIGNED: ME
DRAWN: DMC
CHECKED: SLH



REVISIONS:

SAND HILL ESTATES V
INFRASTRUCTURE PLAN
CITY OF OTHELLO, WASHINGTON

PROJECT NOTES

SHEET # C1.1
PROJECT # ME2022-021
DATE 08/15/2022

EROSION AND SEDIMENTATION CONTROL
STANDARD PLAN NOTES

THE FOLLOWING TESC STANDARD PLAN NOTES ORIGINATE FROM THE STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON. THESE NOTES ARE AN OVERALL SET; USE ONLY WHAT APPLIES TO THE GIVEN PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY SITE INSPECTIONS AND FOR IMPLEMENTING ADDITIONAL BEST MANAGEMENT PRACTICES WHEN NECESSARY TO STABILIZE THE SITE DURING THE CONSTRUCTION PROCESS.

1. THE CONSTRUCTION SEQUENCE SHALL BE FOLLOWED IN ORDER TO BEST MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENTATION CONTROL PROBLEMS, SEE CONSTRUCTION SEQUENCE ON THIS SHEET;
2. PERMANENT ESC CONTROLS, WHEN APPLICABLE, HAVE BEEN COMPLETELY INSTALLED AND ARE MAINTAINED;
3. ALL LAND-DISTURBING ACTIVITIES THAT HAVE THE POTENTIAL TO CAUSE EROSION OR SEDIMENTATION PROBLEMS HAVE CEASED;
4. VEGETATION HAD BEEN ESTABLISHED IN THE AREAS NOTED AS REQUIRING VEGETATION ON THE ACCEPTED ESC PLAN ON FILE WITH THE LOCAL JURISDICTION (CONTRACTOR TO BE RESPONSIBLE FOR FILING ALL NOI'S REQUIRED FOR THIS PROJECT);
5. INSPECT ALL ROADWAYS, AT THE END OF EACH DAY, ADJACENT TO THE CONSTRUCTION ACCESS ROUTE. IF IT IS EVIDENT THAT SEDIMENT HAS BEEN TRACKED OFF SITE AND/OR BEYOND THE ROADWAY APPROACH, CLEANING IS REQUIRED;
6. IF SEDIMENT REMOVAL IS NECESSARY PRIOR TO STREET WASHING, IT SHALL BE REMOVED BY SHOVELING OR PICKUP SWEEPING AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA;
7. IF STREET WASHING IS REQUIRED TO CLEAN SEDIMENT TRACKED OFF SITE, ONCE SEDIMENT HAS BEEN REMOVED, STREET WASH WASTEWATER SHALL BE CONTROLLED BY PUMPING BACK ON-SITE OR OTHERWISE PREVENTED FROM DISCHARGING INTO SYSTEMS TRIBUTARY TO WATERS OF THE STATE;
8. RESTORE CONSTRUCTION ACCESS ROUTE EQUAL TO OR BETTER THAN THE PRE-CONSTRUCTION CONDITION;
9. RETAIN THE DUFF LAYER, NATIVE TOPSOIL, AND NATURAL VEGETATION IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICAL.
10. INSPECT SEDIMENT CONTROL BMPs WEEKLY AT A MINIMUM, DAILY DURING A STORM EVENT, AND AFTER ANY DISCHARGE FROM THE SITE (STORMWATER OR NON-STORMWATER). THE INSPECTION FREQUENCY MAY BE REDUCED TO ONCE A MONTH IF THE SITE IS STABILIZED AND INACTIVE.
11. CONTROL FUGITIVE DUST FROM CONSTRUCTION ACTIVITY IN ACCORDANCE WITH THE STATE AND/OR LOCAL AIR QUALITY CONTROL AUTHORITIES WITH JURISDICTION OVER THE PROJECT AREA.
12. STABILIZE EXPOSED UNWORKED SOILS (INCLUDING STOCKPILES), WHETHER AT FINAL GRADE OR NOT, WITHIN 10 DAYS DURING THE REGIONAL DRY SEASON (JULY 1 THROUGH SEPTEMBER 30) AND WITHIN 5 DAYS DURING THE REGIONAL WET SEASON (OCTOBER 1 THROUGH JUNE 30). SOILS MUST BE STABILIZED AT THE END OF A SHIFT BEFORE A HOLIDAY WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST. THIS TIME LIMIT MAY ONLY BE ADJUSTED BY A LOCAL JURISDICTION WITH A QUALIFIED LOCAL PROGRAM; IF IT CAN BE DEMONSTRATED THAT THE RECENT PRECIPITATION JUSTIFIES A DIFFERENT STANDARD AND MEETS THE REQUIREMENTS SET FORTH IN THE CONSTRUCTION STORMWATER GENERAL PERMIT. STOCKPILED MATERIALS SHALL BE MANAGED FOR WEED CONTROL BY THE CONTRACTOR.
13. PROTECT INLETS, DRYWELL'S, CATCH BASINS AND OTHER STORMWATER MANAGEMENT FACILITIES FROM SEDIMENT, WHETHER OR NOT FACILITIES ARE OPERABLE.
14. KEEP ROADS ADJACENT TO INLETS CLEAN.
15. INSPECT INLETS BI-WEEKLY AT A MINIMUM AND DAILY DURING STORM EVENTS.
16. CONSTRUCT STORMWATER CONTROL FACILITIES (DETENTION/RETENTION STORAGE POND OR SWALES) BEFORE GRADING BEGINS. THESE FACILITIES SHALL BE OPERATIONAL BEFORE THE CONSTRUCTION OF IMPERVIOUS SITE IMPROVEMENTS.
17. STOCKPILE MATERIALS (SUCH AS TOPSOIL) ON SITE, KEEPING OFF OF ROADWAY AND SIDEWALKS.
18. COVER, CONTAIN AND PROTECT ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCT, AND NONINERT WASTES PRESENT ON SITE FROM VANDALISM (SEE CHAPTER 173-304 WAC FOR THE DEFINITION OF INERT WASTE), USE SECONDARY CONTAINMENT FOR ON-SITE FUELING TANKS.
19. CONDUCT MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM REPAIRS, SOLVENT AND DE-ICING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES THAT MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. CLEAN ALL CONTAMINATED SURFACES IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. IF RAINING OVER EQUIPMENT OR VEHICLE, PERFORM EMERGENCY REPAIRS ON SITE USING TEMPORARY PLASTIC BENEATH THE VEHICLE.
20. CONDUCT APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, IN SUCH A MANNER, AND AT APPLICATION RATES, THAT INHIBITS THE LOSS OF CHEMICALS INTO STORMWATER RUNOFF FACILITIES. AMEND MANUFACTURER'S RECOMMENDED APPLICATION RATES AND PROCEDURES TO MEET THIS REQUIREMENT, IF NECESSARY.
21. INSPECT ON A REGULAR BASIS (AT A MINIMUM WEEKLY, AND DAILY DURING/AFTER A RUNOFF PRODUCING STORM EVENT) AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO ENSURE SUCCESSFUL PERFORMANCE OF THE BMPs. NOTE THAT INLET PROTECTION DEVICES SHALL BE CLEANED OR REMOVED AND REPLACE BEFORE SIX INCHES OF SEDIMENT CAN ACCUMULATE;
22. REMOVE TEMPORARY ESC BMPs WITHIN 60 DAYS AFTER THE TEMPORARY BMPs ARE NO LONGER NEEDED. PERMANENTLY STABILIZE AREAS THAT ARE DISTURBED DURING THE REMOVAL PROCESS.

BEST MANAGEMENT PRACTICES & KEY NOTES

AT A MINIMUM THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED ON THIS PROJECT BY THE CONTRACTOR TO PROTECT AND OR PREVENT EROSION AND SEDIMENTATION. ADDITIONAL BMPs SHALL BE IMPLEMENTED BY THE CONTRACTOR AS NEEDED TO STABILIZE SPECIFIC OR EMERGENCY EROSION CONTROL SITUATIONS. THE CONTRACTOR SHALL REFER TO CHAPTER 7 - CONSTRUCTION STORMWATER POLLUTION PREVENTION, STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON (SEPTEMBER 2004) FOR INSTALLATION REQUIREMENTS AND DETAILS, AS WELL AS BMP MANAGEMENT REQUIREMENTS.

(A) BMP C105: STABILIZED CONSTRUCTION ENTRANCE - THE CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES OFF OF N. 7TH AVE. AS SHOWN. THE ENTRANCE SHALL BE RELOCATED AS NEEDED TO COMPLETE THE PROPOSED IMPROVEMENTS AND RETAIN CONSTRUCTION DEBRIS WITHIN THE PROJECT SITE.

BMP C120: TEMPORARY AND PERMANENT SEEDING - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SEEDING (WITH MULCH IF NEEDED), AND THE DEVELOPER WILL BE RESPONSIBLE FOR ALL PERMANENT SEEDING AND LANDSCAPING.

BMP C125: TOPSOILING - THE CONTRACTOR SHALL TOPSOIL ALL FINAL GRADED SLOPES, AFTER NATIVE SLOPE MATERIALS ARE TRACKED FOR SEED BEDDING. 4" MINIMUM TOPSOIL REQUIRED. ONSITE FARMING TOPSOIL MAY BE USED IF SAVED BY THE CONTRACTOR.

BMP C130: SURFACE ROUGHENING - THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRACKING THE NATIVE MATERIAL AND TOPSOIL PRIOR TO SEED PLACEMENT TO PROVIDE A SEED BED. (NOT SWALE BOTTOMS)

BMP C140: DUST CONTROL - CONTRACTOR SHALL CONTROL ALL FUGITIVE DUST FROM PROJECT SITE WITH WATER OR CITY APPROVED METHOD.

BMP C150: MATERIALS ON HAND - THE CONTRACTOR LEAD SHALL VERIFY THAT A SUITABLE BACKUP SUPPLY OF EROSION AND SEDIMENT PROTECTION MATERIALS ARE ONSITE, OR READILY AVAILABLE IN THE EVENT THAT THE SITE REQUIRES IMMEDIATE ATTENTION PRIOR TO/AFTER A LARGE RAIN EVENT. THE ENGINEER SUGGESTS THAT THE CONTRACTOR KEEP BACK-UP STRAW BALES ONSITE AND USE AS NEEDED TO UNIVERSALLY STABILIZE ANY INTERMITTENT EROSION CONCERNS THAT ARISE DURING EXCAVATION EFFORTS.

BMP C151: CONCRETE HANDLING - THE CONTRACTOR LEAD SHALL BE RESPONSIBLE FOR IDENTIFYING THE CONCRETE WASHOUT LOCATION ONSITE. ALL WASHED OUT MATERIAL SHALL BE SECURED AND REMOVED FROM THE PROJECT SITE, AND DISPOSED OF AT AN APPROVED WASTE FACILITY. AFTER EACH CONCRETE POUR, THE LEAD SHALL VERIFY THAT ALL CONCRETE IS WASHED OUT IN THE DESIGNATED LOCATION, AND THAT NO FUGITIVE DEBRIS IS TRACKED OR DROPPED OUTSIDE OF THE PROJECT LIMITS, AND THAT THERE IS NO DAMAGE TO ANY EXISTING IMPROVEMENTS.

(B) BMP C152: SAWCUTTING AND SURFACE POLLUTION PREVENTION - ADDITIONAL MEASURES SHALL BE IMPLEMENTED NEAR THE SAW-CUT AREAS TO INSURE THAT THE FINE PARTICLES AND DUST GENERATED BY THIS ACTION ARE COLLECTED AND DISPOSED OF ACCORDINGLY, AND THAT SAID DEBRIS IS NOT LEFT ON THE SURFACE TO CREATE A SLURRY THAT CAN MIGRATE TO THE STORMWATER COLLECTION SYSTEM.

BMP C160: CONTRACTOR EROSION AND SPILL CONTROL LEAD - THE CONTRACTOR HAS DESIGNATED:

NAME: _____ TEL: _____

AS THE PROJECT LEAD, THIS PERSON SHALL BE RESPONSIBLE FOR ALL BMP MANAGEMENT AND REPAIRS, AS WELL AS ALL NOI FILING AND SWPPP DOCUMENT PREPARATION AND MANAGEMENT.

(C) BMP C220: STORM DRAIN INLET PROTECTION - THE CONTRACTOR SHALL PROTECT ALL EXISTING AND NEWLY INSTALLED MANHOLES, CATCH BASINS, VALVE BOXES ETC.

BMP C230: STRAW BALE BARRIER - THE CONTRACTOR SHALL INSTALL STRAW BALES AS NEEDED ON THE UP-STREAM SIDE OF ANY STORMWATER COLLECTION STRUCTURES/UTILITY VAULTS/SUBSURFACE ACCESS VAULTS TO TEMPORARILY DIVERT CONTAMINATED STORMWATER TO THE DESIGNATED LOCATION.

(D) BMP C233: SILT FENCE - THE CONTRACTOR SHALL INSTALL THE FENCING AS NEEDED TO CONTROL SEDIMENTATION NEAR THE EXISTING CONCRETE IRRIGATION DRAINAGE ON THE WEST SIDE OF THE ROAD. THE FENCE SHOWN IS CONSIDERED THE MINIMUM, AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION. THE FENCE SHALL BE CLEARED OF ANY DEBRIS AS NEEDED TO KEEP THE FENCE FUNCTIONING PROPERLY.

THE CONTRACTOR LEAD SHALL BE RESPONSIBLE FOR MAINTAINING BMPs ON A DAILY BASIS, INCLUDING DAILY DOCUMENTATION OF BMP INSPECTIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING THE TEMPORARY ESC BMPs WITHIN 30-DAYS OF TESC PLAN ENGINEER NOTICE.

THE CONTRACTOR LEAD SHALL HAVE A COPY OF ALL PERTINENT BMP DETAILS/SPECIFICATIONS ONSITE DURING CONSTRUCTION AT ALL TIMES FOR REFERENCE.

THE CONTRACTOR AND THE LEAD SHALL COORDINATE WITH THE TESC ENGINEER OF RECORD AS NEEDED FOR GUIDANCE ON THIS PROJECT.

CONSTRUCTION SEQUENCE

THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE IMPLEMENTED AS A PART OF THIS PROJECT:

- A. CLEAR AND GRUB AS NEEDED TO INSTALL TEMPORARY ESC BMPs;
- B. INSTALL TEMPORARY ESC BMPs;
- C. CLEAR, GRUB, AND ROUGH GRADE FOR ROADS, TEMPORARY ACCESS POINTS AND UTILITY LOCATIONS;
- D. STABILIZE ROADWAY APPROACHES AND TEMPORARY ACCESS POINTS WITH THE APPROPRIATE CONSTRUCTION ENTRY BMP;
- E. CLEAR, GRUB AND GRADE FOR PROPOSED COMBINED SEWER IMPROVEMENTS;
- F. TEMPORARILY STABILIZE, THROUGH RE-VEGETATION OR OTHER APPROPRIATE BMPs, THE PROJECT SITE WHERE SUBSTANTIAL CUT OR FILL SLOPES EXIST AS A RESULT OF NECESSARY SITE GRADING;
- G. CONSTRUCT COMBINED SEWER IMPROVEMENTS AND ROAD IMPROVEMENTS;
- H. PROTECT ALL EXISTING AND RECENTLY INSTALLED PERMANENT STORMWATER FACILITIES UTILIZING THE APPROPRIATE BMPs;
- I. INSTALL PERMANENT ESC CONTROL'S, WHEN APPLICABLE, PER THE CITY APPROVED CONSTRUCTION PLAN SET;
- J. REMOVE THE TEMPORARY ESC CONTROLS WHEN THE THE TEMPORARY ESC ENGINEER AGREES WITH THE FOLLOWING:
 - PERMANENT ESC CONTROLS ARE COMPLETELY INSTALLED;
 - ALL LAND DISTURBING ACTIVITIES THAT HAVE THE POTENTIAL TO CAUSE EROSION OR SEDIMENTATION PROBLEMS HAVE CEASED; AND,
 - VEGETATION, WHERE REQUIRED, HAS BEEN ESTABLISHED IN THE AREAS NOTED ON THE APPROVED CONSTRUCTION PLAN SET.THE CONTRACTOR SHALL CONTACT THE TESC ENGINEER FOR AN INSPECTION WHEN THE ABOVE CRITERIA HAS BEEN MET.

TEMPORARY EROSION CONTROL SUMMARY

THE PURPOSE OF THIS PLAN SHALL BE TO IDENTIFY THE TEMPORARY EROSION AND SEDIMENT CONTROL (T.E.S.C.) FEATURE REQUIREMENTS TO CONSTRUCT THE PROPOSED IMPROVEMENTS NECESSARY FOR PHASE IV OF THIS PROPOSED RESIDENTIAL DEVELOPMENT IN THE CITY OF OTHELLO. THIS PLAN IS SUPPORTED BY THE CONSTRUCTION STORMWATER POLLUTION PREVENTION REQUIREMENTS NOTED IN CHAPTER 7 OF THE STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON (SEPTEMBER 2004 ED.).

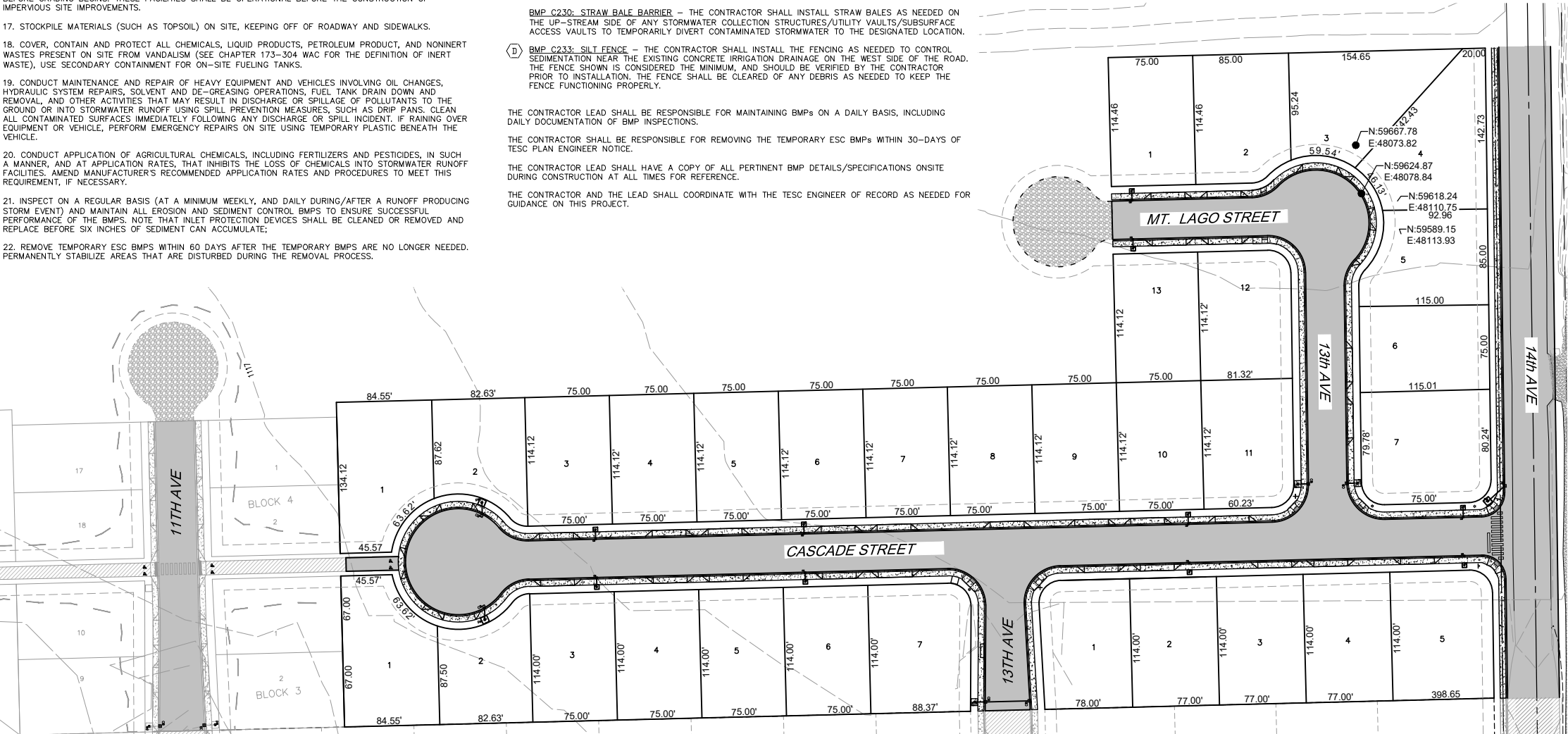
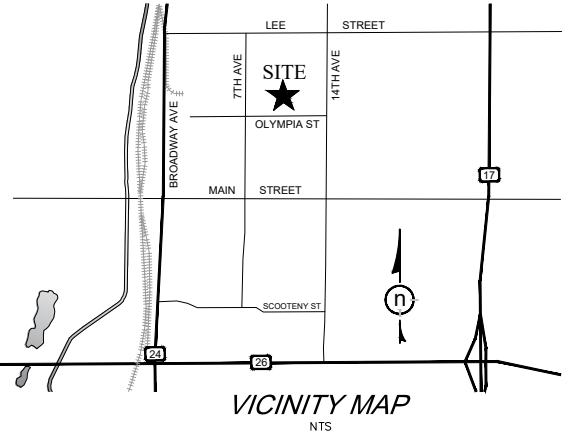
FURTHER, THE CONTRACTOR SHALL SECURE THE SITE DURING CONSTRUCTION SHOULD ADDITIONAL ISSUES ARISE THAT ARE NOT IDENTIFIED IN THIS PLAN.

EXISTING SITE CONDITIONS

THE SOUTH SIDE OF THE DEVELOPMENT IS AN EXISTING PHASE OF THE DEVELOPMENT, WITH EXISTING SINGLE FAMILY HOMES WITH EXISTING CONSTRUCTED STREET IMPROVEMENTS. NORTH OF THE DEVELOPMENT, AND THIS DEVELOPMENT SITE ARE UNDEVELOPED GRASS LANDS.

SOIL INFORMATION

THE USDA/NRCS SOIL RESOURCE REPORT IDENTIFIES THIS AREA AS BEING COMPRISED PRIMARILY OF "NEPPEL VERY FINE SANDY LOAM". ALL SITE SOILS ARE FURTHER DESCRIBED AS WELL DRAINED.



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

CITY ENGINEER: CITY OF OTHELLO
SHAWN O'BRIEN
500 EAST MAIN STREET
OTHELLO, WASHINGTON 99344
TEL: 509.488.5686

CITY INSPECTOR: CITY OF OTHELLO
CURT CARPENTER
500 EAST MAIN STREET
OTHELLO, WASHINGTON 99344
TEL: 509.488.5686



CITY OF OTHELLO

APPROVED FOR CONSTRUCTION:

CITY ENGINEER _____ DATE _____
CITY ADMINISTRATOR _____ DATE _____

McARTHUR
ENGINEERING



SURVEYED: HZ
DESIGNED: ME
DRAWN: DMC
CHECKED: SLM

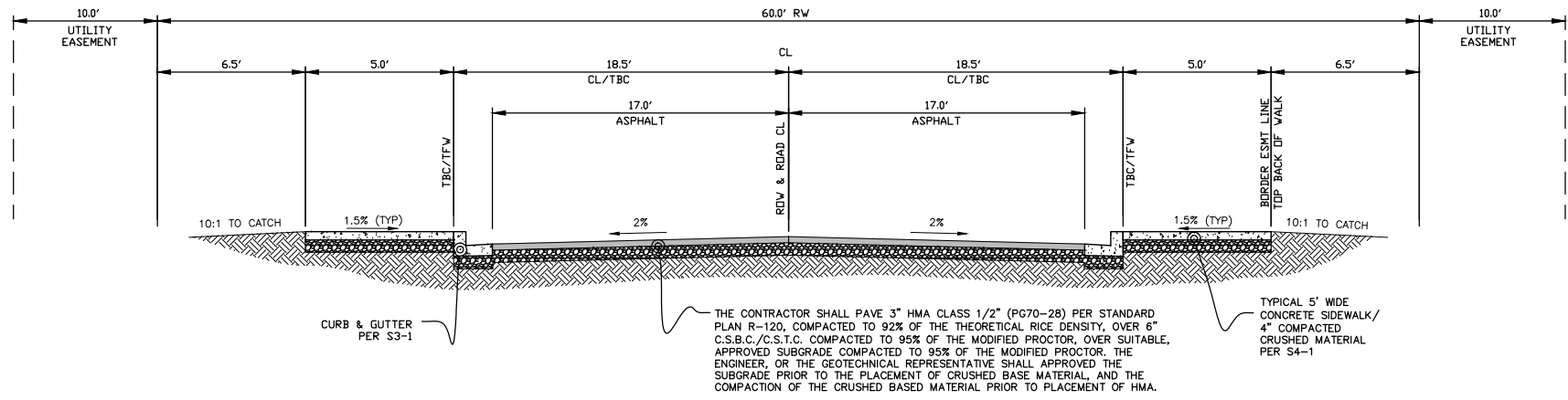


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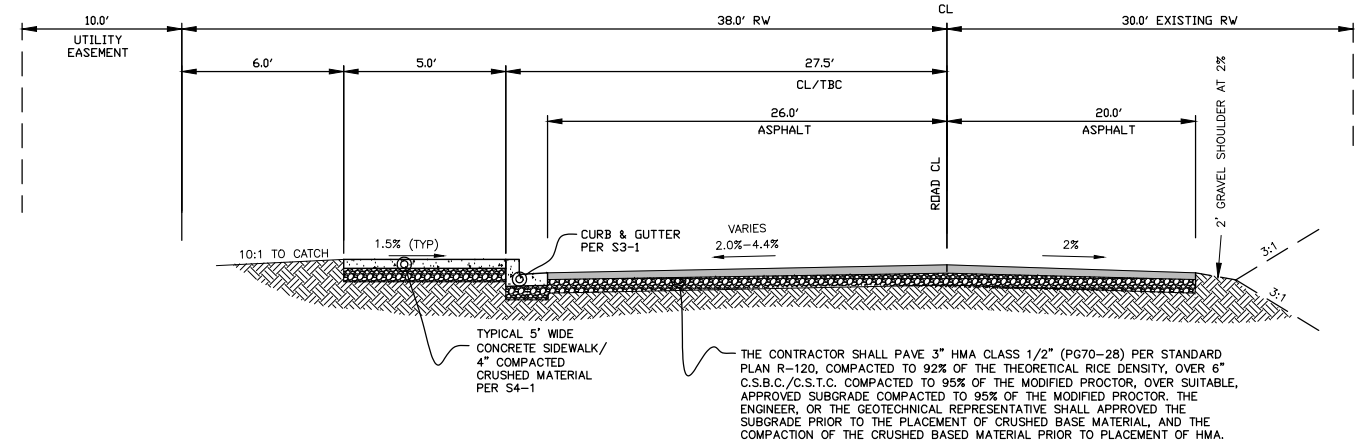
SAND HILL ESTATES V
INFRASTRUCTURE PLAN
CITY OF OTHELLO, WASHINGTON

T.E.S.C.

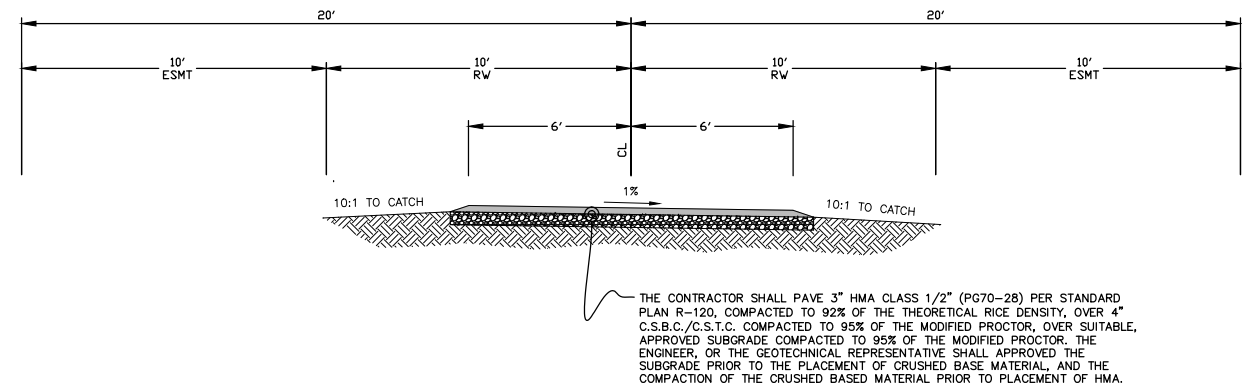
SHEET # C2.0
PROJECT # ME2022-021
DATE 08/15/2022



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



TYPICAL 14TH AVENUE STREET SECTION
STA: 107+00 - STA: 114+00
NTS



TYPICAL EMERGENCY ACCESS/PEDESTRIAN WALKWAY SECTION
NTS



CITY OF OTHELLO
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CITY ENGINEER _____ DATE _____
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**McARTHUR
ENGINEERING**
PO BOX 2488, POST FALLS, IDAHO 83877 • TEL: 208.446.3307



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CHECKED: SLM

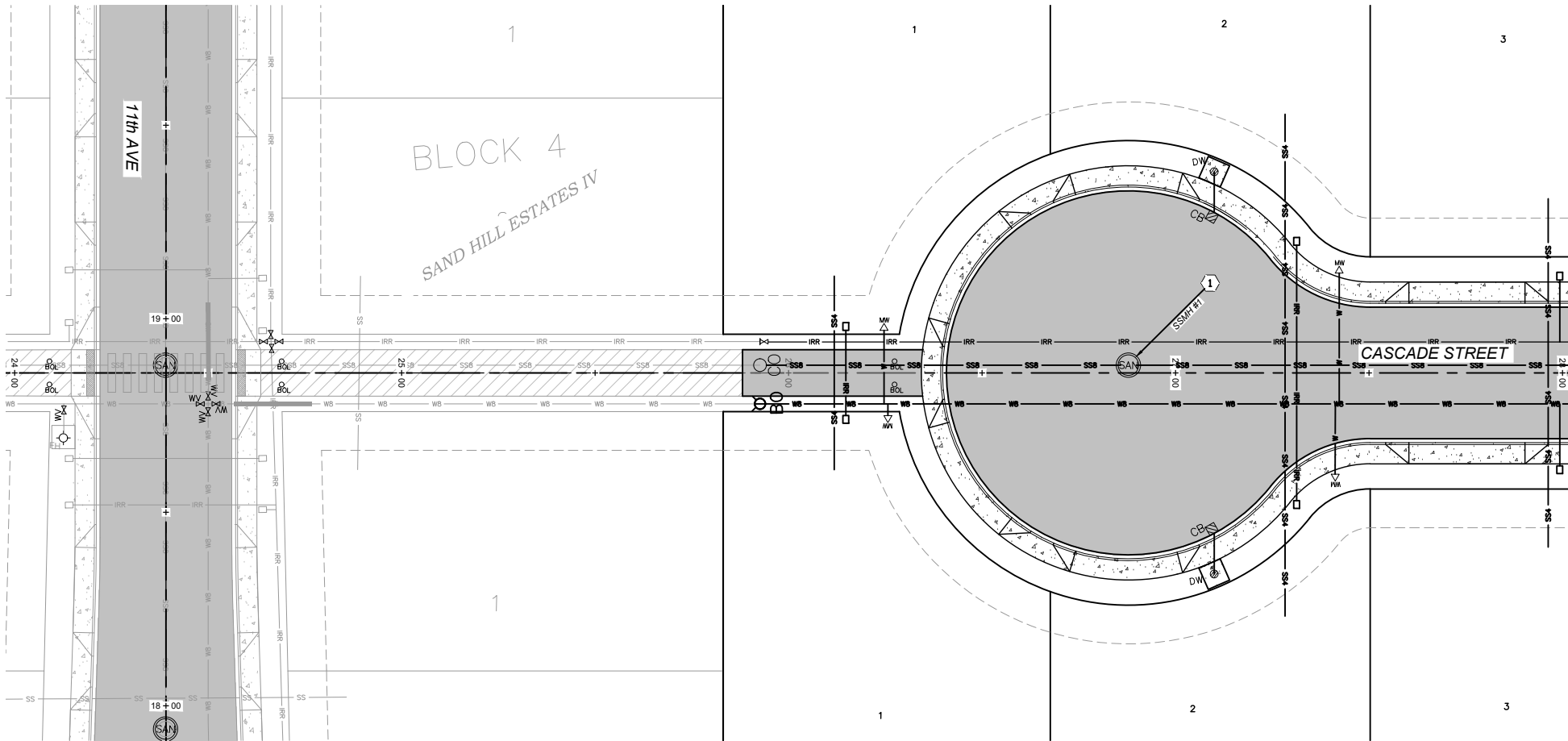


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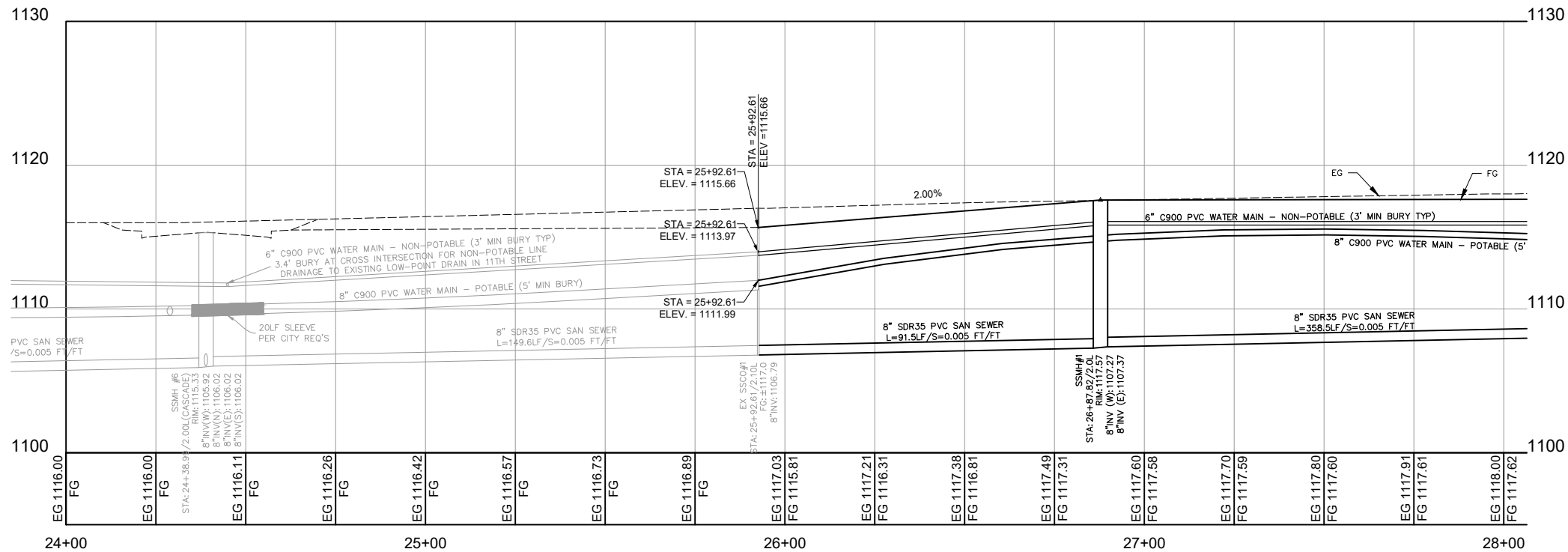
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INFRASTRUCTURE PLAN
CITY OF OTHELLO, WASHINGTON

**TYPICAL
SECTIONS**

SHEET # **C3.0**
PROJECT # **ME2022-021**
DATE **08/15/2022**



CASCADE STREET PLAN
SCALE=1:20



CASCADE STREET PROFILE
H-SCALE=1:20
V-SCALE=1:10

CONSTRUCTION NOTES

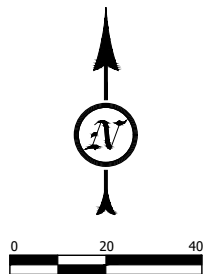
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STATION OFFSET NOTES

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POTABLE/NON-POTABLE CROSSING

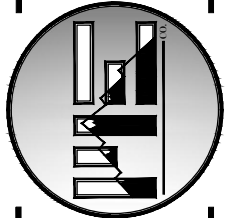
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CITY OF OTHELLO
APPROVED FOR CONSTRUCTION:

CITY ENGINEER	DATE
CITY ADMINISTRATOR	DATE

McARTHUR
ENGINEERING
PO BOX 2488, POST FALLS, IDAHO 83877 • TEL: 208.446.3307



SURVEYED: HZ	DESIGNED: ME	DRAWN: DMC	CHECKED: SLM
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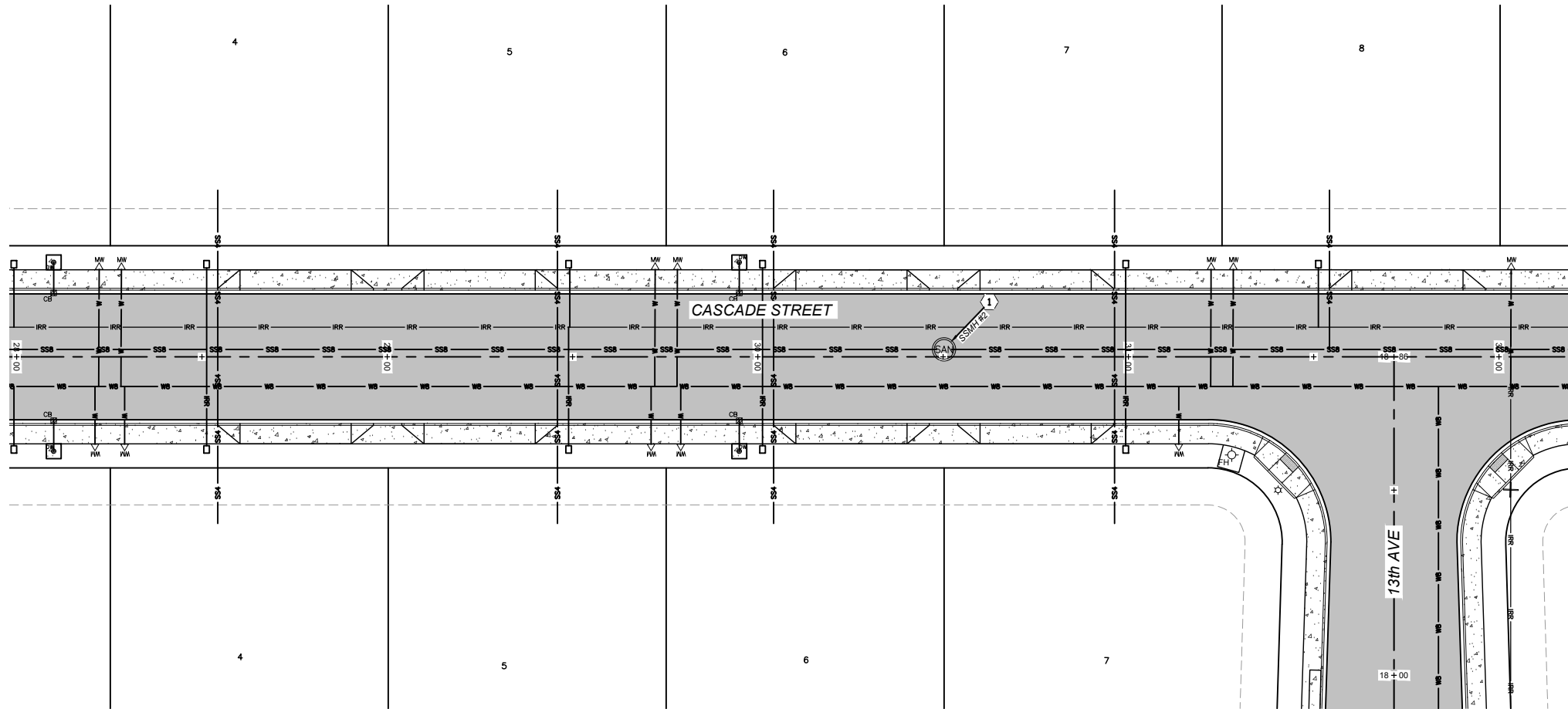


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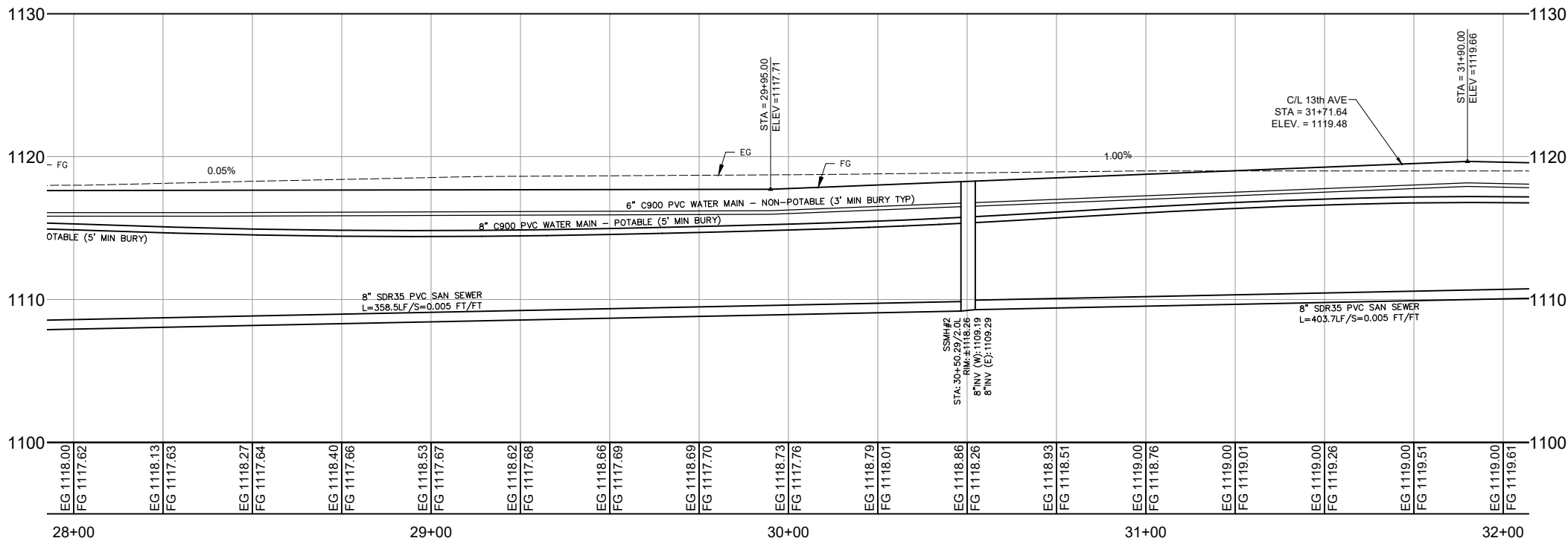
CASCADE STREET
STA: 25+88 - STA: 28+00

SHEET #	PROJECT #	DATE
C4.0	ME2022-021	08/15/2022



CASCAD STREET PLAN

H-SCALE=1:20
V-SCALE=1:10



CASCAD STREET PROFILE

H-SCALE=1:20
V-SCALE=1:10

CONSTRUCTION NOTES

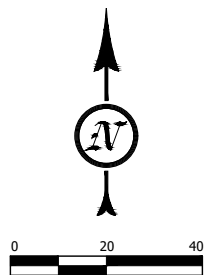
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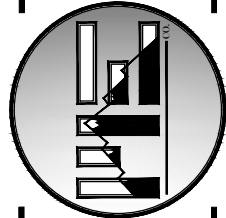


CITY OF OTHELLO
APPROVED FOR CONSTRUCTION:

CITY ENGINEER _____ DATE _____
CITY ADMINISTRATOR _____ DATE _____

McARTHUR
ENGINEERING

PO BOX 2488, POST FALLS, IDAHO 83877 • TEL: 208.446.3307



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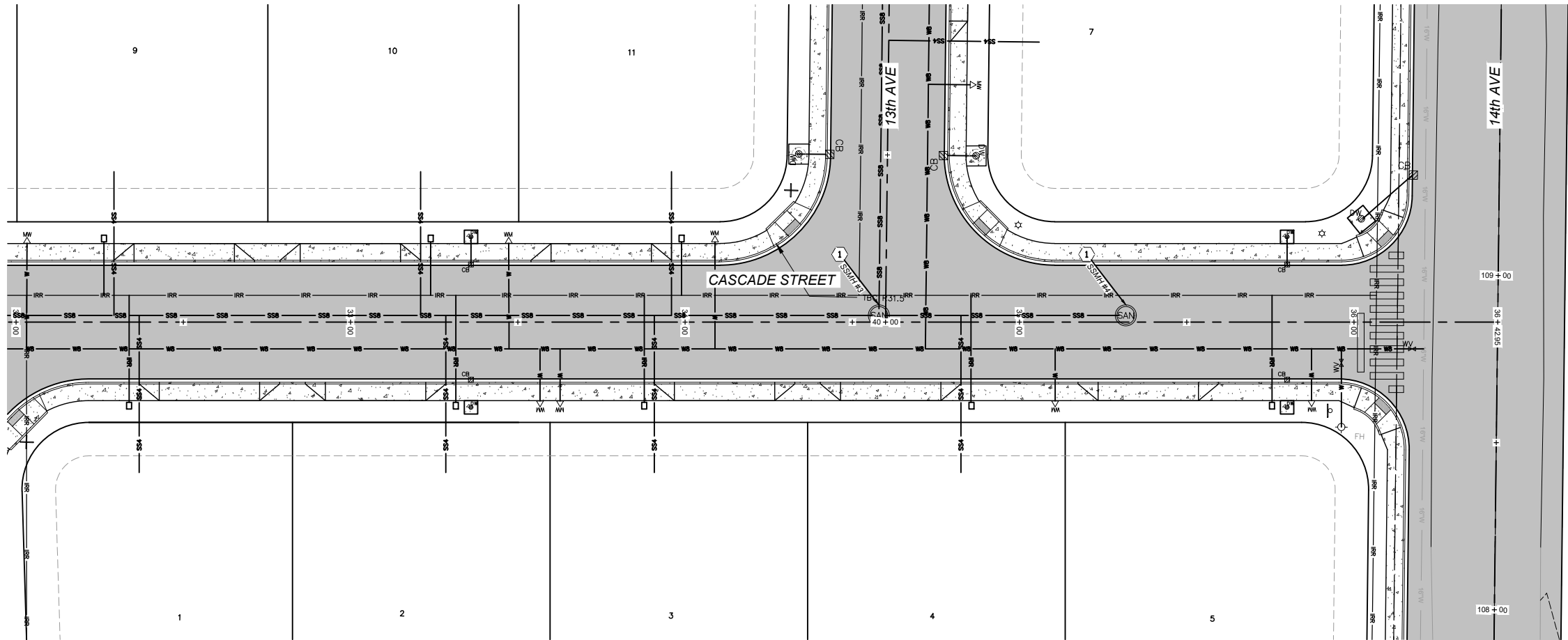


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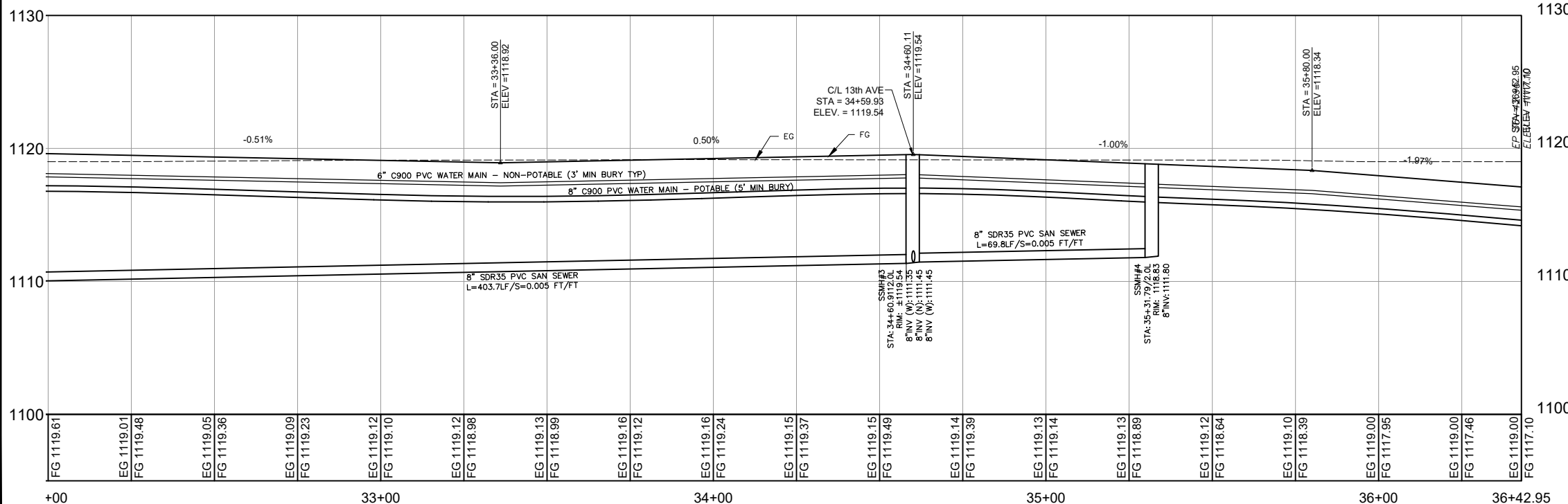
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SHEET # C4.1
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CASCADE STREET PLAN

H-SCALE=1:20
V-SCALE=1:10



CASCADE STREET PROFILE

H-SCALE=1:20
V-SCALE=1:10

CONSTRUCTION NOTES

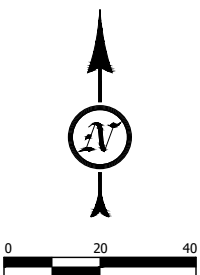
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| 3. CLEAN-OUT: | OFFSET TO CENTER OF ACTUAL |
| 4. WATER/IRRIGATION METER: | OFFSET TO FACE OF METER |
| 5. TEE/CROSS: | OFFSET TO CENTER OF INTERSECTION |
| 6. BLOW-OFF ASSEMBLY: | OFFSET TO CENTER OF ACTUAL |
| 7. FIRE HYDRANT ASSEMBLY: | OFFSET TO CENTER OF ACTUAL |
| 8. DRYWELL: | OFFSET TO CENTER OF ACTUAL |
| 9. CATCH BASIN: | OFFSET TO TBC AT CATCH BASIN |
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Know what's below.
Call before you dig.

CITY OF OTHELLO

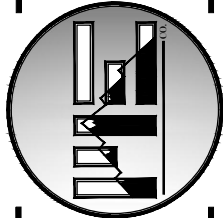
APPROVED FOR CONSTRUCTION:

CITY ENGINEER _____ DATE _____

CITY ADMINISTRATOR _____ DATE _____

McARTHUR
ENGINEERING

PO BOX 2488, POST FALLS, IDAHO 83877 • TEL: 208.446.3307



SURVEYED: HZ
DESIGNED: ME
DRAWN: DMC
CHECKED: SLH

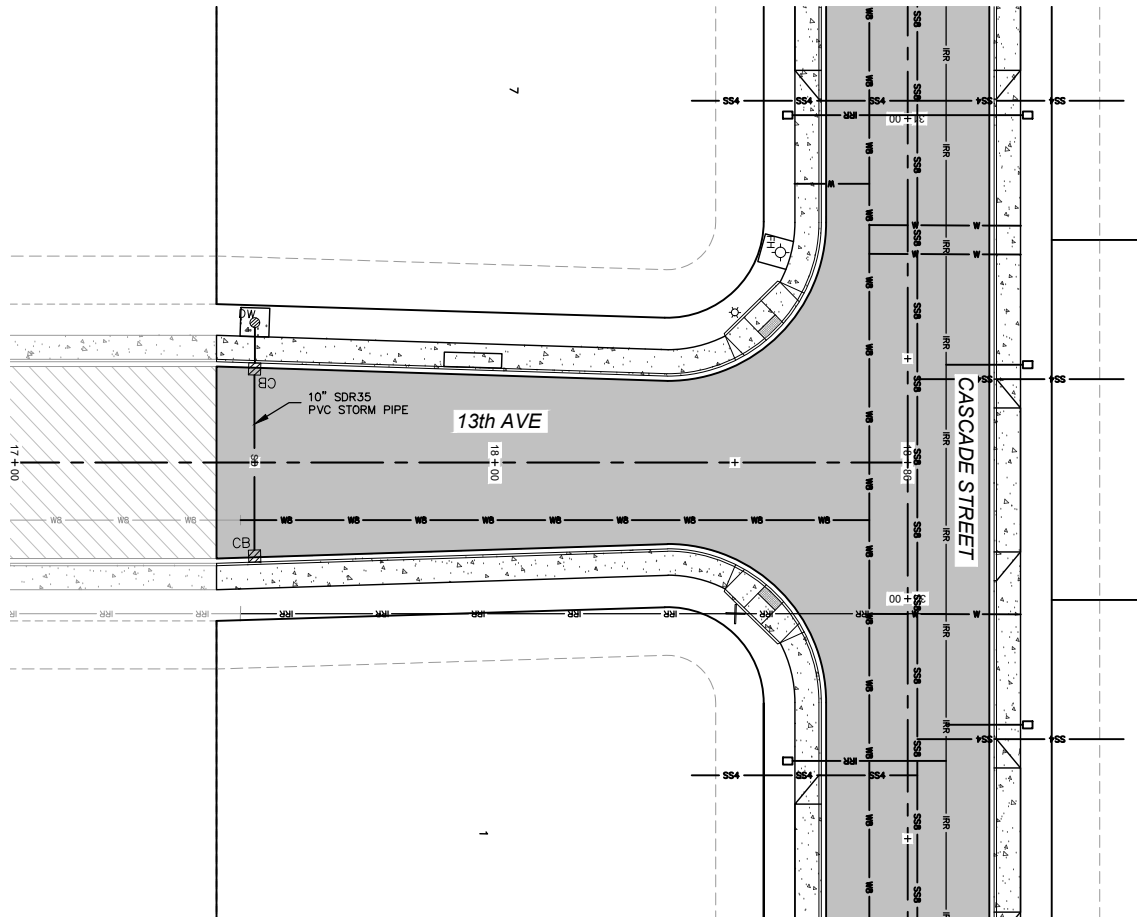


REVISIONS:

SAND HILL ESTATES V
INFRASTRUCTURE PLAN
CITY OF OTHELLO, WASHINGTON

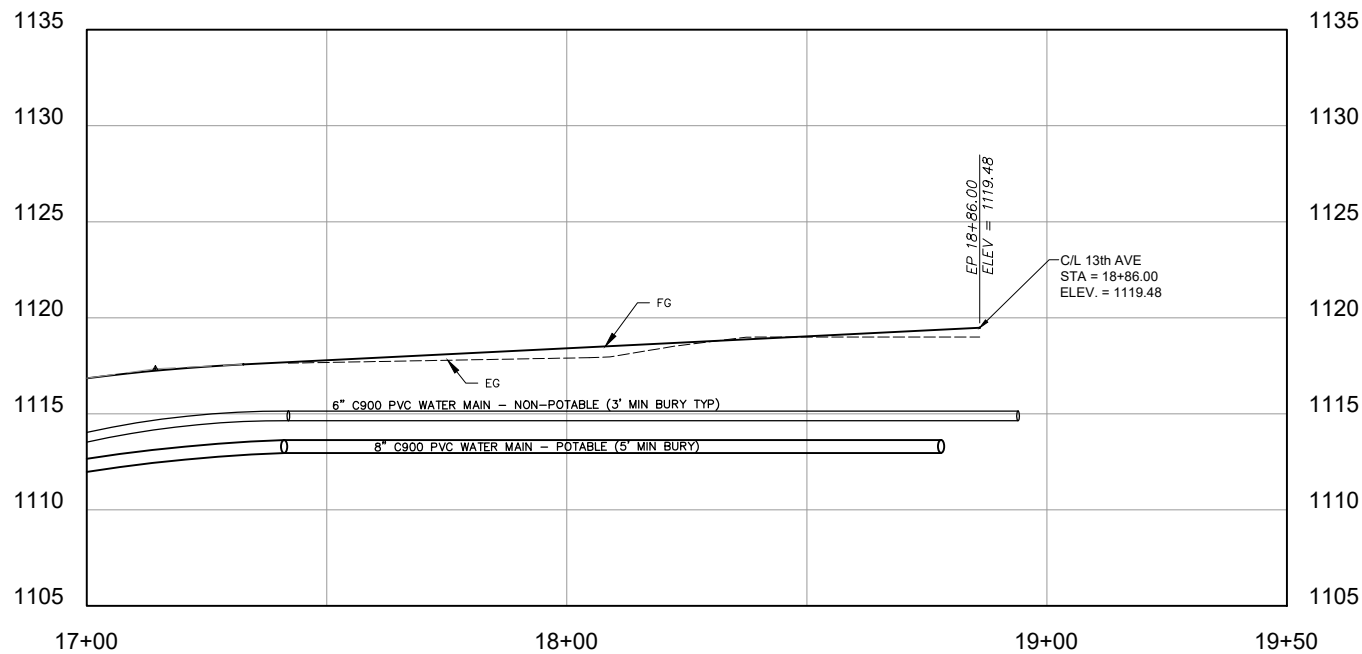
CASCADE STREET
STA: 32+00 - STA: 36+42

SHEET # C4.2
PROJECT # ME2022-021
DATE 08/15/2022



13th AVE. PLAN

H-SCALE=1:20
V-SCALE=1:10



13th AVE PROFILE

H-SCALE=1:20
V-SCALE=1:10

CONSTRUCTION NOTES

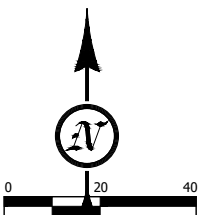
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APPROVED FOR CONSTRUCTION:

CITY ENGINEER _____ DATE _____

CITY ADMINISTRATOR _____ DATE _____

McARTHUR
ENGINEERING



SURVEYED: HZ
DESIGNED: ME
DRAWN: DMC
CHECKED: SLM

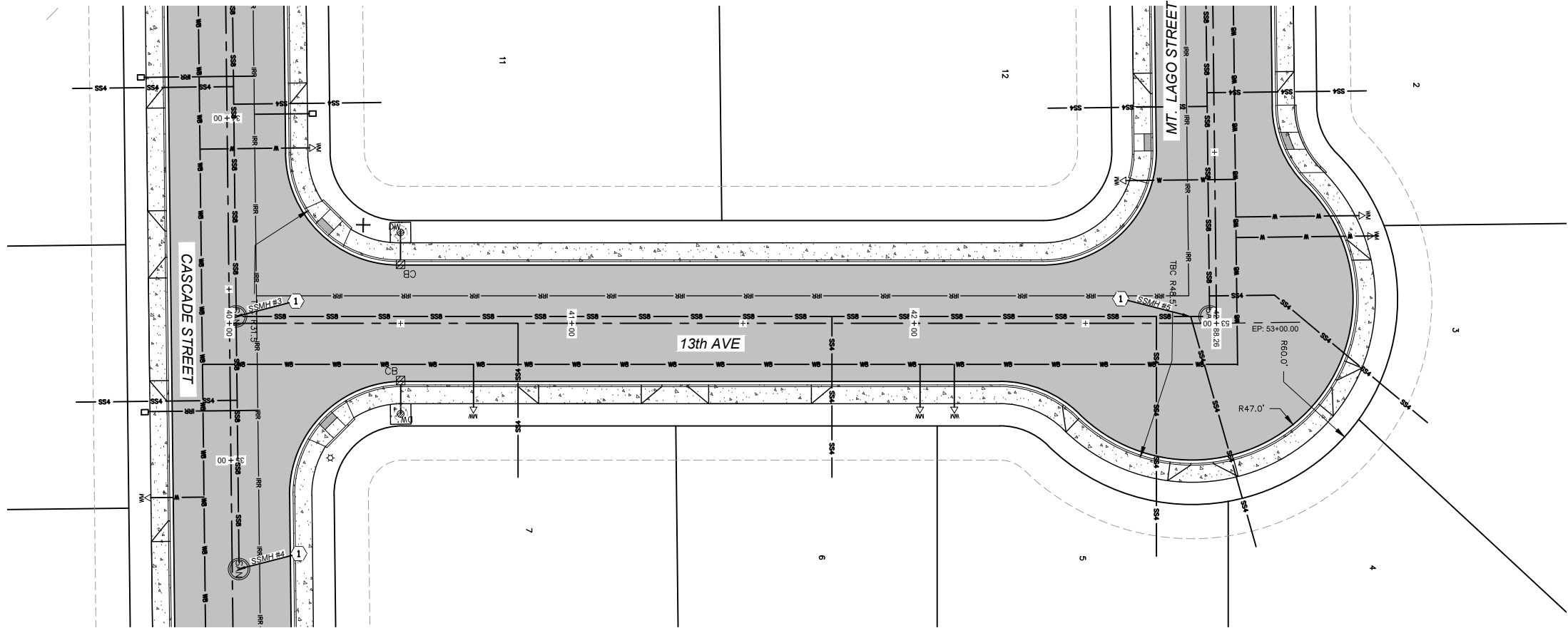


REVISIONS:

SAND HILL ESTATES V
INFRASTRUCTURE PLAN
CITY OF OTHELLO, WASHINGTON

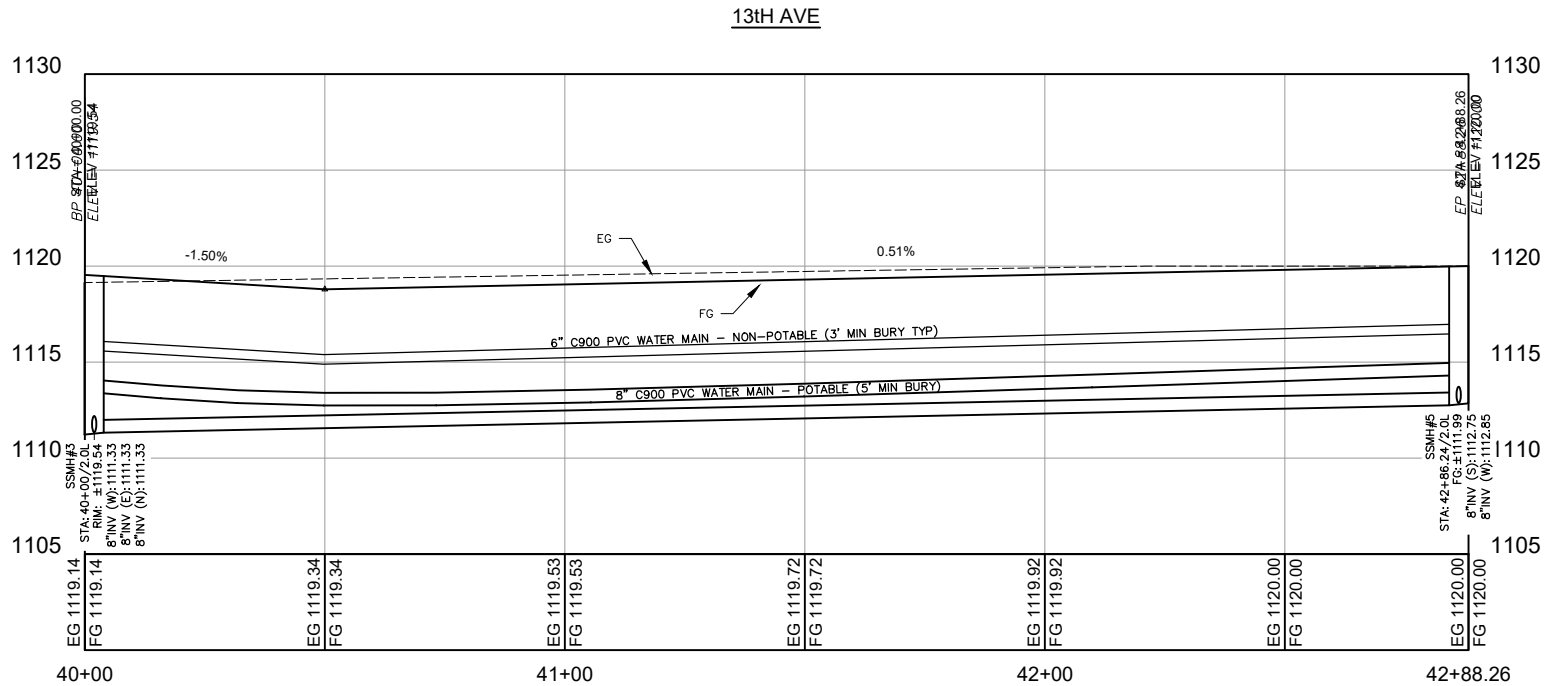
13TH AVENUE &
CASCADE STREET
STA: 17+42 - STA: 18+86

SHEET # C4.3
PROJECT # ME2022-021
DATE 08/15/2022



13th AVE. PLAN

H-SCALE=1:20
V-SCALE=1:10



13th AVE PROFILE

H-SCALE=1:20
V-SCALE=1:10

CONSTRUCTION NOTES

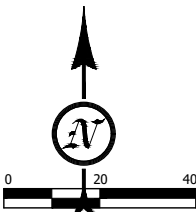
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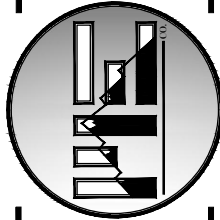
CITY OF OTHELLO

APPROVED FOR CONSTRUCTION:

CITY ENGINEER	DATE
CITY ADMINISTRATOR	DATE

McARTHUR
ENGINEERING

PO BOX 2488, POST FALLS, IDAHO 83877 • TEL: 208.446.3307



SURVEYED: HZ
DESIGNED: ME
DRAWN: DMC
CHECKED: SLH



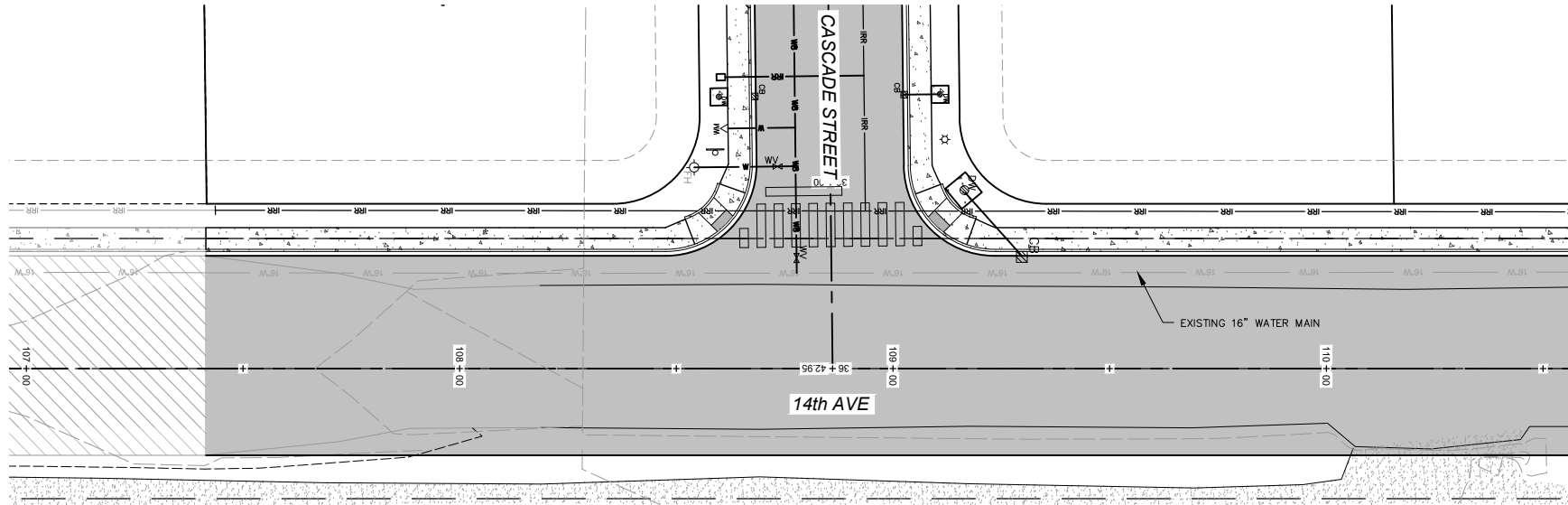
REVISIONS:

SAND HILL ESTATES V
INFRASTRUCTURE PLAN

CITY OF OTHELLO, WASHINGTON

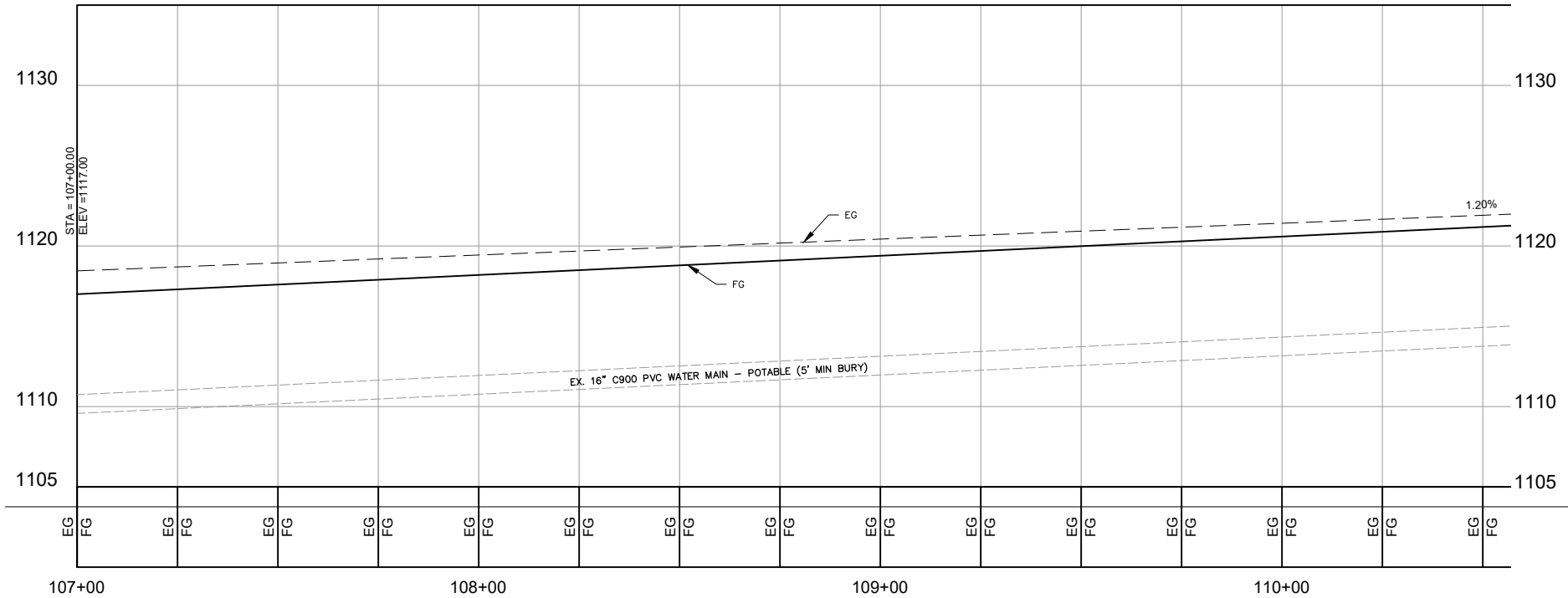
13TH AVENUE
STA: 40+00 - STA: 42+88

SHEET #	C4.5
PROJECT #	ME2022-021
DATE	08/15/2022



14th AVE. PLAN

H-SCALE=1:20
V-SCALE=1:10



14th AVE PROFILE

H-SCALE=1:20
V-SCALE=1:10

CONSTRUCTION NOTES

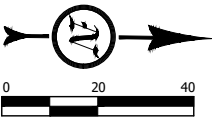
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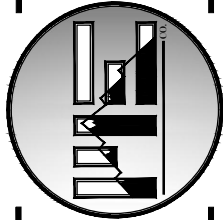
APPROVED FOR CONSTRUCTION:

CITY ENGINEER _____ DATE _____

CITY ADMINISTRATOR _____ DATE _____

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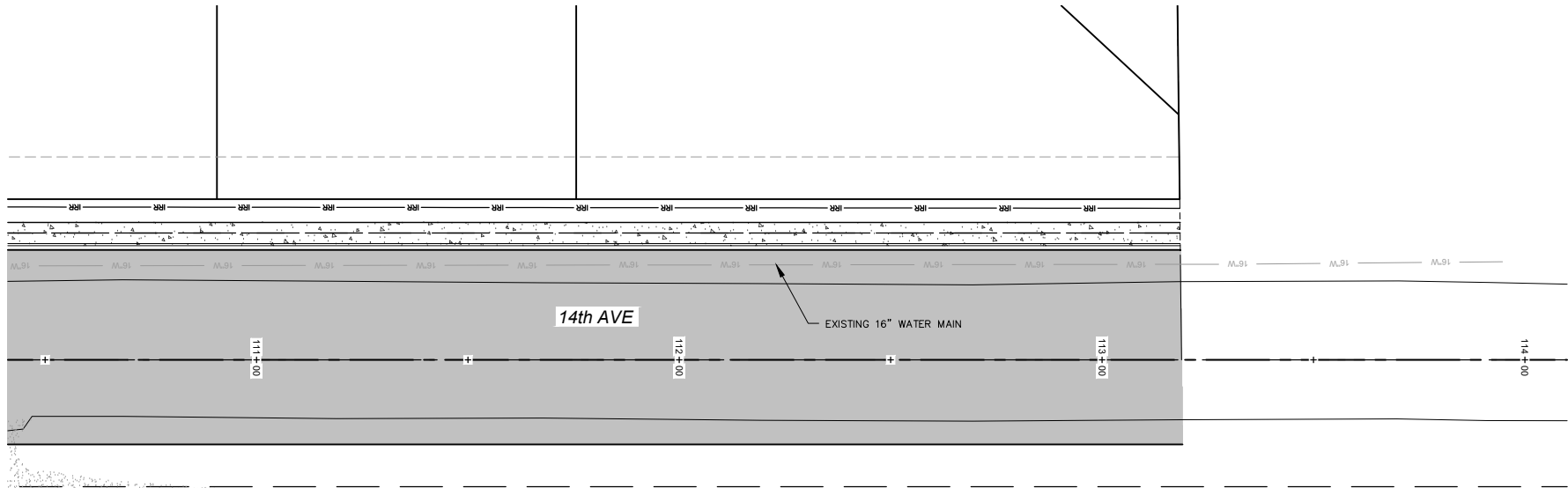


REVISIONS:

SAND HILL ESTATES V
INFRASTRUCTURE PLAN
CITY OF OTHELLO, WASHINGTON

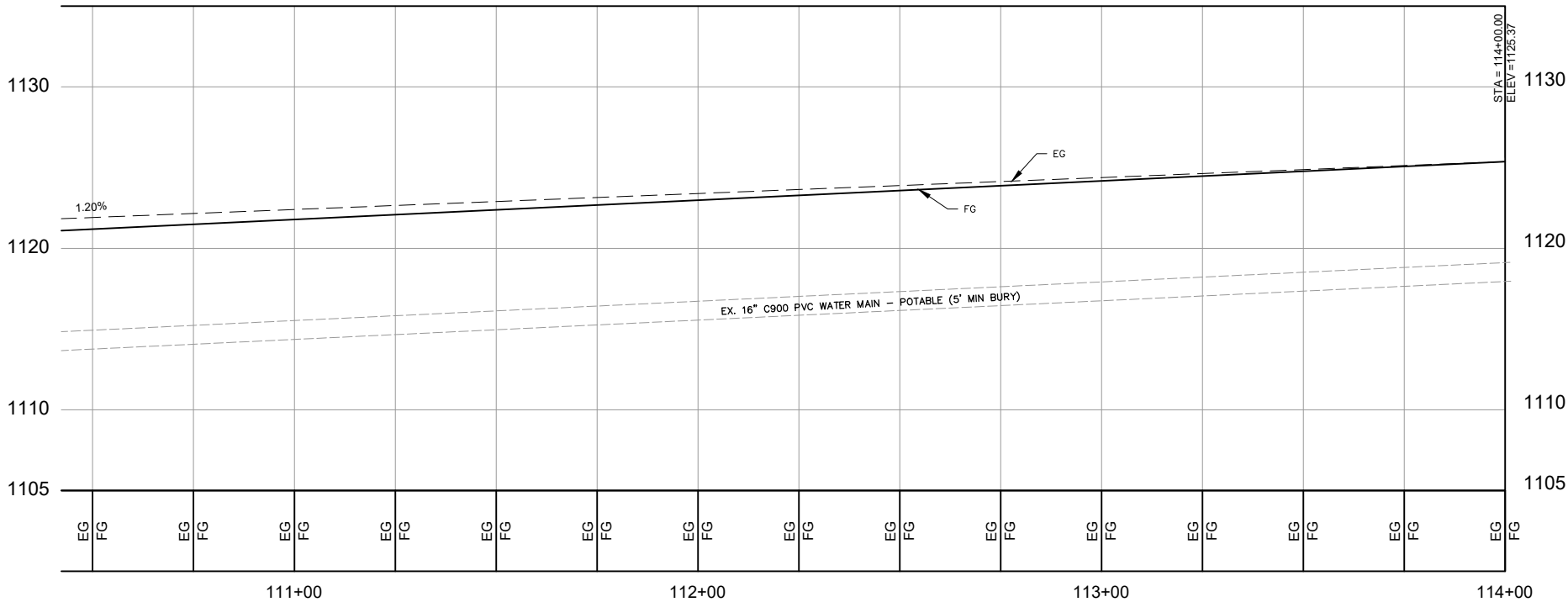
14TH AVENUE
STA: 107+00 - STA: 110+50

SHEET # C4.6
PROJECT # ME2022-021
DATE 08/15/2022



14th AVE. PLAN

H-SCALE=1:20
V-SCALE=1:10



14th AVE PROFILE

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CONSTRUCTION NOTES

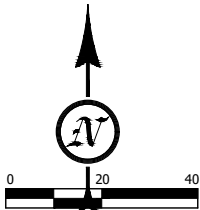
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- 8" SDR35 PVC SEWER MAIN PER MANUFACTURERS SPECIFICATIONS SPECIFICATIONS, CITY OF OTHELLO REQUIREMENTS, AND TRENCHING DETAIL A-19.
- 4" SDR35 PVC SEWER SERVICE PER CITY OF OTHELLO STANDARD DETAILS C-2/A-19.
- 12" C900 PVC WATER MAIN PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO STANDARD DETAIL A-19.
- 8" C900 PVC WATER MAIN PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO STANDARD DETAIL A-19.
- 12"x12"x8" DI TEE PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO TRUST BLOCKING STANDARD DETAIL B-9.
- 8"x8"x8" DI CROSS PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO TRUST BLOCKING STANDARD DETAIL B-9.
- 8"x8"x8" DI TEE PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO TRUST BLOCKING STANDARD DETAIL B-9.
- 12" RSGV AND VALVE BOX PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO STANDARD DETAILS B-9/B-13.
- 8" RSGV AND VALVE BOX PER MANUFACTURERS SPECIFICATIONS AND CITY OF OTHELLO STANDARD DETAILS B-9/B-13.
- FIRE HYDRANT PER CITY OF OTHELLO STANDARD DETAILS B-6/B-9.
- 1" WATER SERVICE AND METER SETTER PER CITY OF OTHELLO STANDARD DETAIL B-7. CONTRACTOR SHALL EXTEND SERVICE CONNECTION LINE BEYOND UTILITY EASEMENT.
- WATER SAMPLING STATION PER CITY OF OTHELLO STANDARD DETAIL B-12.
- BLOW-OFF ASSEMBLY PER CITY OF OTHELLO STANDARD DETAIL B-14.
- PRECAST TYP B CONCRETE DRYWELL PER CITY OF OTHELLO STANDARD DETAIL A-16.
- TYPE 1 CATCH BASIN PER CITY OF OTHELLO STANDARD DETAIL A-17.
- 10" SDR35 STORM PIPE PER MANUFACTURER'S SPECIFICATIONS AND CITY OF OTHELLO REQUIREMENTS, AND CITY OF OTHELLO STANDARD DETAIL A-19. (S=0.01FT/FT).
- 6" C900 PVC NON-POTABLE IRRIGATION WATER PER CITY OF OTHELLO STANDARDS AND REQUIREMENTS, AND CITY OF OTHELLO STANDARD DETAIL A-19. CONTRACTOR TO VERIFY NON-POTABLE VALVE AND SERVICE LOCATIONS WITH CITY PRIOR TO INSTALL.
- NON-POTABLE IRRIGATION SERVICE PER CITY OF OTHELLO STANDARD DRAWING NP-1.
- NON-POTABLE DISTRIBUTION DRAIN PER CITY OF OTHELLO STANDARD DRAWING NP-2.
- 6"x6"x6" DI CROSS (NON-POTABLE) PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO REQUIREMENTS. EACH TO BE FITTED WITH THREE (3) 6" RSGV CONTROL VALVES AND VALVE CAN RISERS PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO STANDARD DETAILS B-9/B-13.
- 6"x6"x6" DI TEE (NON-POTABLE) PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO REQUIREMENTS. EACH TO BE FITTED WITH THREE (3) 6" RSGV CONTROL VALVES AND VALVE CAN RISERS PER MANUFACTURERS SPECIFICATIONS, AND CITY OF OTHELLO STANDARD DETAIL B-9/B-13.
- 22' WIDE (THROAT WIDTH) CONCRETE DRIVEWAY APPROACH PER CITY OF OTHELLO STANDARD DETAIL A-5.
- CONCRETE DRIVEWAY APPROACH, THROAT WIDTH AS SPECIFIED, PER CITY OF OTHELLO STANDARD DETAIL A-5.
- PEDESTRIAN RAMP PER CITY OF OTHELLO STANDARD DETAIL A-6.
- PEDESTRIAN CROSSWALK PER CITY OF OTHELLO AND MUTCD REQUIREMENTS.
- RELOCATE TEMPORARY BARRICADE PER CITY OF OTHELLO STANDARD DETAIL A-8.
- STREET LIGHTING PER CITY OF OTHELLO/UTILITY PROVIDER REQUIREMENTS.
- CENTERLINE MONUMENT PER CITY OF OTHELLO STANDARD DETAIL A-7.
- STOP SIGN (R1-1) PER CITY OF OTHELLO STANDARD DETAIL A-20.
- STREET NAME SIGNAGE (PUBLIC) PER CITY OF OTHELLO STANDARD DETAIL A-20.
- STOP BAR (12" WHITE) PER MUTCD REQUIREMENTS.
- BOLLARD PER CITY OF OTHELLO STANDARDS AND REQUIREMENTS.
- EMERGENCY VEHICLE/PEDESTRIAN ASPHALT WALKING PATH PER THE TYPICAL SECTION.
- APPROXIMATE MAILBOX CLUSTER LOCATION. DEVELOPER TO CONFIRM FINAL LOCATION WITH POST MASTER.

STATION OFFSET NOTES

- | | |
|----------------------------|----------------------------------|
| 1. SEWER MANHOLE: | OFFSET TO CENTER OF MANHOLE |
| 2. SEWER SERVICE: | OFFSET TO END OF SERVICE |
| 3. CLEAN-OUT: | OFFSET TO CENTER OF ACTUAL |
| 4. WATER/IRRIGATION METER: | OFFSET TO FACE OF METER |
| 5. TEE/CROSS: | OFFSET TO CENTER OF INTERSECTION |
| 6. BLOW-OFF ASSEMBLY: | OFFSET TO CENTER OF ACTUAL |
| 7. FIRE HYDRANT ASSEMBLY: | OFFSET TO CENTER OF ACTUAL |
| 8. DRYWELL: | OFFSET TO CENTER OF ACTUAL |
| 9. CATCH BASIN: | OFFSET TO TBC AT CATCH BASIN |
| 10. DRIVEWAY: | OFFSET TO MIDPOINT AT TBW |

POTABLE/NON-POTABLE CROSSING

THE CONTRACTOR SHALL SLEEVE ALL POTABLE/NON-POTABLE WATER PIPE CROSSINGS THAT DO NOT MEET CITY OF OTHELLO SPACING REQUIREMENTS, BEING 10' HORIZONTAL, AND 18" VERTICAL, OUTSIDE OF PIPE TO OUTSIDE OF PIPE. THIS SHALL INCLUDE SERVICE LINE CROSSINGS AT MAIN LINE PIPES.



Know what's below.
Call before you dig.

CITY OF OTHELLO

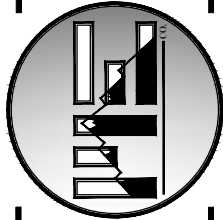
APPROVED FOR CONSTRUCTION:

CITY ENGINEER _____ DATE _____

CITY ADMINISTRATOR _____ DATE _____

McARTHUR
ENGINEERING

PO BOX 2488, POST FALLS, IDAHO 83877 • TEL: 208.446.3307



SURVEYED: HZ

DESIGNED: ME

DRAWN: DMC

CHECKED: SLM



REVISIONS:

SAND HILL ESTATES V
INFRASTRUCTURE PLAN
CITY OF OTHELLO, WASHINGTON

14TH AVENUE
STA: 110+50 - STA: 114+00

SHEET #
C4.7

PROJECT #
ME2022-021

DATE
08/15/2022

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

62242103923 Revision 1

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

Received By
Othello Bldg & Planning
Aug 23 2022

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:

Michael J. Nolan, 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: August 18, 2022 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: 2022
Tax Account No.: 1529030682660
Levy Code: 11
Assessed Value-Land: \$527,000.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$6,739.45
Paid: \$3,369.73
Unpaid: \$3,369.72

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: 2022
Tax Account No.: 1529030682661
Levy Code: 11
Assessed Value-Land: \$461,300.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$7,173.81
Paid: \$3,586.91
Unpaid: \$3,586.90

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

CULTURAL RESOURCES REPORT COVER SHEET

Author: Andrew Fleming, M.A. and Mallory Triplett, M.S.

Title of Report: **Cultural Resources Review and Inventory of the Sandhill Estates No. 4 Major Plat, Adams County, Washington**

DAHP Project:

Date of Report: September 21, 2022

County: Adams

Sections: 34 Township: 16N Range: 29E

Quad: Richland, WA 7.5' Acres: 17.9

PDF of report submitted (REQUIRED) ☒ Yes

Historic Property Inventory Forms to be Approved Online? Yes ☒ No

Archaeological Site(s)/Isolate(s) Found or Amended? ☐ Yes ☒ No

TCP(s) found? ☐ Yes ☒ No

Replace a draft? Yes ☒ No

Satisfy a DAHP Archaeological Excavation Permit requirement? ☐ Yes # ☒ No

Were Human Remains Found? ☐ Yes DAHP Case # ☒ No

DAHP Archaeological Site #:

Received By
Othello Bldg & Planning
Sept 22 2022

CULTURAL RESOURCES REVIEW AND INVENTORY OF THE PROPOSED SANDHILL ESTATES NO. 4 MAJOR PLAT, ADAMS COUNTY, WASHINGTON

September 21, 2022

RLR Report 2022-610-26

By
Andrew Fleming M.A. and Mallory Triplett, M.S.



*115 E 4th Ave, Ellensburg, WA 98926
PH (208) 610-6873 E-Mail: mallory@rlrcultural.com*



Consultation provided to
Sandhill Estates, LLC
PO Box 464
Othello, WA 99344

EXECUTIVE SUMMARY

RLR Cultural Resources, LLC (RLR) was retained to consult and provide a reconnaissance cultural resources inventory of the proposed Area of Potential Effect (APE). The APE is a currently undeveloped 17.9-acre lot. The project APE is bounded by Reynolds Road to the east, N 7th Avenue to the west, Mount Baker Street to the south, and an undeveloped lot and field to the north.

The project is on privately owned land. Cultural resource consultation is being provided to Sandhill Estates, LLC. pursuant to the State Environmental Protection Act (SEPA).

Preliminary research conducted through the State of Washington Department of Archaeology and Historic Preservation (WISAARD) database revealed seven previous survey reports within a one-mile radius of the proposed APE. One known archaeological site is recorded within a one-mile radius of the project APE. Within a one-mile radius, there are 59 historic property inventories, two of which have been deemed eligible. Two National Historic Register properties, The **Othello Hotel (674249)**, also known as the Old Hotel Art Gallery, and the **First Presbyterian Church – Othello (674243)**, also known as the Othello Museum and Arts Center, are located approximately one mile to the southwest of the project APE. No cemeteries were identified within the search area.

STPs were plotted at 50-meter intervals for a total of 33 STPs and no resources were located during fieldwork. **RLR finds no eligible cultural resources or historic properties affected and recommends that the project continues as planned.**

A survey of this nature is not exhaustive, as standard methods may not reveal buried horizons. There always exists potential for an inadvertent discovery of archaeological materials or human remains within undiscovered strata.

Legal Information:

County: Adams County
Othello, WA, 7.5-minute Quadrangle
S34, T16N, R29E

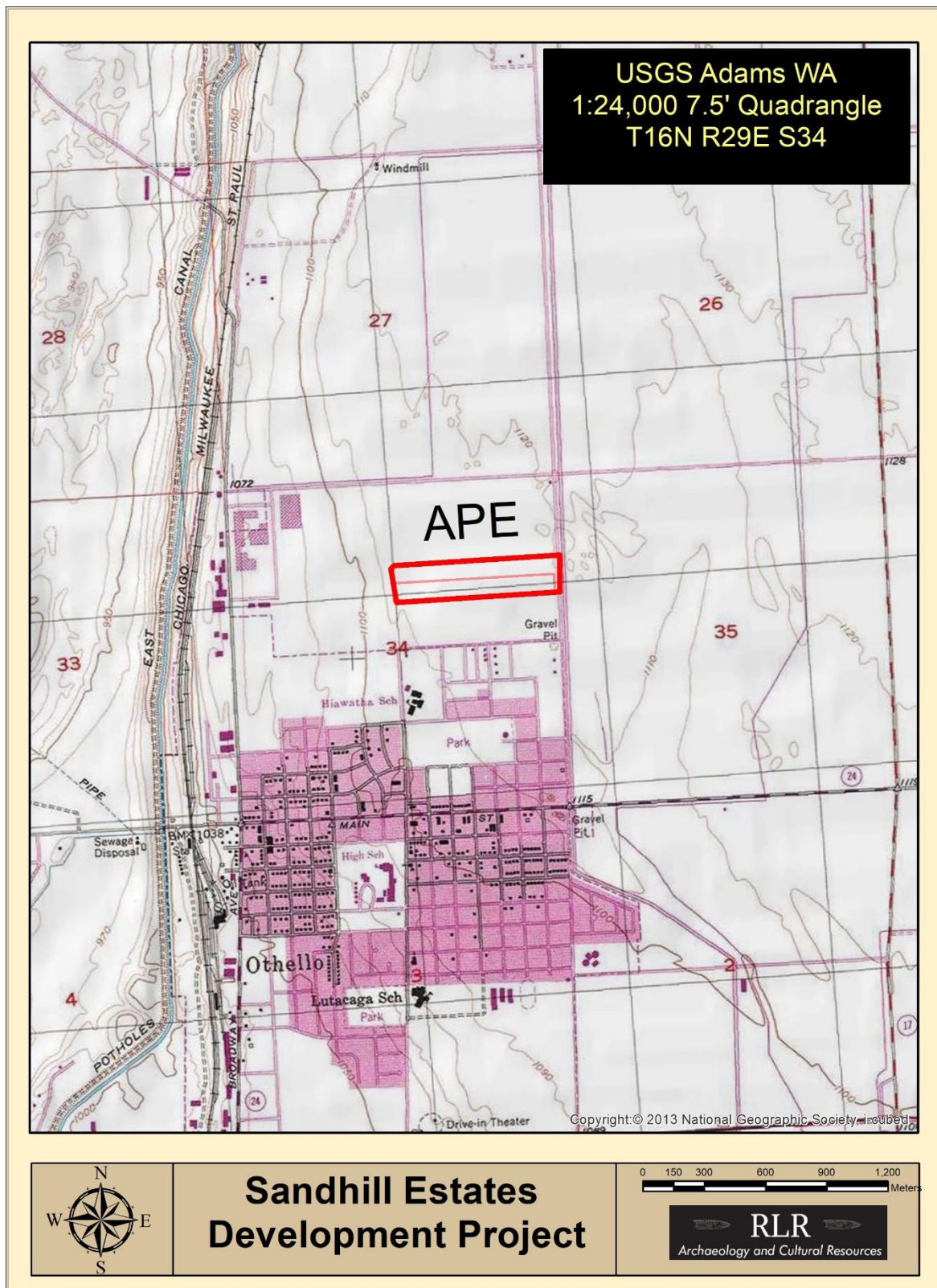


Figure 1. Map of APE on topographic quadrangle.



Figure 2. Map of APE on aerial.

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PROJECT DESCRIPTION

A. Project Activities: Sandhill Estates, LLC plans to develop one 17.9-acre APE comprised of undeveloped land bounded by N 7th Avenue to the west and Reynolds Road to east in Othello, WA (Figure 3). The project consists of grading and trenching up to six feet below surface.

B. Area of Potential Effect (APE): The APE includes a 17.9-acre property bounded by N 7th Avenue to the west and Reynolds Road to the east. The APE comprises the fourth stage of an ongoing residential development with new build houses either built or undergoing active construction in adjacent lot to the south.

C. Location and size (in acres) of the survey area: The 17.9-acre project is located within Adams County, WA in Section 34, Township 16N, Range 29E.

D. Regulatory: This project is solely funded by Sand Hill Estates, LLC and takes place on privately owned property. RLR was contracted to provide cultural resource consultation pursuant to SEPA.

E. Survey personnel: Josh Allen, M.S., Andrew Fleming, M.A., Christopher Landreau, M.S., and Paige Abern, M.A.,

F. What circumstances led to this survey: RLR was retained to consult and provide a cultural resources inventory of the proposed APE by Sandhill Estates, LLC.

ENVIRONMENTAL SETTING

Climate

The Channeled Scablands and Columbia Basin of Eastern Washington have a semiarid climate with warm, dry summers and cool, moist winters. The average annual precipitation is about 7 inches. The average temperature ranges from 33 degrees Fahrenheit in January to 75 degrees Fahrenheit in July. The frost-free season is about 200 days (NRCS 2022).

Landforms and Geomorphology

The general area is part of the Columbia Basin Physiographic region (Lasmanis 1991:265; Walker 1998), the Columbia Plateau (McKee 1971), or the Great Plain of the Columbia (Meinig 1968).

The Columbia River Basalt Group (CRBG) is the result of over 350 low-silica, basaltic flood events that took place over the course of 11.1 million years or from about 16.7 to 5.5 million years ago (Mya) (Reidel et al. 2013). The flood started on the western border of Idaho/eastern border of Washington and eventually covered approximately 210,000 km³ of Idaho, Oregon, Washington, and Nevada. There were five main flooding phases that occurred throughout this time: Steens, Imnaha, Grande Ronde, Wanapum, and Saddle Mountains (Reidel et al. 2013). The largest of these phases, the Grand Ronde, took place from 16 to 15.6 Mya and comprises approximately 72% of all the basalt within the CRBG with some flood volumes reaching over 1,000 km³ (Reidel et al. 2013).

Based on geophysical evidence, the basalts are known to reach a maximum total thickness of 16,000 ft. (4,545m) in the Pasco Basin. During the Pliocene and the Pleistocene, gravel, sand, silt, and clay were deposited in lakes or by aggrading streams and rivers in depressions such as the Pasco Basin, where in places 1,000 ft. (300m) of sediment lies on top of the basalt. Glacial outwash during the Pleistocene produced huge volumes of wind-blown silt called loess. Loess blankets much of the Columbia Basin and in places is up to 200 ft. (60m) thick. Much of the project area resides atop Missoula Flood deposits composed of gravels, silts, and aerially distributed loess.

Vegetation

Prior to Euro-American settlement, the project area was within undisturbed shrub-steppe grassland with sagebrush, rabbitbrush, bunchgrass, and ryegrass (Franklin and Dyrness 1988). The predominant vegetation in the valley bottom was Bluebunch wheatgrass (*Agropyron spicatum*) and Basin wild rye (*Elymus cinereus*). Willow (*Salix* spp.) and cottonwood (*Populus trichocarpa*) outlined streams and wetted areas, while big sage (*Artemesia tridentata*), rabbitbrush (*Chrysothasmus nauseoseum*), and bitterbrush (*Purshia tridentata*) flourished in the drier areas (Franklin and Dyrness 1988). The current vegetation is comprised of nonnative grasses and noxious weeds.

Soils

Soil within the project area is composed of 100 percent Neppel very fine sandy loam (NeA) with 0 to 2 percent slopes (Figure 4). The soil profile is considered well drained with the depth to the water table exceedingly more than 80 cmbs (NRCS 2022).



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NeA	Neppel very fine sandy loam, 0 to 2 percent slopes	13.4	100.0%
Totals for Area of Interest		13.4	100.0%

Figure 4. NRCS Soil Map and Legend of the Project Area (NRCS 2022).

CULTURAL SETTING

Prehistory Overview

Archaeological investigation of the Columbia Plateau now spans one hundred and twenty years. Early efforts concentrated on main-stem riverine settings, often along the Columbia and Snake rivers, as a result of large-scale reclamation projects. The American Museum of Natural History sponsored perhaps the earliest formal inquiry into central Washington archaeology when Harlan Smith (1910) documented and excavated locations in the upper Yakima River Basin, from the Naches River to Lake Cle Elum. Smith recorded a variety of cultural resources, including private artifact collections, pictographs, petroglyphs, a tool stone quarry, house pit depressions and human internments.

The early period of conservation archaeology coincided with the Culture History period of Americanist archaeology and produced “characterizations of time and space in terms of archaeological content” for the region (Dunnell 1979). Archaeological periods and phases represent, for the most part, spans of time during which settlement and/or subsistence is assumed to have changed very little (Bicchieri 1976). Phase ranges are based on a combination of radiocarbon dates and chronologies largely based on projectile point forms.

Cultural history of this region begins with the Paleo-Indian period dating to 11,500 years ago. The Richey-Roberts Clovis Cache is the only known site to contain intact cultural deposits of this age and was found north near Wenatchee, WA (Mierendorf 1987). Numerous artifacts attributed to the Clovis period have been found across the landscape but are entirely limited to surface finds (Ames et al. 1998) where chronological placement is limited to artifact typology association. The climate at this period experienced major changes as the cooler Pleistocene environment transitioned into the warmer Holocene environment; this period also represents the last major retreat of the glaciers and a transformation into the landscape that we generally see today (Chatters 1998). In July 1996, two men encountered a portion of a human skull while wading ten feet from shore in the Columbia River in Kennewick, WA (Burke Museum 2017). Further investigation revealed a nearly complete set of human remains. The individual, commonly known as “Kennewick Man” or “The Ancient One”, is between 8,400 to 8,690 years old and is one of the oldest skeletons found in North America (Burke Museum 2017). In February of 2017, the remains were repatriated to representatives of Collville, Yakama, Nez Perce, Umatilla, and Wanapum tribes and was reinterred at a private cemetery (Rosenbaum 2017).

Using the Cultural Chronology developed by Ames et al. (1998) the next major technological shift seen in the archaeological record dates to 11,000-5,000/4,400 years ago and is characterized by people who utilized a broad-spectrum hunter-gatherer subsistence economy. These people would have moved across the landscape according to seasonal changes in low population densities which were highly adaptable (Ames et al. 1998). No evidence of pit houses or permanent structures has been found from this era. Technologies inferred from artifacts and features indicate that these people were highly mobile and likely had no use for a permanent structure. This period also predates the eruption of Mount Mazama in southern Oregon, a

chronological marker used to date archaeological sites based on their position above or below the lens of ash.

After the eruption of Mount Mazama, Ames et al. (1998) identifies the next major technological shift at 5,000/4,400-1,900 years ago. This shift in technology is marked by the decline in frequency of projectile points and an increase in milling stone size and evidence of intensified natural resource exploitation including certain roots and salmon. This period also marks the first appearance of pit houses. The climate during this period was cooler relative to the climate observed during Period 1B. Timberlines descended in elevation and moisture increased (Chatters 1998).

The next period of technological shift identified by Ames et al. (1998) spans from 1,900 years ago to A.D. 1720 (ca. 300 years ago). At the beginning of this period pit houses became widespread. Evidence of a heavy reliance on fishing, storage and intensive exploitation of camas can be found in the archaeological record from this period. Land use patterns observed by Euro-American explorers during their first arrivals corroborate archaeological findings. The period ends with the arrival of the horse and European explorers (i.e., Contact Period). Within this period the climate continued to cool until around 800 years ago when temperatures begin to warm, and glaciers receded as a result (Chatters 1998). This fluctuation in temperature is reflected in the observable tree lines in the archaeological record. Between A.D. 1400 and 1850 a “Little Ice Age” occurred, and while evident in the higher mountain ranges, this event had little effect on the flora of the Northwest (Chatters 1998).

Ethnographic Overview

The confluence of the Yakima, Snake, and Columbia rivers has seen the joining of Plateau cultures at least since the ethnographic period and continues to define modern day boundaries between tribal groups (Schuster 1998; Sprague 1998; Stern 1998a). The region is home to the Yakama, Palouse, Cayuse, Walla Walla, and Umatilla peoples. Pre-contact life was not subject to the abstract boundaries later placed on it by non-native settlers. Territories were more fluid and could have been used by many people at one time. These groups used the region for a variety of subsistence purposes throughout the year. All five tribes of this region relied on an annual seasonal round similar to many Plateau tribes, using wide ranging hunting, fishing, and gathering grounds across the valley and mid-Columbia Plateau (Schuster 1998; Sprague 1998; Stern 1998a). Fishing was the backbone of tribal subsistence across the plentiful but often unforgiving environment of the Columbia Plateau.

The Umatilla, Walla Walla, Yakima, and Palouse are historically Sahaptin speakers while the Cayuse spoke a Penutian dialect called Waiilatpuan. All these tribes and many other peoples from the northern and southern Plateau hunted, fished, traded, and lived at the confluence of the Yakima, Snake, and Columbia rivers. Seasonally gathered roots, berries, onions, fish, and other resources supported families and villages throughout the year. Families and groups lived primarily near the Columbia or its tributaries in the winter and moved into the surrounding mountains, valleys, and drainages during the spring, summer, and fall to hunt, fish, or gather resources. Villages along the Columbia, Yakima, and Snake rivers were at least partially

occupied year-round due to the abundance of salmon and other resources along the riverine corridor (CTUIR 2021; Stern 1998a).

While the tribes in the area had no broad formal political system such as a regional confederacy, they organized themselves at a village level with certain families or groups having influence over a particular fishing, hunting, or gathering territory (Stern 1998a). Leaders were selected based on experience and ability while disputes and interactions were handled by a council or a group of elders (CTUIR 2021). Trade was an integral part of subsistence and social interaction. Traded goods came from the Plains, Oregon, California, the northwest coast, and farther. Certain areas, including Celilo Falls, Nine Mile Rapids, and the Dalles were some of the largest of these trading centers (CTUIR 2021; Stern 1998b). This way of life continued uninterrupted by external influence until roughly the mid-18th century when French, Russian, and British fur traders and explorers entered the region. Likely through contact and trade between explorers and other tribes, disease decimated the native populations of the Plateau. By the 1860s disease, primarily smallpox, had wiped out at least one-third of plateau peoples.

Ethnohistorical Context

Specifically, the project area falls within the traditional territory of the Umatilla Tribe who are now part of the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) and the Yakama Nation. The beginning of the 19th century brought the first recorded interactions between native peoples and European and Russian fur traders. Canadian explorer David Thompson (1770-1857) was the first to describe interactions with native groups in his historical narrative account (Kershner 2008). Thompson embarked from Kettle Falls on July 3, 1811, on a historic voyage down the Columbia River to the Pacific Ocean. Thompson was also the fur agent in charge of the Columbia Department of the Northwest Company of Canada. Thompson was the first white man to descend the river and contact tribes between Kettle Falls and the mouth of the Snake River. The length of Thompson's route intersected the route of Lewis and Clark from five years earlier (Kershner 2008).

Between 1818 and 1833, additional trading posts were established in the Northwest. Ross (1956:125) notes the Yakama were trading at Fort Nez Perce near the mouth of the Walla Walla River after the Northwest Company established the post in 1818. Fort Vancouver was established by the London-based Hudson's Bay Company on the Lower Columbia River in 1825. Fort Nisqually, established by the Hudson's Bay Company at the south end of Puget Sound, was established in 1833. By the late 1840s, the fur trade went into decline while a new era of intensive settlement, primarily by Euro-Americans, was just beginning. Instead of trading posts, military forts were constructed (Kershner 2008).

In 1847, relations with the local Native Americans became strained with the Whitman Massacre and the Cayuse War. Prior to the 1860s the territorial dispute between the United States and Great Britain discouraged homesteading and settlement. The Treaty of 1846 ended British claims in what became north central Washington and established the Canadian border as well as the Oregon Territory (and later the Washington Territory). U.S. Army orders prohibited white settlement in most of eastern Washington between 1846 and 1859 until a treaty between the United States and the Yakima Confederacy (signed at Walla Walla in 1855) was ratified by

Congress in 1859 (Beckham 1998). The Treaty of 1855 granted the CTUIR 500,000 acres of land along with hunting, fishing, and gathering rights in all areas of traditional use, extending in all directions as far as Yellowstone and Willamette Falls (CTUIR 2021). The tribes ceded 6.4 million acres. The reservation was reduced in 1859, when it was ratified by Congress, to 172,000 acres.

As tribes were forced onto reservations either through treaties or military removal they had to manage and govern a wide variety of peoples while navigating the United States legal system and battling constant attempts which further degraded their land claims. The practice of relocating native children to boarding schools which started with missionaries in the 1800s, continued well into the 20th century. These schools forced children to adhere to American culture and customs while punishing them for all expressions of their native culture. Despite the consistent challenges, the Yakama Nation and CTUIR fought to maintain their culture and way of life while caring for the welfare of their people (CTUIR 2021).

škwáxčənəxʷ (Moses-Columbia)

The škwáxčənəxʷ (for Moses-Columbia) peoples traditional territory included a broad swath of the Columbia Plateau which was bound by the Columbia River (including the Kittitas Valley) to the west, Crab Creek to the south, Cow Creek to the east, and within several miles of the Columbia River to the north (CTCR 2022). The Sinkiuse had villages along the Columbia and its major drainages. The largest winter village was situated at the confluence of Rock Island Creek and the Columbia River. In the spring, summer, and fall the people moved throughout the territory and neighboring areas hunting, fishing, gathering, visiting, and taking part in ceremonies. Ray (1936) attributes 41 village locations to the “Columbia or Moses-Columbia”, the name applied to the confederacy of tribes that included the Sinkiuse.

The range of these activities likely spread as horses were introduced in the late 18th and 19th centuries (Miller 1998). The Moses Columbia shared the Plateau with other Sahaptin speakers and traded across the northwest. The people relied on a wide variety of food sources across the Plateau and eastern Cascade regions. Large game typically included deer, elk, antelope, and buffalo (further east). Deer and antelope were drove into the river with dogs or hunted with bows, traps, and deadfalls (Miller 1998). Mountain goats were also taken in similar ways, often by game drives in the Plateau (Lothson 1989). Roots were gathered throughout the year and include a wide variety of Plants. Near the project area camas, huckleberry, serviceberry, choke cherry, and wild onions would have been frequently harvested (Miller 1998). Fishing comprised a large portion of the Moses Columbia diet. The season lasts from May to August. Salmon were the most sought-after species. Fish were caught with traps, weirs, spears, and nets and used in a variety of fresh, smoked, and dried food staples.

Politically, the winter village served as a region’s main unit of power. Moses Columbia communities were well sorted by geographic region. Near Ellensburg, people associated with Bear sprit who was tied to an epic relating to the region. Chiefs were male and the title was

hereditary but with approval of elders. Women of prominent families also held high standing and participated in community leadership (Miller 1998). Leadership roles and political power changed quickly post-contact and reflected the era of treaties and reservation establishment in the Washington Territory/State.

Sulktalthscosum, also known as Half-Sun, was a powerful leader of the Sinkiuse people in the early 19th century. Sulktalthscosum's eldest son, Quilteneenock (Quiltomee), led the Sinkiuse until he was killed, at the hands of white miners below the mouth of the Wenatchee River in 1858. Quilteneenock's brother, Moses—a Christianized given name acquired at the American Board of Commissioners of Foreign Missions at present-day Lapwai, Idaho – assumed his role as the leader of the Sinkiuse or Kawachen people. Moses wanted to retain his people's land through the establishment of the Columbia reservation. The Moses Columbia Reservation was set aside for the Columbia (Moses-Columbia), Chelan, Entiat, and Wenatchi in 1879 however this to was returned to public domain in 1883 with the associated tribes then choosing to become part of the CTCR in 1884 (CTCR 2022). Most, including Chief Moses did not relocate to the Colville reservation and instead continued to live across the region.

Adams County, WA

Adams County is located within southeast Washington. It is a predominately rural county encompassing approximately 1,925 sq. miles. The largest towns in the county are Ritzville and Othello. Ritzville, WA is the location of the county seat. Agricultural work, including vegetable and fruit processing, is the major industry in the region. George Lucas, an Irish immigrant, was first permanent white settler in the county. He established a way station at Cow Creek in 1869, when the area was then part of Whitman County. Adams County was established on November 23, 1883. The first major industry in the county was cattle and sheep ranching; however, wheat production began to take hold by the 1880s due to the crops resilience in arid environments. By the turn of the 20th century, the county was one of the leading producers of wheat in the world. Railroad construction in the county began in 1881 and determined many of the settlement patterns within the county today (Becker 2006). The Columbia Irrigation Project began construction on canals within the county in 1950 with the canals completed by 1952. This brought much needed irrigation to the area and expanded the regions capacity for crops (Becker 2006).

Othello, Washington Overview

Othello, Wa was founded in 1902 on land formerly owned by the Northern Pacific Railroad (Kirk & Alexander 2001:212). In 1907, the Chicago, Milwaukee, and St. Paul Railroad was built through Othello and the first church, now the Othello Museum, was built in 1908 (Kirk & Alexander 2001:212). The building was used as a hospital in the flu epidemic of 1918. Irrigation was brought to the area through the Columbia Basin Project in 1950s, which set off a period of growth for the town (Kirk & Alexander 2001:212). The area is largely reliant on agriculture, with sugar beets being a major crop up into the 1970s. Currently, the town produces potatoes,

alfalfa, and corn, as well as grapes, cherries, peaches, pears, apricots, plums, and plums (Kirk & Alexander 2001:212).

RECORDS SEARCH

A records search was conducted on the on the WISAARD for a one-mile radius around the project area. Files pertaining to these sites or cultural resources surveys can be found on WISAARD. Cultural resource reports and records on file at RLR and other sources were also reviewed for the project area. The record search included the following sources.

- WISAARD resource records on file as of April 2022;
- WISAARD reports on file as of April 2022;
- WISAARD Historic Properties on file as of April 2022;
- WISAARD Cemeteries on file as of April 2022;
- WISAARD NRHP Register Properties on file as of April 2022;
- WISAARD TCPs on file as of April 2022;
- Historical Maps including United States Geological Survey (USGS 2022) 1924 Othello, WA 1:62500; 1953 Walla Walla, WA 1:250,000; 1954 Othello, WA 1:24,000; 1954 Othello, WA 1:62500; 1958 Yakima, WA 1:250,000; 1979 Priest Rapids 1:100,000. Township 16 North, Range 29 East plat map; 1959 Yakima County Metsker's Maps (Historic Map Works 2022); S34 T16E R29E
- United States Department of the Interior, Bureau of Land Management General Land Office Patent Records (USDI BLM 2022);
- National Environmental Title Research Historic Aerials (NETR 2022) and the Central Washington Historical Aerial Photograph Project (CWU 2022).

The 1924 Othello, WA 1:62,500 historic topographic map does not show any development within the APE. However, the Chicago, Milwaukee, and St. Paul Rail line is located approximately 0.75 miles west of the APE on the 1924 map. The Potholes East Canal first appears on the 1953 Walla, Walla, WA to the west of the APE parallel to the Chicago, Milwaukee, St. Paul Rail line. The 1954 Othello, WA 1:24,000 map shows an airfield landing strip is marked beginning on the 1954 Othello, WA topographic map and a gravel pit southeast of the site. A review of historic aerials indicates that the land has been used as an agricultural field since at least 1955 (NETR 2022). There are no historic aerials available for the APE from CWU (2022). The airfield is visible on the 1963 Metsker's Map for Adams County (Historic Map Works 2022). The map lists the land encompassing the APE as owned by W.J. Kirby (Historic Map Works 2022).

Ethnogeography and Traditional Cultural Places (TCPs)

Ray (1936:119) does not describe any villages within a 30 miles radius of the project; however, the project APE is within a region attributed to the Wanapum (Ray 1936:119). The Palouse tribe would make use of the area for horse ranging and travel, but likely due to the sparsity of natural resources no major settlements are noted in the area (Becker 2006).

No known TCPs are within the project area. However, the Wanapum, Moses-Columbia Band of the Confederated Tribes of the Colville Reservation, and the Yakama Nation have many areas which are places of religious and cultural significance. TCPs, place names, and other narrative information is often considered to be sensitive and sacred. If further knowledge is required beyond what is presented it is recommended that the interested parties, contact the Wanapum, Moses-Columbia Band of the Confederated Tribes of the Colville Reservation, and the Yakama Nation for permission to access those resources.

Previous Cultural Resource Studies within a One-Mile Radius of the APE

The file search revealed seven cultural resource studies (Table 1) are recorded and have been completed within a one-mile radius of the proposed project area.

Table 1. Archaeological Surveys within a One-Mile Radius of the APE

NADB	Title	Author	Report Date	
1350478	Othello Pedestrian and Bicycle Path Project #870581 Cultural Resource Survey	Harder, David A	11/20/2007	No cultural material identified; transects a portion of Columbia Irrigation Ditch
1685585	McManamon Bridge #400-3 Replacement Project Cultural Resource Survey	Hannum, Michelle	9/23/2014	Historic railroad and canal inventoried.
1691033	Cultural Resource Monitoring for the Othello Well Project, Adams County, Washington	New, Alexander	9/4/2018	No cultural material identified.
1692196	Cultural Resource Survey for the City of Othello Water Supply & Storage Project, Adams County, Washington	Harder, David	12/5/2018	No cultural material identified
1692988	Cultural Resources Assessment at Lions Park, Othello, Adams County, Washington	Baldwin, Garth	7/16/2019	No cultural material identified
1693405	Cultural Resources Overview for the Alpha WWTP Project, Othello, Adams County, Washington	Kleinschmidt, Sonja	10/14/2019	No cultural material identified
1693406	Addendum to the Cultural Resources Overview for the Alpha WWTP Project, Othello, Adams County, Washington	Clennon, Nicole	12/2/2019	Identified a historic debris scatter (45AD255)

Previously recorded archaeological sites within a One-Mile Radius of the APE

There is one archaeological site within a one-mile radius of the APE (Table 2).

Table 2. Archaeological Sites within a One-Mile-Radius of the APE

Smithsonian Number	NRHP Status	Comments	Resource Type
FR00519	Potentially Eligible	A section of the Columbia Irrigation Ditch is approximately 0.75 miles southeast of the APE	Historic Property

Historic Property Inventories and National Historic Register Properties within a One-Mile Radius of the APE

There are two National Historic Register Properties within a one-mile radius of the project area.

The Othello Hotel (674249), also known as the Old Hotel Art Gallery, at 33 Larch St, Othello, Washington, USA built in 1912 and the **First Presbyterian Church – Othello (674243)**, also known as the Othello Museum and Arts Center, located on the corner of third and Larch in Othello, WA built in 1908. A total of 59 potentially eligible HPI properties are located within a One-Mile Radius of the APE. Two of these HPIs, **98239** and **669146**, have been deemed eligible. These HPIs are located .84 miles southwest and .64 miles south respectively. A sample of these properties has been included in Table 3 below

Table 3. Historic Property Inventories within a Quarter-Mile Radius of the APE

Property ID	Resource Name	NRHP Status	Comments
641	Pioneer State Bank	Potentially Eligible	
674693	N/A	Not Eligible	541 S 13 th Ave, Othello, WA
678415	N/A	Determined Not Eligible	402 E Fircrest Street, Othello, WA
649	Snyder, WM., Building	Potentially Eligible	Nauditt's Building
682	First Presbyterian Church Othello	Eligible	Othello Community Museum and Arts Center
683	Othello Hotel	Eligible	The Old Hotel Art Gallery
41057	Hallquist Apartments	Determined Not Eligible	
90874	Texaco Station	Determined Not Eligible	Dewey's Truck and Auto Repair
91423	N/A	Determined Not Eligible	Gallardo house
96273	N/A	Determined Not Eligible	Montejano house
98220	N/A	Determined Not Eligible	310 E Fir Street, Othello, WA
98239	N/A	Determined Eligible	155 E Cedar Street, Othello, WA Legacy inclusion on WISAARD; No additional information available.

Property ID	Resource Name	NRHP Status	Comments
98241	N/A	Determined Not Eligible	
98244	N/A	Determined Not Eligible	
98247	N/A	Determined Not Eligible	
98260	N/A	Determined Not Eligible	
98267	N/A	Determined Not Eligible	
667772	N/A	No Determination	326 E Cedar Street, Othello, WA
669146	N/A	Determined Eligible	U.S. Department of Fish and Wildlife Built in 1945 Recorded in 2012 by Jill Dowling
669149	N/A	Determined Not Eligible	Mid-Columbia Library Othello
669150	N/A	Determined Not Eligible	Othello Port District
674675	N/A	Determined Not Eligible	Alicia Mendoza
710299	N/A	Determined Not Eligible	415 N 3 rd Ave, Othello, WA
710304	N/A	Determined Not Eligible	345 N 3 rd Ave, Othello, WA
710306	N/A	Determined Not Eligible	325 E Fir Street, Othello, WA
710243	N/A	Determined Not Eligible	410 N 2 nd Ave, Othello, WA
710298	N/A	Determined Not Eligible	205 E Hamlet Street, Othello, WA
710301	N/A	Determined Not Eligible	400 N 3 rd Ave, Othello, WA
710302	N/A	Determined Not Eligible	330 N 2 nd Ave, Othello, WA
710303	N/A	Determined Not Eligible	240 E Hamlet Street, Othello, WA
710305	N/A	Determined Not Eligible	310 N 3 rd Ave, Othello, WA
710322	N/A	Determined Not Eligible	225 E Hamlet Street, Othello, WA
710323	N/A	Determined Not Eligible	245 E Hamlet Street, Othello, WA
710324	N/A	Determined Not Eligible	410 N 3 rd Ave, Othello, WA
710325	N/A	Determined Not Eligible	325 E Hamlet Street, Othello, WA
710326	N/A	Determined Not Eligible	200 E Hamlet Street, Othello, WA
710327	N/A	Determined Not Eligible	200 E Hamlet Street, Othello, WA
710328	N/A	Determined Not Eligible	315 N 3 rd Ave, Othello, WA

Property ID	Resource Name	NRHP Status	Comments
710332	N/A	Determined Not Eligible	310 N 2 nd Ave, Othello, WA
710333	N/A	Determined Not Eligible	320 E Hamlet Street, Othello, WA
710334	N/A	Determined Not Eligible	300 E Hamlet Street, Othello, WA
710335	N/A	Determined Not Eligible	330 N 3 rd Ave, Othello, WA
710337	N/A	Determined Not Eligible	335 N 3 rd Ave, Othello, WA
710331	N/A	Determined Not Eligible	205 E Fir Street, Othello, WA
710330	N/A	Determined Not Eligible	225 E Fir Street, Othello, WA
710329	N/A	Determined Not Eligible	245 E Fir Street, Othello, WA
710336	N/A	Determined Not Eligible	305 E Fir Street, Othello, WA
715353	N/A	Determined Not Eligible	321 E Pine Street, Othello, WA
719105	N/A	Determined Not Eligible	225 E Cedar Street, Othello, WA
719269	N/A	Determined Not Eligible	438 E Fircrest Street, Othello, WA
724482	N/A	Determined Not Eligible	313 N Desdemona Drive, Othello, WA

Cemeteries within a One-Mile Radius of the APE

There are no cemeteries within a one-mile radius of the project area.

BLM GLO Cadastral Survey

The General Land office (GLO) cadastral map of Section 34 Township 16 North, Range 29 East, of the Willamette Meridian, Washington Territory was submitted July 2, 1883 by Edwin Richardson (Figure 5). There are no features of note present on the cadastral survey. The earliest patent on record was issued to Aaron Lee on November 8, 1907 (USDI BLM 2022).



Figure 5. 1884 Cadastral Survey of S34 T16N R29E (USDI BLM 2022).

INVENTORY METHODOLOGY

RLR developed a hypothesis for this project, based upon the goal of cultural resources management in a semi-urban context where there has been a moderate to large amount contextual work. The immediate goal is to evaluate the potential of this project area for the presence or absence of cultural resources.

RLR expects that the cultural survey will detect evidence of pre-contact and historical use of the APE. To evaluate the potential of this project area for traces of the past, RLR prepared a field survey in conjunction with archival research. This study can potentially aid in the reconstruction of past landscapes by identifying and recording elements of the archaeological record.

Expected Results

This project sits on the semi-arid plateau, within a mile of the Columbia River. Given that the area around the Tri-Cities was extensively used by Native American groups in the past and that it is immediately adjacent to a water source, pre-contact material is a potential. Historic resources associated with military development, agriculture, railroad development, irrigation, and settlement may also be potentially discovered within the APE. The State of Washington Predictive Model gives this area a high-risk potential for cultural resources.

Inventory Methodology

RLR placed Shovel Test Probes (STP) along the APE every 30 meters. However, the area was determined low probability in the field and the interval between STPs were adjusted to 50 meters. The excavated STPs measured a minimum of 40 centimeters in diameter and crews excavated to a maximum depth of 100 centimeters below surface (cmbs). Other than in environments where there is rapid soil deposition over a relatively short period of time, excavating to 100 cmbs is typically sufficient to test the presence or absence of a cultural deposit. RLR terminated STPs above this depth when natural obstructions (e.g., highly compacted clay soils, large cobbles, and impassable tree roots) were encountered. If pre-contact materials (e.g., lithic artifacts, calcined mammal bone) or diagnostic historic artifacts were encountered an additional four probes were excavated in cardinal directions to determine the extent and depth of the resource. If a radial probe was positive at least one additional STP was added in the same direction to test subsurface site boundaries.

RLR plotted 32 STPs with at least one-meter accuracy using a handheld GPS unit. RLR screened all excavated soil through ¼-inch hardware mesh. Any surface or sub-surface artifacts were fully documented and reburied in the original location. STPs were photographed upon completion and backfilled. If a planned STP occurs in an area that is unsafe or unreasonable for excavation (utility lines, flooded areas, paved areas, compacted roads, etc.) the STP will not be excavated. If the STP may be moved to avoid a small obstruction but will not be offset more than five meters.

RLR planned a visual survey within the project APE, spacing transects within the APE 15-20 m apart. Areas of disturbance, including mounds, cuts, trenches, built environment, etc. are inspected for surficial expressions of cultural materials and may retain intact, native soil profiles.

SURVEY RESULTS

Archaeological investigation consisted of pedestrian survey and subsurface testing of the proposed APE, a 17.9 acre lot located East of North 7 Ave in Othello, WA 296 yards North of East Olympia St (Figure 6). The archaeological investigation was conducted by Josh Allen, M.S., Christopher Landreau, M.S., Andrew Fleming, M.A., and Paige Abern, M.A. on March 9, 2022. The weather was clear with temperatures of around 35 ° F and moderate wind.



Figure 6. APE Overview; View: East.

Pedestrian Survey

Pedestrian survey included a 100% survey of the proposed APE with 20 meter transects (Figure 7). The site has seen disturbance prior to survey in the form excavation and vehicle use (Figure 8). The vegetation present across the site is limited. What vegetation that remains is primarily tumbleweed and shrub brush. Ground visibility across the site is approximately 90 to 100 percent. Modern trash related to surrounding construction activities can be seen across the site.



Figure 7. Project Reconnaissance Map.



Figure 8. APE Overview (Disturbance); View: Northeast

Subsurface Testing

Eighty-two STPs at every 30 meters were originally mapped across the APE, however in person analysis at the site determined the greater number was unnecessary based on ground visibility, the level of visible disturbance to the area prior to survey, and low sensitivity of the area. Therefore, Thirty-three STPs were mapped every 50 meters on a grid covering the southern portion of the proposed project area (Figure 9). The soil across the APE primarily consists of a light brown silt with less than 5 percent subangular stone inclusions in the top 30 cmbs, then transitions to a light tan silt with less than 10 percent subangular pebble inclusions below 30 cmbs, which is heavily compacted (Table 4). No cultural material was located by RLR Cultural Resources, LLC during shovel testing.

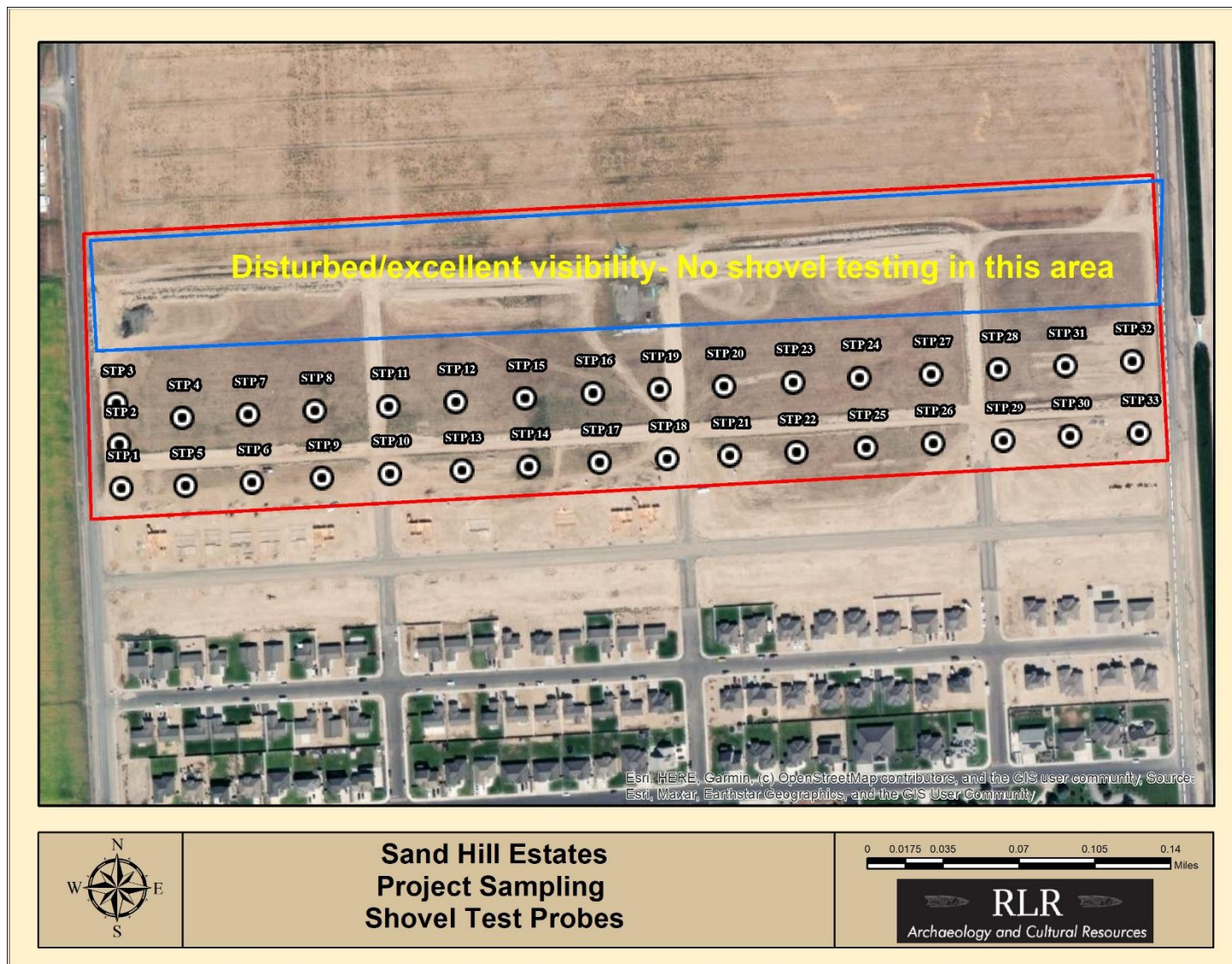


Figure 9. STP Map.



Figure 10. STP 11; Detail



Figure 11. STP 24 Overview; View: North

Table 4. Project STP Summaries

STP #	Depth (cmbs)	Cultural	Stratigraphy	Notes
1	N/A	N/A	- N/A	- Unexcavated, Portion of project area was covered in dumped imported gravel that has been compacted.
2	30	Negative	- 0-20 cmbs – Brown silt, loosely compact; 0 percent inclusions - 20-30 cmbs – Light brown silt, highly compacted 0 percent inclusions.	- Terminated due to compaction - Disturbed
3	43	Negative	- 0-30 cmbs – Tan-silt; moderately compact; less than 5 percent angular gravels. - 30-43 cmbs – Grey tan silt; heavily compacted, less than 5 percent angular gravels.	- Terminated due to compaction - Gravel on surface
4	42	Negative	- 0-32 cmbs – Tan silt; moderately compacted; less than 5 percent subangular gravels - 32-42 cmbs – Light tan silt; heavy compaction; less than 5 percent subangular gravels	- Terminated due to compaction - Top graded
5	39	Negative	- 0-37 cmbs – Light brown silt; 0 percent inclusions - 37-39 cmbs – compacted angular gravels with caliche; poorly sorted	- Terminated due to compacted gravels
6	36	Negative	- 0-33 cmbs – Light brown silt; loosely compacted; 25 percent angular gravel inclusions - 37-39 cmbs – Light brown silt; loosely compacted; 25 percent angular gravel inclusions	- Terminated due to compacted gravels
7	40	Negative	- 0-35 cmbs – Tan silt; moderately compacted; less than 5 percent subangular gravels - 35-40 cmbs – Light tan silt; heavy compaction; less than 5 percent subangular gravels	- Terminated due to compaction - Top graded
8	40	Negative	- 0-38 cmbs – Tan silt; less than 5 percent subangular gravel inclusions - 38-40 cmbs – Grey-tan silt; less than 5 percent subangular gravel inclusions; heavily compacted	- Terminated due to compaction
9	N44	Negative	- 0-25 cmbs – Light brown silt; loosely compacted; 10 percent angular and rounded pebble inclusions - 25-44 cmbs – White-Light brown silt; highly compacted; 10 percent angular and rounded pebble inclusions	- Terminated due to compactions

10	N/A	N/A	- N/A	- Unexcavated; Portion of project was covered in dumped local rock and gravel mixed with imported gravel that has been compacted
11	42	Negative	- 0-32 cmbs – Tan silt; less than 5 percent subangular gravel inclusions - 32-42 cmbs – Grey-tan silt; less than 5 percent subangular gravel inclusions; heavily compacted	- Terminated due to compaction
12	43	Negative	- 0-40 cmbs – Tan silt; less than 5 percent subangular gravel inclusions - 40-43 cmbs – Grey-tan silt; less than 5 percent subangular gravel inclusions; heavily compacted	- Terminated due to compaction
13	49	Negative	- 0-32 cmbs – Light brown-White silt; loosely compacted; 10 percent poorly sorted angular gravel and pebble inclusions - 32-49 cmbs – Light brown-White silt; heavily compacted; 10 percent poorly sorted angular gravels and pebble inclusions	- Terminated due to compaction
14	51	Negative	- 0-30 cmbs – Light brown-White silt; loosely compacted; 10 percent poorly sorted angular gravel and pebble inclusions - 30-52 cmbs – Light brown-White silt; compacted; 10 percent poorly sorted angular gravel and pebble inclusions	- Terminated due to compaction
15	44	Negative	- 0-40 cmbs – Tan silt; moderately compacted; less than 5 percent angular gravel inclusions - 40-44 cmbs – Grey-tan silt; highly compacted; less than 5 percent angular gravel inclusions	- Terminate due to compaction
16	37	Negative	- 0-37 cmbs – Tan silt; moderately-heavily compacted; less than 5 percent subangular gravel inclusions	- Terminated due to compaction and obstructing cobbles
17	35	Negative	- 0-32 cmbs – Light brown-White silt; loosely compacted; 10 percent poorly sorted angular gravel and pebble inclusions - 32-35 cmbs – Light brown-White silt; compacted; 10 percent poorly sorted angular gravels and pebble inclusions	- Terminated due to compaction
18	36	Negative	- 0-36 cmbs – Light brown silt; artificially compacted; 25 percent rounded and angular pebble inclusions; inclusions increase with depth	- Terminated due to compacted gravels

19	40	Negative	<ul style="list-style-type: none"> - 0-38 cmbs – Tan silt; moderately compacted; less than 5 percent angular gravel inclusions - 38-40 cmbs – Grey-tan silt; highly compacted; less than 5 percent angular gravel inclusions 	<ul style="list-style-type: none"> - Terminated due to compaction
20	44	Negative	<ul style="list-style-type: none"> - 0-40 cmbs – Tan silt; less than 5 percent angular stone gravel inclusions - 40-44 cmbs – Grey-tan silt; less than 5 percent angular stone gravel inclusions 	<ul style="list-style-type: none"> - Terminated due to compaction
21	30	Negative	<ul style="list-style-type: none"> - 0-30 cmbs – 10 YR 6/4 silt loam 	<ul style="list-style-type: none"> - Modern glass throughout matrix - Ground heavily disturbed. - Terminated due to obstructing hard pan.
22	37	Negative	<ul style="list-style-type: none"> - 0-37 cmbs – Mixed gravels; coliche. 	<ul style="list-style-type: none"> - Terminated due to obstructing hard pan mixed with gravels.
23	35	Negative	<ul style="list-style-type: none"> - 0-28 cmbs – Light brown silt; loosely compacted; less than 5 percent angular pebble inclusions; dry - 28-35 cmbs – Tan silt; moderately compacted; less than 10 percent angular pebbles and gravel inclusions up to 3 cm in length; dry 	<ul style="list-style-type: none"> - Terminated due to compaction
24	35	Negative	<ul style="list-style-type: none"> - 0-28 cmbs – Light brown silt; loosely compacted; no inclusions; dry - 28-35 cmbs – Tan silt; moderately compacted; less than 10 percent angular pebbles and gravel inclusions up to 3 cm in length; dry 	<ul style="list-style-type: none"> - Terminated due to compaction
25	27	Negative	<ul style="list-style-type: none"> - 0-27 cmbs – Mixed gravels 	<ul style="list-style-type: none"> - Modern trash present. - Terminated due to concrete.
26	38	Negative	<ul style="list-style-type: none"> - 0-38 cmbs – Mixed gravels and debris. 	<ul style="list-style-type: none"> - Terminated due to obstructing hard pan.
27	44	Negative	<ul style="list-style-type: none"> - 0-34 cmbs – Light brown silt; loosely compacted; no inclusions; dry - 34-44 cmbs – Tan silt; moderately compacted; less than 10 percent gravels up to 3 cm in length and angular pebble inclusions; dry 	<ul style="list-style-type: none"> - Terminated due to compaction
28	35	Negative	<ul style="list-style-type: none"> - 0-29 cmbs – Light brown silt; loosely compacted; less than 5 percent angular pebble inclusions; dry - 29-35 cmbs – Light tan silt; heavily compacted; less than 10 percent angular pebble inclusions; dry 	<ul style="list-style-type: none"> - Terminated due to compaction
29	28	Negative	<ul style="list-style-type: none"> - 0-28 cmbs – 10yr 5/4 Silty Sandy loam; gravel and debris in the soil matrix 	<ul style="list-style-type: none"> - Disturbed. - Terminated due to impenetrable gravels.
30	42	Negative	<ul style="list-style-type: none"> - 0-42 cmbs – 10yr 5/4 Silty Sandy loam; Loess. 	<ul style="list-style-type: none"> - Heavily disturbed. - Terminated due to impenetrable gravel.

31	44	Negative	<ul style="list-style-type: none"> - 0-36 cmbs – Light brown silt; loosely compacted; less than 5 percent angular pebble inclusions; dry - 36-44 cmbs – Light tan silt; heavily compacted; less than 10 percent angular pebble and gravel inclusions up to 3 cm in length; dry 	<ul style="list-style-type: none"> - Terminated due to compaction
32	35	Negative	<ul style="list-style-type: none"> - 0-19 cmbs – Light brown silt; loosely compacted; less than 5 percent angular pebbles and gravel inclusions up to 3 cm in length; dry - 19-35 cmbs – Light tan silt; heavily compacted; less than 10 percent angular pebbles and gravel inclusions up to 3 cm in length; dry 	<ul style="list-style-type: none"> - Terminated due to compaction

PROJECT RECOMMENDATIONS

This APE has been subjected to a heavy amount of disturbance. No diagnostic resources were found either through pedestrian survey or sub-surface testing. Therefore, **RLR finds no historic properties affected and recommends that the project continues as planned.**

This project is situated on privately owned land and privately funded. Consultation was provided pursuant to SEPA.

A survey of this nature is not exhaustive, as standard methods may not reveal buried horizons. There always exists potential for an inadvertent discovery of archaeological materials or human remains within undiscovered strata.

INADVERTENT DISCOVERY PROCEDURE

If an inadvertent discovery of archaeological items is made during construction, Port of Benton (the project proponent), the affected Indian tribes, and DAHP.

If the inadvertent discovery is Archaeological material:

1. The project proponent and the Washington State Department of Archaeology and Historic Preservation (DAHP) will be contacted and work in that area will stop.
2. The archaeologist will contact the Project Proponent.
 - a. Upon notification of discovery of potential archaeological deposits, the professional archaeologist evaluates the remains.
 - b. The DAHP and consulting tribes will be given the opportunity to view the artifacts within 48 hours after the discovery or at the earliest possible time thereafter. If the discovery occurs on federal property, the federal archaeologist will be notified. The discovery will be kept confidential. After halting construction, securing the site, and notifying the contractor, the archaeologist will conduct a brief in-field evaluation. The purpose of the evaluation is to determine whether the discovered resources have potential to answer research questions.
 - c. Evaluation protocols are described in the following section.
 - d. If parties agree that the artifacts are not significant, the professional archaeologist will ask the construction representatives to resume construction.
 - e. If parties agree that the artifacts are significant, the Washington State DAHP will issue a stop work order until further notice for all construction work in the area defined as a significant site.

Guidelines for the Discovery of Human Remains:

1. All persons who know of the existence and location of human remains must, by law, **notify the county coroner and local law enforcement**. This must be done in the most expeditious manner possible. (RCW 27.44; 68.50; 68.60)
2. Any person engaging in ground disturbing activity that encounters skeletal human remains must **cease all activity which may cause further disturbance to the remains, make a reasonable effort to protect the area from further disturbance, report the presence and location of those remains to the coroner and local law enforcement** (RCW 27.44; 68.50; 68.60). The remains should not be touched, moved, or further disturbed.

3. The county coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. (RCW 27.44; 68.50; 68.60)
4. If the county coroner determines the remains are non-forensic, then the Department of Archaeology and Historic Preservation will take jurisdiction over the remains. (RCW 27.44; 68.50; 68.60)
5. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to the affected parties. (RCW 27.44, 68.50; 68.60)
6. The DAHP will handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains if there is no federal agency involved.

Contact:

Dr. Guy Tasa, State Physical Anthropologist, DAHP
 1063 South Capitol Way, Suite 106, PO Box 48343, Olympia, Washington 98501
 Email: guy.tasa@dahp.wa.gov Phone: (360) 586-3534 Cell: (360) 790-1633

Table 5. IDP Contact Information

Name	Title	Phone	Email Address
Guy Tasa	State Physical Anthropologist	360-790-1633	Guy.tasa@dahp.wa.gov
Thomas Becker	Bonneville Power Administration		tebecker@bpa.gov
Randy Flyckt	Adams County Prosecutor	509-659-3219	N/A
Dale J. Wagner	Adams County Sheriff	(509) 659-1122	N/A
Kate Valdez	Tribal Historic Preservation Officer	509-985-7596	kate@yakama.com
Guy Moura	Cultural Resource Program Manager, Tribal Historic Preservation Officer, Colville Confederated Tribes	509-634-2695 509 631-1705 (cell)	Guy.Moura@colvilletribes.com
Bambi Rodrigues (Human Remains)	Confederated Tribes of the Umatilla Indian Reservation	542-429-7203	BambiRodriguez@ctuir.org
Ashley Morton	Confederated Tribes of the Umatilla Indian Reservation	541-429-7214	AshleyMorton@ctuir.org

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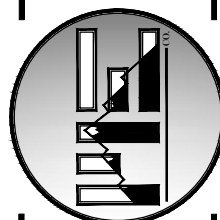
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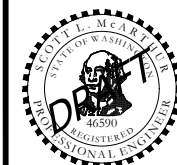


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DESIGNED: ME

DRAWN: DMC

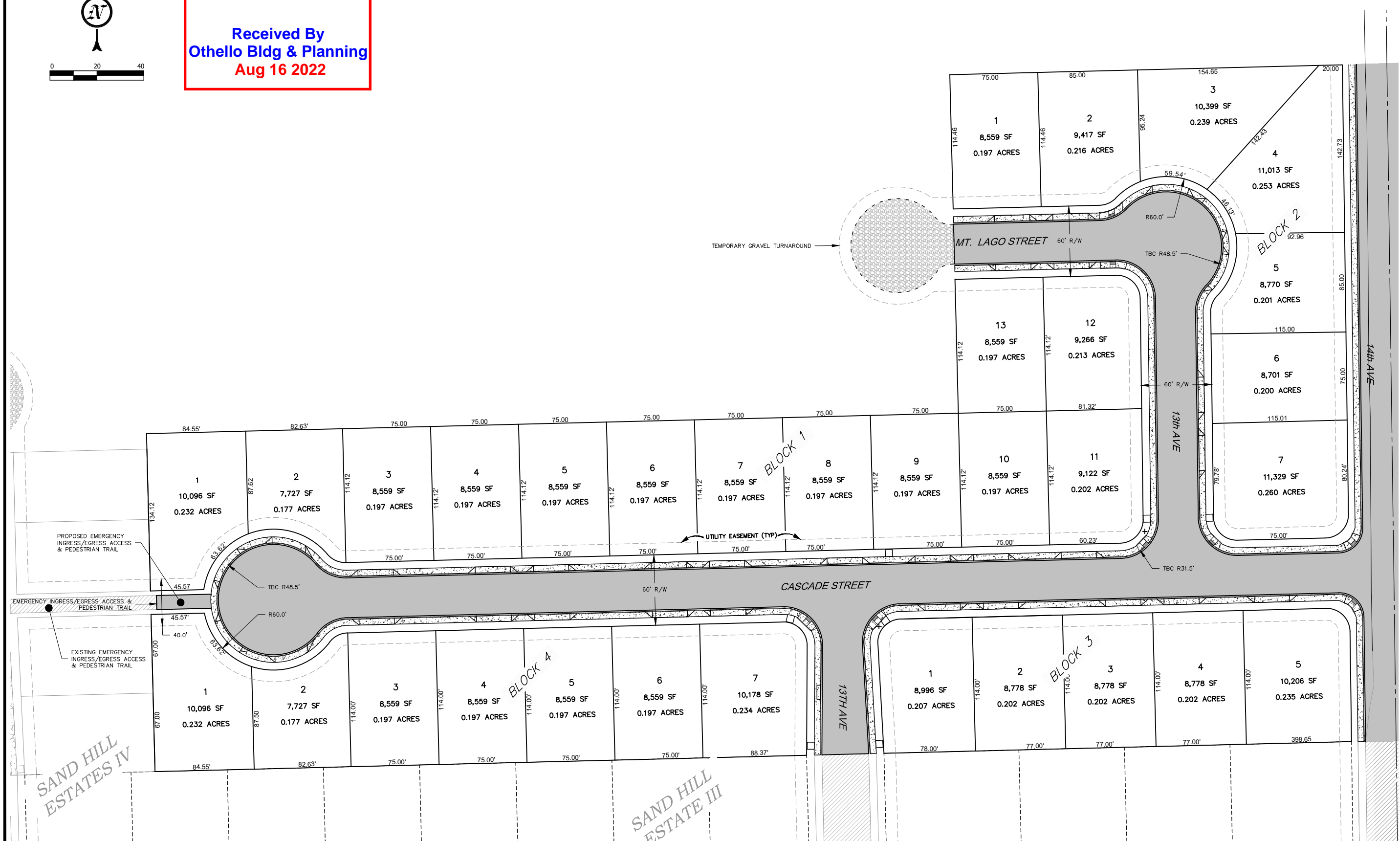
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SAND HILL ESTATES V
INFRASTRUCTURE PLAN

SHEET #	PPLAT
PROJECT #	ME2022-021
DATE	08/15/2022



SAND HILL ESTATES #5 MAJOR PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87, 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
Sept 15 2022

LEGAL DESCRIPTION

A PORTION OF FARM UNIT 87, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT,
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 SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF
SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, FROM
WHICH THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION
34, BEARS SOUTH 88°33'42" WEST, A DISTANCE OF 2641.61 FEET, AS SHOWN ON
THE RECORD OF SURVEY, RECORDED IN VOLUME "S" OF SURVEYS, PAGE 1215;

THENCE NORTH 00°46'44" WEST ALONG THE EAST LINE OF THE NORTHEAST
QUARTER OF SAID SECTION 34, A DISTANCE OF 742.05 FEET;

THENCE SOUTH 88°33'42" WEST LEAVING SAID EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 34, A DISTANCE OF 38.00 FEET TO THE WEST
RIGHT-OF-WAY LINE OF 14TH AVENUE AND THE POINT OF BEGINNING;

THENCE SOUTH 88°33'42" WEST LEAVING SAID WEST RIGHT-OF-WAY LINE OF
14TH AVENUE, A DISTANCE OF 1020.20 FEET;

THENCE NORTH 01°26'18" WEST, A DISTANCE OF 288.12 FEET;

THENCE NORTH 88°33'42" EAST, A DISTANCE OF 692.18 FEET;

THENCE NORTH 01°26'18" WEST, A DISTANCE OF 288.58 FEET;

THENCE NORTH 88°33'42" EAST, A DISTANCE OF 334.65 FEET TO THE WEST
RIGHT-OF-WAY LINE OF 14TH AVENUE;

THENCE SOUTH 00°46'44" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF 14TH
AVENUE, A DISTANCE OF 576.74 FEET TO THE POINT OF BEGINNING;

CONTAINING 390,515 SQUARE FEET OR 8.965 ACRES, MORE OR LESS.

SUBJECT TO:

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

DEDICATING:

38.00 FEET FOR THE EAST SIDE OF 14TH AVENUE, AS SHOWN HEREON.

RIGHT-OF-WAY FOR 9TH AVENUE, 13TH AVENUE, TBD ROAD, AND TBD ROAD II
AS SHOWN HEREON.

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 #5 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.



JOSHUA A. BAGLEY
PLS 42105



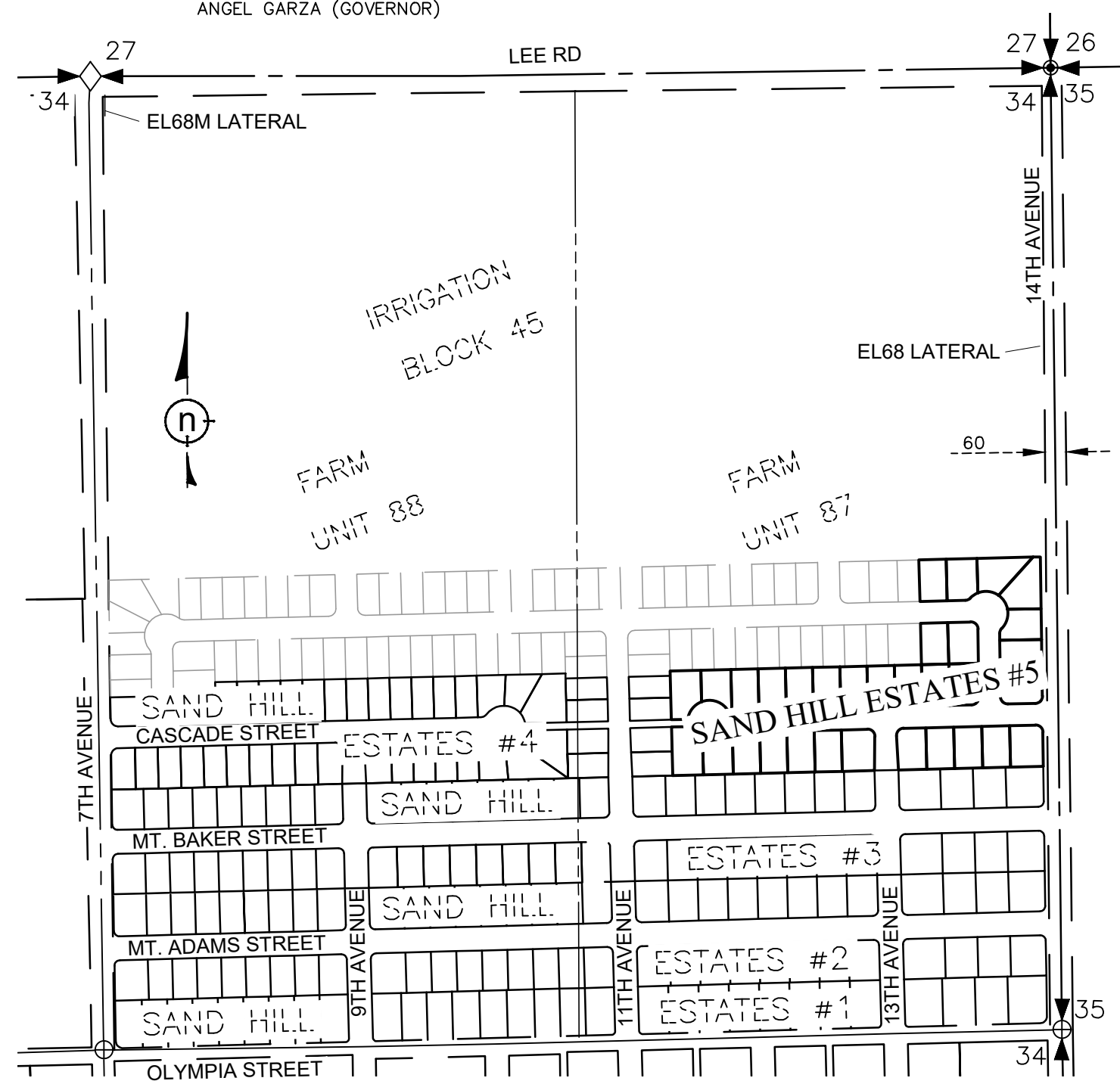
7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6600 • FAX: (208) 772-6619
WWW.H2SURVEY.COM

DATE: SEPTEMBER, 2022
PROJECT NUMBER: 2022-314

SHEET 1 OF 5

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 5 OF 5.



VICINITY MAP

1: 400

SAND HILL ESTATES #5 MAJOR PLAT

EQUIPMENT & PROCEDURES

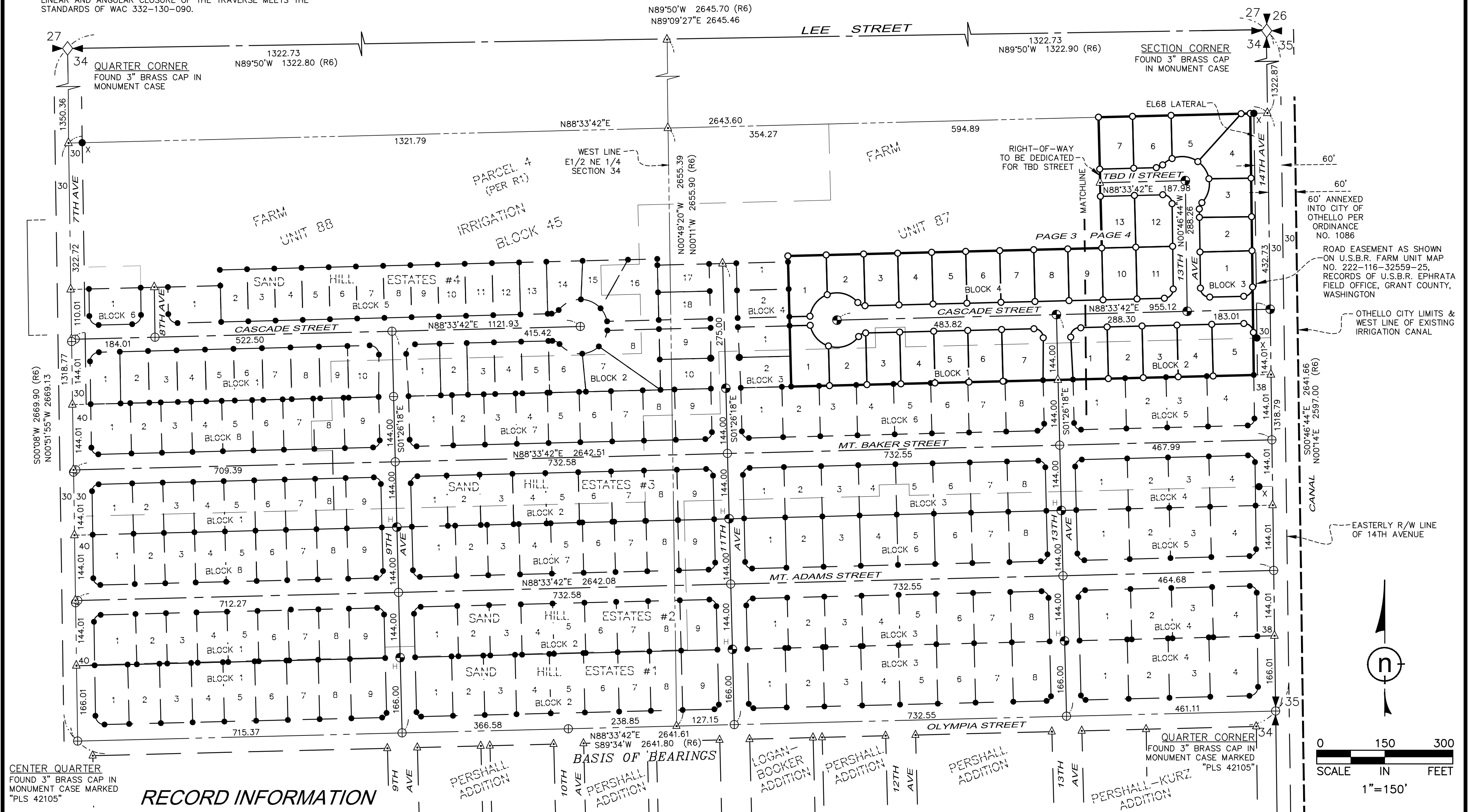
THIS SURVEY WAS ACCOMPLISHED BY A COMBINATION OF A FIELD TRAVERSE UTILIZING A TOPCON TOTAL STATION WITH A STANDARD DEVIATION OF 1.0 SECONDS FOR A HORIZONTAL ANGLE MEASUREMENT AND A STANDARD DEVIATION OF 2MM+2PPM FOR A DISTANCE MEASUREMENT AND GLOBAL POSITIONING SYSTEM SURVEY PROCEDURES.

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, 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 3, PAGE 267, A.F.N. 330082, RECORDS OF ADAMS COUNTY, WASHINGTON.
R11 = PLAT OF SAND HILL ESTATES #4 MAJOR PLAT, VOLUME X, PAGE XXX, A.F.N. XXXXXX, 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 ON A 5/8"x30" REBAR 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



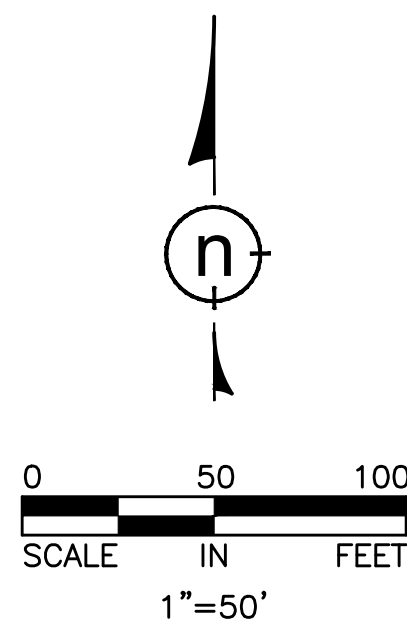
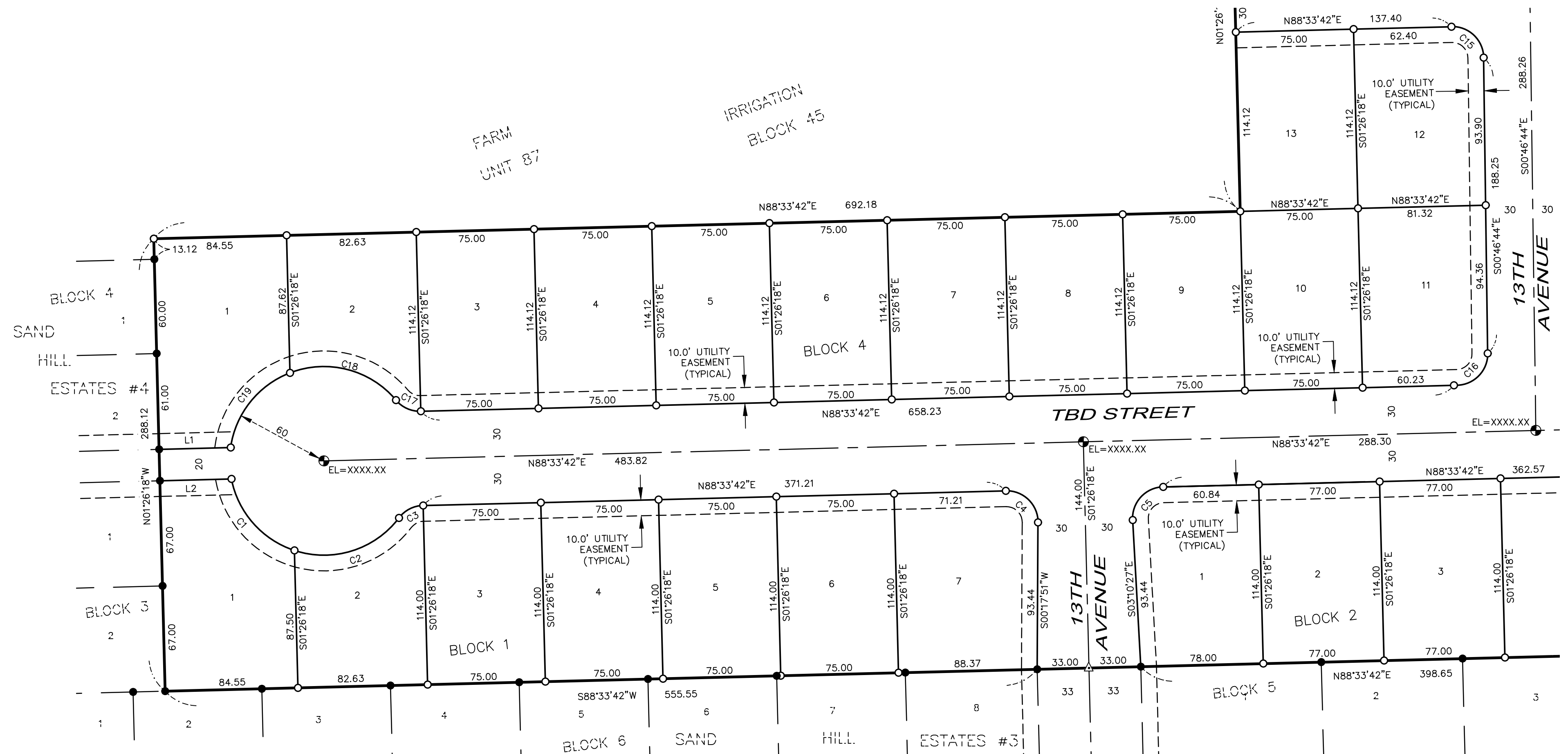
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PHONE: (208) 772-6600 • FAX: (208) 772-6619
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DATE: SEPTEMBER, 2022
PROJECT NUMBER: 2022-314

SHEET 2 OF 5

SAND HILL ESTATES #5 MAJOR PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87, 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

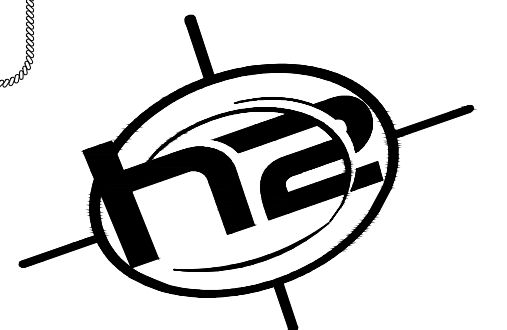
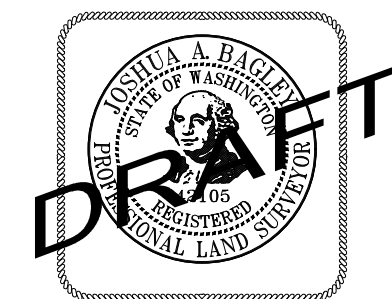


SECTION INDEX

LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- = SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- AC ○ = SET 5/8"X30" REBAR WITH 2" ALUMINUM CAP MARKED "H2 PLS 42105"
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- — — = 1/16 SECTION LINE
- - - - - = CITY LIMITS



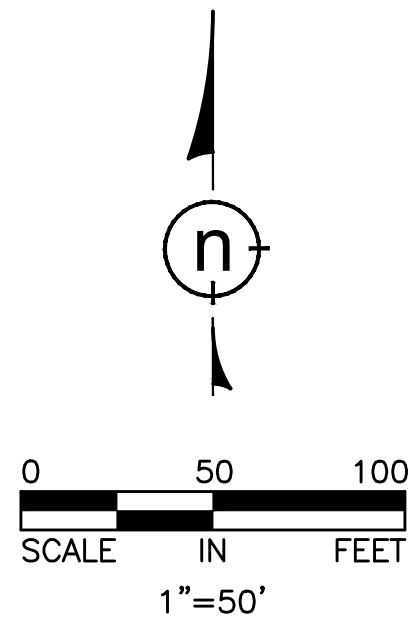
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DATE: SEPTEMBER, 2022
PROJECT NUMBER: 2022-314

SHEET 3 OF 5

SAND HILL ESTATES #5 MAJOR PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT,
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SHEET 4 OF 5



SECTION INDEX

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LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN,
ADAMS COUNTY, WASHINGTON

BUREAU OF RECLAMATION CONCURRENCE FOR THIS PLAT IS LIMITED TO THE
EXTENT OF THE 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 DRAINING OF SUBDIVISIONS
 AND OTHER AREAS NOT IN A COMMERCIAL AGRICULTURAL USE, UNLESS SUCH
 DRAINAGE IS INCIDENTAL TO THE REQUIRED DRAINAGE OF ADJACENT
 AGRICULTURAL LAND AND MEETS FEDERAL TECHNICAL AND ECONOMIC 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 LAND IS SERVED BY CITY STREETS, IRRIGATION AND WITHIN THE TREE 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.

EAST COLUMBIA BASIN IRRIGATION DISTRICT DATE _____

IRRIGATION APPROVAL

WATER SUPPLY:
CONCURRENCE BY THE BUREAU OF RECLAMATION FOR THIS 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.

BUREAU OF RECLAMATION DATE

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 IRRIGATION DISTRICTS PRIOR TO CONSTRUCTION. INCLUDING, BUT NOT LIMITED TO, TEMPORARY IMPROVEMENTS SUCH AS PAVING, FENCING, AND LANDSCAPING ARE PROHIBITED FROM ENCRANCHING 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.

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	1	10,085.42	0.232
2		7,717.16	0.177
3		8,550.00	0.196
4		8,550.00	0.196
5		8,550.00	0.196
6		8,550.00	0.196
7		10,178.58	0.234

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	2	8,996.82	0.207
2		8,778.00	0.202
3		8,778.00	0.202
4		8,778.00	0.202
5		10,206.48	0.234

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	3	11,329.03	0.260
2		8,701.11	0.200
3		8,770.64	0.201
4		11,013.44	0.223
5		11,013.44	0.253
6		9,417.15	0.216
7		8,584.71	0.197

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	4	10,095.77	0.232
2		7,728.28	0.177
3		8,559.18	0.196
4		8,559.18	0.196
5		8,559.18	0.196
6		8,559.18	0.196
7		8,559.18	0.196
8		8,559.18	0.196
9		8,559.18	0.196
10		8,559.18	0.196
11		9,121.79	0.209
12		9,266.89	0.213
13		8,559.00	0.196

CURVE	ARC DISTANCE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	63.62	60.00	60°44'55"	S 41°24'24" E	60.68
C2	74.33	60.00	70°58'31"	N 72°43'53" E	69.66
C3	17.91	20.00	51°19'04"	N 62°54'10" E	17.32
C4	32.02	20.00	91°44'09"	S 45°34'14" E	28.71
C5	32.02	20.00	91°44'09"	N 42°41'38" E	28.71
C6	31.65	20.00	90°39'34"	S 46°06'31" E	28.45
C7	31.19	20.00	89°20'26"	N 43°53'29" E	28.12
C8	31.65	20.00	90°39'34"	S 46°06'31" E	28.45
C9	15.54	20.00	44°31'50"	N 21°29'11" E	15.16
C10	57.21	60.00	54°38'09"	N 16°26'01" E	55.07
C11	46.13	60.00	44°02'55"	S 32°54'31" E	45.00
C12	59.54	60.00	56°51'29"	S 83°21'44" E	57.13
C13	25.32	60.00	24°10'39"	N 56°07'12" E	25.13
C14	15.54	20.00	44°31'50"	N 66°17'47" E	15.16
C15	31.65	20.00	90°39'34"	S 46°06'31" E	28.45
C16	31.19	20.00	89°20'26"	N 43°53'29" E	28.12
C17	17.91	20.00	51°19'04"	S 65°46'46" E	17.32
C18	74.33	60.00	70°58'31"	S 75°36'29" E	69.66
C19	63.62	60.00	60°44'55"	N 38°31'48" E	60.68



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Received By
Othello Bldg & Planning
Sept 21 2022

SAND HILL ESTATES #5 MAJOR PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87, 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

LEGAL DESCRIPTION

A PORTION OF FARM UNIT 87, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT,
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 SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF
SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, FROM
WHICH THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION
34, BEARS SOUTH 88°33'42" WEST, A DISTANCE OF 2641.61 FEET, AS SHOWN ON
THE RECORD OF SURVEY, RECORDED IN VOLUME "S" OF SURVEYS, PAGE 1215;

THENCE NORTH 00°46'44" WEST ALONG THE EAST LINE OF THE NORTHEAST
QUARTER OF SAID SECTION 34, A DISTANCE OF 742.05 FEET;

THENCE SOUTH 88°33'42" WEST LEAVING SAID EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 34, A DISTANCE OF 38.00 FEET TO THE WEST
RIGHT-OF-WAY LINE OF 14TH AVENUE AND THE POINT OF BEGINNING;

THENCE SOUTH 88°33'42" WEST LEAVING SAID WEST RIGHT-OF-WAY LINE OF
14TH AVENUE, A DISTANCE OF 1020.20 FEET;

THENCE NORTH 01°26'18" WEST, A DISTANCE OF 288.12 FEET;

THENCE NORTH 88°33'42" EAST, A DISTANCE OF 692.18 FEET;

THENCE NORTH 01°26'18" WEST, A DISTANCE OF 288.58 FEET;

THENCE NORTH 88°33'42" EAST, A DISTANCE OF 334.65 FEET TO THE WEST
RIGHT-OF-WAY LINE OF 14TH AVENUE;

THENCE SOUTH 00°46'44" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF 14TH
AVENUE, A DISTANCE OF 576.74 FEET TO THE POINT OF BEGINNING;

CONTAINING 390,515 SQUARE FEET OR 8.965 ACRES, MORE OR LESS.

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

DEDICATING:
38.00 FEET FOR THE EAST SIDE OF 14TH AVENUE, AS SHOWN HEREON.
RIGHT-OF-WAY FOR 9TH AVENUE, 13TH AVENUE, CASCADE STREET, AND MY.
LAGO STREET AS SHOWN HEREON.

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF ADAMS)SS.
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 #5 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.



JOSHUA A. BAGLEY
PLS 42105



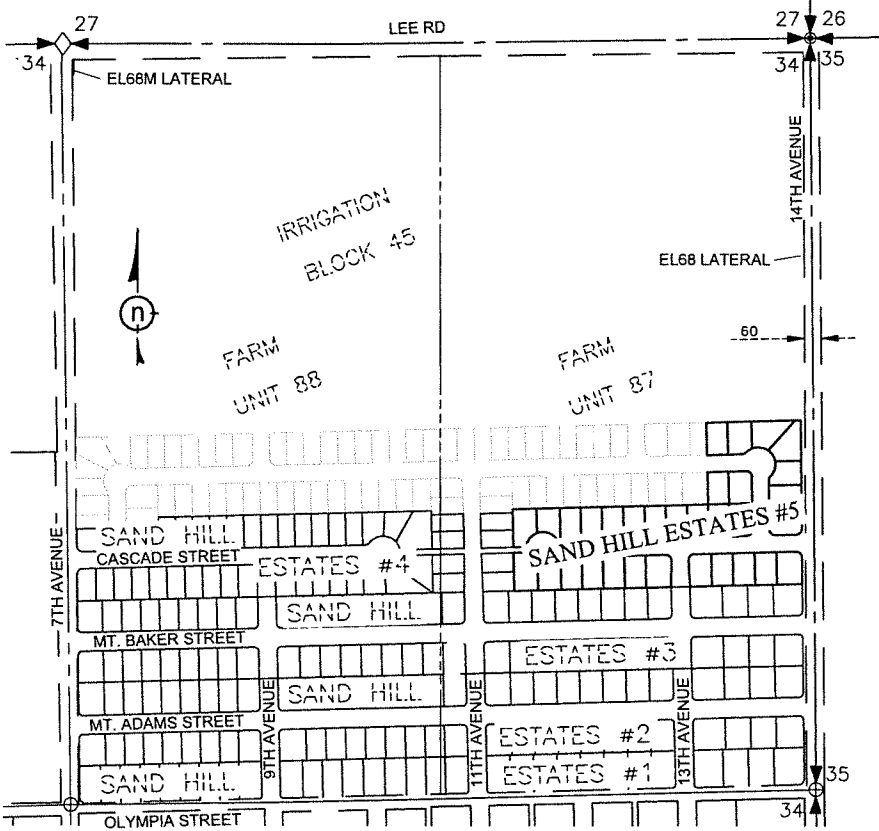
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SHEET 1 OF 5

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 5 OF 5.



VICINITY MAP

1:400

SAND HILL ESTATES #5 MAJOR PLAT

EQUIPMENT & PROCEDURES

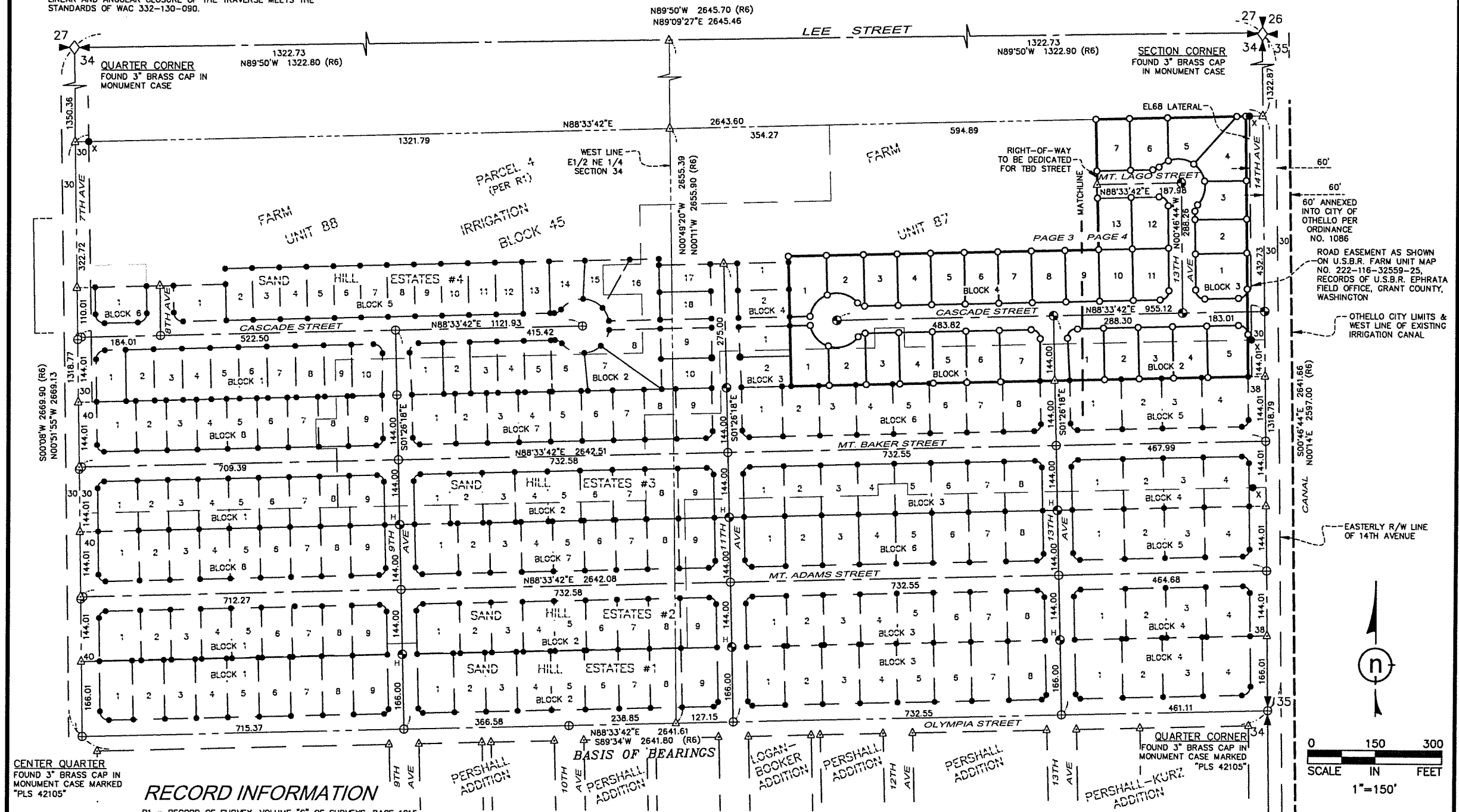
THIS SURVEY WAS ACCOMPLISHED BY A COMBINATION OF A FIELD TRAVERSE UTILIZING A TOPCON TOTAL STATION WITH A STANDARD DEVIATION OF 1.0 SECONDS FOR A HORIZONTAL ANGLE MEASUREMENT AND A STANDARD DEVIATION OF 2MM+2PPM FOR A DISTANCE MEASUREMENT AND GLOBAL POSITIONING SYSTEM SURVEY PROCEDURES.

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

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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"

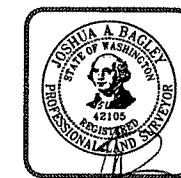
RECORD INFORMATION

- 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 3, PAGE 267, A.F.N. 330082, RECORDS OF ADAMS COUNTY, WASHINGTON
- R11 = PLAT OF SAND HILL ESTATES #4 MAJOR PLAT, VOLUME X, PAGE XXX, A.F.N. XXXXXX, RECORDS OF ADAMS COUNTY, WASHINGTON

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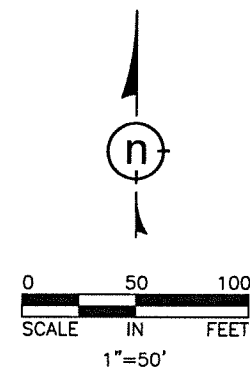
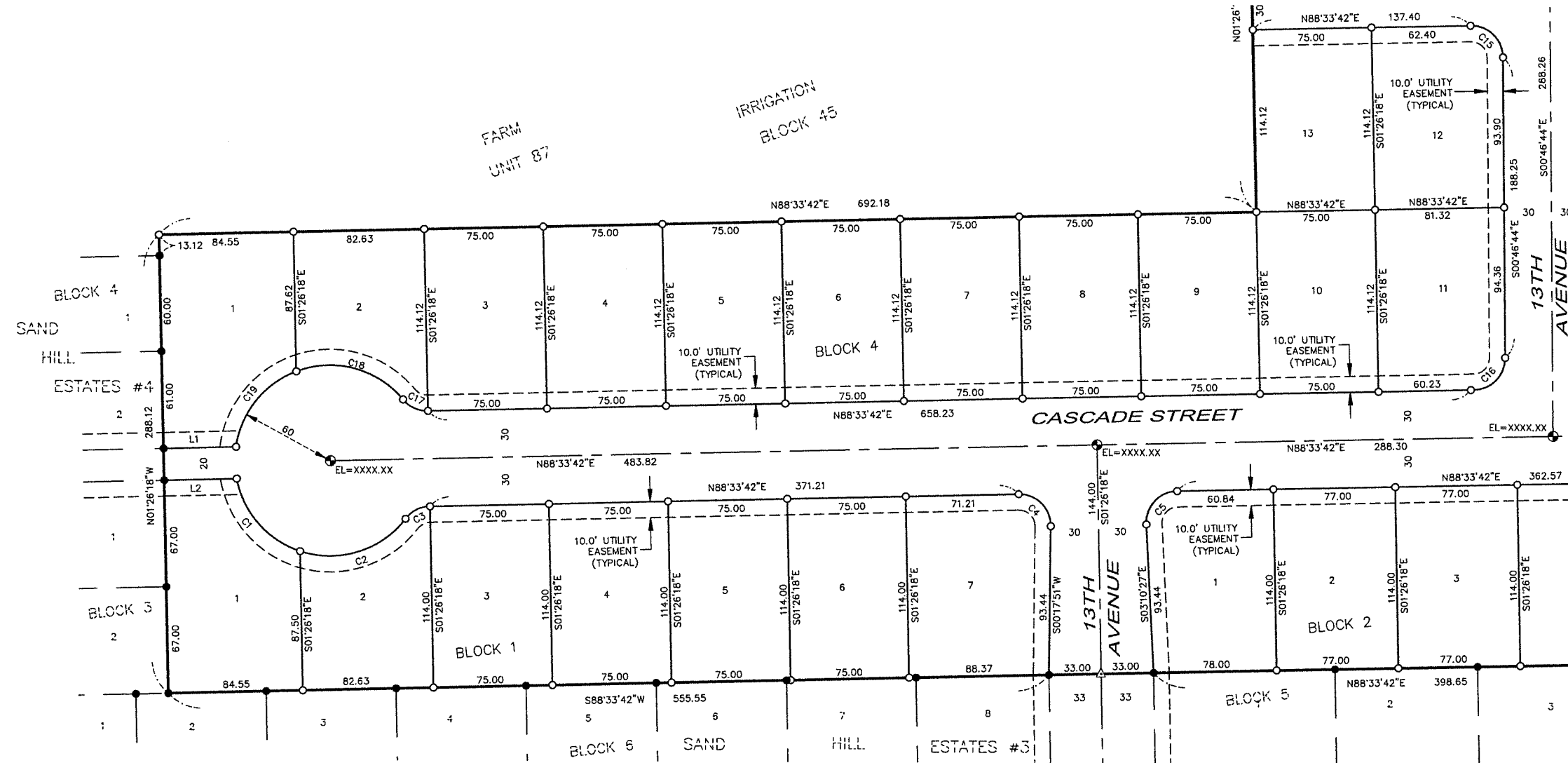
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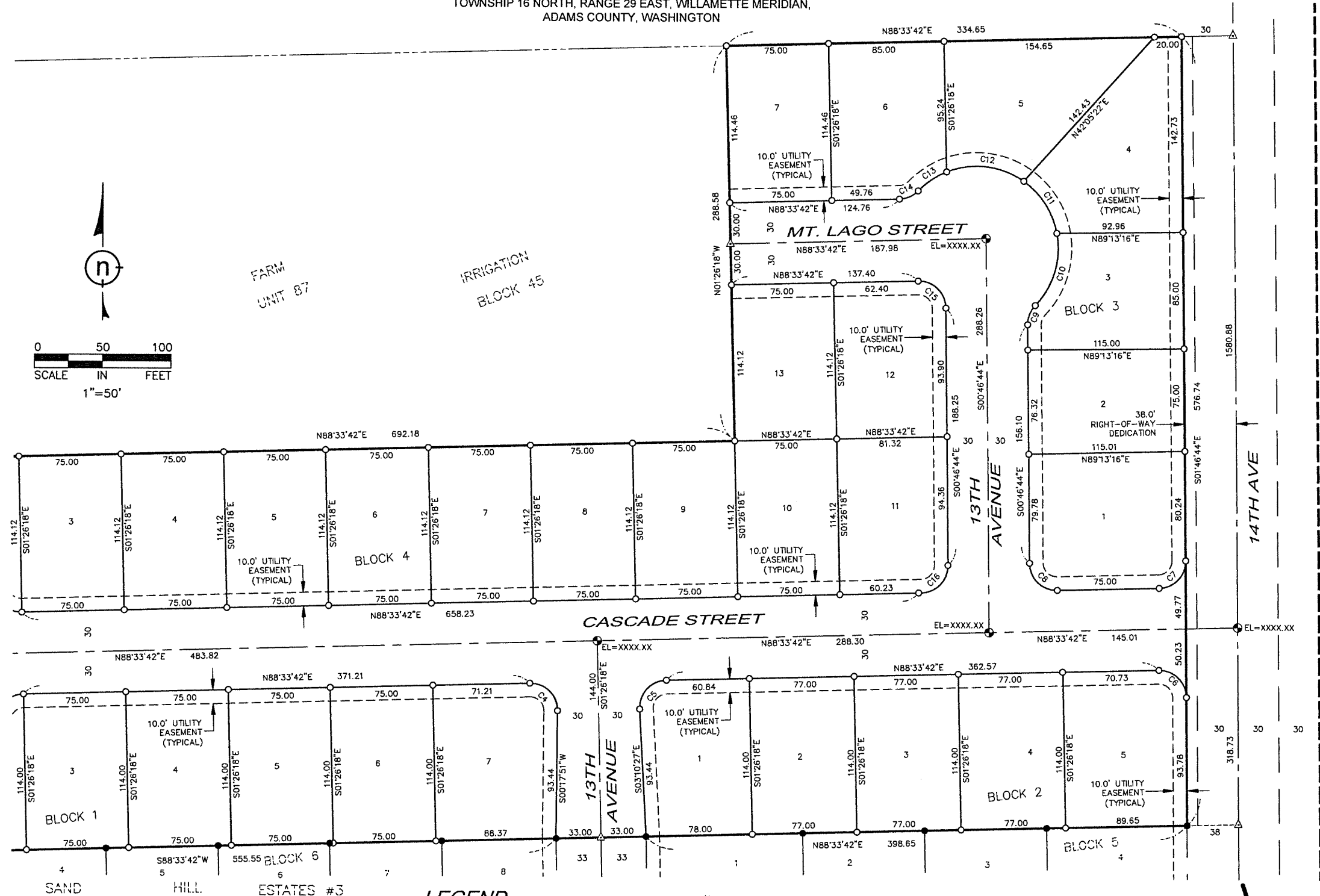
DATE: SEPTEMBER, 2022
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SECTION INDEX

SAND HILL ESTATES #5 MAJOR PLAT

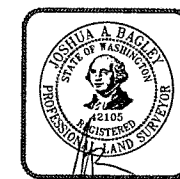
A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT,
LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN,
ADAMS COUNTY, WASHINGTON



LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- = SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- = SET 5/8"X30" REBAR WITH 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- ⊙ = SET 3" BRASS CAP ON A 5/8"X30" REBAR 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



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SAND HILL ESTATES #5 MAJOR PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87, 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

UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF RECLAMATION

BUREAU OF RECLAMATION CONCURRENCE FOR THIS PLAT IS LIMITED TO THE
EXTENT OF THE 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 DRAINING OF SUBDIVISIONS
AND OTHER AREAS NOT IN A COMMERCIAL AGRICULTURAL USE, UNLESS SUCH
DRAINAGE IS INCIDENTAL TO THE REQUIRED DRAINAGE OF ADJACENT
AGRICULTURAL LAND AND MEETS FEDERAL TECHNICAL AND ECONOMIC 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 PLAT IS SERVED BY CITY STREETS,
IRRIGABLE LAND WITHIN THE STREET 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.

EAST COLUMBIA BASIN IRRIGATION DISTRICT _____ DATE _____

IRRIGATION APPROVAL

WATER SUPPLY:
CONCURRENCE BY THE BUREAU OF RECLAMATION FOR THIS 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.

BUREAU OF RECLAMATION _____ DATE _____

USER 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.

LOT SIZE TABLE

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	1	10,085.42	0.232
2		7,717.16	0.177
3		8,550.00	0.196
4		8,550.00	0.196
5		8,550.00	0.196
6		8,550.00	0.196
7		10,178.58	0.234

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	2	8,996.82	0.207
2		8,778.00	0.202
3		8,778.00	0.202
4		8,778.00	0.202
5		10,206.48	0.234

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	3	11,329.03	0.260
2		8,701.11	0.200
3		8,770.64	0.201
4		11,013.44	0.223
5		11,013.44	0.253
6		9,417.15	0.216
7		8,584.71	0.197

LOT AREA TABLE

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	4	10,095.77	0.232
2		7,728.28	0.177
3		8,559.18	0.196
4		8,559.18	0.196
5		8,559.18	0.196
6		8,559.18	0.196
7		8,559.18	0.196
8		8,559.18	0.196
9		8,559.18	0.196
10		8,559.18	0.196
11		9,121.79	0.209
12		9,266.89	0.213
13		8,559.00	0.196

CURVE TABLE

CURVE	ARC DISTANCE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	63.62	60.00	60°44'55"	S 41°24'24" E	60.68
C2	74.33	60.00	70°58'31"	N 72°43'53" E	69.66
C3	17.91	20.00	51°19'04"	N 62°54'10" E	17.32
C4	32.02	20.00	91°44'09"	S 45°34'14" E	28.71
C5	32.02	20.00	91°44'09"	N 42°41'38" E	28.71
C6	31.65	20.00	90°39'34"	S 46°06'31" E	28.45
C7	31.19	20.00	89°20'26"	N 43°53'29" E	28.12
C8	31.65	20.00	90°39'34"	S 46°06'31" E	28.45
C9	15.54	20.00	44°31'50"	N 21°29'11" E	15.16
C10	57.21	60.00	54°38'09"	N 16°26'01" E	55.07
C11	46.13	60.00	44°02'55"	S 32°54'31" E	45.00
C12	59.54	60.00	56°51'29"	S 83°21'44" E	57.13
C13	25.32	60.00	24°10'39"	N 56°07'12" E	25.13
C14	15.54	20.00	44°31'50"	N 66°17'47" E	15.16
C15	31.65	20.00	90°39'34"	S 46°06'31" E	28.45
C16	31.19	20.00	89°20'26"	N 43°53'29" E	28.12
C17	17.91	20.00	51°19'04"	S 65°46'46" E	17.32
C18	74.33	60.00	70°58'31"	S 75°36'29" E	69.66
C19	63.62	60.00	60°44'55"	N 38°31'48" E	60.68



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