

January 29, 2025

Bonner County  
Road & Bridge Department  
1500 Highway 2, Suite 101  
Sandpoint, ID 83864

Attn: Matt Mulder, P.E.

RE: Deerfield  
Trip Generation and Distribution Letter

Dear Matt,

The purpose of this document is to provide a Trip Generation and Distribution (TG&D) Letter for the proposed Deerfield Drive, associated with Deerfield in Bonner County, Idaho. A preliminary plat is shown in Appendix A. This letter follows the standards for Trip Generation and Distribution as required by Bonner County Road Standards Manual (March 2019) and the Institute of Transportation Engineers (ITE).

**Project Location:**

RP57N02W164952A, SECTION 1, TOWNSHIP 57 N, RANGE 2W, BOISE MERIDIAN, BONNER COUNTY, IDAHO



### Project Action:

The subject property is currently a vacant partially-wooded 32.82 acre parcel with a Suburban (S) zoning classification. Deerfield is anticipated to include 24 single-family parcels. The proposed development will be served via a new publically owned, privately maintained road name Deerfield Drive, intersecting Baldy Mountain Road. Roadway and utility construction is anticipated to be completed in a single phase during the 2025 construction season.

### Trip Generation:

The ITE Generation Manual, 11<sup>th</sup> Edition was used to estimate trips based on Single-Family Detached Housing (Land Use Code 210) for weekday, weekday AM peak hour, and weekday PM peak hour, respectively.

*ITE Trip Generation 11<sup>th</sup> Edition*

Vehicle Trip Ends Vs Dwelling Units			
Single-Family Detached Housing (210)		X* =	T* =
Weekday	$\text{Ln}(T) = 0.92 \text{ Ln}(X) + 2.68$	24	271
Weekday AM Peak Hour	$T = 0.71 (X) + 7.23$	24	24
Weekday PM Peak Hour	$\text{Ln}(T) = 0.93 \text{ Ln}(X) + 0.36$	24	28

\*X is the number of dwelling units.

\*T is the number of trips.

Trips are distributed into and out of Deerfield based on the directional distribution rates given on the trip generation table for Single Family Detached Housing (Land Use Code 210).

*Rates for Land Use*

	ITE Code	Land Use	Quantity	Units	Trips	% Entering	% Exiting	Trips Entering	Trips Exiting
<b>Weekday</b>	210	Residential	24	Dwelling Units	271	50%	50%	136	135
<b>AM Peak Hour</b>	210	Residential	24	Dwelling Units	24	26%	74%	6	18
<b>PM Peak Hour</b>	210	Residential	24	Dwelling Units	28	64%	36%	18	10

### Trip Distribution and Assignment:

The proposed development will see an average of 271 trips per weekday with the highest peak hour being the PM peak of 28 trips. Vehicle trips will enter and exit Deerfield via a new roadway intersecting Baldy Mountain Road. Given the project location, with Sandpoint to the east and rural residential land to

the west, it is estimated that 95% of the total trips are anticipated to travel to/from the City of Sandpoint. The remaining 5% of the total trips are anticipated to travel to/from the west. The intersection of Baldy Mountain Road and Great Northern to the east of the project is projected to support more than 24 peak hour trips. It is estimated that 90% of the trips are anticipated to travel east/west along Baldy Mountain Road and 10% are estimated to travel north/south along Great Northern Road.

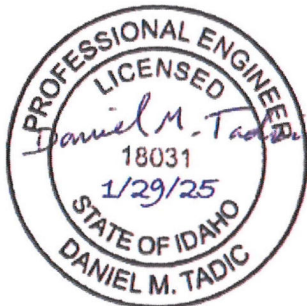
**Stopping Sight Distance Evaluation:**

A stopping sight distance evaluation was completed for the proposed intersection with Baldy Mountain Road. Per Table 1, Section 3.3 of the Bonner County Road Standards Manual, the minimum stopping sight distance for new approaches entering arterial, collector or local access roads at 6% downgrade on asphalt roads with 35 mph posted speed limit is 271 feet. Actual distance measured from the crest of the hill to the middle of the proposed intersection with Baldy Mountain Road is 470 feet with downgrade measured at 4.58%.

Please feel free to contact Dan Tadic, PE at (208) 635-5825 or [dtadic@hmh-llc.com](mailto:dtadic@hmh-llc.com) if you need any additional information or clarifications.

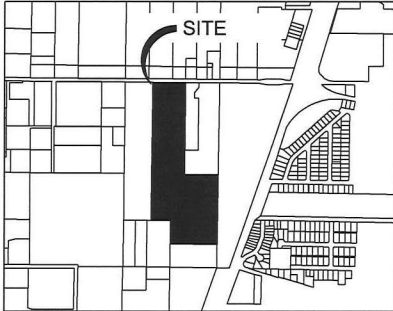
**Prepared By:**

Dan Tadic, P.E., & Brandt Souvenir, E.I.  
HMH Engineering



**Appendix A**  
**Preliminary Plat**

**DEERFIELD**  
**SITUATE IN THE E1/2 OF THE SW1/4 OF SECTION 16**  
**TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN**  
**BONNER COUNTY, IDAHO**



**PANHANDLE HEALTH DISTRICT CERTIFICATE:**

SANITARY RESTRICTIONS, AS REQUIRED BY IDAHO CODE, TITLE 56, CHAPTER 13, ARE IN FORCE. NO OWNERS SHALL CONSTRUCT ANY BUILDING, DWELLING, OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

THIS PLAT APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

PANHANDLE HEALTH DISTRICT

**COUNTY SURVEYOR'S CERTIFICATE:**

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "DEERFIELD" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

BONNER COUNTY SURVEYOR

DATE:

**SURVEYOR'S CERTIFICATE:**

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON AN ACTUAL FIELD SURVEY, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 13, TITLE 56 OF THE IDAHO CODE. I HEREBY CERTIFY THAT ALL CORNERS AND MONUMENTS SHOWN HEREON AS SET MONUMENTS HAVE BEEN ESTABLISHED ON THE GROUND; THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCE HAVE BEEN COMPLIED WITH.

DANIEL O. INLOES, PLS 20889



DATE:

**OWNER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT DEERFIELD LLC, MANAGED BY RICHARD A. HOWARTH, IS THE SOLE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE DIVIDED INTO RESIDENTIAL LOTS. THE SAME TO BE KNOWN AS DEERFIELD, BEING SITUATE IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 16, SAID CENTER QUARTER BEARS:
- SOUTH 89°22'58" EAST, 2650.83 FEET DISTANCE FROM THE WEST QUARTER CORNER OF SAID SECTION 16, BEING A 2-1/2" ALUMINUM CAP MONUMENT PER CPAF RECORD INSTR. NO. 868661, BONNER COUNTY RECORDS;
  - NORTH 1°37'06" EAST, 2632.32 FEET DISTANCE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16, BEING A 2" ALUMINUM CAP MARKED "LS 813" PER CPAF INSTR. NO. \_\_\_\_\_, BONNER COUNTY RECORDS;
  - SOUTH 0°37'00" EAST, 2629.46 FEET DISTANT FROM THE NORTH QUARTER CORNER OF SAID SECTION 16, BEING A 2" ALUMINUM CAP MARKED "PLS 7048" PER CPAF INSTR. NO. 562182, BONNER COUNTY RECORDS;
  - NORTH 89°22'58" WEST, 2644.32 FEET DISTANT FROM THE EAST QUARTER CORNER OF SAID SECTION 16, BEING A 3-1/4" ALUMINUM CAP PER CPAF INSTR. NO. 868661, BONNER COUNTY RECORDS;
  - NORTH 49°59'51" EAST, 22.71 FEET DISTANT FROM THE CENTER QUARTER OF SAID SECTION 16 PER WEST SANDPOINT SUBDIVISION, AS SAME IS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 1 OF PLATS AT PAGE 152 UNDER INSTR. NO. 32080 ON DECEMBER 4, 1918, BONNER COUNTY RECORDS.

THENCE SOUTH 0°37'06" WEST, ON THE NORTHSOUTH MID-SECTION LINE OF SAID SECTION 16, 40.44 FEET;

THENCE NORTH 89°04'33" WEST, 467.38 FEET TO A 1" IRON PIPE, BEING THE POINT OF BEGINNING;

THENCE SOUTH 00° 37' 06" WEST, 1274.72 FEET TO A 5/8" REBAR MARKED "INLOES PLS 20889" HEREINAFTER DESCRIBED AS "A SET MONUMENT";

THENCE SOUTH 89° 03' 40" EAST, 467.70 FEET TO A SET MONUMENT ON THE NORTHSOUTH MID-SECTION LINE PER THE PLAT OF WEST SANDPOINT SUBDIVISION (FROM WHICH THE CENTER QUARTER CORNER OF SECTION 16 PER WEST SANDPOINT SUBDIVISION BEARS NORTH 0°14'28" EAST, 1300.48 FEET DISTANT);

THENCE SOUTH 00° 14' 28" WEST, ON THE NORTHSOUTH MID-SECTION LINE PER THE PLAT OF WEST SANDPOINT SUBDIVISION, 894.68 FEET TO A SET MONUMENT;

THENCE LEAVING SAID SECTION LINE, NORTH 89° 22' 58" WEST, 658.23 FEET TO A 1" IRON PIPE;

THENCE NORTH 00° 59' 15" EAST, 333.39 FEET TO A SET MONUMENT;

THENCE NORTH 89° 34' 33" WEST, 272.86 FEET TO A SET MONUMENT;

THENCE NORTH 00° 20' 36" EAST, 1942.03 FEET TO A SET MONUMENT;

THENCE SOUTH 89° 04' 33" EAST, 464.41 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED CONTAINS 32.646 ACRES (±11,422,257 SQ.FT.) MORE OR LESS.

BE IT FURTHER KNOWN THAT:

- A STRIP OF VARYING WIDTH IS HEREBY DEDICATED TO THE PUBLIC ALONG BALDY MOUNTAIN ROAD WHICH RESULTS IN THE SOUTHERLY RIGHT OF WAY WIDTH EQUALING 7' FROM THE EXISTING CENTERLINE OF BALDY MOUNTAIN ROAD.
- THE ROADS SHOWN WITHIN THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AND ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION, AS SPECIFIED IN THE CC&R's.
- AS SHOWN ON THIS PLAT, TRACT "X" WITHIN BLOCK 2 IS HEREBY RESERVED AND RETAINED BY THE HOMEOWNERS ASSOCIATION FOR WATER STORAGE AND FIRE TURNAROUND EASEMENT, AS DESCRIBED IN THE CC&R's.
- AS SHOWN ON THIS PLAT, THE STORM WATER TRACT WITHIN BLOCK 1 IS HEREBY RESERVED AND RETAINED BY THE HOMEOWNERS ASSOCIATION FOR STORM WATER CONVEYANCE AND RETENTION, AS DESCRIBED IN THE CC&R's.
- ALL LOT LINES COMMON TO PUBLIC RIGHTS-OF-WAY HAVE A 10.00' UTILITY EASEMENT ADJACENT TO SAID RIGHT-OF-WAY WITHIN SAID LOTS.
- A 10.00' STORM WATER EASEMENT CENTERED ON THE COMMON LOT LINE OF LOT 6 AND LOT 1, BLOCK 1, IS HEREBY RESERVED BY THE HOMEOWNERS ASSOCIATION.
- AS SHOWN ON THIS PLAT, THE HOMEOWNERS ASSOCIATION HEREBY RESERVES AND RETAINS AN EASEMENT OVER AND ACROSS THE SOUTHWEST CORNER OF LOT 11, BLOCK 1, FOR ACCESS TO THE STORM WATER TRACT.
- DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY SYRINGA HEIGHTS WATER DISTRICT.
- DOMESTIC SEWER FOR THIS PLAT IS SUPPLIED BY KOOTENAI-PONDERAY SEWER DISTRICT.
- DOMESTIC SOLID WASTE DISPOSAL IS THE RESPONSIBILITY OF THE LOT OWNERS.

DEERFIELD, LLC  
MANAGER

DATE

**NOTARY PUBLIC CERTIFICATE:**

ACKNOWLEDGEMENT

STATE OF IDAHO

COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED

MANAGER OF \_\_\_\_\_, WHOSE NAME IS

SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE

SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**RECORDER'S CERTIFICATE:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_

AT THE REQUEST OF HMM ENGINEERING

INSTRUMENT NO. \_\_\_\_\_ FEE: \_\_\_\_\_

BONNER COUNTY RECORDER

**COUNTY COMMISSIONER'S CERTIFICATE:**

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNER COUNTY, IDAHO.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025.

CHAIRMAN OF THE BOARD OF COMMISSIONERS

**PLANNING DIRECTOR CERTIFICATE:**

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE APPLICABLE ZONING AND SUBDIVISION CODES AND APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025.

BONNER COUNTY PLANNING DIRECTOR, ET AL

**COUNTY TREASURER'S CERTIFICATE:**

I, HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR \_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BONNER COUNTY TREASURER

**SYRINGA HEIGHTS WATER DISTRICT CERTIFICATE:**

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE SYRINGA HEIGHTS WATER DISTRICT, BONNER COUNTY, IDAHO.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2024.

CHAIRMAN

**CITY OF SANDPOINT CERTIFICATE:**

I HEREBY CERTIFY THAT THIS PLAT WAS REVIEWED FOR POTENTIAL IMPACT TO THE CITY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025.

CITY CLERK

DATE

MAYOR

DATE

PN: D24013

PAGE 1 OF 3



476864 Highway 95, Suite 3  
Ponderay, ID 83852  
(208) 635-5825

**SITUATE IN THE E1/2 OF THE SW1/4 OF SECTION 16  
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN  
BONNER COUNTY, IDAHO**



1. SEE SHEET 37 FOR LINE AND CURVE TABLE.
2. THE LOTS WITHIN THIS PLAT MAY NOT BE FURTHER SUBDIVIDED WITHOUT WRITTEN APPROVAL OF THE PLANNING DEPARTMENT AND BONNER COUNTY COMMISSIONERS.
3. THE NUMBER AND TYPE OF DWELLINGS PERMITTED WITHIN THIS PLAT SHALL BE IN ACCORDANCE WITH IDAHO STATE CODE AND BONNER COUNTY PLANNING CODE.
4. STORM WATER TRACT IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS.
5. EROSION CONTROL.
6. WATER STORAGE TRACT IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ADJACENT.
7. LOT LINES COMMON TO PUBLIC RIGHTS-OF-WAY HAVE A 10'00 UTILITY EASEMENT ADDITION TO SIGHT RIGHT-OF-WAY WITHIN SAID LOTS.
8. THE PLAT PROVIDES FOR A 10'00' WIDE FLOOD HAZARD "X" AREA OF MINIMAL FLOOD HAZARD, AND FLOOD ZONE "A" PER FIRM PLANT. 156170715E WITH AN EFFECTIVE DATE OF 06/06/2009.
9. ALLEYS WITHIN THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AS PRIVATELY MAINTAINED PUBLIC ROADS AND WILL BE CONSTRUCTED TO THE PRIVATELY MAINTAINED STANDARDS OF BONNER COUNTY.
10. THE PLAT PROVIDES FOR THE MINIMUM MAINTENANCE STANDARDS FOR COUNTY MAINTENANCE. THESE ROADS SHALL BE MAINTAINED AT THE DISCRETION OF THE BONNER COUNTY COMMISSIONERS.
11. PURSUANT TO IDAHO CODE 50-13242(c), PER PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATIONS NATIONAL PIPELINE MAPPING SYSTEM, A GAS TRANSMISSION FACILITY SHALL BE MAINTAINED IN ACCORDANCE WITH THE STANDARDS OF THE WESTERN COUNCIL OF THIS PLAT.
12. THE PUBLIC UTILITIES, THE TERMS, CONDITIONS AND PROVISIONS AS OUTLINES IN THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) RECORDED AS INSTRUMENT No.

THIS PLAT WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) EPOCH: 2010.000 ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103)-US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED. DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001188201.

THIS PLAT WAS PREPARED AT THE REQUEST OF DEERFIELD LLC TO ESTABLISH THE BOUNDARY DESCRIBED IN (R1) AND ESTABLISH LOTS AS SHOWN ON THIS PLAT.

- THE DOUBLE CENTER QUARTER CORNER OF SECTION 16 HAS BEEN ESTABLISHED IN TWO LOCATIONS. ONE LOCATION IS BASED ON THE PLAT OF WEST SANDPOND SUBDIVISION (R2) AND ONE BASED ON BUREAU OF LAND MANAGEMENT MANUAL OF SURVEYING, 1916. THE PLAT CORNER WAS MADE BY THE BUREAU OF LAND MANAGEMENT AND THE BLM CORNER WAS FOUND. FOR MORE INFORMATION REGARDING WHICH SURVEYS AND PLATS USED EACH CENTER QUARTER, SEE (R3). RECORD DISTANCES PER (R2) WERE USED TO ESTABLISH THE CALCULATED POSITION OF THE CENTER QUARTER. PER (R3) THE WEST NORTHWEST CORNER OF THE SUBJECT PARCEL WAS LOCATED TO ESTABLISH A 30.00' RIGHT OF WAY. THE CENTER QUARTER PER BLM MANUAL OF INSTRUCTION.
- THE EAST BOUNDARY OF THE SUBJECT PARCEL WAS LOCATED TO ESTABLISH A 30.00' RIGHT OF WAY.
- THE NORTH BOUNDARY OF THE SUBJECT PROPERTY WAS ESTABLISHED FROM FOUND MONUMENTS AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN WARRANTY DEED 0021019 AND THE FOUND 1" PINE MONUMENTING THE NEAST CORNER OF THE SUBJECT PARCEL. THE MONUMENT AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY SUBSTANTIALLY FITS LINES OF OCCUPATION AND HOLDING PAPER.
- THE EAST BOUNDARY OF THE SUBJECT PROPERTY ADJACENT TO LOTS 1 THROUGH 6, BLOCK 2 WAS ESTABLISHED BY HOLDING THE FOUND 1" PINE AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY HOLDING THE BEARING OF THE NORTHSOUTHLINE OF SECTION 16.
- THE PROPERTY BOUNDARY ADJACENT TO THE NORTH BOUNDARY OF LOT 11 AND TRACT "A", BLOCK 2 AND LOT 14, BLOCK 1, WAS ESTABLISHED BY DETERMINING THE EASTWEST CENTER OF SECTION 16 AND THE DISTANCE OF 100 FEET TO THE WEST AND THE DISTANCE OF 100 FEET TO THE EAST. THE DISTANCE OF 100 FEET TO THE WEST AND THE DISTANCE OF 100 FEET TO THE EAST SUBSTANTIALLY FITS EXISTING FENCE LINES AND LINES OF OCCUPATION.
- THE SOUTH BOUNDARY OF THE SUBJECT PARCEL WAS ESTABLISHED BY HOLDING THE NORTHSOUTH CENTERLINE OF SECTION 16 THROUGH 13 BLOCK 1. IT WAS ESTABLISHED BY HOLDING THE NORTHSOUTH CENTERLINE OF SECTION 16 BASED ON THE SOUTH QUARTER CORNER AND THE CALCULATED POSITION OF THE CENTER QUARTER EN BASED ON WEST SANDPOND 1
- THE SOUTH BOUNDARY OF THE SUBJECT PARCEL WAS ESTABLISHED BY HOLDING FOUND MONUMENTS. THE FOUND 1" PINE AT THE NORTHEAST CORNER OF THE SUBJECT PARCEL WAS USED TO ESTABLISH THE SOUTH BOUNDARY OF THE SUBJECT PARCEL TO THE NORTHSOUTH CENTERLINE OF SECTION 16, BASED ON THE SOUTH QUARTER CORNER AND THE CALCULATED POSITION OF THE CENTER QUARTER BASED ON WEST SANDPOND SUBDIVISION.
- THE FOUND 1" PINE AT THE NORTHEAST CORNER OF THE SUBJECT PARCEL WAS USED TO ESTABLISH THE SOUTH BOUNDARY OF THE SUBJECT PARCEL TO THE NORTHSOUTH CENTERLINE OF SECTION 16, BASED ON THE SOUTH QUARTER CORNER AND THE CALCULATED POSITION OF THE CENTER QUARTER BASED ON WEST SANDPOND SUBDIVISION.
- THE FOUND 1" PINE AT THE NORTHEAST CORNER OF THE SUBJECT PARCEL WAS USED TO ESTABLISH THE SOUTH BOUNDARY OF THE SUBJECT PARCEL TO THE NORTHSOUTH CENTERLINE OF SECTION 16, BASED ON THE SOUTH QUARTER CORNER AND THE CALCULATED POSITION OF THE CENTER QUARTER BASED ON WEST SANDPOND SUBDIVISION.

(R1) QUIT CLAIM DEED INSTRUMENT No. 976337 RECORDED 2/12/2021  
(R2) WEST SANDPOINT SUBDIVISION, RECD 32, 4, 1910 UNDER INSTRUMENT No. 32090 IN BOOK 1 OF PLATS AT PAGE 152.  
(R3) RECORD OF SURVEY INSTRUMENT No. 942527 RECORDED BY MARK DUFFNER, PLS 9905, 2019.  
(R4) RECORD OF SURVEY INSTRUMENT No. 963768 RECORDED BY GEORGE MARSHALL, PLS 7546, 2000.  
(R5) RECORD OF SURVEY INSTRUMENT No. 962998 RECORDED BY GEORGE MARSHALL, PLS 7520, 2020.  
(R6) RECORD OF SURVEY INSTRUMENT No. 365249 RECORDED BY DAVID EVANS, PLS 5087, 1989.  
(R7) RECORD OF SURVEY INSTRUMENT No. 347149 RECORDED BY ROBERT BUSTON, PLS 582, 1988.

FOUND ALUMINUM CARBONUMETUM, AS DESCRIBED	_____	_____	SUBJECT PROPERTY BOUNDARY
FOUND 50" REBAR, "BISTOL, PLS 882" OR AS DESCRIBED	_____	_____	INTERIOR LOT/LINK LINES
FOUND IRON PIPE, AS DESCRIBED	_____	_____	ADJACENT PROPERTY BOUNDARY
FOUND 12" REBAR, AS DESCRIBED	_____	_____	SECTION LINE (BLM SOLUTION)
SET 50"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "HIGLES PLS 2088"	R/W	R/W	SECTION LINE (R3) SOLUTION
SET 12"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "HIGLES PLS 2088" OR AS DESCRIBED	_____	_____	EASEMENT LINE
SET ALUMINUM CAP OR 50"x24" REBAR	_____	_____	RIGHT OF WAY LINE
UNCALCULATED POINT, NOTHING FOUND OR SET	_____	_____	



PN:D24013

PAGE 2 OF 3

**HMH**  
engineering

**SITUATE IN THE E1/2 OF THE SW1/4 OF SECTION 16  
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN  
BONNER COUNTY, IDAHO**



- FOUND ALUMINUM CAP MONUMENT, AS DESCRIBED  
 FOUND 5/8" REBAR, AS DESCRIBED  
 FOUND IRON PIPE, AS DESCRIBED  
 FOUND 1/2" REBAR, AS DESCRIBED  
 SET 5/8"x24" CAPBAR WITH YELLOW PLASTIC CAP  
 STAMPED "NLOES PLS 20888"  
 SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP  
 STAMPED "NLOES PLS 20888", OR AS DESCRIBED  
 SET ALUMINUM CAP ON 5/8"x24" REBAR  
 CALCULATED POINT, NOTHING FOUND OR SET  
 SUBJECT PROPERTY BOUNDARY  
 INTERIOR LOT/BLK/LINE  
 ADJACENT PROPERTY BOUNDARY  
 SECTION LINE (BLM SOLUTION)  
 SECTION LINE (R3) SOLUTION  
 EASEMENT LINE  
 RIGHT OF WAY LINE

Line Table		
Line #	Length	Direction
L1	232.20	S89°04'33"E
L2	232.21	S89°04'33"E
L3	40.44	S0°37'06"W
L4	25.56	N07°4'28"E
L5	17.07	S89°04'33"E
L6	22.71	S49°59'51"W
L7	18.12	N58°38'03"W
L8	45.00	S89°03'40"E
L9	55.00	S0°28'50"W
L10	14.76	N89°03'40"W
L11	85.24	S0°28'50"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	75.68	50.00	66°05'53"	54.74	S56°28'13"E
C2	58.54	50.00	90°00'00"	70.51	N45°28'50"E
C3	23.07	20.00	66°05'56"	21.81	N56°28'12"W
C4	31.42	20.00	90°00'00"	28.28	N45°28'50"W
C5	125.66	80.00	90°00'00"	113.14	N45°28'50"E
C6	31.61	20.00	90°32'44"	28.42	N45°45'12"E
C7	31.23	20.00	89°27'16"	28.15	S44°14'48"E
C8	47.36	30.00	90°27'30"	42.60	S45°42'35"W



**Appendix B**  
**ITE Reference Material**

# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 169

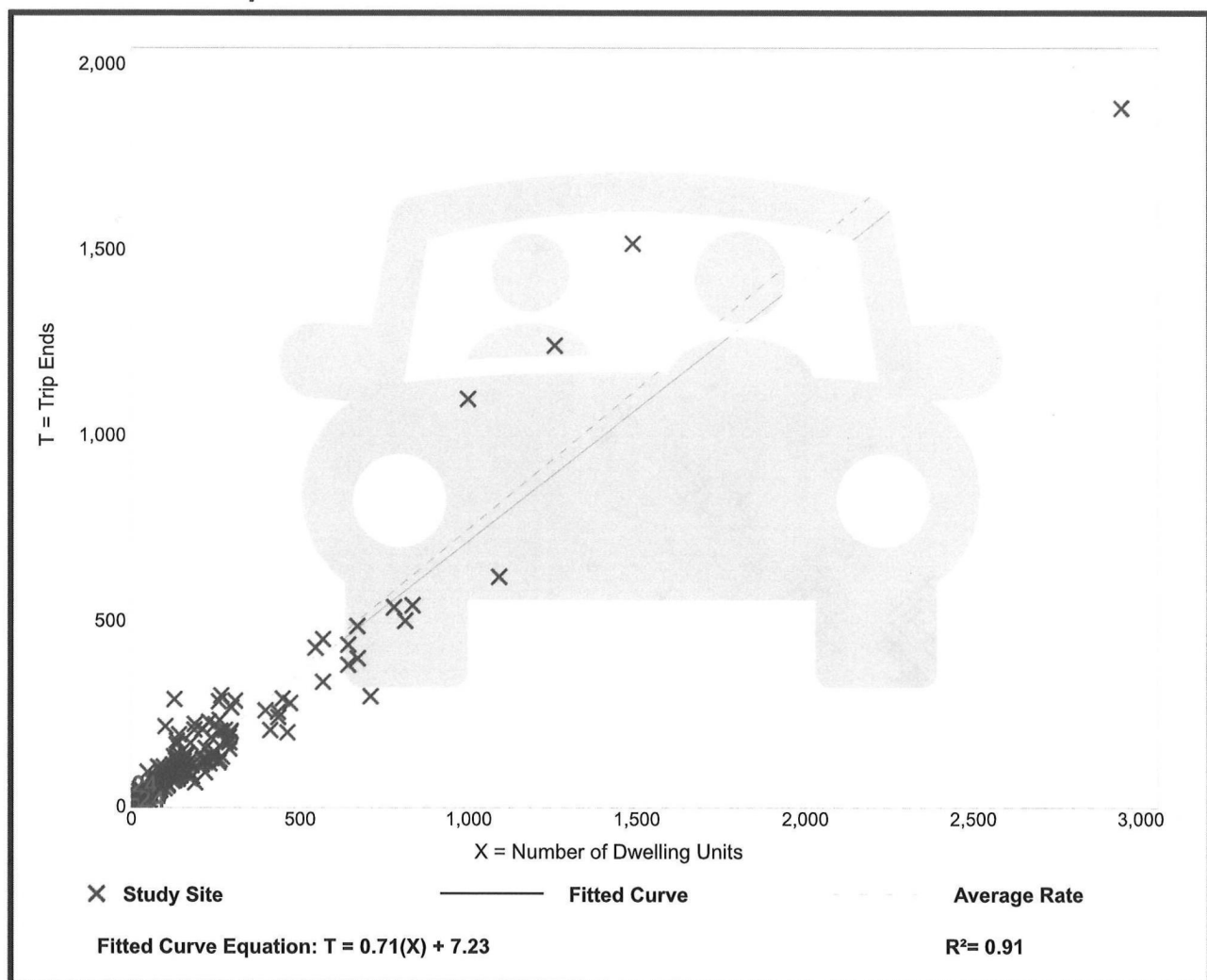
Avg. Num. of Dwelling Units: 217

Directional Distribution: 26% entering, 74% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.34 - 2.27	0.25

## Data Plot and Equation



## Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,  
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 178

Avg. Num. of Dwelling Units: 203

Directional Distribution: 64% entering, 36% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate

0.99

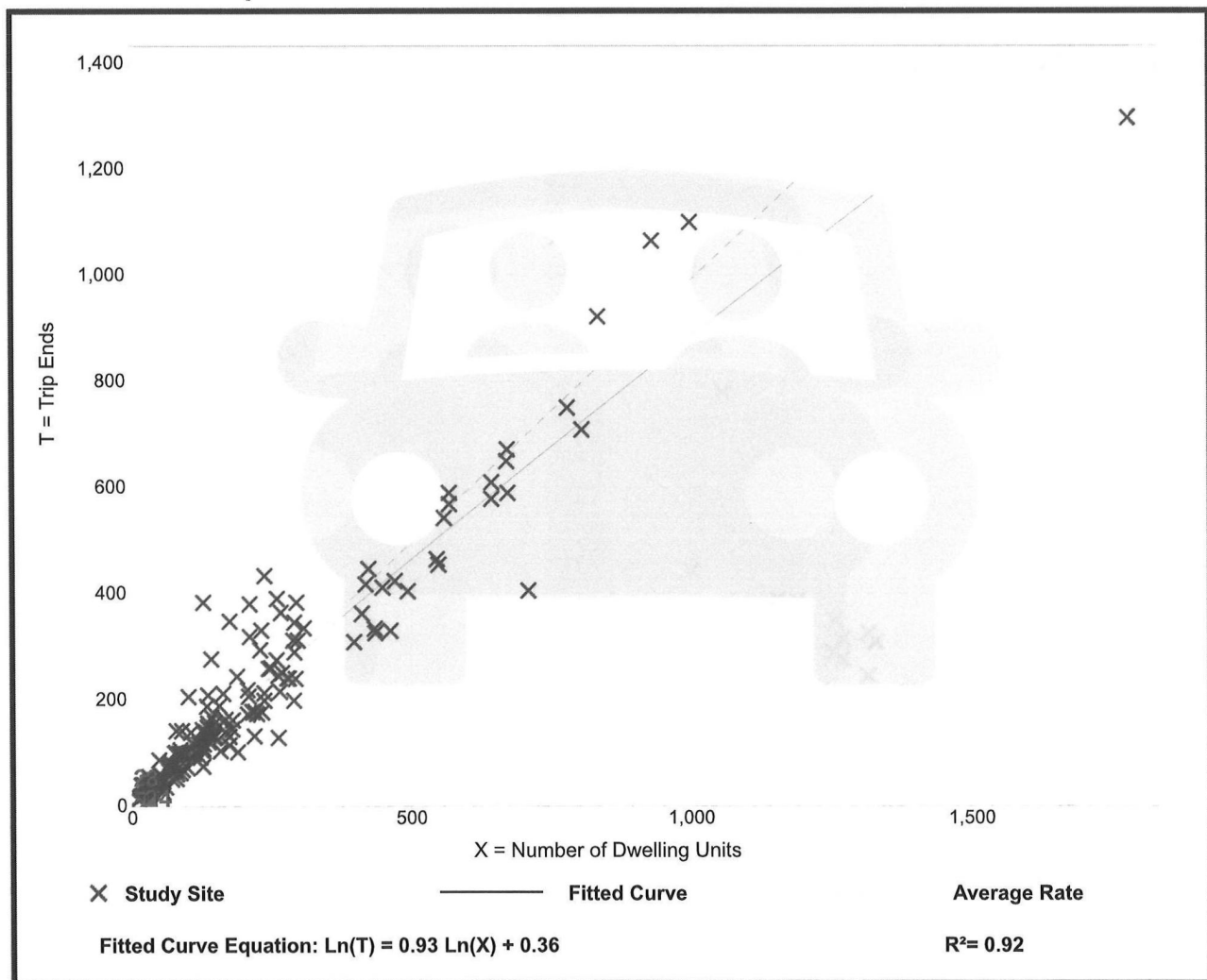
Range of Rates

0.49 - 2.98

Standard Deviation

0.28

### Data Plot and Equation



# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 174

Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

## Data Plot and Equation

