

City of Richland Resolution No. 100-20 temporarily designates virtual locations for all municipal meetings. This meeting will be held remotely via Zoom. Members of the public may attend this meeting by selecting the Zoom link or by calling the phone numbers provided.



Agenda
Hearing Examiner Meeting
Monday, July 12, 2021
Join the Zoom meeting [here](#)
Public Telephone Access: (206) 337-9723 or (253) 215-8782
Meeting ID No. 872 2126 7401

Hearing Examiner: Gary McLean

Liaisons: Staff Liaison: Planning Manager Stevens

Public Hearing - 6:00 p.m.

Public Hearing Explanation:

New Business - Public Hearing:

1. S2021-104 - Preliminary Plat of South Orchard
2. S2021-106 - Preliminary Plat of Wellhouse Heights
3. BSP2021-101 - Luxelocker Binding Site Plan

Adjournment

The next Hearing Examiner Meeting will be scheduled as needed.

This meeting is broadcast live on CityView Channel 192 and online at ci.richland.wa.us

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HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 7/12/2021

Agenda Category: New Business - Public Hearing

Prepared By: Shane O'Neill, Senior Planner

Subject:

S2021-104 - Preliminary Plat of South Orchard

Department:

Development Services

Recommended Motion:

City staff recommends the plat be remanded back to the applicant for modification so as to more closely meet provisions of the LUDR (use of alleys, maximum block length limits, and to design lots accommodating maximum setback requirements), to account for transportation infrastructure improvements as required by the BMS Master Agreement and based upon the recent traffic impact analysis by TENW, to include a cultural resources study as requested by DAHP, and to adjust for the preliminary conditions of approval, generally.

Summary:

Nor Am Investments LLC has filed a preliminary plat application request to divide 194.54 acres into 477 lots and thirty (30) tracts in the Badger Mountain South master planned community. The plat site lies north of and adjacent to Reata Road and west of Morningside Parkway.

Attachments:

1. FULL Staff Report - South Orchard
2. S2021-104 Amended Recommendation Memo

**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT TO THE HEARING EXAMINER**

GENERAL INFORMATION:

PROPOSAL NAME: South Orchard - Preliminary Plat

LOCATION: North of and partially adjacent to Reata Road in the Badger Mountain South master planned community (APN 1-0488-200-0001-000)

APPLICANT: Nor Am Investment, LLC

FILE NO.: S2021-102

DESCRIPTION: Request to subdivide 194.5 acres into 477 lots allowing for residential, commercial and open-space development

PROJECT TYPE: Type III Preliminary Plat

HEARING DATE: July 12, 2021

REPORT BY: Shane O'Neill, Senior Planner

RECOMMENDED
ACTION: Approval subject to completion of proposed conditions

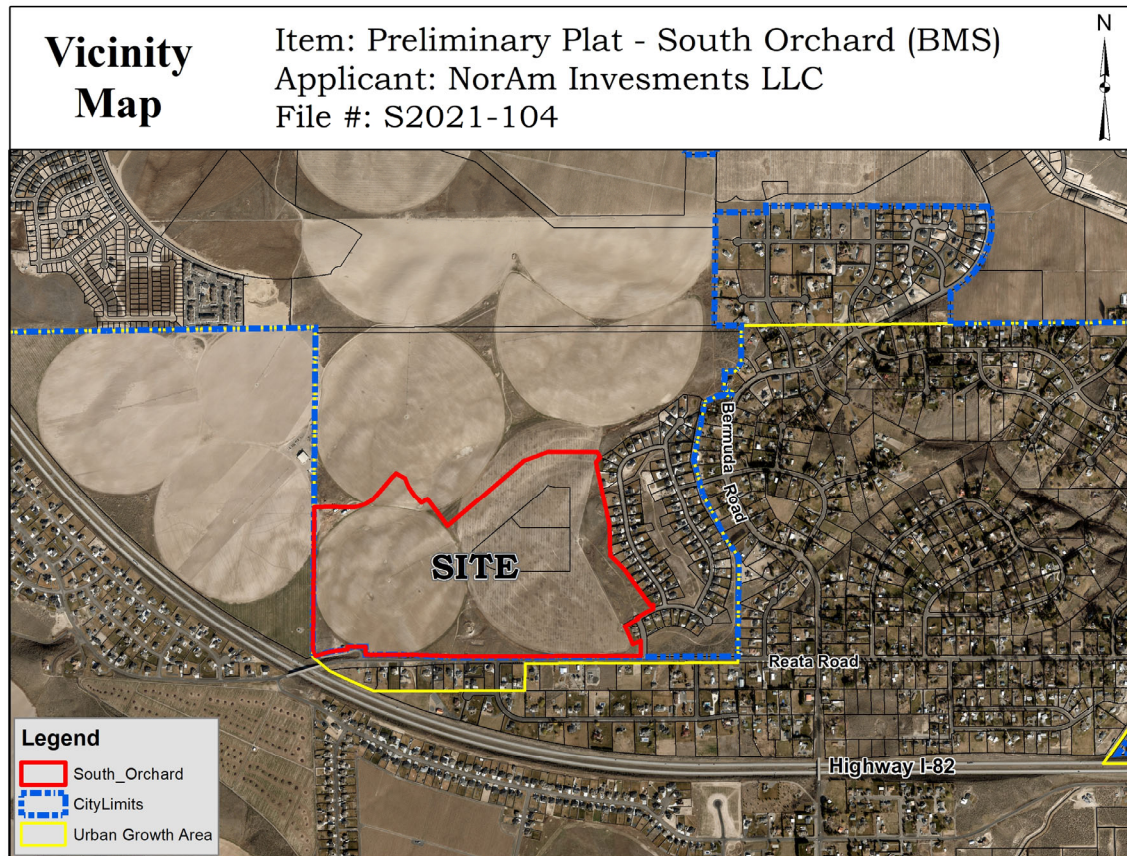


Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

Nor Am Investments LLC has filed a preliminary plat application (Exhibit 1) to divide approximately 194.5 acres into 477 lots and thirty (30) tracts, to be known as the plat of South Orchard (File#: S2021-104). The plat includes several residential blocks, civic open space, new roadways and pedestrian trails.

The South Orchard site lies north of Reata Road and west of Karlee Drive (county road). The plats' location is applied with several (primarily residential) Badger Mountain South zoning districts. Plat drawings (Exhibit 2) include plans detailing the contiguous network of public roadways and utilities serving the proposed lots. Page 1 of the plat illustrates the proposed 4-phase development plan.

SOUTH ORCHARD LAND USE DATA

Gross planning area = 194.54 acres

Net planning area = 158.9 acres

Area of ROW's = 35.65 acres

Area of tracts = 31.06 acres

Average lot size = 9,143 square feet

Smallest lot = 4,581 square feet

Largest lot = 29,627 square feet

LOCATION

The South Orchard preliminary plat site is located within the southwesterly-most portion of Richland known as Badger Mountain South. Describing the broader locational context, the Badger Mountain South area (Figure 3 – LUDR Map, below) appears as an appendage of the Richland city limits boundary generally in the southwest sector of the City which, as the name implies, is on the south side of Badger Mountain. Within Badger Mountain South, the South Orchard site lies adjacent to the southernmost boundary; adjacent to the Richland city limits line.

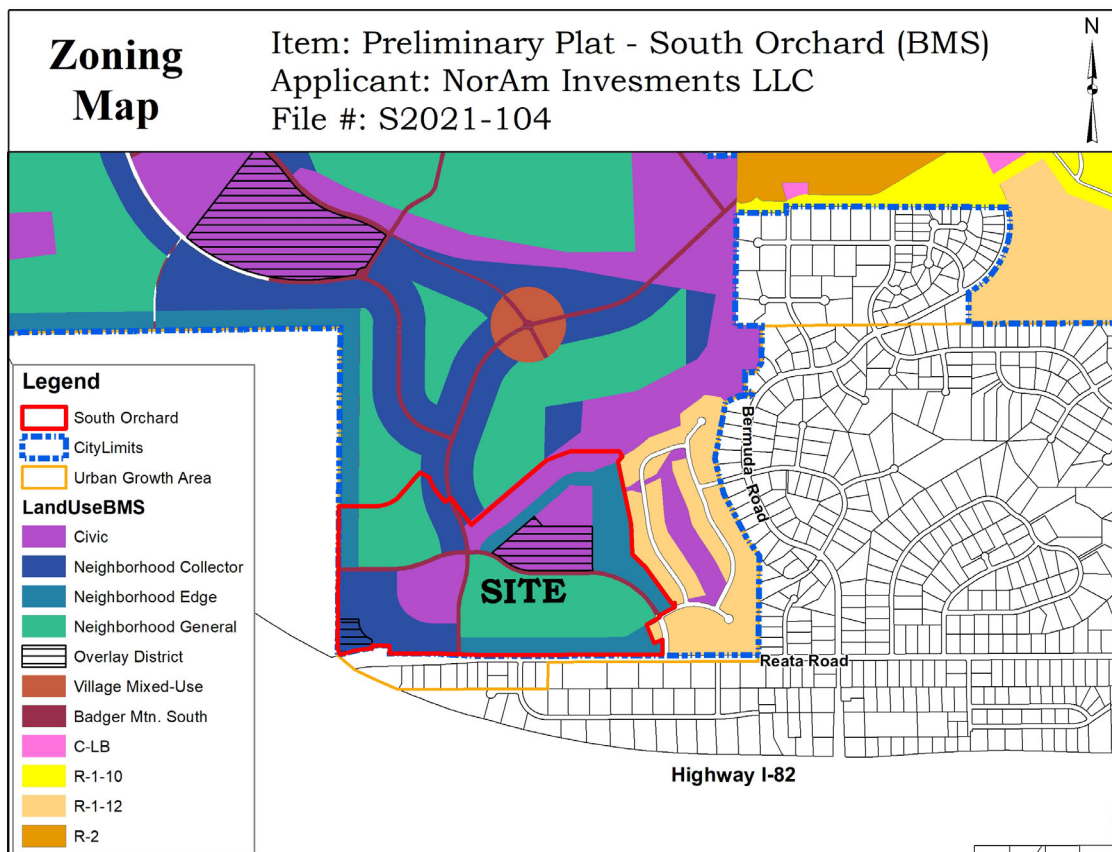


Figure 2 – Land Use/Zoning Map

LAND USE

The subject property is part of the Badger Mountain South Subarea Plan, which was developed in 2010. The plan calls for the development of a master planned community known as Badger Mountain South which is intended to be a mixed use, walkable and sustainable community of up to 5,000 dwelling units. The plan calls for small lot residential development with some multi-family, commercial and office uses with generous open spaces and extensive pedestrian trails. In recognition of the intended unique character of the master planned area, the City

worked with Nor Am Investment, LLC to adopt a set of development regulations which specifically apply to the Badger Mountain South Subarea Plan known as the Land Use and Development Regulations (LUDR). The City also adopted a Planned Action Ordinance (RMC 19.50.030) for the subarea based on a supplemental environmental impact statement which was prepared for the master planned community.

LUDR PROVISIONS

Because it belongs to a master planned community, the plat of South Orchard benefits from previous planning efforts aimed at streamlining the platting process and environmental review procedures discussed further in this report. The subject property and all immediate surrounding properties included in the Badger Mountain South Subarea are subject to the master plan and LUDR regulations. The following BMS zones are applied to the project site: Neighborhood General (NG), Neighborhood Edge (NE), Neighborhood Collector (NC), Civic and Civic Overlay.

Neighborhood General (BMS-NG): *The Neighborhood General (BMC-NG) District comprises the majority the Badger Mountain South community. This District is primarily residential in character. A variety of housing options are provided to meet the needs of the community. The residents of these Districts are within walking distance of schools, parks, trails and commercial centers supporting the vision of the community. Single-family houses are accommodated on a variety of lot sizes allowing a range of housing options from cottages to large detached structures. Smaller-scale Multi-family housing options such as Mansion Apartments, Duplexes and Courtyard Housing, are also accommodated when certain siting conditions are met. Additional housing units are permitted in this District through the use of Accessory Units. (LUDR 3.D)*

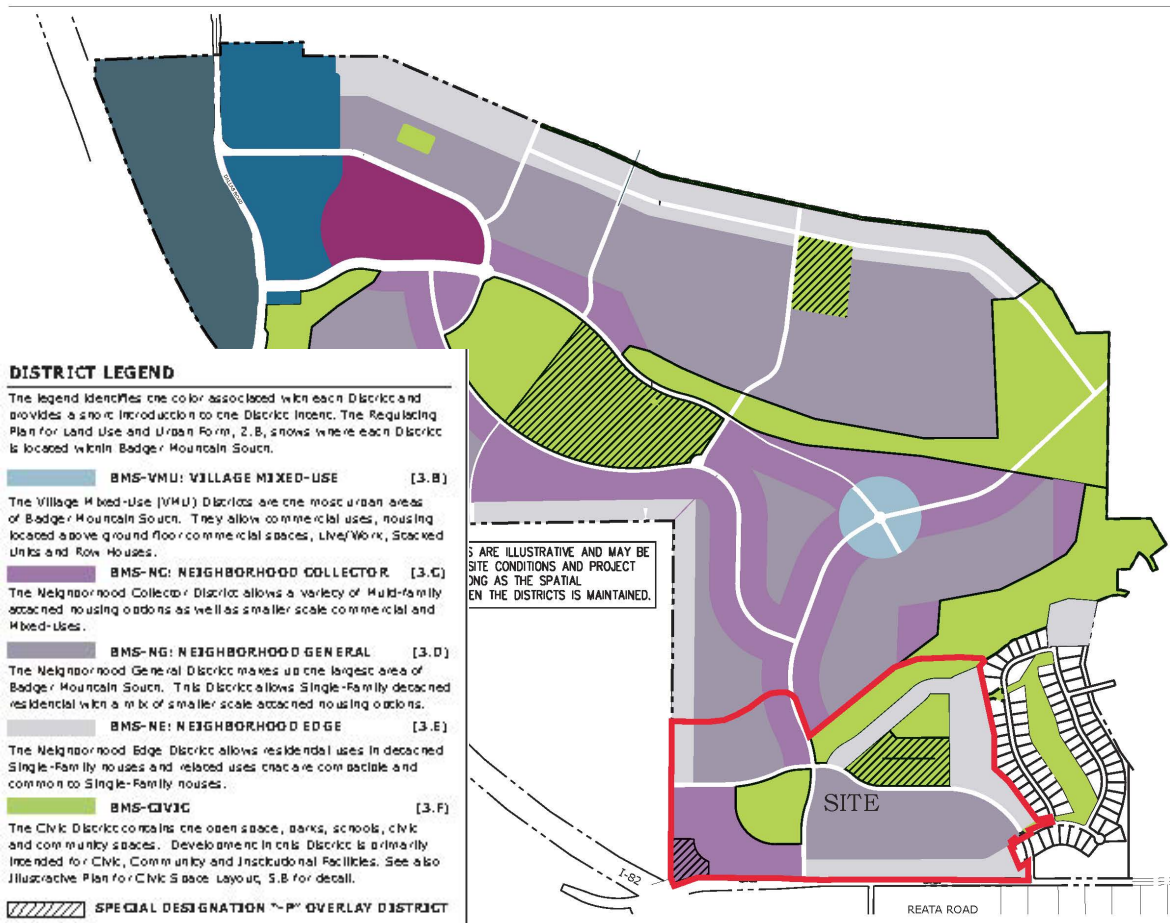
Neighborhood Edge (BMS-NE): *The Neighborhood Edge (BMC-NE) District is solely residential in character. The houses and lots in this District tend to be a larger scale than the Neighborhood General District. These Districts are typically located along the periphery of the community. Single-family houses and lots are provided in a range of sizes up to large custom homes on 1/4 to 1 acre lots. Houses are typically accessed by streets, on lots without Alleys. Lots are larger to accommodate front street access driveways. Setbacks are deeper to create a more verdant character.*

Neighborhood Collector (BMS-NC): *The Neighborhood Collector (BMC-NC) District is found within each of the five residential neighborhoods that comprise Badger Mountain South. These Districts add diversity to the housing found in Badger Mountain South, complement future transit expansion and provide opportunities to establish intergenerational neighborhoods. They are located primarily along Collector Streets and at the primary entrances to the neighborhoods as shown on the Regulating Plan in Section 2.B. The Neighborhood Collector District is primarily residential that provides a variety of*

housing. Mixed-Use and Live/Work Buildings in this District provide the flexibility for these areas to accommodate neighborhood-scale commercial uses that respond to the evolving needs of the community as it grows. Stand-alone, smaller-scale Neighborhood Goods and Services Buildings that serve the needs of the residents, such as churches and day cares, are encouraged in this District.

BMS Civic: Permitted land uses in the Civic District are limited public facilities (schools), public & private recreation and cultural facilities, places of worship, solar panel arrays, vineyards, telecommunication facilities and parking lots.

2.B REGULATING PLAN FOR LAND USE AND URBAN FORM



**Figure 3 – Regulating Plan for Land Use and Urban Form
 (Section 2.B, BMS LUDR)**

The land use table on page 2-3 of the LUDR lists permitted uses in each BMS zone. Permitted uses in each zone include single-family & multi-family residential

developments, retail businesses, offices, public facilities, parking lots amongst other uses. Section 3 of the LUDR lists development standards including dimensional requirements such as minimum setbacks, to guide development in each zone.

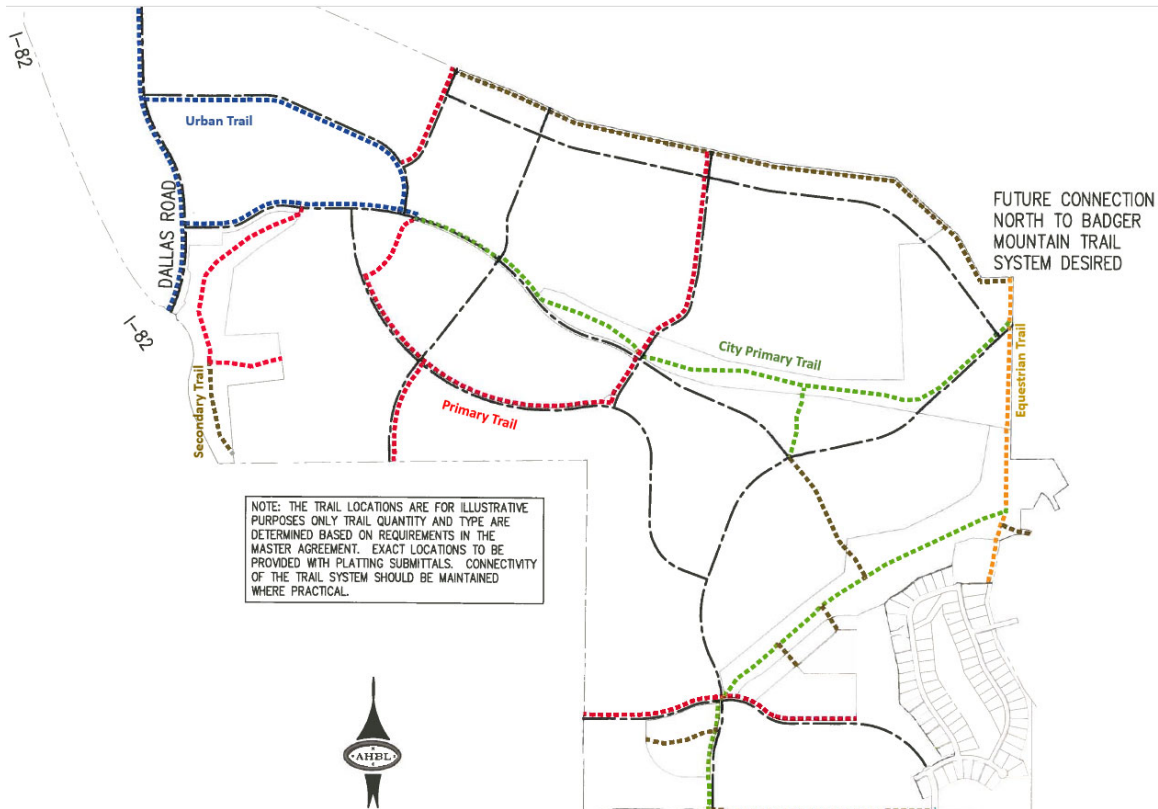


Figure 4 – Trail Layout Plan

Trail Standards

The LUDR identifies a system of pedestrian trails throughout the master planned community. South Orchard proposes a total of 15,667 linear feet of trails (MACR, Pg. 4) and the MACR indicates a Master Agreement credit of 12,662.2 linear feet of trails. Sheet C004 of Exhibit 2, provides a detailed breakdown of each trail-type and their associated lengths. The design standards for trails are provided in Section 5.1 of the LUDR. Page 5 of the Master Agreement Consistency Recommendation (MACR – Exhibit 3) outlines green infrastructure concurrency calculations in fulfilling the plats' obligation schedule for installing green infrastructure. In this case, construction of the new urban trails fulfill the plats' green infrastructure obligations. The improvement schedule is outlined in Exhibit D of the BMS master agreement.

On the matter of trails, the Benton County Public Works Department submitted a comment letter requesting the trail proposed on the north side and parallel to

Reata Road, be constructed to Primary Trail standards as depicted in LUDR Section 5 where the LUDR only calls for the trail to meet Secondary Trail standards. The primary difference between the two trail types is, Primary Trails are ten (10) foot-wide paved trail surfaces and Secondary Trails are five (5) foot-wide soft surface trails (i.e. wood chips or gravel). Said comment letter is included herein as part of Exhibit 7.

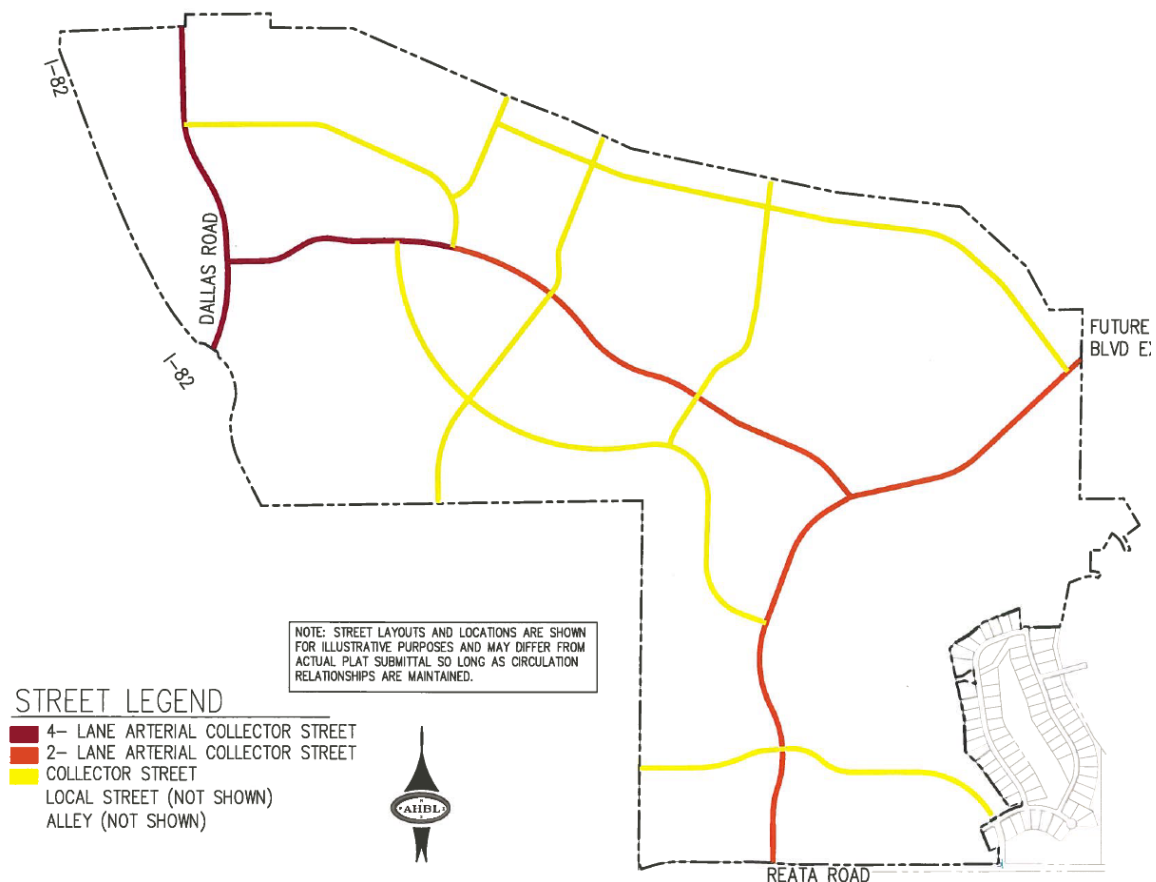


Figure 5 – Regulating Plan for Streets

Street Standards

The plat includes a planned half-mile segment of Gage Blvd, a 2-lane arterial collector street. Eventually, Gage Blvd will extend from the southern boundary of the proposed plat at Reata Road; continue northeast where it will connect to the preliminary plat of Sienna Hills. The segment in South Orchard will construct the southernmost connection at Reata Road. In total, South Orchard proposes 31,300 linear-feet of new roadways.

Block Standards

Section 7.B of the LUDR establishes requirements for the configuration of blocks. This section of the LUDR restricts block length from exceeding 1,000 feet. The maximum block length proposed by South Orchard is approximately 1,045-feet. As allowed in Section 7.B.3 of the LUDR, portions of the site include non-

orthogonal street networks in response to topographical and site constraints. Road "O" between intersections of Road "F" and Morningside Parkway has a length of 1,220 feet between roadways; however, several locations along its length have given way for trail access to Orchard Green open space as well as a mid-block crossing between the proposed school and City of Richland Park parcel. Considering the trail access to green space, school site, and park site, the MPA recommends the block length is acceptable. It is unclear under what authority this deviation is granted by the Master Plan Administrator (MPA).

The block on the north side of Alison Way between tract 497 (trail access) and Morningside Parkway measures approximately 1,250 feet. The MPA will require a mid-block crossing between lots 374 and 375 to comply with the requirements of this section.

Density Requirements

The South Orchard project will result in 475 lots available for, but not exclusively limited to, residential development. Two lots are designated for multi-family development and several parcels are designated for open-space/civic land uses. Chapter 7.C of the LUDR establishes density targets for each of the neighborhoods within the Badger Mountain South community. The South Orchard site falls within the South Orchard neighborhood (page 7-3 of the LUDR) which targets a minimum of 540 units up to a maximum of 650 units with at least 10% of the areas designated as Neighborhood Collector to be used as multi-family or commercial space.

Exhibit D (page D-6) of the Badger Mountain South Master Agreement, estimates that the South Orchard neighborhood will contain 760 residential units. This target exceeds the LUDR target. Staff offers no explanation for this discrepancy.

The MACR (Exhibit 3) indicates lots will be developed with a combination of single-family and multi-family residential homes. Page 4 of the MACR indicates a total of 633 residential units (RU) will be developed in South Orchard. Pursuant to the LUDR Section 1.G(5), final plats must identify housing types allowed on each lot. Section 7.C of the LUDR set an overall BMS-wide community goal of achieving a composition of 60 percent single-family housing and 40 percent multi-family housing. Currently a majority of the BMS area is comprised of single-family homes; development of this plat will potentially contribute toward meeting the stated 40 percent multi-family housing goal.

Procedural Requirements

Section 1H of the LUDR together with 19.50 RMC, require that a Master Agreement Consistency Determination (MACD) be issued by the Planning Manager for any development proposal located within the Badger Mountain South master planned community. This determination is made after consultation with the Badger Mountain South Master Plan Administrator (Larry White of Nor

Am). A Master Agreement Consistency Recommendation was included with the plat application. Staff has reviewed this recommendation and has decided to withhold issuance of a Master Agreement Consistency Determination (MACD) as the proposal fails to identify how the project traffic improvement concurrency requirements outlined in the BMS Master Agreement necessary to fulfill SEPA requirements for planned actions (19.50 RMC) will be met.

SITE DESCRIPTION & ADJACENT LAND USES

The site consists of gently rolling hills; which are under agricultural production. South Orchard abuts the existing single-family residential neighborhood of Sunshine Ridge to the east. The South Orchard site is bordered by the city limits line along the south and west plat boundaries.

Previously cleared for agriculture, the site is currently devoid of any woody vegetation such as sagebrush. As depicted in the site photos taken by city staff (Exhibit 9) in June of 2021, the site is covered with some grasses and other non-woody plants.

Adjacent properties to the north and to the west are currently vacant. Parcels on the south side of Reata Road contain single-family homes (Benton County), the Badger Mountain Irrigation District (BMID) office and an electrical sub-station. Development potential of vacant land to the north is outlined in the BMS LUDR. To the east lies the single-family residential neighborhood of Sunshine Ridge, which narrowly separates Reata Road from Highway I-82.

CRITERIA FOR PRELIMINARY PLAT APPROVAL

Section 24.12.053 RMC sets forth the criteria that must be met before a preliminary plat application can be approved. It states:

The hearing examiner shall not recommend approval of any preliminary plat application, unless the approval is accompanied by written findings that:

- A. The preliminary plat conforms to the requirements of this title (Title 24 Plats and Subdivisions);
- B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features which assure safe walking conditions for students who only walk to and from school;
- C. The public use and interest will be served by the platting of such subdivision and dedication; and
- D. The application is consistent with the requirements of RMC 19.60.095

RMC Section 24.12.050 designates the Hearing Examiner as the hearing body responsible for conducting the review of preliminary plat applications.

PUBLIC NOTICE

Application Date:	April 19, 2021
Notice of Hearing Mailed:	June 22, 2021
Notice of Hearing Posted:	June 14, 2021
Notice of Hearing Published:	June 27, 2021
Public Hearing:	July 12, 2021

A combined notice of application and public hearing was provided by mailing notices to property owners within 300 feet. Public hearing notices were distributed through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 5.

SEPA

A Supplemental Final Environmental Impact Statement was completed for this site at the time the City adopted a subarea plan for the Badger Mountain South area in 2010. The property was annexed at that time and the City adopted a Planned Action Ordinance (19.50 RMC, Exhibit 4). The effect of the Planned Action Ordinance is that standard SEPA review is not required, provided that any project proposed within the boundaries of the master planned community is consistent with the master plan and with the mitigation measures identified in the adopted SEPA documents. Projects determined to be consistent with the subarea plan, the master agreement between the City and Nor Am Investment and the mitigation measures enumerated in the adopted SEPA documents are issued a Planned Action Consistency Determination (PACD). The PACD for South Orchard is being withheld at this time.

PUBLIC COMMENTS

Owners of all properties within 300-feet of the plat site were directly notified of the project by way of USPS mailing. At the time this report was prepared, city staff received 3 comment letters from the general public regarding the proposed plat. Public comments are incorporated into this report as Exhibit 6. The comment from Cassie opposes the South Orchard Development on the basis of anticipated traffic nuisance and for the noticeable lots size difference between the proposed South Orchard plat and the existing neighborhoods in the surrounding vicinity. The comment letter from Amy Nixon requests the off-site improvement of a traffic signal at the intersection of Leslie Rd and Reata Road, approximately 2.3-miles to the east. The comment letter from Julie Woodbury objects to the small lot sizes as proposed.

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. Comments from the Richland Public Works Department are incorporated into the list of approval conditions inserted at the end of this report.

The City of West Richland commented (Exhibit 7) to the effect that this preliminary plat review should not proceed until the necessary transportation improvements, based upon a recent traffic impact analysis, have been determined. Staff concurs with this comment and suggests preliminary plat approval be withheld until said improvements have been identified and accounted for in the plat design.

Other agencies submitted written comments in response to the city's referral. Comment letters were received from the Washington State Department of Archaeology and Historic Preservation (DAHP), Washington State Department of Ecology, the Washington State Department of Transportation (WSDOT). The Washington State Department of Archaeology and Historic Preservation requested an archaeological survey be conducted prior to beginning ground-disturbing work. This request is supported by City staff by way of proposed approval condition. All agency comments are provided in Exhibit 7.

UTILITY AVAILABILITY

The project will be served by City domestic water, sewer and electrical power services. Utilities will serve the plat by way of extension from the greater Badger Mountain South area to the north. Site-specific development conditions provided at the end of this report address extension of utilities to and within the site.

TRANSPORTATION

Access to South Orchard will come through extension of Road A as identified in the plat exhibit. Road A leads to South Orchard from the north and straddles the westerly plat boundary. Initially, the plat will have two points of access from Reata Road: Gage Blvd. and Morningside Parkway. As future plats are developed on land to the north, Gage Blvd. will eventually connect to Queensgate Drive which will accomplish the first City street connection between BMS and the existing neighborhoods in south Richland. These roads will tie into the interior road system serving the plat.

The BMS Master Agreement outlines the need to evaluate and improve the performance of certain roadways and intersections, many of which focus on the westerly boundary of the overall community where Dallas Road and Highway I-82 interact. The Master Agreement uses peak PM vehicle trip-count triggers at certain intervals (i.e. 600 peak pm trips and 1,000 peak pm trips) as the basis for these road performance studies and their associated improvements. Currently the BMS community generates approximately 861 peak PM vehicle trips. Final

review of the TIA provided with the Villa Vista preliminary plat will determine the necessary transportation improvements, some of which may be required as part of this development while other improvements will be the responsibility of other plats. The BMS master agreement dictates the timing and implementation of necessary transportation improvements as they relate to cumulative traffic volumes. As a result, specific improvements cannot be pinpointed at this stage of South Orchard development.

The City and other affected agencies are currently in the process of evaluating the TIA to determine the details surrounding each roadway and intersection improvement category.

The comment letter submitted by the Benton County Public Works office requests traffic control infrastructure at both of the plat's intersections with Reata Road and to relocate the intersection of Gage Blvd and Reata Road so as to align Gage Blvd with E. Badger View Drive (county). This road realignment request implies the need for substantial design changes to the plat. City planning staff is uneasy with plat approval in light of such a substantial change because it may result in a different overall lot count, roadway layout, block length(s), etc. Planning staff prefers to review the development proposal in substantial conformance with the final form.

The City anticipates an update to the LUDR in the near future that will revise the standard street cross sections throughout Badger Mountain South. The developer has requested to consult with Public Works regarding the anticipated cross section changes and to utilize them in anticipation of the LUDR update being completed. This project shall utilize street cross section designs in the LUDR as it exists at the time of infrastructure permitting.

ANALYSIS

Preliminary plat application approval criteria (RMC 24.12.053) are reprinted here, with a summary of how the application complies with each standard:

A. The preliminary plat conforms to the requirements of this title (RMC Title 24);

The City's subdivision regulations set forth specific requirements for the filing of an application, how notice of the application is to be provided and requires that the Hearing Examiner conduct a public hearing and make recommendation to the City Council. These steps have been followed to date.

Section 24.04.060 of the RMC specifies that when the City enters into a development agreement governing the development of a master planned community of over 1,000 acres, the provisions of the agreement supersede the provisions of the City's subdivision regulations. In this case, the Badger Mountain South LUDR takes precedence over the standards contained in the subdivision regulations. The LUDR requires the City to issue a Master

Agreement Consistency Determination (MACD), which is being withheld for reasons explained in the overall conclusion near the end of this report.

With respect to lot dimensions, there are some concerns about the lots fronting the cul-de-sac bulbs of Roads “M” and “L”; as pie-shaped lots have proven problematic in meeting maximum front setback limitations. On Sheet C001 (Exhibit 2) note #3 states the need for setback deviations for some lots. Staff does not agree with this approach. Instead, the plat should be designed around the building setback requirements of the underlying BMS zone. Proposed approval condition #83 addresses this concern by restricting the approach described in note #3; thereby notifying the developer that all lots proposed on final plats shall be designed to reasonably accommodate home construction within the setback limits imposed by the LUDR.

The proposed plat includes four lots accessible by an alley only. The alley-loaded lots are located in the upper right-hand (northeast) corner of the overall plat. The alley connects to Road “F” at two points. Additionally, staff notes the southwest corner of lot 449 is severed from the bulk of the lot by the alley. Small remainder areas of land like this have a tendency to become maintenance concerns. Further, staff finds no LUDR provisions for lots accessible exclusively by alleys, nor do the proposed LUDR amendments to road sections include provisions that would allow for lots exclusively accessed by private roads or alleys. LUDR Section 6.G is the standard profile for “rear alleys”. Emphasis is added for the term *rear* as it implies alley-loaded lots must also front a public or otherwise standard roadway. Proposed lots 448 – 451 do not front a public or otherwise standard roadway. Staff proposes an approval condition requiring alley-loaded lots to front a public roadway.

Certain LUDR provisions can only be addressed at the time home building permits applications are received by the City. Notice of the these LUDR requirements will be provided through notes on the final plat document, thereby informing future lot purchasers that homes constructed within the plat will have to be provided with fire sprinkler systems; that home builders will be subject to park mitigation fees; and that future construction will have to meet the sustainability standards contained in Section 12 of the LUDR and with the design requirements established within Sections 3 and 8 of the LUDR.

B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facets, including sidewalks and other planning features which assure safe walking conditions for students who only walk to and from school;

- The proposed plat proposes roughly 37-acres of open spaces/civic zones available for parks and recreational amenities such as open-space and

- trails. Additionally, each home will contribute to development of parks through payment of parks impact fees.
- The plat includes a plan for grading and drainage. The provisions of the planned action for Badger Mountain South requires that the Department of Ecology Stormwater Management Manual for Eastern Washington be used in the design of drainage plans.
 - The proposed street system will provide access from Reata Road, Gage Blvd. and other new roadways coming-in from the north. Richland's Comprehensive Plan indicates Reata Road is classified as a major collector roadway in the Badger Mountain South community. All streets within the project will be public streets built to the standards identified in the LUDR.
 - The plat will create a segment of Gage Blvd. connecting to Reata Road.
 - The site is located within the Ben Franklin Transit service area, but no bus service is currently provided to the neighborhood. The transit service was given an opportunity to comment on the preliminary plat proposal but did not provide any comments to the City.
 - The plat will be served by City domestic water. Capacity is available within the City's system to provide for both domestic water and fire flow needs.
 - The plat will be served by Badger Mountain Irrigation District. In the recent past, the district provided water to the agricultural uses on-site. Conversion of the property from agricultural to residential uses will not result in an increase in the amount of irrigation water usage.
 - The plat will be served by City sewer. The City system has capacity to serve the proposed development.
 - The plat will be served by City electrical energy. The City system has adequate capacity to serve the project.
 - The plat includes provisions for recreation in the form of developing 1,225 linear feet of urban pedestrian trail located within a green space tract previously created as a separate parcel. All roadways within the plat will be developed with sidewalks built to city standards. A contiguous sidewalk network throughout the Badger Mountain South area will contribute to recreational opportunities for residents. The LUDR regulations call for the payment of a park mitigation fee for each dwelling unit constructed within the plat. Additionally, page 5 of the Master Agreement Consistency Recommendation (MACR) (Exhibit 3) specifies a schedule for green infrastructure improvements which result in the construction of 15,667 linear feet of trails in their various form tied to development of this plat.
 - The project provides for walking paths and sidewalks throughout the subdivision which will accommodate and provide safe walking routes and conditions for school children walking to and from the future planned school site.
 - The site is located within the Richland School District. The District owns property immediately west of the plat site which it intends to develop with

a future school. The District was given the opportunity to comment on the preliminary plat proposal but did not provide any comments to the City.

C. The public use and interest will be served by the platting of such subdivision and dedication;

The proposed project should undergo further design accounting for necessary transportation improvements.

D. The application is consistent with the requirements of RMC 19.60.095, which states: No development application for a Type II or Type III permit shall be approved by the city of Richland unless the decision to approve the permit application is supported by the following findings and conclusions:

A. The development application is consistent with adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.

The proposal is largely consistent with the subarea plan and with the provisions of the LUDR however certain revisions should occur prior to approval.

B. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.

Chapter 22.09 is the City's adoption of the State Environmental Policy Act provisions. The project falls under the Planned Action Ordinance (RMC 19.50.030) (Exhibit 4) adopted by the City in 2010, which is based on the Supplemental Final Environmental Impact Statement prepared for the Badger Mountain South Subarea Plan. The project application comes at a time when there is uncertainty as to what transportation improvements are necessary and therefore do not incorporate impact mitigation measures as they have not yet been fully determined. Benton County's request to relocate the Gage Blvd./Reata Road intersection in the plat may have broad implications on the plat's overall design.

C. The development application is beneficial to the public health, safety and welfare and is in the public interest.

The project is largely consistent with the BMS Master Agreement, LUDR provisions and most of the applicable development regulations. Therefore, the development would be considered beneficial to public health, safety and welfare and will be in the public interest once certain issues are accounted for by way of design.

D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of

service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.

The project must follow the environmental mitigation as specified in the City's adopted planned action ordinance. As such, the development is tasked with improving transportation facilities to prevent affected roadways from falling below a level of service D. The BMS Master Agreement, Exhibit B, lists a series of transportation-related improvements and study requirements and their associated triggers in terms of peak p.m. vehicle trip volumes. To date, development BMS-wide, is generating 861 peak p.m. trips. This number surpasses the 600-trip count trigger used in three of the transportation improvement triggers; they are: widening the Dallas Road left turn lane for southbound to eastbound turns onto the I-82 freeway ramp, installation of a right-turn lane for westbound off-ramp approach and left turn lane for eastbound Dallas Road approach, and improvements to the Dallas Road/Trowbridge Blvd intersection. The specific design of each improvement is to be based on the recommendations of a comprehensive traffic impact analysis (TIA) prepared at the developer's (NorAm) expense. This TIA has recently been provided to the City and is under review by the City and other affected agencies. South Orchard preliminary plat conditions of approval require completion of said transportation improvements prior to final plat application acceptance.

E. Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.

The conditions of approval recommended for this project are as a direct result of imposing City design standards and development standards as contained in the LUDR and in the environmental mitigation conditions identified in the modified environmental checklist and are directly related to the impacts of the proposed development.

FINDINGS AND CONCLUSIONS

Staff has completed its review the preliminary plat application for the South Orchard preliminary plat (S2021-104) and recommends remanding the application back to the applicant(s) based on the following findings and as explained in greater detail in the overall conclusion:

Findings of Fact:

1. The Richland Comprehensive Plan for this area is the Badger Mountain South Subarea plan and the project site is located within the Badger Mountain South Master Planned Community. The property is subject to the provisions of the Land Use and Development Regulations (LUDR) adopted

for this planned community, which designate the project site as part of the Specialty Retail land uses.

2. The proposed plat lies within the South Orchard neighborhood area identified in section 7.D of the Badger Mountain South LUDR.
3. The provisions of the LUDR establish target densities for each neighborhood within the Badger Mountain South planned community. The South Orchard neighborhood cumulatively anticipates for a minimum of 540 units and a maximum of 650 units.
4. The proposed preliminary plat consists of a 194.5 acre site into 477 lots and thirty (30) tracts.
5. The Master Agreement Consistency Recommendation (MACR) anticipates 633 residential units.

Conclusion of Law:

The proposed preliminary plat is consistent with the BMS Sub-Area Plan and would provide for development of the subject property in conformance with the density and type of land use envisioned in the land use and transportation elements of the adopted master plan.

Findings of Fact:

6. The site is subject to both the provisions of the Land Use and Development Regulations (LUDR) for the Badger Mountain South Master Planned Community and the Master Agreement between the City of Richland and Nor Am Investment, LLC.
7. All proposed developments subject to the Badger Mountain LUDR regulations are required to be reviewed by the Badger Mountain South Master Plan Administrator. The Administrator has issued a Master Agreement Consistency Recommendation (as provided for in Section 1.H of the LUDR) stating that the application meets the terms and obligations of the approved Master Agreement and the requirements of the LUDR.
8. City staff reviewed the application and the Master Agreement Consistency Recommendation and has decided not to issue a Master Agreement Consistency Determination as required by the LUDR.
9. Certain pie-shaped lots fronting the bulb of cul-de-sacs are designed such that it will be impractical for homes placed thereon to meet the maximum front setback limits of the respective residential zone.

Conclusion of Law:

Not all lots within the proposed subdivision are designed to allow for consistency with the provisions of the Badger Mountain South zoning regulations.

Findings of Fact:

10. Section 24.12.053 of the RMC sets forth standards for review of preliminary plats which require the Hearing Examiner to consider whether appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys

- other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features which assure safe walking conditions for students who only walk to and from school.
11. The proposed preliminary plat includes provisions for the extension of domestic and irrigation water lines, electrical power lines, and sewer lines to serve the project.
 12. The preliminary plat includes provisions for the construction of a pedestrian trail system which is consistent with the trail layout plan set forth in the LUDR.
 13. The project calls for the development of trails in a schedule which is consistent with the green infrastructure improvements called for in the Master Agreement between the City and Nor Am investment, LLC.
 14. The MACR indicates 15,667 linear feet of trails to be constructed. The preliminary plat document indicates 12,662 linear feet of trails to be constructed. Staff finds no explanation for the discrepancy.
 15. According to Municipal Code (Chapter 22.12), the project is subject to payment of park mitigation fees, which will be used to fund future park improvements within the Badger Mountain South Master Planned Community.
 16. The Badger Mountain Subarea Plan identifies sites for future public schools. The Richland School District has purchased a site within the plat of West Village and has plans to construct both an elementary school and a middle school on this site.
 17. The proposed plat includes provisions for sidewalks and trails as set forth in the LUDR.
 18. No bus service is currently provided in the vicinity of the project site. The Benton Franklin Transit Authority was given an opportunity to comment on the project but did not provide any comments.
 19. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as listed in this report.
 20. The plat does not address transportation improvements required by the BMS Master Agreement and based upon the recent traffic impact analysis by TENW.

Conclusion of Law:

The proposed preliminary plat does not fully provide for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features which assure safe walking conditions for students who only walk to and from school.

Findings of Fact:

21. The City has adopted a Planned Action Ordinance for the Badger Mountain South Master Planned Community.
22. Under the provisions of the Planned Action Ordinance, projects are not reviewed through standard State Environmental Policy Act provisions. Rather, review is conducted to determine if the proposed project is consistent with the mitigation measures enumerated in the master agreement.
23. The comment letter from the Washington State Department of Archaeology and Historic Preservation dated June 24, 2021 and incorporated herein as Exhibit 7, requests a professional archaeological survey be performed and the results thereof to be submitted to the Department for review prior to beginning ground-disturbing activities.
24. The Badger Mountain South Final Supplemental Environmental Impact Statement does not address potential impacts of the development on cultural/historic resources.
25. The need for a transportation improvement analysis has recently been triggered. The City is currently in the process of reviewing the traffic impact analysis by TENW; the improvements stemming therefrom have yet to be determined. The plat of South Orchard comes at a time when transportation improvements resulting from said TIA should be represented in the proposed plat.
26. The project comment letter dated June 24, submitted by the Benton County Public Works Department, requests significant road intersection realignments and other intersection improvements. These requests have potential to significantly affect the overall plat design.
27. Based on the plat drawing as proposed, Planning staff decided not to issue a Planned Action Consistency Determination (PACD).
28. Based on the plat drawing as proposed, Planning staff decided not to issue Master Agreement Consistency Recommendation (MACD).

Conclusion of Law:

Pursuant to Chapters 22.09 and 22.10 of the RMC, the procedures required under the State Environmental Policy Act and the City's Sensitive Areas Ordinance remain incomplete.

Findings of Fact:

29. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.
30. The provisions of the planned action ordinance call for the applicant to conduct traffic studies at the time that Badger Mountain South project generates 500 peak hour trips at the intersection of Dallas Road and the Trowbridge Blvd. The ordinance further calls for the applicants to construct improvements as identified in future traffic studies.
31. A traffic study for Badger Mountain South is currently under review.

32. The set of recommended approval conditions listed herein requires the applicant to make transportation improvements listed in the BMS master agreement and as further recommended in the traffic study and by city Public Works staff.

Conclusion of Law:

The proper processes are underway to ensure consistency with the provisions of RMC 19.60.095. It is unclear as to how the plat will provide for associated transportation improvements in accordance with the traffic impact analysis by TENW and as further recommended by Public Works staff.

Overall Conclusion:

Based on the above findings and conclusions, City staff cannot in good faith, issue a Planned Action Consistency Determination nor a Master Agreement Consistency Recommendation for the plat as proposed. Instead, City staff recommends the plat be remanded back to the applicant for modification so as to more closely meet provisions of the LUDR (use of alleys, maximum block length limits, and to design lots accommodating maximum setback requirements), to account for transportation infrastructure improvements as required by the BMS Master Agreement and based upon the recent traffic impact analysis by TENW, to include a cultural resources study as requested by DAHP, and to adjust for the preliminary conditions of approval listed below, generally.

PRELIMINARY CONDITIONS OF APPROVAL

1. Street names are not reviewed or vested until construction plans are submitted for review. The street names included on the pre-plat may not be approved or available during the construction plan review process.
2. If any of the small tracts have the potential to one day become building lots, utility stubs should be provided to them to avoid the need to cut up new streets.
3. Any future storm drainage tracts will be dedicated to the city for ownership. The "Tract Note" on sheet C001 of the pre-plat should be amended to include this.
4. All final, approved plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in full size (and electronic) format. Electronic copies of the construction plans are required prior to the pre-con meeting along with the multiple sets of paper drawings. When construction of the public infrastructure has been substantially completed, the applicant shall provide paper and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic record drawings shall be submitted in an AutoCAD format

compatible with the City's standard CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

5. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
6. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. This fee will be different for commercial projects versus subdivision projects. Please visit the Public Works Private Development page on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the approved plan submittal.
7. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of plat acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final plat acceptance.
8. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.
9. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.

10. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

Design Standards:

11. Public improvement design shall follow the following general format:
 - A. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details, Public Infrastructure Design Guidelines and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
 - B. Water lines and storm water mains shall be aligned on the south and east side of street centerlines.
 - C. Sanitary sewer shall be aligned on the north and west side of street centerlines.
 - D. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
 - E. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - F. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - G. An overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
 - H. A detailed grading plan shall be included in the submitted plan set.
 - I. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
 - J. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
 - K. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
 - L. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
 - M. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as transformers, vaults, conduit

routes, and street lights (including their circuit) need to be shown in the plan view.

- N. Construction plans shall reference all City of Richland standard details necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public.
 - O. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.
12. If the project will be built in phases the applicant shall submit a master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.
13. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:
- A. 2-inches compacted gravel, minimum (temp. SEVA only).
 - B. 2% cross-slope, maximum.
 - C. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
 - D. Be 20-feet in width.
 - E. Have radii that are accommodating with those needed for City Fire apparatus.

Secondary emergency vehicles accesses (SEVA's) shall be 20-feet wide, as noted. Longer secondary accesses can be built to 12-feet wide with the approval of the City of Richland Fire Marshal, however turn-outs are required at a spacing acceptable to the Fire Dept. Temporary SEVA's shall be constructed with 2-inches of compacted gravel, at a minimum. Permanent SEVA's shall be paved with 2-inches of asphalt over 4-inches of gravel, at a minimum.

Survey Monument Destruction:

14. All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.
- A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). WAC 332-120-

030(2) states “It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments.” (RCW 58.09.130).

- B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
- C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and the file a permit with the DNR.

It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic & Streets:

- 15. The South Orchard preliminary plat is subject to the City’s traffic impact fee program (RMC 12.03). The developer of this proposed project may receive credit for construction of the improvements listed in RMC 12.03.
- 16. Projects either completed and occupied or approved for future development within Badger Mountain South have resulted in traffic volumes that require an update to the Badger Mountain South Traffic Impact Analysis as identified in Exhibit B, Section 5.3 of the Master Development Agreement. Final plat approval will not be granted for the first phase of this project until the Badger Mountain South Traffic Impact Analysis is updated and accepted by the Public Works Department.
- 17. The developer shall conduct a preliminary design of Gage Blvd. and Road A (horizontal and vertical alignment) to a point at least 500-feet offsite to the north, or to its next northerly intersection, whichever is further, to confirm the most appropriate alignment. These designs shall be completed concurrent with the first phase.
- 18. Gage Blvd., Road A and Road N will be classified as “major collectors”.
- 19. On-street parking will not be permitted on Major Collector streets.
- 20. Morningside Parkway as designed on this proposed pre-plat will be classified as a Minor Collector.

21. The curves at the south end of Road A need to be designed with a centerline radius compliant with a major collector, per AASHTO design guidelines. The applicable street section for Road A shall include a separated pathway for the full length of Road A, as detailed in the LUDR for a 2-lane arterial collector.
22. Per the LUDR, the property to the west of this subdivision shall be served by at least two collector streets. The property to the west has been purchased by the Kennewick School District for use as a high school campus. This potential use emphasizes the need for appropriate access design. Morningside Parkway as shown in this pre-plat will not be allowed to fulfill one of the collector street accesses to the property to the west. If the developer intends for Morningside Parkway to provide access to the site it must be redesigned as a major collector without single family residential driveway accesses.
23. Sheet C002 identifies a road section with a median, however it is not clearly identified where that road section is intended to be within the pre-plat. Medians shall not interfere with left-turning movements at intersections. The developer shall obtain approval from the City's Traffic Engineer for all median designs.
24. Lots fronting on Gage Blvd. shall take access from a rear alley easement. Single family residential driveway access to Gage Blvd. will not be permitted.
25. The City anticipates an update to the LUDR in the near future that will revise the standard street cross sections throughout Badger Mountain South. The developer has requested to consult with Public Works regarding the anticipated cross section changes and to utilize them in anticipation of the LUDR update being completed. Alternatively, this project shall utilize street cross section designs in the LUDR as it exists at the time of infrastructure permitting.
26. Road "A" shall be constructed full-width at the time that the phase which constructs the lots adjacent to Road A is developed. The full road section (curb, gutter, sidewalk, and pathway) shall be constructed on both sides at that time.
27. It's possible that intersections of Reata Road at Gage Blvd, Morningside Parkway, and/or Road A will meet right and/or left-turn warrants. Until a traffic study for Badger Mountain South is performed and approved, it should be assumed that widening of Reata Road will be required in order to provide for the necessary left and right-turn lanes at the intersections

with Gage Blvd. and Morningside Parkway, and potentially Road A. These improvements shall be the responsibility of the developer.

28. Reata Road is a Benton County road in this area. All intersections with Reata Road must be reviewed and approved by Benton County.
29. A note will be included on the face of the final plat stating that no driveways will be allowed directly onto Reata Road with the exception of Lot 1. Proposed driveways from Lot 1 onto Reata Road will need to be approved by the City of Richland Traffic Engineer and Benton County Public Works.
30. A ten-foot public utility easement adjacent to the Reata Road frontage shall be provided on the face of the final plat.
31. All road sections with the designation of major collector shall not provide for driveway access to single family lots.
32. Sidewalks shall be installed along all public right-of-way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, HOA tracts, etc.).
33. The developer and his engineer shall demonstrate on the construction plans that all future driveways, sidewalks and pedestrian ramps will meet City and ADA requirements, and also provide at least 5-feet of separation between driveway and/or pedestrian ramp transitions.
34. Pedestrian ramps shall be designed to current City standard details and A.D.A. standards. Adequate right-of-way shall be provided at corners to allow for at least 1-foot of ROW behind the ped. ramp landing. Crosswalks between pedestrian ramps shall be designed to City standards. Crosswalks at stop-controlled intersections shall have cross-slopes less than 2%. Crosswalks crossing thru-streets shall have cross-slopes less than 5%. The road profile shall be designed to accommodate this.
35. The vision-clearance triangle shall be shown on all corner lots (including access easements that serve multiple homes) on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in or within 500-feet of a curve, it will have to be evaluated per AASHTO guidelines. The assumed speeds for sight triangle evaluation are 35 mph for Major Collectors, 30 mph for Minor Collectors and 25 mph for local streets. This information shall be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

36. All private roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.
37. The proposed 18-foot “rear alley” easements shall be private access ways which are for the use and benefit of the homeowners that abut said roads, and are to be maintained by the adjacent property owners. The City of Richland accepts no maintenance responsibility for the rear alley easements.
38. All intersections of private driveways and alleys with City streets shall be standard commercial driveway drops constructed to City standards.
39. Street signs indicating restricted parking shall be installed prior to final platting at the developer’s expense. The restricted parking areas shall be indicated on the construction plans and the final plat. All signage will be installed by the developer prior to final platting.
40. All roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements. Homes whose sole access is the proposed “rear alley easement” road section may have to place their garbage cans at locations acceptable to City solid waste collection vehicles.
41. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turnarounds built at the end of them. If the temporary turnaround is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

42. In accordance with municipal code, domestic water mains shall be extended to the adjoining properties adjacent to the preliminary plat, provided they are in the correct pressure zone.
43. If the homes within this preliminary plat are required to install residential fire sprinkler systems the sprinkler systems shall be the flow-through type in compliance with the City's cross connection control program.
44. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.
45. The fire hydrant layout shall be approved by the City Fire Marshal.

46. Domestic water mains shall be extended to adjoining properties adjacent to the preliminary plat, where appropriate.
47. In accordance with Richland Municipal Code Chapter 18.16.080, an irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. *Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer.* The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.

Sanitary Sewer:

48. It shall be the responsibility of the developer to extend a sewer main to this property to serve sanitary sewer at the time of plat construction.
49. This preliminary plat may receive City sanitary sewer service only after completion of a new sewer pump station and required improvements to the existing Dallas Road sewer pump station are completed. The developer shall update the Badger South subarea sewer service plan to reflect current planning assumptions for the development, and complete the sewer system design and construction required to serve this project. If the developer constructs capacity beyond the needs of this project it will be eligible for a latecomer agreement per Richland Municipal Code.
50. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. Wider easements are required for mains that are buried deeper than 10-feet. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.
51. Sanitary sewer shall be extended to the adjoining properties adjacent to the preliminary plat, where appropriate and where grade allows.

Storm Water:

52. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. The Developer shall be responsible for compliance with the permit conditions. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater

Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition, a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.

53. All public storm drainage systems shall have their flow rate and storage capacity designed by a professional engineer following the core elements defined in the latest editions of the Stormwater Management Manual for Eastern Washington, the current Richland municipal codes, the Phase II Municipal Stormwater Permit, and the City's "Public Infrastructure Construction Plan Requirements and Design Guidelines". The storm water calculations shall be stamped by a professional engineer and shall include a profile of the storm system showing the hydraulic grade line. The calculations should include an accurate delineation of the contributing drainage area to accurately size the stormwater facilities. Passing the storm water downhill to an existing storm system will require an analysis of the downstream storm system to determine its capability of accepting the storm water without being overwhelmed. The applicant's design shall provide runoff protection to downstream property owners.
54. If any existing storm drainage or ground water seepage drains onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.
55. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.16.170 ("Easements-watercourses").
56. Any proposed storm drainage retention facilities within the boundary of the proposed preliminary plat shall not adversely affect neighboring properties.
57. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 72 hours after the end of a storm event, and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not percolate within 72 hours.

58. As per RMC chapter 24.20.070 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity. The storm drainage system for this development, both its conveyance and retention / infiltration components, shall be designed to effectively manage runoff from upstream properties that can be anticipated to convey stormwater onto this property because of a pre-development runoff condition, or as a result of flows discharged that are in excess of the design storm from the upstream property. Additionally, as this property is upslope of developed properties the stormwater system shall include provisions for possible discharge of runoff onto downslope properties from storms in excess of the design storm as described above. Those provisions may be required to include off-site downslope conveyance facilities and/or flowage easements allowing for the conveyance of stormwater to and across downslope properties.
59. The amount of post-development storm runoff from the proposed site shall be in compliance with RMC Chapter 16.06.
60. Stormwater collection pipes shall be extended to the adjoining properties adjacent to the plat, where appropriate and where grade allows.
61. The parcel occupied by the stormwater basin shall be identified as a separate parcel or tract on the final plat and shall be dedicated to the City stormwater utility. The design of the basin shall include access features meeting the city's needs for maintenance.
62. The developer shall consider the long-term appearance of the storm basin, particularly if it will occupy a prominent location in the development. The City's typical storm pond maintenance practices consist of semi-annual vegetation trimming and silt and debris removal. If the pond location is deemed by City staff as being in a prominent location the developer shall design and install fencing and/or landscaping to mitigate the pond's visible character for the surrounding properties. If the City requires this type of treatment to the pond site the developer may propose landscaping treatments consistent with the development and establish maintenance responsibilities to remain with the development. These maintenance responsibilities shall be noted on the final plat. Basins designed as detention and evaporative basins need to include plantings that will tolerate or thrive in standing water. Planting designs for areas not routinely exposed to water shall include plants that will thrive without irrigation unless the developer intends to maintain an irrigated pond site. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above.

63. The developer shall be responsible for landscaping the storm pond and for its maintenance and the plantings through the one-year infrastructure warranty period. At 11 months after the final acceptance date the developer shall clean the storm system and basin of all accumulated oil, sediment, and debris. After this maintenance is completed and inspected the City will begin routine maintenance of the system and basin. The developer shall replace any plantings that have failed to survive the warranty period. The developer shall also perform trimmings required to control weeds in excess of 18-inches in height for the 12-months following the date of final plat acceptance.

Final Platting / Project Acceptance Requirements:

64. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
65. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final acceptance. Off-site ("third party") easements or right-of-ways for City infrastructure are the responsibility of the developer to obtain. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to final platting.
66. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.
67. Ten-foot wide public utility easements will be required on the final plat along both sides of all Right-of-Ways within the proposed plat.
68. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

69. The final plat shall include notes identifying all common areas including the private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association. A note shall be added to the face of the final plat that states: "The proposed rear alley easements shall be private roadways which are for the use and benefit of the homeowners that abut said roads, and are to be maintained by the adjacent property owners. The City of Richland accepts no maintenance responsibility for rear alley easements".
70. A note shall be added to the face of the plat that states: "The private rear alley easements within this plat are fire lanes and parking is restricted. The required no-parking signs shall be installed by the developer where applicable."
71. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the property owners to maintain.
72. A one-foot "No access / screening easement" will be required along the Reata Road, Gage Blvd., and "Road A" Right of Ways.
73. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
74. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.
75. Any restricted parking areas shall be indicated on the final plats.
76. Prior to final plat acceptance, transportation improvement items: 5.1.3, 5.1.4, 5.1.5 as listed in the Badger Mountain South Master Agreement shall be completed as recommended by the Richland Traffic Engineer, Public Works Director and the respective traffic impact analysis.
77. Prior to final plat application acceptance, all trails contained therein shall be fully developed. Specifically, trails shall be treated with the surfacing indicated in the LUDR.
78. Prior to final plat acceptance, all tracts contained therein shall be fully developed with required landscaping up to tract boundaries, respectively.
79. Subsequent final plat(s) shall contain a note identifying the allowed home building type for each lot or plat-wide.

80. Construction of each new dwelling unit shall include a residential fire sprinkler system.
81. Development of homes within the plat will be subject to park mitigation fees.
82. Future construction shall meet the sustainability standards contained in Section 12 of the LUDR and with the design requirements established within Sections 3 and 8 of the LUDR.
83. Note #3, as shown on sheet C001 of Exhibit 2, is not valid and may not appear on any subsequent final plat(s). All lots shall be designed to meet setback requirements of the applicable BMS zoning district(s).
84. A professional archaeological/cultural resource survey must be conducted; the results thereof shall be submitted to Sydney Hanson, DAHP Transportation Archaeologist, (Sydney.Hanson@dahp.wa.gov) and the Richland Planning office before beginning earthwork.
85. A note shall be added to the face of all subsequent final plats containing the Neighborhood Collector (NC) and Neighborhood General (NG) zones stating: Each block shall contain a minimum of two (2) building types (LUDR 7.B.5.a).
86. Alley-loaded lots must front one or more public roadway(s).

EXHIBIT LIST

1. Application
2. Preliminary Plat Survey
3. Master Agreement Consistency Recommendation (MACR)
4. Planned Action Ordinance
5. Public Notices & Affidavits
6. Public Comments
7. Agency Comments
8. BMS Master Agreement page D-6
9. Site Photos



Exhibit 1

City of Richland Development Services

625 Swift Blvd. MS-35
Richland, WA 99352
☎ (509) 942-7794
☎ (509) 942-7764

Preliminary Plat Application

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION

☒ Contact Person

Owner: **NOR AM INVESTMENT, LLC**

Address: **12513 DUBOIS AVE SE LAKEWOOD, WA 98498-5242**

Phone: **253-677-3402**

Email: **thefourcs@comcast.net**

APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company: **NOR AM INVESTMENT, LLC**

UBI#: **601-670-707**

Contact: **GEOFF CLARK**

Address: **12513 DUBOIS AVE SE LAKEWOOD, WA 98498-5242**

Phone: **253-677-3402**

Email: **thefourcs@comcast.net**

SURVEYOR INFORMATION

Contact: **AHBL INC.**

Address: **5804 ROAD 90, SUITE H PASCO, WA 99301**

Phone: **509-380-5883**

Email: **jbecker@ahbl.com**

ENGINEER INFORMATION

Contact: **AHBL INC.**

Address: **5804 ROAD 90, SUITE H PASCO, WA 99301**

Phone: **509-316-7132**

Email: **kmapstead@ahbl.com**

PROJECT DESCRIPTION

BMS-SOUTH ORCHARD IS A PROPOSED PLAT TO DEVELOP APPROXIMATELY 195 ACRES OF PREVIOUSLY FARMED/UNDEVELOPED LAND ALONG THE NORTH SIDE OF REATA ROAD WITHIN THE BOUNDS OF THE CITY OF RICHLAND AND THE BADGER MOUNTAIN SOUTH SUBAREA. THE PLAT INTENDS TO CREATE 473 RESIDENTIAL LOTS, 2 MULTI-FAMILY LOTS, AND A NUMBER OF OPEN SPACE TRACTS. THE PROJECT ALSO PROPOSES TO PROVIDE FRONTAGE IMPROVEMENTS TO EXISTING PARCELS 104-884-0000-02002, AND 104-884-0000-02001.

PROPERTY INFORMATION

Parcel #: **104-882-0000-01000**

Zoning: **BMS**

Legal Description: **SEE SHEET C004 FOR LEGAL DESCRIPTIONS OF AFFECTED PARCELS**

Proposed Subdivision Name: **BMS-SOUTH ORCHARD**

Gross Plat Acreage: **194.54 ACRES**

Number of Lots: **477**

Smallest Lot Size: **4,581 SF**

Net Lot Area Acreage: **107.26 ACRES**

Avg. Lot Size: **9,143 SF**

Largest Lot Size: **29,627 SF**

Domestic Water Supply: ☒ City ☐ Private Well

Sewage Disposal: ☒ City ☐ Septic

Irrigation Source: ☐ City ☐ Private Well ☐ Columbia Irrig. District ☐ Kennewick Irrig. District ☒ Other

SEPA Checklist submitted? ☐ Yes ☒ No

Title Report (Subdivision Guarantee) submitted? ☒ Yes ☐ No

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. 2 – Full-size copies of proposed survey
3. 1 – 11" x 17" copy of proposed survey
4. 1 – PDF file of proposed survey
5. Title Report showing ownership, easements, restrictions and accurate legal description of the property involved
6. SEPA Checklist
7. Other information as determined by the Administrator

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

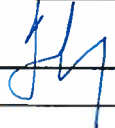
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

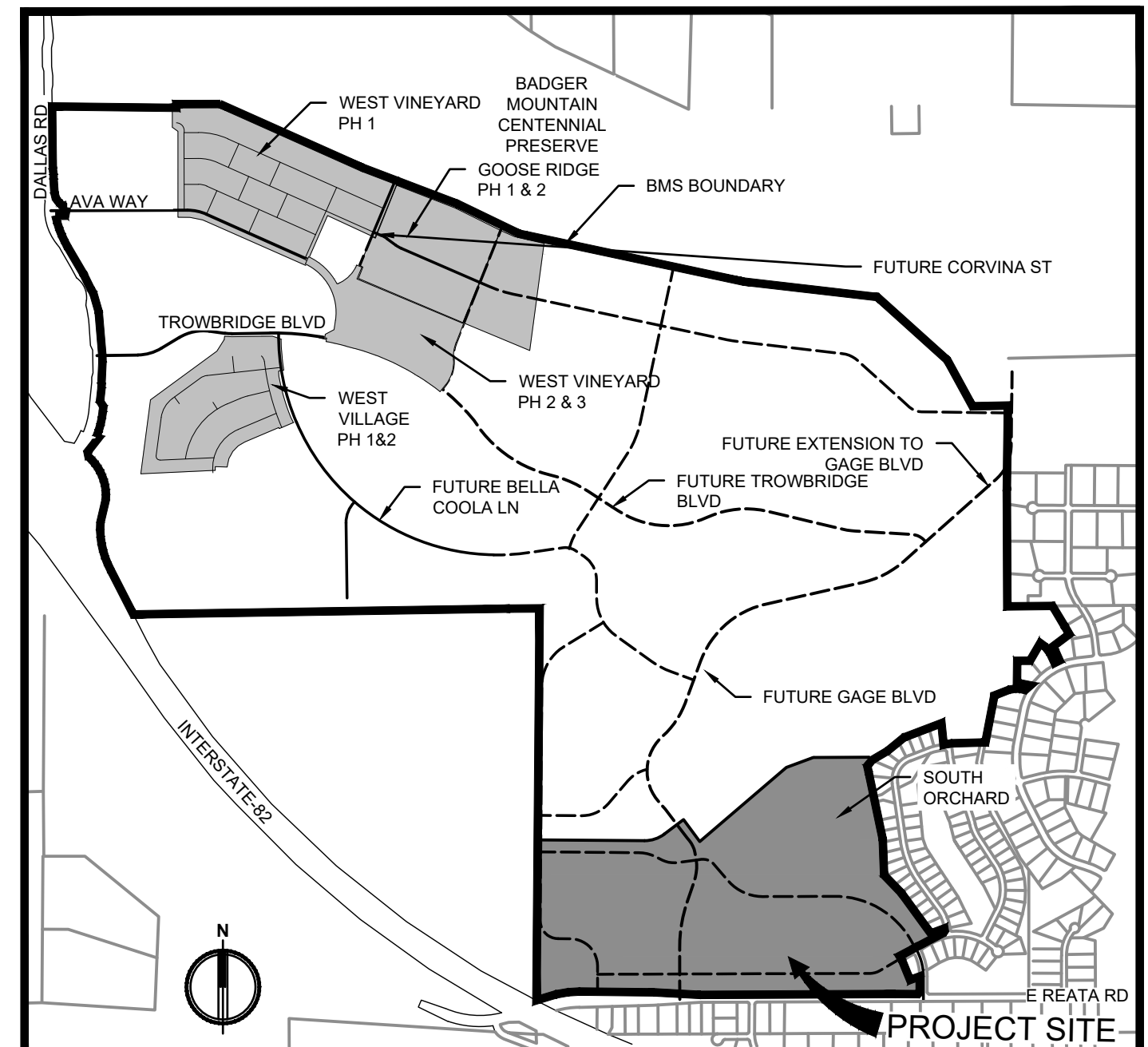
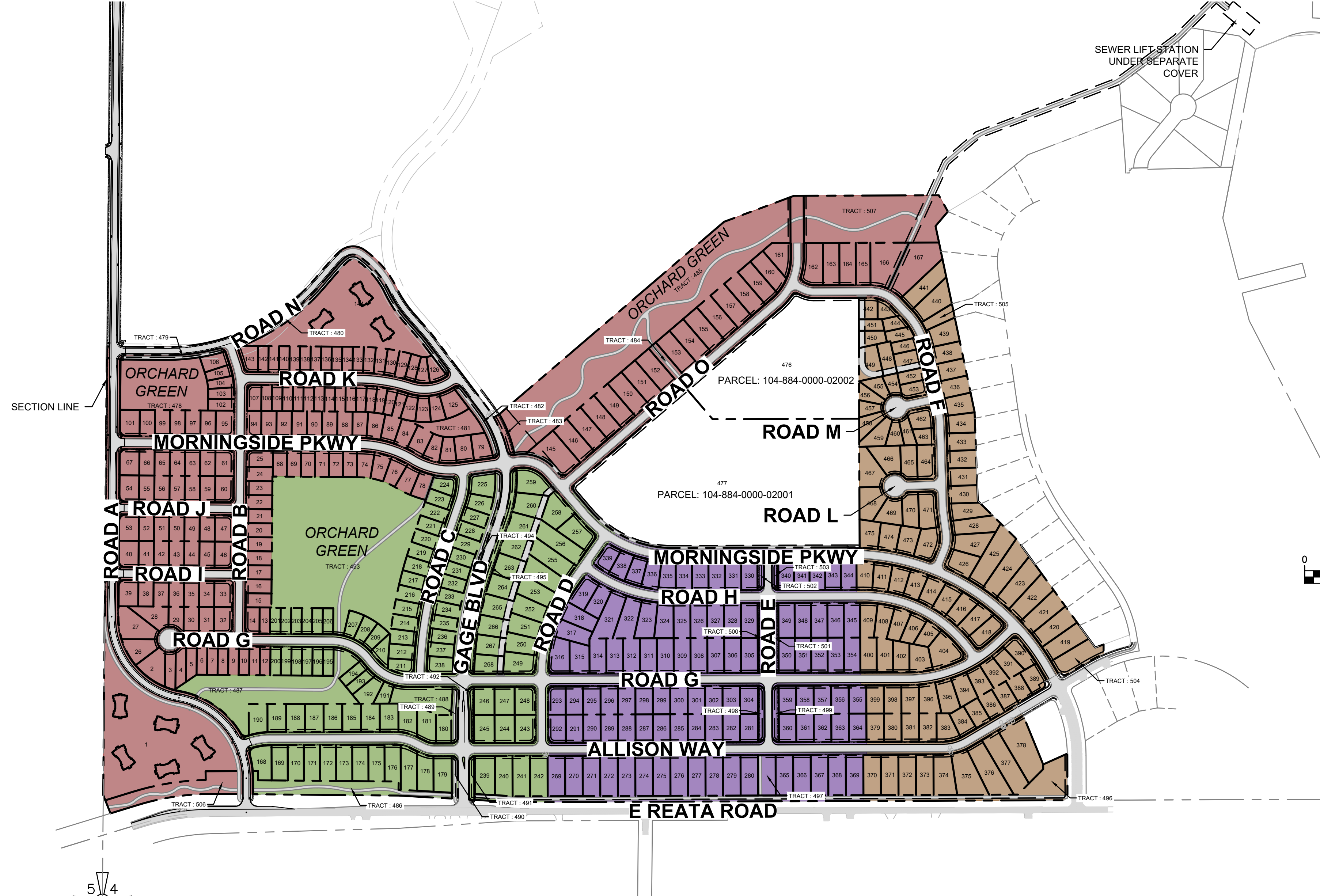
1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

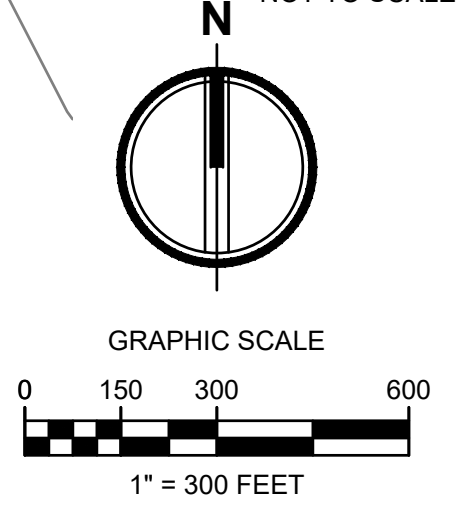
Applicant Printed Name: Darrin Sweeney

Applicant Signature:  Date 4-14-21

BMS-SOUTH ORCHARD
SEC. 4, TWN. 08 N., RGE. 28 E. W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



VICINITY MAP
NOT TO SCALE



UTILITIES

WATER: CITY OF RICHLAND
SEWER: CITY OF RICHLAND
IRRIGATION: BMID
TELEPHONE: CHARTER
POWER: RES
GAS: CNGC

LAND USE TABLE

TOTAL SITE AREA	194.54 AC
TOTAL LOTS	477
RESIDENTIAL LOTS	473
TRACTS	30
CIVIC LOTS	2
MULTI-FAMILY LOTS	2
MIN. RESIDENTIAL LOT AREA	4,581 SF (LOT 118)
MAX RESIDENTIAL LOT AREA	29,627 SF (LOT 167)
AVG RESIDENTIAL LOT AREA	9,143 SF
PARK (CIVIC) AREA	285,204 SF (LOT 476)
SCHOOL (CIVIC) AREA	610,678 SF (LOT 477)
MULTI-FAMILY AREA	347,724 SF (LOT 1 & 144)
TRACT AREA	31.06 AC
ROW AREA	35.65 AC

APPLICANT

NOR AM INVESTMENT, LLC
4405 71ST AVENUE COURT NW
GIG HARBOR, WA 98335
CONTACT: GEOFF CLARK
PH:

CIVIL ENGINEER

AHBL INC
5804 ROAD 90, STE H
PASCO, WA 99301
CONTACT: KALEB MAPSTEAD
PH: (509) 380-5883

LAND SURVEYOR

AHBL INC
5804 ROAD 90, STE H
PASCO, WA 99301
CONTACT: JOHN BECKER, PLS
PH: (509) 380-5883

SITE ADDRESS

UNDETERMINED
RICHLAND, WA 99352

PARCEL NO.

104-882-0000-01000
104-884-0000-02002
104-884-0000-02001

BASIS OF BEARING

DATUM - NAD 83/91
BASIS OF BEARING - NORTH 77°19'12" EAST ALONG A LINE BETWEEN THE FOLLOWING TWO POINTS:
WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, MONUMENT DESIGNATED AS "ERIE AZI", POINT IDENTIFICATION NUMBER 2668. BRASS DISK STAMPED "ERIE" SET AT GROUND LEVEL, ATOP FIRST SADDLE EASTERLY OF RADIO TOWERS AT THE PEAK OF BADGER MOUNTAIN, APPROXIMATELY 10 FEET NORTH OF THE GRAVEL ACCESS ROAD.
N = 330320.261'
E = 1940161.471'

VERTICAL DATUM

NAVD 88
BENCHMARK 1 - ELEVATION = 801.875' PER CITY OF RICHLAND SURVEY DEPARTMENT. SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN. BRASS DISK WITH "X" IN CASE, CENTERLINE OF DALLAS ROAD, APPROXIMATELY 0.75 MILES NORTH OF INTERSTATE 82, EXIT 104.
BENCHMARK 2 - ELEVATION = 1489.377' PER WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, ALSO DESIGNATED AS "ERIE AZI", POINT IDENTIFICATION NUMBER 2668. BRASS DISK STAMPED "ERIE" SET AT GROUND LEVEL, ATOP FIRST SADDLE EASTERLY OF RADIO TOWERS AT THE PEAK OF BADGER MOUNTAIN, APPROXIMATELY 10 FEET NORTH OF THE GRAVEL ACCESS ROAD.

NOTES

- ALL RESIDENTIAL STRUCTURES LOCATED WITHIN THIS PLAT SHALL CONFORM TO THE BUILDING STANDARDS CONTAINED IN SECTIONS 2 AND 3 OF THE LAND USED AND DEVELOPMENT REGULATIONS FOR THE BADGER MOUNTAIN SOUTH COMMUNITY (LUDR).
- ALL RESIDENTIAL STRUCTURES LOCATED WITHIN THIS PLAT SHALL CONFORM TO THE SUSTAINABILITY STANDARDS CONTAINED IN SECTION 12 OF THE LUDR.
- IN SOME CASES, IT MAY BE NECESSARY TO RELAX SPECIFIC STANDARDS FOR RESIDENTIAL DEVELOPMENT, INCLUDING BUT NOT LIMITED TO SETBACKS AND BUILD-TO LINES, TO ADDRESS UNUSUAL SITE CHARACTERISTICS SUCH AS TOPOGRAPHY, NON-RECTANGULAR LOTS, OR LOTS FRONTING CUL-DE-SACS. SUCH DEVIATIONS MAY BE CONSIDERED DURING THE PLATTING PROCESS; NOTES SHALL BE INCLUDED ON THE FACE OF THE PLAT WHICH WILL SUPERSEDE THE LUDR FOR THE SPECIFIED STANDARD.

TOPOGRAPHIC NOTE

THE EXISTING CULTURAL AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, AHBL CANNOT ENSURE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWING AS A RESULT.

LOT NOTE

THE LOT SIZES SHOWN DO NOT REFLECT THE ALLOWED MINIMUM OR MAXIMUM SIZES PERMITTED WITHIN BADGER MOUNTAIN SOUTH. SMALLER OR LARGER LOTS THAT MEET CODE MAY BE PRESENT AT THE TIME OF FINAL PLAT.

TRACT NOTE

ALL TRACTS WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION INSTITUTED BY THE DEVELOPER AND SHALL CONFORM TO THE USE DESIGNATED AT THE TIME OF FINAL PLAT.

PHASING LEGEND			
PHASE	LOTS*	UNITS	
1	167	325	
2	101	101	
3	101	101	
4	106	106	

* DOES NOT INCLUDE PARCELS 104-884-0000-02001 & 104-884-0000-02002 (LOTS 476 & 477).

CIVIL SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C001	COVER
C002	ROAD SECTIONS
C003	ROAD SECTIONS
C004	GREEN SPACE CALCULATIONS
C005	BMS-DISTRICTS
C101	LOT LAYOUT
C102	LOT LAYOUT
C103	LOT LAYOUT
C104	LOT LAYOUT
C105	LOT TABLES
C201	GRADING & DRAINAGE PLAN
C202	GRADING & DRAINAGE PLAN
C203	GRADING & DRAINAGE PLAN
C204	GRADING & DRAINAGE PLAN
C301	UTILITY PLAN
C302	UTILITY PLAN
C303	UTILITY PLAN
C304	UTILITY PLAN



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Project Title:
**BMS-SOUTH ORCHARD
PRELIMINARY PLAT**

Client:
NOR AM INVESTMENT, LLC

12513 SW DUBOIS AVE
LAKEWOOD, WA 98498-5242

Job No.
2133005.10

Issue Set & Date:
PRELIMINARY PLAT

04.01.2021



04/15/2021

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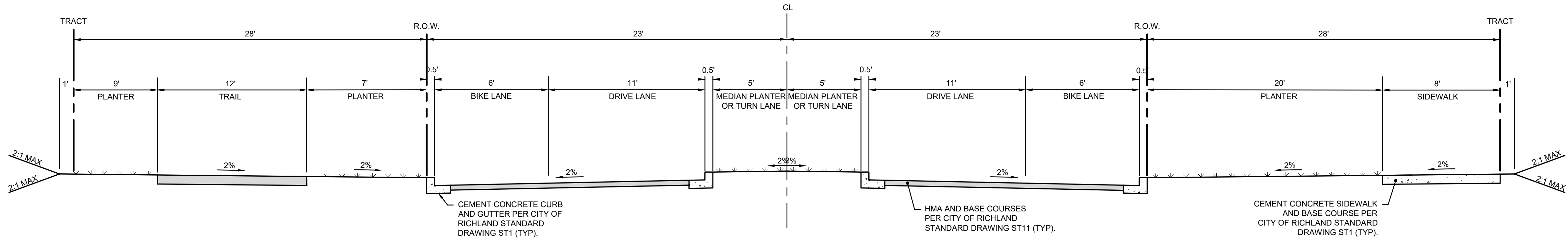
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Sheet Title:	COVER

Designed by: TCS Drawn by: KDM Checked by: EMF

Sheet No.

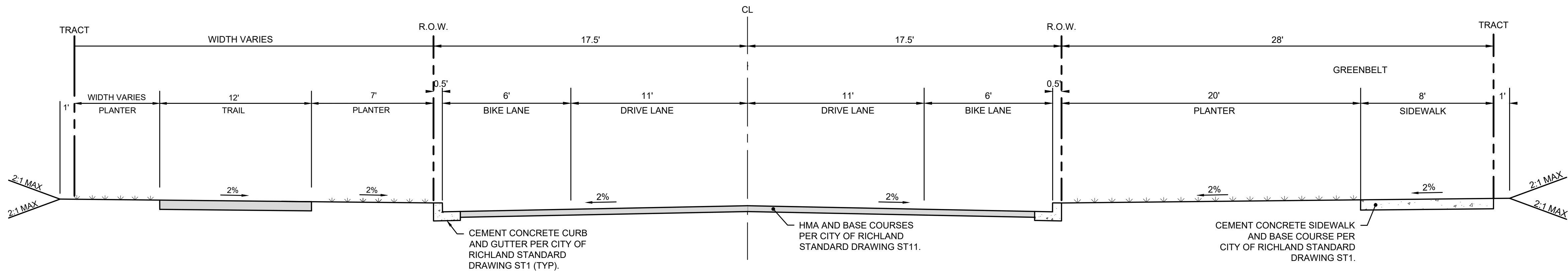
C001
1 of 18 Sheets

BMS-SOUTH ORCHARD



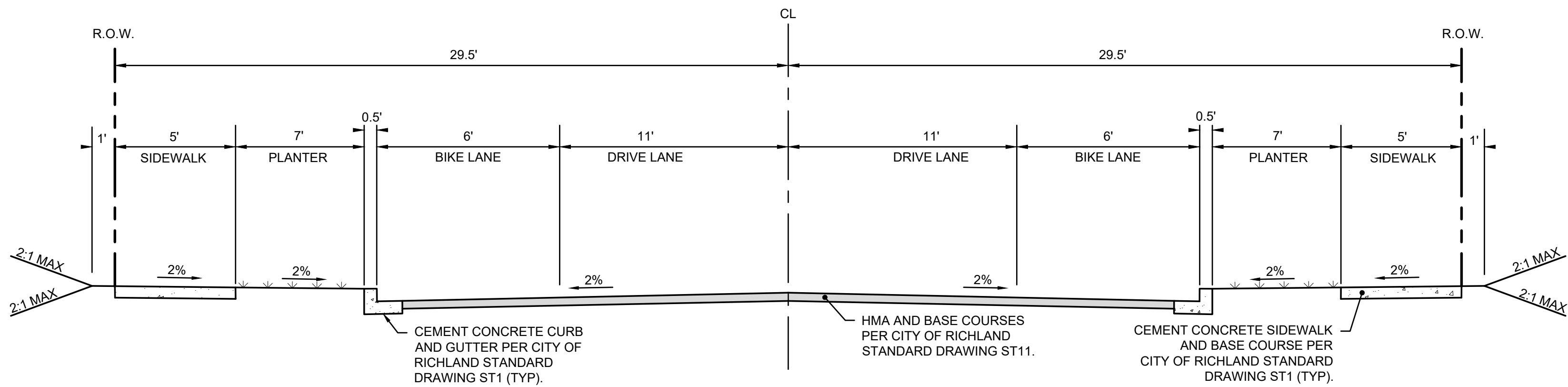
1 MAJOR COLLECTOR SECTION WITH MEDIAN OR TURN & EDGE TYPE B & D

1 NOT TO SCALE



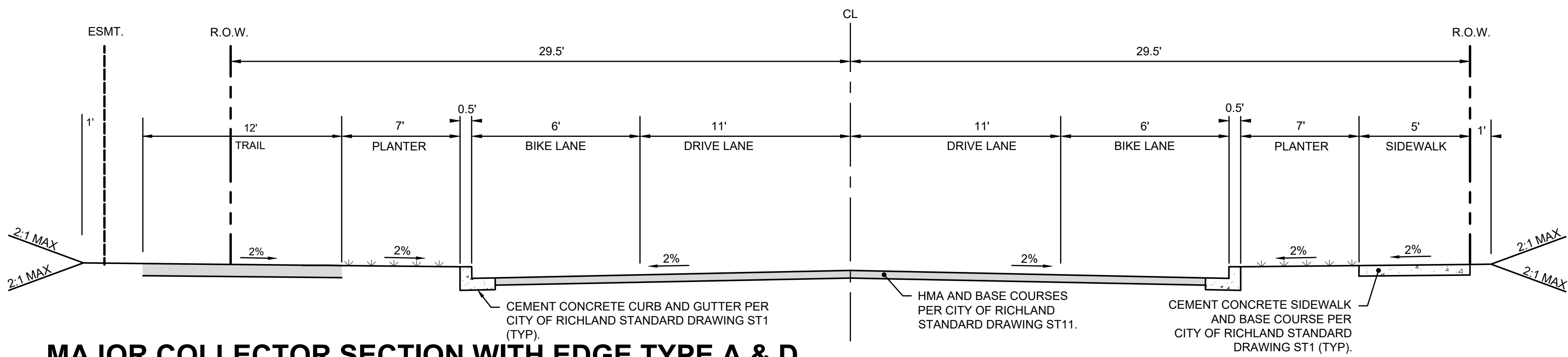
2 MAJOR COLLECTOR SECTION WITH EDGE TYPE D & EDGE TYPE B

2 NOT TO SCALE



3 MAJOR COLLECTOR SECTION WITH EDGE TYPE A

3 NOT TO SCALE



4 MAJOR COLLECTOR SECTION WITH EDGE TYPE A & D

4 NOT TO SCALE



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Revisions:	

Sheet Title:
ROAD SECTIONS

Designed by: TCS Drawn by: KDM Checked by: EMF

Sheet No.

C002

2 of 18 Sheets

Diagram illustrating the cross-section of a collector street with edge type A. The layout is symmetrical about the centerline (CL).

Dimensions (from CL to R.O.W.):

- Drive Lane: 10'
- Parking: 7'
- Planter: 5'
- Sidewalk: 1'

Dimensions (from CL to R.O.W.):

- Drive Lane: 10'
- Parking: 7'
- Planter: 5'
- Sidewalk: 1'

Notes:

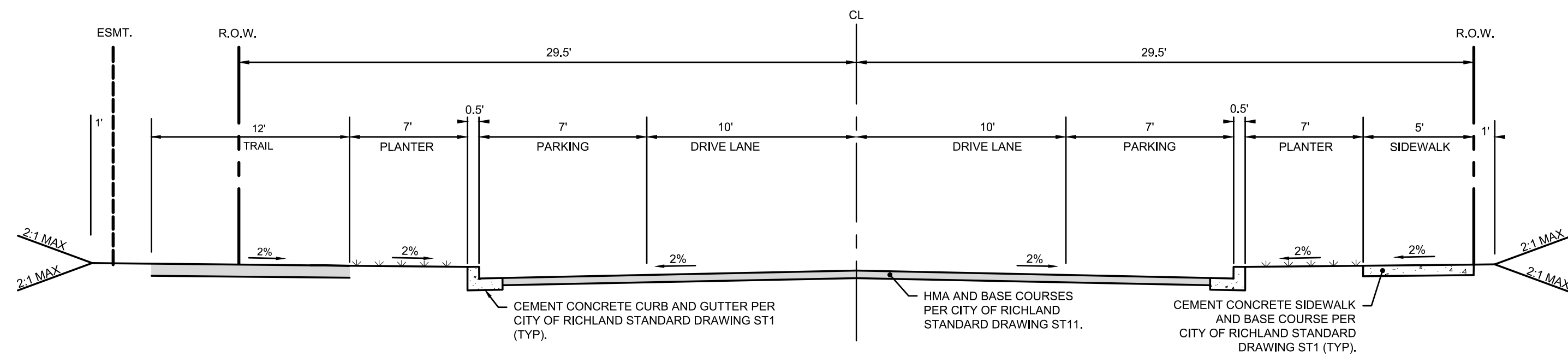
- CEMENT CONCRETE CURB AND GUTTER PER CITY OF RICHLAND STANDARD DRAWING ST1 (TYP).
- HMA AND BASE COURSES PER CITY OF RICHLAND STANDARD DRAWING ST13.
- CEMENT CONCRETE SIDEWALK AND BASE COURSE PER CITY OF RICHLAND STANDARD DRAWING ST1 (TYP).

Grades:

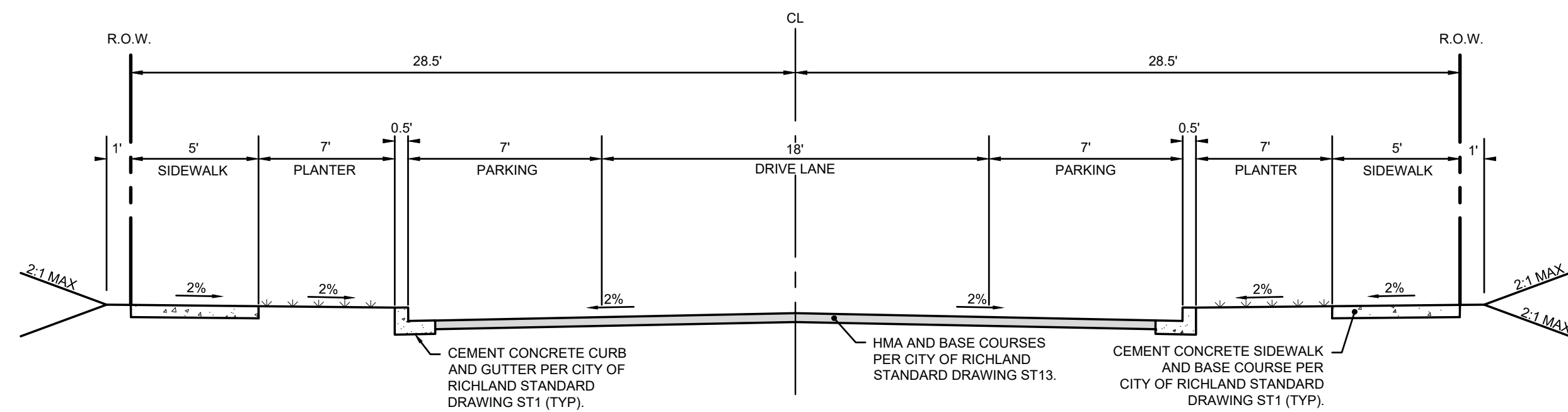
- 2% MAX (Slopes for sidewalk and planter areas)
- 2% (Slopes for drive lane and parking areas)

COLLECTOR SECTION WITH EDGE TYPE A

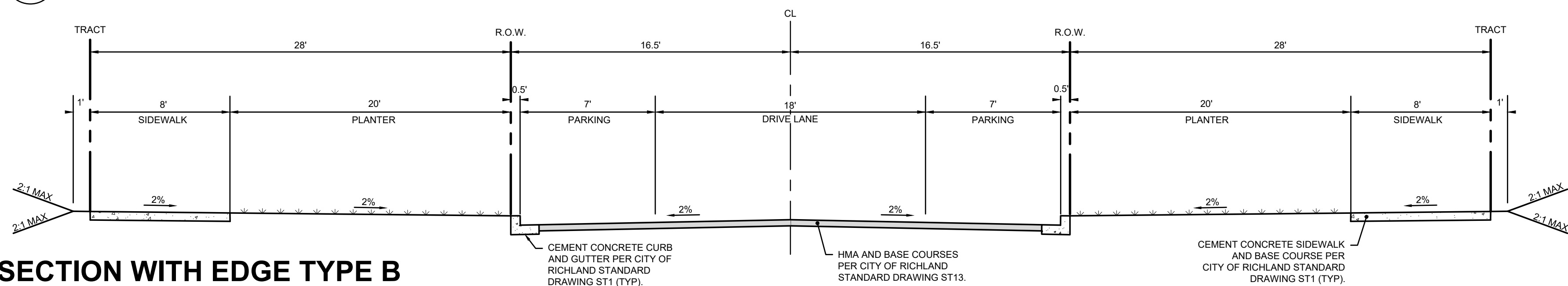
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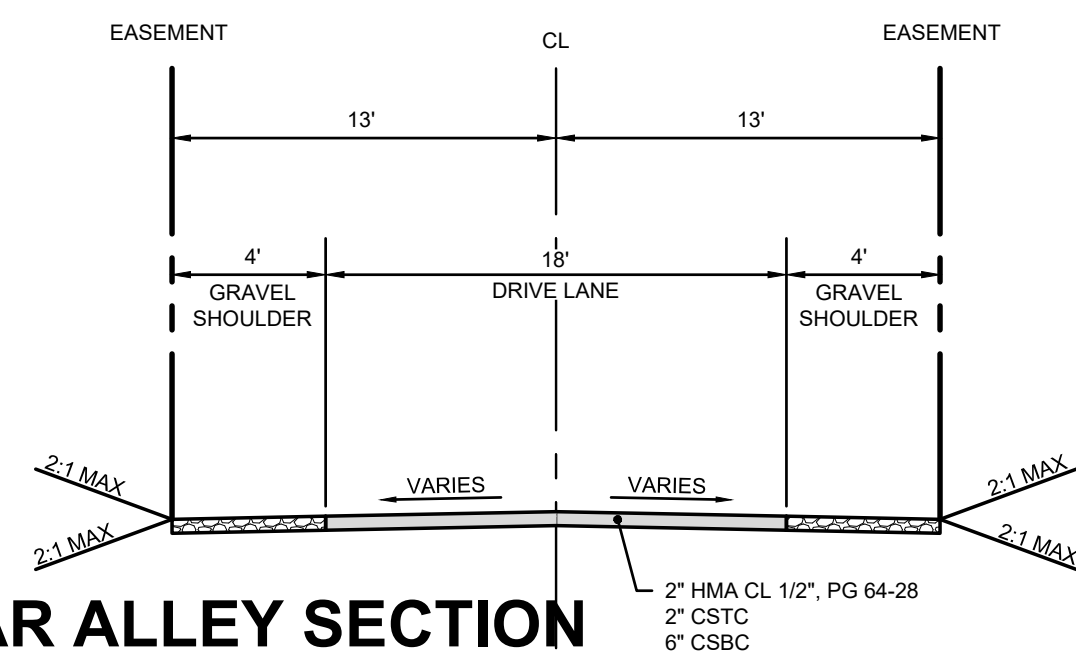
6 NOT TO SCALE



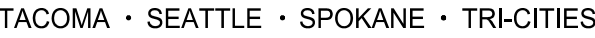
7) NOT TO SCALE



8 NOT TO SCALE



9) NOT TO SCALE



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Project Title:

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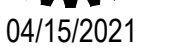
12513 SW DUBOIS AVE
LAKEWOOD, WA 98498-5242

Job No.

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 $\triangle_4$ $\triangle_3$ Δ_2 $\triangle 1.$

Revisions:

Sheet Title:

Designed by: TCS Drawn by: KDM Checked by: EMF

Sheet No.

3 of 18 Sheets

BMS-SOUTH ORCHARD

EXISTING PARCEL PROPERTY DESCRIPTIONS:

PARCEL 104-882-0000-01000
SECTION 4, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M. EXCEPT THAT PORTION LYING WITHIN THE PLAT OF EL RANCHO REATA NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS PAGE 42, RECORDS OF BENTON COUNTY, WASHINGTON EXCEPT STATE HIGHWAY RIGHT OF WAY CONVEYED UNDER AF#870597 AND EXCEPT THE SOUTH 420 FEET OF THE SOUTHEAST QUARTER THEREOF AND EXCEPT THAT PORTION LYING NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 0° 27' 32" WEST 68.76 FEET ALONG THE WEST LINE OF SAID SECTION TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 44' 32" EAST 5350.12 FEET TO THE EAST LINE OF SAID SECTION 4 (SAID POINT BEARS SOUTH 0° 35' 33" WEST 70.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 4) AND THE TERMINUS OF SAID LINE, ALSO EXCEPT THAT PORTION LYING WITHIN THE COUNTY ROAD RIGHT OF WAY AS DESCRIBED IN DEED RECORDED UNDER AF#2007-013594, RECORDS OF BENTON COUNTY, ALSO EXCEPT THAT PORTION LYING WITHIN THE PLAT OF REATA RIDGE PHASE 1A OF BADGER MOUNTAIN GOLF AND COUNTRY CLUB PLANNED DEVELOPMENT AS RECORDED IN VOLUME 15 OF PLATS, PAGE 389 RECORDS OF BENTON COUNTY, ALSO EXCEPT THAT PORTION LYING WITHIN THE PLAT OF REATA PLACE AS RECORDED IN VOLUME 15 OF PLATS, PAGE 403, RECORDS OF BENTON COUNTY, ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS; COMMENCING AT THE CENTERLINE, CENTERLINE INTERSECTION OF REATA ROAD AND BADGER MOUNTAIN PARKWAY AS SHOWN ON THE PLAT OF REATA RIDGE; THENCE NORTH 00° 11' 38" WEST 230.34 FEET ON THE CENTERLINE OF SAID BADGER MOUNTAIN PARKWAY TO A POINT OF CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 29° 09' 41" AND CHORD BEARS NORTH 14° 46' 29" WEST 302.09 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF COUNTRY CLUB WAY; THENCE CONTINUING ON SAID BADGER MOUNTAIN PARKWAY CENTERLINE 50.15 FEET ON THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 04° 47' 20" AND CHORD BEARS NORTH 31° 45' 00" WEST 50.13 FEET TO THE TERMINUS POINT OF SAID CENTERLINE LYING ON THE NORTHERLY BOUNDARY OF THE PLAT OF REATA RIDGE THENCE 21.43 FEET ON THE CURVE OF A 600.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 02° 02' 45" AND A CHORD BEARS NORTH 35° 10' 02" WEST 21.42 FEET TO A POINT OF REVERSING CURVE; THENCE 12.56 FEET ON THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 01°11' 59" AND CHORD BEARS NORTH 35° 35' 25" WEST 12.56 FEET TO A POINT OF TANGENT; THENCE NORTH 34° 59' 26" WEST 758.34 FEET TO A POINT; THENCE SOUTH 55° 00' 34" WEST 193.78 FEET TO A POINT OF CURVE; THENCE 60.73 FEET ON THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 34° 47' 51" AND CHORD BEARS SOUTH 72° 24' 30" WEST 59.80 FEET TO A POINT OF TANGENT; THENCE SOUTH 89° 48' 25" WEST 953.46 FEET; THENCE NORTH 00° 11' 35" WEST 37.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE 400.68 FEET ON THE ARC OF A 462.50 FOOT RADIUS CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 49° 38' 14" AND CHORD BEARS NORTH 65° 22' 28" WEST 388.27 FEET TO A POINT; THENCE NORTH 40° 33' 21" WEST 125.84 FEET TO A POINT; THENCE NORTH 49° 26' 39" EAST 1177.27 FEET TO A POINT OF CURVE; THENCE 87.07 FEET ON THE ARC OF A 289.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 17° 15' 47" AND CHORD BEARS NORTH 40° 48' 46" EAST 86.75 FEET TO A POINT; THENCE SOUTH 72° 51' 37" EAST 52.28 FEET TO A POINT OF CURVE; THENCE 37.82 FEET ON THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 17° 20' 02" AND CHORD BEARS SOUTH 81° 13' 37" EAST 37.67 FEET TO A POINT; THENCE NORTH 89° 48' 22" EAST 192.13 FEET TO A POINT; THENCE SOUTH 00° 11' 38" EAST 1065.50 FEET TO A POINT; THENCE SOUTH 89° 48' 25" WEST 799.34 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS POINT OF THIS DESCRIPTION; AND ALSO EXCEPT REAL PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M. CITY OF RICHLAND, BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 4; TO THE NORTH LINE OF REATA ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00° 27' 45" EAST 87.27 FEET ALONG SAID WEST LINE THENCE SOUTH 21° 43' 06" EAST 83.78 FEET TO A POINT ON THE NORTH LINE OF SAID REATA ROAD; THENCE SOUTH 73° 25' 28" WEST 33.08 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING. (BOUNDARY LINE ADJUSTMENT PER AF#2012-015432, 5/29/2012) EXCEPT THAT PORTION DESCRIBED AS FOLLOWS; THAT PORTION OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M. BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 2, REATA RIDGE, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 15 OF PLATS AT PAGE 389; THENCE NORTH 88° 35' 35" EAST ALONG THE NORTH LINE THEREOF AND THE NORTH LINE OF TRACT A OF SAID PLAT A DISTANCE OF 362.72 FEET TO THE WESTERLY LINE OF LOT 4, BLOCK 7, EL RANCHO REATA NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 12 OF PLATS AT PAGE 42; THENCE NORTH 10° 57' 23" EAST ALONG THE WESTERLY LINE OF SAID BLOCK A DISTANCE OF 513.52 FEET TO THE NORTHWEST CORNER OF LOT 1 THEREOF; THENCE LEAVING SAID LINE NORTH 50° 26' 22" WEST A DISTANCE OF 89.22 FEET; THENCE NORTH 80°20' 38" WEST A DISTANCE OF 207.39 FEET; THENCE SOUTH 45° 09' 51" WEST A DISTANCE OF 76.57 FEET, THENCE SOUTH 53° 26' 06" WEST A DISTANCE OF 315.89 FEET; THENCE SOUTH 04° 05' 03" EAST A DISTANCE OF 379.59 FEET TO THE NORTH MARGIN OF KARLEE DRIVE AS SHOWN ON SAID REATA RIDGE AND THE BEGINNING OF A NON TANGENT CURVE FROM WHICH THE RADIUS POINT BEARS SOUTH 04° 05' 06" EAST A DISTANCE OF 530.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 46' 11" A DISTANCE OF 7.12 FEET; THENCE NORTH 86° 41' 08" EAST A DISTANCE OF 7.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87° 48' 25" A DISTANCE OF 30.65 FEET; THENCE NORTH 88° 53' 23" EAST A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON TANGENT CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 88° 53' 24" EAST A DISTANCE OF 1220.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 17' 47" A DISTANCE OF 6.31 FEET TO THE POINT OF BEGINNING. (BOUNDARY LINE ADJUSTMENT PER AF#2016-017146, 6/17/2016).

PARCEL 104-884-0000-02002
A PORTION OF THE NORTHEAST, SOUTHEAST, SOUTHWEST AND NORTHWEST ¼ OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTERLINE, CENTERLINE INTERSECTION OF REATA ROAD AND MORNINGSIDE PARKWAY, AS SHOWN ON THE PLAT OF REATA RIDGE, VOL 15, PG 389; THENCE NORTH 00°11'38" WEST-230.34 FEET, ON THE CENTERLINE OF SAID MORNINGSIDE PARKWAY TO A POINT OF A CURVE; THENCE CONTINUING ON SAID CENTERLINE 305.38 FEET ON THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 29°09'41", AND CHORD BEARS NORTH 14°46'29" WEST-302.09 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF ALLISON WAY; THENCE CONTINUING ON SAID MORNINGSIDE PARKWAY CENTERLINE, 50.15 FEET ON THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 04°47'20", AND CHORD BEARS NORTH 31°45'00" WEST-50.13 FEET TO THE TERMINUS POINT OF SAID CENTERLINE, LYING ON THE NORTHERLY BOUNDARY OF THE PLAT OF REATA RIDGE; THENCE 21.43 FEET ON THE CURVE OF A 600.00 FOOT RADIUS CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 02°02'45", AND CHORD BEARS NORTH 35°10'02" WEST-21.42 FEET TO A POINT OF REVERSING CURVE; THENCE 12.56 FEET ON THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 01°11'59", AND CHORD BEARS NORTH 35°35'25" WEST-12.56 FEET TO A POINT OF TANGENT; THENCE NORTH 34°59'26" WEST-758.34 FEET TO A POINT; THENCE SOUTH 55°00'34" WEST-193.78 FEET TO A POINT OF CURVE; THENCE 60.73 FEET ON THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 34°47'51", AND CHORD BEARS SOUTH 72°24'30" WEST-59.80 FEET TO A POINT OF TANGENT; THENCE SOUTH 89°48'25" WEST-953.46 FEET; THENCE NORTH 00°11'35" WEST 37.50 FEET TO A POINT; THENCE 400.68 FEET ON THE ARC OF A 462.50 FOOT RADIUS CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 49°38'14", AND CHORD BEARS NORTH 65°22'28" WEST-388.27 FEET TO A POINT; THENCE NORTH 40°33'21" WEST-125.84 TO A POINT; THENCE NORTH 49°26'39" EAST-650.33 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 49°26'39" EAST-526.94 FEET TO A POINT OF CURVE; THENCE 87.07 FEET ON THE ARC OF A 289.00 FOOT RADIUS CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 17°15'47", AND CHORD BEARS NORTH 40°48'46" EAST-86.75 FEET TO A POINT; THENCE SOUTH 72°51'37" EAST-52.28 FEET TO A POINT OF CURVE; THENCE 37.82 FEET ON THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 17°20'02", AND CHORD BEARS SOUTH 81°31'37" EAST-37.67 FEET TO A POINT; THENCE NORTH 89°48'22" WEST-171.21 FEET TO THE TRUE POINT OF BEGINNING, AND THE TERMINUS POINT OF THIS DESCRIPTION. ALL LYING IN THE NORTHEAST, SOUTHEAST, SOUTHWEST, AND NORTHWEST ¼ OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON. TOGETHER WITH AN ACCESS & UTILITY EASEMENT DESCRIBED AS FOLLOWS: THE EAST 30 FEET OF A PARCEL DESCRIBED AS EXHIBIT "B" PAGE 1 & 2 SCHOOL PROPERTY PER STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 2010-015038 RECORDS OF BENTON COUNTY, WASHINGTON. THIS EASEMENT WILL EXPIRE AT THE TIME A PERMANENT ACCESS & UTILITY EASEMENT OR DEDICATED ROW IS RECORDED. (BOUNDARY LINE ADJUSTMENT PER AF#2016-029920, 10/4/2016)

PARCEL 104-884-0000-02001
SECTION 4, TOWNSHIP 8 NORTH, RANGE 28 EAST, QUARTER SE: COMMENCING AT THE CENTERLINE INTERSECTION OF REATA ROAD AND BADGER MOUNTAIN PARKWAY AS SHOWN ON THE PLAT OF REATA RIDGE; THENCE NORTH 00° 11' 38" WEST 230.34 FEET ON THE CENTERLINE OF SAID BADGER MOUNTAIN PARKWAY TO A POINT OF CURVE, THENCE CONTINUING ON SAID CENTERLINE 305.38 FEET ON THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 29° 09' 41" AND CHORD BEARS NORTH 14° 46' 29" WEST 302.09 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF COUNTRY CLUB WAY; THENCE CONTINUING ON SAID BADGER MOUNTAIN PARKWAY CENTERLINE 50.15 FEET ON THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 04° 47' 20" AND CHORD BEARS NORTH 31° 45' 00" WEST 50.13 FEET TO THE TERMINUS POINT OF SAID CENTERLINE LYING ON THE NORTHERLY BOUNDARY OF THE PLAT OF REATA RIDGE; THENCE 21.43 FEET ON THE CURVE OF A 600.00 FOOT RADIUS CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 02° 02' 45" AND CHORD BEARS NORTH 35° 10' 02" WEST 21.42 FEET TO A POINT OF REVERSING CURVE; THENCE 12.56 FEET ON THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 01° 11' 59" AND CHORD BEARS NORTH 35° 35' 25" WEST 12.56 FEET TO A POINT OF TANGENT; THENCE NORTH 34° 59' 26" WEST 758.34 FEET TO A POINT THENCE SOUTH 55° 00' 34" WEST 193.78 FEET TO A POINT OF CURVE; THENCE 60.73 FEET ON THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 34° 47' 51" AND CHORD BEARS SOUTH 72° 24' 30" WEST 59.80 FEET TO A POINT OF TANGENT; THENCE SOUTH 89° 48' 25" WEST 953.46 FEET; THENCE NORTH 00° 11' 35" WEST 37.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE 400.68 FEET ON THE ARC OF A 462.50 FOOT RADIUS CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 49° 38' 14" AND CHORD BEARS NORTH 65° 22' 28" WEST 388.27 FEET TO A POINT THENCE NORTH 40° 33' 21" WEST 125.84 TO A POINT THENCE NORTH 49° 26' 39" EAST 1177.27 FEET TO A POINT OF CURVE THENCE 87.07 FEET ON THE ARC OF A 289.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CENTRAL ANGLE IS 17° 15' 47" AND CHORD BEARS NORTH 40° 48' 46" EAST 86.75 FEET TO A POINT; THENCE SOUTH 72° 51' 37" EAST 52.28 FEET TO A POINT OF CURVE; THENCE 37.82 FEET ON THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 17° 20' 02" AND CHORD BEARS SOUTH 81° 31' 37" EAST 37.67 FEET TO A POINT THENCE NORTH 89° 48' 22" EAST 192.13 FEET TO A POINT; THENCE SOUTH 00° 11' 38" EAST 1065.50 FEET TO A POINT; THENCE SOUTH 89° 48' 25" WEST 799.34 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS POINT OF THIS DESCRIPTION. (BOUNDARY LINE ADJUSTMENT PER QCD, AF#2010-005611, 3/02/2010). INGRESS, EGRESS, & UTILITY EASEMENT AF #2010-015038, 05/28/2010. EXCEPT A PORTION OF THE NORTHEAST, SOUTHEAST, SOUTHWEST AND NORTHWEST ¼ OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTERLINE, CENTERLINE INTERSECTION OF REATA ROAD AND MORNINGSIDE PARKWAY, AS SHOWN ON THE PLAT OF REATA RIDGE, VOL 15, PG 389; THENCE NORTH 00°11'38" WEST-230.34 FEET, ON THE CENTERLINE OF SAID MORNINGSIDE PARKWAY TO A POINT OF A CURVE; THENCE CONTINUING ON SAID CENTERLINE 305.38 FEET ON THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 29°09'41", AND CHORD BEARS NORTH 14°46'29" WEST-302.09 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF ALLISON WAY; THENCE CONTINUING ON SAID MORNINGSIDE PARKWAY CENTERLINE, 50.15 FEET ON THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 04°47'20", AND CHORD BEARS NORTH 31°45'00" WEST-50.13 FEET TO THE TERMINUS POINT OF SAID CENTERLINE, LYING ON THE NORTHERLY BOUNDARY OF THE PLAT OF REATA RIDGE; THENCE 21.43 FEET ON THE CURVE OF A 600.00 FOOT RADIUS CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 02°02'45", AND CHORD BEARS NORTH 35°10'02" WEST-21.42 FEET TO A POINT OF REVERSING CURVE; THENCE 12.56 FEET ON THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 01°11'59", AND CHORD BEARS NORTH 35°35'25" WEST-12.56 FEET TO A POINT OF TANGENT; THENCE NORTH 34°59'26" WEST-758.34 FEET TO A POINT; THENCE SOUTH 55°00'34" WEST-193.78 FEET TO A POINT OF CURVE; THENCE 60.73 FEET ON THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 34°47'51", AND CHORD BEARS SOUTH 72°24'30" WEST-59.80 FEET TO A POINT OF TANGENT; THENCE SOUTH 89°48'25" WEST-953.46 FEET; THENCE NORTH 00°11'35" WEST 37.50 FEET TO A POINT; THENCE 400.68 FEET ON THE ARC OF A 462.50 FOOT RADIUS CURVE TO THE RIGHT, WHOSE CENTRAL ANGLE IS 49°38'14", AND CHORD BEARS NORTH 65°22'28" WEST-388.27 FEET TO A POINT; THENCE NORTH 40°33'21" WEST-125.84 TO A POINT; THENCE NORTH 49°26'39" EAST-650.33 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 49°26'39" EAST-526.94 FEET TO A POINT OF CURVE; THENCE 87.07 FEET ON THE ARC OF A 289.00 FOOT RADIUS CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 17°15'47", AND CHORD BEARS NORTH 40°48'46" EAST-86.75 FEET TO A POINT; THENCE SOUTH 72°51'37" EAST-52.28 FEET TO A POINT OF CURVE; THENCE 37.82 FEET ON THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT, WHOSE CENTRAL ANGLE IS 17°20'02", AND CHORD BEARS SOUTH 81°31'37" EAST-37.67 FEET TO A POINT; THENCE NORTH 89°48'22" EAST-192.13 FEET TO A POINT; THENCE SOUTH 00°11'38" EAST-515.92 FEET TO A POINT; THENCE SOUTH 89°48'22" WEST-626.83 FEET TO A POINT; THENCE NORTH 40°33'21" WEST-171.21 FEET TO THE TRUE POINT OF BEGINNING, AND THE TERMINUS POINT OF THIS DESCRIPTION. ALL LYING IN THE NORTHEAST, SOUTHEAST, SOUTHWEST, AND NORTHWEST ¼ OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON. (BOUNDARY LINE ADJUSTMENT PER AF#2016-029920, 10/4/2016)

SOUTH ORCHARD OPEN SPACE

ORCHARD GREEN
SOUTH ORCHARD AREA 858,226 S.F. (19.70 ACRES)

TRAILS	
EQUIVALENT TRAIL LENGTHS SHALL BE APPLIED TO THE LENGTH OF TRAIL CONSTRUCTED MULTIPLIED BY THE APPROPRIATE TRAIL FACTOR BELOW:	
CITY PRIMARY TRAIL	1.0
PRIMARY TRAIL	1.0
SECONDARY TRAIL	0.6
EQUESTRIAN TRAIL	0.8 (WHERE SHOWN ON LURD TRAIL PLAN)
URBAN TRAIL	1.0

TRAIL LOCATION	LENGTH	LENGTH FACTOR	EQUIVALENT LENGTH	RU
REATA ROAD TRAIL – TRACTS 506, 486, 496 (SECONDARY)	3,975 L.F.	3,975 L.F. * 0.6 =	2,385.0 L.F.	@ 16 L.F. / RU 149.0
GREENBELT TRAIL – TRACTS 484, 497 (SECONDARY)	832 L.F.	832 L.F. * 0.6 =	499.2 L.F.	@ 16 L.F. / RU 31.2
ORCHARD GREEN TRAIL – TRACT 487, 493 (SECONDARY)	1,580 L.F.	1,580 L.F. * 0.6 =	498.0 L.F.	@ 16 L.F. / RU 59.2
ORCHARD GREEN TRAIL – TRACT 479, 480 (PRIMARY)	1,100 L.F.	1,100 L.F. * 1.0 =	1,100.0 L.F.	@ 16 L.F. / RU 68.7
MORNINGSIDE PARKWAY TRAIL – (PRIMARY)	1,840 L.F.	1,840 L.F. * 1.0 =	1,840.0 L.F.	@ 16 L.F. / RU 115.0
ORCHARD GREEN TRAIL – TRACT 485, 507 (CITY PRIMARY)	3,760 L.F.	3,760 L.F. * 1.0 =	3,760.0 L.F.	@ 16 L.F. / RU 235.0
GAGE BOULEVARD TRAIL – (CITY PRIMARY)	2,580 L.F.	2,580 L.F. * 1.0 =	2,580.0 L.F.	@ 16 L.F. / RU 161.2
TOTAL			12,662.2 L.F.	819.3

PARKS	AREA	RU
CITY PARK	285,204 S.F. (6.54 ACRES)	@ 650 S.F. / RU 438.8
TOTAL	285,204 S.F. (6.54 ACRES)	438.8

TOTAL ALLOWABLE RU	
TRAILS	819.3 RU
PARKS	438.8 RU
TOTAL	1,258.1 RU

MISCELLANEOUS OPEN SPACE	AREA (SF)	AREA (ACRES)
TRACT		
479 – LANDSCAPE/TRAIL	8,678	0.20
480 – LANDSCAPE/TRAIL	25,552	0.59
482- LANDSCAPE/TRAIL	9,994	0.23
483 – LANDSCAPE/SIDEWALK	4,963	0.11
484 – LANDSCAPE/TRAIL	13,822	0.32
486 – GREEN BELT	43,858	1.00
487 – LANDSCAPE	101,743	2.33
488 – LANDSCAPE	24,152	0.55
489 – LANDSCAPE/TRAIL	6,692	0.15
490 – LANDSCAPE/TRAIL	4,671	0.11
491 – LANDSCAPE/SIDEWALK	4,043	0.09
492 – LANDSCAPE/SIDEWALK	5,478	0.12
494 – LANDSCAPE/TRAIL	25,556	0.59
495 – LANDSCAPE/SIDEWALK	24,932	0.57
496 – GREEN BELT	84,822	1.95
497 – LANDSCAPE/TRAIL	12,879	0.29
498 – LANDSCAPE/SIDEWALK	6,440	0.15
499 – LANDSCAPE/SIDEWALK	6,440	0.15
500 – LANDSCAPE/SIDEWALK	8,035	0.18
501 – LANDSCAPE/SIDEWALK	8,035	0.18
502 – LANDSCAPE/SIDEWALK	3,141	0.07
503 – LANDSCAPE/SIDEWALK	3,141	0.07
504 – LANDSCAPE/SIDEWALK	16,749	0.38
505 – LANDSCAPE/STORM	6,964	0.16
506 – GREEN BELT	39,719	0.91
TOTAL	500,489	11.45



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509.380.5883 tel. 253.383.2572 www.ahbl.com web

Project Title:
BMS-SOUTH ORCHARD
PRELIMINARY PLAT

Client:
NOR AM INVESTMENT, LLC

12513 SW DUBOIS AVE
LAKEWOOD, WA 98498-5242

Job No.

2133005.10

Issue Set & Date:
PRELIMINARY PLAT

04.01.2021



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A

A

A

A

Revisions:

Sheet Title:
GREEN SPACE
CALCULATIONS

Designed by: TCS Drawn by: KDM Checked by: EMF

Sheet No.

C004
4 of 18 Sheets

TACOMA • SEATTLE • SPOKANE • TRI-CITIES

5804 Road 90, Suite H Pasco, WA 99301
509.380.5883 TEL 253.383.2572 www.ahl.com WEB

Client:
NOR AM INVESTMENT, LLC

Job No.

2133005.10

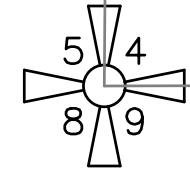
Issue Set & Date:

04.01.2021



04/15/2021

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TRAIL LEGEND	
TYPE	
CITY PRIMARY	
PRIMARY	
SECONDARY	



4. _____

3. _____

2. _____

1. _____

Revisions:

Sheet Title:
BMS-DISTRICTS

Designed by: TCS Drawn by: KDM Checked by: EMF

Sheet No.

C005

5 of 18 Sheets

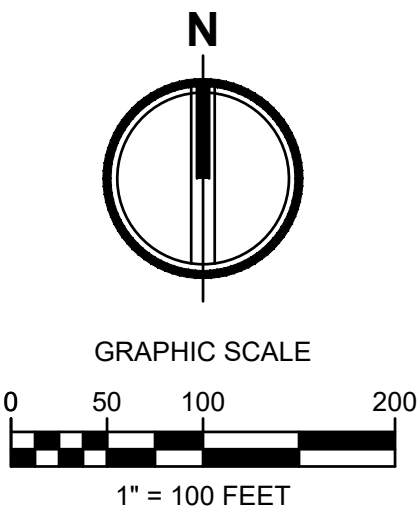
BMS-SOUTH ORCHARD

CENTERLINE LINE TABLE				
LINE TAG	BEARING	DISTANCE	START STATION	END STATION
L1	N0° 11' 38.32"W	154.32	0+00.00	1+54.32
L2	N66° 36' 58.39"E	17.40	0+00.00	0+17.40
L3	N89° 48' 21.68"E	529.07	1+38.82	6+67.89
L4	S63° 37' 44.14"E	40.16	7+55.75	7+95.91
L5	N89° 48' 21.68"E	2173.56	8+48.76	30+22.33
L7	S89° 32' 12.40"E	824.20	1+01.57	9+25.77
L8	S39° 25' 37.21"E	31.02	11+00.69	11+31.71
L9	N89° 48' 21.68"E	2135.22	13+08.92	34+44.14
L10	S89° 32' 12.25"E	544.37	0+00.00	5+44.37
L11	N18° 45' 13.10"E	240.61	5+43.25	7+83.86
L12	N0° 11' 38.32"W	554.20	0+00.00	5+54.20
L13	N18° 45' 13.10"E	240.61	10+50.25	12+90.86
L14	N0° 11' 38.32"W	312.33	0+00.00	3+12.33
L15	N35° 02' 27.40"E	267.29	7+27.43	9+94.72
L16	S54° 53' 13.12"E	43.81	0+00.00	0+43.81

CENTERLINE CURVE TABLE					
CURVE TAG	CHORD BEARING	CHORD LENGTH	RADIUS	START STATION	END STATION
C1	N39° 59' 03.32"W	447.99	350.00	1+54.32	6+40.44
C2	N39° 39' 20.28"W	451.06	350.00	6+40.44	11+30.59
C3	N78° 12' 40.04"E	120.59	300.00	0+17.40	1+38.82
C4	S76° 54' 41.23"E	87.08	189.50	6+67.89	7+55.75
C5	S76° 54' 41.23"E	52.38	114.00	7+95.91	8+48.76
C7	S64° 28' 54.81"E	169.39	200.00	9+25.77	11+00.69
C8	S64° 48' 37.76"E	171.47	200.00	11+31.71	13+08.92
C9	N9° 31' 03.00"E	540.90	1685.00	0+00.00	5+43.25
C10	N9° 16' 47.39"E	493.79	1500.00	5+54.20	10+50.25
C11	N17° 25' 24.54"E	408.59	675.00	3+12.33	7+27.43
C12	S72° 32' 25.72"E	363.91	600.00	0+43.81	4+13.54
C13	S65° 22' 42.96"E	413.45	492.50	21+36.61	25+63.28

PHASING LEGEND		
PHASE	LOTS*	
1	167	
2	101	
3	101	
4	106	

* DOES NOT INCLUDE PARCELS 104-884-0000-02001 & 104-884-0000-02002 (LOTS 476 & 477)



PARCEL ID: 104884020000001
CANDY MOUNTAIN LLC
82480 E REATA ROAD
KENNEWICK, WA 98338



5804 Road 90, Suite H Pasco, WA 99301
509.380.5883 TEL 253.383.2572 www.ahbl.com WEB

Project Title:
**BMS-SOUTH ORCHARD
PRELIMINARY PLAT**

Client:
NOR AM INVESTMENT, LLC

12513 SW DUBOIS AVE
LAKEWOOD, WA 98498-5242

Job No.
2133005.10

Issue Set & Date:
PRELIMINARY PLAT

04.01.2021



04/15/2021

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Revisions:

Sheet Title:
LOT LAYOUT

Designed by: TCS Drawn by: KDM Checked by: EMF

Sheet No.
C101
6 of 18 Sheets

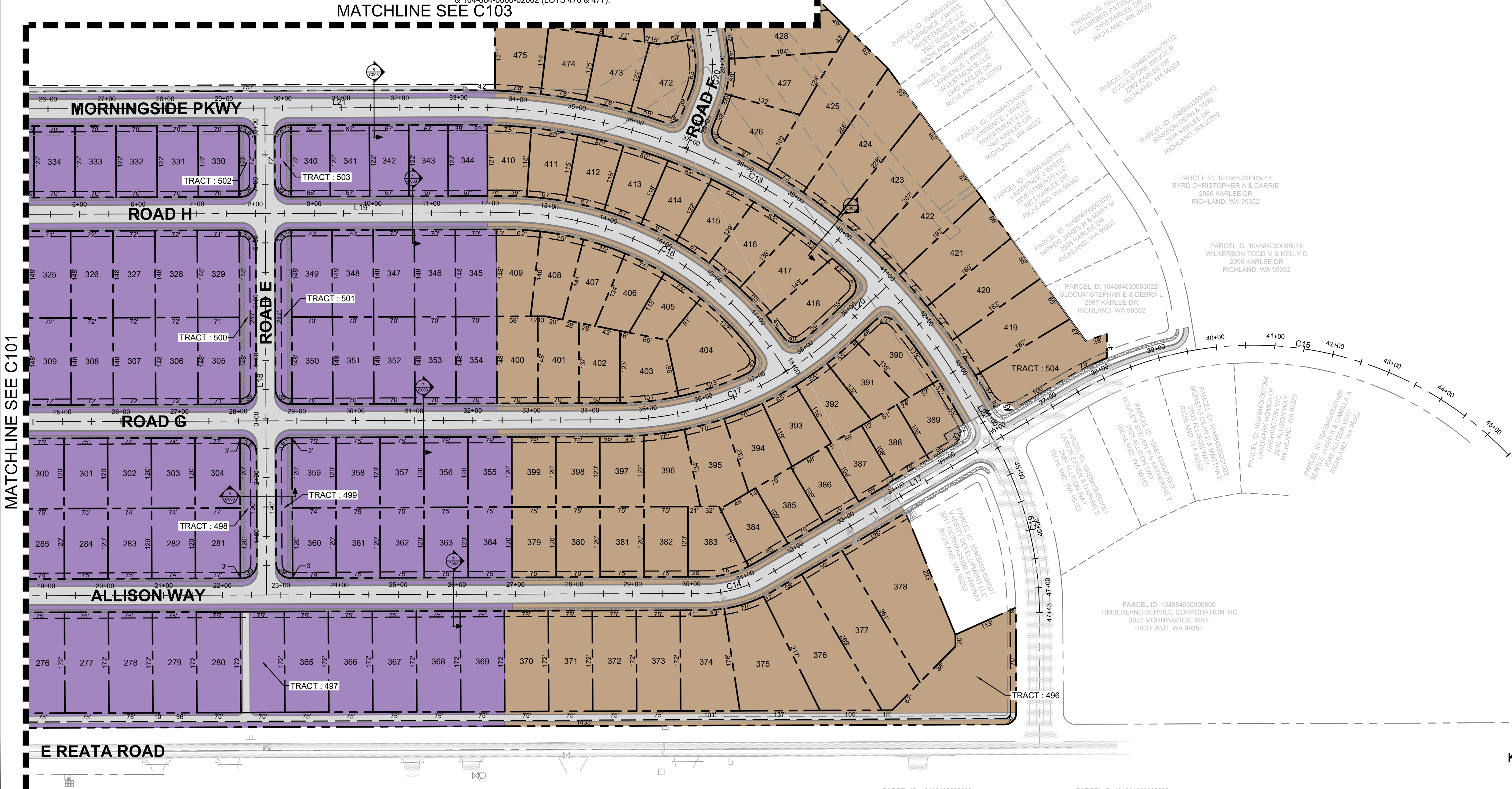
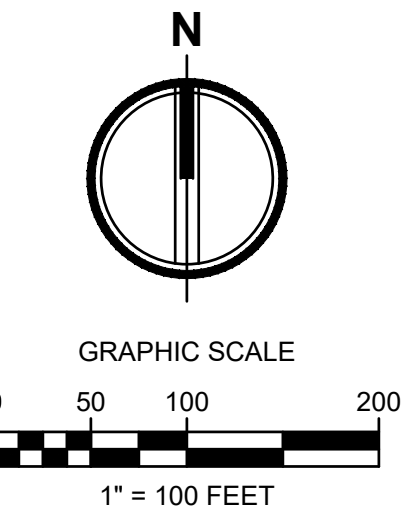
BMS-SOUTH ORCHARD

CENTERLINE CURVE TABLE					
CURVE TAG	CHORD BEARING	CHORD LENGTH	RADIUS	START STATION	END STATION
C14	N74° 39' 05.55"E	104.57	200.00	30+22.33	31+28.13
C15	S81° 57' 17.31"E	748.06	600.00	37+43.28	45+50.95
C16	S60° 38' 54.15"E	552.29	560.00	12+23.45	18+01.00
C17	N68° 16' 32.24"E	411.03	560.00	34+44.14	38+65.01
C18	S60° 21' 00.68"E	965.52	970.00	33+20.32	43+30.93
C19	S14° 46' 56.16"E	302.17	600.00	44+37.17	47+42.63
C20	S7° 09' 00.27"W	77.06	150.00	27+81.63	28+59.56

CENTERLINE LINE TABLE				
LINE TAG	BEARING	DISTANCE	START STATION	END STATION
L17	N59° 28' 41.93"E	615.16	31+28.13	37+43.28
L18	N0° 11' 38.32"W	829.87	0+00.00	8+29.87
L19	N89° 48' 21.68"E	809.91	4+13.54	12+23.45
L20	N46° 44' 42.80"E	109.49	38+65.01	39+74.50
L21	N89° 48' 09.22"E	757.04	25+63.28	33+20.32
L22	S30° 32' 40.43"E	106.24	43+30.93	44+37.17
L23	S22° 02' 02.95"W	91.99	28+59.56	29+51.55

PHASING LEGEND		
PHASE	LOTS*	
1	167	
2	101	
3	101	
4	106	

* DOES NOT INCLUDE PARCELS 104-884-0000-02001 & 104-884-0000-02002 (LOTS 476 & 477).



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509.380.5883 TEL 253.383.2572 www.ahbl.com WEB

Project Title:
**BMS-SOUTH ORCHARD
PRELIMINARY PLAT**

Client:
NOR AM INVESTMENT, LLC

12513 SW DUBOIS AVE
LAKEWOOD, WA 98498-5242

Job No.
2133005.10

Issue Set & Date:
PRELIMINARY PLAT

04.01.2021



04/15/2021

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Δ	
Δ	
Revisions:	

Sheet Title:
LOT LAYOUT

Designed by: TCS Drawn by: KDM Checked by: EMF

Sheet No.

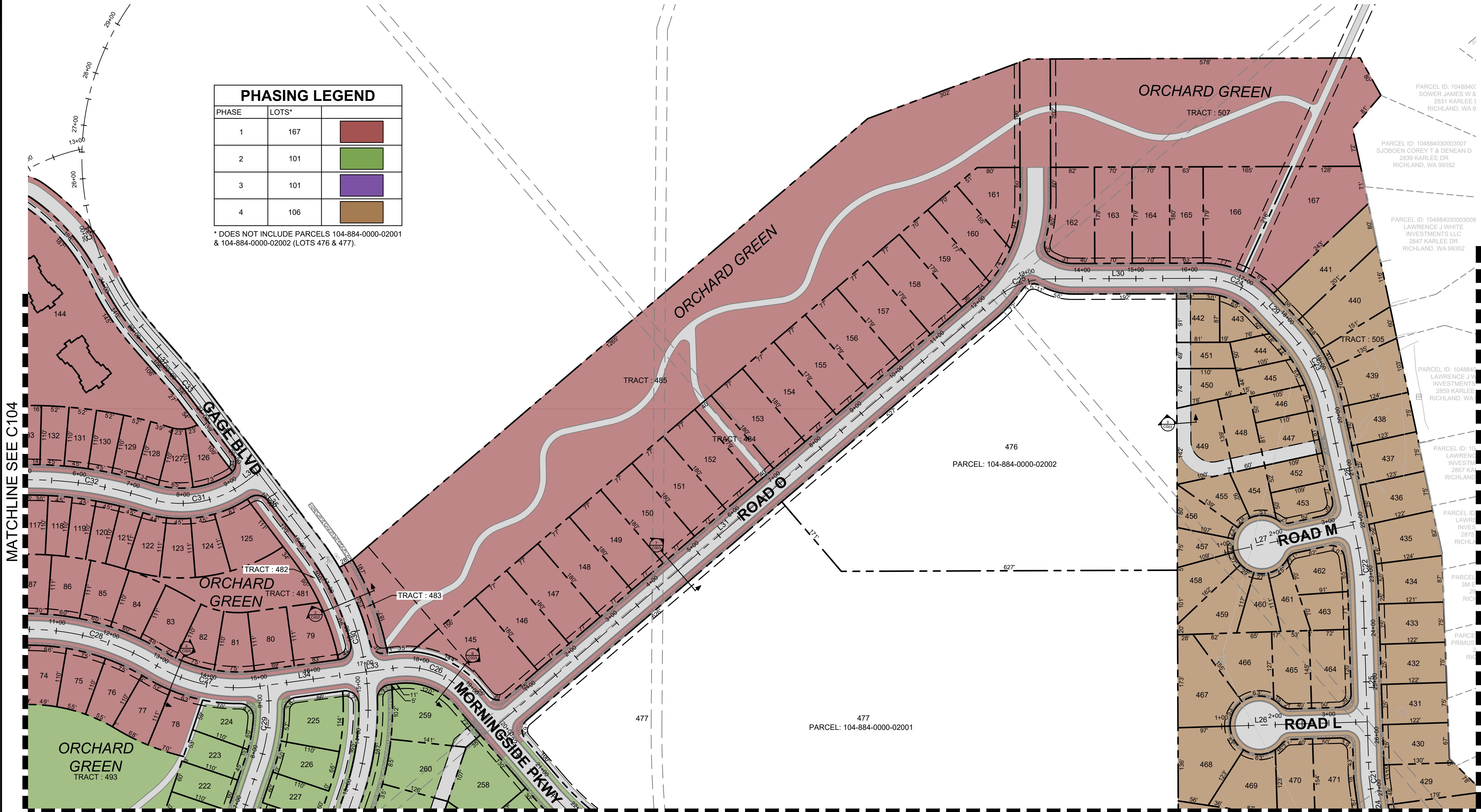
C102

7 of 18 Sheets



Know what's below.
Call before you dig.

BMS-SOUTH ORCHARD



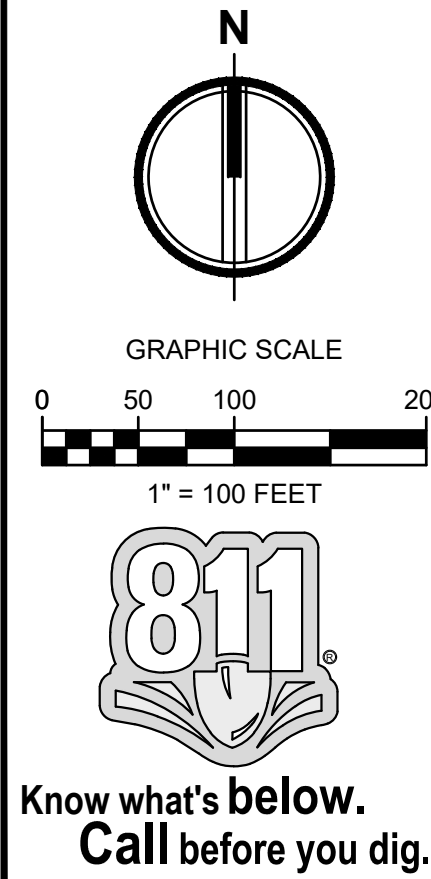
PHASING LEGEND		
PHASE	LOTS*	
1	167	
2	101	
3	101	
4	106	

* DOES NOT INCLUDE PARCELS 104-884-0000-02001 & 104-884-0000-02002 (LOTS 476 & 477).

MATCHLINE SEE C104

MATCHLINE SEE C102

MATCHLINE SEE C101 & C102



CENTERLINE LINE TABLE				
LINE TAG	BEARING	DISTANCE	START STATION	END STATION
L24	S7° 44' 02.42"E	95.61	26+86.02	27+81.63
L25	S1° 48' 52.84"E	339.99	23+30.54	26+70.52
L26	N88° 11' 07.16"E	271.59	1+00.00	3+71.59
L27	N77° 47' 03.45"E	244.36	1+00.00	3+44.36
L28	S12° 12' 56.55"E	259.58	19+80.19	22+39.77
L29	S43° 21' 57.71"E	68.44	17+48.65	18+17.09
L30	N89° 48' 07.86"E	289.68	13+36.36	16+26.05
L31	N49° 26' 24.86"E	1230.70	0+00.00	12+30.70
L32	S40° 33' 35.14"E	232.53	19+04.07	21+36.61
L33	N82° 18' 15.52"E	83.32	16+71.17	17+54.49
L34	N82° 18' 14.83"E	172.23	14+98.95	16+71.17
L35	N37° 04' 39.71"W	365.76	17+78.08	21+43.84

CENTERLINE LINE TABLE				
LINE TAG	BEARING	DISTANCE	START STATION	END STATION
L36	N52° 55' 20.29"E	29.23	9+25.18	9+54.41
L37	N41° 14' 06.35"W	106.51	21+72.86	22+79.37

CENTERLINE CURVE TABLE					
CURVE TAG	CHORD BEARING	CHORD LENGTH	RADIUS	START STATION	END STATION
C21	S4° 46' 27.63"E	15.49	150.00	26+70.52	26+86.02
C22	S7° 00' 54.69"E	90.64	500.00	22+39.77	23+30.54
C23	S27° 47' 27.13"E	161.10	300.00	18+17.09	19+80.19
C24	S66° 46' 54.92"E	119.22	150.00	16+26.05	17+48.65
C25	N69° 37' 16.36"E	103.50	150.00	12+30.70	13+36.36
C26	S69° 07' 39.81"E	143.46	150.00	17+54.49	19+04.07
C27	S78° 13' 26.26"E	200.01	300.00	12+95.04	14+98.95
C28	S74° 08' 39.49"E	238.88	450.00	10+53.26	12+95.04

CENTERLINE CURVE TABLE					
CURVE TAG	CHORD BEARING	CHORD LENGTH	RADIUS	START STATION	END STATION
C29	N5° 31' 44.30"E	144.13	315.00	7+83.86	9+29.27
C30	N9° 09' 43.31"W	468.17	500.00	12+90.86	17+78.08
C31	N80° 19' 23.34"E	184.09	200.00	7+33.89	9+25.18
C32	S80° 54' 22.93"E	218.79	729.00	5+14.27	7+33.89
C33	N38° 38' 11.43"W	29.02	533.38	21+43.84	21+72.86
C34	N3° 28' 20.17"E	703.49	500.00	22+79.37	30+59.66



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509.380.5883 tel. 253.383.2572 www.ahbl.com web

Project Title:
**BMS-SOUTH ORCHARD
PRELIMINARY PLAT**

Client:
NOR AM INVESTMENT, LLC

12513 SW DUBOIS AVE
LAKEWOOD, WA 98498-5242

Job No.
2133005.10

Issue Set & Date:
PRELIMINARY PLAT

04.01.2021



04/15/2021

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Revisions:

Sheet Title:
LOT LAYOUT

Designed by: TCS Drawn by: KDM Checked by: EMF

Sheet No.
C103
8 of 18 Sheets

Project Title:
BMS-SOUTH ORCHARD
PRELIMINARY PLAT

12513 SW DUBOIS AVE
LAKEWOOD, WA 98498-5242

Issue Set & Date:

PRELIMINARY PLAT

04.01.2021



04/15/2021

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Revisions:

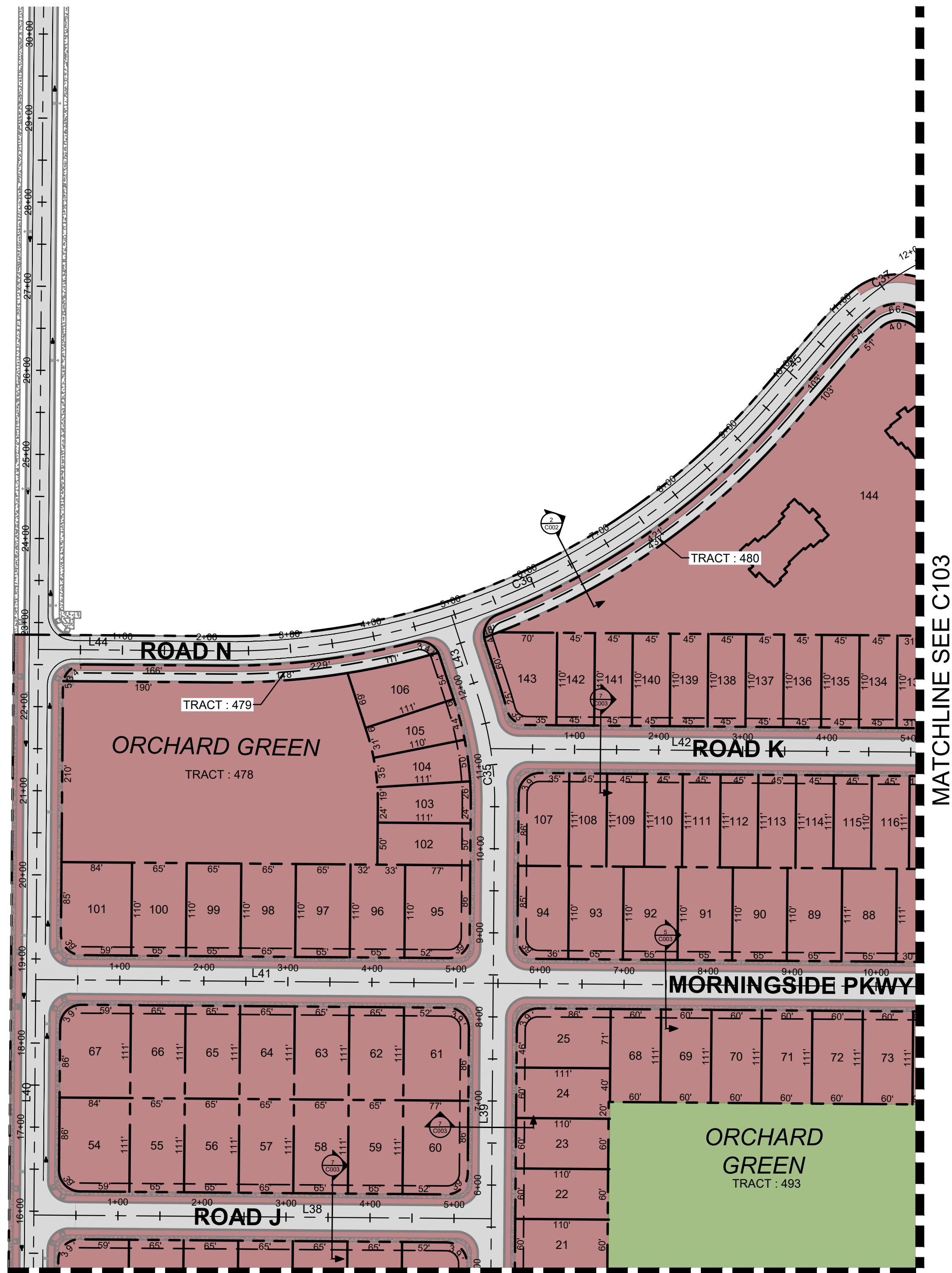
Sheet Title:
LOT LAYOUT

Designed by: TCS Drawn by: KDM Checked by: EMF

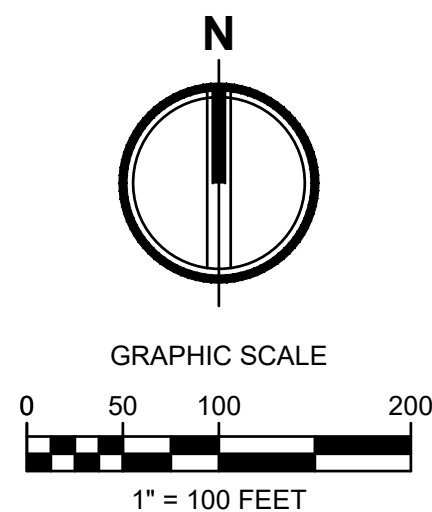
Sheet No. _____

C104

9 of 18 Sheets



MATCHLINE SEE C101



Know what's **below**.
Call before you dig.

TRACT AREA TABLE		
TRACT	AREA (S.F.)	USE
478	79,757	ORCHARD GREEN
479	8,688	LANDSCAPE/TRAIL
480	25,552	LANDSCAPE/TRAIL
481	19,280	ORCHARD GREEN
482	9,994	LANDSCAPE/TRAIL
483	4,963	LANDSCAPE/SIDEWALK
484	7,180	LANDSCAPE/TRAIL
485	302,427	ORCHARD GREEN
486	43,858	GREEN BELT
487	102,729	LANDSCAPE/TRAIL
488	24,152	LANDSCAPE
489	6,682	LANDSCAPE/TRAIL
490	4,671	LANDSCAPE/TRAIL
491	4,043	LANDSCAPE/SIDEWALK
492	5,478	LANDSCAPE/SIDEWALK
493	338,574	ORCHARD GREEN
494	25,556	LANDSCAPE/TRAIL
495	24,932	LANDSCAPE/SIDEWALK
496	84,822	GREEN BELT
497	12,879	LANDSCAPE/TRAIL
498	6,440	LANDSCAPE/SIDEWALK
499	6,440	LANDSCAPE/SIDEWALK
500	8,035	LANDSCAPE/SIDEWALK
501	8,035	LANDSCAPE/SIDEWALK
502	3,141	LANDSCAPE/SIDEWALK
503	3,141	LANDSCAPE/SIDEWALK
504	16,749	LANDSCAPE/SIDEWALK
505	6,964	LANDSCAPE/STORM
506	39,719	GREEN BELT
507	118,296	ORCHARD GREEN

PHASING LEGEND		
PHASE	LOTS*	
1	167	
2	101	
3	101	
4	106	

* DOES NOT INCLUDE PARCELS 104-884-0000-02001 & 104-884-0000-02002 (LOTS 476 & 477).

CENTERLINE LINE TABLE				
LINE TAG	BEARING	DISTANCE	START STATION	END STATION
L38	S89° 32' 12.25"E	544.37	0+00.00	5+44.37
L39	N0° 27' 47.75"E	1053.57	0+00.00	10+53.57
L40	N0° 27' 47.75"E	3163.77	11+30.59	42+94.36
L41	S89° 32' 12.25"E	1053.26	0+00.00	10+53.26
L42	S89° 32' 12.25"E	514.27	0+00.00	5+14.27
L43	N18° 07' 00.44"W	101.21	11+83.28	12+84.49
L44	S89° 32' 12.25"E	220.44	0+00.00	2+20.44
L45	N40° 39' 38.22"E	102.85	9+59.28	10+62.13

CENTERLINE CURVE TABLE					
CURVE TAG	CHORD BEARING	CHORD LENGTH	RADIUS	START STATION	END STATION
C35	N8° 49' 36.35"W	129.15	400.00	10+53.57	11+83.28
C36	N65° 33' 42.98"E	715.80	850.00	2+20.44	9+59.28
C37	N59° 15' 28.03"E	239.18	375.00	10+62.13	13+05.56

BMS-SOUTH ORCHARD

LOT AREA TABLE	
LOT	AREA (S.F.)
1	204,444
2	12,304
3	7,065
4	7,317
5	6,169
6	5,468
7	5,468
8	5,468
9	5,468
10	5,468
11	5,468
12	5,468
13	5,017
14	6,556
15	6,600
16	6,600
17	6,600
18	6,600
19	6,600
20	6,600
21	6,600
22	6,600
23	6,600
24	6,660
25	7,727
26	10,982
27	16,599
28	10,916
29	6,214
30	7,247
31	7,247
32	8,500
33	8,500
34	7,248
35	7,248
36	7,248
37	7,248
38	7,248
39	9,225
40	9,225
41	7,247
42	7,247
43	7,247
44	7,247
45	7,247
46	8,500
47	8,500
48	7,248
49	7,248
50	7,248
51	7,248
52	7,248
53	9,225
54	9,225

LOT AREA TABLE	
LOT	AREA (S.F.)
55	7,247
56	7,247
57	7,247
58	7,247
59	7,247
60	8,500
61	8,422
62	7,183
63	7,183
64	7,183
65	7,183
66	7,183
67	9,141
68	6,630
69	6,630
70	6,630
71	6,630
72	6,630
73	6,630
74	7,344
75	7,217
76	7,217
77	7,436
78	7,323
79	8,278
80	8,162
81	6,628
82	6,628
83	8,276
84	7,391
85	7,391
86	7,391
87	7,012
88	7,183
89	7,182
90	7,182
91	7,182
92	7,182
93	7,182
94	6,558
95	8,422
96	7,182
97	7,182
98	7,182
99	7,182
100	7,182
101	9,141
102	5,525
103	5,092
104	4,707
105	4,806
106	6,873
107	6,496
108	4,973

LOT AREA TABLE	
LOT	AREA (S.F.)
109	4,973
110	4,973
111	4,973
112	4,973
113	4,972
114	4,973
115	4,972
116	4,973
117	4,715
118	4,581
119	4,581
120	4,581
121	4,581
122	6,136
123	6,185
124	6,185
125	9,715
126	5,685
127	4,869
128	4,853
129	5,310
130	5,310
131	5,310
132	5,310
133	5,060
134	4,950
135	4,950
136	4,950
137	4,950
138	4,950
139	4,950
140	4,950
141	4,950
142	4,950
143	7,666
144	143,120
145	20,109
146	13,822
147	13,821
148	13,822
149	13,822
150	13,822
151	13,821
152	13,822
153	13,822
154	13,821
155	13,821
156	13,821
157	13,822
158	13,821
159	12,537
160	11,763
161	10,872
162	15,021

LOT AREA TABLE	
LOT	AREA (S.F.)
163	12,565
164	12,565
165	11,247
166	22,723
167	29,627
168	11,487
169	10,393
170	10,452
171	10,510
172	10,569
173	10,628
174	10,687
175	10,746
176	11,114
177	12,692
178	10,944
179	11,947
180	7,889
181	10,498
182	10,198
183	9,564
184	9,560
185	9,560
186	9,560
187	9,560
188	9,560
189	9,561
190	9,988
191	5,022
192	8,886
193	5,558
194	5,467
195	5,467
196	5,468
197	5,468
198	5,468
199	5,468
200	5,468
201	4,957
202	4,950
203	4,950
204	4,950
205	4,950
206	4,950
207	6,151
208	6,151
209	6,151
210	6,246
211	6,121
212	6,812
213	6,812
214	6,812
215	6,812
216	6,812

LOT AREA TABLE	
LOT	AREA (S.F.)
217	6,812
218	6,812
219	6,757
220	6,600
221	6,600
222	6,600
223	6,697
224	7,191
225	10,481
226	7,492
227	6,600
228	6,600
229	6,600
230	6,566
231	6,381
232	6,381
233	6,381
234	6,381
235	6,381
236	6,381
237	6,381
238	7,787
239	14,508
240	12,662
241	12,883
242	12,887
243	10,348
244	10,302
245	10,482
246	10,482
247	10,302
248	10,348
249	11,566
250	10,608
251	11,043
252	11,745
253	12,732
254	14,051
255	15,187
256	16,830
257	13,001
258	13,232
259	13,903
260	12,562
261	11,964
262	11,454
263	11,453
264	10,977
265	10,977
266	10,141
267	10,141
268	9,779
269	12,887
270	12,886

LOT AREA TABLE	
LOT	AREA (S.F.)
271	12,886
272	12,885
273	12,884
274	12,884
275	12,883
276	12,883
277	12,882
278	12,881
279	12,881
280	12,880
281	9,185
282	8,924
283	8,924
284	8,924
285	8,924
286	8,924
287	8,924
288	8,924
289	8,924
290	8,924
291	8,924
292	8,730
293	8,730
294	8,924
295	8,924
296	8,924
297	8,924
298	8,924
299	8,924
300	8,924
301	8,924
302	8,924
303	8,924
304	9,185
305	10,602
306	10,676
307	10,676
308	10,676
309	10,676
310	10,676
311	10,676
312	10,676
313	10,676
314	10,676
315	10,878
316	12,347
317	10,798
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319	10,107
320	8,932
321	16,530
322	13,848
323	12,200
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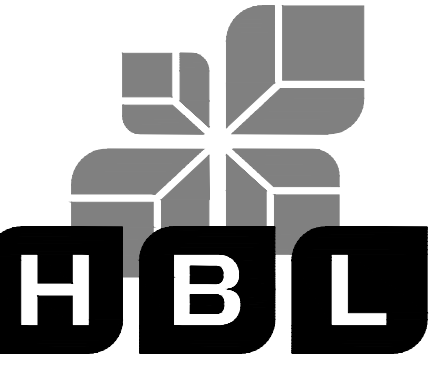
LOT AREA TABLE	
LOT	AREA (S.F.)
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326	10,676
327	10,676
328	10,676
329	10,602
330	8,461
331	8,522
332	8,521
333	8,521
334	8,521
335	8,259
336	8,061
337	7,919
338	7,714
339	7,528
340	8,096
341	8,158
342	8,158
343	8,158
344	8,154
345	10,379
346	10,379
347	10,379
348	10,379
349	10,305
350	10,305
351	10,379
352	10,379
353	10,379
354	10,379
355	8,984
356	8,984
357	8,984
358	8,984
359	8,924
360	8,924
361	8,984
362	8,984
363	8,984
364	8,984
365	12,879
366	12,878
367	12,877
368	12,877
369	12,876
370	12,875
371	12,874
372	12,874
373	12,873
374	15,166
375	19,296
376	20,350
377	21,622
378	26,804

LOT AREA TABLE	
LOT	AREA (S.F.)
379	8,984
380	8,984
381	8,984
382	8,984
383	9,340
384	8,107
385	7,665
386	7,665
387	7,649
388	7,558
389	8,484
390	9,248
391	8,706
392	8,472
393	8,356
394	9,654
395	10,802
396	10,484
397	9,014
398	8,984
399	8,984
400	10,379
401	10,058
402	9,098
403	9,991
404	15,405
405	7,120
406	8,358
407	9,013
408	9,264
409	9,794
410	8,491
411	8,572
412	8,476
413	8,565
414	8,839
415	9,302
416	9,957
417	10,473
418	10,914
419	14,520
420	14,397
421	14,799
422	15,743
423	17,271
424	19,450
425	21,618
426	11,367
427	13,267
428	12,998
429	10,410
430	9,208
431	9,154
432	9,127

LOT AREA TABLE	
LOT	AREA (S.F.)
433	9,100
434	9,829
435	9,852
436	9,184
437	9,217
438	9,250
439	11,280
440	15,015
441	15,219
442	7,274
443	4,893
444	5,034
445	5,838
446	5,383
447	8,869
448	8,329
449	12,825
450	7,087
451	5,107
452	5,740
453	6,586
454	5,249
455	6,389
456	5,719
457	5,202
458	7,579
459	9,753
460	5,995
461	5,830
462	8,243
463	5,631
464	10,655
465	9,933
466	12,837
467	14,150
468	13,455
469	10,638
470	10,133
471	11,781
472	11,526
473	9,723
474	9,368
475	9,925
476	286,505
477	610,678



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PRELIMINARY PLAT

Client:
NOR AM INVESTMENT, LLC

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LAKEWOOD, WA 98498-5242

Job No.
2133005.10

Issue Set & Date:
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04.01.2021



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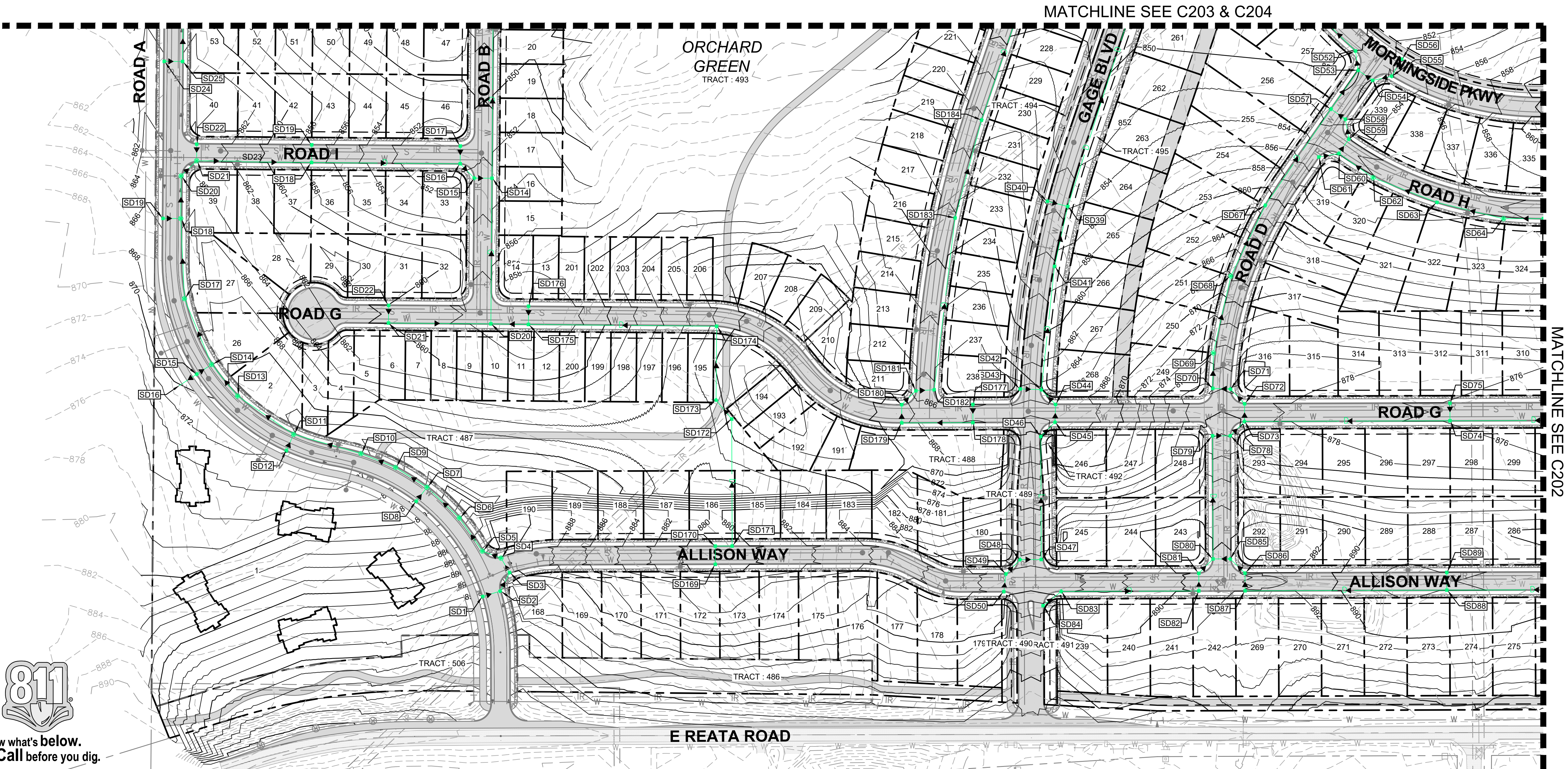
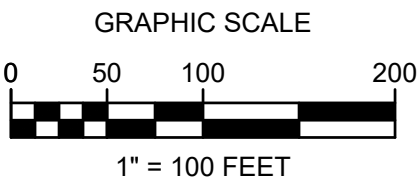
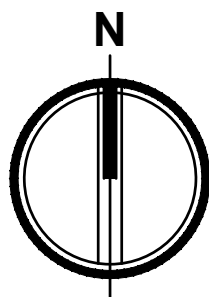
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MATCHLINE SEE C203

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MATCHLINE SEE C201

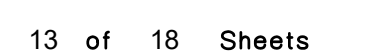
TRACT : 496

BMS-SOUTH ORCHARD

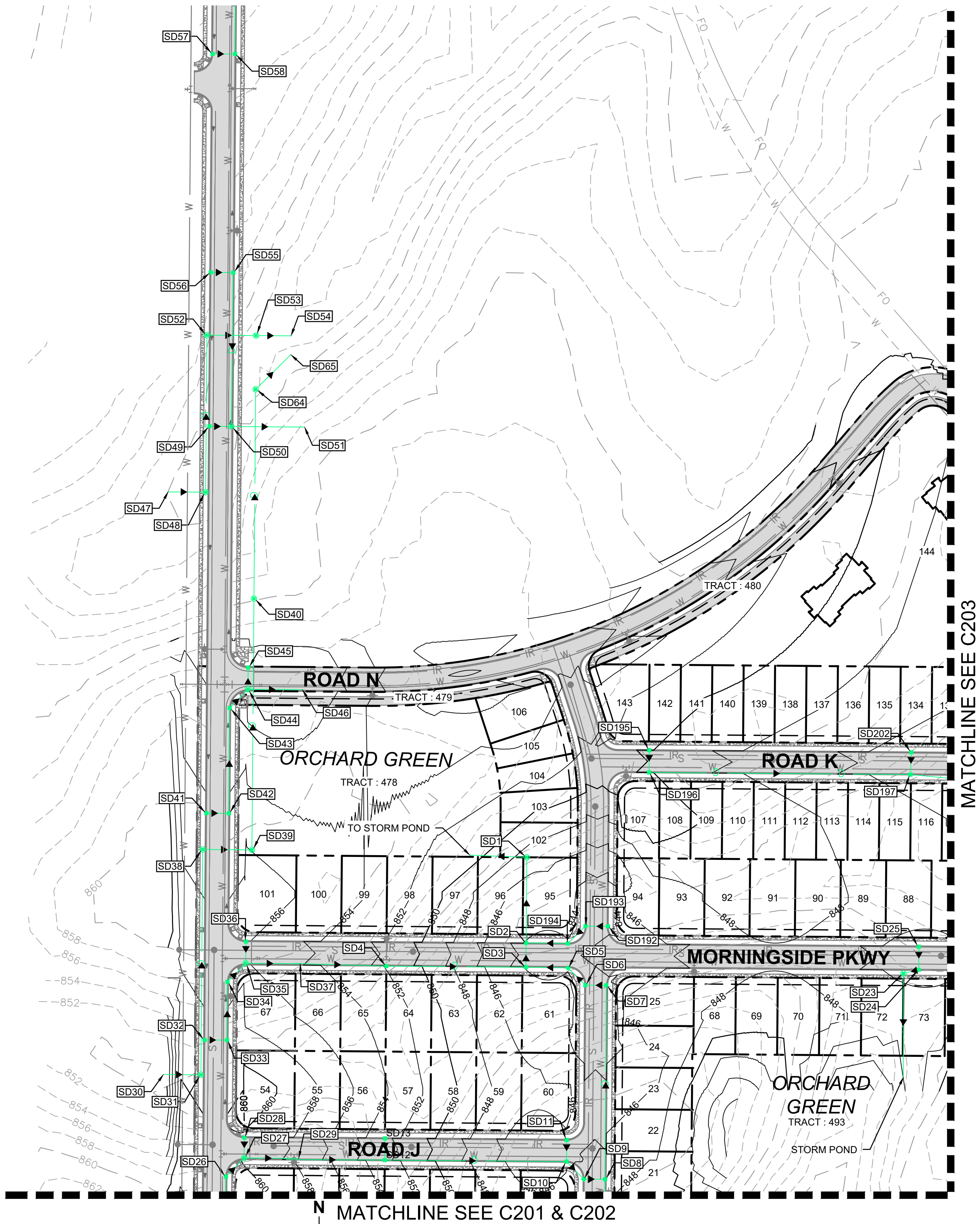
This topographic map illustrates the BMS-SOUTH ORCHARD area, featuring several tracts and roads. The map includes contour lines indicating elevation, with labels such as 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240, 4250, 4260, 4270, 4280, 4290, 4300, 4310, 4320, 4330, 4340, 4350, 4360, 4370, 4380, 4390, 4400, 4410, 4420, 4430, 4440, 4450, 4460, 4470, 4480, 4490, 4500, 4510, 4520, 4530, 4540, 4550, 4560, 4570, 4580, 4590, 4600, 4610, 4620, 4630, 4640, 4650, 4660, 4670, 4680, 4690, 4700, 4710, 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800, 4810, 4820, 4830, 4840, 4850, 4860, 4870, 4880, 4890, 4900, 4910, 4920, 4930, 4940, 4950, 4960, 4970, 4980, 4990, 5000, 5010, 5020, 5030, 5040, 5050, 5060, 5070, 5080, 5090, 5100, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5180, 5190, 5200, 5210, 5220, 5230, 5240, 5250, 5260, 5270, 5280, 5290, 5300, 5310, 5320, 5330, 5340, 5350, 5360, 5370, 5380, 5390, 5400, 5410, 5420, 5430, 5440, 5450, 5460, 5470, 5480, 5490, 5500, 5510, 5520, 5530, 5540, 5550, 5560, 5570, 5580, 5590, 5600, 5610, 5620, 5630, 5640, 5650, 5660, 5670, 5680, 5690, 5700, 5710, 5720, 5730, 5740, 5750, 5760, 5770, 5780, 5790, 5800, 5810, 5820, 5830, 5840, 5850, 5860, 5870, 5880, 5890, 5900, 5910, 5920, 5930, 5940, 5950, 5960, 5970, 5980, 5990, 6000, 6010, 6020, 6030, 6040, 6050, 6060, 6070, 6080, 6090, 6100, 6110, 6120, 6130, 6140, 6150, 6160, 6170, 6180, 6190, 6200, 6210, 6220, 6230, 6240, 6250, 6260, 6270, 6280, 6290, 6300, 6310, 6320, 6330, 6340, 6350, 6360, 6370, 6380, 6390, 6400, 6410, 6420, 6430, 6440, 6450, 6460, 6470, 6480, 6490, 6500, 6510, 6520, 6530, 6540, 6550, 6560, 6570, 6580, 6590, 6600, 6610, 6620, 6630, 6640, 6650, 6660, 6670, 6680, 6690, 6700, 6710, 6720, 6730, 6740, 6750, 6760, 6770, 6780, 6790, 6800, 6810, 6820, 6830, 6840, 6850, 6860, 6870, 6880, 6890, 6900, 6910, 6920, 6930, 6940, 6950, 6960, 6970, 6980, 6990, 7000, 7010, 7020, 7030, 7040, 7050, 7060, 7070, 7080, 7090, 7100, 7110, 7120, 7130, 7140, 7150, 7160, 7170, 7180, 7190, 7200, 7210, 7220, 7230, 7240, 7250, 7260, 7270, 7280, 7290, 7300, 7310, 7320, 7330, 7340, 7350, 7360, 7370, 7380, 7390, 7400, 7410, 7420, 7430, 7440, 7450, 7460, 7470, 7480, 7490, 7500, 7510, 7520,



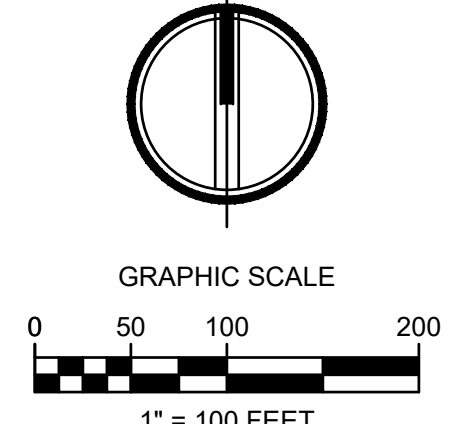
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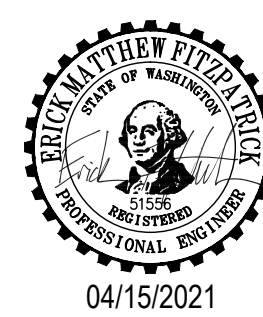
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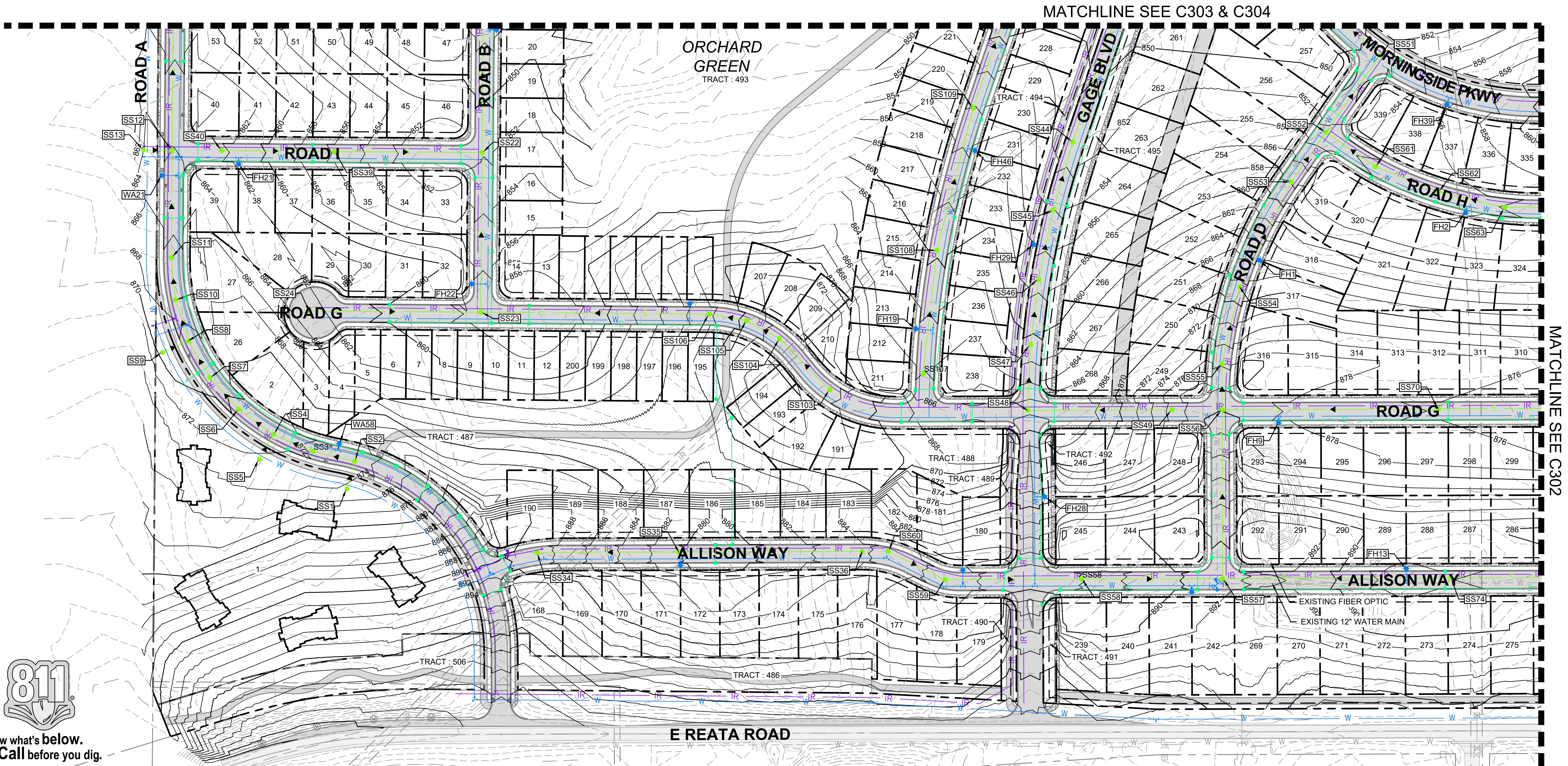
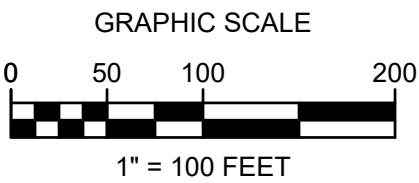
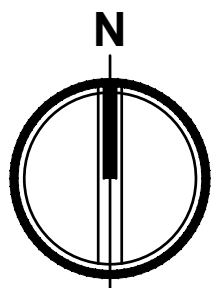


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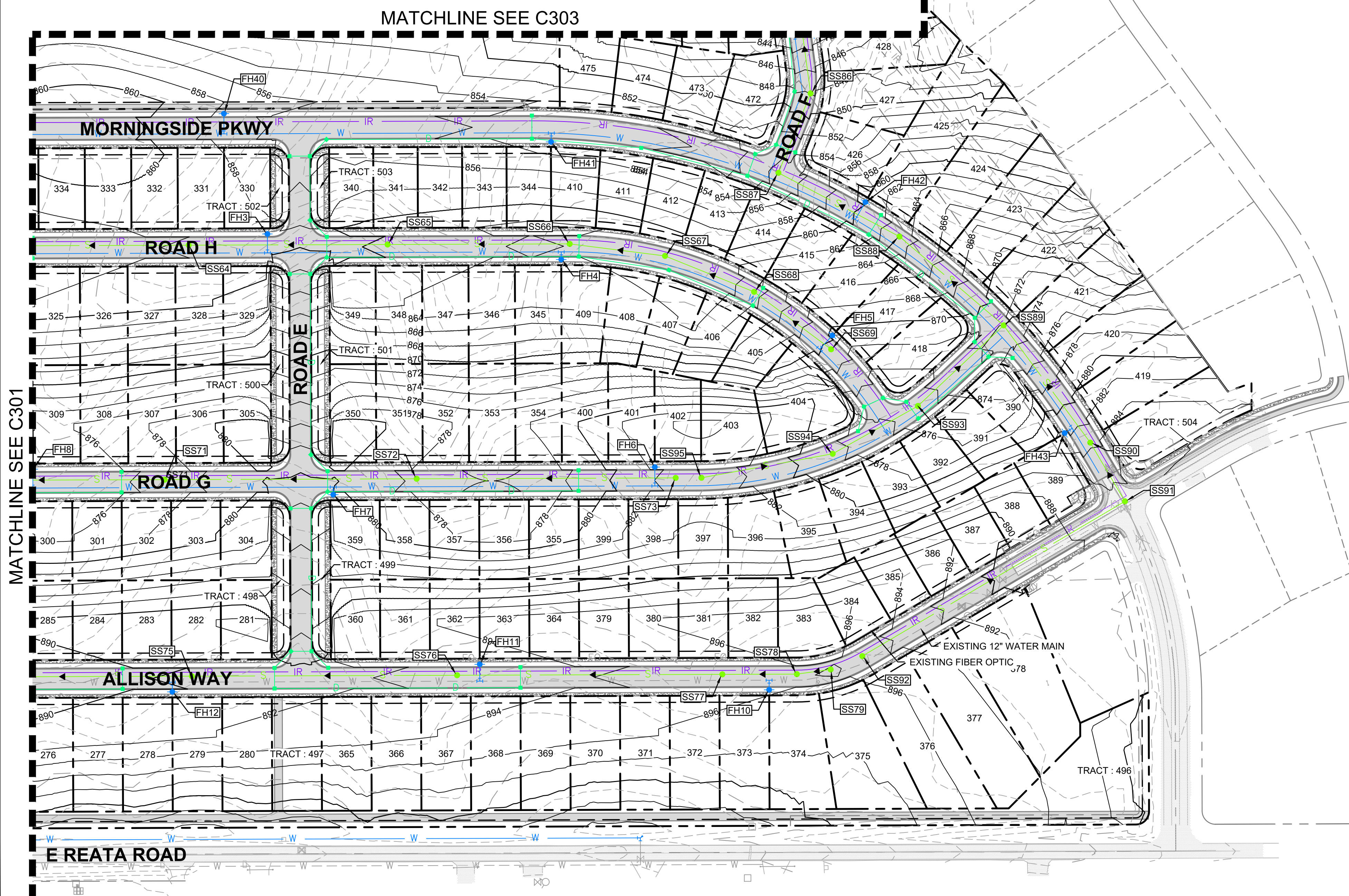
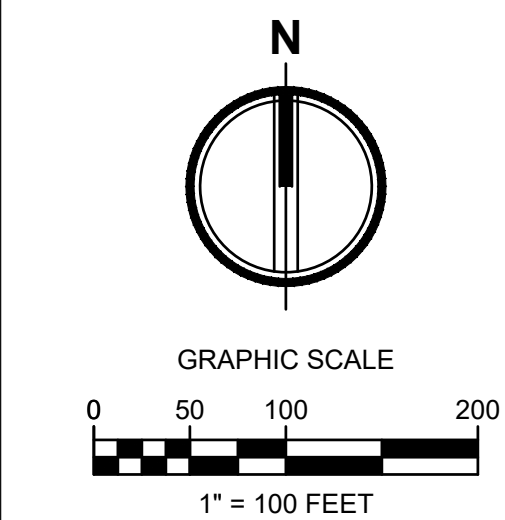
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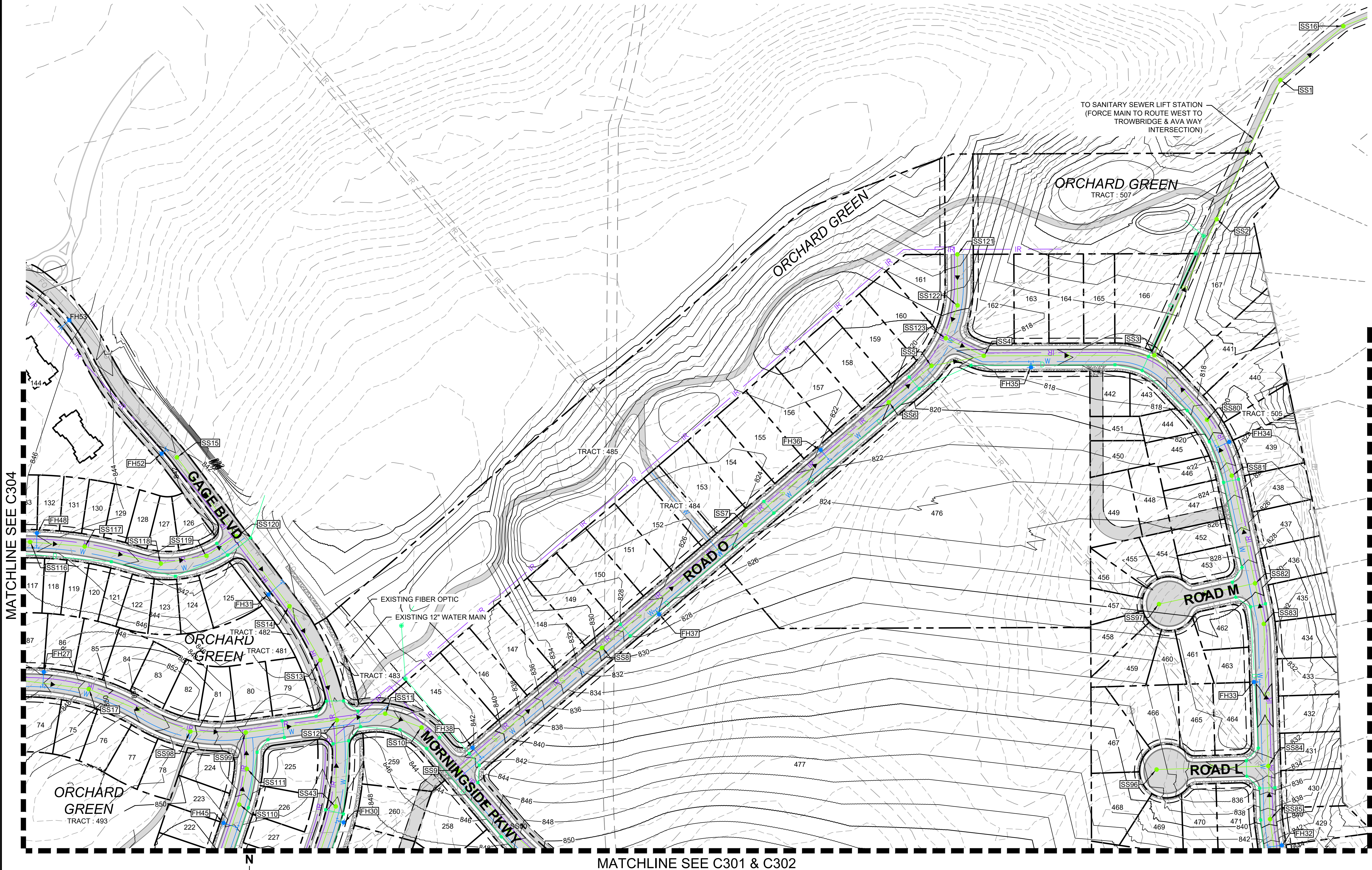
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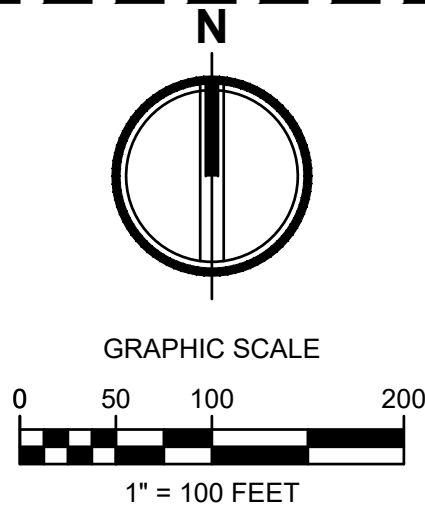


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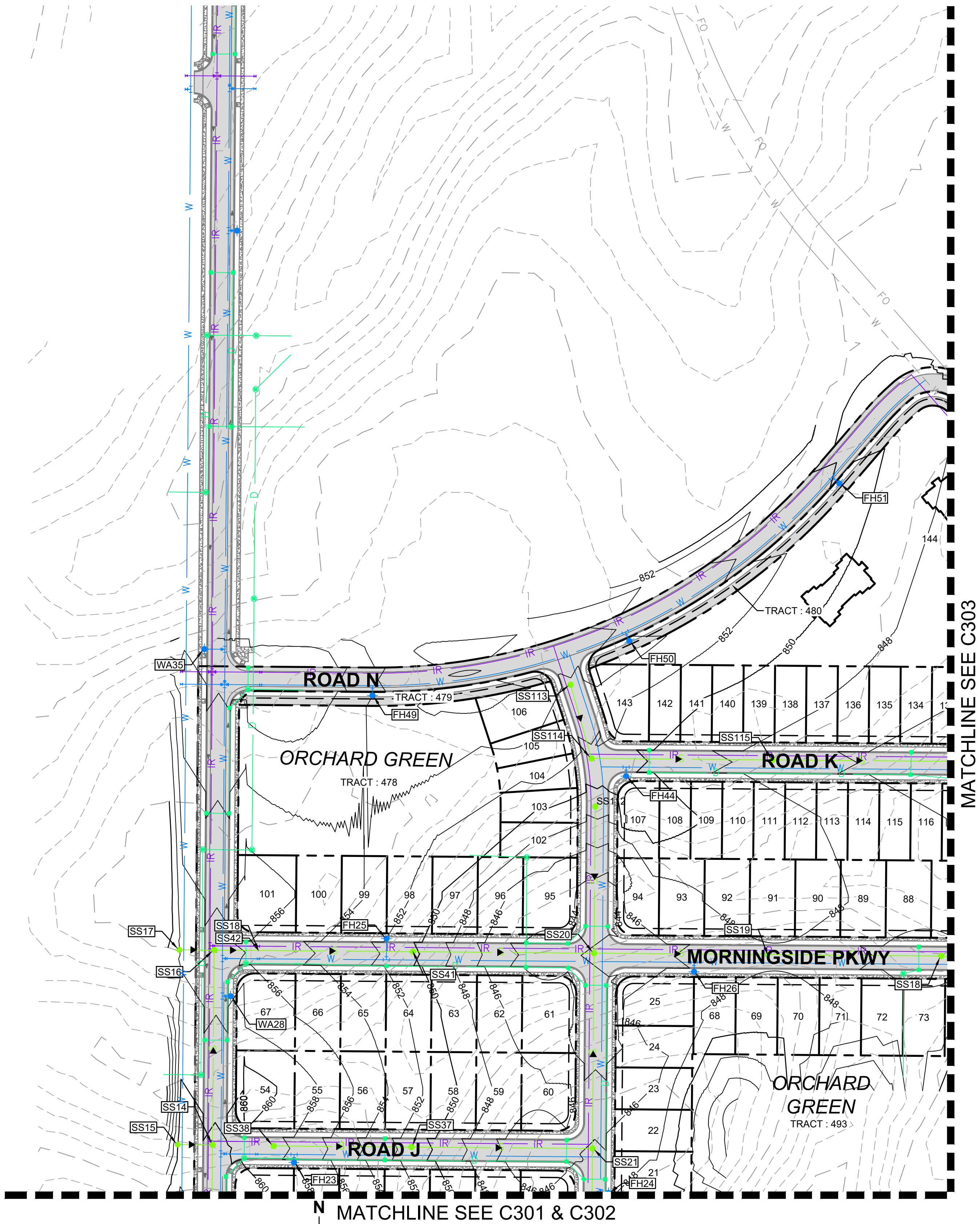
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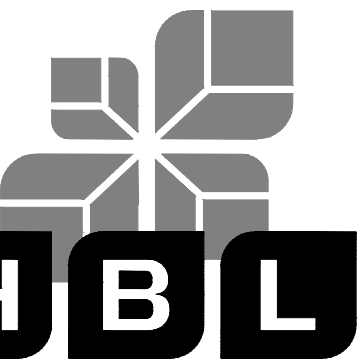
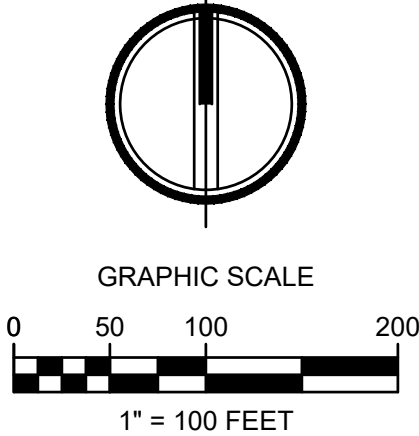
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Badger Mountain South

Master Agreement Consistency Recommendation (MACR) Supplement to the Preliminary Plat Application for South Orchard

Executive Summary

The successful development of the Badger Mountain South Master Plan Community requires close attention to the detailed planning and standards created in the adopted Master Agreement, specifically to the Land Use and Development Regulations as found in Exhibit C of the Master Agreement, commonly identified as the LUDR (Land Use and Development Regulations). The LUDR standards are designed to go beyond the more typical City requirements or standards because they are seen by the Master Developer as building blocks to creating a walkable and sustainable community.

The LUDR establishes a process for the review of development applications that is intended to integrate into the existing City application processes, and yet provide the close attention to LUDR standards without adding significant review time by City staff. This is accomplished by requiring each development application to meet all City code submittal requirements and, at the same time, undergo a review for consistency with the standards of the LUDR. This latter review is completed by the Badger Mountain South Master Plan Administrator who makes a written recommendation of consistency to the City's Development Services Manager. A final "Master Agreement Consistency Determination" is issued by the City after the Manager's review.

The document that follows is the Master Plan Administrator's recommendation for a determination of consistency for this application. It includes a review of all relevant standards found in the LUDR related to a preliminary plat application. The standards are cited and the specific responses are provided for this application. The document concludes with references to other relevant Master Agreement provisions that are met with this application.

The applicant has stated that this plat will be finalized in one phase. The conditions of the approved Preliminary Plat, the Master Agreement, and specifically, the LUDR must be met before it will be finalized.

Badger Mountain South

Master Agreement Consistency Recommendation (MACR) Supplement to the Preliminary Plat Application for South Orchard

Date: April 14, 2021

The purpose of completing the MACR is to ensure that the applicant has met the special requirements for Badger Mountain South, as found in the Land Use and Development Regulations (LUDR). It also allows City staff to be assured that the Master Developer is meeting the terms and obligations of the approved Master Agreement, as it applies to each development activity in Badger Mountain South.

The MACR will be completed by the Master Plan Administrator in conjunction with the Applicant and submitted with other Preliminary Plat materials, as required in Richland Municipal Code (RMC) Chapter 24.12.

1. Applicant name, address and contact information:

South Richland Communities
PO Box 1307
Gig Harbor, WA 98335
Contact: Geoff Clark
253-677-3402

2. Project name:

South Orchard

3. Project description including site size in acres:

A subdivision of 194.54 acres total area; 477 total lots including 473 Residential Lots, 30 Tracts, 2 Civic Lots, and 2 Multi-Family Lots created all within Badger Mountain South, lying adjacent to and North of Reata Road.

4. Is phasing proposed? Please explain:

The project will be completed in one phase

5. Regulating Plan District(s) (see LUDR p. 2-2):

See Sheet C005 for BMS Districts within South Orchard

- *BMS-NC (Neighborhood Collector-LUDR Section 3.C)*
- *BMS-NG (Neighborhood General-LUDR Section 3.D)*
- *BMS-NE (Neighborhood Edge-LUDR Section 3.E)*
- *BMS-Civic*
- *Special Designation "P" Overlay District (See land use table 2.C for "P" designation)*

6. What is the name of the neighborhood? (See LUDR pp. 7-1 through 7-3).

Neighborhoods: South Orchard (LUDR Illustrative Plan 7.D on page 7-3)

7. What is proposed use? See Allowable Use Table (see LUDR p. 2-3).

- *BMS-NC- Single Family Residential and Multi Family as allowed in LUDR table 2.C note 2 & 3*
- *BMS-NG- Single Family Residential with the potential of Multi Family as allowed in LUDR table 2.c note 3*

- *BMS-NE- Single Family Residential*
- *BMS-Civic- Orchard Green open space, City of Richland Park, Kennewick School Site, Trail System as shown on plat*

8. What building types are likely to be developed here? (See LUDR p. 2-4):

Single Family Residences, Multi-Family (including Stacked unit buildings in BMS-NC) and Duplex/Row Houses in BMS-NC and BMS-NG per LUDR Table 2.D.

Kennewick School District in BMS-Civic (Tract 477)

Misc Park Structures for City of Richland Park (Tract 476)

LUDR COMPLIANCE

Section 1

This is the introduction and administration section of the LUDAR and thus it is not applicable to this review.

Section 2

This section identifies the Regulating Plan Districts and permitted land uses.

Please define the District for this application:

District Type:

- *BMS-NC (Neighborhood Collector-LUDR Section 3.C)*
- *BMS-NG (Neighborhood General-LUDR Section 3.D)*
- *BMS-NE (Neighborhood Edge-LUDR Section 3.E)*
- *BMS-Civic*
- *Special Designation "P" Overlay District (See land use table 2.C for "P" designation)*

Does the requested use meet the requirements outlined in 2.C Land Use?

Yes

Does the requested use meet the Building Type requirements outlined in 2.D Building Type?

Yes

Section 3

This section identifies the district development standards for five of the districts in Badger Mountain South. For this review, the District Intent will be reviewed. The specific building placement, profile, height, frontage type, and parking requirements will be reviewed as part of the MACR 2.

Does the requested use meet the District Intent as outlined in Section 3?

- *BMS-NC (Neighborhood Collector-LUDR Section 3.C)- Yes see LUDR 3-4, 3-5*
- *BMS-NG (Neighborhood General-LUDR Section 3.D)- Yes see LUDR 3-6*
- *BMS-NE (Neighborhood Edge-LUDR Section 3.E)- Yes see LUDR 3-7*
- *BMS-Civic- Yes see LUDR 3-8*
- *Special Designation "P" Overlay District (See land use table 2.C for "P" designation)- Yes see table 2.C for special overlay designation*

Section 4

This section identifies the special district development standards. There are no special district development areas proposed in South Orchard so it is not applicable to this review.

Section 5

This section identifies the open space, trails, and community facilities that will be constructed in Badger Mountain South.

Badger Mountain South - MA Section 25.3

"As part of the Master Plan Consistency Determination described in Paragraph 23, the City, shall consult with the Master Agreement Administrator, and the applicant in determining the appropriate share of infrastructure and mitigation costs that shall be borne by the proposed development and how that development's share of infrastructure and mitigation relates to the overall infrastructure and mitigation that is required for buildout of Badger Mountain South."

Does the number of residential lots trigger additional MA Exhibit D, Green Infrastructure Improvements?

Yes ☒ No ☐

Please explain:

Green Infrastructure Improvements are required and as found in the Master Agreement Exhibit D, are linked to the numbers of residential units (RU) developed.

In the case of The South Orchard Preliminary Plat, there are a total of 633 RU. With the improvements identified below, this Preliminary Plat meets the requirements of the Master Agreement, Exhibit D.

For planning purposes, it is assumed that the Green Infrastructure requirements of 633 RU will be provided in the following manner:

TRAILS/PARK/GREEN SPACE REQUIREMENT

SEE SHEET C004

Trail Type and Park Calculation Factor (Trail lengths and Park SF shall be applied to the length of trail constructed and SF of Parks constructed and multiplied by the following trail factor):

- Primary Trail 1 RU per foot
- City Primary Trail 1 RU per foot
- Secondary Trail .6 RU per Foot
- Urban Trail 1 RU per Foot
- Park 1 RU per 650 SF

Total Trail to be constructed- 15,667 feet; Total credit based on trail type- 12,662.2 or 819.3 RU Credit

Total SF of Park to be constructed is 285,204; Total credit based on park SF- 438.8 RU Credit

TOTAL ALLOWED RU IN SOUTH ORCHARD FOR TRAIL AND PARK IS 1,258.1 RU (exceeds requirement)

This calculation does not factor in the Kennewick School District Parks and Open Space on Tract 477 as allowed in 5.F of the LUDR. This space will be calculated as the Kennewick school design progresses.

Other Comments:

There is an active comprehensive traffic mitigation plan study currently underway. Under the direction of the Master Plan Administrator, South Richland Communities contracted with TENW Engineers located in Tacoma, Washington to conduct the study. TENW has coordinated their efforts with the City of Richland's traffic engineer to make sure the City approves the scope and methodology that will be used for the study. The study is a comprehensive analysis of the entire project and surrounding area rather than an incremental study as outlined in the Master Agreement per the City of Richland's request. The results of this study including any mitigation measures will be submitted by TENW by April 30, 2021. The contract with TENW is attached has been submitted to the City in a previous Preliminary Plat Submission for review. Section 14.8 of the Master Agreement outlines the requirements for a traffic study on any development that would "directly access Reata Road prior to the 1,000 p.m. peak trip trigger." The results of the traffic study will clarify the impacts of South Orchard and the "needed improvements shall commence prior to the issuance of additional building permits for development that would impact the needed improvements identified in the analysis."

Section 6

This section identifies the street layout for the arterial collectors, the proposed layout for the internal collector streets, and the right-of-way standards for each street type in the Badger Mountain South Development.

Is a public street to be constructed?

Yes ☒ No ☐

Provide separate sheet with street type and edge type(s) indicated.

See the proposed preliminary plat pages COO2 and C003 for street type and edge type

Section 7

This section establishes the framework for creating the pedestrian-scaled, walkable community of Badger Mountain South by outlining the process for using Block Standards to subdivide land.

LUDR 7.B.2 identifies the Block Size and Configuration should meet the following Block Dimension Standards: Block length= 1000' max., except in VMU District= 400' max. Identify the following for the smallest and largest blocks:

Block length: Smallest: 290 ft.; Largest: 985 ft

Road O between intersections of Road F and Morningside Parkway has a length of 1,220 feet between roadways; however, several locations along its length have been given way for trail access to Orchard Green open space as well as a mid-block crossing between the proposed school and City of Richland Park parcel. Considering the trail access to green space, school site, and park site, the MPA recommends the block length is acceptable.

Alison Way between tract 497 (trail access) and Morningside Parkway is 1,250 feet between roadways and a mid-block crossing. The MPA will require a mid-block crossing between lots 374 and 375 to comply with the requirements of this section.

LUDR 7.B.4 addresses alleys and front facing blocks. Please answer the following: Does the proposal include only blocks to be constructed with alleys?

Yes ☐ No ☒

If yes, skip to LUDAR 7.B.5.a below; otherwise please select response:

Do those blocks with direct street access lots (i.e., without alleys) meet the following criteria:

1. Non-alley load lots do not front onto a Collector Street, except in single-loaded, perimeter location; or, are located in the NE District; or, where located in an area where two districts abut (NG to NE District).

Yes No X

The City of Richland has classified Morningside Parkway as a "minor collector" which is provisioned for front loading driveway access

2. Non-alley load lots are not across from a Civic District space.

Yes No X

The NE District lots along Road O are positioned across from a future park and school parcel

Per the LUDR 3.E.1, in the NE District houses are typically accessed by streets. Per LUDR 7.B.4.d(1), direct street access lots are permitted onto a Collector Street when they are (i) located in the BMS-NG District; (ii) when they are in the BMS-NG District and are located along the perimeter of the BMS project boundary; or (iii) when they are located in the BMS-NG District where that district abuts the BMS-NE District.

Does this preliminary plat include any areas where the NE and NG districts abut?

Yes X No

LUDR 7.B.5.a Other Block Requirements -In the Village Mixed Use (VMU), Neighborhood Collector (NC), and Neighborhood General (NG) Districts, two (2) building types required on each block; see Section 2.D. for Building Type Table. Identify Building Types proposed if known or enter N/A:

N/A

LUDR 7.B.4 Dead-end alleys greater than 150' ft. are not permitted; are dead end alleys greater than 150' proposed?

Yes No X

Section 8

This section identifies the design standards for each of the Building Types allowed within the Districts.

LUDR 8.B - 8.P Lot Size by District and Proposed Building Type. In LUDAR 7.B.5.a (above), proposed Building Types were identified for this project. Do the proposed lot size(s) meet the proposed Building Types lot standards?

Yes X No

Please describe:

Lot dimensions vary, but all can meet one or more Building Type Requirements and related standards

Recommendation of Consistency:

It is my opinion as the Master Plan Administrator that the application as submitted is consistent with the intent and the purpose of the Master Agreement relative to this plat dated 04/01/2021 and the approved LUDAR.

Signature:

 Darvin Sweeney for Lawrence J. White

Date: 04-16-2021

Chapter 19.50

CONSISTENCY WITH DEVELOPMENT REGULATIONS AND SEPA

Sections:

19.50.010 Determination of consistency.

19.50.020 Initial SEPA analysis.

19.50.030 Categorically exempt and planned actions.

19.50.010 Determination of consistency

A. Purpose. When the city receives a project permit application, consistency between the proposed project and the applicable regulations and comprehensive plan should be determined through the process in this chapter and the city's adopted SEPA ordinance, Chapter 22.09 RMC.

B. Consistency. During project permit application review, the city shall determine whether the items listed in this subsection are defined in the development regulations applicable to the proposed project. In the absence of applicable development regulations, the city shall determine whether the items listed in this subsection are defined in the city's adopted comprehensive plan. This determination of consistency shall include the following:

1. The type of land use permitted at the site, including uses that may be allowed under certain circumstances, if the criteria for their approval have been satisfied;
2. The level of development, such as units per acre, density of residential development in urban growth areas, or other measures of density;
3. Availability and adequacy of infrastructure and public facilities identified in the comprehensive plan, if the plan or development regulations provide for funding of these facilities as required by Chapter 36.70A RCW; and
4. Character of the development, such as development standards.

C. Concurrency. For Type II and Type III applications, a concurrency review shall be completed by the city. The review shall consist of an evaluation of the transportation impacts created by the proposed project on the city street system. The city shall make a determination as to whether the transportation impacts of the proposed project will cause the level of service on the city street system to drop below the level of service adopted in the city's comprehensive plan. In the event that a proposed project is anticipated to create a drop in the level of service below the standard adopted in the comprehensive plan, the city shall identify mitigation measures that could be implemented to prevent the projected decline in the level of

service. Nothing in this section would prevent an applicant from modifying his proposal to avoid a projected decline in the level of service. Mitigation measures may not be necessary if the city has a transportation project listed in its adopted six-year plan that, if implemented, would prevent the decline in the projected level of service. [Ord. 12-96; Ord. 02-00; Ord. 29-12 § 1.01].

19.50.020 Initial SEPA analysis

A. The city shall also review the project permit application under the requirements of the State Environmental Policy Act ("SEPA"), Chapter 43.21C RCW; the SEPA rules, Chapter 197-11 WAC; and RMC Title 22 (Environment), and shall:

1. Determine whether the applicable regulations require studies that adequately analyze all of the project permit application's specific probable adverse environmental impacts;
2. Determine if the applicable regulations require measures that adequately address such environmental impacts;
3. Determine whether additional studies are required and/or whether the project permit application should be conditioned with additional mitigation measures;
4. Provide prompt and coordinated review by government agencies and the public on compliance with applicable environmental laws and plans, including mitigation for specific project impacts that have not been considered and addressed at the plan or development regulation level.

B. In its review of a project permit application, the city may determine that the requirements for environmental analysis, protection and mitigation measures in the applicable development regulations, comprehensive plan and/or in other applicable local, state or federal laws provide adequate analysis of the mitigation for the specific adverse environmental impacts of the application.

C. A comprehensive plan, development regulation or other applicable local, state or federal law provides adequate analysis of and mitigation for the specific adverse environmental impacts of an application when:

1. The impacts have been avoided or otherwise mitigated; or
2. The city has designated as acceptable certain levels of service, land use designations, development standards or other land use planning required or allowed by Chapter 36.70A RCW.

D. In its decision whether a specific adverse environmental impact has been addressed by an existing rule or law of another agency with jurisdiction with environmental expertise with regard to a specific environmental impact, the city shall

consult orally or in writing with that agency and may expressly defer to that agency. In making this deferral, the city shall base or condition its project approval on compliance with these other existing rules or laws.

E. Nothing in this section limits the authority of the city in its review or mitigation of a project to adopt or otherwise rely on environmental analyses and requirements under other laws, as provided by Chapter 43.21C RCW.

F. The city shall also review the application under RMC Title 22 (Environment). [Ord. 12-96; Ord. 29-12 § 1.01].

19.50.030 Categorically exempt and planned actions.

A. Categorically Exempt. Actions categorically exempt under RCW 43.21C.110(1)(a) do not require environmental review or the preparation of an environmental impact statement. An action that is categorically exempt under the rules adopted by the Department of Ecology (Chapter 197-11 WAC) may not be conditioned or denied under SEPA.

B. Planned Actions.

1. A planned action does not require a threshold determination or the preparation of an environmental impact statement under SEPA, but is subject to environmental review and mitigation under SEPA.

2. A “planned action” means one or more types of project action that:

a. Are designated planned actions by an ordinance or resolution adopted by the city;

b. Have had the significant impacts adequately addressed in an environmental impact statement prepared in conjunction with:

i. A comprehensive plan or subarea plan adopted under Chapter 36.70A RCW; or

ii. A fully contained community, a master planned resort, a master planned development or a phased project;

c. Are subsequent or implementing projects for the proposals listed in subsection (B)(2)(b) of this section;

d. Are located within an urban growth area, as defined in RCW 36.70A.030;

e. Are not essential public facilities, as defined in RCW 36.70A.200; and

f. Are consistent with the city’s comprehensive plan adopted under Chapter 36.70A RCW.

C. Limitations on Planned Actions. The city shall limit planned actions to certain types of development or to specific geographical areas that are less extensive than the jurisdictional boundaries of the city, and may limit a planned action to a time period identified in the environmental impact statement or the adoption of this chapter.

D. During project review, the city shall not reexamine alternatives to or hear appeals on the items identified in RMC 19.50.010(B), except for issues of code interpretation.

E. Project review shall be used to identify specific project design and conditions relating to the character of development, such as the details of site plans, curb cuts, drainage swales, the payment of impact fees, or other measures to mitigate a proposal's probable adverse environmental impacts. [Ord. 12-96; Ord. 29-12 § 1.01].



CITY OF RICHLAND

NOTICE OF APPLICATION AND PUBLIC HEARING (S2021-104)

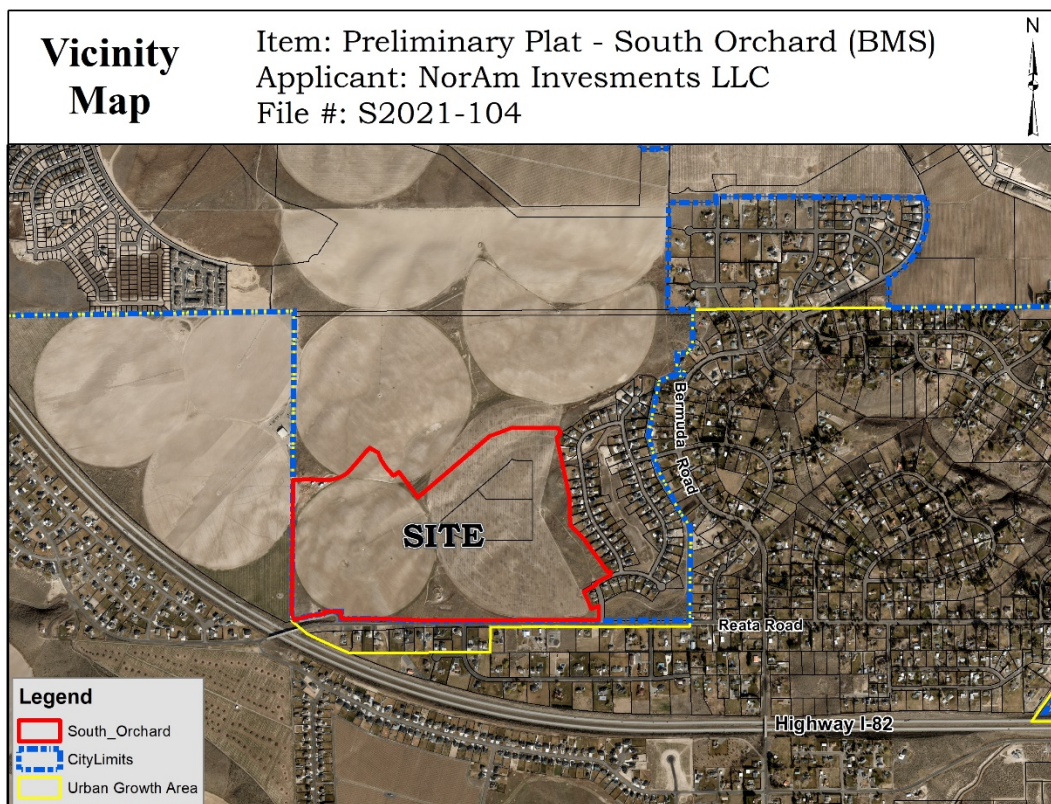
Notice is hereby given that Nor Am Investments, LLC has applied for preliminary plat approval to subdivide a 194.54 acre site into 477 lots referred to as the Preliminary Plat of South Orchard. The project site is located along the north side of Reata Road, west of Morningside Parkway in the Badger Mountain South master planned community (APN 1-04882000001000). The plat proposes an average lot size of 9,143 square feet.

The Richland Hearing Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, July 12, 2021. All interested parties are invited to participate in the virtual public hearing by visiting the City of Richland website (www.ci.richland.wa.us).

Environmental Review: The proposal is not subject to specific environmental review. Environmental impacts of Badger Mountain South, a master planned community, have previously been analyzed. The final environmental impact statement and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Shane O'Neill, Senior Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to soneill@ci.richland.wa.us. The deadline to submit written comments is 6:00 p.m., Sunday, July 11. However, written comments must be received no later than 5:00 p.m. on Friday, July 2, 2021 to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration, Title 24 Plats and Subdivisions, the Badger Mountain South Land Use & Development Regulations, and the Badger Mountain South Master Agreement. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.



AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Shane O'Neill**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.

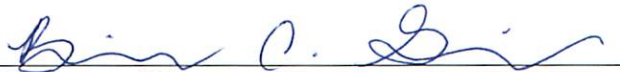
2. On the 14th day of June, 2021, I posted the attached NOTICE OF PUBLIC HEARING, File Number S2021-104 (Preliminary Plat of South Orchard) in the following location:

The north side of Reata Road, approximately 1,000 feet west of Morningside Parkway



Signed: Shane O'Neill

SIGNED AND SWORN to before me this 14th day of June, 2021, by Michael Stevens.



Signature of Notary

Briana C. Ghbein

Printed Name

Notary Public in and for the State of Washington,

Residing in Benton county, WA

My appointment expires: 4-25-23

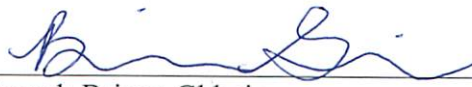
1
2 **AFFIDAVIT OF MAILING**

3
4 STATE OF WASHINGTON)
5 COUNTY OF BENTON) ss.
6)

7 COMES NOW, Briana Ghbein, who, being first duly sworn upon oath deposes and says:

8 1. I am an employee in the Planning & Development Department for the City of Richland.

9 2. On the 22nd day of June, 2021, I mailed a copy of the attached NOTICE OF APPLICATION
10 AND PUBLIC HEARING (S2021-104) to the attached list of individuals via regular USPS on the
11 date indicated above. The Richland Hearing Examiner will conduct a virtual public hearing at 6:00
12 PM on Monday, July 12, 2021.

13
14 
15 Signed: Briana Ghbein

16 SIGNED AND SWORN to before me this 22nd day of June, 2021 by Briana Ghbein.



23 
24 Notary Public in and for the State of Washington,

25 Print Name Jennifer Schuster

Residing at 625 Swift Blvd, Richland

My appointment expires: 4-25-23

CITY OF RICHLAND
NOTICE OF APPLICATION &
PUBLIC HEARING

Notice is hereby given that Nor Am Investments, LLC has filed an application for preliminary plat approval to subdivide a 194.54 acre site into 477 lots referred to as the Preliminary Plat of South Orchard. The project site is located along the north side of Reata Road, west of Morningside Parkway in the Badger Mountain South master planned community (APN 1-04882000001000). The plat proposes an average lot size of 9,143 square feet.

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Published: Sunday, June 27, 2021

W000000000

Publication Dates

ONeill, Shane

From: C H <mcheeger@gmail.com>
Sent: Saturday, June 26, 2021 12:08 AM
To: ONeill, Shane
Subject: Land Use Action

Mr. ONeill,

I am writing again about the current proposed plat map for South Orchard off of Reata Road. Once again I have concerns that the proposed lots are way too small for this area. The Reata area is known for it's big open lots with more of a country feel. Continuing from a neighborhood of over 1/2 acre lots they should gradually decrease in size. I was hoping the developer withdrew the first plat map from 2020 to make adjustments to increase lot sizes. I was let down to see the opposite happen. I don't think that Reata Road is equipped to handle increased traffic from over 400 new households. This must be taken into consideration. It will completely change the quiet country feel of the neighboring homes. I know several people that would be interested in living in this proposed neighborhood but are turned off knowing that now they will be such small lots. The Kennewick neighborhood Steeplechase on the other side of the freeway has sold all their 1 acre lots because that is what people are looking for. It would be beneficial for the developer and the city to put in larger lots in south orchard along Reata Road. I hope you will contemplate and really think about the impact this will have on our community,

Thank you,

Cassie

ONeill, Shane

From: Amy Nixon <nixonra@charter.net>
Sent: Friday, June 18, 2021 4:52 PM
To: O'Neill, Shane
Subject: Notice of Pending Land Use Sign/Nor Am Preliminary Platt Approval

Hi Shane,

I see a sign under Badger Mountain Parkway. Is there a reason there is not a sign on Morningside Parkway? I looked up the information on the website so I have the virtual public hearing date. I sure hope with these plans, comes a stop light at Reata & Leslie! It is already unsafe.

Thanks!

Amy Nixon

Sent from my iPhone

ONeill, Shane

From: Julie Woodbury <julswoodbury@gmail.com>
Sent: Tuesday, June 29, 2021 4:17 PM
To: O'Neill, Shane
Subject: Public Hearing S2021-104

ave June 29, 2021

City of Richland
Shane O'Neill, Senior Planner

Shane,

I would like to voice my concerns of the proposal to put 477 lots on the 194.54 acres of of Morningside and Reata Rd.

I do not feel that the road infrastructure can support that kind of traffic on Reata or on Dallas. As it is, it is dangerous to ride a bicycle on Reata or Dallas. The area was not designed for the heavy traffic that it is now having to put up with. It is also not keeping with the current neighborhood vibe of 0.50 acre or more lots. I understand that progress cannot be stopped and that we can't prevent development. In some aspects, it would be welcoming to have less dirt and weeds in our neighborhood.

With that being said, the lots should start out as at least 0.50 acres and then progressively get smaller as they work their way towards Badger South. That would keep this a more rural neighborhood and not look so drastically out of place. The developer should also be required to widen the entire Reata Rd and Dallas road to include a turn lane and a bicycle lane. I do not know if this is feasible, but the owners of the current lots out here should not be impacted by a greedy developer.

Thanks for giving me the opportunity to voice my concerns.

Sincerely,
Julie Woodbury
julswoodbury@gmail.com

Public Works Department



PO Box 1001
Prosser, WA 99350
PHONE (509) 786-5611
co.benton.wa.us

6/24/2021

Shane O'Neill
City of Richland
Development Services
625 Swift Blv., MS-35
Richland, WA 99352

Re: BMS South Orchard (S2021-104) – Preliminary Plat Review Comments

The Benton County Public Works have the following comments for the preliminary plat of BMS South Orchard:

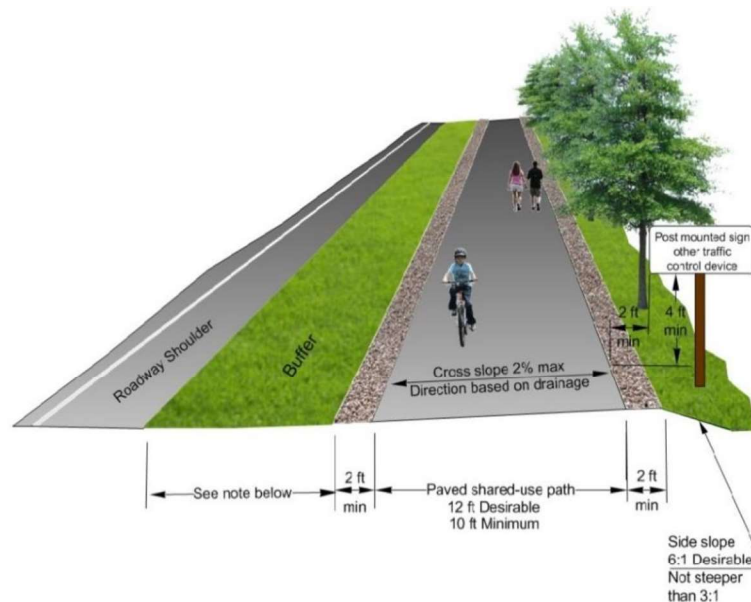
- Use Urban Trail design standard referenced in the BMS-LUDR, for the entire length of Reata Road abutting the development. This results in a 12-foot wide multi-use path
- Realign Gage with Badger View Drive
- Move the intersection of Road A with Reata Road to the West at center of horizontal curve of Reata Road
- The intersection with Road A and Gage shall have traffic roundabouts designed to accommodate WB-67 trucks
- Both roundabouts shall be paved with cement concrete within the roundabouts and at the approaches

A handwritten signature in blue ink, appearing to read "DDH", is positioned above the name of the County Engineer.

Douglas D'Hondt, P.E., L.E.G
County Engineer

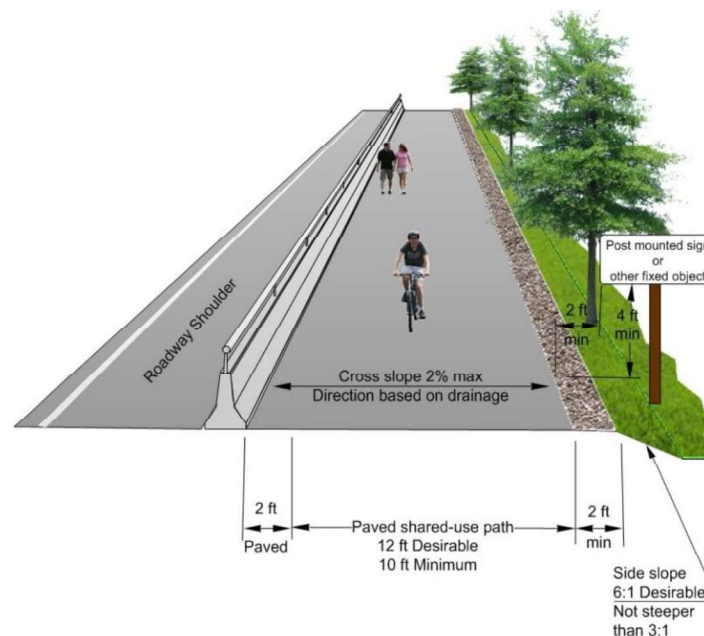
Exhibit 1515-4b Two-Way Shared-Use Path: Adjacent to Roadway (> 35mph)

Sheet from Benton County Public Works representing trail request along north side of Reata Road

**Notes:**

A separation greater than 5 feet is required for path user comfort. If separation greater than 5 feet cannot be obtained, provide barrier separation in accordance with Exhibit 1515-4c.

See Chapter 1600 for roadway clear zone design guidance for fixed objects.

Exhibit 1515-4c Two-Way Shared-Use Path: Attached to Roadway (> 35mph)**Notes:**

It is desirable for the cross slope to slope toward grass areas for drainage.

See Chapter 1610 for barrier design. Pedestrian rail height minimum is 42 inches.

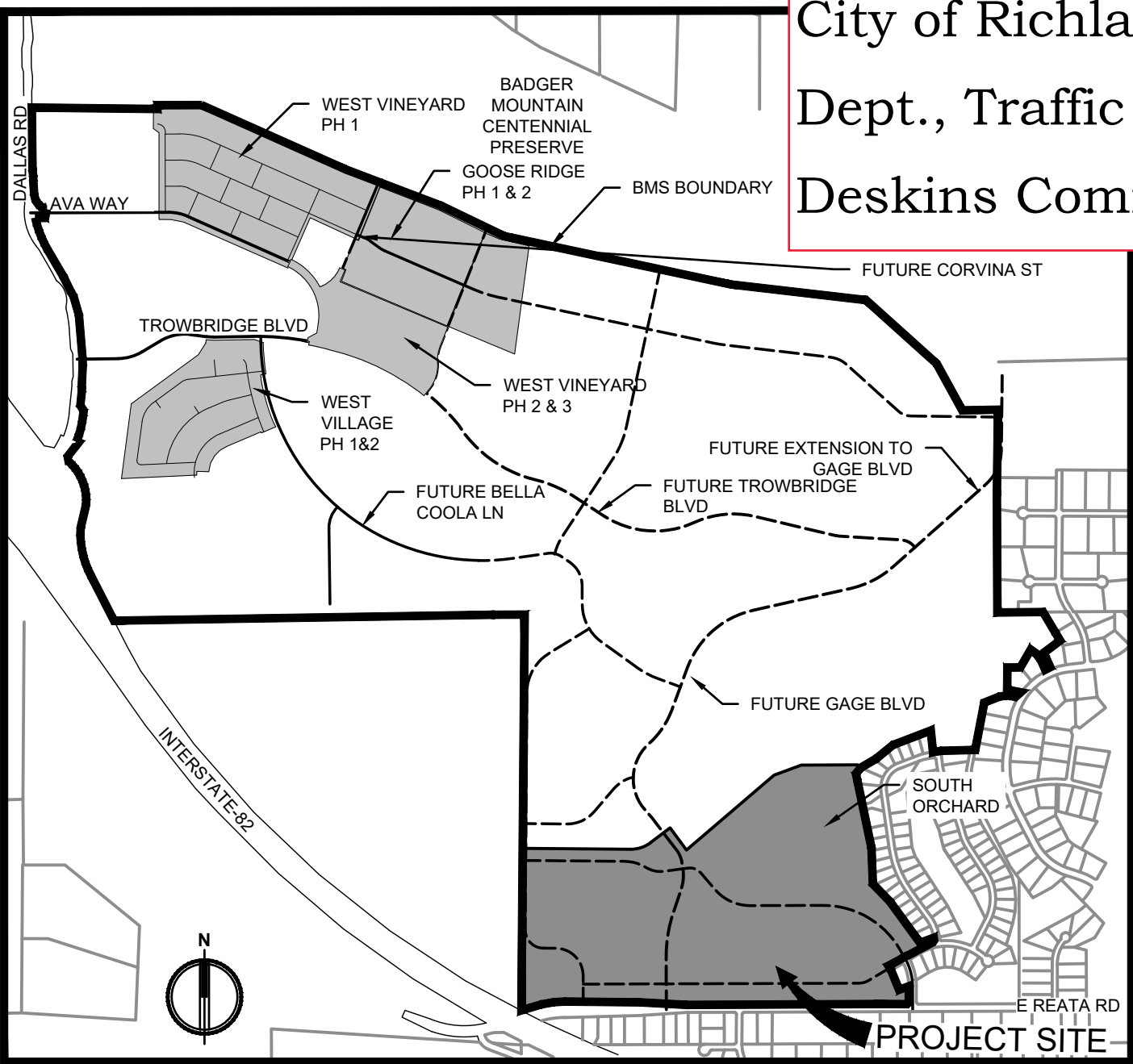
BMS-SOUTH ORCHARD
SEC. 4, TWN. 08 N., RGE. 28 E. W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

City of Richland Public Works
Dept., Traffic Engineer, John
Deskins Comments

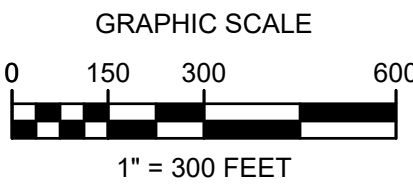
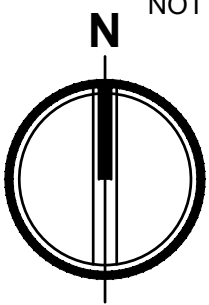
Where does this fit with respect to the primary school access points? Ideally, it lines up with north side roadway.

Is there any profile data available here?

Still need Sight Distance Triangles at intersections with Curvature. This could definitely pose some problems. Assume that Gage Blvd has 35 mph speed and that Road B and Morningside have 30 mph speed.



VICINITY MAP
NOT TO SCALE



APPLICANT

NOR AM INVESTMENT, LLC
4405 71ST AVENUE COURT NW
GIG HARBOR, WA 98335
CONTACT: GEOFF CLARK
PH:

CIVIL ENGINEER

AHBL INC
5804 ROAD 90, STE H
PASCO, WA 99301
CONTACT: KALEB MAPSTEAD
PH: (509) 380-5883

LAND SURVEYOR

AHBL INC
5804 ROAD 90, STE H
PASCO, WA 99301
CONTACT: JOHN BECKER, PLS
PH: (509) 380-5883

SITE ADDRESS

UNDETERMINED
RICHLAND, WA 99352

PARCEL NO.

104-882-0000-01000
104-884-0000-02002
104-884-0000-02001

BASIS OF BEARING

DATUM - NAD 83/91
BASIS OF BEARING - NORTH 77°19'12" EAST ALONG A LINE BETWEEN THE FOLLOWING TWO POINTS:
WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, MONUMENT DESIGNATED AS "ERIE AZI", POINT IDENTIFICATION NUMBER 2668. BRASS DISK STAMPED "ERIE" SET AT GROUND LEVEL, ATOP FIRST SADDLE EASTERLY OF RADIO TOWERS AT THE PEAK OF BADGER MOUNTAIN, APPROXIMATELY 10 FEET NORTH OF THE GRAVEL ACCESS ROAD.
N = 330320.261'
E = 1940161.471'

VERTICAL DATUM

NAVD 88
BENCHMARK 1 - ELEVATION = 801.875' PER CITY OF RICHLAND SURVEY DEPARTMENT. SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN. BRASS DISK WITH "X" IN CASE, CENTERLINE OF DALLAS ROAD, APPROXIMATELY 0.75 MILES NORTH OF INTERSTATE 82, EXIT 104.
BENCHMARK 2 - ELEVATION = 1489.377' PER WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, ALSO DESIGNATED AS "ERIE AZI", POINT IDENTIFICATION NUMBER 2668. BRASS DISK STAMPED "ERIE" SET AT GROUND LEVEL, ATOP FIRST SADDLE EASTERLY OF RADIO TOWERS AT THE PEAK OF BADGER MOUNTAIN, APPROXIMATELY 10 FEET NORTH OF THE GRAVEL ACCESS ROAD.

TACOMA • SEATTLE • SPOKANE • TRI-CITIES

5804 Road 90, Suite H Pasco, WA 99301
509.380.5883 TEL. 253.383.2572 www.ahbl.com WEB

Project Title:
**BMS-SOUTH ORCHARD
PRELIMINARY PLAT**

Client:
NOR AM INVESTMENT, LLC

12513 SW DUBOIS AVE
LAKEWOOD, WA 98498-5242

Job No.

2133005.10

Issue Set & Date:
**PRELIMINARY PLAT
MAJOR AMENDMENT**

09.10.2020



09/10/2020

NOTICE
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Revisions:

Sheet Title:

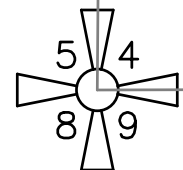
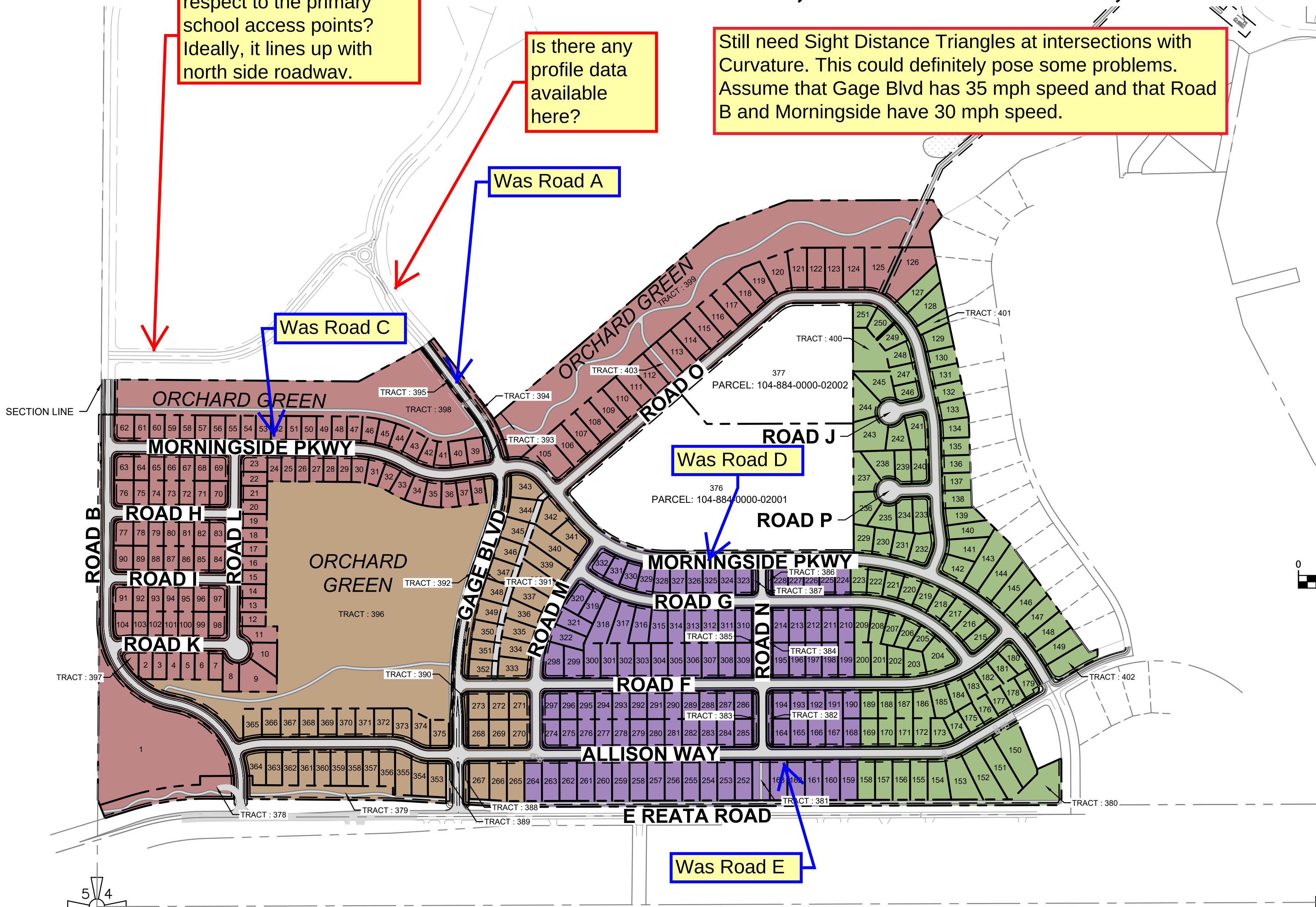
####

Designed by: TCS Drawn by: KDM Checked by: EMF

Sheet No.

C001

1 of 17 Sheets



PHASING LEGEND

PHASE	LOTS*	
1	126	
2	95	
3	102	
4	52	

* DOES NOT INCLUDE PARCELS 104-884-0000-02001 & 104-884-0000-02002 (LOTS 376 & 377).

CIVIL SHEET INDEX

SHEET NUMBER	SHEET TITLE
C001	COVER
C002	ROAD SECTIONS
C003	ROAD SECTIONS
C004	GREEN SPACE CALCULATIONS
C005	BMS-DISTRICTS
C101	LOT LAYOUT
C102	LOT LAYOUT
C103	LOT LAYOUT
C104	LOT TABLES
C201	GRADING & DRAINAGE PLAN
C202	GRADING & DRAINAGE PLAN
C203	GRADING & DRAINAGE PLAN
C301	UTILITY PLAN
C302	UTILITY PLAN
C303	UTILITY PLAN
C304	UTILITY TABLES
C305	UTILITY TABLES

NOTES

- ALL RESIDENTIAL STRUCTURES LOCATED WITHIN THIS PLAT SHALL CONFORM TO THE BUILDING STANDARDS CONTAINED IN SECTIONS 2 AND 3 OF THE LAND USED AND DEVELOPMENT REGULATIONS FOR THE BADGER MOUNTAIN SOUTH COMMUNITY (LUDR).
- ALL RESIDENTIAL STRUCTURES LOCATED WITHIN THIS PLAT SHALL CONFORM TO THE SUSTAINABILITY STANDARDS CONTAINED IN SECTION 12 OF THE LUDR.

TOPOGRAPHIC NOTE

THE EXISTING CULTURAL AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, AHBL CANNOT ENSURE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWING AS A RESULT.

LOT NOTE

THE LOT SIZES SHOWN DO NOT REFLECT THE ALLOWED MINIMUM OR MAXIMUM SIZES PERMITTED WITHIN BADGER MOUNTAIN SOUTH. SMALLER OR LARGER LOTS THAT MEET CODE MAY BE PRESENT AT THE TIME OF FINAL PLAT.

TRACT NOTE

ALL TRACTS WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION INSTITUTED BY THE DEVELOPER AND SHALL CONFORM TO THE USE DESIGNATED AT THE TIME OF FINAL PLAT.



Know what's below.
Call before you dig.



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

June 24, 2021

Shane O'Neill
Senior Planner
City of Richland
625 Swift Blvd., MS-35
Richland, WA 99352

In future correspondence please refer to:
Project Tracking Code: 2021-06-03761
Property: City of Richland_BMS South Orchard Subdivision (S2021-104)
Re: Survey Requested

Dear Shane O'Neill:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. Our statewide predictive model indicates that there is a moderate probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson
Transportation Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

June 17, 2021

Shane O'Neill
City of Richland
PO Box 190
Richland, WA 99352

Re: S2021-104

Dear Shane O'Neill:

Thank you for the opportunity to comment on the Notice of Application for the subdivision of 194.5 acres into 477 lots, proposed by NOR AM Investments, LLC. The Department of Ecology (Ecology) has reviewed the application and has the following comments.

WATER QUALITY

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact Lloyd Stevens, Jr. at the Dept. of Ecology, (509) 574-3991, with questions about this permit

WATER RESOURCES

Under [RCW 90.03.350](#), a Dam Safety construction permit is required for those dams or ponds which can impound a volume of 10 acre-feet or more of water or other liquids above ground

Shane O'Neill
June 17, 2021
Page 2

level. If the Badger Mountain South Planned Community proposes the construction of a stormwater pond or ponds that can equal the above referenced criteria, you will need to apply for a dam construction permit. To determine if a Dam Safety construction permit is required for your project, the applicant must submit a set of construction plans to:

WA Department of Ecology
Dam Safety Office
P.O. Box 47600
Olympia, WA 98504-7600

For more information, please contact **Charlotte Lattimore** by e-mail at clat461@ecy.wa.gov or by telephone at (360) 407-6066.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepa@ecy.wa.gov

202103093

ONeill, Shane

From: Schiessl, Joe
Sent: Friday, June 11, 2021 12:57 PM
To: O'Neill, Shane
Cc: Reathaford, Jason; Tyutyunnik, Ruvim
Subject: RE: Preliminary Plat Review - BMS South Orchard (S2021-104)

Thanks, Shane, my only comment is that we have curb cuts (and pavement markings as determined by others) at this location:



Joe Schiessl
Parks & Public Facilities Director
625 Swift Blvd., MS-13 | Richland, WA 99352
(509) 942-7578



From: O'Neill, Shane <soneill@CI.RICHLAND.WA.US>
Sent: Thursday, June 10, 2021 12:10 PM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>; Anthony Von Moos <anthony.vonmoos@co.benton.wa.us>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>;



3100 Belmont BLVD – West Richland
Community Development

Shane O'Neill
City of Richland
625 Swift Blvd., MS-35
Richland, WA 99352

RE: Preliminary Plat Review - BMS South Orchard (S2021-104)

Dear Shane O'Neill:

The City of West Richland has reviewed the plans submitted on June 10, 2021 for a 194.5 acre preliminary plat for 477 lots in the Badger Mountain South master planned community. This is the second plat review sent to West Richland staff in the past six months. We have been in discussions with the City of Richland staff regarding the potential significant traffic impacts as a result of these subdivisions to West Richland. We have appreciated the inclusion in the review process for the Badger Mountain South master plan and traffic impact analysis (TIA) submitted by TENW, draft dated 5-14-21. However, it is my understanding that comments are not yet due for that draft document. The draft TIA includes associated traffic impacts from this subdivision. Since the TIA is still draft and mitigation and trigger points for mitigation may be necessary the City of West Richland requests that these mitigation measures and trigger points be identified and agreed upon before further review of the proposed development and any future applications associated with the Badger Mountain South master plan.

On May 10, 2021 communication with you and Mike Stevens regarding the Preliminary Plat Review of the Villa Vista Townhomes illustrate that Richland is progressing forward and approving lots not yet sufficiently mitigated. Approved lot trip counts are well beyond the 1,000 trigger mark and required mitigation per the master plan agreement have not yet been met.

The City of West Richland respectfully requests that the City of Richland withhold approvals these and any future plats within the Badger Mountain South master planned community until such time that the draft TIA has been finalized and approved. Mitigation for traffic impacts from this development need to be identifiable and sufficiently mitigated as part of the review and approval process.

Sincerely,

Eric Mendenhall
Community Development Director
City of West Richland

CC: Mayor Brent Gerry; Roscoe Slade III P.E., Bronson Brown, Drew Woodruff, P.E.

O'Neill, Shane

From: Eric Mendenhall <emendenhall@westrichland.org>
Sent: Monday, June 21, 2021 5:02 PM
To: O'Neill, Shane; Stevens, Mike
Cc: Amundson, Jon; Brent Gerry; Roscoe Slade; Drew Woodruff; Bronson Brown
Subject: RE: Preliminary Plat Review - BMS South Orchard (S2021-104)

Shane,

I don't understand how Richland could approve a pre-plat without knowing what the actual impacts and how they are have been identified. There could be significant impacts associated with the development that are not being considered in the staff report or at the hearing. Effective planning is done before, not after an event. I would highly encourage you to wait until you have all the information you need to present at the hearing before you take it there. You will not be able to state that the proposal has sufficiently mitigated their impacts without that information.

Eric Mendenhall
Community Development Director

From: O'Neill, Shane <soneill@CI.RICHLAND.WA.US>
Sent: Monday, June 21, 2021 2:58 PM
To: Eric Mendenhall <emendenhall@westrichland.org>; Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Cc: Amundson, Jon <jamundson@CI.RICHLAND.WA.US>; Brent Gerry <bgerry@westrichland.org>; Roscoe Slade <roscoe@westrichland.org>; Drew Woodruff <drew@westrichland.org>; Bronson Brown <bronson@bellbrownrio.com>
Subject: RE: Preliminary Plat Review - BMS South Orchard (S2021-104)

I have not been advised that the necessary traffic improvements have been identified yet. By way of pre-plat condition, I plan to preclude final plat submittal until traffic improvements have been identified and installed.



Shane O'Neill
Senior Planner
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7587

From: Eric Mendenhall <emendenhall@westrichland.org>
Sent: Monday, June 21, 2021 2:48 PM
To: O'Neill, Shane <soneill@CI.RICHLAND.WA.US>; Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Cc: Amundson, Jon <jamundson@CI.RICHLAND.WA.US>; Brent Gerry <bgerry@westrichland.org>; Roscoe Slade <roscoe@westrichland.org>; Drew Woodruff <drew@westrichland.org>; Bronson Brown <bronson@bellbrownrio.com>
Subject: RE: Preliminary Plat Review - BMS South Orchard (S2021-104)

Shane,

What are the necessary traffic improvements? Have they been identified?

Eric Mendenhall
Community Development Director

From: O'Neill, Shane <soneill@ci.richland.wa.us>
Sent: Monday, June 21, 2021 2:23 PM
To: Eric Mendenhall <emendenhall@westrichland.org>; Stevens, Mike <mstevens@ci.richland.wa.us>
Cc: Amundson, Jon <jamundson@ci.richland.wa.us>; Brent Gerry <bgerry@westrichland.org>; Roscoe Slade <roscoe@westrichland.org>; Drew Woodruff <drew@westrichland.org>; Bronson Brown <bronson@bellbrownrio.com>
Subject: RE: Preliminary Plat Review - BMS South Orchard (S2021-104)

Thanks for the letter Eric. As I did with Villa Vista, I plan to enter a condition of approval restricting subsequent final plat submittals until the necessary traffic improvements have been identified and completed. Would this satisfy your request to suspend preliminary plat review/approval?



Shane O'Neill
Senior Planner
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7587

From: Eric Mendenhall <emendenhall@westrichland.org>
Sent: Monday, June 21, 2021 1:33 PM
To: O'Neill, Shane <soneill@ci.richland.wa.us>; Stevens, Mike <mstevens@ci.richland.wa.us>
Cc: Amundson, Jon <jamundson@ci.richland.wa.us>; Brent Gerry <bgerry@westrichland.org>; Roscoe Slade <roscoe@westrichland.org>; Drew Woodruff <drew@westrichland.org>; Bronson Brown <bronson@bellbrownrio.com>
Subject: RE: Preliminary Plat Review - BMS South Orchard (S2021-104)

Shane,

Please see attached comment letter from the City of West Richland.

Respectfully,

Eric Mendenhall
Community Development Director

From: O'Neill, Shane <soneill@ci.richland.wa.us>
Sent: Thursday, June 10, 2021 12:11 PM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>; Anthony Von Moos <anthony.vonmoos@co.benton.wa.us>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmldmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Blaine Broberg, KID <bbroberg@kid.org>; Boring, Michael <MBoring@ci.richland.wa.us>; Boshart, Thomas <tboshart@ci.richland.wa.us>; Buechler, Ken <KBuechler@ci.richland.wa.us>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bc.es.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; Darrick Dietrich <darrick@basindisposal.com>; Deanna Davis <d.davis@bc.es.wa.gov>; Deborah Rodgers <dxrogers@bpa.gov>; Deskins, John <ideskins@ci.richland.wa.us>; Eric Mendenhall <emendenhall@westrichland.org>; Florinda Coleman <florinda.coleman@co.benton.wa.us>; FormerOrchards@ecy.wa.gov; Ghbein, Briana <bghbein@ci.richland.wa.us>; Greg McCormick <gregory.mccormick@ci.kennewick.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Gwen Clear

<gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; USPS Ina N. Beutler <ina.n.beutler@usps.gov>; Jason McShane <jmcshane@kid.org>; Jennings, Tyler <tjennings@CI.RICHLAND.WA.US>; Jerrod Macpherson <Jerrod.Macpherson@co.benton.wa.us>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; Joseph Cichy, Ziply <joseph.cichy@ziply.com>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Lopez, Brandin <blopez@CI.RICHLAND.WA.US>; M. Deklyne <mideklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Pasco99301 <99301PascoWA-Postmaster@usps.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rick Dawson <rickd@bfhd.wa.gov>; Rob Rodger <rob.rodger@bentoncleanair.org>; Robin Priddy <robin.priddy@bentoncleanair.org>; Sarah Gates <s.gates@bces.wa.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; T.S. "Max" Platts <PlattsT@wsdot.wa.gov>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; West, Julie <jwest@ci.richland.wa.us>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; William Simpson <william.simpson@commerce.wa.gov>
Subject: Preliminary Plat Review - BMS South Orchard (S2021-104)

Hello,

For your review and commenting I am sending application materials for the preliminary plat of South Orchard. The plat proposed to divide 194.5-acres located within the Badger Mountain South master planned community, into 477 lots. The site is highlighted red in the image below. SEPA documents for the greater Badger Mountain South community can be viewed here: <https://www.ci.richland.wa.us/departments/development-services/planning/badger-mountain-subarea-plan>

Please provide any comments you have by Monday, June 21st.

Thank you,



Shane O'Neill
 Senior Planner
 625 Swift Blvd., MS-35 | Richland, WA 99352
 (509) 942-7587

ONeill, Shane

From: Corrine Camuso <Corrine_Camuso@Yakama.com>
Sent: Monday, June 14, 2021 9:51 AM
To: O'Neill, Shane
Cc: Casey Barney; Jessica Lally
Subject: Re: Preliminary Plat Review - BMS South Orchard (S2021-104)

Good afternoon Shane,

Thank you for sending consultation regarding this undertaking. The project is within the Usual and Accustomed Areas of the Yakama Nation. Was there an archaeological or cultural survey completed for the proposed development? Based on traditional knowledge of the area, a survey is recommended.

Regards,

Corrine Camuso
Yakama Nation
Cultural Resources Program Archaeologist
Office 509-865-5121 ext. 4776

From: O'Neill, Shane <soneill@CI.RICHLAND.WA.US>
Sent: Thursday, June 10, 2021 12:10:10 PM
To: Anthony Muai; Anthony Von Moos; Ashley Morton; Badger Mountain Irrigation District; Benton County - Segregations; Benton PUD, Broadband; Benton PUD, Electrical; Bill Barlow; Blaine Broberg, KID; Boring, Michael; Boshart, Thomas; Buechler, Ken; Carrie Thompson; Casey Barney; Catherine Dickson; Clark Posey; Corrine Camuso; Hamilton, Craig; DAHP SEPA Reviews; Darrick Dietrich; Deanna Davis; Deborah Rodgers; Deskins, John; Eric Mendenhall; Florinda Coleman; FormerOrchards@ecy.wa.gov; Ghbein, Briana; Greg McCormick; Greg Wendt; Gwen Clear; Hill, Kelly; USPS Ina N. Beutler; Jason McShane; Jennings, Tyler; Jerrod Macpherson; Jessica Lally; Joseph Cichy, Ziply; Joseph Cottrell; Junior Campos; Kelly Cooper; Kevin Knodel; Kevin Sliger; KID Development; KID Webmaster; Lopez, Brandin; M. Deklyne; Map BCES; Mattheus, Pamela; Noah Oliver; Pasco99301; Paul Gonseth; ReathaFord, Jason; Review Team; Richard Krasner; USPS Richland Postmaster; Rick Dawson; Rob Rodger; Robin Priddy; Sarah Gates; Schiessl, Joe; SEPA Center; SEPA Register; SEPA Unit; Seth DeFoe; South Central Region Planning; T.S. "Max" Platts; WA Dept of Fish & Wildlife; WA Dept of Fish & Wildlife; West, Julie; Westphal, Nichole; William Simpson
Subject: Preliminary Plat Review - BMS South Orchard (S2021-104)

Hello,

For your review and commenting I am sending application materials for the preliminary plat of South Orchard. The plat proposed to divide 194.5-acres located within the Badger Mountain South master planned community, into 477 lots. The site is highlighted red in the image below. SEPA documents for the greater Badger Mountain South community can be viewed here: <https://www.ci.richland.wa.us/departments/development-services/planning/badger-mountain-subarea-plan>

Please provide any comments you have by Monday, June 21st.

Thank you,



June 18, 2021

City of Richland
625 Swift Blvd.
Richland, WA 99352

Attn: Shane O'Neill, Senior Planner

RE: S2021-104 – BMS South Orchard Preliminary Plat
I-82 MP 106 Lt – Reata Road vicinity

We have reviewed the preliminary plat and have the following comment.

The subject property is in the vicinity of the Interstate 82 (I-82) Exit 104 (Dallas Road) and Exit 109 (Badger Road) interchanges and within the Badger Mountain South (BMS) subarea. We are not opposed to this project or other developments within the subarea; however, we are concerned with the cumulative impact these projects are having on I-82. WSDOT anticipates the majority of vehicle trips generated by this proposal will utilize these interchanges, and, according to our records, these additional volumes may trigger required mitigation to I-82, as outline in the BMS Master Agreement.

As stated in our comments regarding previous projects in the BMS subarea, mitigation inside I-82 right-of-way must follow current WSDOT and FHWA design documentation and approval processes. The developer should be aware, the state's preferred alternative for intersection control is the roundabout. Signalization of the ramp terminals, as identified in the BMS master agreement, may not be allowed. At this time, we recommend the city and developer begin coordinating improvements to I-82 with WSDOT in order to avoid any potential delays.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact Jacob Prilucik at (509) 225-0637.

Sincerely,

Paul Gonseth, P.E.
Region Planning Engineer

PG: jjp

cc: SR 82, File #2020_006

ONeill, Shane

From: Ashley Morton <AshleyMorton@ctuir.org>
Sent: Wednesday, July 7, 2021 2:32 PM
To: O'Neill, Shane
Cc: Hanson, Sydney (DAHP)
Subject: RE: Preliminary Plat Review - BMS South Orchard (S2021-104)

Good afternoon Shane,

The Confederated Tribes of the Umatilla Indian Reservation (CTUIR) Cultural Resources Protection Program (CRPP) has reviewed the materials regarding the BMS South Orchard project. The project area is in close proximity to three historic properties of religious and cultural significance, Piyuušmaamí uštáy ('hills of the snakes'), □usipamá ('for horses'), and Wišpúušya ('Beaver') to the CTUIR. Given that the project area is in close proximity to these traditional use areas and that the project will reach native soils, the likelihood of encountering cultural resources is high. Therefore, we recommend a cultural resource survey with subsurface testing.

CTUIR appreciates the opportunity.

Sincerely,
Ashley

Ashley M. Morton, M.A., RPA
Archaeologist II
Cultural Resources Protection Program
Confederated Tribes of the Umatilla Indian Reservation
46411 Timíne Way, Pendleton, OR 97801
Direct Line/Fax: (541) 429-7214
Main Office: (541) 276-3447
AshleyMorton@ctuir.org



From: O'Neill, Shane [mailto:soneill@Cl.RICHLAND.WA.US]
Sent: Thursday, June 10, 2021 12:10 PM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>; Anthony Von Moos <anthony.vonmoos@co.benton.wa.us>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Blaine Broberg, KID <bbroberg@kid.org>; Boring, Michael <MBoring@Cl.RICHLAND.WA.US>; Boshart, Thomas <tboshart@Cl.RICHLAND.WA.US>; Buechler, Ken <KBuechler@Cl.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Catherine Dickson <CatherineDickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bc.es.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; Darrick Dietrich <darrick@basindisposal.com>; Deanna Davis <d.davis@bc.es.wa.gov>; Deborah Rodgers <dxrogers@bpa.gov>; Deskins, John <jdeskins@Cl.RICHLAND.WA.US>; Eric Mendenhall

<emendenhall@westrichland.org>; Florinda Coleman <florinda.coleman@co.benton.wa.us>; FormerOrchards@ecy.wa.gov; Ghbein, Briana <bghbein@ci.richland.wa.us>; Greg McCormick <gregory.mccormick@ci.kennewick.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Gwen Clear <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; USPS Ina N. Beutler <ina.n.beutler@usps.gov>; Jason McShane <jmcsbane@kid.org>; Jennings, Tyler <tjennings@CI.RICHLAND.WA.US>; Jerrod Macpherson <Jerrod.Macpherson@co.benton.wa.us>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; Joseph Cichy, Ziply <joseph.cichy@ziply.com>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Lopez, Brandin <blopez@CI.RICHLAND.WA.US>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Pasco99301 <99301PascoWA-Postmaster@usps.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rick Dawson <rickd@bfhd.wa.gov>; Rob Rodger <rob.rodger@bentoncleanair.org>; Robin Priddy <robin.priddy@bentoncleanair.org>; Sarah Gates <s.gates@bces.wa.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; T.S. "Max" Platts <PlattsT@wsdot.wa.gov>; WA Dept of Fish & Wildlife <lopezla@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; West, Julie <jwest@ci.richland.wa.us>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; William Simpson <william.simpson@commerce.wa.gov>
Subject: Preliminary Plat Review - BMS South Orchard (S2021-104)

EXTERNAL EMAIL: Please use caution when clicking links or opening attachments.

Hello,

For your review and commenting I am sending application materials for the preliminary plat of South Orchard. The plat proposed to divide 194.5-acres located within the Badger Mountain South master planned community, into 477 lots. The site is highlighted red in the image below. SEPA documents for the greater Badger Mountain South community can be viewed here: <https://www.ci.richland.wa.us/departments/development-services/planning/badger-mountain-subarea-plan>

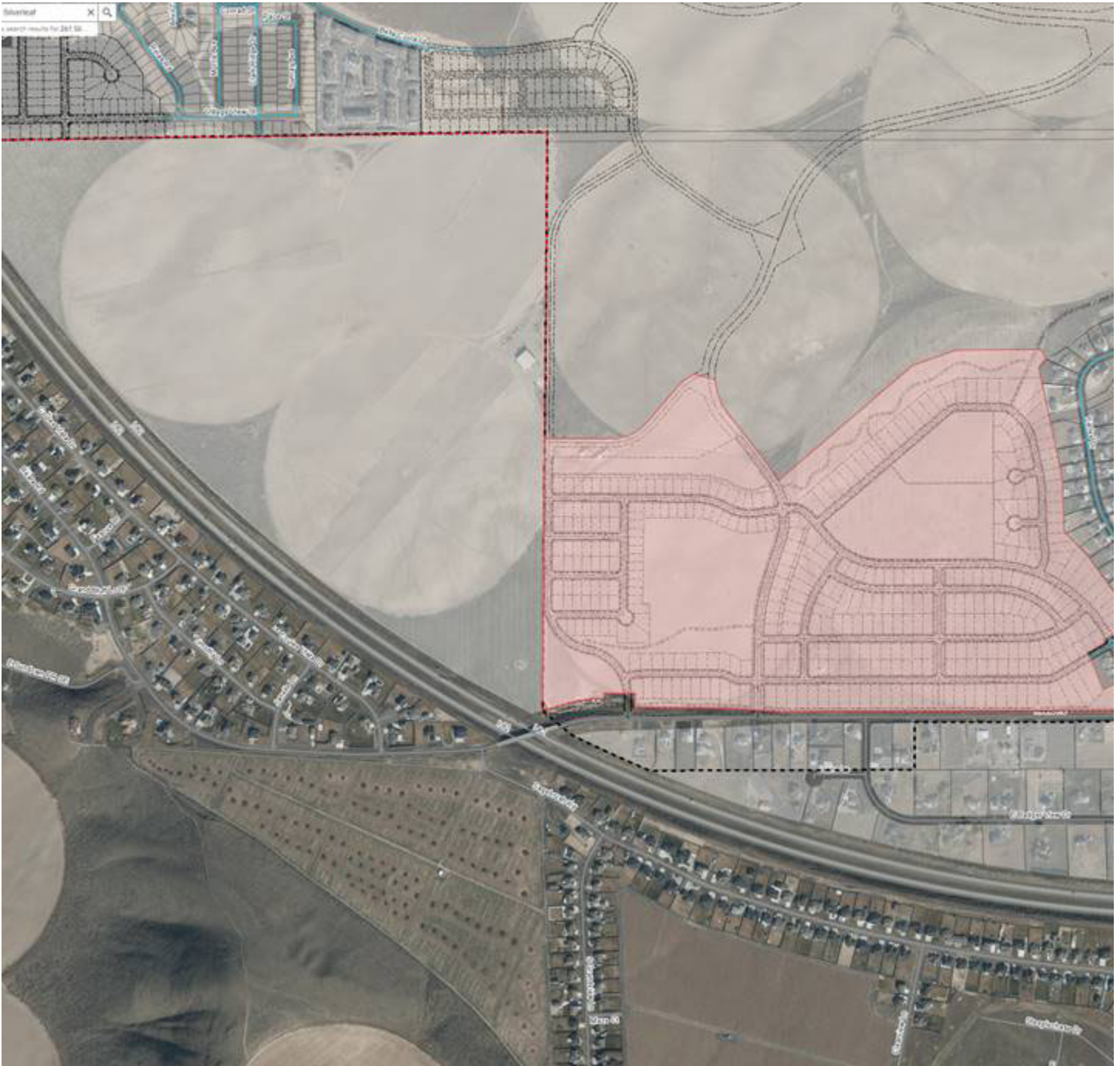
Please provide any comments you have by Monday, June 21st.

Thank you,



Shane O'Neill
Senior Planner

625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7587



Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.

The opinions expressed by the author are his or her own and are not necessarily those of the Confederated Tribes of the Umatilla Indian Reservation. The information, contents and attachments in this email are Confidential and Private.

Exhibit 8

6. South Orchard Neighborhood – 760 RU

Improvements	RU – Residential Unit Non-Sequential Trigger
○ Local Park #2	40 RU
○ 2,500 LF – Primary Trail 2,500 LF – Secondary Trail 5,000 LF – Greenbelt	140 RU
○ Local Park #1	230 RU
○ 2,000 LF – Primary Trail 2,000 LF – Secondary Trail 4,000 LF - Greenbelt	90 RU
○ 2,800 LF – Secondary Trail 4,200 LF – Greenbelt	50 RU
○ The Orchard Green: 5,300 LF – Primary Trail 2,700 LF – Secondary Trail 1/2 of Landscape Improvements Open Play Field Dog Park (3) Picnic Areas Site Furnishings	160 RU
○ <u>Block Parks (to be distributed) – 1.4 Acres</u>	50 RU
	760 RU

Looking North



SITE

Looking East



Looking South



Looking West



MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT

Development Services Division

TO: Gary McLean

FROM: Shane O'Neill, Senior Planner

DATE: July 8, 2021

RE: Amended Staff Recommendation for the Preliminary Plat of South Orchard
(Master File #S2021-014)

The purpose of this memorandum is to advise the Hearing Examiner of Planning staff's intent to amend the City's final recommendation indicated in the staff report. As written, the staff report recommends remanding the plat back to the applicant for the primary purpose of revising roadway intersection locations where the plat connects to Reata Road, along the south plat boundary. Instead, staff request to enter a recommendation of approval subject to the conditions of approval contained in the staff report.

Explanation:

The respective segment of Reata Road lies within the jurisdiction of Benton County. The Benton County Public Works Department suggests Gage Blvd be realigned with E Badger View Drive on the south side of Reata Road (Exhibit 7). In the absence of a detailed opinion from the City Public Works Department, City Planning staff considered this proposed change as having implications too broad to address by way of approval condition. After further discussion with the Richland Transportation Engineer, the City finds the roadway intersection is appropriately located. This engineering opinion was confirmed by the Richland Public Works Director, is attached hereto and is hereby added to Exhibit 7.

Below, staff offers modified findings and conclusions supporting the recommendation of approval to supplement the record. Only the underlined language differs from the staff report.

AMENDED FINDINGS AND CONCLUSIONS

Staff has completed its review the preliminary plat application for the South Orchard preliminary plat (S2021-104) and recommends approval subject to the list of conditions contained in the city staff report and within this memo.

Additional Findings of Fact:

Findings of Fact:

1. The site is subject to both the provisions of the Land Use and Development Regulations (LUDR) for the Badger Mountain South Master Planned Community and the Master Agreement between the City of Richland and Nor Am Investment, LLC.

2. All proposed developments subject to the Badger Mountain LUDR regulations are required to be reviewed by the Badger Mountain South Master Plan Administrator. The Administrator has issued a Master Agreement Consistency Recommendation (as provided for in Section 1.H of the LUDR) stating that the application meets the terms and obligations of the approved Master Agreement and the requirements of the LUDR.
3. The design of certain pie-shaped lots fronting the bulb of cul-de-sacs will be impractical for homes placed thereon to meet the maximum front setback limits of the respective residential zone.
4. Plat approval can be sufficiently conditioned to require all lots proposed on subsequent final plats to accommodate front setback requirements.
5. City staff reviewed the application and the Master Agreement Consistency Recommendation and has issued a Master Agreement Consistency Determination (MACD) on July 8, 2021, as required by the LUDR.
6. Appropriate conditions have been attached to preliminary plat approval to cause subsequent final plats to meet the underlying BMS zoning requirements as applicable.

Conclusion of Law:

Through the application of certain approval conditions, the preliminary plat of South Orchard is consistent with provisions of the Badger Mountain South Master Agreement.

Findings of Fact:

7. Section 24.12.053 of the RMC sets forth standards for review of preliminary plats which require the Hearing Examiner to consider whether appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features which assure safe walking conditions for students who only walk to and from school.
8. The proposed preliminary plat includes provisions for the extension of domestic and irrigation water lines, electrical power lines, and sewer lines to serve the project.
9. The preliminary plat includes provisions for the construction of a pedestrian trail system, which is consistent with the trail layout plan set forth in the LUDR.
10. The project calls for the development of trails in a schedule which is consistent with the green infrastructure improvements called for in the Master Agreement between the City and Nor Am investment, LLC.

11. The MACR indicates 15,667 linear feet of trails to be constructed. The preliminary plat document indicates 12,662 linear feet of trails may be credited toward the number of residential units constructed.
12. According to Municipal Code (Chapter 22.12), the project is subject to payment of park mitigation fees, which will be used to fund future park improvements within the Badger Mountain South Master Planned Community.
13. The Badger Mountain Subarea Plan identifies sites for future public schools. The Richland School District has purchased a site within the plat of West Village and has plans to construct both an elementary school and a middle school on this site.
14. The proposed plat includes provisions for sidewalks and trails as set forth in the LUDR.
15. No bus service is currently provided in the vicinity of the project site. The Benton Franklin Transit Authority was given an opportunity to comment on the project but did not provide any comments.
16. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as listed in this report.

Conclusion of Law:

The proposed preliminary plat provides for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features which assure safe walking conditions for students who only walk to and from school.

Findings of Fact:

17. The City has adopted a Planned Action Ordinance for the Badger Mountain South Master Planned Community.
18. Under the provisions of the Planned Action Ordinance, projects are not reviewed through standard State Environmental Policy Act provisions. Rather, review is conducted to determine if the proposed project is consistent with the mitigation measures enumerated in the master agreement.
19. The comment letter from the Washington State Department of Archaeology and Historic Preservation dated June 24, 2021 and incorporated herein as Exhibit 7, requests a professional archaeological survey be performed and the results thereof to be submitted to the Department for review prior to beginning ground-disturbing activities.
20. The Badger Mountain South Final Supplemental Environmental Impact Statement does not address potential impacts of the development on cultural/historic resources.

21. The Confederated Tribes of the Umatilla Indian Reservation submitted a recommends the applicant perform a cultural resources survey prior to beginning any ground-disturbing activities.
22. Based on the plat drawing as proposed, Planning staff issued a Planned Action Consistency Determination (PACD).
23. Based on the plat drawing as proposed, Planning staff issued a Master Agreement Consistency Recommendation (MACD).

Conclusion of Law:

Pursuant to Chapters 22.09 and 22.10 of the RMC, the procedures required under the State Environmental Policy Act and the City's Sensitive Areas Ordinance are complete.

Findings of Fact:

24. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.
25. The provisions of the planned action ordinance call for the applicant to conduct traffic studies at the time that Badger Mountain South project generates 500 peak hour trips at the intersection of Dallas Road and the Trowbridge Blvd. The ordinance further calls for the applicants to construct improvements as identified in future traffic studies.
26. The need for a transportation improvement analysis has recently been triggered. The City is currently in the process of reviewing the traffic impact analysis by TENW; the improvements stemming therefrom have yet to be determined. The plat of South Orchard comes at a time when transportation improvements resulting from said TIA should be represented in the proposed plat.
27. The project comment letter dated June 24, submitted by the Benton County Public Works Department, requests significant road intersection realignments and other intersection improvements. The request potentially affects the overall plat design.
28. City of Richland Public Works Director, Pete Rogalsky, commented to the effect that realigning Gage Blvd with E Badger View Drive in not necessarily warranted (see Exhibit 7). City staff gives deference to the recommendation of their own Public Works Department.
29. A traffic study for Badger Mountain South is currently under review.
30. The set of recommended approval conditions listed herein requires the applicant to make transportation improvements listed in the BMS master agreement and as further recommended in the traffic study and by city Public Works staff, respectively.

Conclusion of Law:

The proper processes are underway to ensure consistency with the provisions of RMC 19.60.095. The plat will provide for associated transportation improvements in

accordance with the traffic impact analysis by TENW and as further recommended by Public Works staff.

Overall Conclusion:

Based on the above findings and conclusions, City staff issued a Planned Action Consistency Determination and a Master Agreement Consistency Recommendation for the plat as proposed. City staff recommends the plat be approved subject to the conditions contained in the staff report.

ONeill, Shane

From: Rogalsky, Pete
Sent: Tuesday, July 6, 2021 10:24 AM
To: Kintzley, Heather; Stevens, Mike; Deskins, John
Cc: Jensen, Kerwin
Subject: RE: Nor Am Investment - South Orchard Preliminary Plat Issues *attorney/client privileged*

A couple of thoughts:

1. I believe the traffic analysis that is referenced is a draft under review by the City and other interested agencies, so at this point its conclusions are not accepted by the City. That being said Craig's representation of the level of concern with these connections to Reata Road is accurate.
2. I'm not sure of the reason for Mike's comments, but think they might be prompted by some recent input from Benton County's engineering manager in which he suggested moving the intersections with Reata Road. My reactions to Benton County's suggestions are that he is misinterpreting the state of this application in that he thinks it's a pre-ap application that is easily edited before a final application. Secondly, his suggestions are not very compelling. He is suggesting that the City street intersections with Reata Road align with a County Road intersection, which would drive a substantial redesign of the preliminary plat. While its possible and nice that Nor Am would offer to do that, I don't think its warranted, given the small traffic loading carried by the County Road that intersects Reata Road. If the County Engineer's suggestion is the basis of Mike's comment I suggest a call with the County Engineer to clarify the strength of his conviction to his suggestion. If he's willing to back off the preliminary plat can be acted upon as processed thus far
3. I'll defer to Mike regarding the proposed process and conditioning of the preliminary plat approval. I'm guessing if the preliminary plat is to be redesigned to that degree we'd want to see it and review prior to advancing to approval as conditions attached to different streets may be impacted.



Pete Rogalsky, P.E.
Public Works Director
625 Swift Blvd., MS-26 | Richland, WA 99352
(509) 942-7558

ONeill, Shane

From: Ashley Morton <AshleyMorton@ctuir.org>
Sent: Wednesday, July 7, 2021 2:32 PM
To: O'Neill, Shane
Cc: Hanson, Sydney (DAHP)
Subject: RE: Preliminary Plat Review - BMS South Orchard (S2021-104)

Good afternoon Shane,

The Confederated Tribes of the Umatilla Indian Reservation (CTUIR) Cultural Resources Protection Program (CRPP) has reviewed the materials regarding the BMS South Orchard project. The project area is in close proximity to three historic properties of religious and cultural significance, Piyuušmaamí uštáy ('hills of the snakes'), □usipamá ('for horses'), and Wišpúušya ('Beaver') to the CTUIR. Given that the project area is in close proximity to these traditional use areas and that the project will reach native soils, the likelihood of encountering cultural resources is high. Therefore, we recommend a cultural resource survey with subsurface testing.

CTUIR appreciates the opportunity.

Sincerely,
 Ashley

Ashley M. Morton, M.A., RPA
 Archaeologist II
 Cultural Resources Protection Program
 Confederated Tribes of the Umatilla Indian Reservation
 46411 Timíne Way, Pendleton, OR 97801
 Direct Line/Fax: (541) 429-7214
 Main Office: (541) 276-3447
AshleyMorton@ctuir.org



From: O'Neill, Shane [mailto:soneill@Cl.RICHLAND.WA.US]
Sent: Thursday, June 10, 2021 12:10 PM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>; Anthony Von Moos <anthony.vonmoos@co.benton.wa.us>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Blaine Broberg, KID <bbroberg@kid.org>; Boring, Michael <MBoring@Cl.RICHLAND.WA.US>; Boshart, Thomas <tboshart@Cl.RICHLAND.WA.US>; Buechler, Ken <KBuechler@Cl.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Catherine Dickson <CatherineDickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; Darrick Dietrich <darrick@basindisposal.com>; Deanna Davis <d.davis@bces.wa.gov>; Deborah Rodgers <dxrogers@bpa.gov>; Deskins, John <jdeskins@Cl.RICHLAND.WA.US>; Eric Mendenhall



www.ci.richland.wa.us

Development Permitting Division

625 Swift Blvd.

Richland, WA 99352

Telephone 509-942-7794

Fax 509-942-7764

July 8, 2021

MASTER AGREEMENT CONSISTENCY DETERMINATION

For: Preliminary Plat Application of South Orchard, a Badger Mountain South Development (S2021-104)

Applicant: Nor Am Investments, LLC

Project Description: A subdivision of approximately 194.54 acres into 477 residential lots and thirty tracts as depicted on the preliminary plat submittal.

Consistency Determination Type: Level 1

Master Agreement Consistency Recommendation: The Richland Planning Department received a master agreement consistency recommendation from the Badger Mountain South Master Program Administrator on April 19, 2021.

After completing the review of the preliminary plat application of South Orchard, evaluating it against the standards contained in the adopted Land Use and Development Regulations (LUDR) for the Badger Mountain South Community and the Master Agreement between the City of Richland and Nor Am Investments, LLC and after reviewing the recommendation of the Badger Mountain South Master Program Administrator, I find that the application is consistent with the Master Agreement and the LUDR and hereby issue this Master Agreement Consistency Determination. This determination is made with the understanding that a traffic impact analysis has been provided to the city and that the South Orchard plat may not move forward with development until such time the transportation improvements recommended in the TIA and agreed upon by the City Public Works office, have been completed as applicable.

Sincerely,

Shane O'Neill,
Senior Planner



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Development Permitting Division

625 Swift Blvd.

Richland, WA 99352

Telephone 509-942-7794

Fax 509-942-7764

July 8, 2021

PLANNED ACTION CONSISTENCY DETERMINATION

For: Preliminary Plat Application of South Orchard, a Badger Mountain South Development (S2021-104)

Applicant: Nor Am Investments, LLC

Project Description: A subdivision of approximately 194.54 acres into 477 residential lots and thirty tracts as depicted on the preliminary plat submittal.

Master Agreement Consistency Determination: Issued July 8, 2021.

After completing the review of the preliminary plat application of South Orchard and evaluating it in light of the mitigating conditions established in the Final Supplemental Environmental Impact Statement prepared for the Badger Mountain South Subarea Plan and as delineated as Exhibit B in the Master Agreement between the City of Richland and Nor Am Investments, LLC, the City finds the following:

1. The South Orchard preliminary plat meets the description for a planned action as defined in City code and that as conditioned, the project will implement any applicable conditions or mitigation measures identified in RMC 19.50 (Consistency with Development Regulations and SEPA);
2. The South Orchard preliminary plat is consistent with the City of Richland Comprehensive Plan and the Badger Mountain Subarea Plan;
3. The South Orchard preliminary plat is consistent with the Master Agreement between the City and Nor Am Development, LLC regarding development of Badger Mountain South, as evidenced by the Master Agreement Consistency Determination issued by the City on July 1, 2021;
4. The probable significant adverse environmental impacts of the proposed project have been adequately addressed in the Planned Action Ordinance [RMC 19.50.030 (B)] and as described in the Badger Mountain South Planned Action Consistency Determination for South Orchard preliminary plat;

5. The South Orchard preliminary plat is not an essential public facility, as defined in RCW 36.70A.200.
6. Based on the foregoing, a SEPA threshold determination or EIS is not required.
7. The following environmental mitigation conditions shall apply to the South Orchard preliminary plat:
 - a. Erosion control measures as required by City of Richland shall be implemented; vegetative cover on exposed soils shall be provided as soon as practicable following clearing and grading activities; water of exposed soils shall be performed in accordance with Benton Clean Air Authority requirements; soils shall be compacted at densities appropriate for planned uses.
 - b. The applicants shall submit a dust control plan to the Benton County Clean Air Authority for their review and approval. All construction work shall be performed in accordance with the provisions of the approved dust control plan.
 - c. The applicants shall submit an erosion control plan to the City of Richland Public Works Department for their review and approval based on the Washington State Department of Ecology Stormwater Management Manual for Eastern Washington. All construction work shall be performed in accordance with the provisions of the approved erosion control plan which shall be consistent with City standards.
 - d. The applicants shall conform to City noise standards.
 - e. Transportation mitigation measures shall be applied pursuant to the most recent traffic impact analysis prior to recording any phase of South Orchard. The mitigation measures identified therein shall be implemented in accordance with the planned action ordinance.
 - f. Potable water systems shall be designed and constructed in accordance with City standards.
 - g. Sewer systems shall be designed and constructed in accordance with City standards.
 - h. All residential dwelling units shall be constructed with a residential fire sprinkler system.
 - i. Energy conservation measures and sustainability standards as established in the LUDR shall apply to new construction within the proposed project.



Mike Stevens,
SEPA Responsible Official

July 8, 2021



HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 7/12/2021

Agenda Category: New Business - Public Hearing

Prepared By: Shane O'Neill, Senior Planner

Subject:

S2021-106 - Preliminary Plat of Wellhouse Heights

Department:

Development Services

Recommended Motion:

Approval subject to the list of approval conditions contained in the staff report.

Summary:

Tim Bush has filed a preliminary plat request to divide 1.8 acres into 18 residential lots in the R-3 zone. Homes will be in the form of attached townhomes. The site consists of a single parcel located on the north side of Duportail Street, immediately north of Wellhouse Loop and Lawless Park. As planned, lots in the plat will gain access from a private, dead-end roadway built to public road standards.

Attachments:

1. FULL Staff Report -Wellhouse Heights

**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT TO THE HEARING EXAMINER**

GENERAL INFORMATION:

PROPOSAL NAME: Wellhouse Heights - Preliminary Plat

LOCATION: 1380 Duportail Street

APPLICANT: Bush Living Trust (Tim Bush)

PROPERTY
OWNER: Bush Living Trust (Tim Bush)

FILE NO.: S2021-106

DESCRIPTION: Request to divide approximately 1.81 acres into 18 single family residential lots designed for attached townhome construction.

PROJECT TYPE: Type III Preliminary Plat

HEARING DATE: July 12, 2021

REPORT BY: Shane O'Neill, Senior Planner

RECOMMENDED
ACTION: Approval subject to completion of proposed conditions

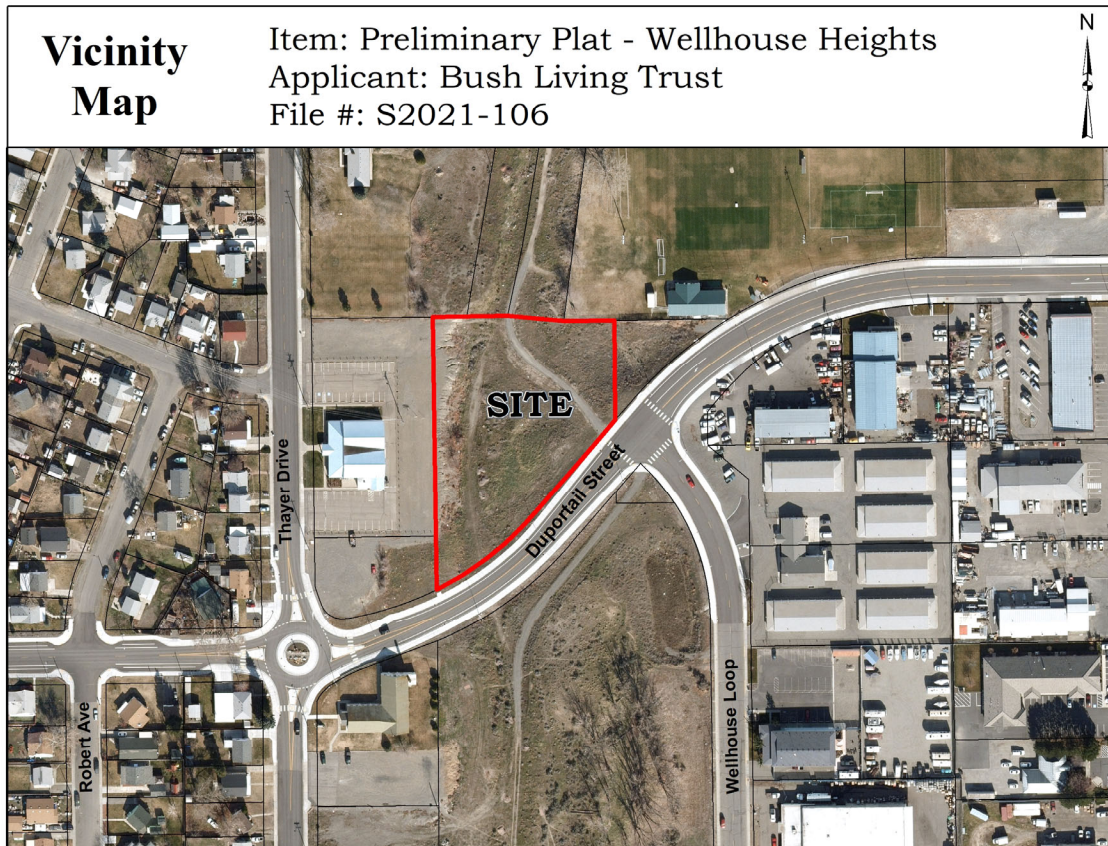


Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

Tim Bush has filed a preliminary plat application (Exhibit 1) to divide approximately 1.8 acres of land into eighteen (18) lots to collectively be known as the plat of Wellhouse Heights. With the exception of lots 1 & 18, lots in the plat can be described as narrow and deep rectangles, more than three times as deep as they are wide. Proposed lot sizes range from 3,360 square feet to 8,416 square feet; with an average lot size of 4,373 square feet. All eighteen of the proposed lots will gain access from a private, centrally-located, dead-end roadway. Opposing lots meet at the centerline of the 34-foot-wide private roadway. The proposed subdivision survey is provided herein as Exhibit 2.

GENERAL INFORMATION

SURVEYOR:	DAVID BAALMAN, ROGERS SURVEYING. INC.
ANNEXATION DATE:	APRIL 12, 1956
COMPREHENSIVE PLAN:	HIGH-DENSITY RESIDENTIAL (10.1 OR MORE DWELLING UNITS PER ACRE)
CURRENT ZONING:	R-3 (HIGH-DENSITY RESIDENTIAL)

PROJECT DATA

Gross Plat Area:	1.81 acres
Net Planning Area:	1.81 acres
Number of Lots:	18
Land for Streets/Other:	None
Gross Density:	10 units/acre
Net Density:	10 units/acre

SITE DESCRIPTION & ADJACENT LAND USES

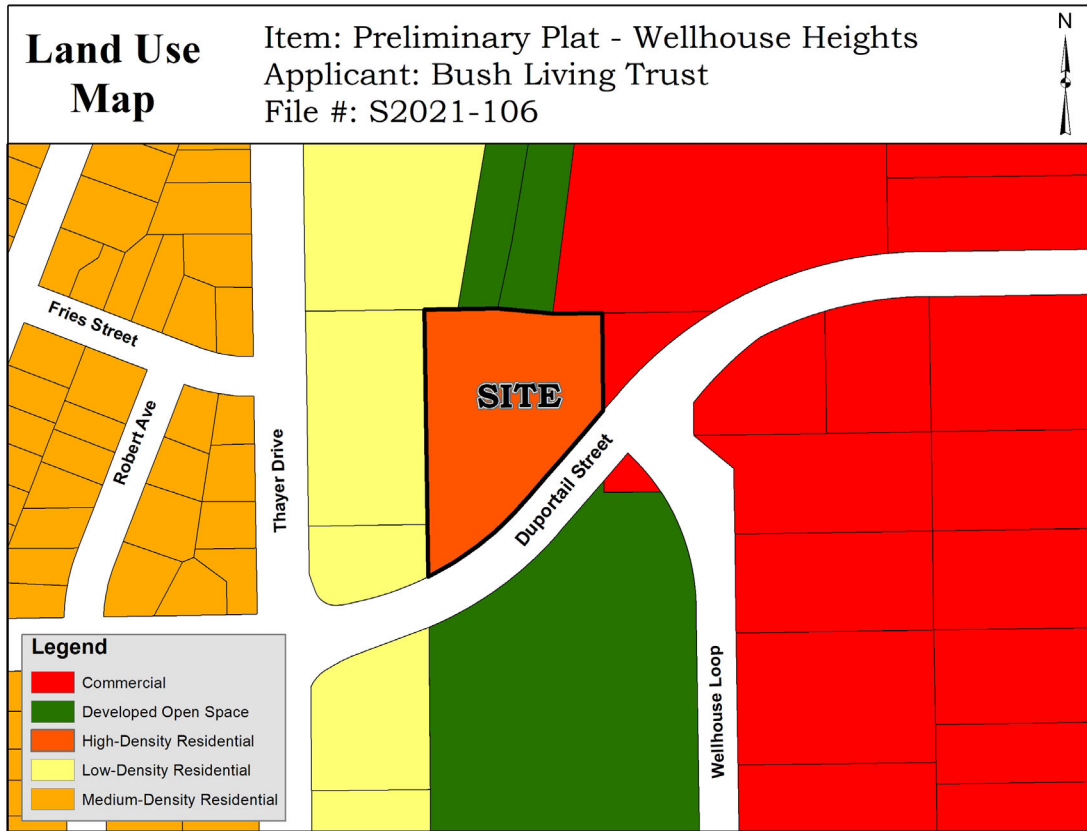
The Wellhouse Heights residential preliminary plat project site is located at 1380 Duportail St, Richland (Benton County parcel #115981013592002). The existing 1.81-acre property is undeveloped and zoned R-3 (Multiple-Family Residential). The site is bordered by general business properties to the east, Lawless Park to the south, and churches in the R-1-12 (single-family/low-density residential) zone to the west. The project proposes 18 lots for attached single-family townhome units. Civil improvements include a 34' private access road and City of Richland utility services. The project will cover approximately 53% of the site with impervious surfaces. The site will be accessed by way of Duportail St.

The existing site topography slopes steeply from west to east with approximately 52' of elevation change across the site. There is no existing evidence of on-site storm runoff leaving the site. Additionally, there is no evidence of the site receiving storm runoff from off-site sources.

The site consists of one rectangular-trapezoid parcel having an angled south boundary along the Duportail Street frontage. The site is located on the north side of Duportail Street, immediately north of the intersection of Wellhouse Loop and Duportail Street. The site falls in elevation from the high-point along west property line; down to the east.

The site was annexed into the City on April 12, 1956 upon the original formation of the City of Richland.

Property to the west contains a church in the R-1-12 single-family zone. Property to the north contains a church, two vacant parcels and a portion of a public school ball-field. The north site boundary borders the R-1-12 (Low-density residential), PPF (Parks and Public Facilities) and C-3 (General Business) zones. The parcel to the east is vacant land in the C-3 zone. Land to the south is a primitive City park (Lawless Park) in the PPF zone.



COMPREHENSIVE PLAN

Richland's Comprehensive Plan designates the plat site for high-density residential development with an average allowable residential density of 10.1 or more dwelling units per acre. The plat of Wellhouse Heights proposes a net residential density of 10 dwelling units/acre. Though under the residential density goal of the Comprehensive Plan the proposed residential density falls within the range of permitted residential density permitted in the R-3 zone.

Applicable Goals & Policies

Provided below is a set of Comprehensive Plan goals & policies which are particularly applicable to the subject residential subdivision.

Land Use Goal 3: Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

Policy 1: Distribute residential uses and densities throughout the urban growth area consistent with the City's vision.

Policy 3: Innovative and non-traditional residential developments can occur through the use of planned unit developments, density bonuses, new types of housing, and multi-use or mixed-use developments.

Land Use Goal 8: Address unique land use situations in the urban area with policies specific to those situations that ensure compatibility between land uses without infringing on private property rights.

Policy 4: Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

Natural Environment Goal 1: Promote the protection, conservation, and restoration of natural areas, shorelines, and critical areas as unique assets to the community, and provide public access for enjoyment of such facilities based on the ability of the resource to support the use.

Policy 1: Use the critical areas ordinance, SMP, the state environmental policy act (SEPA), and other ordinances, as applicable, to designate and protect the critical areas and natural environment.

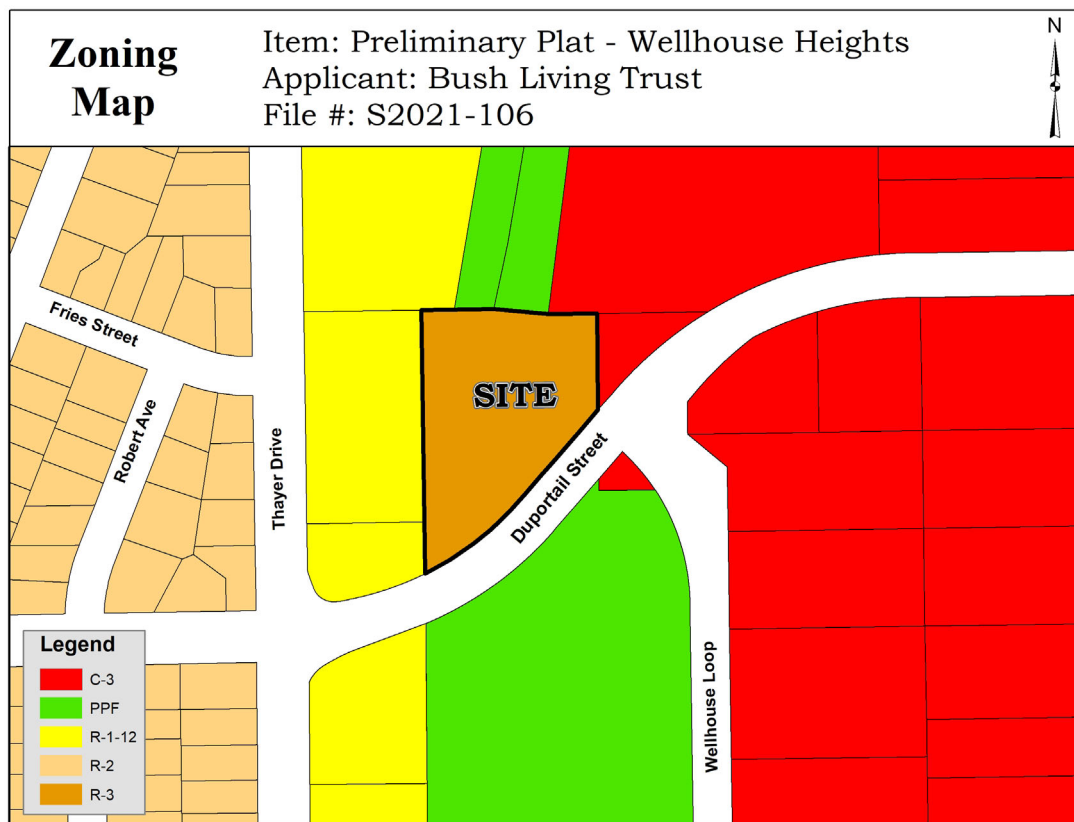


Figure 3 – Zoning Map

ZONING

This preliminary plat site is zoned R-3 (Multiple-Family Residential) allowing for each lot to be developed with detached single-family residences, attached single-family residences (townhomes), duplexes, multiple family dwellings (apartments or condominiums) at a maximum density of 1 dwelling-unit/1,500 square feet of land area (29 units/acre). Wellhouse heights is designed to be developed with

attached single-family residences (townhomes) at a rate of 10 units/acre. This design involves attached homes with property lines separating each dwelling unit. Because the resulting development is one dwelling unit on its own tax parcel, Wellhouse Heights is a single-family residential land use. The smallest lot is 3,360ft² in size, while the largest lot is 8,416ft² acres in size. In the case of townhomes in the R-3 zone, the minimum lot size is 3,000 square feet (23.18.040 RMC).

After review of the Wellhouse Heights preliminary plat drawing, planning staff finds the proposal to be compliant with the minimum standards of the R-3 zone and of the R-2-S zone as subsequently required.

Land Uses and Dimensional Standards

In the context of attached single family dwellings, R-3 zoning reverts to site requirements of the R-2S zone (23.18.040 *footnotes 6 & 10). The following zoning dimensional standards apply to the proposed plat:

Uses Permitted:	Detached single family homes Attached single family homes (townhomes) Multi-family dwellings (apartments/condominiums) Duplexes
Minimum lot size:	3,000 square feet (attached single family dwellings)
Front yard setback:	15 feet minimum in front of living areas 18 feet in front of all other areas (garages)
Side yard setback:	6 feet minimum (on the non-attached side of attached single family dwellings)
Rear yard setback:	20 feet minimum (attached single family dwellings)
Maximum building height:	30 feet (mid-roof-point)
Maximum lot coverage:	50% (attached single family dwellings)

CRITICAL AREAS

The subject property lies within a Critical Aquifer Recharge Area (CARA) as identified by the city's critical areas regulations (Title 22.10). Accordingly, application materials included a hydro-geologic study/CARA report (Exhibit 6). [Note, as with other application materials for this project, the CARA incorrectly describes the development proposal as multi-family residential, when in fact the proposal is a single-family residential configuration.] A hydro-geologic report is included in the CARA report. The report states:

"It is possible that stormwater produced by the site's impervious surfaces could enter the belowground aquifer. It is unlikely that pollutants in the stormwater could enter the belowground aquifer due to the significant depth of the groundwater. The large barrier, comprised of native soils, provides natural filtration, preventing pollutants from entering groundwaters. Furthermore, no storage or usage of chemicals are proposed on-site. The principal component

of the site's mitigation plan is ensuring pollutants do not enter groundwater through the stormwater management plan and pretreatment practices. [...] Proper stormwater facility maintenance instructions are provided on the corresponding construction drawings for the project. Based on the site conditions found and the proposed stormwater pre-treatment structures, the proposed project should have no significant impact to the Critical Aquifer Recharge Area. No additional plans are proposed to limit the impact on the area at this time."

Content of the CARA satisfies the CAO review.

CRITERIA FOR PRELIMINARY PLAT APPROVAL

Section 24.12.053 of the RMC sets forth the criteria that must be met before a preliminary plat application can be approved; it states:

The hearing examiner shall not recommend approval of any preliminary plat application, unless the approval is accompanied by written findings that:

- A. The preliminary plat conforms to the requirements of this title;*
- B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;*
- C. The public use and interest will be served by the platting of such subdivision and dedication; and*
- D. The application is consistent with the requirements of RMC 19.60.095*

RMC Section 24.12.050 designates the Hearing Examiner as the hearing body responsible for conducting the review of preliminary plat applications.

PUBLIC NOTICE

Application Date:	May 20, 2021
Notice of Hearing/Optional DNS Mailed:	June 22, 2021
Notice of Hearing/Optional DNS Posted:	June 23, 2021
Notice of Hearing/Optional DNS Published:	June 27, 2021
DNS Issued:	July 1, 2021
Public Hearing:	July 12, 2021

A combined notice of application and SEPA Optional DNS determination was provided by mailing notices to property owners within 300 feet. Public hearing notices were distributed through posting of the property, mailing of notice to

property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 4.

SEPA

A SEPA checklist (Exhibit 5) addressing potential impacts of the proposed subdivision was included in the preliminary plat application. On Thursday, July 1, 2021 staff issued a Determination of Non-Significance (DNS) (Exhibit 7) using the Optional DNS process available under the provisions of WAC 197-11-355.

UTILITIES

All of the necessary public utilities are available on the site or very close to the site and available for extension as necessary. Easements are required to be shown on subsequent final plat(s) to secure all utilities in their new locations. The following paragraphs provide details relative to each municipal utility.

Sewer

A (10) inch municipal sewer main cuts through the site, running in the north/south orientation. There is an exposed sewer manhole located near the middle of the plat site. This utility is shown within a ten (10) foot easement cutting through lots 1-11. During site development the sewer line will remain in its current location.

Water

Potable

The nearest municipal water main available to serve Wellhouse Heights is an eight (8) inch main. This water main approaches the site within Duportail Street, from the east and terminates approximately 90-feet east of the site.

Irrigation

The project site is not located within the irrigation district boundary of the Kennewick Irrigation District (KID). Irrigating lines exist on-site and on parcels surrounding the site. RMC 18.16.080 provides a map indicating areas of the city required to provide irrigation water sources separate from municipal potable water. The Wellhouse Heights site falls in an area of the city not required to provide a separate irrigation water source. In this case City potable water may be used for on-site irrigation. The plat application (Exhibit 1) indicates city water will be used for irrigation.

Electrical Power

A three-phase overhead electrical power distribution system currently extends the full length the sites' Duportail Street frontage and is available to serve the proposed development.

ACCESS/TRANSPORTATION

Lots belonging to the proposed subdivision will extend to the centerline of a shared private access road stemming from Duportail Street and forming a

hammer-head dead-end within the plat. As Richland does not provide separate street standards, the private drive will be required to be developed to public street standards.

Duportail Street is classified as a minor arterial roadway in Richland's Comprehensive Plan.

With regard to the level-of-service (LOS), pursuant to Sections 12.03.170 and 12.03.180 [RMC] this development proposal as submitted is in general conformance with the assumptions made for land use and scale/density. Through collection of impact fees, the project will comply with concurrency requirements of the Municipal Code.

Development proposals that are submitted in general conformance with the assumptions made for land uses and scale/density will be deemed to meet the concurrency requirements of the Growth Management Act by paying the appropriate transportation impact fee. A development proposal not meeting such may require additional review and studies to determine concurrency (12.03.180 RMC).

FIRE SAFETY

The City of Richland Fire Department will provide fire protection services to the subject property and resulting development. Currently, there is a fire hydrant at the southwest corner of Duportail St and Wellhouse Loop, which is across Duportail Street from the project site. The plat provides

SCHOOLS

The plat falls within the boundaries of the Richland School District. The proposed plat was routed to the district for review and commenting as part of the standard referral process. No comments from the district were received by the City. Standard city streets with appropriate sidewalks will be constructed as part of the proposed development and it is anticipated that Richland School District will make the necessary arrangements to accommodate the pickup and delivery of students residing in the new subdivision.

PARKS

The site falls within Parks District 1. The public park nearest the site, James J. Lawless Park, lies immediately south of the site. Lawless Park is a primitive park; meaning that it is unimproved, only containing a soft-surface pedestrian trail.

Several other small neighborhood parks exist within less than 1-mile surrounding the site.

The developer and/or builder will be required to pay park mitigation fees as set forth in the City's adopted Fee Schedule. Fees received are used to construct

and develop new city parks as well as to provide funding to maintain existing parks throughout the city.

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. In response, a standard comment letter from the Department of Ecology was the only comment received from outside agencies. The Kennewick Irrigation District (KID) verified the site is not within their service area. All comments received are provided herein as Exhibit 9. Comments from the City Public Works/Engineering Department and from KID are entered directly into the set of recommended approval conditions listed at the end of this report.

PUBLIC COMMENTS

At the time this report was prepared, the City has not received any comments from the public at large.

ANALYSIS

The criteria for approval of a preliminary plat application (RMC 24.12.053) are reprinted here, with a summary of how the application complies with the requisite standard:

- A. *The preliminary plat conforms to the requirements of this title (RMC Title 24);*
- The City's subdivision regulations set forth specific requirements for the filing of an application, how notice of the application is to be provided and requires that the Hearing Examiner conduct a public hearing and make recommendation to the City Council. These steps have been followed by City staff.
- B. *Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;*
- Several city parks and other recreational opportunities exist within approximately one mile of the project site. New homes within the proposed development will be required to pay Park Impact Fees, which are used to construct new parks and/or maintain existing park facilities within the city.
 - The site is located along Ben Franklin Transit Authority bus route #120. The Ben Franklin Transit Authority provides bus service to the area along Duportail Street and along nearby Thayer Drive.
 - The plat will be served by City domestic water lines currently existing adjacent to the project site. Water lines have capacity to provide for the proposed project.

- The exiting on-site sewer main will provide sanitary sewer service to this project.
- The plat will be served by Richland Energy Services electrical power by way of service line extension(s).
- Irrigation water will be the City's domestic water system.
- Kennewick Irrigation District indicated that the development site is not within their district.
- In accordance with City development standards, storm water drainage will have to be retained and managed on-site. The proposed plat design includes provisions for retaining and managing on-site storm water. Project specific designs have not been created yet; however, prior to the city allowing construction of the subdivision to occur, the development will need to be designed by a licensed civil engineer and meet the requirements of the city and state storm water regulations.
- Richland School District was given the opportunity to comment and chose not to comment. The Richland School District currently serves approximately 13,000 children within a multitude of school facilities some of which are new or have been recently remodeled to accommodate the increasing student enrollment.

C. The public use and interest will be served by the platting of such subdivision and dedication;

- The proposed project is consistent with the Comprehensive Plan in terms of the proposed land use and density of the plat. The project is consistent with the City's zoning regulations. The additional housing units will contribute to meeting the housing demand experienced in the Tri-Cities thereby serving public interest.

D. The application is consistent with the requirements of RMC 19.60.095, which states: No development application for a Type II or Type III permit shall be approved by the city of Richland unless the decision to approve the permit application is supported by the following findings and conclusions:

1) The development application is consistent with the adopted Comprehensive Plan and meets the requirements and intent of the Richland Municipal Code.

The proposal is generally consistent with the intent of the Comprehensive Plan and as conditioned will meet requirements of the Municipal Code as outlined above.

2) Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.

Chapter 22.09 is the City's adoption of the State Environmental Policy Act provisions. The applicant filed an environmental checklist (Exhibit 5) for which the

City issued and distributed a Determination of Non-Significance (Exhibit 7) after utilizing the Optional DNS process.

3) The development application is beneficial to the public health, safety and welfare and is in the public interest.

The project is consistent with the City's Comprehensive Plan and development regulations and it therefore would be considered beneficial to public health, safety and welfare and would be in the public interest. As mentioned above, staff is recommending several requirements in the form of conditions, aimed at ensuring the development does not generate any significant impacts which would be detrimental to the peaceful enjoyment of existing land uses in the surrounding vicinity.

- E. *The development does not lower the level of service of transportation facilities below the level of service D, as identified in the Comprehensive Plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.*

The project would add 18 new residential lots/units to be accessed from a private roadway leading into the subdivision from Duportail Street.

- F. *Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.*

The conditions of approval recommended for this project are a direct result of imposing City development standards as contained in City code and are directly related to the development proposal. Additional conditions have been included as a result of comments received by other agencies.

FINDINGS AND CONCLUSIONS

Staff has completed its review the preliminary plat application for Wellhouse Heights (S2021-106) and recommends approval of the request subject to conformance with the conditions of approval included below and based on the following findings:

Findings of Fact:

1. Richland's Comprehensive Plan designates the plat site for high-density residential development with an average allowable residential density of 15 units per acre, which could not be reached under the R-3 zoning lot size

- limits). The plat of Wellhouse Heights proposes a net (and gross) residential density of 10 dwelling units/acre.
2. R-3 (Multiple Family Residential) zoning is applied to the site. R-3 zoning regulations permit residential densities of up to 14.5 dwelling units per acre and a 3,000ft² min lot size in the case of townhomes.
 3. The Wellhouse Heights preliminary plat consists of 18 residential lots. Proposed residential lot sizes range from 3,360 square feet to 8,416 square feet, with a 4,373 square foot average lot size.
 4. Section 24.12.053 of the RMC sets forth standards for review of preliminary plats that require the Hearing Examiner to consider whether appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
 5. The proposed preliminary plat provides for the extension of one private street built to City public road design standards, includes provisions for the extension of public domestic water, sewer, and electrical power lines.
 6. Improvements proposed to serve the preliminary plat will be consistent with the City's development standards by applying municipal code provisions.
 7. The Richland School District was invited to comment but expressed no concerns with the plat.
 8. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in this report.
 9. The applicant filed an environmental checklist along with their preliminary plat application as required under the State Environmental Policy Act.
 10. After review of the checklist, application materials and receipt of agency and public comments, staff issued a Determination of Non-Significance on Thursday, July 1, 2021 after utilizing the Optional DNS process.
 11. The site is located within a Critical Aquifer Recharge Area critical area as defined by the city's critical areas regulations contained within RMC 22.10. The hydro-geologic report submitted with the preliminary plat application materials, indicates there will be no impact to groundwater quality.
 12. The applicant submitted a Critical Aquifer Recharge Area hydrologic report as required by 22.10 RMC.
 13. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.
 14. The proposed project would add 18 single family lots that would have direct access onto roadways proposed in the plat.
 15. Wellhouse Heights is subject to RMC 12.03, the City's traffic impact fee program. Since this property is included within the traffic impact fee program it is exempt from the SEPA-related traffic study requirement.

Conclusions of Law:

1. The lots within the proposed subdivision are consistent with the provisions of the City's respective (R-3) zoning regulations.
2. The proposed preliminary plat conforms to the density and type of land use envisioned in the land use and transportation elements of the adopted Comprehensive Plan.
3. Pursuant to RMC Chapters 22.09 and 22.10, the procedures required under the State Environmental Policy Act have been completed.
4. As conditioned, the proposed preliminary plat makes appropriate provisions for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
5. Based on the above findings and conclusions, approval of the proposed preliminary plat of Wellhouse Heights, subject to the recommended conditions listed in this report, is warranted because the project conforms to the City's adopted comprehensive plan and zoning regulations; has followed the required State Environmental Policy Act procedures; and is consistent with the requirements of the City's subdivision regulations.

Overall Conclusion:

Based on the above findings and conclusions, approval of the proposed preliminary plat of Wellhouse Heights, subject to the recommended conditions listed below, is warranted because the project conforms to the City's adopted Comprehensive Plan and zoning regulations; has followed the required State Environmental Policy Act procedures; and is consistent with the requirements of the City's subdivision regulations.

RECOMMENDED CONDITIONS OF APPROVAL

1. The preliminary plat is not showing any phase lines. Phasing is not required but if the project is to be phased during construction phasing lines need to be shown on the pre-plat map.
2. All final, approved plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in full size (and electronic) format. Electronic copies of the construction plans are required prior to the pre-con meeting along with the multiple sets of paper drawings. When construction of the public infrastructure has been substantially completed, the applicant shall provide paper and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic record drawings shall be submitted in an AutoCAD format compatible with

- the City's standard CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
3. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
 4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. This fee will be different for commercial projects versus subdivision projects. Please visit the Public Works Private Development page on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the approved plan submittal.
 5. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of plat acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final plat acceptance.
 6. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.
 7. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.

8. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

Design Standards:

9. Public improvement design shall follow the following general format:
 - A. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details, Public Infrastructure Design Guidelines and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
 - B. Water lines and storm water mains shall be aligned on the south and east side of street centerlines.
 - C. Sanitary sewer shall be aligned on the north and west side of street centerlines.
 - D. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
 - E. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
 - F. All watermains outside areas zoned R1 shall be ductile iron.
 - G. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - H. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - I. An overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
 - J. A detailed grading plan shall be included in the submitted plan set.
 - K. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
 - L. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
 - M. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.

- N. All intersections with public streets shall meet horizontal, vertical and intersectional design requirements for sight distance (A.K.A. the Vision Clearance Triangle).
 - O. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.
 - P. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.
10. If the project will be built in phases the applicant shall submit a master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.
11. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:
- A. 2-inches compacted gravel, minimum (temp. SEVAs only).
 - B. 2% cross-slope, maximum.
 - C. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
 - D. Be 20-feet in width.
 - E. Have radii that are accommodating with those needed for City Fire apparatus.

Secondary emergency vehicles accesses (SEVA's) shall be 20-feet wide, as noted. Longer secondary accesses can be built to 12-feet wide with the approval of the City of Richland Fire Marshal, however turn-outs are required at a spacing acceptable to the Fire Dept. Temporary SEVA's shall be constructed with 2-inches of compacted gravel, at a minimum. Permanent SEVA's shall be paved with 2-inches of asphalt over 4-inches of gravel, at a minimum.

12. SURVEY MONUMENT DESTRUCTION:

All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.

- A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). WAC 332-120-030(2) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments." (RCW 58.09.130).
- B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
- C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and file a permit with the DNR. It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic & Streets:

- 13. There is an existing access easement crossing the proposed preliminary plat. The developer of the preliminary plat shall reconcile all access issues with all parties named in the easements prior to final platting.
- 14. Sidewalks shall be installed or repaired along all public right-of-way frontages at the time of project construction.
- 15. The developer and his engineer shall demonstrate on the construction plans that all driveway entrances, sidewalks and pedestrian ramps will meet City and ADA requirements.
- 16. The vision-clearance triangle needs to be shown on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. Because it is on a curve, it will have to be evaluated per AASHTO guidelines. This information needs to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

17. The proposed access point onto Duportail Street is acceptable for this project, but any proposed access changes will be subject to approval by the City Engineer.
18. Any interior roads narrower than 34-feet shall have parking restricted on one side, and any narrower than 27-feet shall have parking restricted on both sides. Street signs indicating restricted parking shall be installed prior to final platting at the developer's expense. The restricted parking areas shall be indicated on the construction plans and the final plat. All signage will be installed by the developer prior to final platting.
19. All roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.
20. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turnarounds built at the end of them. If the temporary turnaround is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

21. The closest available watermain is located in the intersection of Duportail Street and Wellhouse Loop. It shall be the responsibility of the developer to extend a watermain to this property to serve domestic water at the time of plat construction. This water main shall be sized to adequately supply domestic water and fire flows to the proposed development. The existing water main located along the west boundary of this subject parcel is not available for connection.
22. Any proposed grading of this subject parcel shall not negatively impact the existing water main that is located along the north boundary. A minimum of 4-feet of cover shall be maintained over this water main at all times.
23. The proposed "water easement" shown on the pre-plat appears to be routed beneath a potential trash enclosure location. Water mains cannot be installed beneath structures.
24. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed. Looping of the water system provides system redundancy and helps to eliminate stagnant water.
25. In accordance with municipal code, domestic water mains shall be extended to the adjoining properties adjacent to the preliminary plat.

26. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

27. There is an existing sanitary sewer main crossing this property. It shall be the responsibility of the developer to extend additional sewer lines to serve sanitary sewer to the individual properties being created at the time of plat construction.
28. A 10-foot wide exclusive sanitary sewer easement has been provided for the sewer main on this property. Maintenance truck access to all sewer structures will be required.
29. Sanitary sewer shall be extended to any adjoining properties adjacent to the preliminary plat, where appropriate and where grade allows.

Storm Water:

30. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. The Developer shall be responsible for compliance with the permit conditions. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition, a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.
31. The proposed storm drainage and grading of all areas within the proposed development shall be shown on the plans (most grading and drainage plans must be prepared by a licensed civil engineer). If site contains at least 1,000 square feet of new asphalt, and/or contains 30% or more impervious surfaces, storm drainage calculations from a licensed civil engineer are required. Stormwater shall be kept on-site (on the developing property that generated it). Stormwater shall not be flowed onto adjacent properties, or to the public Right-of-Way, without first obtaining written permission.
32. The private on-site storm drainage system shall be designed following the core elements defined in the latest editions of the Stormwater

Management Manual for Eastern Washington, the current Richland municipal codes, the Phase II Municipal Stormwater Permit, and the City's "Public Infrastructure Construction Plan Requirements and Design Guidelines". Calculations shall be stamped by a registered professional Civil Engineer. Prior to discharging any storm drainage waters from paved surfaces into drainage ditches, groundwater or a public system, an oil/water separator must be installed. The applicant's design shall provide runoff protection to downstream property owners.

33. If any existing storm drainage or ground water seepage drains onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.
34. The amount of post-development storm runoff from the proposed site shall be in compliance with RMC Chapter 16.06.

Solid Waste:

35. Any solid waste enclosures installed as part of this project shall be constructed to City standard details.
36. The solid waste enclosure must be shown on the site plan and will have to be placed so that it is accessible by City solid waste collection vehicles.

Final Platting / Project Acceptance Requirements:

37. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
38. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final acceptance. Off-site ("third party") easements or right-of-ways for City infrastructure are the responsibility of the developer to obtain. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.

39. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.
40. Ten-foot wide public utility easements will be required on the final plat along both sides of all right-of-ways within the proposed plat. They will also be required where the plat is adjacent to an existing right-of-way.
41. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.
42. The final plat shall include notes identifying all common areas including the private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association. A note shall be added to the face of the final plat that states: *"The private roads are for the use and benefit of the homeowners that abut said roads. The City of Richland accepts no maintenance responsibility for these roads"*.
43. A note shall be added to the face of the plat that states: *"The private drives within this plat are fire lanes and parking is restricted. The required no-parking signs shall be installed by the developer where applicable."*
44. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the final plats.
45. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the property owners to maintain.
46. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
47. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

EXHIBIT LIST

1. Application
2. Wellhouse Heights Preliminary Plat Survey
3. Title Report
4. Public Notices & Affidavits
5. SEPA Environmental Checklist
6. Critical Aquifer Recharge Area Hydrologic Report
7. Determination of Non-Significance
8. Short Plat 3592
9. Agency Comments
10. Maps
11. Site Photos



City of Richland
Development Services

Exhibit 1

625 Swift Blvd. MS-35
Richland, WA 99352
☎ (509) 942-7794
📠 (509) 942-7764

S2021-106
Preliminary Plat Application

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Bush Living Trust (Tim Bush)

Address: 520 West Columbia Drive, Kennewick, WA 99336

Phone: 509-947-7902

Email: tim@bushdevelopments.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: Knutzen Engineering

UBI#: 603-538-277

Contact: Robert McLeod

Address: 5401 Ridgline Dr Suite 160, Kennewick, WA 99338

Phone: 509-222-0959

Email: robert@knutzenengineering.com

SURVEYOR INFORMATION

Contact: Rogers Surveying Inc.

Address: 1455 Columbia Park Trail Suite 201, Richland, WA 99352

Phone: 509-783-4141

Email: dbaalman@rogerssurveying.com

ENGINEER INFORMATION

Contact: Paul Knutzen

Address: 5401 Ridgline Dr Suite 160, Kennewick, WA 99338

Phone: 509-222-0959

Email: paul@knutzenengineering.com

PROJECT DESCRIPTION

Subdivision featuring multi-family duplex unit lots.

PROPERTY INFORMATION

Parcel #: 115981013592002

Zoning: R-3 Multiple Family Residential

Legal Description: Lot 2, Short Plat No. 3592, according to the survey thereof recorded under auditor's file no. 2018-036918...

Proposed Subdivision Name: Wellhouse Heights

Gross Plat Acreage: 1.81

Number of Lots: 18

Smallest Lot Size: 3,360 SF

Net Lot Area Acreage: 1.81

Avg. Lot Size: 4,380 sf

Largest Lot Size: 8,424 SF

Domestic Water Supply: ☒ City ☐ Private Well

Sewage Disposal: ☒ City ☐ Septic

Irrigation Source: ☒ City ☐ Private Well ☐ Columbia Irrig. District ☐ Kennewick Irrig. District ☐ Other

SEPA Checklist submitted? ☒ Yes ☐ No

Title Report (Subdivision Guarantee) submitted? ☒ Yes ☐ No

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. 2 – Full-size copies of proposed survey
3. 1 – 11" x 17" copy of proposed survey
4. 1 – PDF file of proposed survey
5. Title Report showing ownership, easements, restrictions and accurate legal description of the property involved
6. SEPA Checklist
7. Other information as determined by the Administrator

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

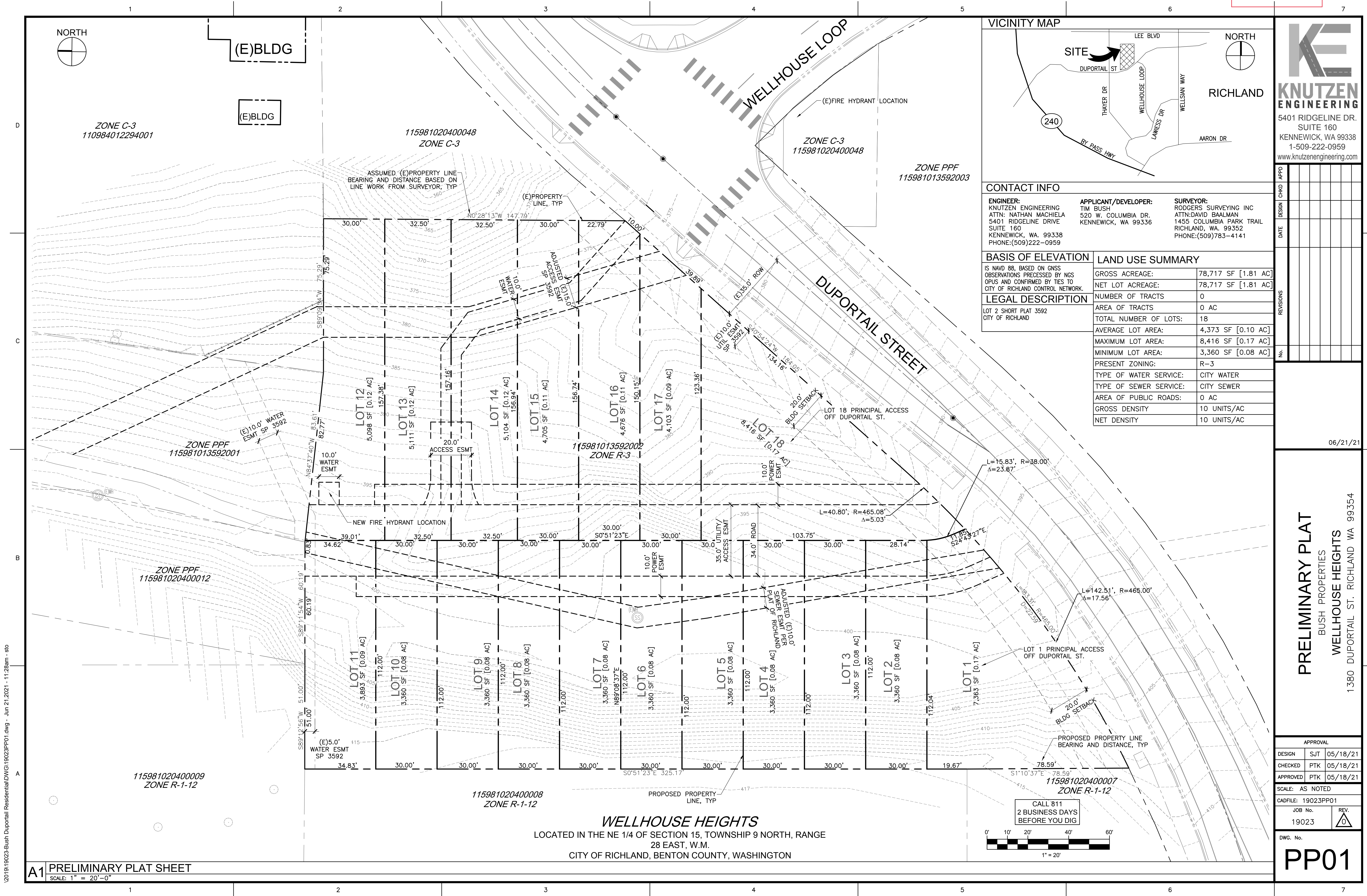
I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Robert McLeod

Applicant Signature:  Date 03/19/2021



KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

CONTACT INFO

ENGINEER:
KNUTZEN ENGINEERING
ATTN: NATHAN MACHIELA
5401 RIDGELINE DRIVE
SUITE 160
KENNEWICK, WA. 99338
PHONE: (509) 222-0959

APPLICANT/DEVELOPER:
TIM BUSH
520 W. COLUMBIA DR.
KENNEWICK, WA 99336

SURVEYOR:
RODGERS SURVEYING INC
ATTN: DAVID BAALMAN
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE: (509) 783-4141

BASIS OF ELEVATION		LAND USE SUMMARY	
IS NAVD 88, BASED ON GNSS OBSERVATIONS PRECESSIONED BY NGS OPUS AND CONFIRMED BY TIES TO CITY OF RICHLAND CONTROL NETWORK.		GROSS ACREAGE:	78,717 SF [1.81 AC]
LEGAL DESCRIPTION LOT 2 SHORT PLAT 3592 CITY OF RICHLAND		NET LOT ACREAGE:	78,717 SF [1.81 AC]
		NUMBER OF TRACTS	0
		AREA OF TRACTS	0 AC
		TOTAL NUMBER OF LOTS:	18
		AVERAGE LOT AREA:	4,373 SF [0.10 AC]
		MAXIMUM LOT AREA:	8,416 SF [0.17 AC]
		MINIMUM LOT AREA:	3,360 SF [0.08 AC]
		PRESENT ZONING:	R-3
		TYPE OF WATER SERVICE:	CITY WATER
		TYPE OF SEWER SERVICE:	CITY SEWER
		AREA OF PUBLIC ROADS:	0 AC
		GROSS DENSITY	10 UNITS/AC
		NET DENSITY	10 UNITS/AC

PRELIMINARY PLAT
BUSH PROPERTIES
WELLHOUSE HEIGHTS
1380 DUPORTAIL ST. RICHLAND WA 99354

APPROVAL			
DESIGN	SJT	05/18/21	
CHECKED	PTK	05/18/21	
APPROVED	PTK	05/18/21	

SCALE: AS NOTED
CADFILE: 19023PP01
JOB No. 19023
REV. 0

DWG. No. **PP01**



First American

Exhibit 3

First American Title Insurance Company

**8109 W Grandridge Blvd, Suite 110
Kennewick, WA 99336**

March 21, 2021

Paul Knutzen
Knutzen Engineering
5401 Ridgeline Drive, Suite 160
Kennewick, WA 99338

Phone: (509)222-0959
Fax:

Title Officer:	Kevin L. Howes
Phone:	(509)734-0771
Fax No.:	(866)907-4468
E-Mail:	Khowes@firstam.com
Order Number:	3706304

Escrow Number:	3706304
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Owner:	Bush Living Trust
Property:	1380 Duportail St. Richland, Washington 99352

Attached please find the following item(s):

Guarantee

Thank You for your confidence and support. We at First American Title Insurance Company maintain the fundamental principle:

Customer First!



First American

Guarantee

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

5003353-3706304

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE CONDITIONS AND STIPULATIONS OF THIS GUARANTEE,

FIRST AMERICAN TITLE INSURANCE COMPANY

a Nebraska corporation, herein called the Company

GUARANTEES

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability stated in Schedule A, which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

This jacket was created electronically and constitutes an original document

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
 - (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
 - (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
 - (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
 - (c) The identity of any party shown or referred to in Schedule A.
 - (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all

GUARANTEE CONDITIONS AND STIPULATIONS (Continued)

reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.
- The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the

indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

- (b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

- (a) the amount of liability stated in Schedule A or in Part 2;
- (b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
- (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

8. Limitation of Liability.

- (a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by

GUARANTEE CONDITIONS AND STIPULATIONS (Continued)

any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

- (b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
- (c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

- (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant. The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies. If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707 Claims.NIC@firstam.com Phone: 888-632-1642 Fax: 877-804-7606**



First American Title



First American

Schedule A

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

3706304

Order No.: 3706304

Liability: \$2,000.00

Fee: \$350.00

Tax: \$30.10

Name of Assured: Knutzen Engineering

Date of Guarantee: March 18, 2021 @ 8:00am

The assurances referred to on the face page hereof are:

1. Title is vested in:

Timothy T. Bush and Kathryn L. Bush, trustees of the Bush Living Trust, dated August 18, 1999, and any amendments thereto

2. That, according to the public records relative to the land described in Schedule C attached hereto (including those records maintained and indexed by name), there are no other documents affecting title to said land or any portion thereof, other than those shown under Record Matters in Schedule B.

3. The following matters are excluded from the coverage of this Guarantee

- A. Unpatented Mining Claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.
- B. Water rights, claims or title to water.
- C. Tax Deeds to the State of Washington.
- D. Documents pertaining to mineral estates.

4. No guarantee is given nor liability assumed with respect to the validity, legal effect or priority of any matter shown herein.

5. This Guarantee is restricted to the use of the Assured for the purpose of providing title evidence as may be required when subdividing land pursuant to the provisions of Chapter 58.17, R.C.W., and the local regulations and ordinances adopted pursuant to said statute. It is not to be used as a basis for closing any transaction affecting title to said property.

6. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment, guarantee or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.



First American

Schedule B

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

3706304

RECORD MATTERS

1. General Taxes for the year 2021. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.

Tax Account No.: 115981013592002

1st Half

Amount Billed:	\$ 2,035.70
Amount Paid:	\$ 0.00
Amount Due:	\$ 2,035.70
Assessed Land Value:	\$ 356,540.00
Assessed Improvement Value:	\$ 0.00

2nd Half

Amount Billed:	\$ 2,035.62
Amount Paid:	\$ 0.00
Amount Due:	\$ 2,035.62
Assessed Land Value:	\$ 356,540.00
Assessed Improvement Value:	\$ 0.00

2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
3. Reservations and exceptions, including the terms and conditions thereof:
Reserving: Excluding and excepting all mineral lands, should any such be found in the tracts aforesaid but this exclusion and exception according to the terms of the statutes, "shall not be construed to include coal and Iron Lands".
Reserved By: The United States of America
Recorded: February 11, 1896
Recording Information: [3751](#)

We note no examination has been made regarding the transfer or taxation of the reserved rights.

4. Any and all offers of dedication, conditions, restrictions, easements, boundary discrepancies or encroachments, notes and/or provisions shown or disclosed by the Plat of Richland recorded under Volumes [6 and 7](#) of Plats and amended under Auditor's File No. [373909](#) and further amended by instrument recorded under Auditor's File No. [441059](#).
5. Any and all offers of dedication, conditions, restrictions, easements, boundary discrepancies or encroachments, notes and/or provisions shown or disclosed by Short Plat No. 3592 recorded under recording number [2018-036918](#).

Informational Notes, if any

Schedule C

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

3706304

The land in the County of Benton, State of Washington, described as follows:

Lot 2, Short Plat No. 3592, according to the survey thereof recorded under Auditor's File No. [2018-036918](#), Records of Benton County, Washington.



CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (S2021-106 & EA2021-126)

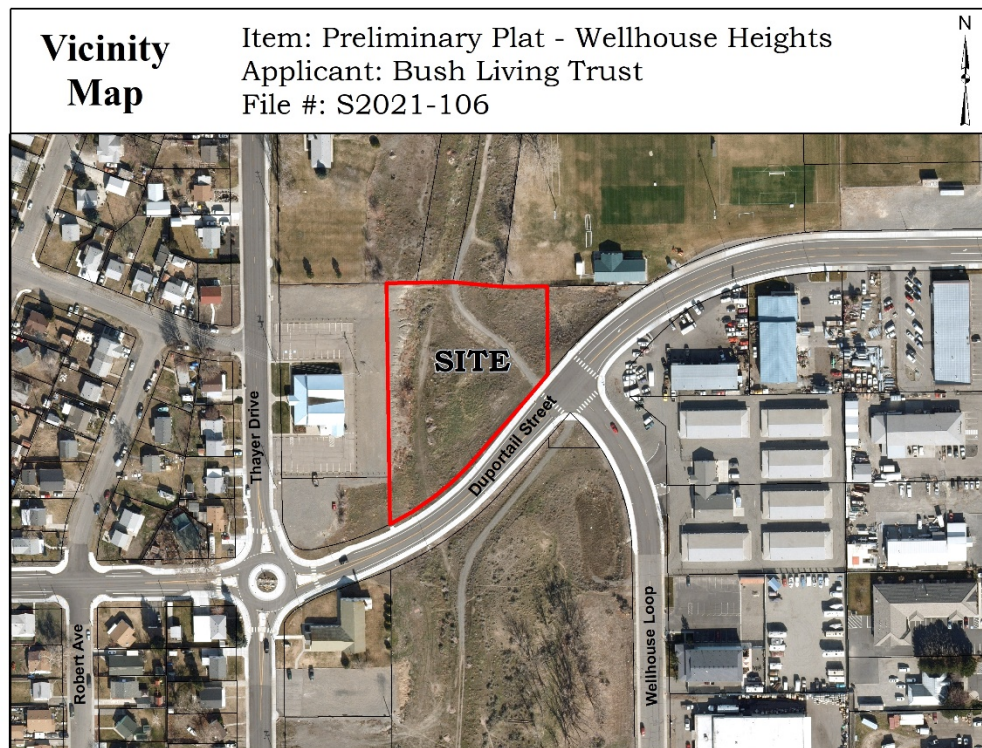
Notice is hereby given that Bush Living Trust has filed an application for an 18-lot single-family residential subdivision named the Preliminary Plat of Wellhouse Heights. The site is located on the north side of Duportail Street, immediately northwest of the intersection of Wellhouse Loop and Duportail Street.

The Richland Hearings Examiner will conduct a virtual public hearing and review of the application at 6:00 p.m., Monday, July 12, 2021. All interested parties are invited to participate in the virtual public hearing by visiting the City of Richland website (www.ci.richland.wa.us).

Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Shane O'Neill, Senior Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to soneill@ci.richland.wa.us. The deadline for written comments is 6:00 p.m., Sunday, July 11. However, written comments must be received no later than 5:00 p.m. on Friday, July 2, 2021 to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration and Title 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.



AFFIDAVIT OF POSTING

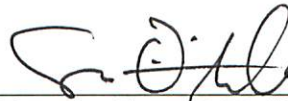
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Shane O'Neill**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.

2. On the 22nd day of June, 2021, I posted the attached NOTICE OF PUBLIC HEARING, File Number S2021-106 (Preliminary Plat of Wellhouse Heights) in the following location:

The north side of Duportail Street, at the intersection of Duportail Street and Wellhouse Loop



Signed: Shane O'Neill

SIGNED AND SWORN to before me this 22nd day of June, 2021, by Shane O'Neill.



Signature of Notary

Briana C. Ghbein

Printed Name

Notary Public in and for the State of Washington,

Residing in Benton County

My appointment expires: 4-25-23

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Briana Ghbein, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.
2. On the 22nd day of June, 2021, I mailed a copy of the attached NOTICE OF APPLICATION AND PUBLIC HEARING (S2021-106) to the attached list of individuals via regular USPS on the date indicated above. The Richland Hearing Examiner will conduct a virtual public hearing at 6:00 PM on Monday, July 12, 2021.


Signed: Briana Ghbein

SIGNED AND SWORN to before me this 22nd day of June, 2021 by Briana Ghbein.




Notary Public in and for the State of Washington,

Jennifer Schuster
Print Name
Residing at 625 Swift Blvd, Richland
My appointment expires: 4-25-23

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:
WELLHOUSE HEIGHTS
2. Name of applicant:
Knutzen Engineering, Paul Knutzen
3. Address and phone number of applicant and contact person:
5401 Ridgeline Dr, Suite 160, Kennewick WA 99338 Phone: (509) 222-0959

4. Date checklist prepared:
03/19/2021
5. Agency requesting checklist:
City of Richland
6. Proposed timing or schedule (including phasing, if applicable):
Will begin moving dirt approximately May 1st 2021 and finish by June 1st 2021.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
None at this time.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
A geotechnical report has been obtained. A hydrology/stormwater report will be prepared.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None known.
10. List any government approvals or permits that will be needed for your proposal, if known.
DOE Erosivity Waiver will need to be completed. A grading permit has already been obtained through the COR.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
A multi-family residential subdivision containing approximately 1.81 acres. 18 dwelling units are proposed for this subdivision.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
The site is located at 1380 Duportail Street in Richland, WA.
Benton County Parcel number 115981013592002.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): ☒ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other gently sloping

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

2-15% slopes (USGS Web Soil Survey)

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Quincy Loamy Sand is the soil on-site. This is in the Hydrologic Soil Group A.

Type text here

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
Approximately 3,000 CY of soil will be excavated on-site and 8,000 CY of Quincy Loamy sand will be imported for fill from parcel 115981013592004. Total affected area is approximately 82,000 SF.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Wind erosion could occur if no erosion control measures are in place.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 47% of the site or 37,350 SF of impervious will be added.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Water trucks will be used to minimize erosion.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Minor dust and exhaust during construction and exhaust after construction.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None known.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Water will be sprinkled on the construction area for dust control.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)
- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
Not in the immediate vicinity. The Yakima River is about 0.6 miles south west and the Columbia River is approximately 1 mile east.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
No.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. None.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No.

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No withdrawal. Storm water will be indirectly discharged to the ground through infiltration facilities.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
None.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?
Will this water flow into other waters? If so, describe.

Stormwater runoff from roofing, paving, and other impervious surfaces will be captured, retained, and infiltrated on-site via subsurface infiltration.

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

Minimal pollutants from the proposed road, pre-treatment measures in compliance with the SWMMEW will be taken to prevent pollutants from entering ground waters.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: All runoff will be retained on-site.

4. Plants [\[help\]](#)

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

- ☒ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Existing shrubs and two deciduous trees will be removed.

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

None known per the Washington Department of Fish and Wildlife (WDFW).

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

Site will be landscaped with drought tolerant and native plants recommended by the City of Richland.

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

None known.

5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle songbirds other:
 mammals: deer, bear, elk, beaver, other: small rodents and mice
 fish: bass, salmon, trout, herring, shellfish, other _____

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

None known per the Washington Department of Fish and Wildlife (WDFW).

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

Yes the columbia basin is part of the Pacific Flyway.

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

None.

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

None known.

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Electricity will be used for lighting, heating and cooling the dwelling units. Natural gas will also be utilized.
- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe. No.
- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

The project will comply with Washington State Residential Energy Code

7. **Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.
- 1) Describe any known or possible contamination at the site from present or past uses.
None known.
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
Gas lines have been located on the property just southwest of the project site.
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
Fuel for construction vehicles will be used on-site during construction of the access road.
 - 4) Describe special emergency services that might be required.
None.
 - 5) Proposed measures to reduce or control environmental health hazards, if any:
Fuel for construction vehicles will be handled properly and with care to prevent spills.

b. **Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Normal vehicle traffic noise from Duportail Street and Thayer Drive. This will not impact the project.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Short term: construction noises
Long term: traffic noise from residents
- 3) Proposed measures to reduce or control noise impacts, if any:
All noises will be in compliance with City of Richland code 9.16.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. The site is currently undeveloped. Adjacent sites include undeveloped property, a fraternal organization, and sports fields to the north. This project will not affect nearby or adjacent properties.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? No.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No.
- c. Describe any structures on the site.
No existing structures on-site.
- d. Will any structures be demolished? If so, what?
No.
- e. What is the current zoning classification of the site?
Multiple Family Residential R-3
- f. What is the current comprehensive plan designation of the site?
High Density Residential
- g. If applicable, what is the current shoreline master program designation of the site?
N/A
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
The site is located in an aquifer recharge area classified by the City of Richland. There is also an area to the north east of the site classified as wetlands but will not be touched by this project.
- i. Approximately how many people would reside or work in the completed project?
Based on the assumption of three people per family, approximately 60 people will reside in the completed project.
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: A zone change has already occurred to allow multi-family dwellings.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: None.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Approximately 18 units will be provided by this project. This will be middle-income housing.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None.
- c. Proposed measures to reduce or control housing impacts, if any:
None.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
Tallest height of building is approximately 36 feet. Exterior materials include glass, wood and fiber-cement siding.
- b. What views in the immediate vicinity would be altered or obstructed?
None.
- b. Proposed measures to reduce or control aesthetic impacts, if any:
None.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Street lighting and exterior lighting on residential buildings. This will occur during evening hours.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No.
- c. What existing off-site sources of light or glare may affect your proposal?
None.
- d. Proposed measures to reduce or control light and glare impacts, if any:
Lighting will be compliant with City of Richland Chapter 23.58 Outdoor Lighting Standards.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
There is a large field for sports located north of the site. Additional recreation is located in the central business district about 0.6 miles north east.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
The current walking path on the site will be displaced.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
The walking path on the site will be relocated.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. No.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation?
This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
This is considered an area of interest for the Confederated Tribes of the Warm Springs per the Department of Archaeology and Historic Preservation but no evidence has been found to our knowledge.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
The WISAARD system of the DAHP was used to assess potential impacts.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
Upon any discovery of potential or known archaeological resources at the property prior to or during on-site construction, the developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction, shall act to protect the potential or known historical and cultural resources area from outside intrusion, and shall notify within a maximum period of twenty-four hours from the time of discovery, City of Richland officials of said discovery.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
The site will be accessed from Duportail Street.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
There is a transit stop approximately 500 feet east on Duportail street and a stop approximately 650 feet north west on Thayer Drive.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
A driveway will be provided to each residential unit. No other parking is proposed.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
No improvements will be required for this project as Duportail Street is fully developed.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
111 vehicle trip ends are expected to be generated on a weekday per Code 230 Residential Condominium/Townhouse in the 9th edition ITE Trip Generation Manual.
Peak trip generation will occur between 7 and 9 am.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
No.
- h. Proposed measures to reduce or control transportation impacts, if any:
None.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
Yes, the site will utilize fire and police protection, as well as public transportation.
Residents will also utilize health care and schools.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
The completed project will provide additional tax revenue for the City.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
Electricity - Richland Energy Services
Sewer - City of Richland
Water - City of Richland
Telephone - Charter/Ziplay
Refuse - City of Richland
Natural Gas - Cascade Natural Gas

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Paul Knutzen
Name of signee Paul Knutzen
Position and Agency/Organization Civil Engineering / Knutzen Engineering
Date Submitted: 03/19/2021

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
The project will increase discharge of stormwater to the ground due to increased impervious area. Future residents will add traffic and therefore emissions to the air. Noise production will be minimal and normal of multi-family properties.
Proposed measures to avoid or reduce such increases are:

Stormwater will be controlled through on-site infiltration facilities. No measures are proposed for vehicle emissions.

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

Shrubs and small rodents may be affected by the development but they are not threatened species.

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

No measures are proposed.

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

Dwelling units will need power and water.

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

Homes will be built to the current energy codes to conserve energy and natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This project is not likely to affect environmentally sensitive areas however it is located in a critical aquifer recharge area.

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

None at this time.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The project will not affect land/shorline use.

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

N/A

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

The project will increase demands to transportation and public utilities.

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

The project will increase tax revenue.

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

No known conflict exists.



Critical Aquifer Recharge Area Report

Wellhouse Heights
1380 Duportail St
Richland, WA 99354

Prepared For:

Bush Trustees Timothy & Kathryn
3019 Duportail St #226
Richland, WA 99352

Prepared By:

Paul Knutzen, PE
Robert McLeod
Project No. 19023



Preparation Date:

June 21, 2021

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APPENDIX B – PRELIMINARY PLAT
APPENDIX C – WELLHEAD MAP
APPENDIX D – GEOTECHNICAL REPORT
APPENDIX E – USGS MAPS

1.0 Project Overview

The Wellhouse Heights project is located at 1380 Duportail St, Richland, WA 99354. Benton County parcel #115981013592002. The existing 1.81-acre property is undeveloped and zoned R-3 Multiple Family Residential. The site is bordered by general business properties, Lawless Park, and single-family residences. The project proposes 18 lots for multi-family duplex units. Civil improvements include a 34' private access road and City of Richland utility services. The project will cover approximately 53% of the site with impervious surfaces. The site will be accessed off Duportail St. Construction for the proposed improvements is expected to take place in Summer of 2021. Refer to Appendix A for the Vicinity Map and Appendix B for the Preliminary Plat.

The site is located completely within an Aquifer Recharge Critical Area, as shown by the City of Richland's online critical area mapping. As identified in the City's Wellhead Protection Program, the site is near the edge of the 1-year time of travel zone for the Wellsian Way Wellfield (SO2). See Appendix C for the map taken from the City's Wellhead Protection Program.

2.0 Site Geology

The existing site topography slopes steeply from west to east with approximately 52' of elevation change across the site. There is no existing evidence of on-site storm runoff leaving the site. Additionally, there is no evidence of the site receiving storm runoff from off-site sources.

White Shield, Inc. prepared a geotechnical investigation report for the proposed Wellhouse Heights project on September 25, 2020. (White Shield Project No. 119-054-01.) They performed fifteen exploration test pits and two infiltration test pits on-site. They encountered varying amounts of uncontrolled fill and debris that will be removed during grading. Underneath the fill, the native soils were predominantly fine to medium sand with occasional thin layers of gravel. No bedrock or groundwater was encountered in any of the test pits. White Shield used air entry permeameter testing and grain size analysis to calculate infiltration rates for the on-site soils. They calculated rates of 6.0 in/hr and 8.0 in/hr for the on-site soils. See Appendix D for the geotech report.

3.0 Groundwater

No groundwater was encountered in the test pit explorations. White Shield, Inc. identifies the groundwater depth as approximately 79 feet below the existing surface elevation, based on nearby well logs. The groundwater level is likely to rise and fall with the change of seasons and irrigation.

A report provided by USGS identifies the general hydraulic gradient in the area as towards the northeast. See Appendix E for exhibits showing shallow water table level contours, Saddle Mountain basalt water level contours and Wanapum basalt contours.

4.0 Project Impact and Mitigation Plan

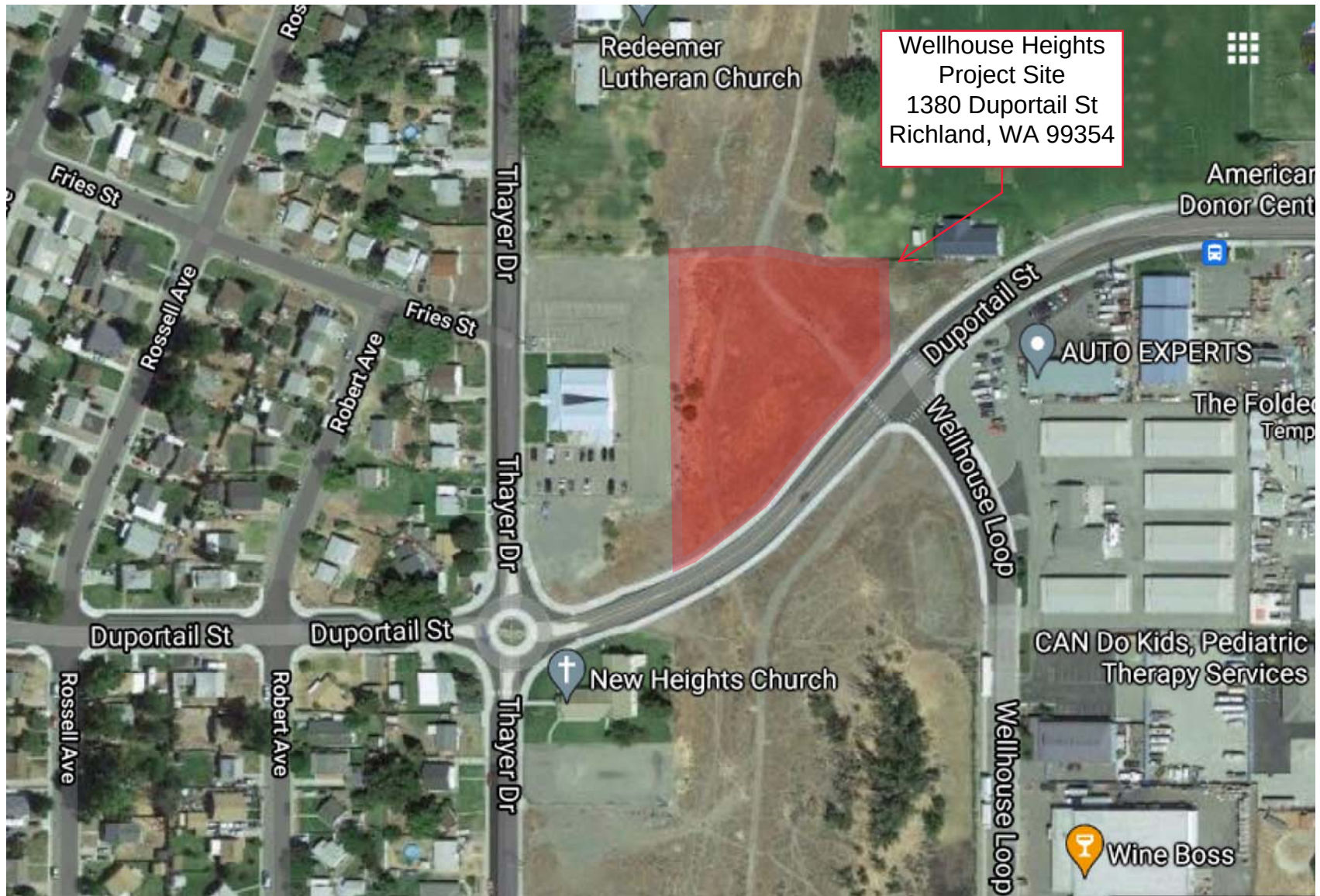
It is possible that stormwater produced by the site's impervious surfaces could enter the belowground aquifer. It is unlikely that pollutants in the stormwater could enter the belowground aquifer due to the significant depth of the groundwater. The large barrier, comprised of native soils, provides natural filtration, preventing pollutants from entering groundwaters. Furthermore, no storage or usage of chemicals are proposed on-site. The principal component of the site's mitigation plan is ensuring pollutants do not enter groundwater through the stormwater management plan and pretreatment practices.

The stormwater plan for the site collects and infiltrates all stormwater runoff through conveyance systems and underground infiltration trenches, compliant with the Stormwater Management Manual for Eastern Washington. The site is classified as a low pollutant loading site, per table 5.22 of the SMMEW. Based on the soil type and the infiltration rate provided by White Shield, Inc. identifies the site's soils are classified as low treatment capacity soils, per table 5.21 of the SWMMEW. The Wellhouse Heights construction drawings will instruct the contractor to install 18" of high treatment capacity soil around underground infiltration facilities, per table 5.21. Therefore, per table 5.23 of the SWMMEW, the required pre-treatment is a two-stage drywell. Catch basins with inverted tees are proposed at the entrances of the underground infiltration trenches, satisfying the requirement of a two-stage drywell.

Proper stormwater facility maintenance instructions are provided on the corresponding construction drawings for the project. Based on the site conditions found and the proposed stormwater pre-treatment structures, the proposed project should have no significant impact to the Critical Aquifer Recharge Area. No additional plans are proposed to limit the impact on the area at this time.

APPENDIX A

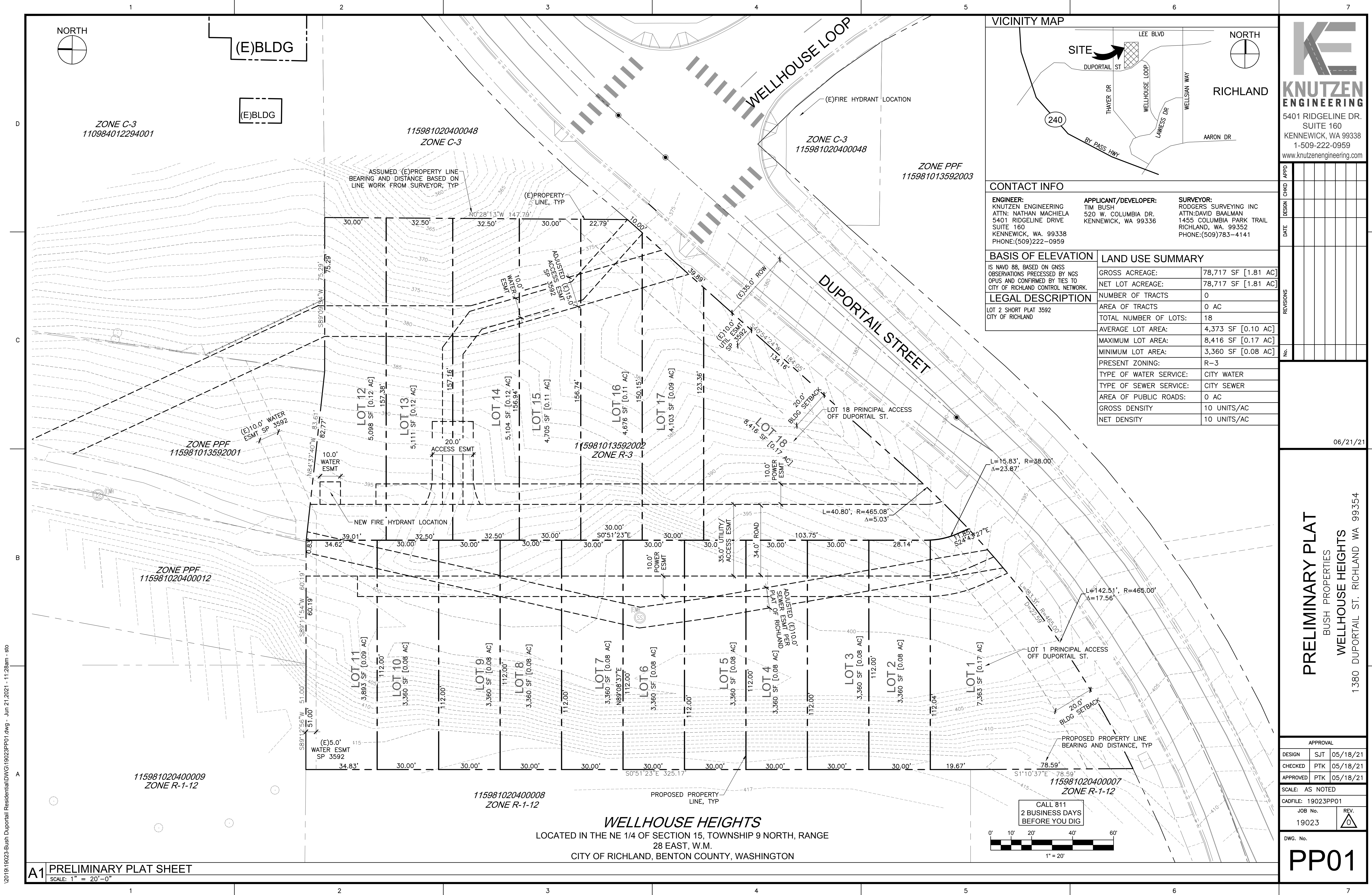
Vicinity Map



Wellhouse Heights
Project Site
1380 Duportail St
Richland, WA 99354

APPENDIX B

Preliminary Plat



VICINITY MAP

LEE BLVD
DUPORTAIL ST
THAYER DR
WELLHOUSE LOOP
LAWLESS DR
WELLSIAN WAY
AARON DR

240

BY PASS HWY

RICHLAND

NORTH

CONTACT INFO

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KNUTZEN ENGINEERING
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KENNEWICK, WA. 99338
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TIM BUSH
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SURVEYOR:
RODGERS SURVEYING INC
ATTN: DAVID BAALMAN
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE: (509) 783-4141

BASIS OF ELEVATION		LAND USE SUMMARY	
IS NAVD 88, BASED ON GNSS OBSERVATIONS PRECESSIONED BY NGS OPUS AND CONFIRMED BY TIES TO CITY OF RICHLAND CONTROL NETWORK.		GROSS ACREAGE:	78,717 SF [1.81 AC]
LEGAL DESCRIPTION		NET LOT ACREAGE:	78,717 SF [1.81 AC]
LOT 2 SHORT PLAT 3592 CITY OF RICHLAND		NUMBER OF TRACTS	0
		AREA OF TRACTS	0 AC
		TOTAL NUMBER OF LOTS:	18
		AVERAGE LOT AREA:	4,373 SF [0.10 AC]
		MAXIMUM LOT AREA:	8,416 SF [0.17 AC]
		MINIMUM LOT AREA:	3,360 SF [0.08 AC]
		PRESENT ZONING:	R-3
		TYPE OF WATER SERVICE:	CITY WATER
		TYPE OF SEWER SERVICE:	CITY SEWER
		AREA OF PUBLIC ROADS:	0 AC
		GROSS DENSITY	10 UNITS/AC
		NET DENSITY	10 UNITS/AC

KNUTZEN ENGINEERING

5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

DESIGN	CHKD	APPD
DATE		
REVISIONS		
No.		

06/21/21

PRELIMINARY PLAT
BUSH PROPERTIES
WELLHOUSE HEIGHTS
1380 DUPORTAIL ST. RICHLAND WA 99354

APPROVAL		
DESIGN	SJT	05/18/21
CHECKED	PTK	05/18/21
APPROVED	PTK	05/18/21
SCALE: AS NOTED		
CADFILE: 19023PP01		
JOB No.	REV.	
19023	0	

DWG. No.

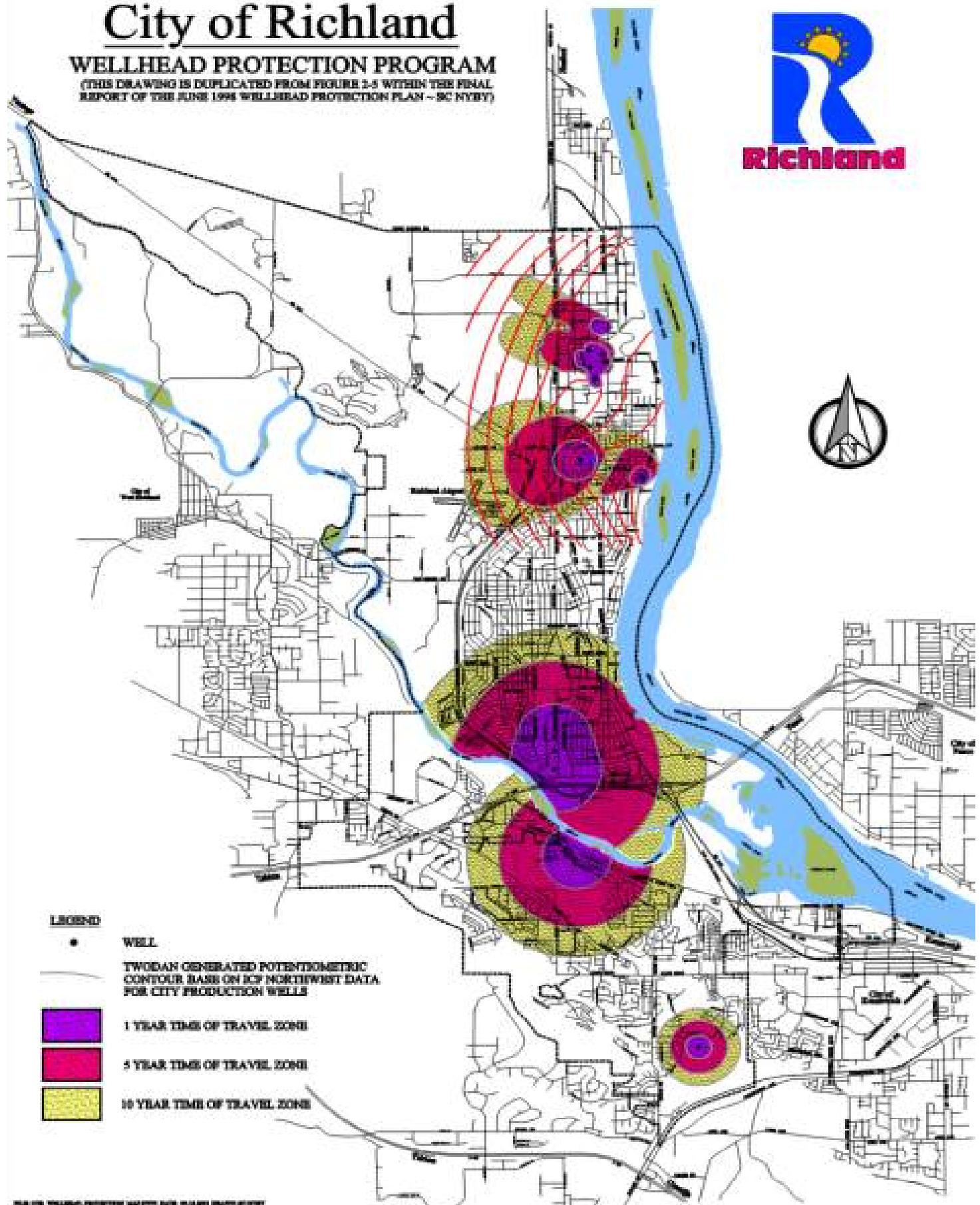
PP01

\\201919023-Bush Duportail Residential\\DWG\\19023PP01.dwg - Jun 21 2021 - 11:28am - sto

APPENDIX C

Wellhead Map

(THIS DRAWING IS DUPLICATED FROM FIGURE 1-5 WITHIN THE FINAL REPORT OF THE JUNE 1996 WILLHEAD PROTECTION PLAN - SC NYNY)



APPENDIX D

Geotechnical Report

Geotechnical Investigation Report

Bush Townhome Development

1380 Duportail Street

Richland, WA

September 25, 2020

Submitted To:

Tim Bush
520 W Columbia Drive
Kennewick, WA 99336



Prepared By:

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White Shield, Inc. Project No. 119-054-01

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FIGURES

Figure 1: Site Vicinity Map

Figure 2: Site Exploration Plan

Figure 3: Soil Classification Chart

APPENDIX A

Test Pits TP-1 through TP-15 and INF TP-1 through INF TP-2

APPENDIX B

Stormwater Memorandum

CERTIFICATE OF ENGINEER

***Geotechnical Investigation Report
Bush Townhomes
Richland, Washington***

The technical information and data contained in this report were prepared by, or under the direction and supervision of the undersigned, whose seal, as a professional engineer licensed to practice as such, is affixed below.

Prepared by:

Benjamin P. Staehr, PE
Senior Geotechnical Engineer



1.0 INTRODUCTION

1.1 Project Description and Background Information

White Shield, Inc. (WSI) is pleased to present this Geotechnical Investigation Report for the construction of proposed townhomes at 1380 Duportail Street in Richland, WA. The location of the site is shown in Figure 1, Vicinity Map and preliminary site plan is provided on Figure 2, Exploration Site Plan. This area will include 8 townhome buildings consisting of 19 units with associated parking, utilities, and stormwater infiltration.

The site slopes moderately to the east and is bordered to the west by the Masonic Lodge, the southeast by Duportail Street, the north by undeveloped land and soccer fields, and to the east by a City of Richland storm pond.

This report presents the results of our geotechnical investigation of this site. It includes a review of the site geology, a description of site soils and subsurface profile, and geotechnical recommendations and specifications for site grading and construction of home foundations consistent with International Residential Code requirements.

1.2 Scope of Services

Our scope of services for this project included the following:

- **Geologic Literature Review:** Relevant, readily-available geologic information on the site and surrounding area was reviewed for information regarding geologic conditions at or near the site.
- **Site Exploration:** Sixteen exploration test pits were excavated at the site to assess the soil conditions and to obtain representative soil samples for laboratory testing.
- **Laboratory Testing:** Soil testing included index properties testing, and sieve analyses, as required.
- **Geotechnical Engineering Analysis:** Data collected during the site exploration, literature research, and laboratory testing were analyzed to develop project-specific geotechnical design and construction recommendations for the project.
- **Report Preparation:** This geotechnical report contains the results of our work including information as it relates to the following:
 - Site exploration and laboratory test results
 - Soil/rock conditions and subsurface profile
 - Earthwork and site preparation recommendations
 - Site grading and soil placement recommendations
 - Slope design and construction recommendations
 - Foundation subgrade soil preparation recommendations
 - Allowable soil bearing capacities and maximum foundation bearing pressures
 - Foundation wall design parameters and design earth pressures
 - Pavement and slab-on-grade recommendations
 - International Residential Code (IRC) 2015 seismic design parameters
 - General site grading and drainage control requirements

- **Geotechnical Construction Observation:** This report includes the outline of basic geotechnical requirements for construction observation and documentation to be performed during the construction process.

2.0 SITE INVESTIGATION

2.1 Literature Review

Information about the basic geology of the Pasco Basin was obtained from Lindsey (1996) and a discussion of the underlying Miocene-age basalt bedrock structure was provided from Reidel (et al., 1994). Information about the geologic setting of the site comes from many years of exploration work throughout Richland, West Richland, and Kennewick and from correlating the site data with regional geologic conditions.

2.2 Field Investigation

The subsurface investigation of this site included excavation of fifteen exploration test pits and two infiltration test pits at locations shown on Figure 2.

The test pits were excavated with a tracked excavator. In general, test pits 1-9 encountered varying amounts of concrete and asphalt debris up to 13 feet in depth. Test pit 11 encountered 4 feet of loose gravelly fill soils. Beneath any fill encountered, the site soils are predominantly fine to medium sands with occasional thin layers of gravel, generally at the top of the native soil deposits

INF TP-1 encountered 3.2 feet of fill soils, with fine to medium sands to a depth of 10 feet. INF TP-2 encountered 1 foot of fill soils with fine to medium sands to a depth of 11 feet. Hydrogeologic testing was performed and can be seen in section 6.0 Site Drainage and Infiltration Analysis.

The test pit logs, provided in Appendix A (TP-1 through TP-15 and INF TP-1 through INF TP-2), include detailed descriptions of the subsurface soil types and condition.

2.3 Laboratory Testing and Analysis

All soil samples were classified under the Unified Soil Classification System (USCS). The soil descriptions were prepared according to the Burmister Classification System. All soils were easily classified using visual manual procedures. Laboratory gradation analysis of soils from the infiltration test pits were conducted to aid in the hydrogeologic analysis and are attached to the associated memorandum in Appendix B. Further lab testing will likely be required for soil classification and proctor analysis for use during construction observations.

3.0 SITE CONDITIONS

3.1 Surface Conditions and Lot Slopes

The property is moderately sloping down to the east. The bulk of the site is ungraded native soil deposits. There are some amount of dumped fill soils located along the upper western portion of the site, and just below in the central portion of the site. We discussed these garbage fill areas with Knutzen Engineering and they have incorporated them into their grading plan for removal. Surface or subsurface water was not encountered during our explorations.

3.2 Site Soils

The local soils exposed during our explorations are generally upper outburst flood gravel deposits of the Missoula floods.

3.3 Regional and Local Geology

We reviewed the WADNR Geologic map of the Richland 1:100,000 Quadrangle (Riedel, et al.), 1994. The site is classified as outburst flood deposits of Glacial Lake Missoula, gravels (Qfg₄).

The Qfg deposits are generally described as gravels, grain size ranges from sand to boulders, size generally decreases away from major Pleistocene outburst flood channels. The Qfg₄ are the youngest of such flood deposits.

Based on our explorations we believe that the majority of the site consists of sand size particles that are consistent with the upper portion of the outburst flood gravel deposits.

4.0 GEOTECHNICAL DESIGN RECOMMENDATIONS

4.1 Foundation Configuration

Building foundations should be extended through any fill soils on site and founded on native site soils below or be placed on properly prepared structural fill.

4.2 Site Preparation

Clear and grub all cut and fill areas of all surface vegetation and either use as landscape fill or haul offsite. All dumped garbage fill containing concrete and asphalt debris should be hauled off site. Remove all roots and organic material, loose or soft soil, and old topsoil from all areas to receive fill soil, retaining walls, pavement, foundations, driveways, etc. Positive drainage away from structures and pavement subgrade areas should be constructed and maintained throughout the project.

4.3 Earthwork

4.3.1 Excavations

Excavation of the surface fine sand and silt soil can be accomplished with a backhoe with a smooth bucket to prevent disturbance of subgrades or through mass grading equipment such as scrapers or dozers.

A maximum slope of 1V:1.5H (vertical to horizontal) is recommended for all unsupported excavation sidewalls in the silty sand soils at the site. Any trenching or excavation over 4.0 feet bgs requires either the previously-mentioned side slopes or shoring and bracing of the excavation.

This information on slope protection is based on Occupational Safety and Health Administration (OSHA) regulations and is provided entirely as a service to our Client. Under no circumstances should the Client or their contractors or subcontractors interpret this information to mean, or otherwise imply, that White Shield, Inc. (WSI) assumes responsibility for construction site safety and/or temporary slope stability, or the contractor activities. Such responsibility is not implied and should not be inferred.

4.3.2 Site Grading

All excavated materials will be kept on site and used as backfill around foundation walls and structures and for grading around the homes. All soil fill placed on this property during construction is considered to be structural fill that must be placed and compacted to the specifications listed in the following section 4.4.4 Structural Fill.

4.3.3 Cut and Fill Slopes

All finish slopes shall be graded to a maximum slope of 1V:2H. All fill slopes shall be constructed from the base upward by compacting the soil in layers, overbuilding the slope, and then finish grading to a maximum slope of 1V:2H. Temporary soil cuts should not exceed four feet unless approved by the geotechnical engineer and plans are made for providing immediate permanent structural support.

4.3.4 Structural Fill

For structural fill, use existing onsite soil or imported granular soil. The onsite soil can be used as structural fill provided it is free of organics, it is installed in maximum 8-inch-loose lifts and it is compacted in place. Structural fill soil shall not contain boulders exceeding 6 inches in diameter. Backfill soil next to building foundations shall be classified as primarily sand and gravel with no boulders or clasts exceeding 3 inches in diameter.

Imported fill should be well graded between coarse and fine with a maximum particle size of 1 inch and contain no deleterious materials. Imported fill should have a less than 20 percent by weight passing the No. 200 sieve. Imported soil fill shall be approved for use by a geotechnical engineer and soil compaction criteria shall be established for the specific material.

Knutzen Engineering requested that we analyze site soils from 1383 Lawless Drive in Richland for suitability of these soils for use as import fill. We performed 3 hand auger borings within the site to depths based upon a grading plan provided by Knutzen. We found the soils are similar to those found within the building site and consist mainly of fine to medium sands. These soils should be acceptable for use as import structural fill, however we will need to occasionally observe the soils for continued use as structural fill during construction.

All structural fill shall be installed in 8-inch, maximum loose lifts, it shall be moisture conditioned to optimum moisture content and it shall be compacted to a dry density of at least 95 percent of its maximum dry density as determined by the modified proctor test using ASTM International (ASTM) D1557 or per onsite specification and approval by the geotechnical engineer.

Vibratory roller compactors or wheel roller compaction equipment will produce the best soil compaction results at this site. For backfilling next to the foundation walls, we recommend using a hand-operated jumping jack.

4.4 Foundations

4.4.1 Design

The proposed buildings can be supported on conventional spread footings. All footings should be supported on properly prepared subgrade in native soils or on structural fill as discussed in the previous paragraphs. If we are retained to monitor mass grading, there is no need for further geotechnical evaluation of individual lots.

The minimum widths of the continuous wall footings shall be consistent with current IRC standards. The bottom exterior of all footings shall be at least 24 inches below the lowest adjacent exterior grade for frost protection.

Per IRC code, all buildings should be set back a minimum of $H/3$ from the edge of any descending slopes, where H is the overall height of the slope. According to the proposed grading plan, this will be required for buildings 6-8.

WSI recommends using a maximum soil bearing pressure of 2,000 pounds per square foot (lb/ft^2) for all footings that bear on the near-surface, or sandy soils consistent with current IRC standards. Please note that this allowable soil bearing pressure assumes a minimum confinement depth, or depth of burial, of 2.0 feet bgs. For interior footings placed directly on the prepared subgrade and not backfilled, reduce the allowable bearing pressure to 1,000 psf.

An assessment of loading on the foundation system by the home designer, architect, or structural engineer is required to verify that the footing sizes comply with the previously-mentioned requirements and the footings are correctly proportioned for the specified bearing capacity.

For consideration of short period seismic and wind pressures, the allowable footing bearing pressure values provided in this section may be increased by one-third. Use a dynamic bearing capacity of $2,000 \text{ lb/ft}^2$ when sizing footings for transient forces. For lateral forces, use a friction coefficient of 0.4 between the base of the footings and the underlying subgrade soil.

4.4.2 Settlement

WSI estimates a maximum total settlement of less than 0.5 inch and a maximum differential settlement on the order of 30 percent of the maximum settlement over 50 feet. Our settlement estimate assumes that no disturbance of the foundation soil would be permitted during excavation and construction and the footings are prepared as described previously.

4.4.3 Foundation Backfill

The clear space around the exterior of all foundations and between the stem walls and footing trenches shall be backfilled in lifts and compacted to a minimum of 90 percent of maximum dry density per ASTM D1557, or per onsite inspection and approval by the geotechnical engineer. Care must be taken with the backfilling operation to provide foundation subgrade soil confinement pressure and to help limit infiltration and future settlement around the foundation. At this site, careful backfilling behind the basement walls is critical for preventing any storm drainage inflow into the foundation area.

4.4.4 Foundation Walls and Lateral Earth Pressure

For the design of elevated stem walls and garage foundation walls, use the data in the following Table 1:

Table 1: Native Soil Design Parameters

Assumed Soil Density	=	120 lb/ft ³
Assumed Soil Internal Friction Angle	=	32 degrees
Coefficient of At-Rest Earth Pressure,	K_o =	0.47
At-Rest Earth Pressure Equivalent Fluid Density	=	56 lb/ft ³
Coefficient of Active Earth Pressure,	K_a =	0.31
Active Earth Pressure Equivalent Fluid Density	=	37 lb/ft ³
Coefficient of Passive Earth Pressure,	K_p =	3.25
Passive Earth Pressure Equivalent Fluid Density	=	390 lb/ft ³

Basement foundation walls should generally be designed using the at-rest lateral earth pressure value.

All foundation walls must be backfilled with compacted soil to fully mobilize the passive earth resistance. Backfill placed within 3 feet of foundation walls should be placed in maximum 12-inch, loose lifts and compacted to at least 90 percent of the maximum dry density, as determined by ASTM D1557.

4.4.5 Seismic Design Criteria

The soil profile at the site consists of silty sand surface soil underlain by dense fine to medium sand followed by dense sandy gravels. This soil profile conforms to a seismic design "Site Class C", very dense soil and soft rock. For this site, use the following seismic design parameters found in the following Table 2:

Table 2: 2015 IBC Seismic Design Parameters

	Short Period	1 sec
Maximum Credible Earthquake Acceleration	$S_s = 0.412$	$S_1 = 0.159$
Site Class	C	
Site Coefficient	$F_a = 1.200$	$F_v = 1.641$
Adjusted Spectral Acceleration	$S_{MS} = 0.495$	$S_{M1} = 0.261$
Design Response Acceleration	$S_{DS} = 0.330$	$S_{D1} = 0.174$
Design Peak Ground Acceleration	0.175 g	

Based on the design response acceleration ($S_{DS}=0.330$) the buildings on this site are assigned a Seismic Design Category C consistent with IRC Table R301.2.2.1.1

Additionally, due to a lack of near surface water, the potential for liquefaction of site soils under seismic loading is considered very low to low for this site.

4.5 Slabs on Grade

Slabs-on-grade should be supported on subgrade soils prepared as described in **Section 4.3.2 Site Grading** subsection of this report. Clean crushed rock, at least 6 inches thick and compacted into place should be placed throughout the planned slab areas and over the exposed native soils. We recommend that all floor slabs be underlain by at least four inches of free-draining gravel with less than three percent by weight of the material passing Sieve No. 200 for use as a capillary break. A suitable vapor barrier, such as heavy plastic sheeting (6-mil minimum), should be placed over the capillary break material. An additional 2-inch thick moist sand layer may be used to cover the vapor barrier. This sand layer is optional and is intended to protect the vapor barrier membrane during construction.

4.6 Pavements

Pavement subgrade preparation, and structural filling where required, should be completed as recommended in the **4.3.2 Site Grading** and **4.3.4 Structural Fill** subsections of this report. The pavement subgrade should be proof-rolled with a heavy, rubber-tired piece of equipment to identify soft or yielding areas that require repair. We anticipate the areas needed for repair can be removed and replaced with clean crushed rock, compacted into place. We should be retained to observe the proof rolling and recommend repairs prior to placement of the asphalt or hard surfaces. WSI should approve all pavement subgrades.

Pavement sections should include a minimum of 6 inches of crushed surfacing base course (CSBC) and 2 inches of hot mix asphalt (HMA). Any paving that will experience heavy loading such as for garbage trucks, should consist of 8 inches of CSBC and 3 inches of HMA placed in 2 lifts.

5.0 FINAL SITE GRADING AND EROSION CONTROL

The ground surface adjacent to the building shall slope away from the slab, stem walls, or foundation walls at 5 percent for a minimum distance of 10 feet from the structure per the requirements of the IRC, or an alternative drainage method shall be designed into the site drainage plan. Landscaping and lot grading should consider drainage requirements of the building and prevent ponding of water near the structures or in landscaped areas. All impervious surfaces shall be sloped to drain into an approved catch basin and piped to an appropriate infiltration system on-site.

All final slope surfaces should be moisture conditioned and compacted with a track dozer or some other compaction method that will work on the slope to achieve a smooth slope with a maximum slope angle of 1V:2H. A maximum slope of 1V:3H should be used if the slope will be maintained in grass and mowed. Finish soil slopes that are steeper than 1V:3H require some form of erosion protection to prevent water erosion at the surface in the event of an irrigation or domestic water line break. Erosion protection of these slopes should be designed into the final landscaping plan for the lot. Several options exist for slope protection and erosion control including but not limited to the following:

- The slope can be planted with drought-resistant plants (desert landscape) and watered with drip irrigation systems or light hand watering.

-
- Erosion control blankets or geotextile can be utilized along with sparsely-placed suitable vegetation. The erosion control blanket provides more immediate slope protection with the vegetation and will aid in long-term stability.
 - The slope can be covered with a landscape fabric and then covered with decorative gravel, cobble, or rock.

Existing slopes that are undisturbed and covered with native desert vegetation are all less than 1V:3H and do not require any form of erosion control.

6.0 SITE DRAINAGE AND STORMWATER INFILTRATION

We conducted two on-site infiltration test pits within the proposed stormwater infiltration locations during our site visit. The on-site tests were conducted in INFTP-1 and INFTP-2 at 6.0 feet below grade.

As an alternative to recommendations in the WSDOE Stormwater Manual for Eastern Washington (2019), we performed air entry permeameter testing within the upper soil horizon in both test holes. We further collected samples of each different soil horizon encountered to a depth of 5 feet below the bottom of the proposed infiltration locations. We used the grain size analysis to estimate the saturated hydraulic conductivity of the soils, and used this value to calculate an approximate infiltration rate for both locations. This method exceeds the requirements of the WSDOE for infiltration testing.

The results of our testing can be found in detail in Appendix B: Stormwater Memorandum. Based on our analysis, an infiltration rate of **6.0 inches/hour for INF TP-1** and **8.0 inches/hour for INF TP-2** should be used for design of infiltration systems. These rates are design rates, however do not account for the possibility of silting in of the systems, and thus an appropriate correction factor should be used when designing the stormwater system.

We reviewed nearby well logs in the area and found that the approximate depth to static groundwater is approximately 79 feet below grade in this area. We would anticipate basalt formations to be shallower than this, and based on nearby well logs approximately 68 feet below grade.

The recommended infiltration rates are based on our interpretation of the on-site testing. Soil conditions may vary in different locations and depths. WSI should be retained to evaluate the soils exposed in the bottom of the infiltration system excavations during construction.

7.0 CONSTRUCTION OBSERVATION AND ENGINEERING INSPECTIONS

Geotechnical engineering construction observation is required during construction of both homes to monitor earthwork, soil, and groundwater conditions and to document the geotechnical aspects of constructing the townhomes. Construction observation will allow us to identify unexpected soil or groundwater conditions that were not identified in our site explorations and will allow us to adjust our geotechnical recommendations as required.

This project will require several onsite inspection visits by the geotechnical engineer to observe field conditions and verify the following items:

- Geotechnical engineering review of the building construction plans.

- Geotechnical engineering observation and approval of site grading, soil placement, and compaction.
- Geotechnical engineering inspection, testing, and approval of the building foundation subgrade soil conditions.
- Geotechnical engineering inspection and documentation of the backfill around foundation and stem walls.
- Geotechnical engineering inspection and documentation of the stormwater collection and infiltration system.
- Geotechnical engineering approval of final site grading.

8.0 REFERENCES

Lindsey, K.A. (1996). *The Miocene to Pliocene Ringold Formation and Associated Deposits of the Ancestral Columbia River System, South-Central Washington and North-Central Oregon*. Washington Department of Natural Resources, Division of Geology and Earth Resources, Open-File Report 96-8, 45 p., 4 Appendices.

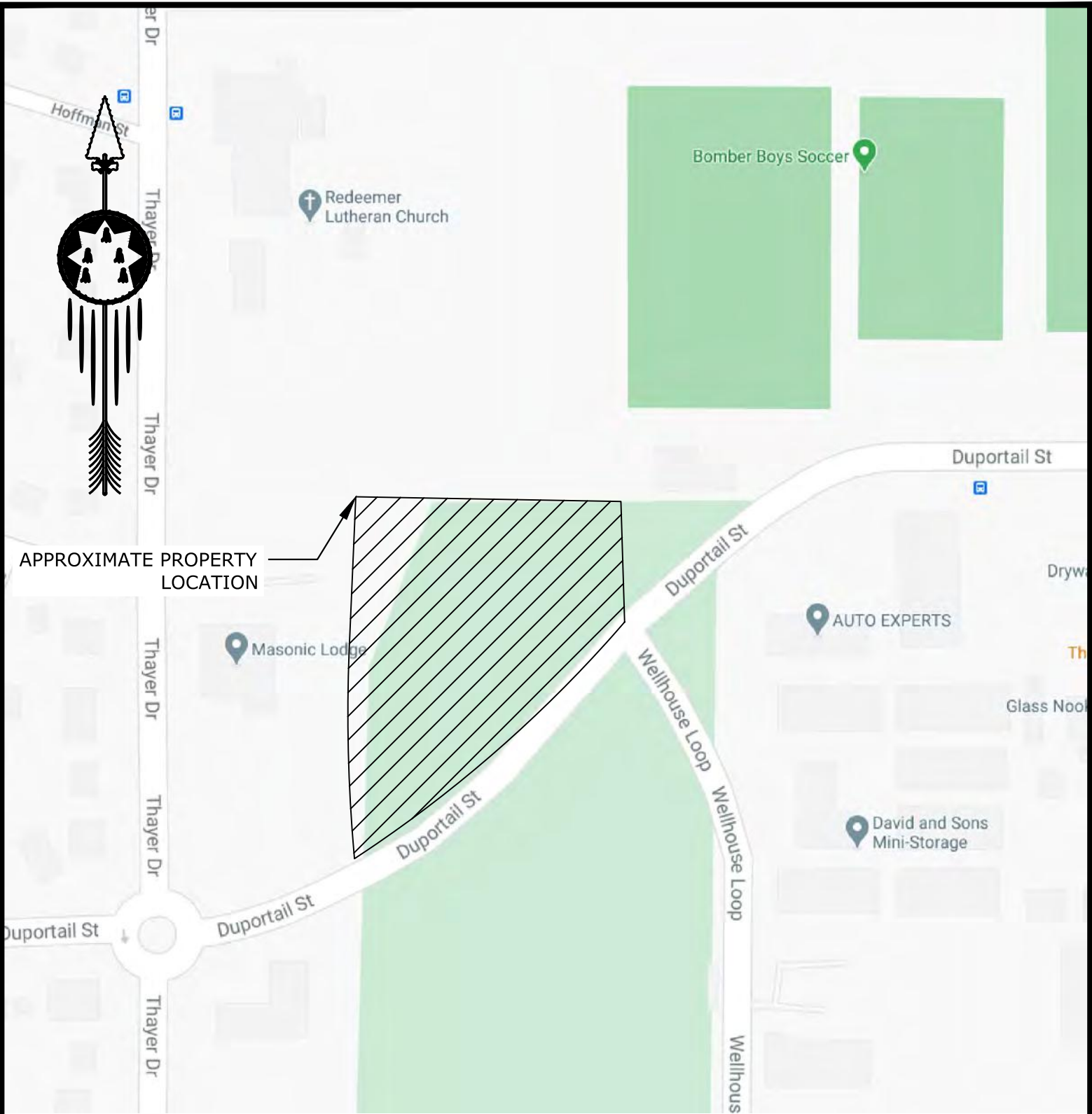
Reidel, S.P., N.P., Campbell, K.R. Fecht, and K.A. Lindsey (1994). *Late Cenozoic Structure and Stratigraphy of South-Central Washington*. Bulletin 80, Washington Division of Geology and Earth Resources, Washington Department of Natural Resources

FIGURES

Figure 1: Vicinity Map

Figure 2: Preliminary Site Plan

Figure 3: Soil Classification Chart



VICINITY MAP

NOT TO SCALE

Project Number
120-054-01
Figure 1

TIM BUSH
1380 DUPORTAIL
RICHLAND, WA
VICINITY MAP

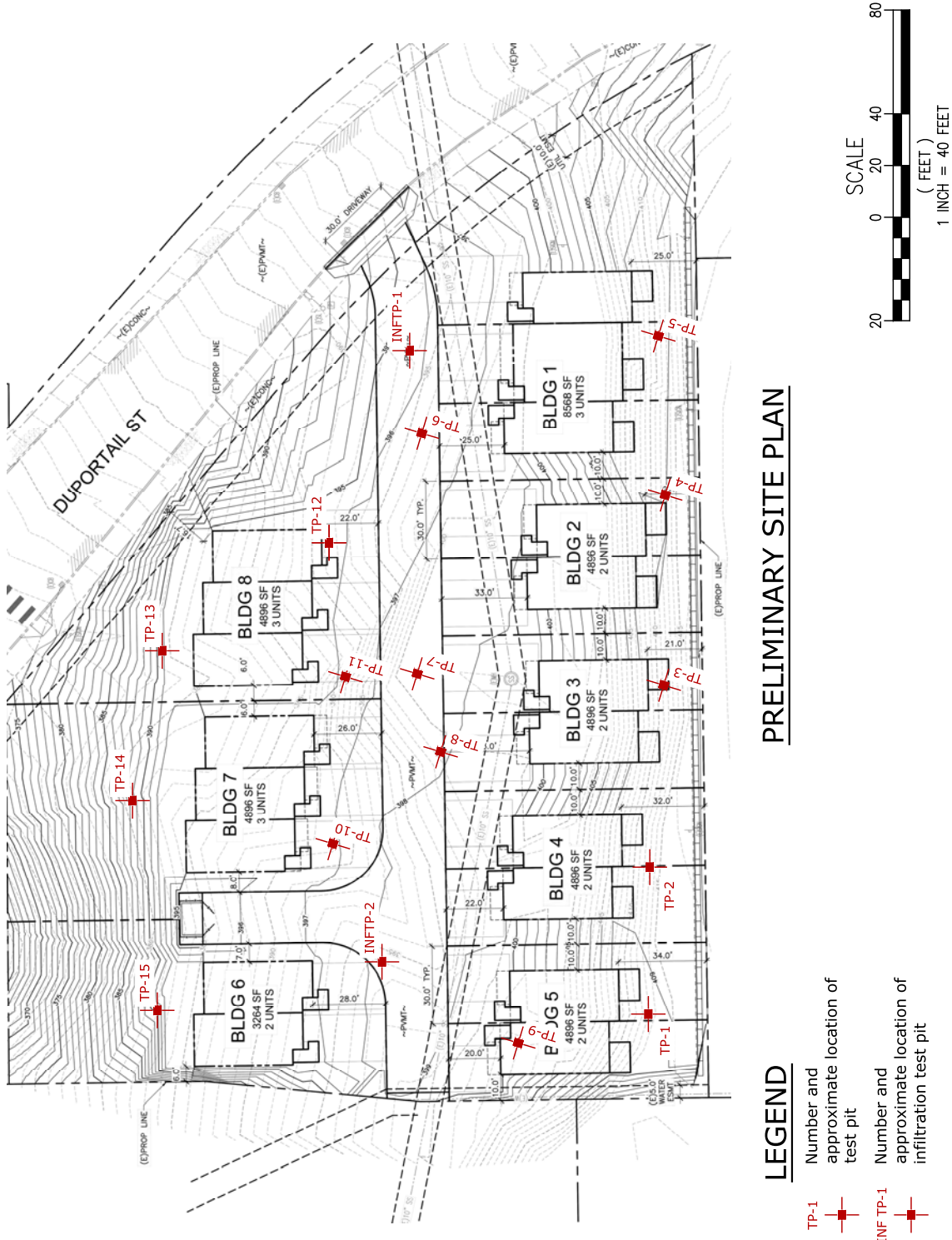
WHITE SHIELD, INC
 320 N. 20TH AVENUE
 PASCO, WA 99301
 PHONE 509.547.0100
 FAX 509.547.8292

No.	Date	Revision	By	CK
1	9/11/20	Original	CH	BPS

Project Number 120-054-01		FIGURE 2	
TIM BUSH 1380 DUPORTAIL ST RICHLAND, WA		PRELIMINARY SITE PLAN	
No.	Date	Revision	By
1	9/11/20	Original	CH
			BPS



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UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOL	GROUP NAME
COARSE - GRAINED SOILS MORE THAN 50 % RETAINED ON NO. 200 SIEVE	GRAVEL MORE THAN 50 % OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVEL	GW	WELL-GRADED, FINE TO COARSE GRAVEL
			GP	POORLY-GRADED GRAVEL
		GRAVEL WITH FINES	GM	SILTY GRAVEL
			GC	CLAYEY GRAVEL
	SAND MORE THAN 50 % OF COARSE FRACTION PASSES NO. 4 SIEVE	CLEAN SAND	SW	WELL-GRADED SAND, FINE TO COARSE SAND
			SP	POORLY GRADED SAND
		SAND WITH FINES	SM	SILTY SAND
			SC	CLAYEY SAND
FINE - GRAINED SOILS MORE THAN 50 % PASSES NO. 200 SIEVE	SILT AND CLAY LIQUID LIMIT LESS THAN 50 %	INORGANIC	ML	SILT
			CL	CLAY
		ORGANIC	OL	ORGANIC SILT, ORGANIC CLAY
	SILT AND CLAY LIQUID LIMIT 50 % OR MORE	INORGANIC	MH	SILT OF HIGH PLASTICITY, ELASTIC SILT
			CH	CLAY OF HIGH PLASTICITY, FAT CLAY
		ORGANIC	OH	ORGANIC CLAY, ORGANIC SILT
HIGHLY ORGANIC SOILS			PT	PEAT

NOTES:

- 1) Field classification is based on visual examination of soil in general accordance with ASTM D 2488-93.
- 2) Soil classification using laboratory tests is based on ASTM D 2488-93.
- 3) Descriptions of soil density or consistency are based on interpretation of blowcount data, visual appearance of soils, and/or test data.

SOIL MOISTURE MODIFIERS:

Dry - Absence of moisture, dusty, dry to the touch

Damp - No visible water, leaves hand dry.

Moist - Leaves water or mud on hand.

Wet - Visible free water or saturated, usually soil is obtained from below water table

Project Number	TIM BUSH 1380 DUPORTAIL ST RICHLAND, WA SOIL CLASSIFICATION		No.	Date	Revision	By	CK
120-054-01			1	9/11/20	Original	CH	BPS
Figure 3							

APPENDIX A

Test Pits TP-1 through TP-15 and INF TP-1 through INF TP-2



TEST PIT TP- 1

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270535 , -119.289124
PROJECT NAME BUSH- Richland Townhome		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 407 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 15 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Garbage, concrete asphalt		04			
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13	Medium dense, 5 YR (2.5/1) black, damp medium SAND		SP			
14						
15						
16	Boring terminated at 15 ft on 9/1/20.		Boring terminated at 15			



TEST PIT TP- 2

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270338 , -119.289137
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Bush		SURFACE ELEVATION 407 FT
ADDRESS XXXX Richland, WA	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 11 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Garbage					
2						
3						
4						
5	Medium dense, 7.5 YR (2.5/2) brown-blackish, dry Fine-medium SAND, little fine gravel, layered black SAND.		SW			
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
	Boring terminated at 11 ft on 9/1/20.		Boring terminated at 11			



TEST PIT TP- 3

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270230 , -119.289181
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 409 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 12 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Garbage					
2						
3						
4						
5						
6						
7						
8						
9	Medium dense, 7.5 YR (2.5/2) brown blackish, dry Fine-medium SAND, little fine gravel, layered black SAND.		SW			
10						
11						
12						
13						
14						
15	Boring terminated at 12 ft on 9/1/20.		Boring terminated at 12			



TEST PIT TP- 4

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270030 , -119.289184
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 411 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 14.5 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Garbage					
2						
3						
4						
5						
6						
7						
8						
9						
10	Medium dense, 7.5 YR (5/3) brown, dry Fine-medium GRAVEL, and Fine-medium SAND.		GW			
11	Medium dense, 2.5 Y (5/2) brown grayish, damp Fine-medium SAND.		SW			
12	Medium dense, 2.5 Y (2.5/1) black, damp medium SAND, little Medium-coarse GRAVEL.		SP			
13						
14						
15						
16	Boring terminated at 14.5 ft on 9/1/20.		Boring terminated at			



TEST PIT TP- 5

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270338 , -119.289137
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 406 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 10 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Garbage - Asphalt		04			
2						
3						
4	Medium dense, 10 YR (4/3) brown, damp Fine-medium SAND.		SW			
5						
6						
7	Medium dense, 10 YR (2/1) black, damp medium SAND layered.		SW			
8						
9						
10						
11						
12						
13						
14						
15	Boring terminated at 10 ft on 9/1/20.		Boring terminated at 10			



TEST PIT TP- 6

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.269967 , -119.288982
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 401 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 7.0 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Fill - roots and trash					
2						
3						
4	Medium dense, 10 YR (6/1) gray, damp Coarse-fine GRAVEL (rounded-elong), some medium black SAND.		GP			
5	Medium dense , 10 YR (5/3) brown, damp Fine-medium SAND.		SW			
6						
7						
8						
9						
10						
11						
12						
13						
14						
15	Boring terminated at 7.0 ft on 9/1/20.		Boring terminated at 7.0			



TEST PIT TP- 7

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270114 , -119.288965
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 401 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 8.7 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance			
1	Garbage - Concrete - Asphalt		04						
2									
3									
4									
5									
6									
7	Medium dense, 2.5 Y (5/1) gray, dry Medium-fine GRAVEL(rounded), some fine SAND.		GM						
8	Medium dense, 7.5 YR (6/3) light brown, dry Fine-medium SAND.		SW						
9									
10									
11									
12									
13									
14									
15	Boring terminated at 8.7 ft on 9/1/20.		Boring terminat at 8.7						



TEST PIT TP- 8

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270448 , -119.288917
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 400 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 7.5 FT	CHECKED BY BPS

COMMENTS

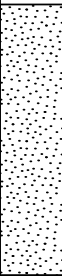
Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Garbage - Concrete - Asphalt.		04			
2						
3						
4						
5	Medium dense, 7.5 YR (5/2) brown, dry Medium-fine GRAVEL(rounded), some Fine-medium SAND.		GW			
6	Medium dense, 7.5 YR (5/2) brown, dry Fine-medium SAND(bedded).		SW			
7						
8						
9						
10						
11						
12						
13						
14						
15	Boring terminated at 7.5 ft on 9/1/20.		Boring terminat at 7.5			



TEST PIT TP- 9

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270589 , -119.288981
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 403 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 8.0 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Garbage - Concrete					
2						
3						
4						
5	Medium dense, 10 YR (2/2) brown blackish, dry Fine-medium SAND, layered black SAND.		SW			
6						
7						
8						
9						
10						
11						
12						
13						
14						
15	Boring terminated at 8.0 ft on 9/1/20.		Boring terminated at 8.0			



TEST PIT TP- 10

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270374 , -119.288640
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 392 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 7.0 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Medium dense, 7.5 YR (6/3) light brow, dry Fine-medium SAND, some Fine-medium GRAVEL.		SP			
2	Medium dense, 10 YR (5/2) brown grayish, dry Fine-medium SAND, BEDDED.		SW			
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15	Boring terminated at 7.0 ft on 9/1/20.		Boring terminated at 7.0			



TEST PIT TP- 11

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270079 , -119.288775
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 392 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 9.0 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Loose, 7.5 YR (6/3) light brown, dry Fine-coarse GRAVEL and Fine-medium SAND(FILL).		GW			
2						
3						
4	Medium dense, 7.5 YR (4/3) brown, dry Fine - medium SAND, BEDDED.		SW			
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15	Boring terminated at 9.0 ft on 9/1/20.		Boring terminated at 9.0			



TEST PIT TP- 12

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.269956 , -119.288737
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 392 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 7.0 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Loose, 7.5 YR (5/2) brown, dry Fine-medium SAND (FILL).		SW			
2	Medium dense, 7.5 (5/2) brown, damp Fine-medium SAND.		SW			
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15			Boring terminat at 7.0			



TEST PIT TP- 13

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270119 , -119.288546
PROJECT NAME Bush- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 385 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 4.0 FT	CHECKED BY BPS

COMMENTS

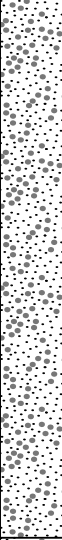
Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Medium dense, 7.5 YR (2.5/2) brown blackish, dry Fine-medium BEDDED SAND.		SP			
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
	Boring terminated at 4.0 ft on 9/1/20		Boring terminated at 4.0			



TEST PIT TP- 14

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270395 , -119.288396
PROJECT NAME Bush - Richland Townhomes		COORD SYS GPS
CLIENT TIM Bush		SURFACE ELEVATION 379 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 6.0 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Medium dense, 7.5 YR (4/3) brown, dry Fine-medium BEDDED SAND.		SP			
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
	Boring terminated at 6.0 ft on 9/1/20		Boring terminat at 6.0			



TEST PIT TP- 15

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270562 , -119.288486
PROJECT NAME Bush - Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 387 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 8.0 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Loose, tan, dry Fine SAND, little silt.		SP			
2						
3						
4	Medium dense, 7.5 YR (5/4) brown, dry Fine-medium SAND.		SW			
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15	Boring terminated at 8.0 ft on 9/1/20		Boring terminated at 8.0			



INFILTRATION TEST INFTP- 1

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.269810 , -119.288857
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 395 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 10 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
1	Loose, 10 YR (5/2) brown grayish, dry Coarse-fine GRAVEL, some fine SAND.		GP			
2	Loose, 10 YR (4/3) brown, dry Fine-medium SAND(FILL).		SP			
3						
4	Medium dense, 10 YR (5/2) brown grayish, damp Fine-medium SAND, trace black SAND.		SW		Sample collected	
5						
6						
7						
8	Medium dense, 10 YR (5/2) brown gray, damp Fine-medium SAND, trace black SAND.		SM		Sample collected	
9	Medium dense, 10YR(5/2) brow grayish, damp Fine-medium SAND, trace black SAND.		SW		Sample collected	
10						
11						
12						
13						
14						
15						
16	Boring terminated at 10 ft on 9/1/20. 2-3 feet : Ash layer in Sand end of the test pit		Boring terminat at 10			



INFILTRATION INFTP- 2

PROJECT NUMBER 120-054-01	DRILLING DATE 9/1/20	COORDINATES 46.270404 , -119.288705
PROJECT NAME BUSH- Richland Townhomes		COORD SYS GPS
CLIENT Tim Bush		SURFACE ELEVATION 399 FT
ADDRESS 1380 DUPORTAIL RICHLAND, WA 99352	DRILLING METHOD Excavator	LOGGED BY CH
	TOTAL DEPTH 7.0 FT	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Penetration Resistance
						0 60
1	Loose, 7.5 YR (5/3) brown, dry Fine-medium SAND (FILL)		SW			
2	Medium dense, 7.5 YR (6/4) light brown, dry Fine-medium SAND.		SW			
3					Sample collected	
4					Sample collected	
5						
6						
7						
8						
9	Medium dense, 10 YR (5/2) brown grayish, damp Medium-fine SAND.		SW		Sample collected	
10						
11						
12						
13						
14						
15						
16	Boring terminated at 11 ft on 9/1/20.		Boring terminated at 11			

APPENDIX B

Stormwater Memorandum

Memo

To: Ben Staehr, P.E.
From: Michael Black, P.E.
cc: Callixte Hirwa
Date: 9/19/20
Re: Bush Geohydrology for Stormwater Design



This memo report provides the results of my analysis for infiltration rates for the Bush Site, 1380 Dupertail, Richland, WA.

Some common definitions as follows:

- *Vadose Zone*- geologic media between the land surface and the regional water table. In the case of this project, all considerations are within the vadose zone.
- *Saturated Hydraulic conductivity*- The ease with which a fluid travels through a given soil (saturated porous medium).
- *Unsaturated hydraulic conductivity*- The ease with which a fluid travels through a given soil at different soil moistures (i.e. different matric pressures or capillary pressures).
- *Infiltration*- The movement of water into the soil column based on the following:
 - a. The depth to groundwater or a restrictive layer.
 - b. The physical dimensions of the application source.
 - c. The pressure head (depth) and the application time.
 - d. The saturated and unsaturated hydraulic conductivity.
 - e. The initial and full soil saturation values.

Per your direction, I did not consider groundwater or a restrictive layer as your field investigation determined it was at a substantial depth. You also provided guidance that exfiltration trenches were to be used for this site. The design trench depth is 3 ft. for the Test Pit 1 area and 5 ft. for the Test Pit No. 2 area.

INFILTRATION RATE METHODOLOGY

The salient issue for this evaluation is the infiltration rate as previously defined for the proposed stormwater management device (infiltration trench). While a large number of methods exist to estimate the saturated hydraulic conductivity (K_s) there are few recognized by the engineering/geohydrology practice as follows:

1. Performing air-entry permeameter tests in each soil layer accompanied by a field constant head permeameter (K_{sv}) and Well Pump-In Technique (K_{sh}), which both are recommended by the ASTM. This is a very expensive protocol.
2. Collecting in-situ, un-disturbed samples, oriented in the vertical and horizontal position for either a falling- or constant head permeameter test. This is a very expensive protocol as well.
3. Collecting samples, at-depth, for Grain Size Analysis (GSD). GSD analysis uses research derived empirical formulas to determine the K_s . Over the years, the engineering professional has lagged well behind the soil science technical community with respect to water flow in soils. The National Resource Conservation Service (NCRS) has sponsored large research efforts and enjoy a database with over 30,000 soil types. Most of these formulas developed by engineers were developed for sand. While the WSDOE uses a much more simplified technique for estimation, we used the Soil Water Characteristic Curve (NCRS) data for our work. Furthermore, we have found the NCRS methods much more accurate when compared to actual field tests.

We used the Saxton¹ method for application to our models. This method includes the soil texture, approximate density, organic content, and salinity. It also provides the hydraulic conductivity at a range of matrix soil suction, both osmotic and capillary.

Vadose zone flow

We used the Green-Ampt Explicit Model to determine the infiltration rate. This model considers the level of ponding (3 ft. and 5 ft.) Using the saturated hydraulic conductivity (K_{SAT}) the model determines the changes to infiltration, over time, based on overcoming the matric suction.

¹ Saxton, K.E., Rawls, W.J., *Soil Water Characteristic Estimates by Texture and Organic Matter for Hydrologic Solutions*. Soil Science Society of America Journal, 70:1569-1578, 2006

ANALYSIS

Using the hydrometer data (see Appendix), we calculated the following key information for each soil layer:

- Saturated hydraulic conductivity (K_{sat})
- Soil Saturation (% by volume).
- Various other data included in the Excel Sheets in the Appendix.

Once this data was determined, we calculated the Brooks-Corey Grain Size Distribution and the infiltration rate for each trench area using the Green-Ampt Explicit Model. We used the lowest calculated K_{SAT} as it would provide the controlling layer.

For the Test Pit No. 1 area (3 ft. deep trench), the infiltration rate with start at 15.38 cm/hr (6.1 in/hr) and rise to 70.45 cm/hr (27.7 in/hr) after 1.5 hrs. This assumes a constant 3 ft. head.

For the Test Pit No. 2 area (5 ft. deep trench), the infiltration rate with start at 20.24 cm/hr (8.0 in/hr) and rise to 90.72 in/hr (35.7 in/hr) after 1.5 hours. This assumes a constant 5 ft. head.

CONCLUSIONS AND RECOMMENDATIONS

Depending on the maintenance of the trenches, silt build up over time will decrease the exfiltration capacity. The recommended infiltration rate does not include consideration of silting in. We recommend the following infiltration values:

- Test Pit No. 1 Area; **6.0 inches/hr**
- Test Pit No. 2 Area; **8.0 inches/hr**

9/18/20

The pore size distribution is used in many infiltration models. The Brooks-Corey parameter is most commonly used and is calculated here. The variables include the following:

- C= percent clay (5<%<60)
- S= percent sand (5<%<70)
- ϕ = porosity (volume fraction)

INPUT VARIABLES

$$C := 0.024$$

$$S := 84$$

$$\phi := 0.402$$

$$\lambda := \exp \left[\begin{array}{l} -0.7842831 + 0.0177544 \cdot S - 1.062498 \cdot \phi - 0.00005304 \cdot S^2 - 0.00273493 \cdot C^2 \dots \\ + 1.1113496 \cdot \phi^2 - 0.03088295 \cdot S \cdot \phi + 0.00026587 \cdot S^2 \cdot \phi^2 - 0.00610522 \cdot C^2 \cdot \phi^2 \dots \\ + (-0.00000235 \cdot S^2 \cdot C) + 0.00798746 \cdot C^2 \cdot \phi - 0.00674491 \cdot \phi^2 \cdot C \end{array} \right] = 0.52$$

Green-Ampt Explicit Model (GAEXP)

A. Description

The Green-Ampt model is the first physically-based equation describing the infiltration of water into a soil. It has been the subject of considerable developments in soil physics and hydrology owing to its simplicity and satisfactory performance for a great variety of water infiltration problems. This model yields cumulative infiltration and infiltration rate as implicit functions of time, *i.e.*, given a value of time, *t*, *q* and *I* cannot be obtained by direct substitution. The equations have to be solved in an iterative manner to obtain these quantities. Therefore, the required functions are *q(t)* and *I(t)* instead of *t(q)* and *t(I)*. The Green Ampt explicit model (GAEXP) for *q(t)* and *I(t)*, developed by Salvucci and Entekhabi (1994), facilitated a straight forward and accurate estimation of infiltration for any given time. This model supposedly yield less than 2% error at all times when compared to the exact values from the implicit Green-Ampt model. A scenario was chosen to simulate the water infiltration into a sandy soil under ponding conditions by using the GAEXP model. A ponding depth of 1 cm was applied at the soil surface. Input parameters and simulation results were given below.

B. Definition of Variables

$h_e := -82$	Air entry head from test (cm)
$\lambda := 0.52$	The exponent of the Brooks-Corey water retention model
$\theta_s := 0.402$	Saturated volumetric water content (cm ³ /cm ³)
$\theta_0 := 0.04$	Initial volumetric water content (cm ³ /cm ³)
$K_s := 14.0$	Saturated hydraulic conductivity (cm/h)
$h_s := 91.4$	Ponding depth or capillary pressure head at the surface (cm)
$t := 0.1, 0.2, \dots, 1.5$	Duration of infiltration (h)

Values given above were obtained from Carsel and Parrish (1988) for a sandy soil.

C. Equations

$$\eta := (2 + 3 \cdot \lambda) \quad (1)$$

$$h_f := \frac{\eta}{(\eta - 1)} \cdot h_e \quad \text{Capillary pressure head at the wetting front} \quad (2)$$

$$\chi := \frac{(h_s - h_f) \cdot (\theta_s - \theta_0)}{K_s} \quad (3)$$

$$\tau(t) := \frac{t}{(t + \chi)} \quad (4)$$

$$q(t) := \left[\left(\frac{\sqrt{2}}{2} \right) \cdot \tau(t)^{\left(-\frac{1}{2} \right)} + \left(\frac{2}{3} \right) - \left(\frac{\sqrt{2}}{6} \right) \cdot \tau(t)^{\frac{1}{2}} + \left(\frac{1 - \sqrt{2}}{3} \right) \cdot \tau(t) \right] \cdot K_s \quad \text{Infiltration rate} \quad (5)$$

$$I(t) := \left[\left(1 - \frac{\sqrt{2}}{3} \right) \cdot t + \frac{\sqrt{2}}{3} \cdot \sqrt{\chi \cdot t + t^2} + \left(\frac{\sqrt{2} - 1}{3} \right) \cdot \chi \cdot (\ln(t + \chi) - \ln(\chi)) + \frac{\sqrt{2}}{3} \cdot \chi \cdot \left(\ln \left(t + \frac{\chi}{2} + \sqrt{\chi \cdot t + t^2} \right) - \ln \left(\frac{\chi}{2} \right) \right) \right] \cdot K_s \quad (6)$$

D. Results

t =	q(t) =	I(t) =
0.1	81.68	15.38
0.2	60.6	22.31
0.3	51.28	27.86
0.4	45.73	32.69
0.5	41.95	37.06
0.6	39.16	41.11
0.7	36.99	44.91
0.8	35.25	48.52
0.9	33.8	51.97
1	32.58	55.29
1.1	31.54	58.5
1.2	30.62	61.6
1.3	29.82	64.62
1.4	29.1	67.57
1.5	28.46	70.45

Cumulative infiltration

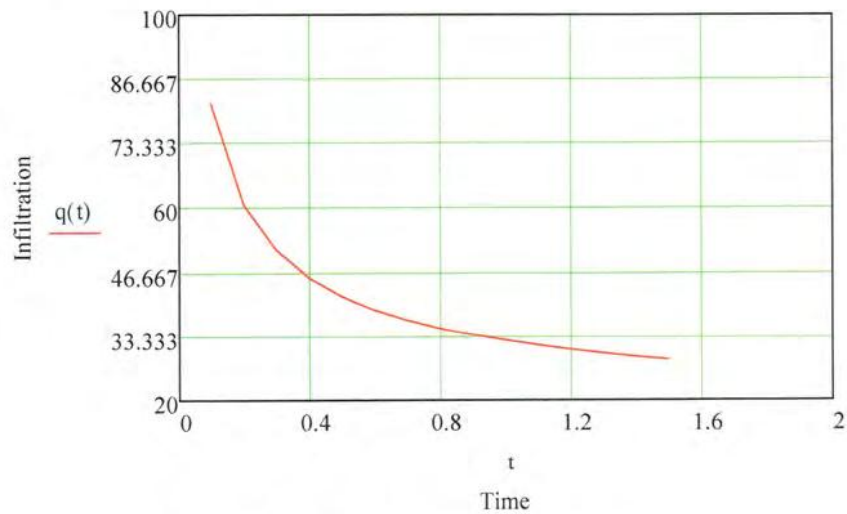


Figure 1. Soil infiltration as a function of time.

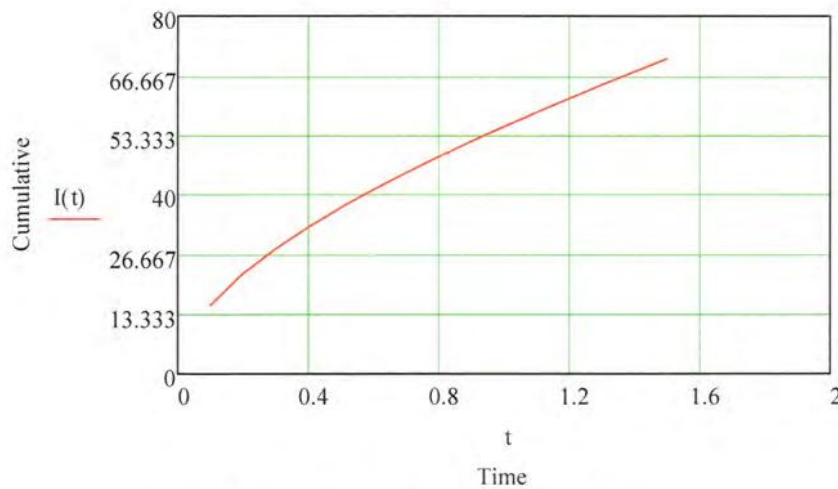


Figure 2. Cumulative Infiltration as a function of time.

E. Discussion

Figures 1 and 2 show the soil water infiltration rate and cumulative infiltration as a function of time, respectively. A rapid decrease in water infiltration rate was observed within the first hour.

F. Sensitivity Analysis of Infiltration Rate to Saturated hydraulic Conductivity

This section shows the sensitivity coefficient (S_q) and the relative sensitivity (S_r) of the surface infiltration rate, q , to the saturated hydraulic conductivity (K_s) at the time of 1 hours. The expressions were obtained by applying Equations 3 and 4 in Section B2 (PHILIP2T model) to Equation 5 in this section.

F.1. Input Data

$$K_s := 7.5, 7.6, 8.9 \quad t := 5$$

F.2. Sensitivity Calculation Equations

$$\chi(K_s) := \frac{(h_s - h_f) \cdot (\theta_s - \theta_0)}{K_s} \quad (7)$$

$$\pi(K_s) := \frac{t}{(t + \chi(K_s))} \quad (8)$$

$$q(K_s) := \left[\left(\frac{\sqrt{2}}{2} \right) \cdot \tau(K_s)^{\left(-\frac{1}{2} \right)} + \left(\frac{2}{3} \right) - \left(\frac{\sqrt{2}}{6} \right) \cdot \tau(K_s)^{\frac{1}{2}} + \left(\frac{1 - \sqrt{2}}{3} \right) \cdot \tau(K_s) \right] \cdot K_s \quad (9)$$

$$S_s(K_s) := \frac{d}{dK_s} q(K_s) \quad \text{Sensitivity} \quad (10)$$

$$S_r(K_s) := \left(\frac{d}{dK_s} q(K_s) \right) \cdot \left(\frac{K_s}{q(K_s)} \right) \quad \text{Relative Sensitivity} \quad (11)$$

F.3.Results

$K_s =$	$q(K_s) =$	$S_s(K_s) =$	$S_r(K_s) =$
7.5	12.79	1.22	0.72
7.6	12.91	1.22	0.72
7.7	13.03	1.22	0.72
7.8	13.15	1.21	0.72
7.9	13.28	1.21	0.72
8	13.4	1.21	0.72
8.1	13.52	1.21	0.72
8.2	13.64	1.2	0.72
8.3	13.76	1.2	0.72
8.4	13.88	1.2	0.73
8.5	14	1.2	0.73
8.6	14.12	1.19	0.73

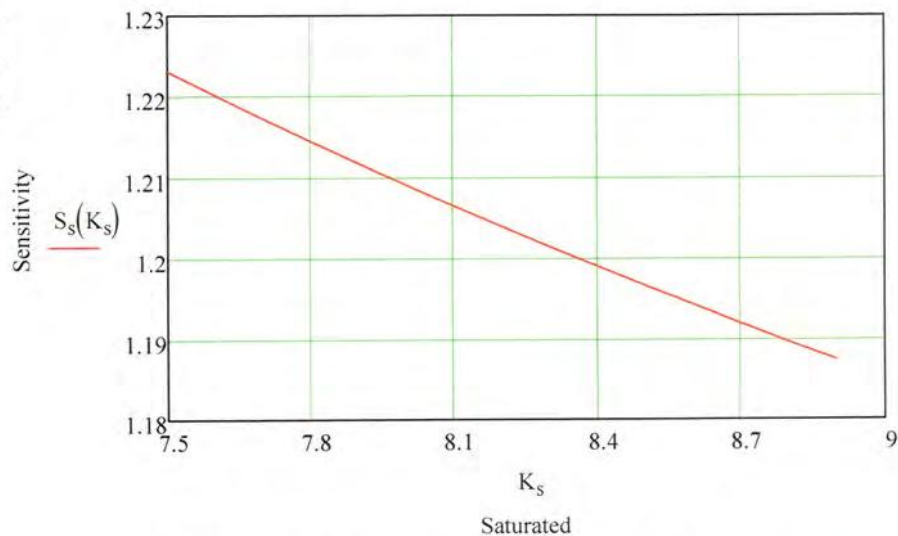


Figure 3. Sensitivity of infiltration rate for different values of saturated hydraulic conductivity at $t = 5$ hours.

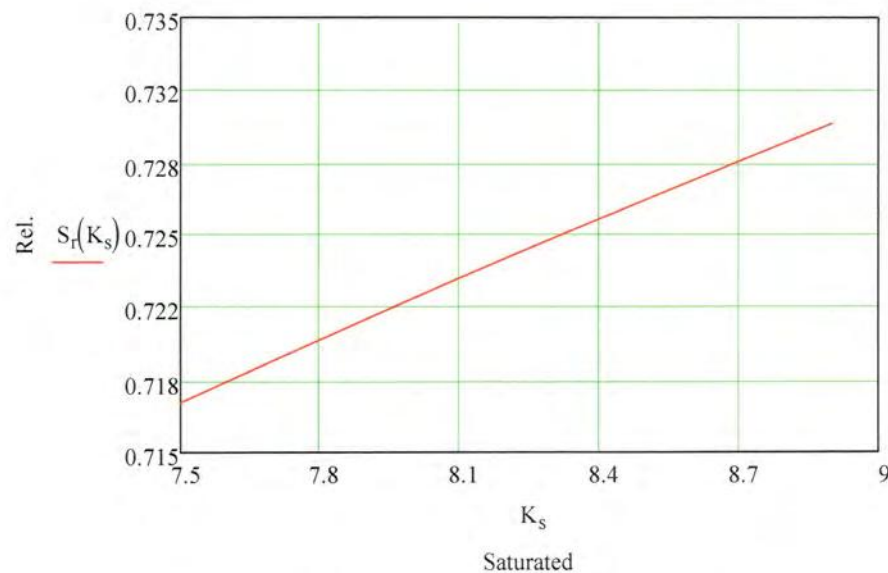


Figure 4. Relative sensitivity of infiltration rate for different values of saturated hydraulic conductivity at $t = 5$ hours.

F.4. Discussion

Figure 3 shows a sensitivity of the infiltration rate for different values of saturated hydraulic conductivity. The sensitivity decreased as the saturated hydraulic conductivity increased. Figure 4 shows the relative sensitivity of the infiltration rate for different values of saturated hydraulic conductivity. The relative sensitivity increased as the saturated hydraulic conductivity increased.

Soil Sample Analysis Input:

Project: Bush		Sample ID: INFTP-1		Depth: 4.0 - 4.5 ft			
SAND %	CLAY %	SILT %	Saturation % (vol.)	Bulk Density (lb/ft ³)	Effective Porosity % (vol.)	Saturated Hydraulic Conductivity K _s (in/hr)	In-Situ Soil Moisture %
87.6	2.4	10.0	41.4	96.86	5.2	7.31	2.82

Moisture Calculation:

Water %	Matric Potential (bars)	Matic Potential (ft)	K (in/hr)
0.4	13.56	453.67	9.57E-12
3.0	0.73	24.42	1.38E-06
6.0	0.33	11.04	8.22E-05
9.0	0.30	10.04	8.98E-04
12.0	0.27	9.03	4.90E-03
15.0	0.24	8.03	1.82E-02
18.0	0.22	7.36	5.35E-02
21.0	0.19	6.36	1.33E-01
24.0	0.16	5.35	2.92E-01
27.0	0.13	4.35	5.84E-01
30.0	0.11	3.68	1.09E+00
33.0	0.08	2.68	1.91E+00
36.0	0.05	1.67	3.18E+00
41.0	0.01	0.33	6.85E+00

Figure-1:

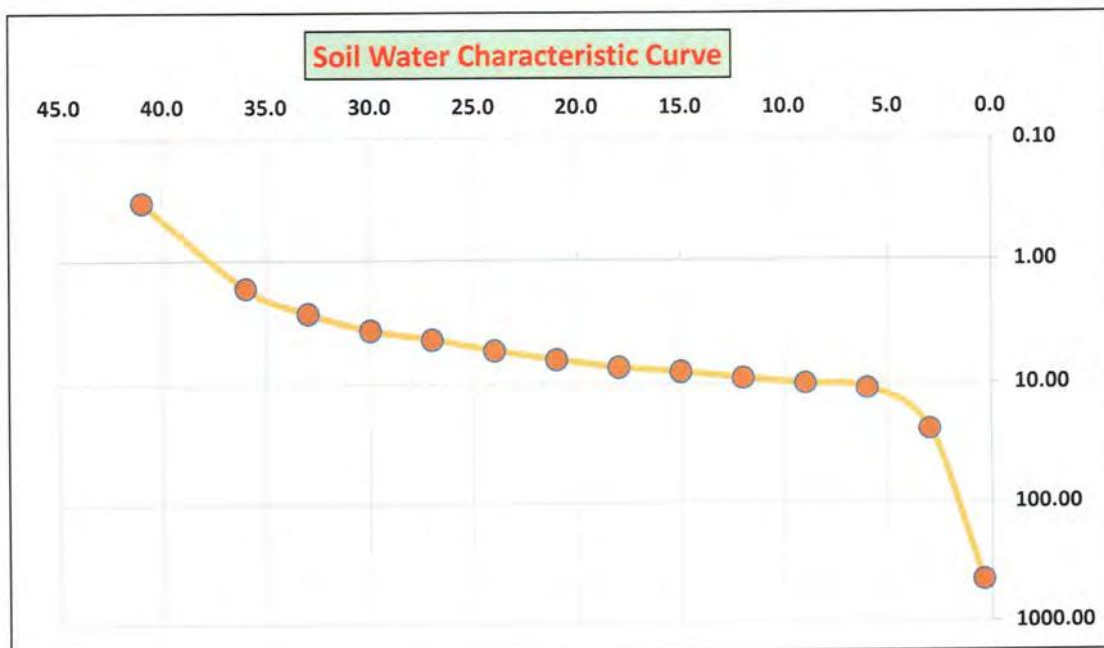
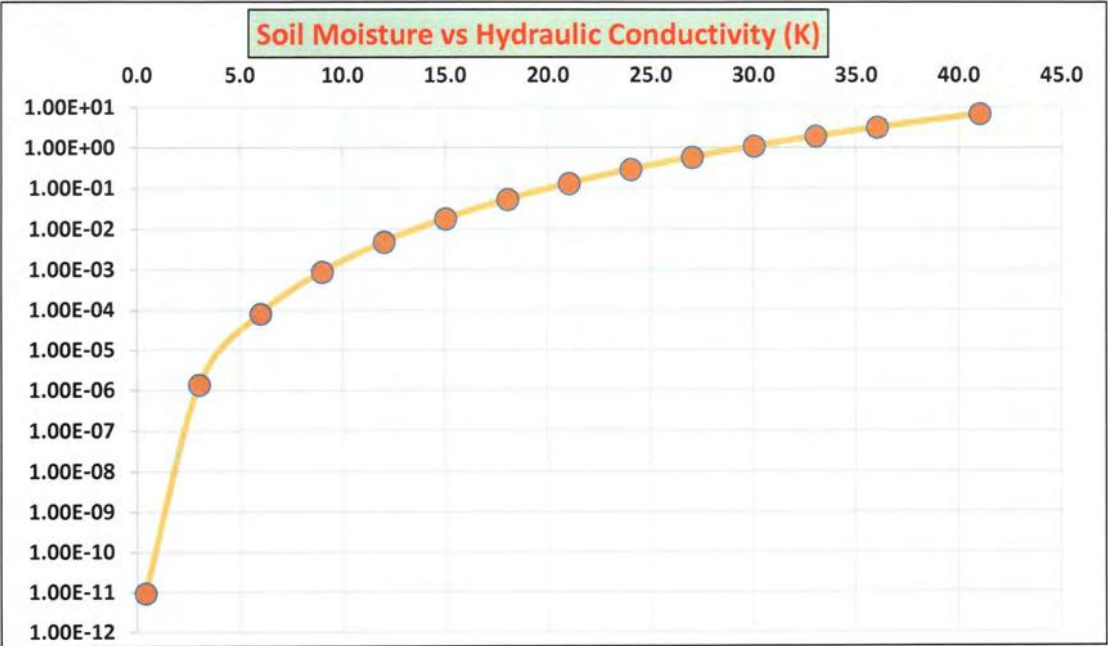


Figure-2:



Soil Sample Analysis Input:

Project: Bush		Sample ID: INFTP-1		Depth: 8.0 - 8.5 ft			
SAND %	CLAY %	SILT %	Saturation % (vol.)	Bulk Density (lb/ft ³)	Effective Porosity % (vol.)	Saturated Hydraulic Conductivity K _s (in/hr)	In-Situ Soil Moisture %
77.6	2.4	20.0	40.2	98.91	7.3	5.53	3.48

Moisture Calculation:

Water %	Matric Potential (bars)	Matric Potential (ft)	K (in/hr)
0.6	14.68	491.14	5.78E-11
3.0	1.33	44.50	7.23E-07
6.0	0.45	15.06	4.98E-05
9.0	0.32	10.71	5.93E-04
12.0	0.29	9.70	3.43E-03
15.0	0.26	8.70	1.34E-02
18.0	0.23	7.69	4.09E-02
21.0	0.20	6.69	1.05E-01
24.0	0.17	5.69	2.37E-01
27.0	0.14	4.68	4.86E-01
30.0	0.11	3.68	9.25E-01
33.0	0.08	2.68	1.65E+00
36.0	0.05	1.67	2.82E+00
40.1	0.01	0.33	5.44E+00

Figure-1:

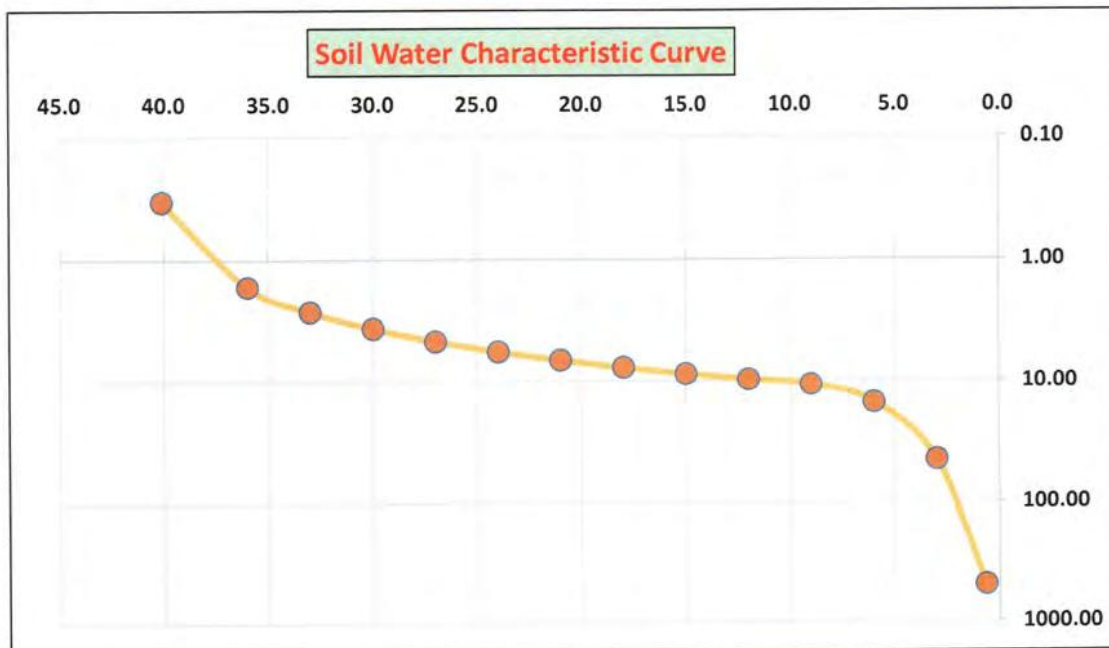
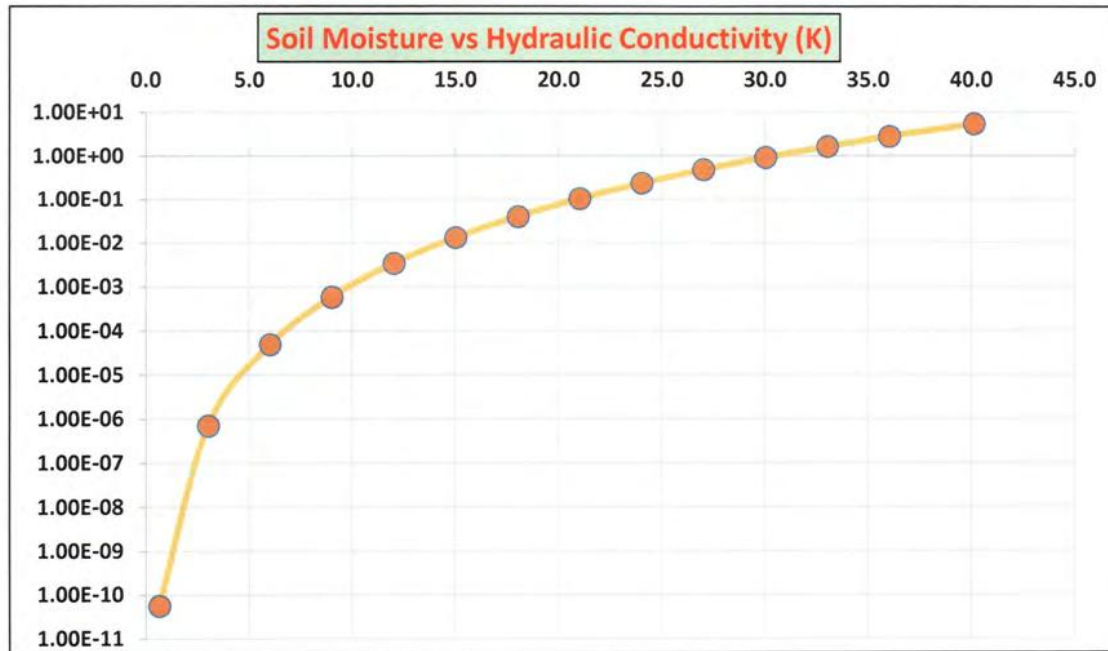


Figure-2:



Soil Sample Analysis Input:

Project: Bush		Sample ID: INFTP-1		Depth: 9.0 - 9.5 ft			
SAND %	CLAY %	SILT %	Saturation % (vol.)	Bulk Density (lb/ft ³)	Effective Porosity % (vol.)	Saturated Hydraulic Conductivity K _s (in/hr)	In-Situ Soil Moisture %
89.6	2.4	8.0	41.7	96.42	4.8	7.76	2.86

Moisture Calculation:

Water %	Matric Potential (bars)	Matic Potential (ft)	K (in/hr)
0.3	14.46	483.78	4.43E-12
3.0	0.64	21.41	1.70E-06
6.0	0.32	10.71	9.64E-05
9.0	0.30	10.04	1.02E-03
12.0	0.27	9.03	5.47E-03
15.0	0.24	8.03	2.01E-02
18.0	0.21	7.03	5.80E-02
21.0	0.19	6.36	1.42E-01
24.0	0.16	5.35	3.10E-01
27.0	0.13	4.35	6.16E-01
30.0	0.11	3.68	1.14E+00
33.0	0.08	2.68	1.98E+00
36.0	0.05	1.67	3.29E+00
41.2	0.01	0.33	7.22E+00

Figure-1:

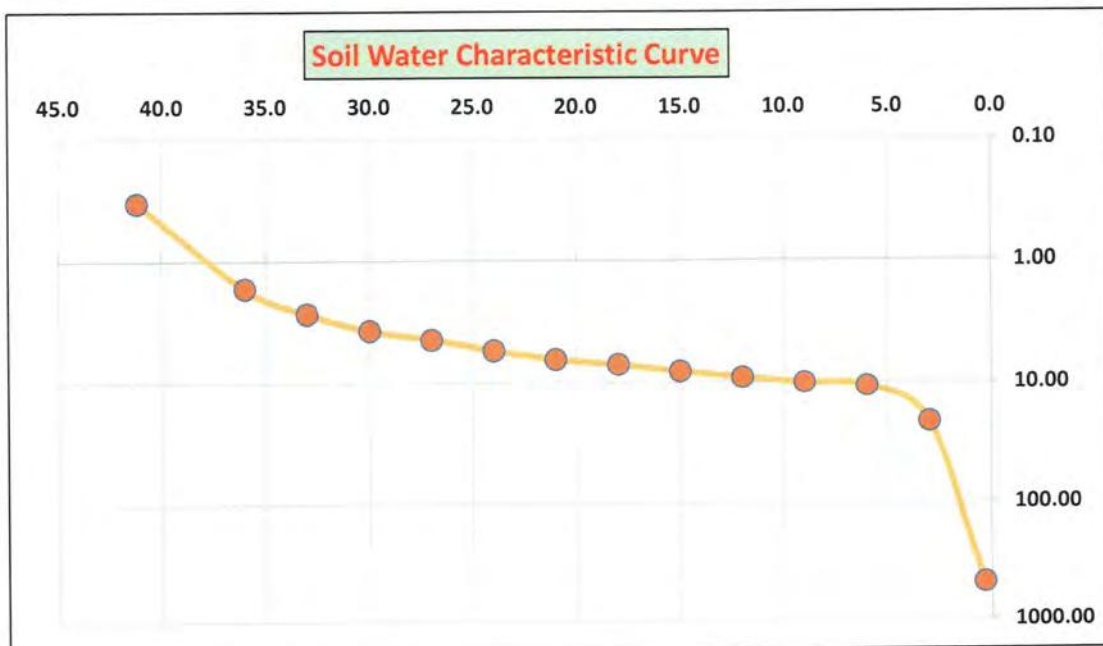
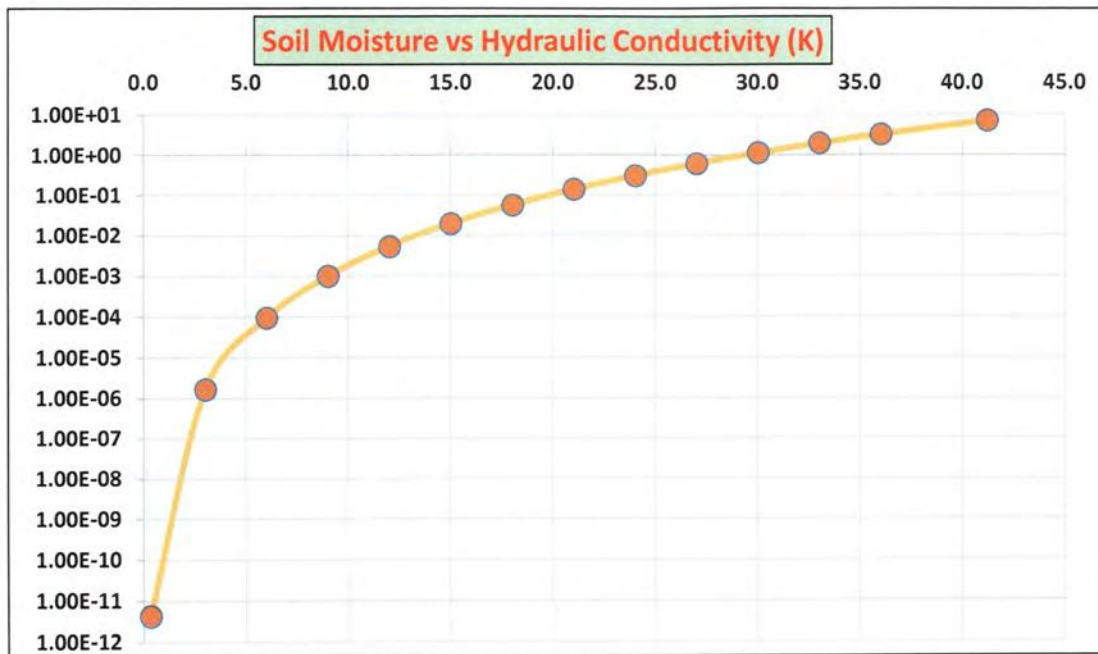


Figure-2:



The pore size distribution is used in many infiltration models. The Brooks-Corey parameter is most commonly used and is calculated here. The variables include the following:

- C= percent clay (5<%<60)
- S= percent sand (5<%<70)
- ϕ = porosity (volume fraction)

INPUT VARIABLES

$$C := 0.24$$

$$S := 90.6$$

$$\phi := 0.418$$

$$\lambda := \exp \left[\begin{array}{l} -0.7842831 + 0.0177544 \cdot S - 1.062498 \cdot \phi - 0.00005304 \cdot S^2 - 0.00273493 \cdot C^2 \dots \\ + 1.1113496 \cdot \phi^2 - 0.03088295 \cdot S \cdot \phi + 0.00026587 \cdot S^2 \cdot \phi^2 - 0.00610522 \cdot C^2 \cdot \phi^2 \dots \\ + (-0.00000235 \cdot S^2 \cdot C) + 0.00798746 \cdot C^2 \cdot \phi - 0.00674491 \cdot \phi^2 \cdot C \end{array} \right] = 0.52$$

Green-Ampt Explicit Model (GAEXP)

A. Description

The Green-Ampt model is the first physically-based equation describing the infiltration of water into a soil. It has been the subject of considerable developments in soil physics and hydrology owing to its simplicity and satisfactory performance for a great variety of water infiltration problems. This model yields cumulative infiltration and infiltration rate as implicit functions of time, *i.e.*, given a value of time, *t*, *q* and *I* cannot be obtained by direct substitution. The equations have to be solved in an iterative manner to obtain these quantities. Therefore, the required functions are *q(t)* and *I(t)* instead of *t(q)* and *t(I)*. The Green Ampt explicit model (GAEXP) for *q(t)* and *I(t)*, developed by Salvucci and Entekhabi (1994), facilitated a straight forward and accurate estimation of infiltration for any given time. This model supposedly yield less than 2% error at all times when compared to the exact values from the implicit Green-Ampt model. A scenario was chosen to simulate the water infiltration into a sandy soil under ponding conditions by using the GAEXP model. A ponding depth of 1 cm was applied at the soil surface. Input parameters and simulation results were given below.

B. Definition of Variables

$h_e := -104$	Air entry head from test (cm)
$\lambda := 0.51$	The exponent of the Brooks-Corey water retention model
$\theta_s := 0.418$	Saturated volumetric water content (cm ³ /cm ³)
$\theta_0 := 0.029$	Initial volumetric water content (cm ³ /cm ³)
$K_s := 15.9$	Saturated hydraulic conductivity (cm/h)
$h_s := 152$	Ponding depth or capillary pressure head at the surface (cm)
$t := 0.1, 0.2 \dots 1.5$	Duration of infiltration (h)

Values given above were obtained from Carsel and Parrish (1988) for a sandy soil.

C. Equations

$$\eta := (2 + 3 \cdot \lambda) \quad (1)$$

$$h_f := \frac{\eta}{(\eta - 1)} \cdot h_e \quad \text{Capillary pressure head at the wetting front} \quad (2)$$

$$\chi := \frac{(h_s - h_f) \cdot (\theta_s - \theta_0)}{K_s} \quad (3)$$

$$\tau(t) := \frac{t}{(t + \chi)} \quad (4)$$

$$q(t) := \left[\left(\frac{\sqrt{2}}{2} \right) \cdot \tau(t)^{\left(-\frac{1}{2} \right)} + \left(\frac{2}{3} \right) - \left(\frac{\sqrt{2}}{6} \right) \cdot \tau(t)^{\frac{1}{2}} + \left(\frac{1 - \sqrt{2}}{3} \right) \cdot \tau(t) \right] \cdot K_s \quad \text{Infiltration rate} \quad (5)$$

$$I(t) := \left[\left(1 - \frac{\sqrt{2}}{3} \right) \cdot t + \frac{\sqrt{2}}{3} \cdot \sqrt{\chi \cdot t + t^2} + \left(\frac{\sqrt{2} - 1}{3} \right) \cdot \chi \cdot (\ln(t + \chi) - \ln(\chi)) + \frac{\sqrt{2}}{3} \cdot \chi \cdot \left(\ln \left(t + \frac{\chi}{2} + \sqrt{\chi \cdot t + t^2} \right) - \ln \left(\frac{\chi}{2} \right) \right) \right] \cdot K_s \quad (6)$$

D. Results

t =	q(t) =	I(t) =
0.1	1.07·10 ²	20.24
0.2	78.63	29.27
0.3	66.24	36.45
0.4	58.86	42.68
0.5	53.83	48.3
0.6	50.11	53.49
0.7	47.23	58.35
0.8	44.91	62.95
0.9	42.99	67.34
1	41.36	71.56
1.1	39.96	75.62
1.2	38.75	79.56
1.3	37.67	83.38
1.4	36.72	87.09
1.5	35.86	90.72

Cumulative infiltration

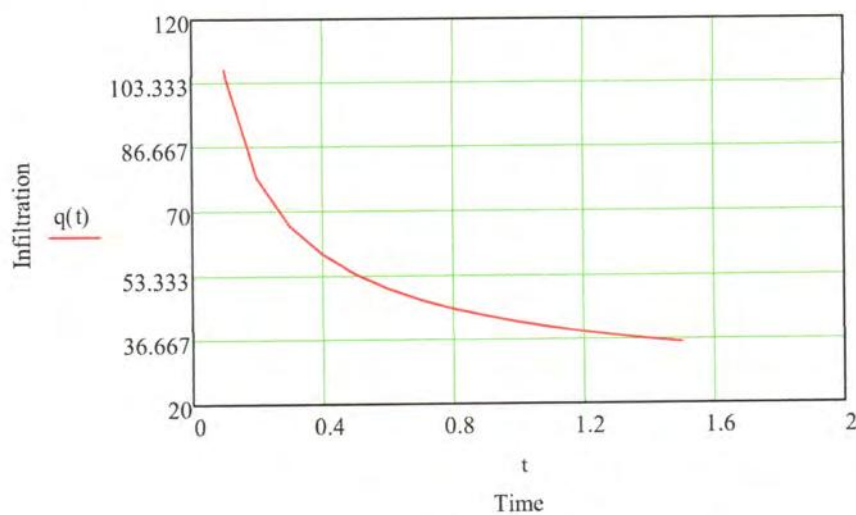


Figure 1. Soil infiltration as a function of time.

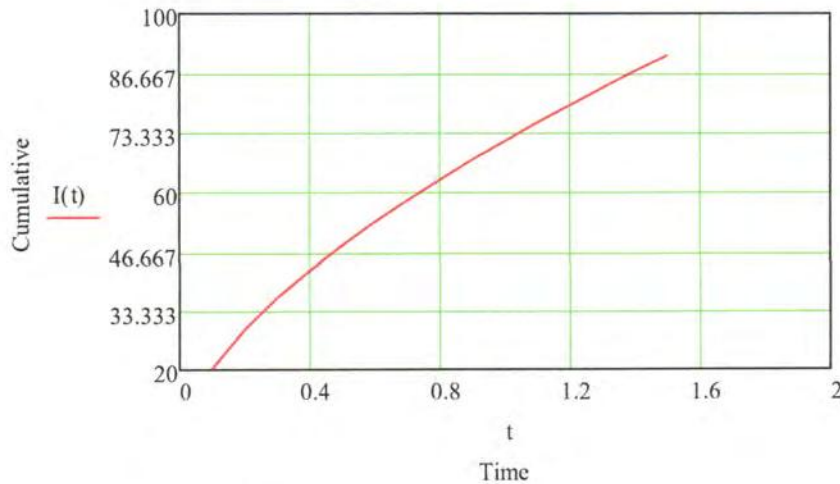


Figure 2. Cumulative Infiltration as a function of time.

E. Discussion

Figures 1 and 2 show the soil water infiltration rate and cumulative infiltration as a function of time, respectively. A rapid decrease in water infiltration rate was observed within the first hour.

F. Sensitivity Analysis of Infiltration Rate to Saturated hydraulic Conductivity

This section shows the sensitivity coefficient (S_s) and the relative sensitivity (S_r) of the surface infiltration rate, q , to the saturated hydraulic conductivity (K_s) at the time of 1 hours. The expressions were obtained by applying Equations 3 and 4 in Section B2 (PHILIP2T model) to Equation 5 in this section.

F.1. Input Data

$$K_s := 7.5, 7.6 \dots 8.9 \quad t := 5$$

F.2. Sensitivity Calculation Equations

$$\chi(K_s) := \frac{(h_s - h_f) \cdot (\theta_s - \theta_0)}{K_s} \quad (7)$$

$$\tau(K_s) := \frac{t}{(t + \chi(K_s))} \quad (8)$$

$$q(K_s) := \left[\left(\frac{\sqrt{2}}{2} \right) \cdot \tau(K_s) \left(-\frac{1}{2} \right) + \left(\frac{2}{3} \right) - \left(\frac{\sqrt{2}}{6} \right) \cdot \tau(K_s) \frac{1}{2} + \left(\frac{1 - \sqrt{2}}{3} \right) \cdot \tau(K_s) \right] \cdot K_s \quad (9)$$

$$S_s(K_s) := \frac{d}{dK_s} q(K_s) \quad \text{Sensitivity} \quad (10)$$

$$S_r(K_s) := \left(\frac{d}{dK_s} q(K_s) \right) \cdot \left(\frac{K_s}{q(K_s)} \right) \quad \text{Relative Sensitivity} \quad (11)$$

F.3.Results

$K_s =$	$q(K_s) =$	$S_s(K_s) =$	$S_r(K_s) =$
7.5	14.59	1.34	0.69
7.6	14.72	1.33	0.69
7.7	14.85	1.33	0.69
7.8	14.99	1.32	0.69
7.9	15.12	1.32	0.69
8	15.25	1.32	0.69
8.1	15.38	1.31	0.69
8.2	15.51	1.31	0.69
8.3	15.64	1.31	0.69
8.4	15.77	1.3	0.69
8.5	15.9	1.3	0.7

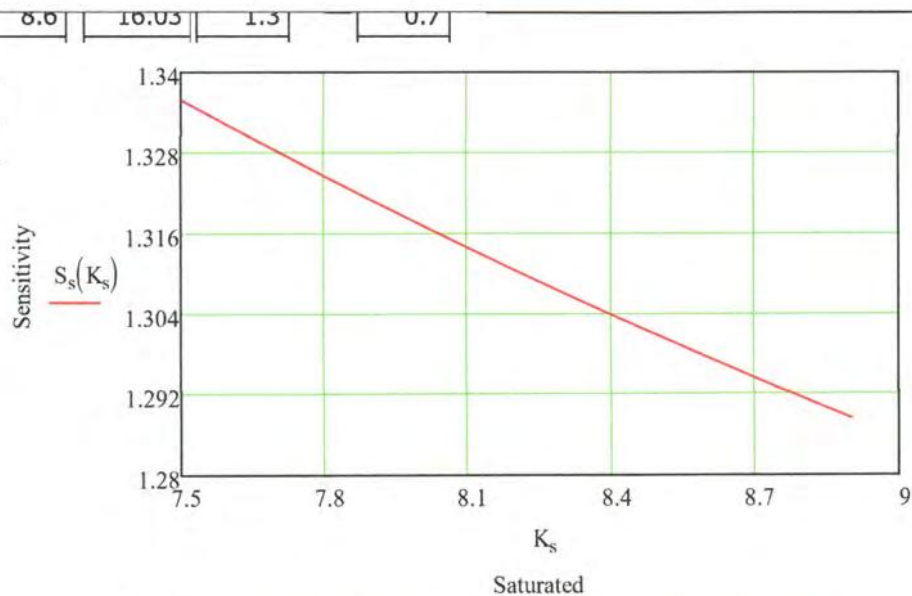


Figure 3. Sensitivity of infiltration rate for different values of saturated hydraulic conductivity at $t = 5$ hours.

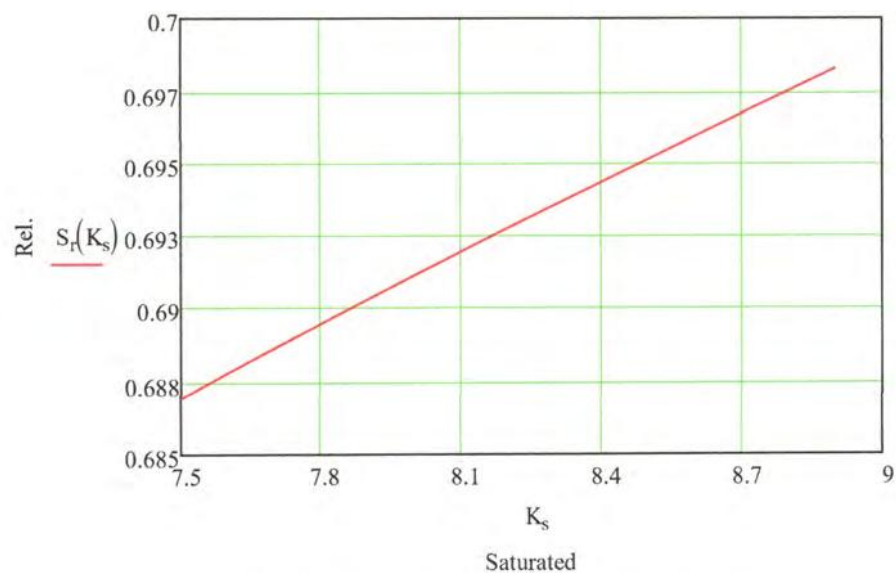


Figure 4. Relative sensitivity of infiltration rate for different values of saturated hydraulic conductivity at $t = 5$ hours.

F.4. Discussion

Figure 3 shows a sensitivity of the infiltration rate for different values of saturated hydraulic

conductivity. The sensitivity decreased as the saturated hydraulic conductivity increased. Figure 4 shows the relative sensitivity of the infiltration rate for different values of saturated hydraulic conductivity. The relative sensitivity increased as the saturated hydraulic conductivity increased.

Soil Sample Analysis Input:

Project: Bush		Sample ID: INFTP-2		Depth: 2.5 - 3.0 ft			
SAND %	CLAY %	SILT %	Saturation % (vol.)	Bulk Density (lb/ft ³)	Effective Porosity % (vol.)	Saturated Hydraulic Conductivity K _s (in/hr)	In-Situ Soil Moisture %
90.6	2.4	7.0	41.8	96.20	4.6	8.01	2.90

Moisture Calculation:

Water %	Matric Potential (bars)	Matric Potential (ft)	K (in/hr)
0.3	14.70	491.81	3.16E-12
3.0	0.60	20.07	1.92E-06
6.0	0.32	10.71	1.06E-04
9.0	0.29	9.70	1.10E-03
12.0	0.27	9.03	5.83E-03
15.0	0.24	8.03	2.12E-02
18.0	0.21	7.03	6.08E-02
21.0	0.19	6.36	1.48E-01
24.0	0.16	5.35	3.21E-01
27.0	0.13	4.35	6.35E-01
30.0	0.11	3.68	1.17E+00
33.0	0.08	2.68	2.03E+00
36.0	0.05	1.67	3.35E+00
41.4	0.01	0.33	7.52E+00

Figure-1:

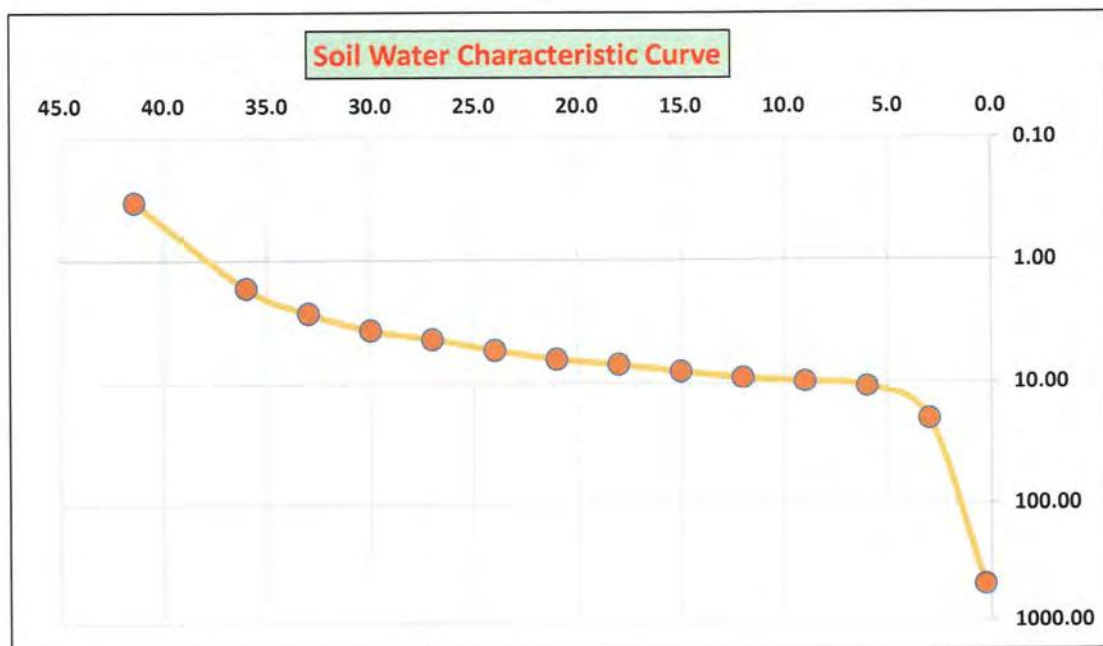
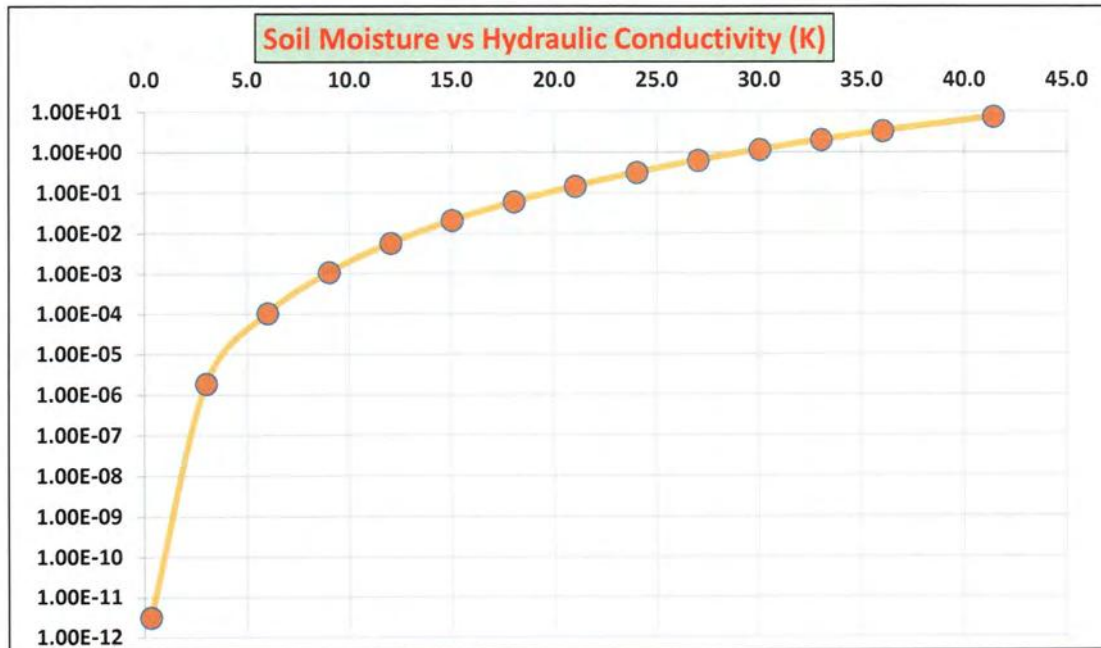


Figure-2:



Soil Sample Analysis Input:

Project: Bush		Sample ID: INFTP-15		Depth: 3.0 - 3.5 ft			
SAND %	CLAY %	SILT %	Saturation % (vol.)	Bulk Density (lb/ft ³)	Effective Porosity % (vol.)	Saturated Hydraulic Conductivity K _s (in/hr)	In-Situ Soil Moisture %
95.6	2.4	2.0	42.5	95.05	3.6	9.61	2.93

Moisture Calculation:

Water %	Matric Potential (bars)	Matic Potential (ft)	K (in/hr)
0.2	11.96	400.14	1.62E-12
3.0	0.41	13.72	4.61E-06
6.0	0.31	10.37	2.07E-04
9.0	0.29	9.70	1.91E-03
12.0	0.26	8.70	9.26E-03
15.0	0.24	8.03	3.15E-02
18.0	0.21	7.03	8.57E-02
21.0	0.18	6.02	2.00E-01
24.0	0.16	5.35	4.15E-01
27.0	0.13	4.35	7.92E-01
30.0	0.11	3.68	1.41E+00
33.0	0.08	2.68	2.38E+00
36.0	0.06	2.01	3.84E+00
39.0	0.03	1.00	5.96E+00
42.0	0.01	0.33	8.95E+00

Figure-1:

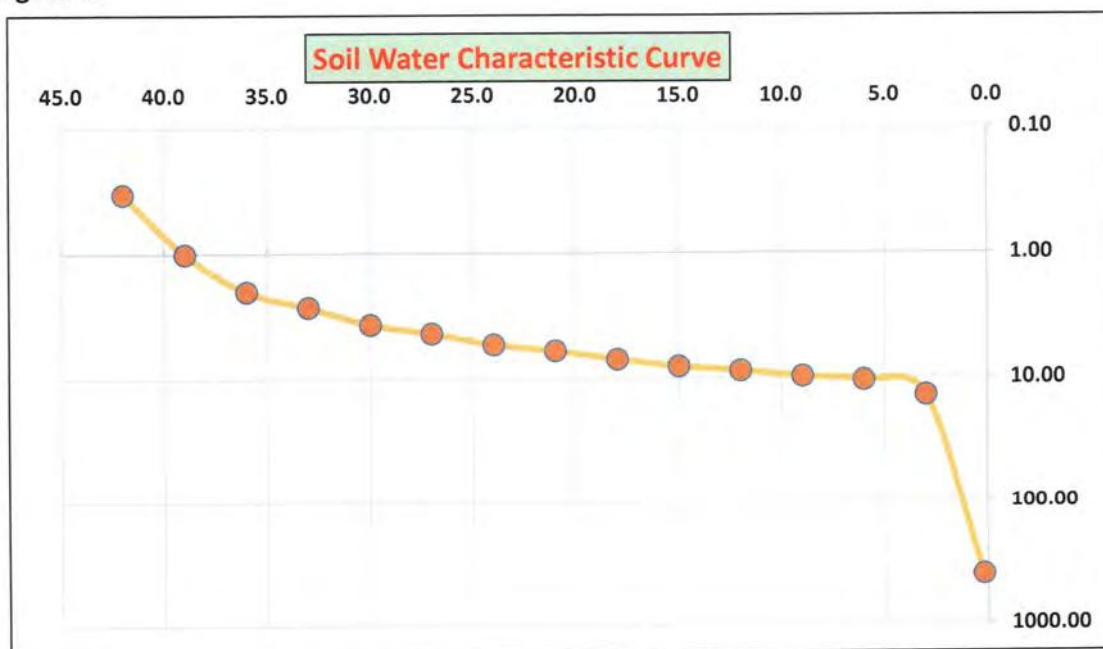
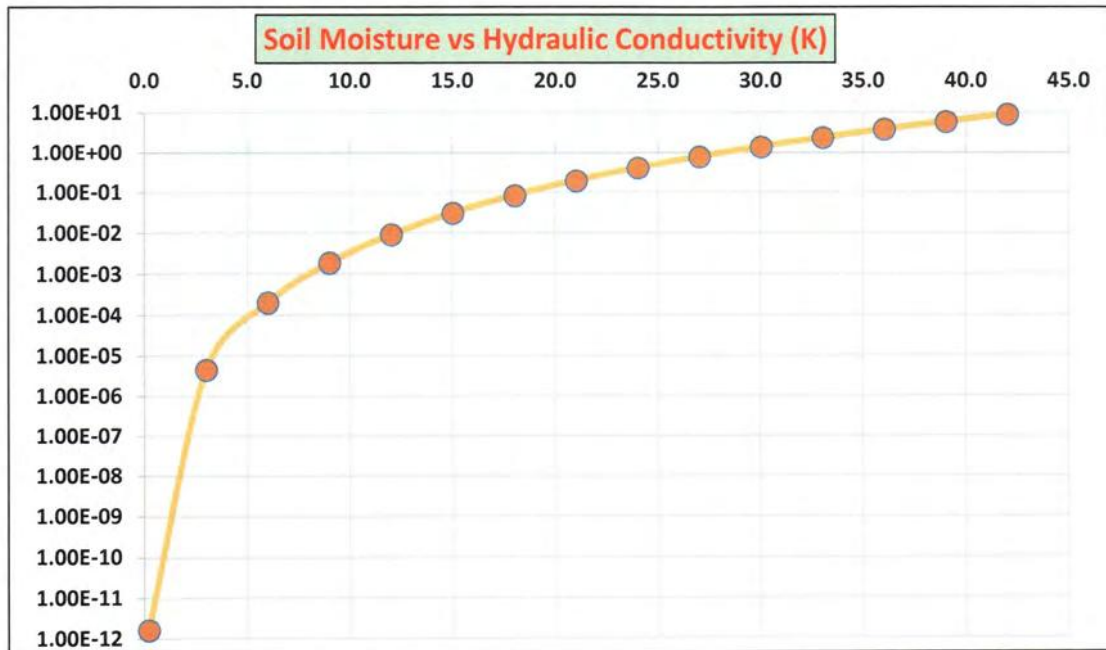


Figure-2:



Soil Sample Analysis Input:

Project: Bush		Sample ID: INFTP-2		Depth: 9.0 - 9.5 ft			
SAND %	CLAY %	SILT %	Saturation % (vol.)	Bulk Density (lb/ft ³)	Effective Porosity % (vol.)	Saturated Hydraulic Conductivity K _s (in/hr)	In-Situ Soil Moisture %
95.6	3.4	1.0	42.1	95.84	4.3	6.25	2.82

Moisture Calculation:

Water %	Matric Potential (bars)	Matic Potential (ft)	K (in/hr)
0.8	15.00	501.84	5.92E-13
3.0	0.75	25.09	1.15E-08
6.0	0.32	10.71	2.25E-06
9.0	0.29	9.70	4.94E-05
12.0	0.27	9.03	4.42E-04
15.0	0.24	8.03	2.42E-03
18.0	0.21	7.03	9.71E-03
21.0	0.19	6.36	3.14E-02
24.0	0.16	5.35	8.69E-02
27.0	0.13	4.35	2.13E-01
30.0	0.11	3.68	4.76E-01
33.0	0.08	2.68	9.84E-01
36.0	0.05	1.67	1.91E+00
39.0	0.03	1.00	3.51E+00
40.6	0.01	0.33	3.80E+00

Figure-1:

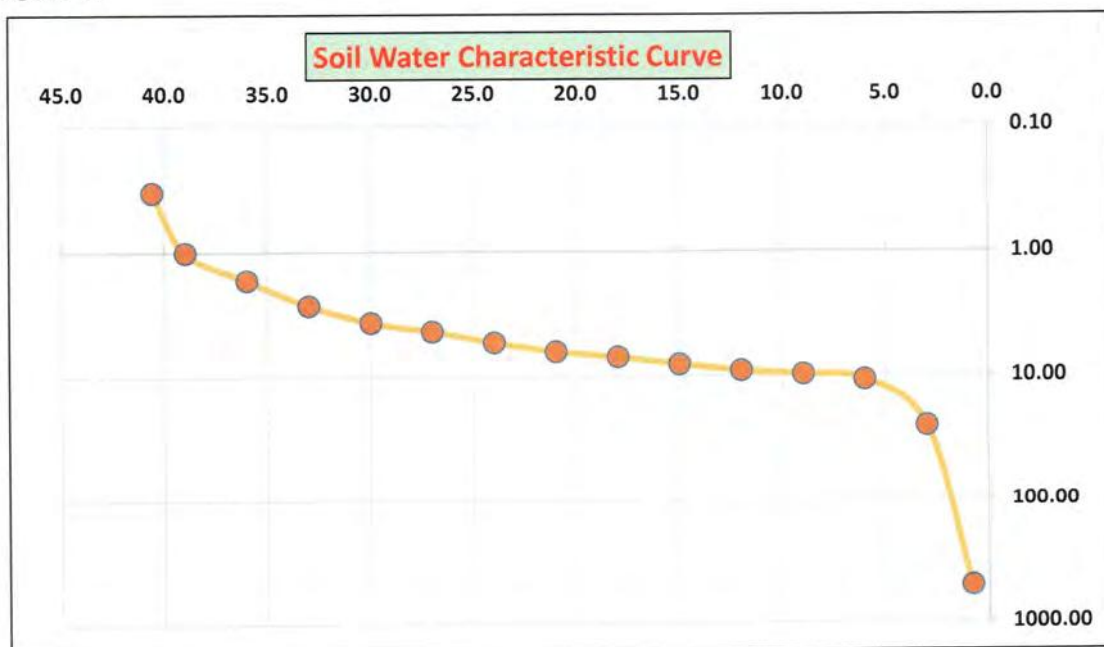
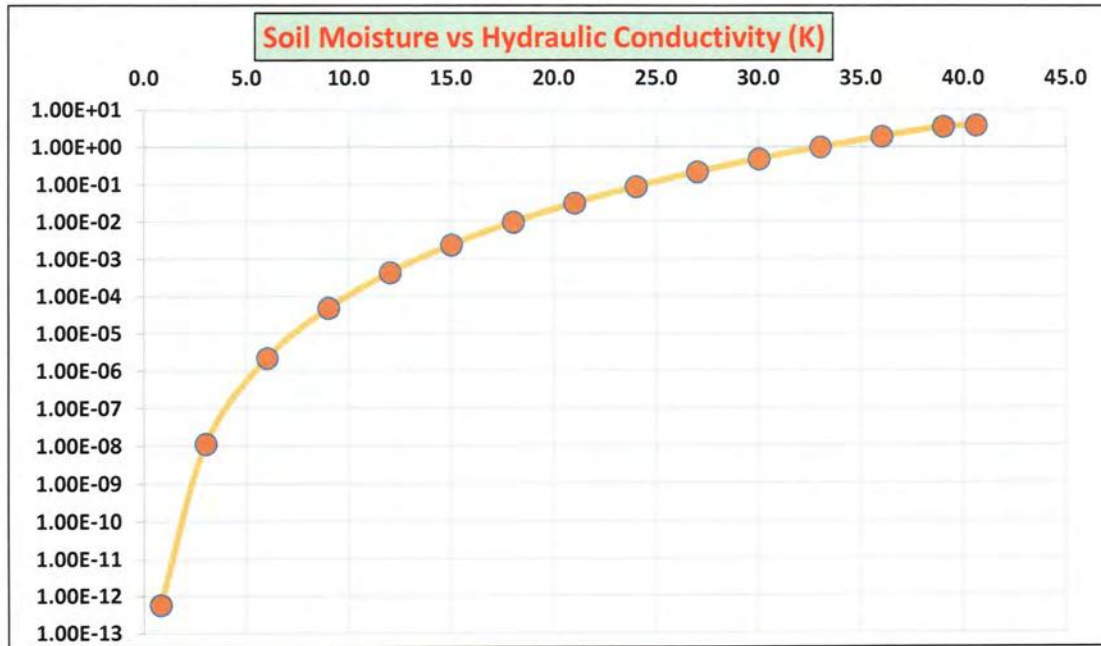


Figure-2:





Main Office: 337 1st Ave, Othello, WA 99344
Oregon Office: 1300 Sixth St., Suite J, Umatilla, OR 97882
Pasco Office: 1320 E Spokane St., Pasco, WA 99301
(509) 488-0112 info@kuotestinglabs.com

Sample Analysis Report

Date: September 4, 2020
Report No: 64818
Grower: Bush
Client: White Shield, Inc.
Sampler: Michael Black

Sample Date: 9/1/2020
Sample ID: INFTP-1 4-4.5ft
Sample Type: _____
Lab No: 370122
Depth: 48-54

Analysis	Unit	Result
Clay	%	2.4
Moisture-Soil	%	2.82
Sand	%	87.6
Silt	%	10
Texture		Sand



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☎ (509) 488-0112 ✉ info@kuotestinglabs.com

Sample Analysis Report

Date: September 4, 2020
Report No: 64818
Grower: Bush
Client: White Shield, Inc.
Sampler: Michael Black

Sample Date: 9/1/2020
Sample ID: INFTP-1 8-8.5ft
Sample Type: _____
Lab No: 370123
Depth: 96-102

Analysis	Unit	Result
Clay	%	2.4
Moisture-Soil	%	3.48
Sand	%	77.6
Silt	%	20
Texture		Loamy Sand



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☎ (509) 488-0112 ✉ info@kuotestinglabs.com

Sample Analysis Report

Date: September 4, 2020
Report No: 64818
Grower: Bush
Client: White Shield, Inc.
Sampler: Michael Black

Sample Date: 9/1/2020
Sample ID: INFTP-1 9-9.5ft
Sample Type: _____
Lab No: 370124
Depth: 108-114

Analysis	Unit	Result
Clay	%	2.4
Moisture-Soil	%	2.86
Sand	%	89.6
Silt	%	8
Texture		Sand



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Pasco Office: 1320 E Spokane St., Pasco, WA 99301
☎ (509) 488-0112 ✉ info@kuotestinglabs.com

Sample Analysis Report

Date: September 4, 2020
Report No: 64818
Grower: Bush
Client: White Shield, Inc.
Sampler: Michael Black

Sample Date: 9/1/2020
Sample ID: INFTP-2 2.5-3ft
Sample Type: _____
Lab No: 370125
Depth: 30-36

Analysis	Unit	Result
Clay	%	2.4
Moisture-Soil	%	2.9
Sand	%	90.6
Silt	%	7
Texture		Sand



Main Office: 337 1st Ave, Othello, WA 99344
Oregon Office: 1300 Sixth St., Suite J, Umatilla, OR 97882
Pasco Office: 1320 E Spokane St., Pasco, WA 99301
(509) 488-0112 info@kuotestinglabs.com

Sample Analysis Report

Date: September 4, 2020
Report No: 64818
Grower: Bush
Client: White Shield, Inc.
Sampler: Michael Black

Sample Date: 9/1/2020
Sample ID: INFTP-2 9-9.5ft
Sample Type:
Lab No: 370126
Depth: 108-114

Analysis	Unit	Result
Clay	%	3.4
Moisture-Soil	%	2.82
Sand	%	95.6
Silt	%	1
Texture		Sand



Main Office: 337 1st Ave, Othello, WA 99344
Oregon Office: 1300 Sixth St., Suite J, Umatilla, OR 97882
Pasco Office: 1320 E Spokane St., Pasco, WA 99301
☎ (509) 488-0112 ✉ info@kuotestinglabs.com

Sample Analysis Report

Date: September 4, 2020
Report No: 64818
Grower: Bush
Client: White Shield, Inc.
Sampler: Michael Black

Sample Date: 9/1/2020
Sample ID: INFTP-15 3-3.5ft
Sample Type: _____
Lab No: 370127
Depth: 36-42

Analysis	Unit	Result
Clay	%	2.4
Moisture-Soil	%	2.93
Sand	%	95.6
Silt	%	2
Texture		Sand

Project : Air Entry Permeameter Test

Client : BUSH

Date : 9/1/2020

INFTP-1

	Pmin=	7.70 in H2O (0.64 ft)	Time (in Min)	Level of reservoir(Drop)
Hr =	1.77 ft		0:00	0.50 ft
G =	1.01 ft		0:30	0.47 ft
Lf =	1.03 ft		1:00	0.44 ft
Pa =	Pmin + G + Lf		1:30	0.42 ft
Pa =	0.64 ft +1.01 ft +1.03 = 2.68 ft		2:00	0.40 ft

Permeameter = 2.68 ft (Expressed in negative water-pressure head)

Vertical Hydraulic Conductivity (K)

$$K = (Lf(dHr/dt)(rr/rc)^2)/(Hr+Lf-0.5Pa)$$

$$K = [(1.03 ft)((0.03 ft/30 sec)(3600 sec/1hr))((0.5 ft)/(1.0 ft))^2]/((1.77 ft + 1.03 ft-0.5(2.68ft)) = 0.635 ft/hr = 7.62 in/hr$$

Vertical Hydraulic Conductivity = 0.635 ft/hr = 7.62 in/hr

INFTP-2

Pmin=	11.40 in H2O (0.95 ft)	Time (in Min)	Level of reservoir(Dro
Hr =	1.81 ft	0:00	0.49 ft
G =	1.02 ft	0:30	0.39 ft
Lf =	1.45ft	1:00	0.31 ft
Pa =	Pmin + G + Lf	1:30	0.23 ft
Pa =	0.95 ft +1.02 ft +1.45 ft = 3.42 ft	2:00	0.15 ft

Permeameter = 3.42 ft(expressed in negative water-pressure head)
104 cm

Vertical Hydraulic Conductivity (K)

$$K = (Lf(dHr/dt)(rr/rc)^2)/(Hr+Lf-0.5Pa)$$

$$K = [(1.45 \text{ ft})((0.08\text{ft}/30 \text{ sec})(3600 \text{ sec}/1\text{hr}))((0.5 \text{ ft})/((1.0 \text{ ft}))^2)/((1.81 \text{ ft} + 1.45 \text{ ft} - 0.5(3.24\text{ft})) = 2.12 \text{ ft/hr} = 25.44 \text{ in/hr}$$

$$\text{Vertical Hydraulic Conductivity} = 2.12 \text{ ft/hr} = 25.44 \text{ in/hr}$$

APPENDIX E

USGS Maps

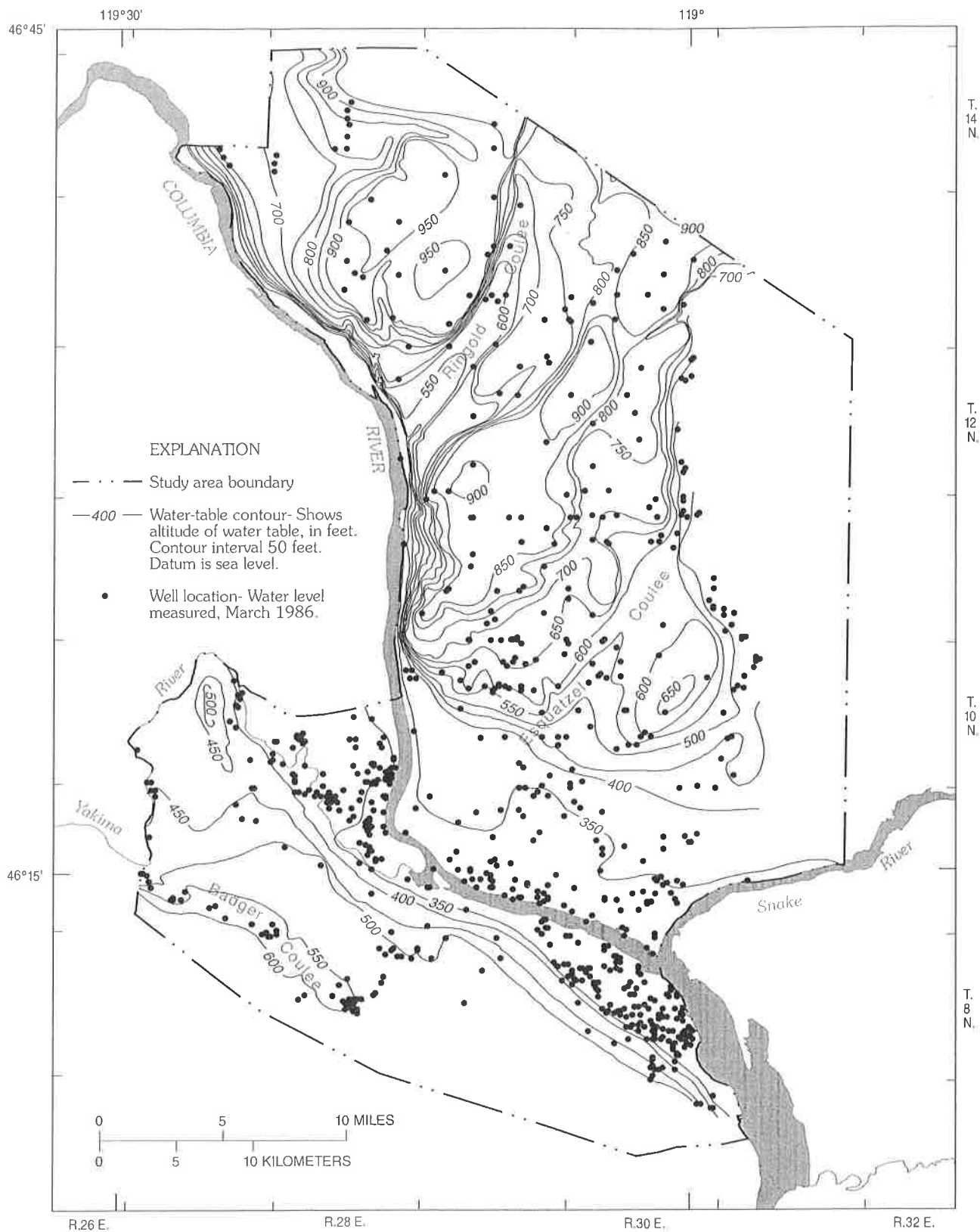


Figure 26.--Water-table altitude, March 1986.

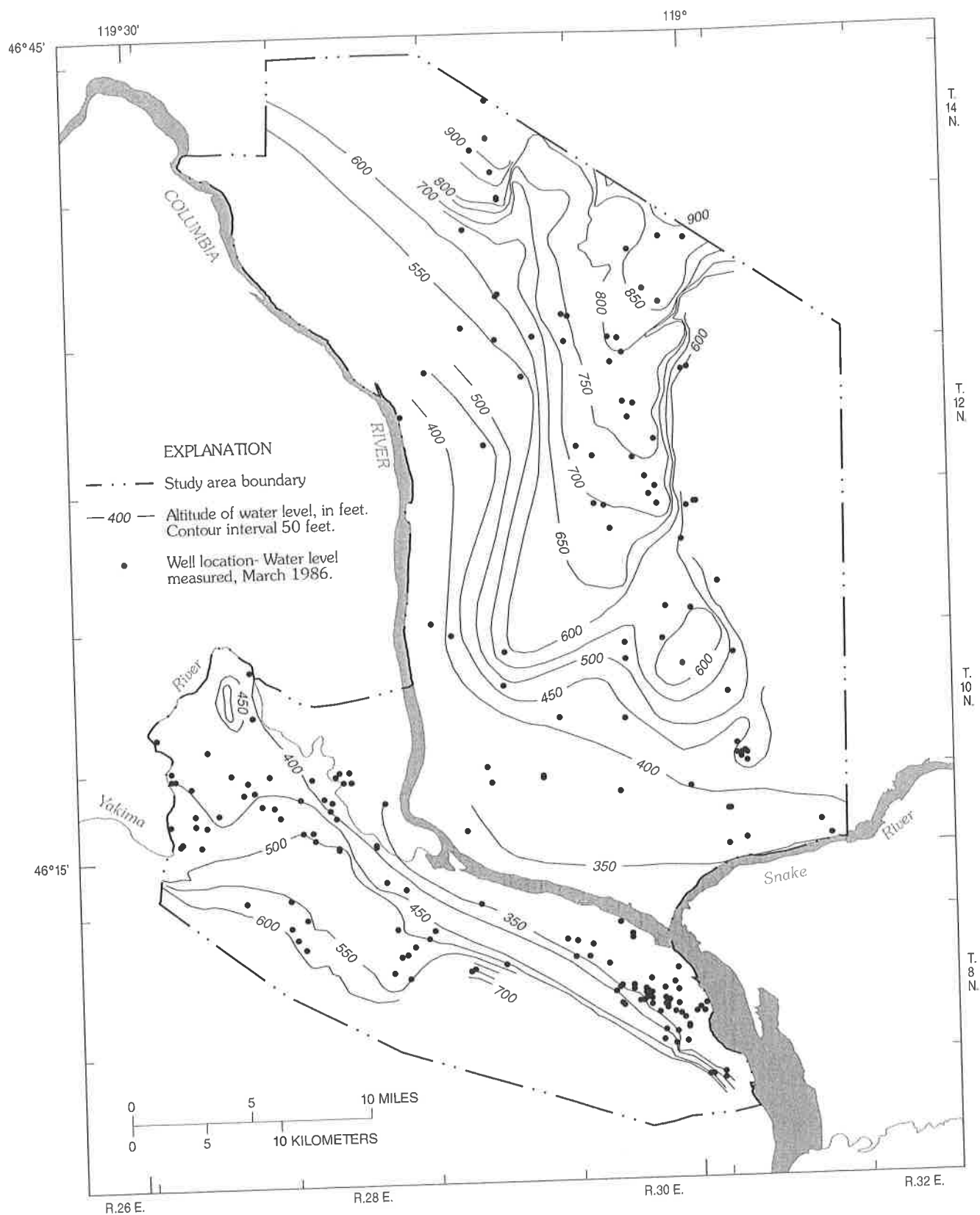


Figure 27.--Water-level altitudes in the Saddle Mountains Basalt, March 1986.

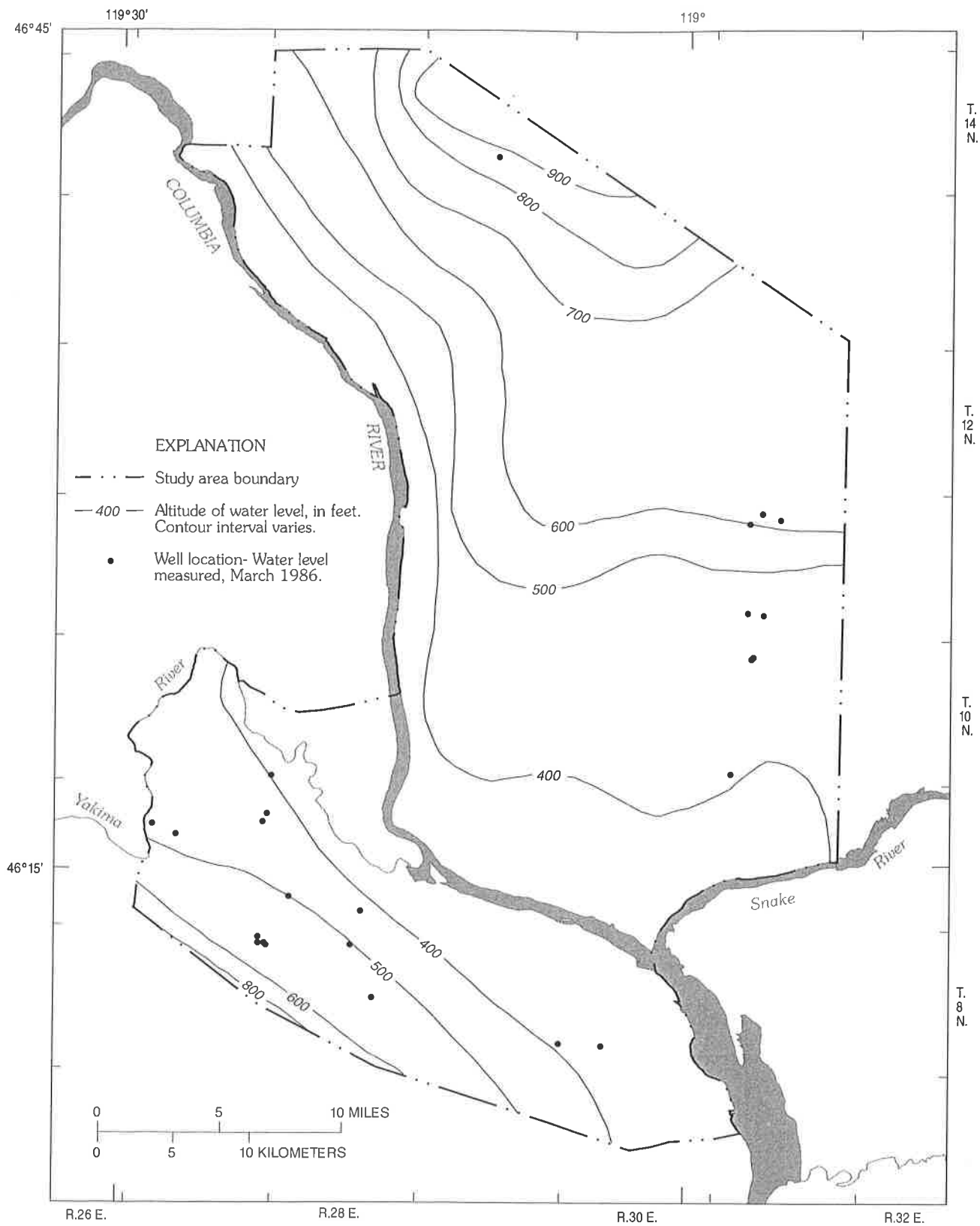


Figure 28.--Water-level altitudes in the Wanapum Basalt, March 1986 (Modified from Bauer, Vaccaro, and Lane, 1985).

File No. EA2021-126

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Preliminary Plat of Wellhouse Heights

Proponent: Bush Living Trust

Location of Proposal: The north side of Duportail Street, immediately northwest of the intersection of Wellhouse Loop and Duportail Street, tax parcel #1-15981013592002

Lead Agency: City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

() There is no comment for the DNS.

() This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

(X) This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Mike Stevens

Position/Title: Planning Manager

Address: 625 Swift Blvd., MS #35, Richland, WA 99352

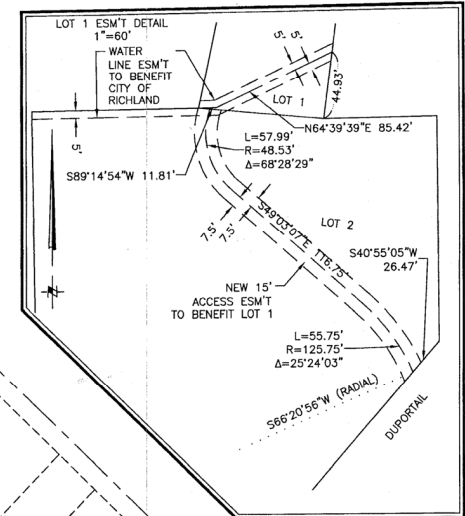
Date: June 1, 2021

Signature 

Exhibit 8

SHORT PLAT NO. 3592

PREPARED UNDER CITY OF RICHLAND SHORT PLAT ORDINANCE
A PORTION LOT 11, BLOCK 400, PLAT OF RICHLAND, LYING IN
SECTIONS 10 & 15, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



CITY OF RICHLAND NOTES:

1. ADDRESSES [SHOWN IN BRACKETS] ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND, ZIP CODE 99352.
2. PRIOR TO DEVELOPMENT OF INDIVIDUAL LOTS, A GEOTECHNICAL STUDY MAY BE REQUIRED AND CONDUCTED IN ACCORDANCE TO THE 2015 ILLINOIS SECTION 1803. GRADE, PERMIT MAY BE REQUIRED AND FINDING OBSERVATION CONDUCTED BY CORP AND GEOTECHNICAL ENGINEER OF RECORD.
3. NO BUILDING PERMITS FOR LOTS IN THIS SHORT PLAT SHALL BE ISSUED FOR ANY STRUCTURE REQUIRING PORTABLE WATER AND SANITATION SEWER SYSTEMS. THE CITY OF RICHLAND WATER AND SEWER DISTRIBUTION SYSTEM THAT WILL PROVIDE SERVICES TO THE LAT THAT THE STRUCTURE WILL BE BUILT UPON HAS BEEN DESIGNED AND ACCEPTED BY THE CITY OF RICHLAND ENGINEERING DEPARTMENT. NO ADDITIONAL USE OF OTHER LOTS CAN BE ISSUED FOR ANY STRUCTURE UNTIL SAID SYSTEM IS CONSTRUCTED AND ACCEPTED BY THE CITY. UTILITY INFORMATION IS AVAILABLE THROUGH THE CITY OF RICHLAND.
4. AUTHORIZATION OF THIS SHORT PLAT DOES NOT GUARANTEE THE ISSUANCE OF ANY PERMITS FOR THE DEVELOPMENT OF THE LOTS BUT NOT LIMITED TO: BUILDING PERMITS, COMPREHENSIVE PLAN AMENDMENTS OR ZONING AMENDMENTS.

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	183.14	465.00	22°33'57"	N52°12'04"E	181.96
C2	243.38	535.00	26°03'52"	N35°57'01"E	241.28
C3	181.23	320.00	32°26'59"	N17°04'16"W	178.82
C4	279.96	395.00	40°36'34"	S20°04'19"W	274.14
C5	163.88	1221.12	7°41'22"	S11°36'24"E	163.76
C6	149.72	1221.12	7°01'30"	S4°27'03"E	149.63
C7	39.86	230.00	9°55'49"	N31°40'44"E	39.81
C8	374.66	325.00	66°03'00"	S55°50'43"E	354.25
C9	295.98	340.00	49°52'42"	N48°58'09"E	286.73
C10	331.15	500.00	37°56'50"	N59°53'30"E	325.13
C11	294.65	350.00	48°14'08"	N24°57'56"E	286.03
C12	108.11	200.00	30°58'15"	S16°24'55"E	106.80
C13	305.75	300.00	58°23'41"	S28°52'52"W	292.69
C14	338.58	300.00	64°39'53"	N32°06'27"E	320.90

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N11°11'41"W	78.64
L2	S89°14'54"W	60.17
L3	S19°43'36"E	83.05
L4	N89°09'24"E	17.01
L5	N9°36'00"E	46.23
L6	N89°24'27"E	116.13
L7	S84°36'57"E	83.69
L8	N8°08'47"E	75.20
L9	N0°28'09"W	147.81
L10	S40°55'05"W	184.17
L11	N11°11'41"W	17.00
L12	S40°55'05"W	104.74
L13	N0°28'09"W	19.30
L14	S89°08'47"W	87.41
L15	N0°14'55"W	451.31
L16	S44°20'04"W	85.05
L17	N22°49'13"W	22.25
L18	S89°08'47"W	41.21
L19	N88°52'13"W	78.67
L20	S11°58'24"W	103.81
L21	N64°24'51"E	54.88
L22	N49°04'39"W	25.90
L23	N40°58'43"E	30.85
L24	S40°55'05"W	190.56
L25	N89°08'37"E	51.02

SURVEYOR'S NOTES:

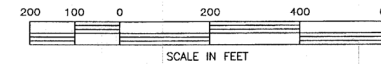
1. BASIS OF BEARING GRID, US STATE PLANE, NAD 83/2011 WASHINGTON SOUTH ZONE
BASED ON GNSS OBSERVATIONS
2. (M) = MEASURED (R) = RECORD (C) = COMPUTED (P) = PLAT
3. ○ = DENOTES SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "RSI-DPB 41026"
4. ● = DENOTES FOUND 1" CRIMPED IRON PIPE OR MONUMENT AS NOTED.
5. ⊕ = DENOTES FOUND CITY OF RICHLAND BRASS CAP IN MONUMENT CASE PER SURVEYS OF
RECORD (RSB 582, 979, 1069, 4090, & 4975)
6. SURVEY METHODS UTILIZED; MULTI FREQUENCY GNSS RECEIVERS USING REAL TIME KINEMATIC
METHODS.
7. EASEMENTS DESCRIBED UNDER AUDITOR'S FILE NUMBERS 426757 & 429774 ORIGINATING ON
THE EAST LINE OF LOT 3 OF THE PLAT OF RIDGE VIEW ADDITION ARE AMBIGUOUS. 426757
DESCRIBES ONLY ANYTHING LYING WITHIN 10' OF A POINT ON THE EAST LINE OF SAID LOT.
429774 DESCRIBES A 15' WIDE EASEMENT BEGINNING AT A POINT ON THE EAST LINE OF
SAID LOT, THEN RUNNING EASTWARD TO AN EXISTING MANHOLE, WHICH WAS NOT OBSERVED
DURING THE COURSE OF THIS SURVEY, AND DOES NOT AGREE WITH THOSE EASEMENTS
SHOWN ON THE FACE OF THE PLAT OF RICHLAND. THE EXTENT OF SAID EASEMENT IS
THEREFORE UNKNOWN.

SURVEYOR'S CERTIFICATION

I, DAVID P. BAALMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, (REG# 41028) HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID SHORT PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.




DAVID P. BAALMAN
12-17-18
DATE



REV: NONE

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF RICHLAND AT 4:18 P.M.,
THIS 17th DAY OF December, 2018 A.D., AND RECORDED IN VOLUME 1 OF
SHORT PLATS, AT PAGE 3592 RECORDS OF BENTON COUNTY, WASHINGTON.

BRENDA CHILTON *by Robert Hays*
BENTON COUNTY AUDITOR *(Deputy)*

2018-03
FEE NUMBER

ORIGINAL



CLIENT		CITY OF RICHLAND		JOB 40218	
PROJECT		SHORT PLAT PORTION LOT 11 BLOCK 400, PLAT OF RICHLAND			
DRN. BY	DPB	SCALE	1"= 200'	ACAD VER -2017 F.B. NO = 849	SHEET 1
APPROVED	DPB	DATE	12-5-18	FILE: 40218.dwg	OF 3

2018-036918 B: 01 P: 3592 SP
12/17/2018 04:16:32 PM Pages: 3 Fee: \$185.00
Rogers Surveying
Benton County, Benton County Auditor's Office

C3-007 Pg 1 of 3



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

June 30, 2021

Shane O'Neill
City of Richland
PO Box 190
Richland, WA 99352

Re: SEPA Register 202103202, S2021-106, EA2021-126

Dear Shane O'Neill:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the Wellhouse Heights subdivision of 10 lots, proposed by Tim Bush for the Bush Living Trust. We have reviewed the documents and have the following comments.

WATER QUALITY

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

Note: projects involving soil disturbance of between 1 acres and 5 acres may be eligible for an Erosivity Waiver.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact Lloyd Stevens, Jr. at the Dept. of Ecology, (509) 574-3991 or email lloyd.stevenjr@ecy.wa.gov, with questions about this permit.

Sincerely,

A handwritten signature in blue ink that reads "Gwen Clear".

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepa@ecy.wa.gov

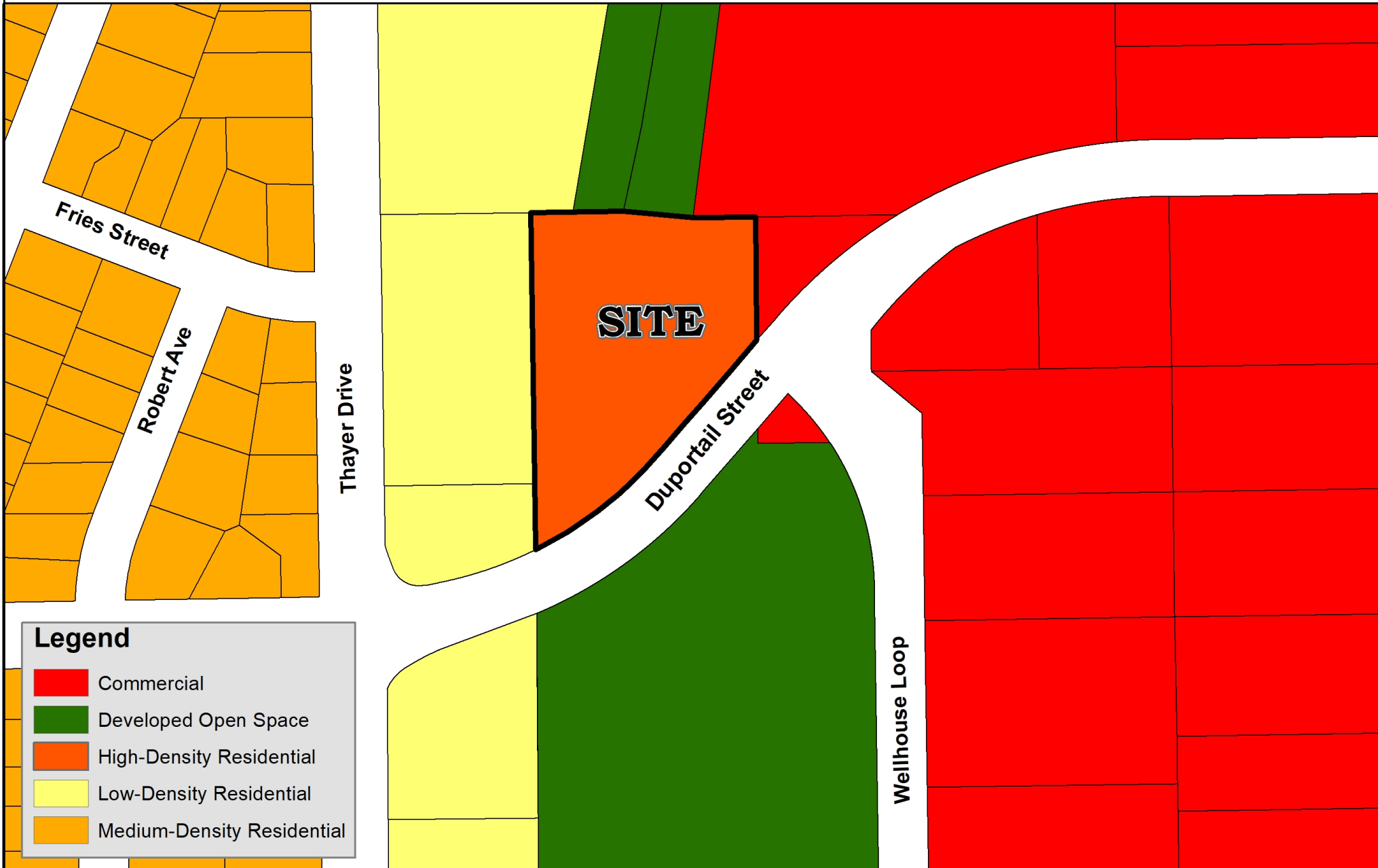
Vicinity Map

Item: Preliminary Plat - Wellhouse Heights
Applicant: Bush Living Trust
File #: S2021-106



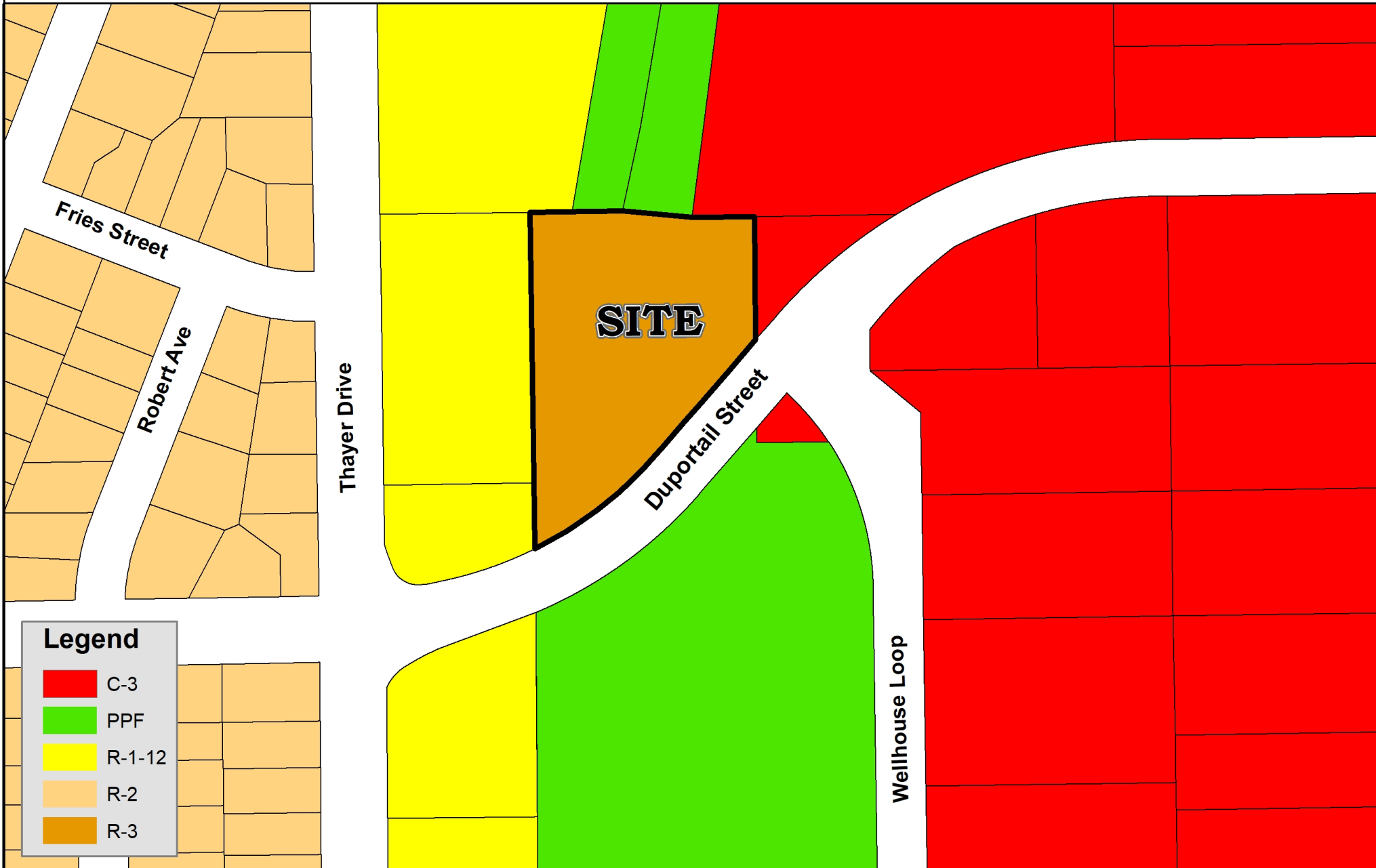
Land Use Map

Item: Preliminary Plat - Wellhouse Heights
Applicant: Bush Living Trust
File #: S2021-106



Zoning Map

Item: Preliminary Plat - Wellhouse Heights
Applicant: Bush Living Trust
File #: S2021-106



Looking North



SITE

Looking East



SITE

Looking South

SITE



Looking West

SITE





HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 7/12/2021

Agenda Category: New Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject:

BSP2021-101 - Luxelocker Binding Site Plan

Department:

Development Services

Recommended Motion:

Approve subject to completion of proposed conditions.

Summary:

Consolidated Construction Co., LLC have applied to the City of Richland on behalf of Richland Storage Partners, LLC for Binding Site Plan approval of a proposed development that will consist of an approximately 5.3-acre site being divided into two (2) separate lots, one of which will contain two (2) buildings that will be divided into a 77-unit storage facility condominium. The proposed project will occur at 2705 Fermi Drive near the intersection of Stevens Drive and Curie Street, Richland, WA 99352.

Attachments:

1. BSP2021-101 Full Staff Report

**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT TO THE HEARING EXAMINER**

GENERAL INFORMATION:

PROPOSAL NAME: Luxelocker 77-unit storage facility condominium

LOCATION: 2705 Fermi Drive, Lot 2 of Short Plat 3612 (APN 123083013612002).

APPLICANT: Consolidated Construction Co., LLC on behalf of Richland Storage Partners, LLC

FILE NO.: BSP2021-101

DESCRIPTION: Binding Site Plan to create two (2) individual lots one of which will contain a 77-unit storage facility condominium within two (2) separate buildings.

PROJECT TYPE: Type II Large Binding Site Plan

HEARING DATE: July 12, 2021

REPORT BY: Mike Stevens, Planning Manager

RECOMMENDED ACTION: Approval subject to completion of proposed conditions

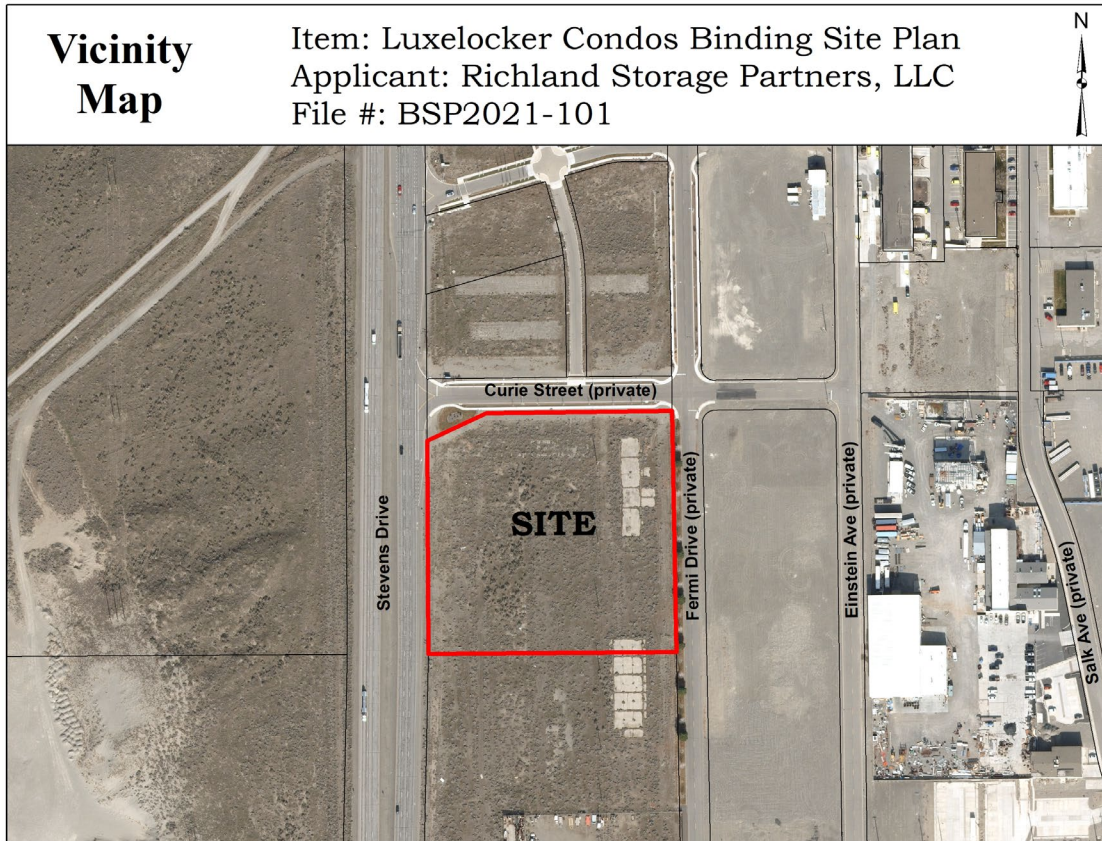


Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

Consolidated Construction Co., LLC have applied to the City of Richland on behalf of Richland Storage Partners, LLC for Binding Site Plan approval of a proposed development that will consist of an approximately 5.3-acre site being divided into two (2) separate lots, one of which will contain two (2) buildings that will be divided into a 77-unit storage facility condominium. The proposed project will occur at 2705 Fermi Drive near the intersection of Stevens Drive and Curie Street, Richland, WA 99352.

BINDING SITE PLANS

According to RMC 24.14.010, Purpose and scope, the purpose of the binding site plan chapter is to establish procedures for public review of the division of commercial and industrial land which are less cumbersome and more flexible than traditional subdivision and short subdivision procedures, while fulfilling the purpose of this code as set forth in this title. *This chapter shall apply to every*

division of commercially or industrially zoned land into two or more parcels for the purposes of sale, lease, or other transfer of ownership, except for those land divisions exempted in this title, and except when the land is to be platted.

Binding site plans are specifically authorized pursuant to RCW 58.17.035 which states as follows:

RCW 58.17.035

Alternative method of land division—Binding site plans.

A city, town, or county may adopt by ordinance procedures for the divisions of land by use of a binding site plan as an alternative to the procedures required by this chapter. The ordinance shall be limited and only apply to one or more of the following: (1) The use of a binding site plan to divisions for sale or lease of commercially or industrially zoned property as provided in RCW 58.17.040(4) (*see below); (2) divisions of property for lease as provided for in RCW 58.17.040(5) (**see below); and (3) divisions of property as provided for in RCW 58.17.040(7) (***)see below). Such ordinance may apply the same or different requirements and procedures to each of the three types of divisions and shall provide for the alteration or vacation of the binding site plan, and may provide for the administrative approval of the binding site plan.

The ordinance shall provide that after approval of the general binding site plan for industrial or commercial divisions subject to a binding site plan, the approval for improvements and finalization of specific individual commercial or industrial lots shall be done by administrative approval.

The binding site plan, after approval, and/or when specific lots are administratively approved, shall be filed with the county auditor with a record of survey. Lots, parcels, or tracts created through the binding site plan procedure shall be legal lots of record. The number of lots, tracts, parcels, sites, or divisions shall not exceed the number of lots allowed by the local zoning ordinances.

All provisions, conditions, and requirements of the binding site plan shall be legally enforceable on the purchaser or any other person acquiring a lease or other ownership interest of any lot, parcel, or tract created pursuant to the binding site plan. Any sale, transfer, or lease of any lot, tract, or parcel created pursuant to the binding site plan, that does not conform to the requirements of the binding site plan or without binding site plan approval, shall be considered a violation of chapter 58.17 RCW and shall be restrained by injunctive action and be illegal as provided in chapter 58.17 RCW.

*RCW 58.17.040 (4)

Division of land into lots or tracts classified for industrial or commercial use when the city, town, or county has approved a binding site plan for the use of the land in accordance with local regulations.

****RCW 58.17.040 (5)**

A division for the purpose of lease when no residential structure other than mobile homes, tiny houses or tiny houses with wheels as defined in RCW 35.21.686, or travel trailers are permitted to be placed upon the land when the city, town, or county has approved a binding site plan for the use of the land in accordance with local regulations.

*****RCW 58.17.040 (7)**

Divisions of land into lots or tracts if: (a) Such division is the result of subjecting a portion of a parcel or tract of land to either chapter 64.32 or 64.34 RCW subsequent to the recording of a binding site plan for all such land; (b) the improvements constructed or to be constructed thereon are required by the provisions of the binding site plan to be included in one or more condominiums or owned by an association or other legal entity in which the owners of units therein or their owners' associations have a membership or other legal or beneficial interest; (c) a city, town, or county has approved the binding site plan for all such land; (d) such approved binding site plan is recorded in the county or counties in which such land is located; and (e) the binding site plan contains thereon the following statement: "All development and use of the land described herein shall be in accordance with this binding site plan, as it may be amended with the approval of the city, town, or county having jurisdiction over the development of such land, and in accordance with such other governmental permits, approvals, regulations, requirements, and restrictions that may be imposed upon such land and the development and use thereof. Upon completion, the improvements on the land shall be included in one or more condominiums or owned by an association or other legal entity in which the owners of units therein or their owners' associations have a membership or other legal or beneficial interest. This binding site plan shall be binding upon all now or hereafter having any interest in the land described herein." The binding site plan may, but need not, depict or describe the boundaries of the lots or tracts resulting from subjecting a portion of the land to either chapter 64.32 or 64.34 RCW. A site plan shall be deemed to have been approved if the site plan was approved by a city, town, or county: (i) In connection with the final approval of a subdivision plat or planned unit development with respect to all of such land; or (ii) in connection with the issuance of building permits or final certificates of occupancy with respect to all of such land; or (iii) if not approved pursuant to (i) and (ii) of this subsection (7)(e), then pursuant to such other procedures as such city, town, or county may have established for the approval of a binding site plan;

Chapter 64.34 RCW, otherwise known as the Condominium Act, outlines the requirements which must be met for a condominium development.

PROJECT HISTORY

The City of Richland received a request for SEPA review for the proposed project on, or about, August 24, 2020. A SEPA Determination of Non-Significance (DNS) was issued for the project by the City on September 8, 2020. The end of the comment period was September 23, 2020. No appeal of the DNS was received and based upon comments received the City placed conditions of approval on the project requiring that a NPDES Construction Stormwater General Permit be obtained (if necessary) and that an archaeological survey of the project area occur prior to any ground disturbing activities.

The project proponents had an archaeological survey performed and the Washington State Department of Archaeology and Historic Preservation (DAHP) concurred with the results of the survey on December 18, 2020.

The grading permit for the project was issued by the City of Richland on March 12, 2021 and building permits for Buildings A, B, C & D were issued by the City of Richland on April 16, 2021 (Buildings A & B do not contain any storage units subject to this binding site plan/condominium review process). The grading and subsequent building permits were issued as stand-alone projects and the use of the site for storage units (mini-warehouse per RMC 23.06.655) is an outright permitted use of the property (*see Zoning below*).

As of the date this staff report was prepared site preparation activities have been initiated and building foundations have been poured.

COMPREHENSIVE PLAN

The site is designated as suitable for industrial development under the City's current Comprehensive Plan.

Land Use Goal #4 in the plan addresses commercial and industrial development stating:

Promote commercial and industrial growth that supports the City's economic development goals.

Policy 1 – Accommodate a variety of commercial land uses including retail and wholesale sales and services, and research and professional services.

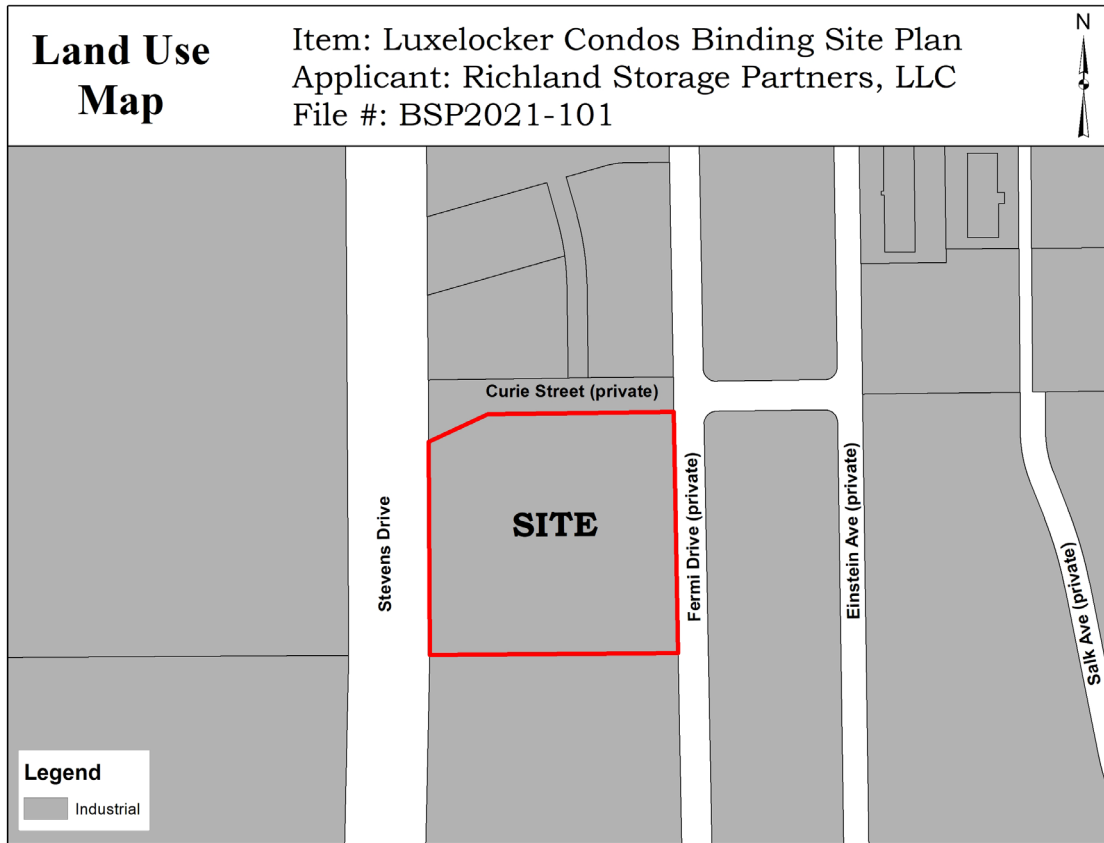


Figure 2 – Comprehensive Plan

ZONING

The site is zoned I-M Medium Industrial, the purpose of the I-M zone is:

Purpose

The purposes of the Medium Industrial zoning district, as set forth in RMC 23.26.010, is as follows:

A. The medium industrial use district (I-M) is a zone providing for limited manufacturing, assembly, warehousing and distribution operations and retail and wholesale sales of products manufactured on the premises or products allied thereto; and administrative and research and development facilities for science-related activities and commercial uses that are supportive and compatible with other uses allowed in the district. Regulations are intended to prevent frictions between uses within the district, and also to protect nearby residential districts. This zoning classification is intended to be applied to some portions of the city that are designated industrial under the city of Richland Comprehensive Plan.

Dimensional Standards

Standard	I-M
Front Yard Setback	0 feet
Side Yard Setback	None
Rear Yard Setback	None
Maximum Building Height	55 feet
Minimum Lot Area	None

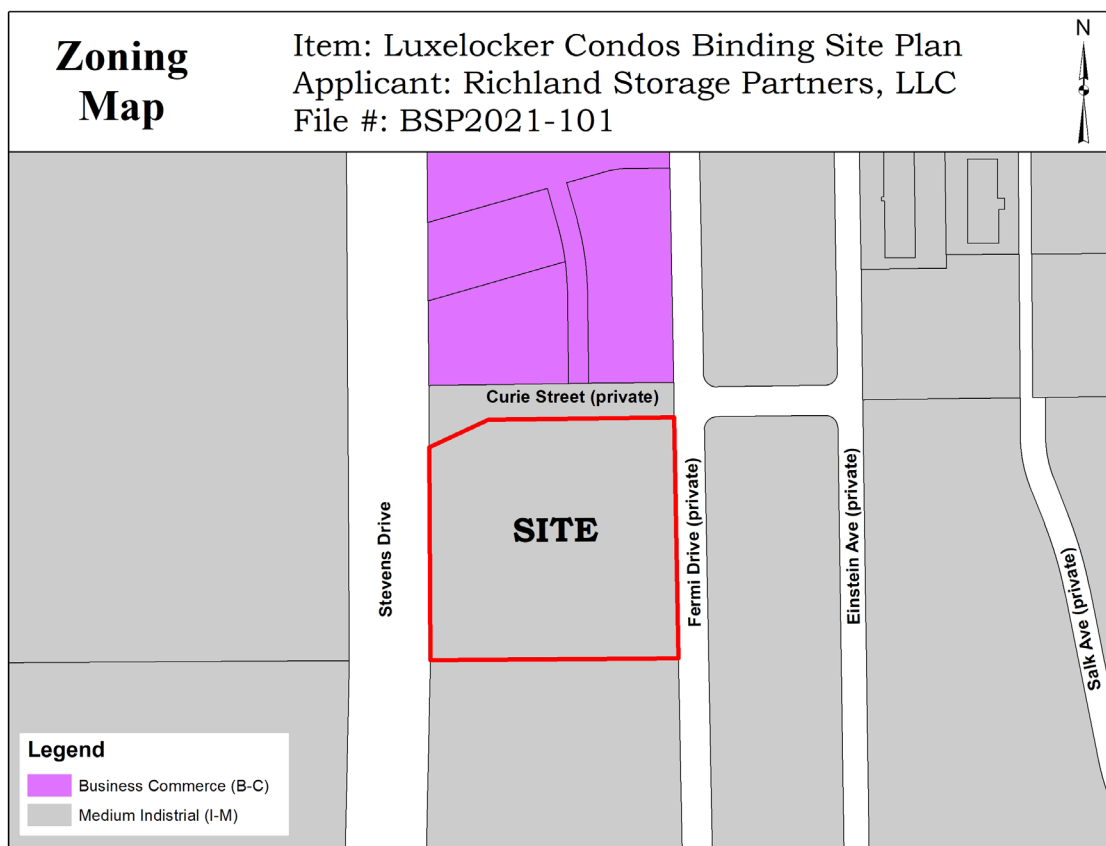


Figure 3 – Zoning Map

Land Uses

The I-M zone allows a variety of uses including, but not limited to: Automotive Repair, Boat Building, Equipment Rentals, Gas/Fuel Stations, Heavy Equipment Sales and Repair, Truck Terminals, Vehicle Sales, Contractors Offices and Shops, Health/Fitness Facilities, Drinking Establishments, Restaurants, Wineries, Airports, General Manufacturing Uses, Warehousing, Storage and Distribution, Medical, Dental Clinics, Public Parks, Mini-Warehousing (mini-storage), Public

Agency Facilities, Bus Stations, Farming of Land, Wireless Communication Facilities and On-site Hazardous Waste Treatment and Storage.

SITE DESCRIPTION & ADJACENT LAND USES

The site is approximately 5.32 acres in size and is currently partially developed with several building foundations.

Existing uses in the vicinity consist of other forms of commercial or industrial use, and several undeveloped parcels.

REQUIREMENTS FOR BINDING SITE PLANS

Section 24.14.080 of the RMC sets forth requirements for the design and bonding of improvements for binding site plans. It states:

Prior to affixing of a signature of approval on the binding site plan by the administrator, the applicant shall upon the decision of the city engineer either have included specific conditions on the face of the binding site plan with regard to the timing of bonding or construction of public infrastructure improvements within the proposed rights-of-way or easement areas or have prepared and submitted to the city engineer, and the city engineer shall have approved detailed engineering and design plans for any required streets, utility systems, storm drainage systems, and street lighting systems, or other required improvements, in accordance with the applicable specifications and standards of the city and other involved utility agencies. Irrigation system designs, site grading, and other such designs or plans that may be required by law or that were specifically required as conditions of binding site plan approval shall be submitted concurrently for the city engineer's review and approval. Furthermore, bonding or other legally sufficient assurance of installation of required improvements shall be provided as required in Chapter [24.12](#) RMC, subdivision procedures. Following the affixing of all required signatures, the binding site plan shall be filed for record in the office of the Benton County auditor.

When binding site plans are approved in areas where a master plan including preliminary engineering has been reviewed and approved by all departments and the city council, the administrator shall allow recording of the binding site plan, provided specific conditions have been included on the face of the binding site plan noting that the master plan shall be the basis for controlling the location and size of all utilities and roads and that a building permit shall not be issued for site development until all detailed engineering plans are submitted and approved by the city and are either constructed or bonded or otherwise conditioned.

Additionally, RMC Section 24.14.090 provides that where commercial and industrial properties are proposed to be divided under the binding site plan provisions, the following criteria apply:

- A. Streets. Where necessary to meet the criteria for length and width of commercial and industrial blocks or where shown on the Comprehensive Plan, access streets shall be dedicated to the public. The design and improvement of commercial and industrial streets shall conform to the applicable criteria and standards for streets elsewhere in this code. In addition, they shall be designed and improved in a manner sufficient to accommodate the types of vehicles and volume of traffic expected as determined by the city engineer. The city engineer may require commercial or industrial access streets to be developed to a greater width than required for residential access streets. Where it is proposed that frequent truck and bus traffic will share roadways with passenger vehicles, turning radii shall be such that encroachment of trucks and buses into adjacent lanes is minimized.
- B. Access Roadways. In addition to any required public streets, private roadways or traffic aisles shall provide access to lots created such that the traffic generated by ultimate development within the boundaries of the property to be divided will be separated from through traffic on collector and arterial streets. The number of intersections of commercial and industrial access roadways with collector and arterial streets shall be minimized.
 - 1. Except for driveway entrances of corner lots, the number of intersections of private streets and traffic aisles with arterial streets on any one street frontage of any block shall be limited to one for every 400 feet of street frontage, or portion thereof, on that side of the block, except where specifically permitted by the reviewers;
 - 2. Corner lots shall be permitted a maximum of two driveway entrances for each street frontage and all driveway entrances shall be at least 25 feet from the right-of-way line of an intersecting street;
 - 3. Corner lots shall have access to the access roadways for other lots in the block as described in this section;
 - 4. As nearly as is practicable, intersections of access roadways with public streets, including driveway entrances, shall be evenly spaced; and
 - 5. All access roadways shall be a minimum of 20 feet in width and shall be designed and improved in a manner sufficient to accommodate the type of vehicles and volume of traffic expected as determined by the city engineer.
- C. Trails, Walkways, and Paths. Safe and convenient pedestrian and bicycle access shall be provided from public streets to commercial and industrial lots as determined by the reviewers.

- D. Utilities and Storm Drainage. Utility plans and storm drainage plans shall be reviewed and approved by the utilities and public works group and community and development services group prior to approval of any binding site plan.
- E. Blocks. Block length shall normally not exceed 2,000 feet or be less than 600 feet. Block width shall normally not exceed 1,000 feet or be less than 300 feet. When staff or the commission review and approve a detailed site plan containing specific location of building and design of traffic aisles and parking areas, or when special circumstances are found to exist, they may waive this requirement.

PUBLIC NOTICE

Application Date:	April 22, 2021
Notice of Hearing Mailed:	June 16, 2021
Notice of Hearing Posted:	June 17, 2021
Notice of Hearing Published:	June 21, 2021
Public Hearing:	July 12, 2021

UTILITY AVAILABILITY

Public water, sewer and electrical services have all been extended to the site as part of the building and development approvals already issued for the overall development. No further utility installation is anticipated as a result of this mini-warehouse condominium process.

TRANSPORTATION

Access to the site is via Fermi Drive and Curie Street which have been reviewed and approved by the City Public Works Department as part of the building permit approvals issued for the proposed mini-storage buildings. Fermi Drive and Curie Street are private streets which are under control and ownership by the Port of Benton.

SEPA

The City of Richland received a request for SEPA review for the proposed project on, or about, August 24, 2020. A SEPA Determination of Non-Significance (DNS) was issued for the project by the City on September 8, 2020. The end of the comment period was September 23, 2020. No appeal of the DNS was received and based upon comments received the City placed conditions of approval on the project requiring that a NPDES Construction Stormwater General Permit be obtained (if necessary) and that an archaeological survey of the project area occur prior to any ground disturbing activities.

AGENCY COMMENTS

Due to the Fourth of July Holiday and staff schedules, this staff report has been prepared prior to end of the comment period. As a result, additional comments and/or conditions of approval may be provided to the hearing examiner during the public hearing presentation.

PUBLIC COMMENTS

At the time this report was prepared, the City had not received any public comments. Additional comments and/or conditions of approval may be provided to the hearing examiner during the public hearing presentation.

ANALYSIS

The binding site plan regulations do not provide a separate set of review criteria. However, RMC 19.60.095 provides general criteria that apply in the review of this application. It states:

No development application for a Type II or Type III permit shall be approved by the city of Richland unless the decision to approve the permit application is supported by the following findings and conclusions:

- A. *The development application is consistent with the adopted Comprehensive Plan and meets the requirements and intent of the Richland Municipal Code.*

The proposal is consistent with the Comprehensive Plan as the property is designated as suitable for industrial land uses. Further, the application is consistent with the requirements for binding site plans in that the design of the road and utility systems are consistent or will be conditioned to be consistent with City standards.

- B. *Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.*

Chapter 22.09 is the City's adoption of the State Environmental Policy Act provisions. The applicants filed an environmental checklist and the City issued a Determination of Non-Significance for the project on September 8, 2020, which completed the SEPA review process.

- C. *The development application is beneficial to the public health, safety and welfare and is in the public interest.*

The project is consistent with the City's Comprehensive Plan and development regulations and it therefore would be considered beneficial to public health, safety and welfare and would be in the public interest.

D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the Comprehensive Plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.

The project would provide for the development of 5.3 acres of industrial land that has been anticipated in the Comprehensive Plan. The proposed binding site plan and associated mini-warehouse condominium will not create additional parcels of land which will contain subsequent development which could, in turn, reduce the level of service in the area to a level of service D or lower. The development that is contemplated by this proposal has already been reviewed and permitted by the City of Richland in regards to overall traffic and environmental impacts. The action before the hearing examiner is solely in regards to the binding site plan and 77-unit mini-warehouse condominium propopsal.

E. Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.

The conditions of approval recommended for this project are as a direct result of imposing City development standards as contained in City code and are directly related to the development proposal.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the binding site plan application filed by Consolidated Construction Co. LLC on behalf of Richland Storage Partners, LLC for Binding Site Plan (BSP2021-101) and recommends approval of the request based on the following findings and conclusions and subject to the following conditions of approval:

Findings of Fact:

1. The Richland Comprehensive Plan designates the project site as suitable for industrial development.

2. The proposed binding site plan would divide 5.3 acres of industrial property into 77 mini-storage warehouse condominium units.
3. The proposed project (mini-warehouse) is permitted in the I-M zone and has received building permit approval from the City of Richland. This proposal is solely for the establishment of a condominium plat to allow for ownership of the individual mini-warehouse (mini-storage) units.

Conclusion of Law:

The proposed binding site plan is consistent with and would provide for development of the subject property in conformance with the land use and transportation elements of the adopted Comprehensive Plan.

Findings of Fact:

4. The binding site plan will meet city improvement standards regarding the extension of commercial streets, sidewalks, street lighting and utility line extensions.
5. The industrial zoning in place on the site does not have any minimum lot size requirements. The proposed mini-warehouse unit sizes are sized to meet the needs of potential owners who will store items within the facility.

Conclusion of Law:

The lots and unit sizes within the proposed binding site plan are consistent with the provisions of the City's commercial zoning regulations.

Findings of Fact:

6. The applicant filed an environmental checklist and received a determination of non-significance for the project prior to submittal of the binding site plan application.
7. Review of the proposal through both the original SEPA review and subsequent building permit review did not reveal the presence of any critical areas on site as identified in the City's Critical Areas Ordinance (RMC 22.10).
8. No appeal of the DNS was received and based upon comments received the City placed conditions of approval on the project requiring that a NPDES Construction Stormwater General Permit be obtained (if necessary) and that an archaeological survey of the project area occur prior to any ground disturbing activities.
9. The project proponents had an archaeological survey performed and the Washington State Department of Archaeology and Historic Preservation (DAHP) concurred with the results of the survey on December 18, 2020.

Conclusion of Law:

Pursuant to Chapters 22.09 and 22.10 of the RMC, the procedures required under the State Environmental Policy Act have been completed.

Findings of Fact:

10. The proposed binding site plan would implement the city's Comprehensive Plan through the creation of industrial lands within the north Richland area in a fashion that is consistent with both the land use and transportation elements of the Comprehensive Plan and so provides a benefit to the public health, safety and welfare.
11. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.

Conclusion of Law:

The proposed project would not result in a decline of transportation service levels within the area surrounding the project and so is consistent with the provisions of RMC 19.60.095.

CONDITIONS OF APPROVAL:

1. An as-built survey/map of the entire project contemplated by the binding site plan and condominium development shall be prepared once all necessary infrastructure and construction improvements have been completed. The as-built survey/map shall be provided to the Planning Manager for review prior to obtaining any/all necessary signatures for the binding site plan/condominium to be recorded with Benton County.
2. A copy of the proposed Codes, Covenants & Restrictions (CC&R's) for the condominium development shall be submitted to the Planning Manager for review prior to recording with Benton County.
3. All requirements of Chapter 64.34 RCW, otherwise known as the Condominium Act, shall be met.

EXHIBIT LIST

1. Application Materials
2. Public Notice & Affidavits
3. SEPA Determination of Non-Significance
4. Agency/Public Comments



City of Richland
Development Services

625 Swift Blvd. MS-35
Richland, WA 99352
☎ (509) 942-7794
☎ (509) 942-7764

BINDING SITE PLAN APPLICATION

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Richland Storage Partners, LLC / Mychal Gorden

Address: 1845 McCulloch Blvd Ste A6, Lake Havasu City, AZ 86403

Phone: 928-854-5436

Email: mychal@desertlandgroup.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: Consolidated Construction Co., Inc.

UBI# 604066554

Contact: Amy F. McNally, AIA

Address: 4300 N Richmond Street, Appleton, WI 54913

Phone: 920-213-2155

Email: amcnally@1call2build.com

SURVEYOR INFORMATION

Contact: Permit Surveying, Inc , Ashley Garza

Address: 2245 Robertson Drive, Richland, WA 99354

Phone: 509-901-8753

Email: agarza3605@gmail.com

ENGINEER INFORMATION

Contact:

Address:

Phone:

Email:

PROJECT DESCRIPTION

Proposed 77 Unit Condominium Plat, Two Lots to remain as common area

PROPERTY INFORMATION

Parcel #: 123083013612002

Zoning: I-M

Legal Description: Lot 2, Short Plat 3612

Proposed Development Name: Luxelocker Condominium

Gross Acreage: 5.32 acres

Number of Lots: 2 lots and 77 units

Smallest Lot Size:

Net Lot Area Acreage:

Avg. Lot Size:

Largest Lot Size:

Domestic Water Supply: ☒ City ☐ Private Well

Sewage Disposal: ☒ City ☐ Septic

Irrigation Source: ☒ City ☐ Private Well ☐ Columbia Irrig. District ☐ Kennewick Irrig. District ☒ BMID

SEPA Checklist Submitted? ☐ Yes ☒ No

Title Report (Subdivision Guarantee) Submitted? ☒ Yes ☐ No

APPLICATION MUST INCLUDE

1. Completed Application and Filing Fee
2. 2 – Copies of Binding Site Plan
3. SEPA Checklist
4. Title Report showing ownership, easements, restrictions and accurate legal description of the property involved
5. Other information as determined by the Administrator

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

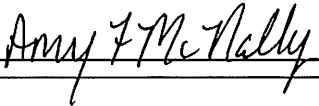
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Amy F. McNally, AIA

Applicant Signature:  Date April 9, 2021

LUXELOCKER CONDOMINIUM
SURVEY MAP AND PLANS

PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 23 TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

UNIT NUMBER	UNIT ADDRESS	PLAN TYPE	UNIT AREA (SQ.FT)	FLOOR* ELEVATION	CEILING* ELEVATION
1	XX	PLAN UNIT B1	573	XX.XX'	XX.XX'
2	XX	PLAN UNIT B	560	XX.XX'	XX.XX'
3	XX	PLAN UNIT B	560	XX.XX'	XX.XX'
4	XX	PLAN UNIT B	560	XX.XX'	XX.XX'
5	XX	PLAN UNIT B	560	XX.XX'	XX.XX'
6	XX	PLAN UNIT B	560	XX.XX'	XX.XX'
7	XX	PLAN UNIT B	560	XX.XX'	XX.XX'
8	XX	PLAN UNIT B	560	XX.XX'	XX.XX'
9	XX	PLAN UNIT B	560	XX.XX'	XX.XX'
10	XX	PLAN UNIT B	560	XX.XX'	XX.XX'
11	XX	PLAN UNIT B	560	XX.XX'	XX.XX'
12	XX	PLAN UNIT B	560	XX.XX'	XX.XX'
13	XX	PLAN UNIT B	560	XX.XX'	XX.XX'
14	XX	PLAN UNIT B	560	XX.XX'	XX.XX'
15	XX	PLAN UNIT B	560	XX.XX'	XX.XX'
16	XX	PLAN UNIT B	560	XX.XX'	XX.XX'
17	XX	PLAN UNIT B	560	XX.XX'	XX.XX'
18	XX	PLAN UNIT D	640	XX.XX'	XX.XX'
19	XX	PLAN UNIT D	640	XX.XX'	XX.XX'
20	XX	PLAN UNIT D	640	XX.XX'	XX.XX'
21	XX	PLAN UNIT D	640	XX.XX'	XX.XX'
22	XX	PLAN UNIT D	640	XX.XX'	XX.XX'
23	XX	PLAN UNIT D	640	XX.XX'	XX.XX'
24	XX	PLAN UNIT D1	653	XX.XX'	XX.XX'
25	XX	PLAN UNIT A1	516	XX.XX'	XX.XX'
26	XX	PLAN UNIT A	504	XX.XX'	XX.XX'
27	XX	PLAN UNIT A	504	XX.XX'	XX.XX'
28	XX	PLAN UNIT A	504	XX.XX'	XX.XX'
29	XX	PLAN UNIT A	504	XX.XX'	XX.XX'
30	XX	PLAN UNIT A	504	XX.XX'	XX.XX'
31	XX	PLAN UNIT A	504	XX.XX'	XX.XX'
32	XX	PLAN UNIT A	504	XX.XX'	XX.XX'
33	XX	PLAN UNIT A	504	XX.XX'	XX.XX'
34	XX	PLAN UNIT A	504	XX.XX'	XX.XX'
35	XX	PLAN UNIT A	504	XX.XX'	XX.XX'
36	XX	PLAN UNIT A	504	XX.XX'	XX.XX'
37	XX	PLAN UNIT A	504	XX.XX'	XX.XX'
38	XX	PLAN UNIT A	504	XX.XX'	XX.XX'
39	XX	PLAN UNIT A	504	XX.XX'	XX.XX'
40	XX	PLAN UNIT A	504	XX.XX'	XX.XX'
41	XX	PLAN UNIT A	504	XX.XX'	XX.XX'
42	XX	PLAN UNIT C	576	XX.XX'	XX.XX'
43	XX	PLAN UNIT C	576	XX.XX'	XX.XX'
44	XX	PLAN UNIT C	576	XX.XX'	XX.XX'
45	XX	PLAN UNIT C	576	XX.XX'	XX.XX'
46	XX	PLAN UNIT C	576	XX.XX'	XX.XX'
47	XX	PLAN UNIT C	576	XX.XX'	XX.XX'
48	XX	PLAN UNIT C1	588	XX.XX'	XX.XX'
49	XX	PLAN UNIT E	1152	XX.XX'	XX.XX'
50	XX	PLAN UNIT E1	1152	XX.XX'	XX.XX'

* SEE CONSTRUCTION DRAWINGS FOR CEILING & FLOORING ABNORMALITIES THROUGHOUT
UNITS. ELEVATIONS ARE BASED ON BENCHMARK BEING A BRASS CAP AT THE STREET
INTERSECTION OF FERM DRIVE AND CURIE STREET, NAVD88 CITY OF RICHLAND DATUM,
ELEVATION OF 405.61'.

UNIT NUMBER	UNIT ADDRESS	PLAN TYPE	UNIT AREA (SQ.FT)	FLOOR* ELEVATION	CEILING* ELEVATION
51	XX	PLAN UNIT AA	1192	XX.XX'	XX.XX'
52	XX	PLAN UNIT AA	1170	XX.XX'	XX.XX'
53	XX	PLAN UNIT AA	1170	XX.XX'	XX.XX'
54	XX	PLAN UNIT AA	1170	XX.XX'	XX.XX'
55	XX	PLAN UNIT AA	1170	XX.XX'	XX.XX'
56	XX	PLAN UNIT AA	1170	XX.XX'	XX.XX'
57	XX	PLAN UNIT AA	1170	XX.XX'	XX.XX'
58	XX	PLAN UNIT AA	1170	XX.XX'	XX.XX'
59	XX	PLAN UNIT BB	825	XX.XX'	XX.XX'
60	XX	PLAN UNIT BB	825	XX.XX'	XX.XX'
61	XX	PLAN UNIT BB	825	XX.XX'	XX.XX'
62	XX	PLAN UNIT BB	825	XX.XX'	XX.XX'
63	XX	PLAN UNIT BB	825	XX.XX'	XX.XX'
64	XX	PLAN UNIT BB	825	XX.XX'	XX.XX'
65	XX	PLAN UNIT BB	825	XX.XX'	XX.XX'
66	XX	PLAN UNIT BB	825	XX.XX'	XX.XX'
67	XX	PLAN UNIT BB	825	XX.XX'	XX.XX'
68	XX	PLAN UNIT BB	825	XX.XX'	XX.XX'
69	XX	PLAN UNIT CC	960	XX.XX'	XX.XX'
70	XX	PLAN UNIT CC	960	XX.XX'	XX.XX'
71	XX	PLAN UNIT CC	960	XX.XX'	XX.XX'
72	XX	PLAN UNIT CC	960	XX.XX'	XX.XX'
73	XX	PLAN UNIT CC	960	XX.XX'	XX.XX'
74	XX	PLAN UNIT CC	960	XX.XX'	XX.XX'
75	XX	PLAN UNIT CC	960	XX.XX'	XX.XX'
76	XX	PLAN UNIT CC	960	XX.XX'	XX.XX'
77	XX	PLAN UNIT CC	960	XX.XX'	XX.XX'

DECLARATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED
PROPERTY AND HEREBY DECLARE THIS SURVEY MAP AND PLANS AND DEDICATE THE SAME FOR
CONDOMINIUM PURPOSES, UNDER RCW 64.34 AND THAT THE EASEMENTS SHOWN HEREON ARE
HEREBY GRANTED FOR THE USES AND PURPOSES SHOWN HEREON.

WE, THE UNDERSIGNED, FURTHER CERTIFY THAT ALL STRUCTURAL COMPONENTS AND
MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS TO BE
ESTABLISHED UPON THE PROPERTY ARE SUBSTANTIALLY COMPLETED. THIS CONDOMINIUM AND
SURVEY MAP AND PLANS ARE SUBJECT TO THE CONDOMINIUM DECLARATION RECORDED
CONTEMPORANEOUSLY HERewith.

RICHLAND STORAGE PARTNERS LLC, A NEVADA LIMITED LIABILITY COMPANY

NAME TITLE DATE

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF BENTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SIGNED THIS
CONDOMINIUM SURVEY MAP AND PLANS, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THIS
CONDOMINIUM SURVEY MAP AND PLANS AND ACKNOWLEDGED IT AS THE
OF
RICHLAND STORAGE PARTNERS LLC, A NEVADA LIMITED LIABILITY COMPANY, TO BE THE FREE AND
VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS CONDOMINIUM
SURVEY MAP AND PLANS.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

DATE: _____

MY COMMISSION EXPIRES: _____

APPROVALS

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND
INCLUDING THE YEAR 2021. PARCEL NO. 123083013612002.

BENTON COUNTY TREASURER DATE

THE CONDOMINIUM PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, STATE OF
WASHINGTON.

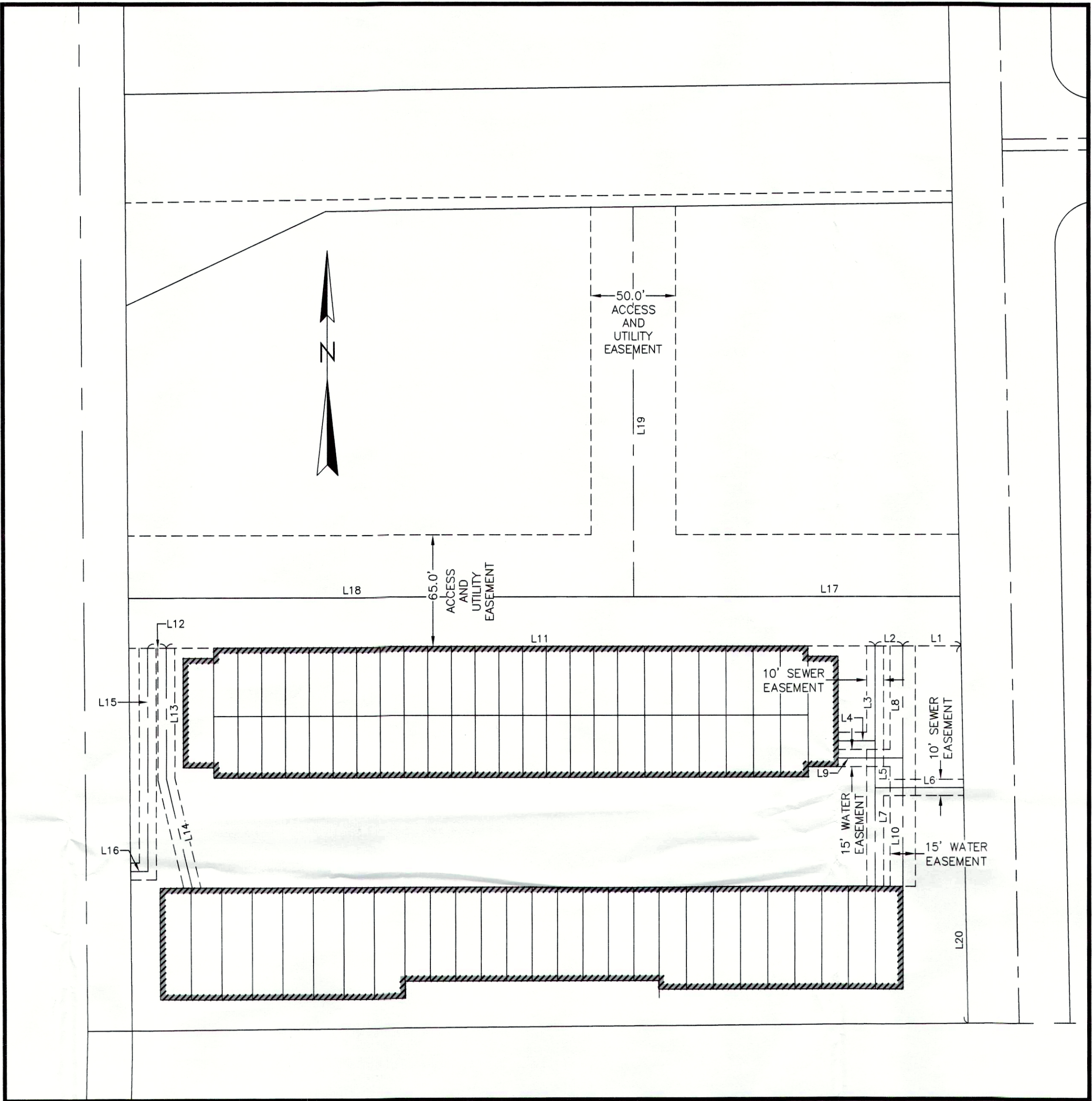
ENGINEER, CITY OF RICHLAND DATE

SUBDIVISION ADMINISTRATOR, CITY OF RICHLAND DATE

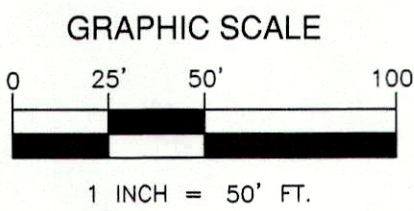
THE CONDOMINIUM SURVEY MAP AND PLANS IS HEREBY APPROVED BY AND FOR THE CITY OF
RICHLAND, STATE OF WASHINGTON.

ENGINEER, CITY OF RICHLAND DATE

SUBDIVISION ADMINISTRATOR, CITY OF RICHLAND DATE



EASEMENT DETAIL



Line Table		
Line #	Length	Direction
L1	34.33	N90°00'00"W
L2	16.33	N90°00'00"W
L3	55.00	N00°00'00"E
L4	21.89	N90°00'00"W
L5	27.61	N00°00'00"E
L6	52.19	N89°59'55"W
L7	58.39	N00°00'00"E
L8	65.00	S00°00'00"E
L9	38.23	N90°00'00"W
L10	76.00	S00°00'00"E
L11	418.45	N90°00'00"W
L12	11.00	N90°00'00"W
L13	76.94	S00°00'16"E
L14	65.83	S13°18'38"E
L15	131.01	S00°00'17"E
L16	10.00	S89°59'43"W
L17	192.76	N90°00'00"W
L18	298.02	N90°00'00"W
L19	227.64	S00°00'00"E
L20	249.58	N01°03'08"W

AUDITOR'S CERTIFICATION

FILED FOR RECORD THIS ____ DAY OF _____, 2021, AT ____ M.,
AND RECORDED IN VOLUME ____ OF CONDOMINIUMS PAGE, ____ AT THE REQUEST OF
ASHLEY D. GARZA
BENTON COUNTY AUDITOR _____
FEE NO. _____
SURVEY RECORD NO. _____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP AND PLANS FOR LUXELOCKER
CONDOMINIUM, ARE BASED UPON AN ACTUAL SURVEY OF THE
PROPERTY DESCRIBED HEREON AND THAT, BASED UPON MY
KNOWLEDGE, INFORMATION AND BELIEF, THAT THE COURSES AND
DISTANCES ARE SHOWN ACCURATELY THEREON AND THAT THESE
PLANS ACCURATELY DEPICT THE LOCATION AND DIMENSIONS OF
THE UNITS AS-BUILT. THESE PLANS ARE PER THE BASIC
REQUIREMENTS PURSUANT TO RCW 64.34.232.

ASHLEY D. GARZA
CERTIFICATE NO. 54534





**PERMIT
SURVEYING
NC**

2245 Robertson Drive
Richland, Washington 99354
OFFICE 509-375-4123
FAX 509-371-0999

RICHLAND STORAGE PARTNERS, LLC

PROJECT NO. 20053

DRAWN BY: ADG

CHECKED BY: ADG

SCALE: 1" = 50'

SHEET 1 OF 1



First American

First American Title Insurance Company

**8109 W Grandridge Blvd, Suite 110
Kennewick, WA 99336**

March 22, 2021

Stan Stinson
RGW Enterprises, PC
3250 Port of Benton Blvd
Richland, WA 99354

Phone: (509)539-2987
Fax: (509)375-3566

Title Officer:	Kevin L. Howes
Phone:	(509)734-0771
Fax No.:	(866)907-4468
E-Mail:	Khowes@firstam.com
Order Number:	3225879

Escrow Number:	3225879
----------------	---------

Owner:	Richland Storage Partners LLC
Property:	Fermi Ave. / Curie Street Richland, Washington 99354

Attached please find the following item(s):

Guarantee

Thank You for your confidence and support. We at First American Title Insurance Company maintain the fundamental principle:

Customer First!



First American

Guarantee

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

5003353-3225879

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE CONDITIONS AND STIPULATIONS OF THIS GUARANTEE,

FIRST AMERICAN TITLE INSURANCE COMPANY

a Nebraska corporation, herein called the Company

GUARANTEES

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability stated in Schedule A, which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

This jacket was created electronically and constitutes an original document

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
 - (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
 - (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
 - (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
 - (c) The identity of any party shown or referred to in Schedule A.
 - (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all

reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.
The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the

indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

- (b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

- (a) the amount of liability stated in Schedule A or in Part 2;
- (b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
- (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

8. Limitation of Liability.

- (a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by

any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

- (b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
- (c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

- (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant. The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies. If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707 Claims.NIC@firstam.com Phone: 888-632-1642 Fax: 877-804-7606**



First American Title



First American

Schedule A

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

3225879

Order No.: 3225879

Liability: \$2,000.00

Fee: \$350.00

Tax: \$30.10

Name of Assured: RGW Enterprises, PC and Benton County

Date of Guarantee: March 19, 2021 @ 8:00am

The assurances referred to on the face page hereof are:

1. Title is vested in:

Richland Storage Partners LLC, a Nevada limited liability company

2. That, according to the public records relative to the land described in Schedule C attached hereto (including those records maintained and indexed by name), there are no other documents affecting title to said land or any portion thereof, other than those shown under Record Matters in Schedule B.

3. The following matters are excluded from the coverage of this Guarantee

A. Unpatented Mining Claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.

B. Water rights, claims or title to water.

C. Tax Deeds to the State of Washington.

D. Documents pertaining to mineral estates.

4. No guarantee is given nor liability assumed with respect to the validity, legal effect or priority of any matter shown herein.

5. This Guarantee is restricted to the use of the Assured for the purpose of providing title evidence as may be required when subdividing land pursuant to the provisions of Chapter 58.17, R.C.W., and the local regulations and ordinances adopted pursuant to said statute. It is not to be used as a basis for closing any transaction affecting title to said property.

6. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment, guarantee or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.



First American

Schedule B

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

3225879

RECORD MATTERS

1. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
2. The terms and provisions contained in the document entitled "Patent"
Recorded: February 11, 1896
Recording No.: 3751

Excluding and excepting all mineral lands, should any such be found in the tracts aforesaid but this exclusion and exception according to the terms of statutes, "shall not be construed to include coal and Iron Lands".

NOTE: The mineral interest reserved or excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title evidence.

3. An easement reserved in a deed, including the terms and provisions thereof;
Recorded: April 29, 1966
Recording Information: 560632
From: United States of America
To: City of Richland, Washington, a municipal corporation
For: Access, Power, Telephone and Sewer
4. An easement reserved in a deed, including the terms and provisions thereof;
Recorded: August 5, 1966
Recording Information: 565166
From: City of Richland
To: Western Sintering Co., Inc.
For: Access, Power, Telephone and Sewer

Amendment thereto recorded under 2021-009186.

5. Any and all offers of dedication, conditions, restrictions, easements, boundary discrepancies or encroachments, notes and/or provisions shown or disclosed by Record Survey No. 4048 recorded under recording number 2009-037192.

Amendment thereto recorded under 2011-012530.

6. Easement, including terms and provisions contained therein:
Recording Information: 2006-024122
In Favor of: Smart Park Properties LLC and Smart Park Properties II, LLC
For: A perpetual, non-exclusive, transferable easement for the purpose of ingress and egress

7. General Taxes for the year 2021. The full year becomes delinquent after April 30th.

Tax Account No.: 123083013612002

Amount Billed:	\$	15.30
Amount Paid:	\$	15.30
Amount Due:	\$	0.00
Assessed Land Value:	\$	799,500.00
Assessed Improvement Value:	\$	0.00

8. General Taxes for the year 2021. The full year becomes delinquent after April 30th.

Tax Account No.: 123083013612001

Amount Billed:	\$	15.04
Amount Paid:	\$	0.00
Amount Due:	\$	15.04
Assessed Land Value:	\$	195,500.00
Assessed Improvement Value:	\$	0.00

9. Any and all offers of dedication, conditions, restrictions, easements, boundary discrepancies or encroachments, notes and/or provisions shown or disclosed by Short Plat No. 3612 recorded under recording number 2019-019279.
10. Easement, including terms and provisions contained therein:
Recording Information: 2019-019280
In Favor of: Port of Benton
For: Access & Utility

Informational Notes, if any



First American

Schedule C

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

3225879

The land in the County of Benton, State of Washington, described as follows:

Lots 1 and 2, Short Plat No. 3612, according to the survey thereof recorded under Auditor's File No. 2019-019279, Records of Benton County, Washington.



CITY OF RICHLAND NOTICE OF APPLICATION AND VIRTUAL PUBLIC HEARING (BSP2021-101)

Notice is hereby given that Consolidated Construction Co., LLC has filed an application on behalf of Richland Storage Partners, LLC for a Binding Site Plan approval of a proposed 77 unit storage facility condominium. The proposed project will occur at 2705 Fermi Drive upon an approximate 5.3 acre site located at the intersection of Stevens Drive and Curie Street, Richland, WA 99352. The parcel is described as Lot 2 of Short Plat 3612 (APN 123083013612002).

The Richland Hearings Examiner will conduct a virtual public hearing and review of the application at 6:00 p.m., Monday, July 12, 2021. All interested parties are invited to participate in the virtual public hearing by visiting the City of Richland website (www.ci.richland.wa.us).

Environmental Review: The proposal is subject to environmental review. The City reviewed the proposed project for probable adverse environmental impacts under the State Environmental Policy Act (SEPA). The City issued a determination of non-significance on September 8, 2020, and the comment period concluded on September 23, 2020. There were no appeals of the SEPA determination. The environmental checklist and related file information are available to the public and can be viewed in the Development Services Division Office or City of Richland website www.ci.richland.wa.us.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to mstevens@ci.richland.wa.us. The deadline for written comments is 6:00 p.m., Sunday, July 11. However, written comments must be received no later than 5:00 p.m. on Wednesday, June 30, 2021 to be incorporated into the staff report.

The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration and Title 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Copies of the staff report and recommendation will be available on the City of Richland website www.ci.richland.wa.us beginning Monday, July 5, 2021.

1
2 **AFFIDAVIT OF MAILING**

3
4 STATE OF WASHINGTON)
5) ss.
6 COUNTY OF BENTON)

7 COMES NOW, Briana Ghbein, who, being first duly sworn upon oath deposes and says:

- 8 1. I am an employee in the Planning & Development Department for the City of Richland.
9 2. On the 16th day of June, 2021, I mailed a copy of the attached NOTICE OF APPLICATION
10 AND VIRTUAL PUBLIC HEARING (BSP2021-101) to the attached list of individuals via regular
11 USPS on the date indicated above. The Richland Hearing Examiner will conduct a virtual public
12 hearing at 6:00 PM on Monday, July 12, 2021.

13
14 
15 Signed: Briana Ghbein

16 SIGNED AND SWORN to before me this 16th day of June, 2021 by Briana Ghbein.



23 
24 Notary Public in and for the State of Washington,

25 Print Name Jennifer Schuster
Residing at 425 Swift Blvd, Richland
My appointment expires: 4-25-23

AFFIDAVIT OF MAILING - 1
Notice of Application and Virtual Public Hearing attached.
Address list attached.



AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Michael Stevens, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.

2. On the 17th day of June, 2021, I posted the attached NOTICE OF APPLICATION AND VIRTUAL PUBLIC HEARING, File Number BSP2021-101, in the following location:

Southeast corner of Stevens Drive and Curie Street.


Signed: Michael Stevens

SIGNED AND SWORN to before me this 17th day of June, 2021, by Michael Stevens.




Signature of Notary

Briana C. Ghbein
Printed Name

Notary Public in and for the State of Washington,

Residing in Benton County

My appointment expires: 4-25-23





Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

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Island Packet
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The Olympian
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36823	84844	Print Legal Ad - IPL0028890	D2586000 4401	\$178.44	1	7.41

Attention: Jana Duncan
CITY OF RICHLAND/LEGALS
625 SWIFT BLVD. MS-11
RICHLAND, WA 99352

CITY OF RICHLAND NOTICE OF APPLICATION AND VIRTUAL PUBLIC HEARING

Notice is hereby given that Consolidated Construction Co., LLC has filed an application on behalf of Richland Storage Partners, LLC for a Binding Site Plan approval of a proposed 77 unit storage facility condominium. The proposed project will occur at 2705 Fermi Drive upon an approximate 5.3 acre site located at the intersection of Stevens Drive and Curie Street, Richland, WA 99352. The parcel is described as Lot 2 of Short Plat 3612 (APN 123083013612002).

The Richland Hearing Examiner will conduct a virtual public hearing and review of the application on **Monday, July 12, 2021 at 6:00 p.m.** All interested parties are invited to participate in the virtual public hearing by visiting the City of Richland's website at www.ci.richland.wa.us.

Environmental Review: The proposal is subject to environmental review. The City reviewed the proposed project for probable adverse environmental impacts under the State Environmental Policy Act (SEPA). The City issued a determination of non-significance on September 8, 2020, and the comment period concluded on September 23, 2020. There were no appeals of the SEPA determination. The environmental checklist and related file information are available to the public and can be viewed in the Development Services Division Office or on the City of Richland's website at www.ci.richland.wa.us.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to mstevens@ci.richland.wa.us. The deadline to submit written comments is Sunday, July 11 at 6:00 p.m. However, written comments must be received no later than 5:00 p.m. on Wednesday, June 30, 2021 to be incorporated into the staff report.

The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration and Title 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Copies of the staff report and recommendation will be available on the City of Richland's website at www.ci.richland.wa.us beginning Monday, July 5, 2021.

Published: Monday, June 21, 2021
IPL0028890
Jun 21 2021

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

Islamae Brown, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time(s) commencing on 06/21/2021, and ending on 06/21/2021 and that said newspaper was regularly distributed to its subscribers during all of this period.

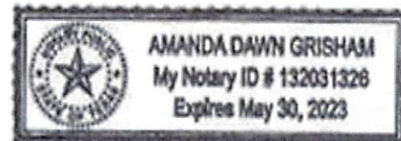
Islamae Brown

(Signature of Legals Clerk)

Sworn to and subscribed before me this 21th day of June in the year of 2021

Amanda Grisham

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

Exhibit 3



File No. EA2020-120

CITY OF RICHLAND **Determination of Non-Significance**

Description of Proposal: Construction of a commercial storage facility consisting of four (4) commercial buildings totaling approximately 90,226 square feet, installation of approximately 66 paved parking spaces and related infrastructure. Approximately 13,226 cubic yards of grading/filling will occur to prepare the site.

Proponent: Luxe Locker
Attn: Amy F. McNally, AIA
4300 N. Richmond Street
Appleton, WI 54913

Location of Proposal: The proposed project will occur at 2705 Fermi Drive upon an approximate 5.3 acre site located at the intersection of Stevens Drive and Curie Street, Richland, WA 99352. The parcel is described as Lot 2 of Short Plat 3612 (APN 123083013612002).

Lead Agency: City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

() There is no comment for the DNS.

(X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

() This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Mike Stevens

Position/Title: Planning Manager

Address: 625 Swift Blvd., MS #35, Richland, WA 99352

Date: September 8, 2020

Signature _____



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

June 28, 2021

Mike Stevens
City of Richland
PO Box 190
Richland, WA 99352

Re: BSP2021-101

Dear Mike Stevens:

Thank you for the opportunity to comment on the Notice of Application for the Binding Site Plan, proposed by Richland Storage Partners, LLC. The Department of Ecology (Ecology) has reviewed the application and has the following comments.

WATER QUALITY

Project with Potential to Discharge Off-Site during development

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact Lloyd Stevens, Jr. at the Dept. of Ecology, (509) 574-3991 or email lloyd.stevensjr@ecy.wa.gov, with questions about this permit.

Sincerely,

A handwritten signature in blue ink that reads "Gwen Clear".

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepa@ecy.wa.gov

202103180