File No. EA2020-112

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Construction of an approximately 13,000 s.f. 2-story, multi-tenant facility, including site prep work consisting of approximately 2,040 cubic yards of grading/filling.

Proponent: Wave Design Group on behalf of Titan Homes, LLC
Attn: Mark Wasemiller
418 N. Kellogg Street, Suite B
Kennewick, WA 99336

Location of Proposal: The project site is located at 2485 Robertson Drive, Richland, WA 99352 upon Assessor's Parcel No. 128081BP5168010, located within Section 27, Township 10 North, Range 28 East, W.M., Benton County, Washington.

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: April 21, 2020
Signature_____

CITY OF RICHLAND

www.ci.richland.wa.us

Application for Grading Permit

PROJECT NAME / OWNER NAME Titan Homes LLC			
Owner's or Tenant's Mailing Address / City / State / Zip 6001 W. Deschutes Avenue, Suite 611 Kennewick, WA 99336			Phone Number (844) 218-4826
Fax Number N/A	Cell Number		EMail aaron@titanhomesllc.com
Property Owner (if different from Project Owner)			Phone Number
Property Owner's current Address / City / State / Zip			
Project Contact Name & Company Wave Design Group	Contact Number		EMail
ADDRESS OF PROPERTY 2477 & 2485 Robertson Drive Richland WA 99336			
Tax Parcel #	Subdivision	Lot	Block
Lender Information – required for projects over $5000 in valuation per RCW 19.27.095 If a lender or bond company is not loaning monies on this project, please check here: ☐			
LENDING INSTITUTION – Name/Address			Phone Number
Description of project: (fully describe the type of grading to be done, fill to be used, wetlands, etc.)			
Only Grading at this time.			
ESTIMATED # OF CUBIC YARDS OF EARTH TO BE MOVED, FILLED, AND/OR GRADED: CUT: 1989.31, FILL: 61.02 **CUBIC YARDS**			
CONTRACTOR FOR PROJECT (please note that all sub-contractors also must have a City of Richland business license)			
Name Titan Homes LLC			City Business License **Required prior to permit issuance** ☒ Yes ☐ No
Address/City/State/Zip 6001 W. Deschutes Avenue, Suite 611 Kennewick WA 99336			Phone (844) 218-4826
Fax Number N/A	Cell Number		EMail aaron@titanhomesllc.com
CIVIL ENGINEER (required for certain grading permits, see Appendix J of the 2015 IBC)			
Name Mark Wasemiller	St License # 33947	Phone Number 509-737-1000	Fax Number N/A
Address/City/State/Zip 418 N Kellogg St, Ste B Kennewick, WA 99336			EMail mark@wavedesigngroupllc.com
SOILS ENGINEER (required for certain grading permits, see Appendix J of the 2015 IBC)			
Name Materials Testing & Inspection	St License # 994,961-01	Phone Number 509-820-0508	Fax Number 509-352-4268
Address/City/State/Zip 5628 W. Clearwater Ave., Suite B-4 Kennewick WA 99336			EMail
Billing Account: - check party responsible for fees: ☒ Owner ☐ Contractor ☐ Applicant			**FOR OFFICE USE ONLY** **PERMIT#** **INITIALS**

Darby Prickett
Signature of Owner or Authorized Agent

3/18/20
Date

COMMUNITY DEVELOPMENT DEPARTMENT
625 Swift Blvd., Richland, WA 99352
Phone: 509-942-7794 Fax: 509-942-7764

AFFIDAVIT FOR GRADING OPERATIONS

REQUIREMENTS FOR CITY INSPECTION OF GRADING

2477 & 2485 Robertson Dr. Richland, WA 99352
Address or legal description of property where project is being proposed

New Commercial Building
Description of project (i.e., new commercial building, addition, new residence, etc.)

EXPLANATION OF CITY INSPECTION REQUIREMENTS

In accordance with the Appendix J of the IBC, it is the City's policy that grading operations shall require a permit. "Grading" is the movement of soil in the form of excavation and/or placement of fill. The City recognizes that grading is a necessary and beneficial activity when appropriately managed to reduce harmful effects to the community and the environment. Under an issued grading permit, multiple inspections will be specified. These City inspections are in addition to the required on-site observation and written field reports by the soils engineer AND are in addition to any required soils compaction testing by third-party testing agencies. To verify that you understand the requirements to receive a grading permit and to have the grading work inspected by the City, we are requiring the contractor, owner, or owner's agent who picks up the grading permit to sign this affidavit attesting that they understand the potential penalties allowed by law for failure to call for City inspection of the grading work.

The preliminary meeting noted in item #1 on the "green" permit sign-off card is ***MANDATORY.*** This meeting helps establish with the City inspector what the parameters of the grading operations will be, what kind of inspections will be needed, and how often.

As allowed by law in RMC Title 21 and building code Section 109, failure to call for inspections may result in fines of up to $5000/day and other legal penalties to be levied against the owner of the property, as well as notices to "stop work".

The City does not want to hinder development work, but serious grading problems have occurred because of failure to follow permit requirements. The City does not want to delay your project, so please follow these inspection requirements.

AFFIDAVIT

By signing below, I hereby affirm that I have read and understand the inspection requirements. I further attest and affirm that I understand the legal ramifications, including penalties as noted by law, for failure to call for City inspection of the grading work for which this permit is being issued. My signature below represents a good faith effort to ensure that the grading contractor will call for City inspection of the grading work as noted on the permit sign-off card ("green card"). I will keep this sign-off card and the field set of approved plans on the job site for the City inspector to use during inspections. If a sub-contractor is hired to accomplish the grading work, I hereby affirm that all information relating to City inspections as noted herein and as noted on the permit sign-off card will be given to the sub-contractor. If I am not the owner of the property for which this permit is being issued, then by my signature, I attest that I am an authorized agent of the owner and have authority to sign this affidavit on behalf of the owner.

Darby Prickett 3/18/20
Signature of owner (or authorized representative of owner or corporation) Date

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: ***Titan Homes***

2. Name of applicant: ***Wave Design Group***

3. Address and phone number of applicant and contact person: ***Darby Prickett, 418 N Kellogg St., 737-1000***

4. Date checklist prepared: ***April 9, 2020***

5. Agency requesting checklist: ***City of Richland***

6. Proposed timing or schedule (including phasing, if applicable): ***Construction will begin approximately mid-June 2020 and finishing by November 1, 2020.***

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. ***None***

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.
No known pending government applications for this site.

10. List any government approvals or permits that will be needed for your proposal, if known.
Building permit with the City of Richland for construction of the building.

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.) ***The proposed building is a 2-story, multi-tenant facility with roughly 13,000 sqft footprint, with paved parking and laydown area. The site itself is approximately 43,603 sqft. The development also includes sidewalks, 2nd floor mezzanine/office space and landscaping***

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.
Parcel #128081BP5168010 in Richland, WA.
Sec27 T10N R28E WM

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

(circle one): (Flat,) rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?
1-2% max slope.

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.
The site consists of generally medium dense to dense mixtures of sands and silts and gravels/cobbles.

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.
The building foundation and leveling of the site will require excavation and redistributed on site with acceptable grading.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. ***No***

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? ***Approximately 73%***

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: ***None***

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.
During construction, standard activities and general increase of traffic. Once completed, there will be a slight increase in traffic due to the nature of the project.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: ***None***

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. ***The***

closest bodies of water are the Columbia River which is approx. 1.0 Miles to the Southeast and the Yakima River which is approx. 1.0 miles to the Southwest

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.
N/A

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.

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.
Sewer will have a 6" connection to city utilities on Robertson Drive. Service for roughly 15 occupants.

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 collected throughout the site and directed to infiltration trenches located on site***

2) Could waste materials enter ground or surface waters? If so, generally describe.
No.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
It does not affect the sounding area.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: ***All storm water to be contained on site and improve drainage overall.***

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
__X__shrubs
__X__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 grasses will be removed with landscaping as required by the City located as necessary.

c. List threatened and endangered species known to be on or near the site.
None.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: ***Adding basaltic rock and xeriscape landscaping.***

e. List all noxious weeds and invasive species known to be on or near the site.
None.

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. ***None***

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.
None

c. Is the site part of a migration route? If so, explain. ***No.***

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***

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. ***Electric, heat and general***

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 building will meet the Washington Non-Residential Energy Code requirements.

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. ***None.***

1) Describe any known or possible contamination at the site from present or past uses.
None.

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. ***None***

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.
None

4) Describe special emergency services that might be required. ***None***

5) Proposed measures to reduce or control environmental health hazards, if any: ***None***

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? ***None***

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. ***There will be additional traffic and noise during construction and minor additional traffic once in operation.***

3) Proposed measures to reduce or control noise impacts, if any: ***None***

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. ***Currently all surrounding properties are undeveloped***

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? ***The site has not been used for farmlands.***

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. ***None currently.***

d. Will any structures be demolished? If so, what? ***N/A***

e. What is the current zoning classification of the site? ***I-M Medium Industrial***

f. What is the current comprehensive plan designation of the site? ***Industrial***

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. ***No.***

i. Approximately how many people would reside or work in the completed project? ***15***

j. Approximately how many people would the completed project displace? ***None***

k. Proposed measures to avoid or reduce displacement impacts, if any: ***N/A***

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: ***Proposed use of land and this falls within the city's comprehensive plan designation.***

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: ***N/A***

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. ***N/A***

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

c. Proposed measures to reduce or control housing impacts, if any: **N/A**

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?

30'-5"

The primary finishes are prefinished metal wall panels, stucco, and architectural metal faux wood panel siding

b. What views in the immediate vicinity would be altered or obstructed? ***None***

c. Proposed measures to reduce or control aesthetic impacts, if any: ***meets all City standards for this area***

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? ***No glare***

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:
Light will be designed to minimize off-site glare

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?
None

b. Would the proposed project displace any existing recreational uses? If so, describe.
No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
N/A

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.
None

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.
None known.

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.
Discussion with City

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.
None

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 open up to Robertson Drive with a designated driveway access approved by the City of Richland.

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 currently no public bus transit to this site. Nearest transit stop is roughly 0.5 miles away.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

19 Parking spots provided/ 18 required. None would be eliminated.

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).

None

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?

The project would generate approx. 15-30 trips a day. Peak traffic generally at 7am and 5pm. This is based on traffic volume associated with current facility.

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.

Fire protection would be required and possible police protection, but the no additional staff or resources would be required.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. 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.

Electric-City of Richland
Water-City of Richland
Refuse Service-Basin Disposal
Telephone-Fontier Telecommunications
Sanitary Sewer-City of Richland

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: Mark A Wasemiller

Name of signee Mark A. Wasemiller

Position and Agency/Organization Sr. Civil Engineer WAVE Design Group LLC

Date Submitted: 4/13/20

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?

There will be new traffic to the site by vehicles.

Proposed measures to avoid or reduce such increases are: ***N/A***

2. How would the proposal be likely to affect plants, animals, fish, or marine life? ***It would not.***

Proposed measures to protect or conserve plants, animals, fish, or marine life are: ***N/A***

3. How would the proposal be likely to deplete energy or natural resources? ***N/A***

Proposed measures to protect or conserve energy and natural resources are: ***N/A***

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? ***N/A***

   Proposed measures to protect such resources or to avoid or reduce impacts are: ***N/A***

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? ***N/A***

   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?

It would require fire department and police department protection, would draw electrical and add to utilities.

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

Project has been designed to minimize the impact of these services.

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

N/A

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), THE CURRENT EDITION OF WSDOT STANDARD SPECIFICATION FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION M41-10, THE CITY STANDARDS AND SPECIFICATIONS, AND LOCAL RULES AND STANDARDS OF GOVERNING AGENCIES HAVING JURISDICTION.
2. CONTRACTOR SHALL NOTIFY ALL UTILITIES FOR LOCATE 2 WORKING DAYS PRIOR TO EXCAVATION IN ACCORDANCE WITH THE STATE LAW (811) AND NONMEMBER UTILITIES.
3. ANY CHANGES OR MODIFICATIONS TO THE PROJECT PLANS SHALL FIRST BE APPROVED BY THE ENGINEER OF RECORD AND CITY ENGINEER OR HIS REPRESENTATIVE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF SITE CONDITIONS, INSTALLATION STANDARDS AND CONSTRUCTION CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO SHOP FABRICATION AND/OR FIELD ERECTION. DISCREPANCIES BETWEEN SITE CONDITIONS AND THE CONSTRUCTION DRAWINGS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER. WORK DONE WITHOUT THE ENGINEERS APPROVAL IS THE RESPONSIBILITY OF THE CONTRACTOR. LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MIGHT OCCUR TO EXISTING UTILITIES.
5. ALL SPECIAL INSPECTION AND TESTING SHALL BE PERFORMED BY AN INDEPENDENT INSPECTION AND TESTING AGENCY HIRED BY THE OWNER. CONTRACTOR TO COORDINATE WITH INSPECTION AND TESTING AGENCY FOR REQUIRED CONSTRUCTION INSPECTIONS AND MATERIAL TESTING.
6. ANY EXISTING CURB DAMAGED BY THIS CONSTRUCTION SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
7. CONTRACTOR TO CONTRACT WITH A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON TO PROVIDE CONSTRUCTION STAKING SERVICES. ANY REQUIRED LEGAL DESCRIPTIONS FOR PUBLIC UTILITIES LOCATED ON-SITE OR OFF-SITE SHALL BE PROVIDED BY THE CONTRACTED SURVEYOR AND PAID BY THE CONTRACTOR.
8. COSTS FOR GENERAL CONSTRUCTION ITEMS WHICH ARE NOT SHOWN ON THESE DRAWINGS, BUT ARE NECESSARY AND NORMAL FOR COMPLETION OF THIS PROJECT, SHALL BE CONSIDERED INCIDENTAL AND INCLUDED IN THE CONTRACTORS BID FOR THIS PROJECT.
9. THE CONTRACTOR SHALL REFERENCE THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERS SOIL REPORT BY MATERIALS TESTING AND INSPECTION. PROJECT #R190075G

EARTHWORK

1. ALL FILL MATERIAL PLACED ABOVE EXISTING GROUND SURFACE SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAX. DRY DENSITY PER ASTM D1557. UNLESS OTHERWISE NOTED.
2. LIFTS NOT TO EXCEED 8" UNLESS OTHERWISE NOTED.
3. PRIOR TO THE START OF GRADING, ALL EXISTING ORIGINAL MATERIAL, DEBRIS, RUBBLE, ASPHALT PAVEMENT, ETC., SHALL BE REMOVED FROM THE SITE TO THE SATISFACTION OF THE OWNER AND OWNER'S REPRESENTATIVE.
4. SATISFACTORY NATIVE SOILS SHALL BE FREE OF ROCK OR GRAVELS LARGER THAT 3" IN ANY DIMENSION, DEBRIS, WASTE OR FROZEN MATERIAL, NATIVE VEGETATION, OR OTHER DELETERIOUS MATTER.
5. PLACE LOAD BEARING BACKFILL IN LAYERS NOT MORE THAT 8" THICK, LOOSE MEASUREMENT. SPREAD AND COMPACT EACH LAYER UNIFORMLY TO THE REQUIRED DENSITY. SEE GENERAL NOTE 9.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES TO REMAIN IN USE WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
7. ALL AREAS TO RECEIVE STRUCTURAL IMPROVEMENTS, PARKING IMPROVEMENTS, AND ROADWAY IMPROVEMENTS SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC MATERIAL, DEMOLITION DEBRIS, THE SOIL SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND COMPACTED TO 95% MDD IN ACCORDANCE WITH ASTM D1557. UNLESS OTHERWISE NOTED
8. ALL EXPOSED CUT SLOPES SHALL BE STABILIZED WITH HYDROMULCH TO PREVENT EROSION.
9. SWALES SIDEWALLS SHALL BE COMPACTED TO 85% MDD PER ASTM D1557. THE POND BOTTOM SHALL BE SCARIFIED TO A DEPTH OF 18 INCHES WITH A RIPPER UPON COMPLETION OF THE PONDS/SWALES PUSH OUT.

SITE UTILITIES

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED WITH THE CONTRACTOR, ENGINEER, ARCHITECT, CITY PERSONNEL AND ANY AFFECTED UTILITIES PRIOR TO START OF UTILITY WORK.
2. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAINS AND SEWER MAINS AND SERVICE LINES. WATER MAINS SHOULD CROSS OVER THE TOP OF SEWER MAINS WITH A MINIMUM VERTICAL SEPARATION OF 18 INCHES. BELOW THE SEWER MAIN SHALL BE IN ACCORDANCE WITH WASHINGTON STATE DEPARTMENT OF ECOLOGY STANDARDS. IF A MINIMUM VERTICAL SEPARATION OF 12 INCHES CANNOT BE MAINTAINED BETWEEN STORM PIPE AND WATER OR SEWER PIP, CDF SHALL BE USED AS BACKFILL IN PLACE OF SOIL OR GRAVEL.
3. GATE VALVES SMALLER THAN 12" SHALL BE RESILIENT WEDGE WITH DUCTILE IRON BODY (AWWA C151), NON-RISING STEM, DIRECTION OF OPENING-COUNTERCLOCKWISE AND SHALL BE SUPPLIED BY CITY OF RICHLAND PRE-APPROVED MANUFACTURERS.
4. FIRE WATER LINE SHALL BE DUCTILE IRON (DI) CLASS 52, TRANSITIONING INTO C900 PER CITY REQUIREMENTS. PIPE FITTINGS SHALL BE CEMENT LINED, DUCTILE IRON, RUBBER GASKET FOLLOWER GLANDS AND BOLTS AWWA C110 APPROPRIATE GASKETS TRANSITION COUPLERS ALLOWED OR C153 AND C111, SLEEVES AS NEEDED.
5. SANITARY SEWER PIPE SHALL BE PVC MANUFACTURED TO ASTM D3034-SDR 35 WITH RING-TITE JOINTS AND RESTRAINED GASKET FITTINGS.
6. VALVED BOXES SHALL BE SUPPLIED BY CITY OF RICHLAND PRE-APPROVED MANUFACTURER OLYMPIC FOUNDRY (931).
7. POLYVINYL CHLORIDE (PVC) WATER PIPE SHALL BE CLASS 150 DR 18. PIPE SHALL BE PUSH ON JOINTS CONFORMING TO ASTM D1784 CLASS 12454. PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C900. THE PIPE SHALL HAVE FLEXIBLE RUBBER GASKETED JOINTS.
8. STORM DRAINAGE PIPE SHALL BE PVC OR CORRUGATED POLYETHYLENE (PE). PVC PIPE SHALL BE MANUFACTURED TO ASTM D3034-SDR 35 WITH RUBBER GASKETED JOINTS. PE PIPE SHALL BE MANUFACTURED TO AASHTO M252 OR M294 WITH SMOOTH INTERIOR.
9. PIPE FITTINGS FOR PVC PIPE SHALL BE MORTAR LINED CAST OR DUCTILE IRON AND SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C110. FITTING CLASS AND JOINTS SHALL BE COMPATIBLE TO CONNECTING PIPE.
10. FIRE WATER LINE INSTALLER SHALL BE LEVEL U INSTALLER PER WAC 212-80.
11. CONCRETE FOR THRUST BLOCKS SHALL BE CLASS 3000, MINIMUM 5-1/2" SACK MIX.
12. POLYETHYLENE TUBING (PE) WATER SERVICE LINE SHALL BE AWWA C901 RATED AT 200 PSI WITH COPPER TUBING OUTSIDE DIAMETER PER ASTM D 2737.
13. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE ON THE CURRENT WASHINGTON STATE DEPARTMENT OF HEALTH LIST OF APPROVED ASSEMBLIES AND MUST ADHERE TO THE CITY OF RICHLAND CURRENT MATERIALS LIST.

ASPHALT PAVEMENT

1. PRIOR TO BEGINNING WORK, CONTACT THE OWNER/CITY OR COUNTY OFFICIAL TO COORDINATE TRAFFIC FLOW, WORK SCHEDULES AND UTILITY INTERFACES.
2. ALL ASPHALT AND BASE THICKNESSES NOTED ARE COMPACTED THICKNESS.
3. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS M41-10, SECTION 8-22. CONTRACTOR SHALL USE WSDOT APPROVED MATERIALS, PREPARE THE SURFACES, APPLY THE PAINT, AND BE WITHIN THE TOLERANCES AS SPECIFIED IN THE WSDOT STANDARD SPECIFICATIONS.
4. ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH CITY STANDARDS, SPECIFICATIONS AND AMENDMENTS.
5. ASPHALT BINDER MATERIAL SHALL CONFORM TO THE LATEST WSDOT STANDARD SPECIFICATION M41-10, SECTION 9-02.1(4) EXCLUDING THE ELASTIC RECOVERY REQUIREMENTS. AGGREGATE SHALL BE CLASS 1/2" MODIFIED WITH 3/8" AND SHALL CONFORM TO THE LATEST WSDOT STANDARD SPECIFICATION M41-10 SECTIONS 9-03.8(1), (2), (3)B. BLENDING SAND SHALL CONFORM TO THE LATEST WSDOT STANDARD SPECIFICATION 9-03.8(4).
6. ASPHALT PLACEMENT SHALL BE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION M41-10, SECTION 5-04.
7. ONE DAY PRIOR TO PLACEMENT OF BITUMINOUS MATERIAL ON THE BASE, THE SURFACE SHALL BE STERILIZED WITH A SOIL HERBICIDE APPLIED AT MANUFACTURER'S RECOMMENDED RATE.

CONCRETE

1. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185.
2. CONCRETE FOR WALKS, CURBS AND GUTTERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS.
3. TOLERANCES FOR CONCRETE CONSTRUCTION SHALL BE BASED ON A 10'-0" STRAIGHT EDGE. GRADE SHALL NOT DEVIATE MORE THAN 1/8" AND ALIGNMENT SHALL NOT VARY MORE THAN 1/4".
4. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301 AND ACI 305 OR 306 FOR HOT AND COLD WEATHER CONCRETING.
5. REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED. FABRICATE REINFORCEMENT PER ACI 318-14, CLASS "B" SPLICES UNLESS NOTED OTHERWISE.
6. TOOL ALL EXPOSED EDGES WITH A 3/8" RADIUS UNLESS OTHERWISE INDICATED.
7. PROVIDE SEALED EXPANSION JOINTS BETWEEN BUILDING FOUNDATION WALL AND ALL ADJACENT SIDEWALK.

SPECIAL INSPECTION

1. PER IBC 1705.6, PRIOR TO PLACEMENT OF PREPARED FILL, THE SPECIAL INSPECTION SHALL DETERMINE THAT THE SITE HAS BEEN PREPARED IN ACCORDANCE WITH THE APPROVED SOILS REPORT.
2. PER IBC 1705.6, WHERE FILL EXCEEDS 12" IN DEPTH, THE SPECIAL INSPECTOR SHALL HAVE CONTINUOUS INSPECTION OF FILL PLACEMENT AND COMPACTION.
3. TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1557, ASTM D 2167, ASTM D 2937, ASTM D 6938, AS APPLICABLE. TEST WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
   - 3.1. FOUNDATION, PAVING, AND ADJACENT: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST 1 TEST FOR EVERY 5,000 SQ. FT. OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN 1 TEST PER DAY.
   - 3.2. TRENCH BACKFILL: AT EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, AT LEAST 1 TEST FOR EACH 150 FEET OR LESS OF TRENCH LENGTH, BUT NO LESS THAN 1 TEST PER DAY.

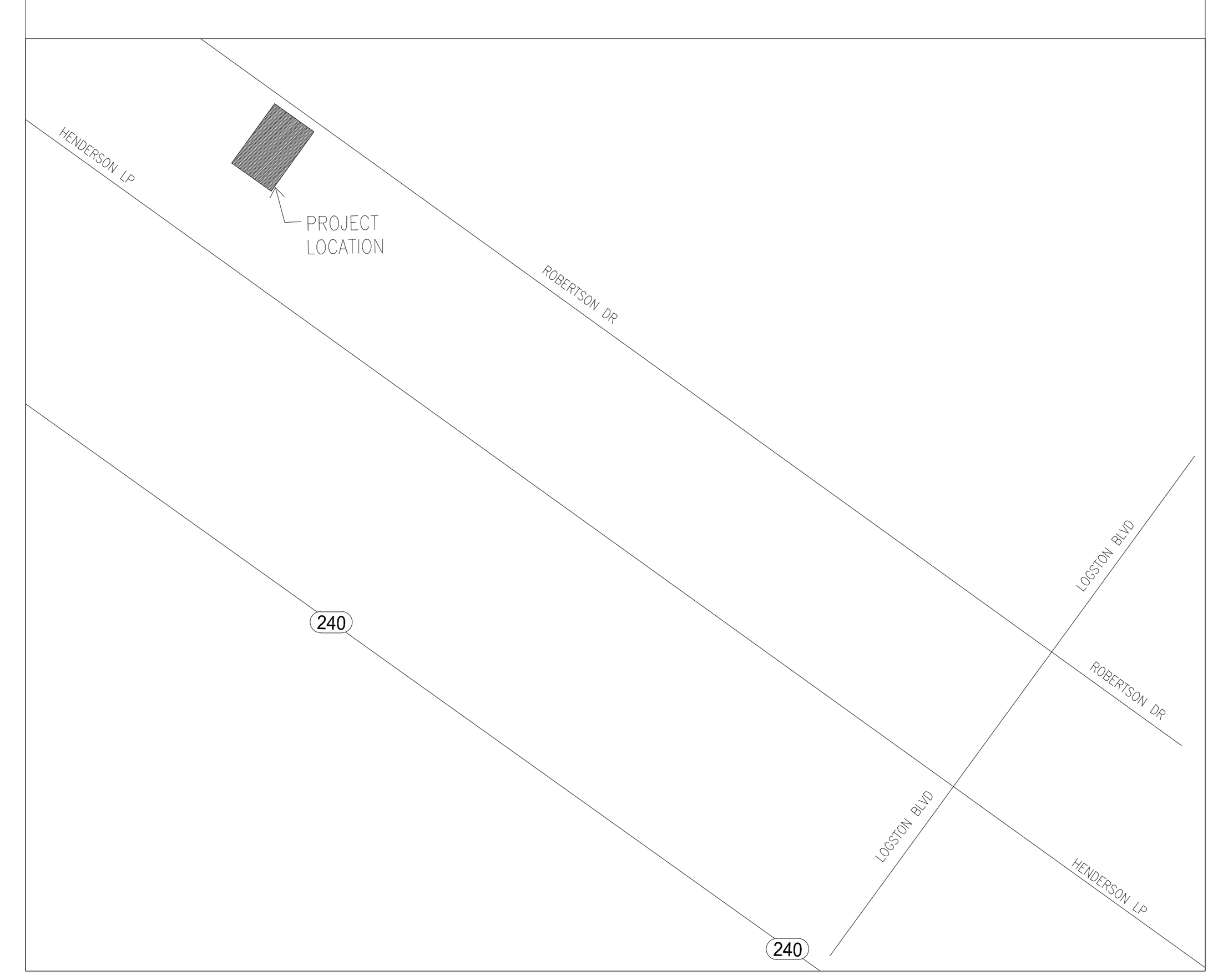
EROSION CONTROL

1. PROVIDE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES, WALKWAYS, AND DESIGNATED STORMWATER SWALES ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
2. CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SILT FENCING TO PREVENT ANY WATER RUNOFF FROM ANY DISTURBED AREAS. AT A MINIMUM, SILT FENCE WILL BE ALONG THE DOWN SLOPE PROPERTY LINES. THE SILT FENCES SHALL BE CONSTRUCTED IN THE AREAS OF CLEARING, GRADING, OR DRAINAGE PRIOR TO STARTING THOSE ACTIVITIES. THE SILT FENCE SHALL PREVENT SOIL CARRIED BY RUNOFF WATER FROM GOING BENEATH, THROUGH, OR OVER THE TOP OF THE STILT FENCE, BUT SHALL ALLOW THE WATER PASS THROUGH THE FENCE. SILT FENCE SHALL BE INSTALLED ENTIRELY INSIDE THE PROJECT PROPERTY LINE. RECOMMEND A MINIMUM OF 6 INCHES INSIDE PROPERTY LINE.
3. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR DUST CONTROL AND RUNOFF CONTROL AND SHALL TAKE NECESSARY ACTIONS TO PREVENT BLOWING DUST AND ANY RUNOFF FROM LEAVING THE SITE.
4. DURING AND AFTER CONSTRUCTION, CATCH BASIN INLETS SHALL BE COVERED BY GEOTEXTILE BENEATH THE CATCH-BASIN GRATES TO PREVENT SILT FROM ENTERING THE CATCH BASIN. THE GEOTEXTILE SHALL BE REPLACED DURING THE PROJECT WITH CLEAN MATERIAL FOLLOWING ANY RUNOFF EVENTS. THE GEOTEXTILE SHALL REMAIN IN PLACE BENEATH THE GRATES UNTIL THE PROJECT IS ACCEPTED.
5. INSPECT, REPAIR, AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURE DURING CONSTRUCTION UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.
6. REMOVE EROSION AND SEDIMENTATION CONTROLS ONCE THEY ARE NO LONGER NEEDED AND RESTORE AND STABILIZE AREAS DISTURBED DURING REMOVAL.

DESIGN CRITERIA

1. STORM DESIGN CRITERIA: 24 HOUR RAINSTORM WITH 25 YEAR RETURN PERIOD.
2. INFILTRATION RATE OF 2.00 IN/HR USED IN DESIGN OF INFILTRATION SYSTEMS.

VICINITY MAP



LEGEND AND ABBREVIATIONS

ABAND	ABANDONED	P	POWER
BOT	BOTTOM	PDP	PERFORATED DRAIN PIPE
BW	BOTTOM OF WALL	PE	POLYETHYLENE
COM	COMMUNICATION	PS	PRESSURE SEWER
E	EXISTING	ROW	RIGHT OF WAY
FO	FIBER OPTIC LINE	R	RADIUS
FF	FINISH FLOOR	RWL	RAIN WATER LEADER
FG	FINISH GRADE	SAN	SANITARY SEWER
FR	FIRE RISER	SLV	PIPE SLEEVE
FW	FIRE WATER	SD	STORM DRAIN
GL	GUTTER LINE	T	TELEPHONE
IE	INVERT ELEVATION	TV	TELEVISION
IR	IRRIGATION	TA	TO OF ASPHALT ELEVATION
LS	LANDSCAPE	TC	TO OF CONCRETE ELEVATION
MON	MONUMENT	TG	TO OF GRAVEL ELEVATION
NG	NATURAL GAS	TW	TO OF WALL ELEVATION
NTS	NOT TO SCALE	TYP	TYPICAL
OHP	OVERHEAD POWER	W	WATER

SAWCUT LINE
NEW EASEMENT LINE
SILT FENCE
NEW FENCE
PROPERTY LINE
EXISTING CONTOUR (100)
NEW CONTOUR (100)
EXISTING FENCE

NEW ASPHALT	REMOVE ASPHALT
NEW HEAVY ASPHALT	EXISTING CONCRETE
NEW HEAVY CONCRETE	EXISTING GRAVEL
NEW CONCRETE	EXISTING LAWN
NEW GRAVEL	EXISTING LANDSCAPE
NEW LAWN	EXISTING UNDEVELOPED
NEW LANDSCAPE	REMOVE LANDSCAPE
NEW PLAY ASPHALT	REMOVE ASPHALT
NEW NATIVE	REMOVE CONCRETE
NEW ADA	REMOVE GRAVEL
NEW RIP RAP	REMOVE LAWN REMOVE
	UNDEVELOPED

NEW	EXISTING	
		ACCESSIBLE PARKING MARKER
AVR	(E)AVR	AIR VAC RELIEF
AD	(E)AD	AREA DRAIN
GUY	(E)GUY	GUY WIRE
BOA	(E)BOA	BLOW OFF ASSEMBLY
BO	(E)BO	BOLLARD
		CAP
CB	(E)CB	CATCH BASIN SQUARE
CB	(E)CB	CATCH BASIN ROUND
CB		CATCH BASIN SOLID
CO	(E)CO	CLEAN OUT
DS	(E)DS	DOWN SPOUT
DW	(E)DW	DRYWELL
EM	(E)EM	ELECTRICAL METER
EV	EV	ELECTRICAL VAULT
GM	(E)GM	GAS METER
FDC	(E)FDC	FIRE DEPARTMENT CONNECTION
FH	(E)FH	FIRE HYDRANT
FP	(E)FP	FLAG POLE
IV	(E)IV	IRRIGATION VALVE
LP	(E)LP	LIGHT POLE
MH	SD SS (E)MH	MANHOLE
		PAVEMENT ARROWS
PIV	(E)PIV	POST INDICATOR VALVE
PP	(E)PP	POWER POLE
		REDUCER
		SHRUB
		SLOPE DIRECTION/PIPE
SIGN	(E)SIGN	SLOPE STREET SIGN
SL	(E)SL	STREET LIGHT
TP	(E)TP	TELEPHONE PEDESTAL
		THRUST BLOCK
XFMR	(E)XFMR	TRANSFORMER
		TREE
		UTILITY BOX
VAN		VAN PAVEMENT MARKING
WV	(E)WV	WATER VALVE
WM/IM	(E)WM/IM	WATER/IRRIGATION METER
WP	MON	WORK/MONUMENT POINT

SHEET INDEX

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DATE: 01-29-2020
BY: TH
CHKD: MAW
JOB #: 19-092
CLNT:
1:
2:
3:

GENERAL NOTES

SHEET NO.: **C-001**

2477 & 2485 ROBERTSON DRIVE

A PORTION OF THE W 1/2 OF OF SEC. 27, AND THE E 1/2 OF SEC. 28, TWN. 10 N., RGE. 28 E. W.M.

CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

LEGAL DESCRIPTION

PARCELS M AND N, RECORD OF SURVEY NO 5168, RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5168, UNDER AUDITOR'S FILE NUMBER 2019-010507, RECORDS OF BENTON COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88
CITY OF RICHLAND 1009
BRASS DISK AT NE QUADRANT OF BATTELLE BLVD AND KINGSGATE WAY
ELEV=419.52

BASIS OF BEARING

NAD 1983/11
WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON GPS OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF MEASUREMENT ARE US SURVEY FEET.

UTILITY NOTES

1. SURFACE UTILITY FACILITIES ARE SHOWN HEREON PER FIELD LOCATED VISIBLE EVIDENCE. THERE MAY BE UTILITIES THAT EXIST ON THIS SITE OTHER THAN THOSE GRAPHICALLY DEPICTED HEREON.

2. UNDERGROUND (BURIED) UTILITIES SHOWN HEREON ARE BASED ON COMBINATIONS OF VISIBLE SURFACE EVIDENCE, UTILITY LOCATOR MARKINGS AND RECORD DATA (SUCH AS AS-BUILT OR UTILITY DESIGN DRAWINGS). ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND, IN SOME CASES, ARE SHOWN AS STRAIGHT LINES BETWEEN FIELD LOCATED SURFACE UTILITY FACILITIES. UNDERGROUND UTILITIES MAY HAVE BENDS, CURVES OR CONNECTIONS WHICH ARE NOT SHOWN.

3. ALTHOUGH LOCATIONS OF UNDERGROUND UTILITIES BASED ON UTILITY LOCATOR MARKINGS AND RECORD DATA (SUCH AS AS-BUILT OR UTILITY DESIGN DRAWINGS) ARE DEEMED RELIABLE, AHBL, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID DATA.

4. CALL 1-800-424-5555 BEFORE ANY CONSTRUCTION.

RELIANCE NOTE

THIS SURVEY WAS PREPARED AT THE REQUEST OF AARON SULLIVAN FOR THE SOLE AND EXCLUSIVE USE OF TITAN HOMES, LLC. RIGHTS TO RELY UPON AND, OR USE THIS SURVEY DO NOT EXTEND TO ANY OTHER PARTY EXCEPT THROUGH EXPRESS RECERTIFICATION BY THE PROFESSIONAL LAND SURVEYOR WHOSE STAMP AND SIGNATURE APPEAR HEREON.

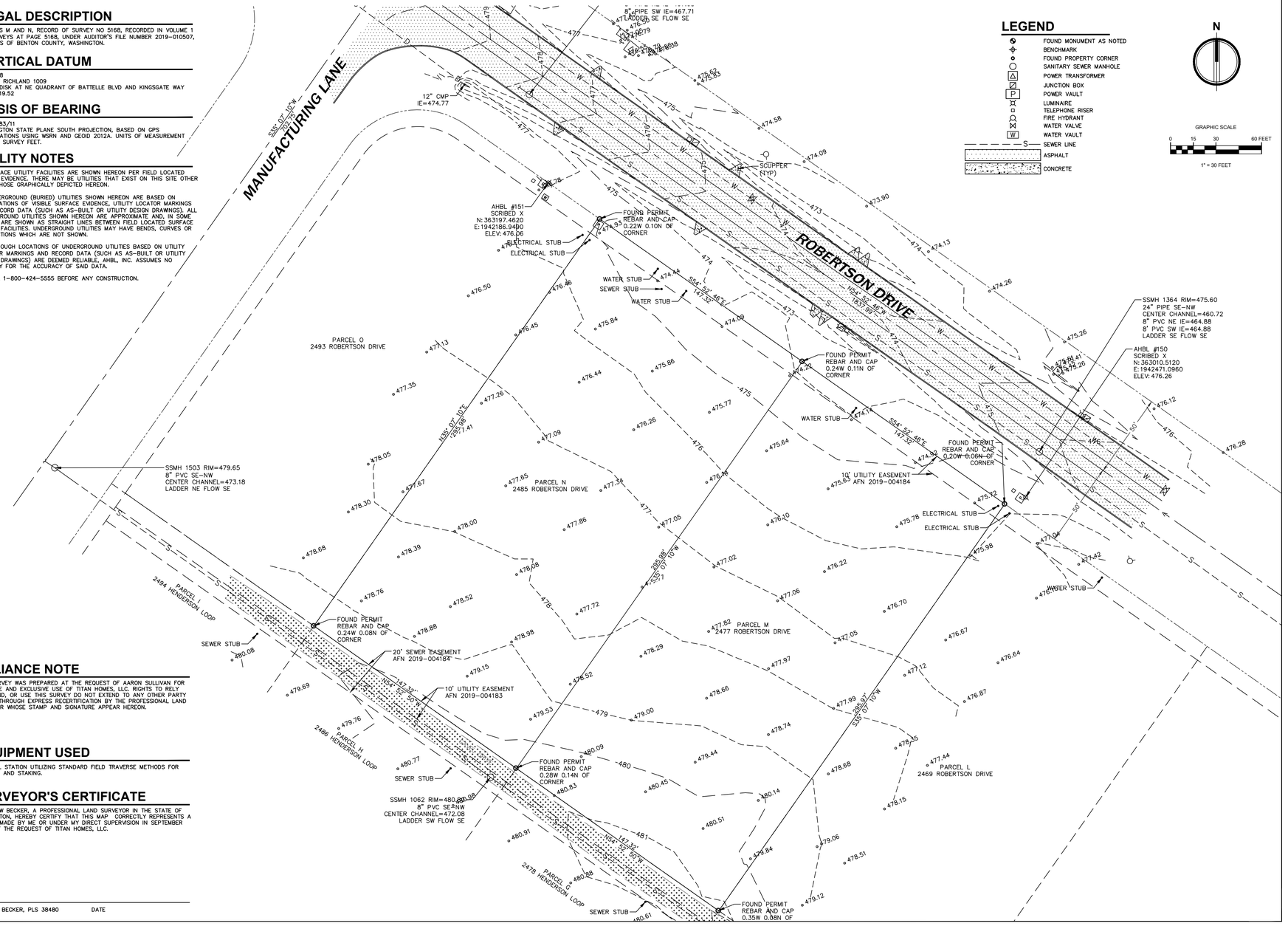
EQUIPMENT USED

3" TOTAL STATION UTILIZING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING.

SURVEYOR'S CERTIFICATE

I, JOHN W BECKER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN SEPTEMBER 2019, AT THE REQUEST OF TITAN HOMES, LLC.

JOHN W. BECKER, PLS 38480 DATE



LEGEND

- FOUND MONUMENT AS NOTED
- BENCHMARK
- FOUND PROPERTY CORNER
- SANITARY SEWER MANHOLE
- POWER TRANSFORMER
- JUNCTION BOX
- POWER VAULT
- LUMINAIRE
- TELEPHONE RISER
- FIRE HYDRANT
- WATER VALVE
- WATER VAULT
- SEWER LINE
- ASPHALT
- CONCRETE

N

GRAPHIC SCALE
0 15 30 60 FEET
1" = 30 FEET

NOTICE
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Project Title:

2477 & 2485 ROBERTSON DRIVE

Client:

TITAN HOMES, LLC

6001 WEST DESCHUTES AVE #611
KENNEWICK, WA 99336

AARON SULLIVAN

Job No.

2190780.50

Issue Set & Date:

SEPTEMBER 16, 2019

Revisions:

Sheet Title:

TOPOGRAPHIC SURVEY

Designed by: TH | Drawn by: TD | Checked by: JB

Sheet No.

1

1 of 1 Sheets

MARK A. WASHINGTON — STATE OF WASHINGTON — 33947 — REGISTERED PROFESSIONAL ENGINEER

March 17, 2020 - 09:03 AM

TITAN HOMES
COMMERCIAL BUILDING
ROBERTSON DR
RICHLAND, WA 99352

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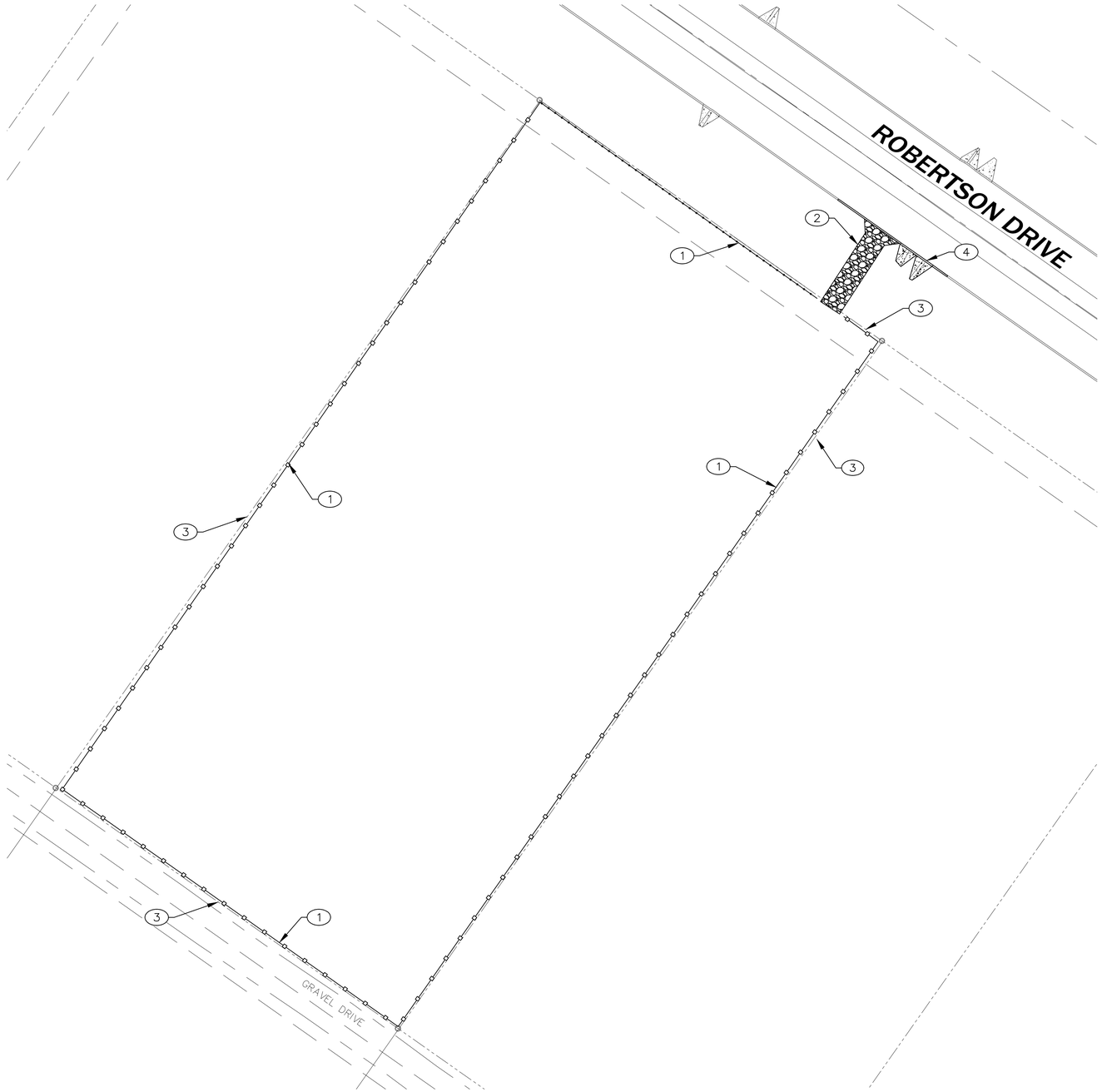
SITE SURVEY

SHEET NO. :
C-003



DEMO PLAN
SCALE: 1"=20'

GRAPHIC SCALE
0 20' 40'
1 INCH = 20' FT.

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KEYED NOTES

1. SILT FENCING SHALL BE INSTALLED WHERE RUN OFF MAY ERODE SOIL AWAY FROM SITE. SILT FENCE MUST BE PLACED INSIDE PROPERTY LINE. SEE COR STD DWG S16 SHT3
2. CONSTRUCTION ACCESS EROSION CONTROL. SEE COR STD DWG S16
3. PROPERTY LINE
4. REMOVE APPROX 50LF CONCRETE CURBING. REMOVE SCUPPERS

DEMO PLAN NOTES

1. SEE SHEET C–001 FOR GENERAL NOTES AND LEGEND.
2. FINAL CONSTRUCTION LAY–DOWN AREA AND STOCKPILE AREA LOCATION AND SIZE TO BE DETERMINED BY THE GENERAL CONTRACTOR WITH APPROVAL OF OWNER.
3. PLACE TOPSOIL, COMPACT, AND PROVIDE TEMPORARY SOIL STABILIZATION. PERMANENT LANDSCAPING CAN BE INSTALLED ONCE LIKELIHOOD OF SEDIMENT DURING CONSTRUCTION IS REDUCED, UPSTREAM AREAS ARE FULLY STABILIZED, AND IRRIGATION SYSTEM IS OPERATIONAL.
4. EROSION, SEDIMENT AND AIR QUALITY CONTROL SHALL COMPLY WITH THE COUNTY AND CITY AIR QUALITY CONTROL ORDINANCES, AND THE NOTES AND DETAILS OF THESE PLANS.
5. PROVIDE INLET PROTECTION ON ALL STORM DRAIN INLETS SURROUNDING SITE, INSPECT FABRIC REGULARLY AND REPLACE AS NECESSARY IF FOUND TO BE RIPPED OR TORN.
6. CONTRACTOR TO REMOVE ANY ABANDON UTILITY LINES AS NEEDED FOR NEW CONSTRUCTION AND PROPOSED GRADES.
7. ANYTIME AN OPEN TRENCH AND DEMOLITION AREAS ARE PRESENT DURING NON WORK HOURS THE CONTRACTOR SHALL HAVE PORTABLE 6.0' CHAIN LINK CONSTRUCTION FENCE IN PLACE AROUND THE WORK AREA.
8. NOT ALL UNDERGROUND UTILITIES ON THESE DRAWINGS MAY BE SHOWN. FIELD LOCATE AND VERIFY ALL UNDERGROUND UTILITIES. COORDINATE ALL RELOCATION WORK WITH THE APPROPRIATE UTILITY COMPANY AND/OR OWNER PRIOR TO ANY EXCAVATION WORK.
9. FIELD VERIFY ALL MEASUREMENTS AND INVERTS PRIOR TO START OF WORK.
10. ACP AND CONCRETE CUT LINES ARE BASED ON NEW SURFACE FEATURES TO BE INSTALLED. CUT LINES DO NOT ACCOUNT FOR GRADING, TRENCHING, GRADE TRANSITIONS, OR OVERLAY WORK. ADJUST ACTUAL CUT AS NECESSARY FOR RELATED NEW WORK.
11. REMOVE ALL EXISTING IRRIGATION SYSTEM COMPONENTS WITHIN NEW CONSTRUCTION AREAS THAT WILL INTERFERE WITH NEW WORK. CUT, CAP, AND SEAL WATERTIGHT EXISTING PIPING TO REMAIN.
12. ALL UTILITY MAINS MUST REMAIN OPERATIONAL DURING CONSTRUCTION. COORDINATE WITH THE CITY TO SCHEDULE SERVICE OUTAGES AS NEEDED.
13. NOT ALL ELECTRICAL WORK MAY BE SHOWN ON THE CIVIL SITE DRAWINGS, AND IS SHOWN FOR REFERENCE PURPOSES ONLY. REFER TO ELECTRICAL DRAWINGS IN THIS CONSTRUCTION PACKAGE FOR ELECTRICAL DEMOLITION, RELOCATION, AND NEW INSTALLATION. ELECTRICAL SITE DRAWINGS SHALL TAKE PRECEDENCE PERTAINING TO ANY ELECTRICAL WORK WHICH MAY BE SHOWN ON THE CIVIL SITE DRAWINGS.
14. A WASHINGTON STATE DEPT. OF ECOLOGY EROSIVITY WAIVER CERTIFICATION FOR THIS SITE HAS BEEN REQUESTED.
15. ERODABLE EARTH NOT BEING WORKED, WHETHER AT FINAL GRADE OR NOT, SHALL BE STABILIZED AS SOON AS PRACTICABLE, UNLESS OTHERWISE APPROVED BY THE CITY OF RICHLAND. CONTRACTOR SHALL FOLLOW THE REQUIREMENTS IN THE MOST CURRENT PUBLICATION OF THE STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON.

DEMO PLAN LEGEND

- (X) KEYED NOTE
- CONSTRUCTION ACCESS EROSION CONTROL
- SILT FENCE
- PROPERTY LINE

STATE OF WASHINGTON · 33947 · REGISTERED PROFESSIONAL ENGINEER

March 17, 2020 - 02:13 PM

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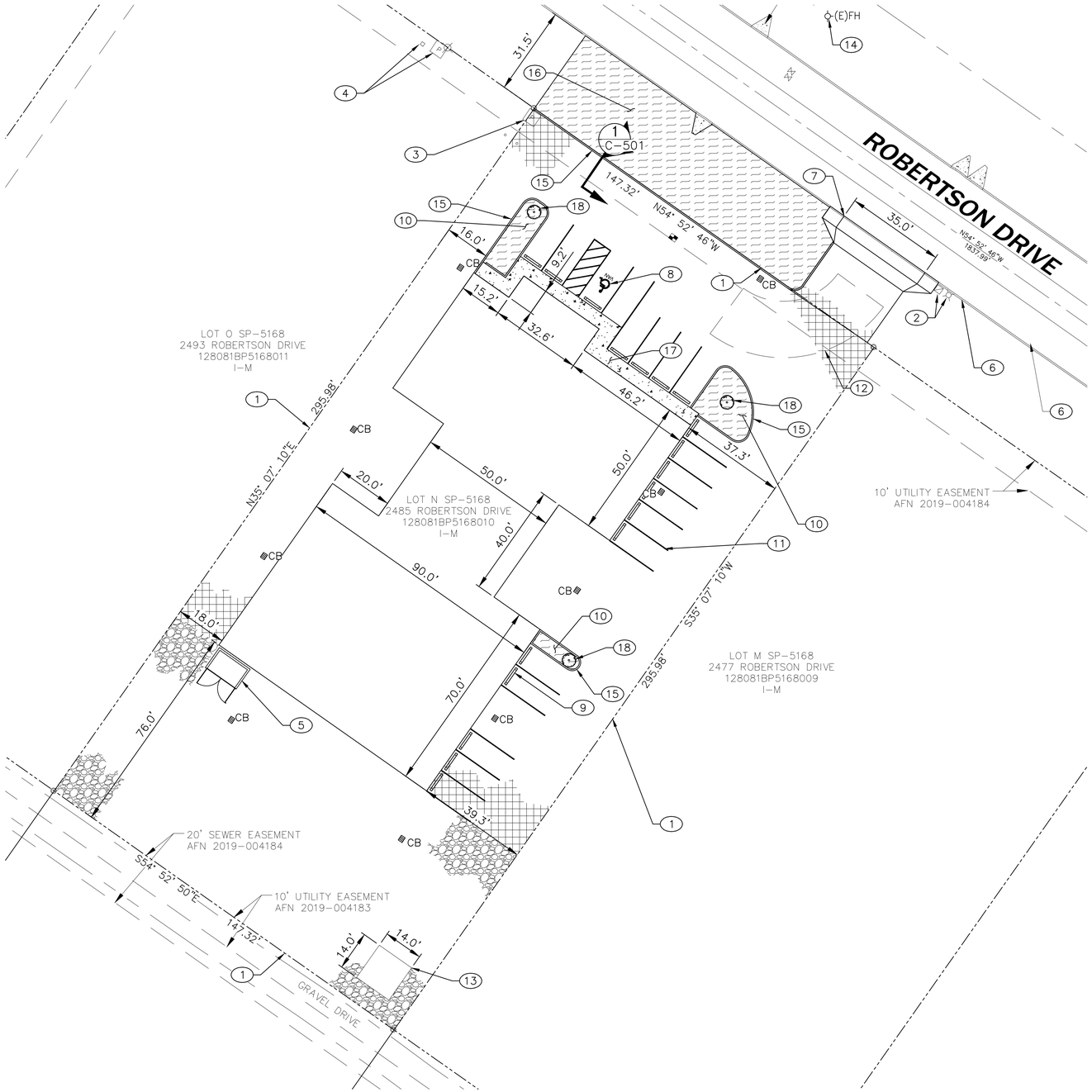
EROSION CONTROL/ DEMO PLAN

SHEET NO. :
C-011



NORTH

SITE PLAN
SCALE: 1"=20'

GRAPHIC SCALE
0 20' 40'
1 INCH = 20' FT.

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KEYED NOTES

1. PROPERTY LINE
2. EXISTING LIGHT POLE W/JBOX
3. EXISTING POWER PEDESTAL
4. EXISTING TV AND TELE PEDESTALS
5. TRASH RECEPTICLE PER COR STD DWG SW2B & SW3. ONLY CONCRETE PAD REQUIRED
6. EXISTING CURB AND GUTTER
7. DRIVEWAY DROP PER COR STD DWG ST2 TAPER TO 30' BEHIND. MATCH EXISTING/NEW ASPHALT
8. ADA STALL AND SYMBOL. SEE DETAIL 6/C-501
9. CONCRETE PARKING BUMPERS SEE DETAIL 3/C-501
10. NEW LANDSCAPING
11. 4" PAINT STRIPE (TYP)
12. TRUCK TURNING ACCESS. 24' INSIDE RADIUS, 44' OUTSIDE RADIUS
13. NEW LOADING PLATFORM
14. EXST FIRE HYDRANT
15. NEW CURB SEE DETAIL 1/C-501
16. NEW VEGETATION/LANDSCAPING
17. 5' CONCRETE SIDEWALK. SEE DETAIL 4/C-501, 5/C-501 AND COR STD DWG ST1
18. NEW TREE

SITE PLAN NOTES

1. SEE SHEET C-001 FOR GENERAL NOTES AND LEGEND.
2. CURB RETURN RADII ARE 5.0' RADIUS UNLESS NOTED OTHERWISE.
3. DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE. FIELD VERIFY ALL MEASUREMENTS AND INVERTS PRIOR TO START OF WORK.
4. AREA: 31803 SF IMPERVIOUS AREA. 11887 SF PERVIOUS AREA (27%), 43603 SF TOTAL PROPERTY AREA.

PARKING CALCULATION PER CITY OF RICHLAND:

OFFICE (1 PARKING PER 350 SF); 4037 SF/350 SF = 12 PARKING STALLS

RETAIL (1 PARKING PER 400 SF); 441 SF/400 SF = 2 PARKING STALLS

WAREHOUSE (1 PARKING PER EMPLOYEE); 8300 SF = 4 PARKING STALLS

PARKING:18 STANDARD STALLS, 1 ACCESSIBLE STALL, TOTAL PROVIDED 19 STALLS, REQUIRED 18 STALLS

SITE PLAN LEGEND

- (4) INDICATES KEYED NOTE
- NEW GRAVEL
- NEW TREE
- NEW CONCRETE
- NEW ASPHALT
- NEW LANSCAPING

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March 17, 2020 - 02:13 PM

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RICHLAND, WA 99352

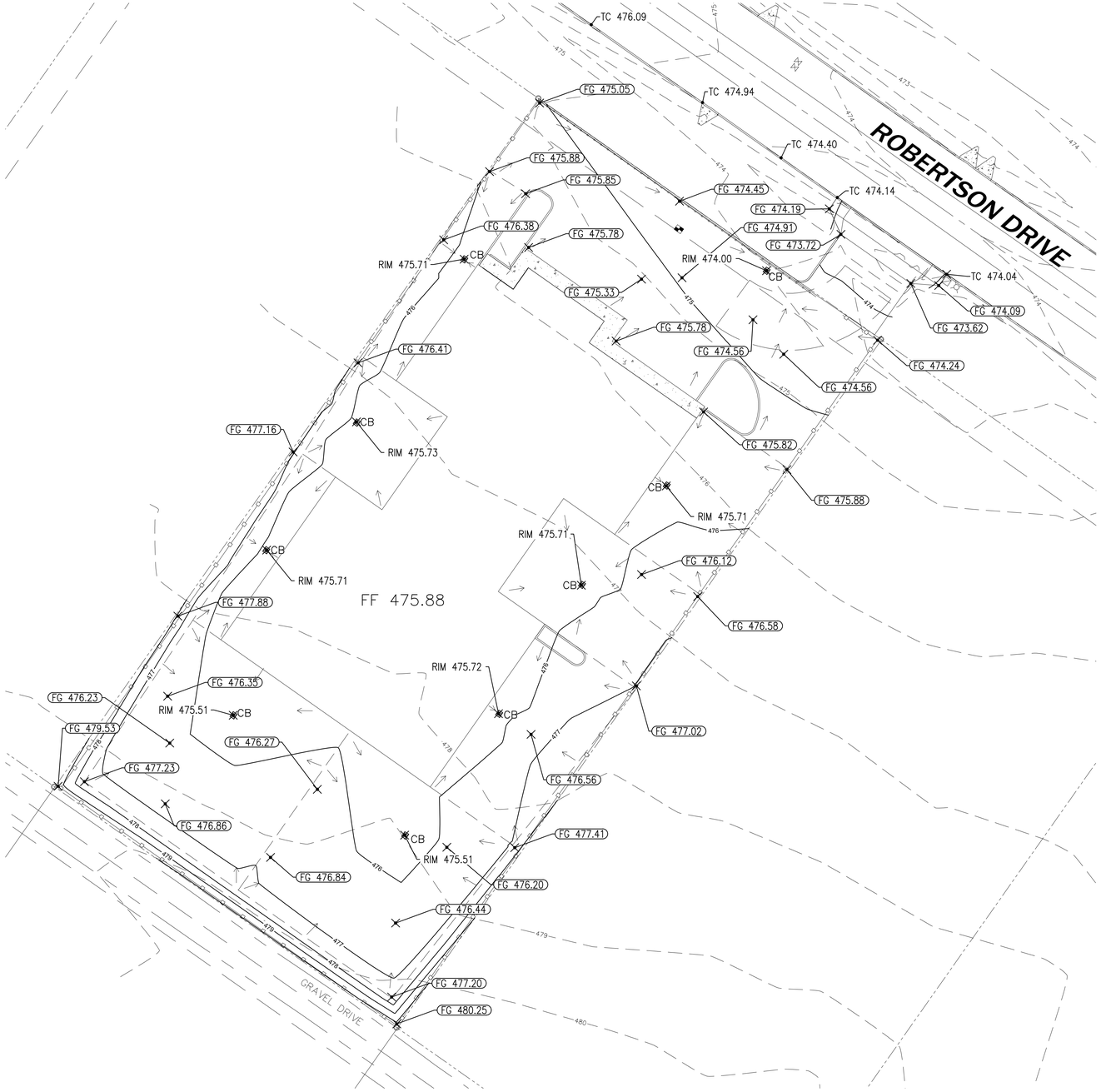
WAVE DESIGN GROUP
ARCHITECTURE • ENGINEERING • INTERIOR DESIGN
418 N. Kellogg St., Ste. B • Kennewick, WA 99336

REV. #	BY	DATE

DATE: 01-29-2020
BY: TH
CHKD: MAW
JOB #: 19-092
CLNT:
1:
2:
3:

SITE PLAN

SHEET NO. :
C-101



NORTH

GRADING PLAN
SCALE: 1"=20'

GRAPHIC SCALE
0 20' 40'
1 INCH = 20' FT.

CUT/FILL SUMMARY

NAME	CUT FACTOR	FILL FACTOR	AREA	CUT	FILL	NET
COMBO	1.00	1.00	43,603 SF	1989.31 CY	61.02 CY	1928.29 CY (CUT)

CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG

KEYED NOTES

GRADING NOTES

1. SEE DRAWING C-001 FOR GENERAL NOTES AND LEGEND.
2. SPOT ELEVATIONS ARE TO THE TOP OF ASPHALT, UNLESS NOTED OTHERWISE.
3. FIELD VERIFY ALL MEASUREMENTS AND INVERTS PRIOR TO START OF WORK. IMMEDIATELY NOTIFY ARCHITECT OF DISCREPANCIES BEFORE WORK COMMENCES.
4. DO NOT EXCEED GRADING BEYOND PROPERTY LINES OF SITE.
5. MEET AND MATCH EXISTING ELEVATION.
6. INTERIOR SLOPES 3:1 OR FLATTER.

GRADING LEGEND

(X) INDICATES KEYED NOTE

SLOPE DIRECTION

376 EXISTING CONTOURS

376 NEW CONTOURS

RIDGE

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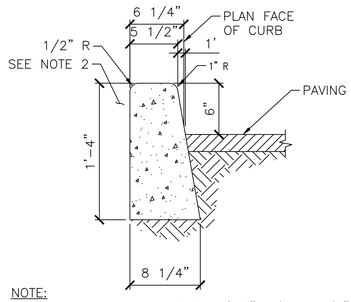
REV. #	BY	DATE

DATE: 01-29-2020
BY: TH
CHKD: MAW
JOB #: 19-092
CLNT:
1:
2:
3:

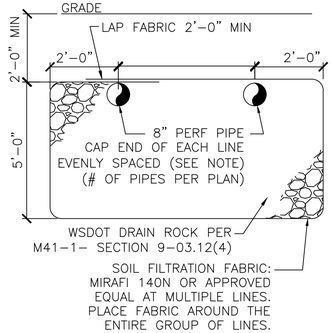
GRADING PLAN

SHEET NO. :
C-111



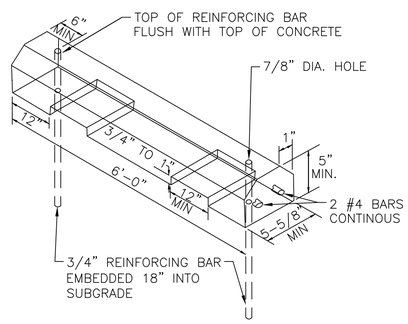
NOTE:
1. INSTALL DUMMY JOINTS @ 10'-0" C/C & 1/2" EXPANSION JOINTS EVERY 30'-0" & @ START & END OF CURVES.
2. WHERE SIDEWALK IS PRESENT SEE COR STD DWG 2-10 SHT 1.

1 CURB DETAIL
C-101 SCALE: 1 1/2"=1'-0"

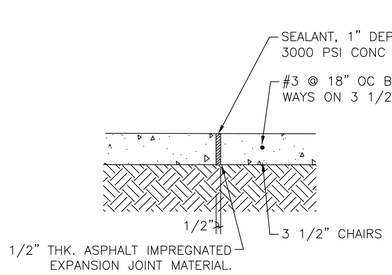


NOTE: INCREASE STORM DRAIN INLET PIPE WITH ECCENTRIC REDUCERS AS REQUIRED.

2 PERFORATED DRAIN PIPE
C-121 SCALE: NTS

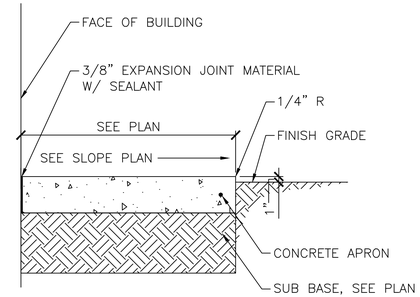


3 CONCRETE PARKING BUMPER
C-101 SCALE: 3/4"=1'-0"

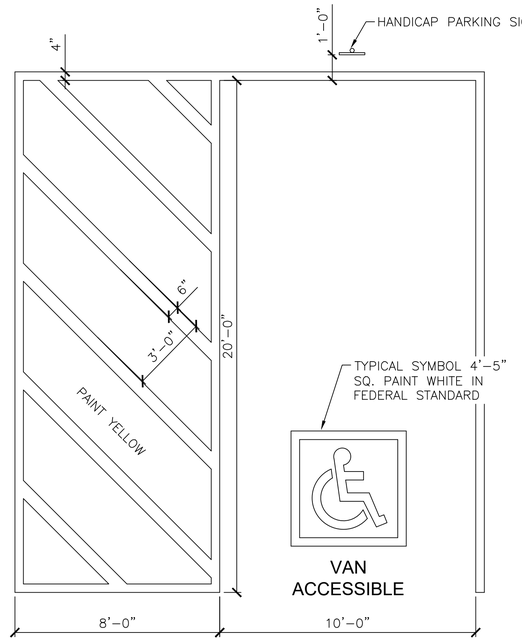


NOTE:
SAW CUT CONTROL JOINTS 1/4 DEPTH OF SLAB. SEE PLAN FOR LOCATION.
FILL WITH GASOLINE RESISTANT SEALANT.

4 CONCRETE WALK EXPANSION JOINT
C-101 SCALE: 1"=1'-0"



5 CONCRETE JOINT AT BUILDING
C-101 SCALE: 1"=1'-0"



6 ADA PARKING
C-101 SCALE: 3/8"=1'-0"

MARK A. WASMUND
STATE OF WASHINGTON
33947
REGISTERED PROFESSIONAL ENGINEER

March 17, 2020 - 09:20 AM

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REV. #	BY	DATE

DATE: 01-29-2020
BY: TH
CHKD: MAW
JOB #: 19-092
CLNT:
1:
2:
3:

DETAILS

SHEET NO. :
C-501

DEPARTMENT OF ECOLOGY
State of Washington

EROSIVITY WAIVER CERTIFICATION

Exclusion from the construction stormwater general permit for small construction activity (under 5 acres of soil disturbance). See specific requirements in the attached General Rules.

(Please print legibly in ink or type)

SECTION I Operator (applicant) Information

Original ☒ Amended ☐

Contact name Mark A. Wasemiller	Phone no. 509-737-1000
Title Sr. Civil Engineer	E-mail address mark@wavedesigngroupllc.com
Company Wave Design Group	
Mailing address 418 N Kellogg St. Suite B	
City Kennewick	State Zip + 4 WA 99336-4947

SECTION II Facility/Site Location Information

Site name Titan Homes		
Street address (or location description) 2485 Robertson Drive		
City (or nearest city) Richland	Zip + 4 99354	County Benton

Region: ☒ Central basin of Eastern Washington ☐ Western Washington ☐ Remainder Eastern Washington

The central basin is an area of central Eastern Washington with less than 12 inches of rainfall per year. For the exact boundary of this area, see Region 2 on the map attached to the instructions for this form.

Estimated Initial Soil Disturbance Date	Estimated Final Stabilization Date	Rainfall Erosivity Factor (R factor)
06/01/2020	12/31/2020	3.13

	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds
Latitude	46°	19°	19.2°	**Longitude**	-119°	18°	16.2°

Estimate of total acres to be disturbed (to the ¼ acre) within the entire construction project (common plan of development) 1.0	Estimate of total acres (to the ¼ acre) to be disturbed with this project 1.0

- By submitting this Erosivity Waiver Certification, the applicant is certain they do not require a permit for their stormwater discharges associated with construction activity because the period of construction activity meets the conditions of low erosivity described below. This applies only to the location described in Section II.
- Submission of this form does not relieve the operator of permitting requirements for other regulated activities/discharges, which may pertain to the construction activity. Examples of these types of discharges include excavation dewatering activities, process wastewater discharges, and non-stormwater discharges.
- In order to meet the low erosivity condition, construction activity must begin and reach final stabilization within the time periods below. The project must also have a Rainfall Erosivity Factor (R factor) of less than 5 for the construction period.
  - Eastern Washington within "central basin" (as defined by the *Stormwater Management Manual for Eastern Washington*) - Any time period
  - Remainder of Eastern Washington - June 15 to October 15
  - Western Washington - June 15 to September 15
- Small construction activities include sites that will grade less than 5 acres and are not part of a 5 acres or greater common plan of development (see general permit for definition).
- If construction activity extends beyond the certified waiver period for any reason, the operator must either:
  - Recalculate the rainfall erosivity R factor using the original start date and a new projected ending date and, if the R factor is still under 5, complete and sign a new waiver certification before the end of the original waiver period. The operator must submit the new certification to Ecology before the end of the current certification or
  - Submit a complete permit application to Ecology as specified the Construction Stormwater General Permit before the end of the certified waiver period (see section S2.A-B).

Additional comments and clarifying information:
(please attach a map of the site)

Please see attached site location map

SECTION III Certification Statement

I certify under penalty of law that: 1) I have read and understand the eligibility requirements for claiming a condition of "low erosivity" and obtaining an exclusion from NPDES stormwater permitting, 2) construction activity covered under this waiver will comply with applicable local stormwater requirements, 3) appropriate erosion and sediment control BMPs will be implemented to prevent violations of water quality standards, and 4) this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted.

Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information.

This certification must be signed by:

(i) In the case of corporations, by a responsible corporate officer.
(ii) In the case of a partnership, by a general partner.
(iii) In the case of sole proprietorship, by the proprietor.
(iv) In the case of a municipal, state, or other public facility, by either a principal executive officer or ranking elected official.

Print name AARON SULLIVAN	Title MEMBER
Signature	Date 3/12/2020

Please sign and return this document to the following address:

Department of Ecology
Attn: Water Quality Program, Construction Stormwater
PO Box 47696
Olympia, WA 98504-7696

If you have any questions, please call:

- 360-425-7000 for the Northwest Regional Office serving: *Island, King, Kitsap, & Snohomish Counties*
- 360-715-5200 for the Bellingham Field Office serving: *San Juan, Skagit, & Whatcom Counties*
- 509-329-3400 for the Eastern Regional Office serving: *Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, & Whitman Counties*
- 509-575-2490 for the Central Regional Office serving: *Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, & Yakima Counties*
- 360-407-6300 for the Southwest Regional Office serving: *Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Lewis, Mason, Pacific, Pierce, Skamania, Thurston, & Wahkiakum Counties*

(Please keep a copy of this form for your records.)

To request ADA accommodation including materials in a format for the visually impaired, call the Water Quality Program at 360-407-6600 or visit https://ecology.wa.gov/accessibility. People with impaired hearing may call Washington Relay Service at 711. People with speech disability can call 877-833-6341.

Titan Homes Project Site
2485 Robertson Drive
Richland WA