



File No. EA2023-111

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Approximately 800 cubic yards of on-site grading in preparation for the construction of two (2) pre-engineered metal buildings (4,800 s.f. and 12,800 s.f. respectively). The proposed development has been designed to be consistent with the City of Richland's Critical Areas regulations as the site contains wetlands and/or wetland buffer areas.

Proponent: Tri-City Engineers
Attn: Dylan Garza
3801 W. Van Giesen St.
West Richland, WA 99353

Location of Proposal: The site address is 2250 Robertson Drive, Richland, WA 99354.

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 10, 2023

Comments Due: April 25, 2023

Signature _____

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:
Inland Mechanical
2. Name of applicant:
Dylan Garza, Tri-City Engineers
3. Address and phone number of applicant and contact person:
3801 W Van Giesen St, West Richland, WA 99353 / Dylan Garza

4. Date checklist prepared:
01.19.2023
5. Agency requesting checklist:
6. Proposed timing or schedule (including phasing, if applicable):
Spring of 2023
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Yes, maybe future New Shop/Office building on same lot
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
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
10. List any government approvals or permits that will be needed for your proposal, if known.
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.) PEMB Building with interior built-out / 4,800 SF
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. 2250 Robertson Dr, Richland, WA 99354

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)?

3%

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.

Burbank loamy fine sand, gravelly substratum

- 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.
Only grading, no fill.
- 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)?
18%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Catch Basins

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.
Welding, Abrasive blasting
- 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:
Covering Materials

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.
wetlands nearby
- 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

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.

Not Applicable

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.

On-Site catch basins, this water will not flow into other waters.

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.

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Limiting impervious surfaces

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?

None

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:

Landscape rock, Native Shrubs

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.

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:

Not Applicable

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, used for heating, cooling, and Manufacturing

- 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:

LED light fixtures and Efficient Mini-splits

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:

Not Applicable

b. *Noise*

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

equipment, operation

- 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.

manufacturing, welding - 8am-5pm

- 3) Proposed measures to reduce or control noise impacts, if any:

limited operational hours

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.

Current site - vacant, neighboring properties - manufacturing

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.

Pre-Engineered Metal Building

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

I-M

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?

Not Applicable

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?

40

j. Approximately how many people would the completed project displace?

0

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not Applicable

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Not applicable

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

Not Applicable

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

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

Not Applicable

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

Not Applicable

c. Proposed measures to reduce or control housing impacts, if any:

Not Applicable

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?

22'-6"

b. What views in the immediate vicinity would be altered or obstructed?

None

b. Proposed measures to reduce or control aesthetic impacts, if any:

Aesthetic design of structures, Minimizing view obstructions, Preserving character of the 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?

Indoor lighting that may be seen through windows , outdoor lighting such as street lights, parking lots. Vehicles.

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:

Not Applicable

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:

Not Applicable

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.

None

- 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.

Not Applicable

- 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.

Not Applicable

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.

By Highway 240

- 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?

None

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

6 new parking spots, eliminating none.

- 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).
yes, new sidewalks
- 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?
+100 trips/day
- 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:
A transportation plan to reduce commute trips per day, particularly during peak hours

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

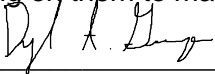
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
No
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Closed property, surrounded by fencing

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.
Benton PUD, 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: 

Name of signee Dylan Garza

Position and Agency/Organization Project Manager /Architectural Designer - Tri-City Engineers

Date Submitted: 01.19.2023

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?

None

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?

None

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?

None

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?

None

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?

None

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?

Slight Increase

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

Keep commuting hours to only business hours.

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

None

From: [Dylan Garza](#)
To: [Permittech](#)
Subject: RE: 2250 Robertson Dr. - Inland Mech New Building - Permit Submission
Date: Thursday, March 16, 2023 4:18:03 PM
Attachments: [image001.png](#)
[image002.png](#)

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

I don't have the exact number but it's both cut and fill and use of native soil used as fill that's already on site. Roughly 800 +/- Cubic yards.

The future building is 12,800 SF.

Dylan Garza, LEED GA
Project Manager / Architectural Designer
Tri-City Engineers
Office: (509)210-1010
Direct: (509)392-7066
Dylan@tricityeng.com
<https://tricityengineers.com>

From: Permittech <permittech@CI.RICHLAND.WA.US>
Sent: Thursday, March 16, 2023 4:11 PM
To: Dylan Garza <Dylan@tricityeng.com>
Subject: RE: 2250 Robertson Dr. - Inland Mech New Building - Permit Submission

How many cubic yards will you be grading, and what is the size of the future building?

Thank you!



Kirsten Recker, CPT
Permit Technician
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7708

From: Dylan Garza <Dylan@tricityeng.com>
Sent: Thursday, March 16, 2023 4:08 PM
To: Permittech <permittech@CI.RICHLAND.WA.US>
Subject: RE: 2250 Robertson Dr. - Inland Mech New Building - Permit Submission

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

This is for the grading and as well for the later bigger future building.

Thank you.

Dylan Garza, LEED GA

Project Manager / Architectural Designer

Tri-City Engineers

Office: (509)210-1010

Direct: (509)392-7066

Dylan@tricityeng.com

<https://tricityengineers.com>

From: Permittech <permittech@CI.RICHLAND.WA.US>

Sent: Thursday, March 16, 2023 4:02 PM

To: Dylan Garza <Dylan@tricityeng.com>

Subject: RE: 2250 Robertson Dr. - Inland Mech New Building - Permit Submission

Good afternoon,

I see you submitted a SEPA checklist. Your building size does not meet the minimum size requirement for SEPA (12,000 sq ft minimum).

Did you submit the SEPA for the grading on the lot?

Thanks!



Kirsten Recker, CPT

Permit Technician

625 Swift Blvd., MS-35 | Richland, WA 99352

(509) 942-7708

From: Dylan Garza <Dylan@tricityeng.com>

Sent: Thursday, March 16, 2023 11:09 AM

To: Permittech <permittech@CI.RICHLAND.WA.US>

Subject: RE: 2250 Robertson Dr. - Inland Mech New Building - Permit Submission

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Here they are.

The One-Line diagram is in the General/Architectural/MEP sheets.

Thank you.

Dylan Garza, LEED GA

Project Manager / Architectural Designer

Tri-City Engineers

Office: (509)210-1010

Direct: (509)392-7066

Dylan@tricityeng.com

<https://tricityengineers.com>

From: Permittech <permittech@CI.RICHLAND.WA.US>

Sent: Thursday, March 16, 2023 8:51 AM

To: Dylan Garza <Dylan@tricityeng.com>

Subject: RE: 2250 Robertson Dr. - Inland Mech New Building - Permit Submission

Good morning,

Could you please send the One-Line drawings and the commercial worksheet?

Thanks!



Kirsten Recker, CPT

Permit Technician

625 Swift Blvd., MS-35 | Richland, WA 99352

(509) 942-7708

From: Dylan Garza <Dylan@tricityeng.com>

Sent: Wednesday, March 15, 2023 4:01 PM

To: Permittech <permittech@CI.RICHLAND.WA.US>

Cc: John Watson <jwatson@inlandmech.com>; Killian Emory <killian@tricityeng.com>; Joseph Park <Joseph@tricityeng.com>

Subject: RE: 2250 Robertson Dr. - Inland Mech New Building - Permit Submission

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Hey Kirsten,

Here is all the rest of the documents for the 2250 Robertson Dr. Submission.

Thank you so much, I can resend the other documents if you need me to as well.

Thanks again.

Dylan Garza, LEED GA

Project Manager / Architectural Designer

Tri-City Engineers

Office: (509)210-1010

Direct: (509)392-7066

Dylan@tricityeng.com

<https://tricityengineers.com>

From: Permittech <permittech@CI.RICHLAND.WA.US>

Sent: Thursday, February 2, 2023 11:19 AM

To: Dylan Garza <Dylan@tricityeng.com>

Subject: RE: 2250 Robertson Dr. - Inland Mech New Building - Permit Submission

Thank you for your electronic plan review submittal to the City of Richland Building Division. If additional submittal information is required for processing, you will be notified within two working days.

Effective February 1, 2021, Washington State has implemented the 2018 Building Codes and Washington State Energy Code.

For more information please visit and [SBCC](#) and [WSEC](#)



Permit Technician

625 Swift Blvd., MS-35 | Richland, WA 99352

(509) 942-7794

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NORTH
SITE PLAN
SCALE: 1"=40'

PROJECT NAME
PORTION OF THE NE1/4 OF THE SW1/4, SECTION 27, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M.

NOTES

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION(S) OF THE STATE AND LOCAL RULES AND STANDARDS OF GOVERNING AGENCIES HAVING JURISDICTION. ALL REFERENCED STANDARDS SHALL BE THE EDITION REFERENCED BY THE GOVERNING BUILDING CODE OR AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION. USE MOST RECENT REFERENCED STANDARDS IF NO REQUIREMENTS OF EDITION ARE PRESENT.
- IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES, REGULATIONS, REFERENCED STANDARDS, AND THESE DRAWINGS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
- ANY ERRORS, AMBIGUITIES, AND OMISSION(S) IN DRAWINGS AND/OR SPECIFICATIONS SHALL BE REPORTED TO TRI-CITY ENGINEERS FOR CORRECTION BEFORE ANY PART OF THE WORK IS STARTED. NO ALLOWANCE WILL BE MADE IN THE OWNER AND/OR CONTRACTOR FAVOR BY VIRTUE OF ERRORS, AMBIGUITIES, AND/OR OMISSIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION FOR CONSTRUCTION AND DIRECTED TO TRI-CITY ENGINEERS' ATTENTION IN A TIMELY MANNER. IT IS THE OWNERS ULTIMATE RESPONSIBILITY TO HOLD THE CONTRACTOR AND/OR SUBCONTRACTORS ACCOUNTABLE THROUGH CONTRACT. TRI-CITY ENGINEERS ACCEPTS NO RESPONSIBILITY FOR WORK DONE BY THE OWNER, THE CONTRACTOR OR SUBCONTRACTOR CONTRARY TO THE PLANS OR SPECIFICATIONS. SUBSTITUTION OR CHANGES WILL NOT BE ACCEPTED UNLESS APPROVED IN WRITING. THE SUBCONTRACTOR SHALL REVIEW ALL SECTIONS OF THE SPECIFICATIONS AND ALL SHEETS OF THE PLANS FOR ANY INFORMATION OR DETAILS PERTAINING TO THEIR SPECIFIC TRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF SITE CONDITIONS, INSTALLATION STANDARDS AND CONSTRUCTION CONDITIONS. FIELD VERIFY ALL NECESSARY DIMENSIONS. DISCREPANCIES BETWEEN SITE CONDITIONS AND CONSTRUCTION DRAWINGS SHALL BE CALLED TO THE ATTENTION OF TRI-CITY ENGINEERS. WORK DONE WITHOUT APPROVAL IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY CONTINUOUSLY DURING, BUT NOT LIMITED TO, NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ARCHITECT/ENGINEER/DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PROJECT.
- ELECTRICAL EQUIPMENT SERVING BUILDINGS WITH ON-SITE PARKING SPACES MUST BE SIZED TO ACCOMMODATE THE POTENTIAL FOR ELECTRICAL EQUIPMENT AND DISTRIBUTION REQUIRED TO SERVE A MINIMUM OF 20 PERCENT OF THE TOTAL PARKING SPACES WITH 208/240 V 40-AMP, CIRCUIT OR EQUIVALENT ELECTRIC VEHICLE CHARGING INFRASTRUCTURE.
- PROVIDE CURB STOPS AT ALL PARKING STALLS



- KEY NOTES**
- 1 PROPOSED CHAIN LINK FENCE.
 - 2 PROPOSED ACCESSIBLE PARKING PER WSDOT ST PLAN M-17.10-02.
 - 3 PROPOSED NON-RESIDENTIAL DRIVEWAY (TYPE1) PER COR STD DETAIL ST2A.
 - 4 PROPOSED 8' PUBLIC SIDEWALK PER COR STD DETAIL ST1 AND ST7.
 - 5 PROPOSED 5' SIDE WALK.
 - 6 PROPOSED ASPHALT SURFACE.
 - 7 PROPOSED EV CHARGING STALL.
 - 8 WETLANDS
 - 9 REDUCED BUFFER ZONE.
 - 10 STANDARD BUFFER ZONE.
 - 11 PROPOSED GRAVEL SURFACE.
 - 12 EXISTING DIRT SURFACE (NO CHANGE).

PARCEL NUMBER: 127083013528003

LEGAL DESCRIPTION: LOT 1, SHORT PLAT NO. 3528, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 2017-016190, RECORDS OF BENTON COUNTY, WASHINGTON. EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST WESTERLY CORNER OF LOT 2, SAID SHORT PLAT NO. 3528, SAID CORNER BEING LOCATED ON THE NORTHEASTERLY RIGHT-OF-WAY MARGIN OF ROBERTSON DRIVE; THENCE LEAVING SAID RIGHT-OF-WAY MARGIN AND ALONG THE NORTHWESTERLY LINE OF SAID LOT 2 NORTH 35°08'24" EAST 165.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 2 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 35°08'24" EAST 25.00 FEET; THENCE SOUTH 54°53'26" EAST 140.00 FEET TO POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 1; THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 35°08'24" WEST 25.00 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 2; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 2 NORTH 54°53'26" WEST 140.00 FEET TO THE TRUE POINT OF BEGINNING. (BOUNDARY LINE ADJUSTMENT PER AF#2018-031211, 10/19/2018)

OWNER NAMES: INLAND MANAGEMENT LLC

SITE ADDRESS: UNDETERMINED ROBERTSON DR RICHLAND, WA 99354

LEGAL ACRES: 2.95 ACRES

ARCHITECT/ENGINEER: TRI-CITY ENGINEERS
3081 W VAN GIESEN ST, WEST RICHLAND, WA 99353
(509) 210-1010

PARKING

DESCRIPTION	COUNT
STANDARD STALLS	9
ACCESSIBLE STALLS	1
TOTAL	10

EV PARKING

DESCRIPTION	COUNT
EV CHARGING STALLS	1
TOTAL	1

SURVEY DATUM

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

LEGEND

WATER			SEWER/STORM			POWER/LIGHTING			LINE TYPES		
DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED
WATER METER			SEWER MANHOLE			JUNCTION BOX			PROPERTY LINE		
VALVE - BUTTERFLY			CLEANOUT			TRANSFORMER			EASEMENT		
VALVE - GATE			CATCH BASIN			METER			PROPOSED EASEMENT		
VALVE - CHECK			FLOW DIRECTION			POWER VAULT			EXISTING FENCE		
FIRE HYDRANT			GRINDER PUMP			STREET LIGHT			WATER		
DCVA						POWER POLE			SEWER		
RPBA									STORM		
									POWER OVERHEAD		
									POWER UG		
									GAS		
									COMMUNICATIONS		
									CONCRETE		
									ASPHALT		
									DIRT		
									GRAVEL		
									LANDSCAPING		

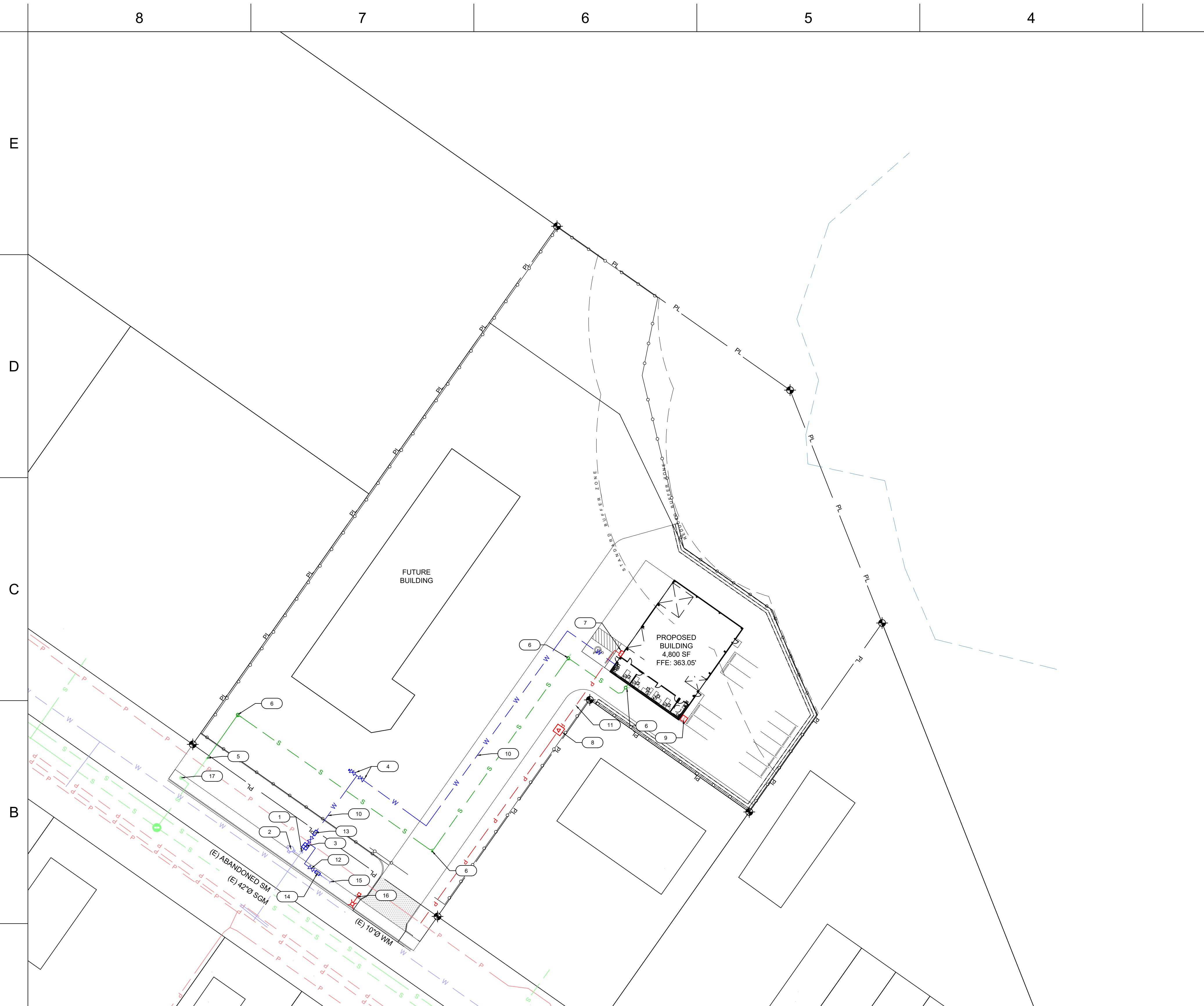
CALL TWO WORKING DAYS BEFORE YOU DIG. DIAL 811 OR 1-800-424-5555

CITY OF RICHLAND APPROVAL

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1/24/2023	J PARK	DRAFTER	1/24/2023	M ELLIOTT	DRAFT CHK
1/24/2023	J RESECK	ENGINEER	1/24/2023	K EMORY	ENG CHK
0	22"x34"	SHEET SIZE	REV #		
DESIGNER:					
 3801 W VAN GIESEN ST WEST RICHLAND, WA 99353 509-210-1010					
OWNER/PROJECT LOCATION:					
INLAND MECHANICAL, INC 2250 ROBERTSON DR. RICHLAND, WA 99354					
SHEET TITLE:					
COVER SHEET GENERAL SITE PLAN					
PROJECT: 1005					
SHEET: C1.1					



NORTH

UTILITY PLAN
SCALE: 1" = 40'

PROJECT NAME PORTION OF THE NE1/4 OF THE SW1/4, SEC 27, TOWNSHIP 10 N, R 28 E, W.M.		1/24/2023	1/24/2023	1/24/2023	1/24/2023	0
NOTES						
UTILITY NOTES: 1. ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATIONS PRIOR TO AN EXCAVATION OR CONSTRUCTION. 2. FIELD ROUT LV CONDUIT.						
FIRE FLOW REQUIREMENTS						
FIRE-FLOW AREA	4,800 SF					
CONSTRUCTION TYPE	V-B					
REQUIRED FLOW	1750 GPM					
FLOW DURATION	2 HOURS					
REQUIRED NUMBER OF HYDRANTS	1					
AVG SPACING BETWEEN HYDRANTS	500'					
MAX DISTANCE FROM STREET	250'					
DRAFTER	J PARK					
DRAFT CHK	M ELLIOT					
ENGINEER	J RESECK					
ENG CHK	K EMORY					
SHEET SIZE	22"x34"	REV #				

- KEY NOTES**
- 1 CONNECT WATER TO EXISTING 8"Ø LATERAL LINE PER COR DESIGN STANDARDS.
 - 2 EXISTING FIRE HYDRANT.
 - 3 PROPOSED WATER METER LOCATION PER COR STD DETAIL W-04.
 - 4 PROPOSED ISOLATION VALVE.
 - 5 LOCATE, EXTEND, AND CONNECT TO EXISTING CAPPED 8"Ø GRAVITY SEWER MAIN.
 - 6 6" CLEANOUT PER DETAIL COR STD DETAIL S-09.
 - 7 PROPOSED POWER METER LOCATION.
 - 8 PROPOSED POWER TRANSFORMER.
 - 9 PROPOSED EV CHARGING STATION INFRASTRUCTURE.
 - 10 PROPOSED 2" WATER SUPPLY.
 - 11 PROPOSED SECONDARY UNDERGROUND POWER.
 - 12 PROPOSED WATER SUPPLY SHUT-OFF VALVE.
 - 13 PROPOSED DCVA PER COR STD DETAIL W-20.
 - 14 PROPOSED RPBA PER COR STD DETAIL W-19.
 - 15 PROPOSED 2" IRRIGATION WATER. DESIGN BUILD IRRIGATION SYSTEM.
 - 16 PROPOSED STREET LIGHT PER COR STD DETAIL SL-01.
 - 17 EXISTING SEWER CLEANOUT.

CITY OF RICHLAND APPROVAL

811
Know what's below.
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UTILITY PLAN

PROFESSIONAL ENGINEER
KILLIAN JAMES EMORY
STATE OF WASHINGTON
51478
REGISTERED

Digital Signature Authentication Code: 3/15/2023, 3:41:48 pm

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DESIGNER:
TRI-CITY ENGINEERS
3801 W VAN GIESEN ST
WEST RICHLAND, WA 99353
509-210-1010

OWNER/PROJECT LOCATION:
INLAND MECHANICAL, INC
2250 ROBERTSAN DR.
RICHLAND, WA 99354

SHEET TITLE:
UTILITY PLAN

PROJECT:
1005

SHEET:
C1.2

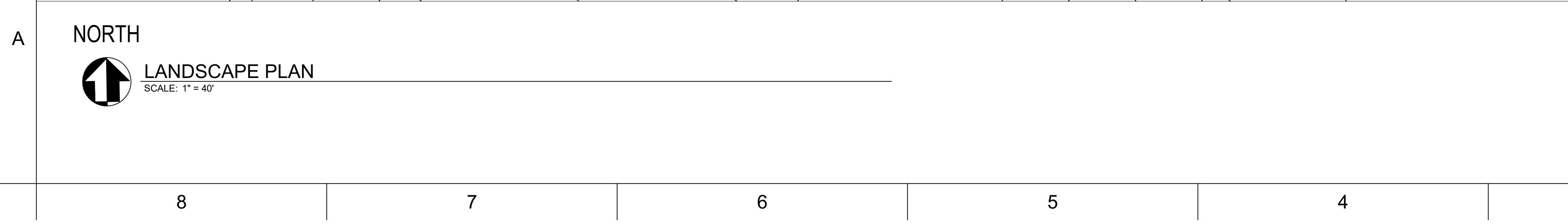



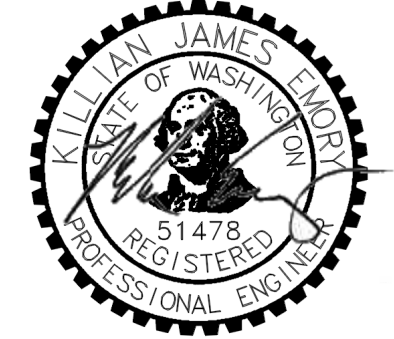

NORTH

GRADING, DRAINAGE, & EROSION CONTROL PLAN

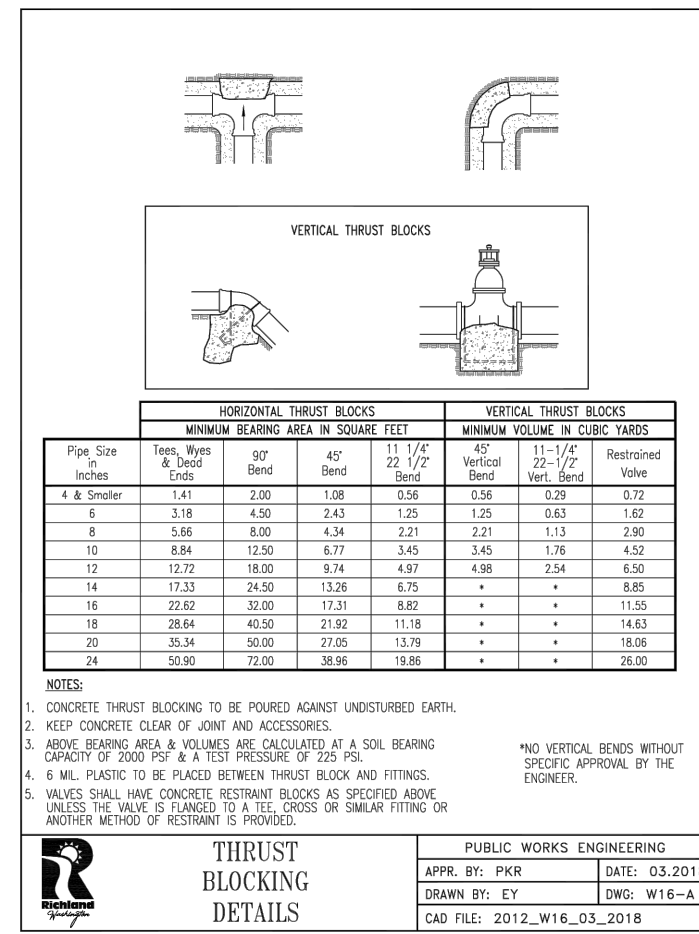
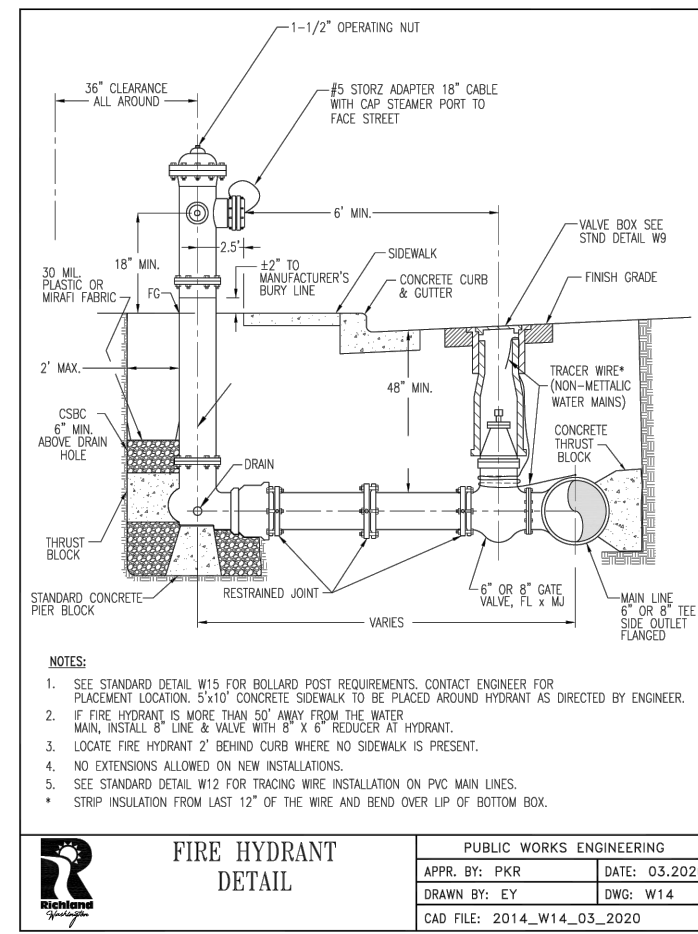
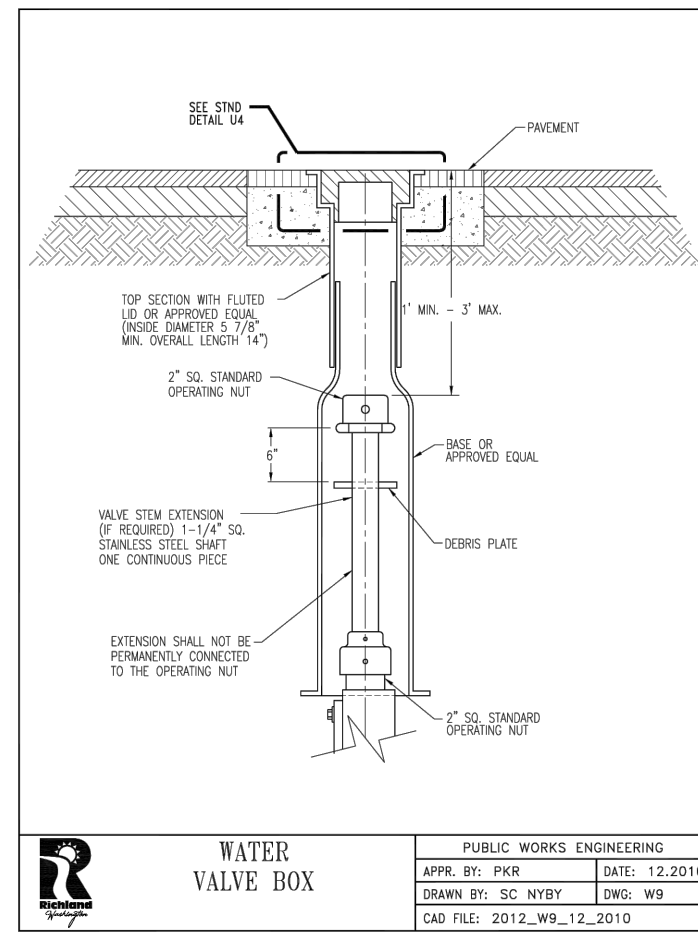
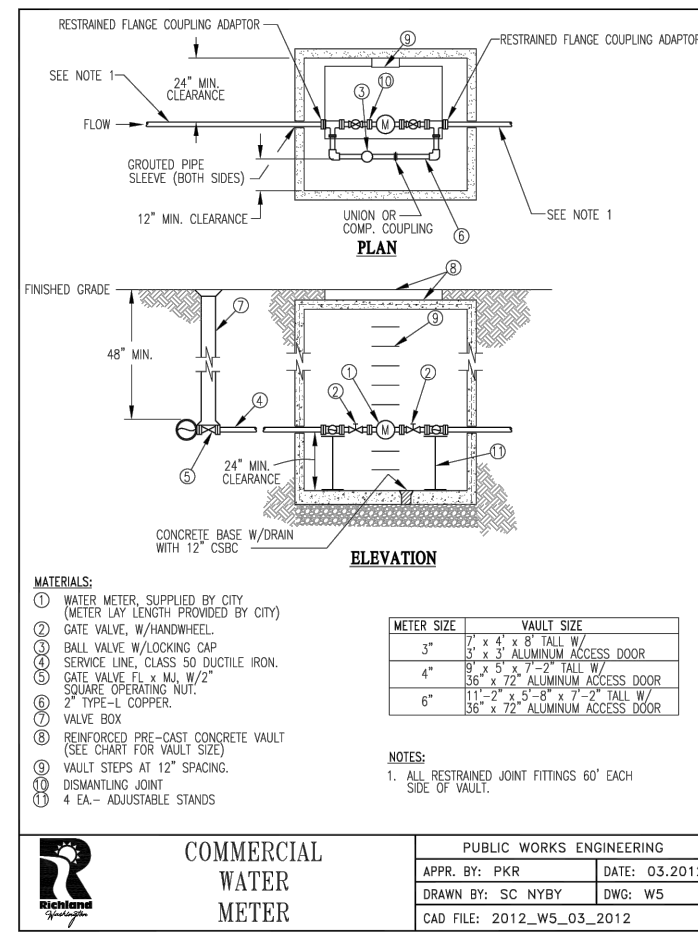
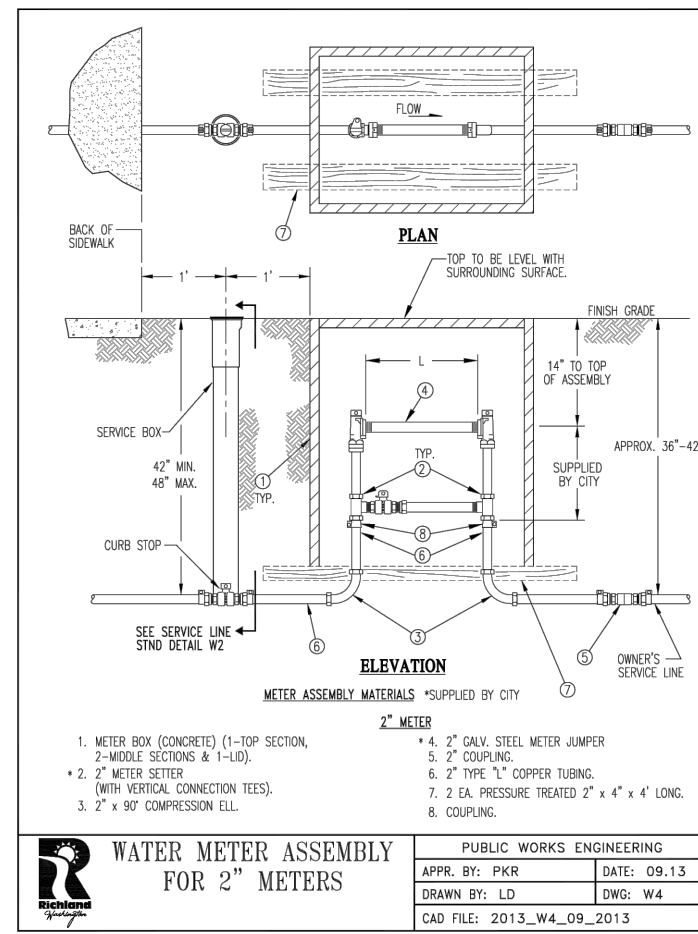
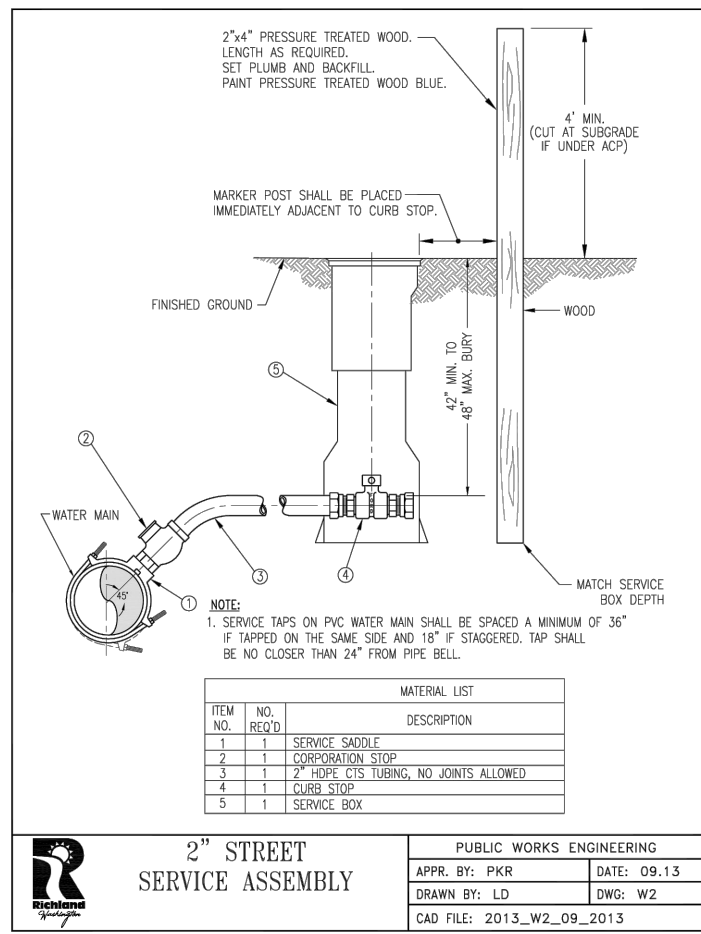
SCALE: 1" = 40'

<p>PROJECT NAME PORTION OF THE NE1/4 OF THE SW1/4, SEC 27, TOWNSHIP 10 N, R 28 E, W.M.</p>		1/24/2023	1/24/2023	1/24/2023	1/24/2023	0	
<p>NOTES</p> <p>GRADING AND DRAINAGE NOTES:</p> <ol style="list-style-type: none"> DO NOT EXCEED MAXIMUM SLOPE OF 4:1 IN ALL AREAS OF SITE. UNLESS OTHERWISE NOTED (SWALES OK). PROVIDE MINIMUM 1% SLOPE FOR PAVED AREAS AND DRAIN TOWARDS SWALES. ANY REMAINING SOIL FROM GRADING ACTIVITIES MAY REMAIN ONSITE FOR FUTURE CONSTRUCTION, TO BE USED AS FILL, IN ACCORDANCE WITH THESE PLANS, PMC CHAPTER 12.24.240 AND 12.24.340, IBC, AND THE ASSOCIATED GEOTECHNICAL REPORT FOR THIS SITE. PROVIDE 0.5% MIN SLOPE AWAY FROM STRUCTURE TO ALLOW FOR DRAINAGE AND AVOID PONDING. FINAL ELEVATIONS MY VARY FROM THOSE DEPICTED IN THIS DRAWING SO LONG AS MINIMUM SLOPE AND ELEVATION REQUIREMENTS ARE MEET, AS STATED IN NOTES 2, 3, AND 5. CONTRACTOR TO EXCAVATE THE PERMANENT STORM WATER SWALE BOTTOM WITHOUT ALLOWING HEAVY EQUIPMENT TO TRACK ON SUBGRADE OF INFILTRATION SWALE. CONTRACTOR TO EXCAVATE FROM OUTSIDE OF SWALE AREA OR BACK EQUIPMENT OUT AS EXCAVATION TO AVOID TRACKING EQUIPMENT ON BOTTOM OF 1' SWALE REFER TO GEO-TECHNICAL REPORT PERFORMED BY APPLUS FOR SOILS REPORT. REMOVE SEDIMENT FROM STORM SYSTEM PRIOR TO FINAL CONNECTION TO THE INFILTRATION SYSTEM. INITIAL SWALE EXCAVATION SHOULD BE CONDUCTED TO WITHIN 1-FOOT OF THE FINAL ELEVATIONS OF THE SWALE BOTTOM. THE FINAL PHASE OF EXCAVATION SHOULD REMOVE ALL ACCUMULATION OF SILT IN THE INFILTRATION FACILITY BEFORE PUTTING IT IN SERVICE. CONTRACTOR RESPONSIBLE FOR PROTECTING INFILTRATION SUFRACE ONCE FINAL GRADES ARE ESTABLISHED. ANY COMPACTION OCCURRING AFTER SWALE IS EXCAVATED TO FINAL GRADE SHALL REQUIRE SWALE TO BE SCARIFIED TO A DEPTH OF 12 INCHES TO ALLEVIATE COMPACTION OF INFILTRATION SURFACE. <p>T.E.S.C. NOTES:</p> <ol style="list-style-type: none"> THE TEMPORARY EROSION CONTROL SYSTEM SHALL BE INSTALLED PRIOR TO ALL OTHER CONSTRUCTION. ALL CLEARING LIMITS AND/OR EASEMENTS SETBACK, SENSITIVE/CRITICAL AREAS AND THEIR BUFFERS, SIGNIFICANT TREES AND DRAINAGE COURSES SHALL BE CLEARLY STAKED AND MARKED AS SHOWN ON PLANS. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED OIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED. ALL POLLUTANTS OTHER THAN SEDIMENTS THAT OCCUR ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORM WATER OR THE SITE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO SILT FENCING, SEDIMENT PONDS/TARPS, DIVERSIONS SWALES, CHECK DAMS, SEDIMENT BARRIERS, FILTER FABRIC, MULCH, AND SEEDING, AS CONDITIONS REQUIRE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER. INSTALL FILTER FABRIC INSERTS FOR ALL EXISTING AND PROPOSED STORM CATCH BASINS. REMOVE AT END OF CONSTRUCTION. 		J PARK	M ELLIOT	J RESECK	K EMORY	22"x34"	REV #
<p>KEY NOTES</p> <ol style="list-style-type: none"> INSTALL SILT FENCE AROUND PERIMETER OF SITE SUSCEPTIBLE TO SEDIMENT LADEN STORM WATER RUNOFF PER WSDOT STD PLAN I-30.15-02 AND SWMMEW BMPS C233 & C235 4' W X 392'L X 1' DEEP INFILTRATION SWALE WITH VEGETATED BUFFER STRIP PER SWMMEW BMP F6.41 TO SERVE IMPERVIOUS CONCRETE APRON, BUILDING ROOF DRAINS, AND GRAVEL PARKING LOT. ROUTE 12" DRAIN PIPE FROM ROOF DRAIN, DISCHARGE AT GROUND LEVEL TO SWALE. SEE ARCHITECTURAL FOR ROOF DRAIN REQUIREMENTS. TEMPORARY ROCK CONSTRUCTION ENTRANCE. FIELD ADJUST PLACEMENT AS NECESSARY 		<p>DESIGNER:</p> <p>TRI-CITY ENGINEERS 3801 W VAN GIESEN ST WEST RICHLAND, WA 99353 509-210-1010</p>		<p>OWNER/PROJECT LOCATION:</p> <p>INLAND MECHANICAL, INC 2250 ROBERTSAN DR. RICHLAND, WA 99354</p>		<p>SHEET TITLE:</p> <p>GRADING, DRAINAGE, & EROSION CONTROL PLAN</p>	
<p>CITY OF RICHLAND APPROVAL</p>		<p>811 Know what's below. Call before you dig. CALL TWO WORKING DAYS BEFORE YOU DIG, DIAL 811 OR 1-800-424-5555</p>		<p>PROFESSIONAL ENGINEER KILLIAN JAMES EMORY STATE OF WASHINGTON 51478 REGISTERED ENGINEER</p> <p>Digital Signature Authentication Code: 3/15/2023, 3:41:48 pm</p>		<p>PROJECT: 1005</p> <p>SHEET: C1.3</p>	

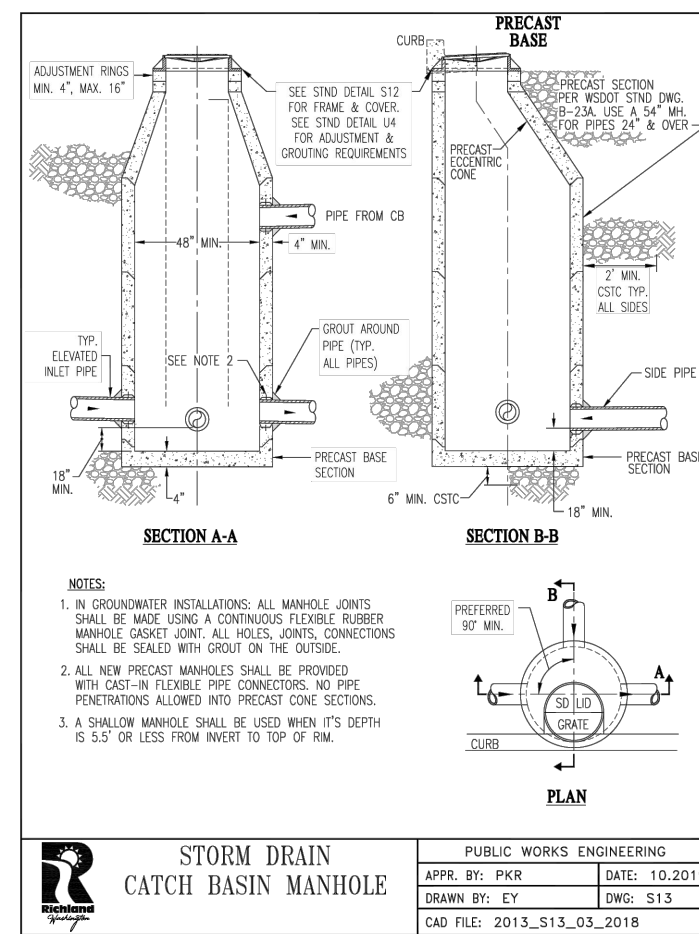
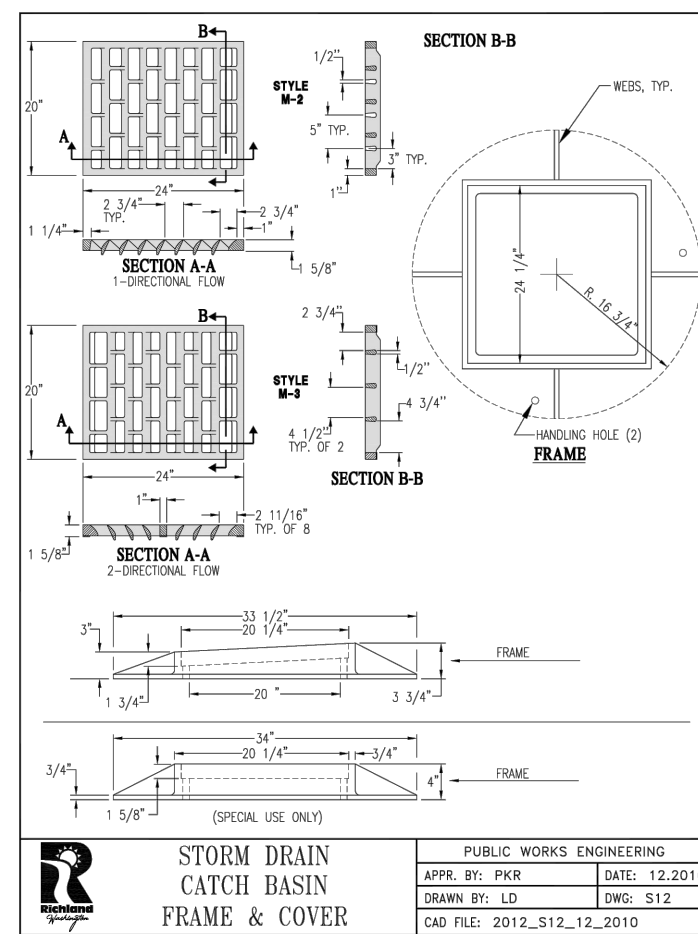
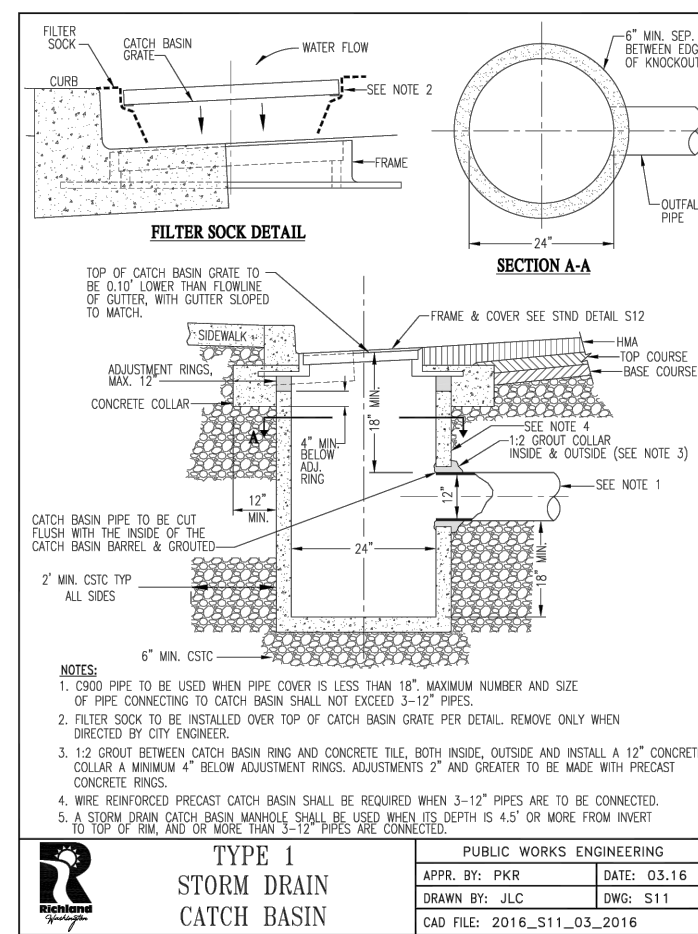
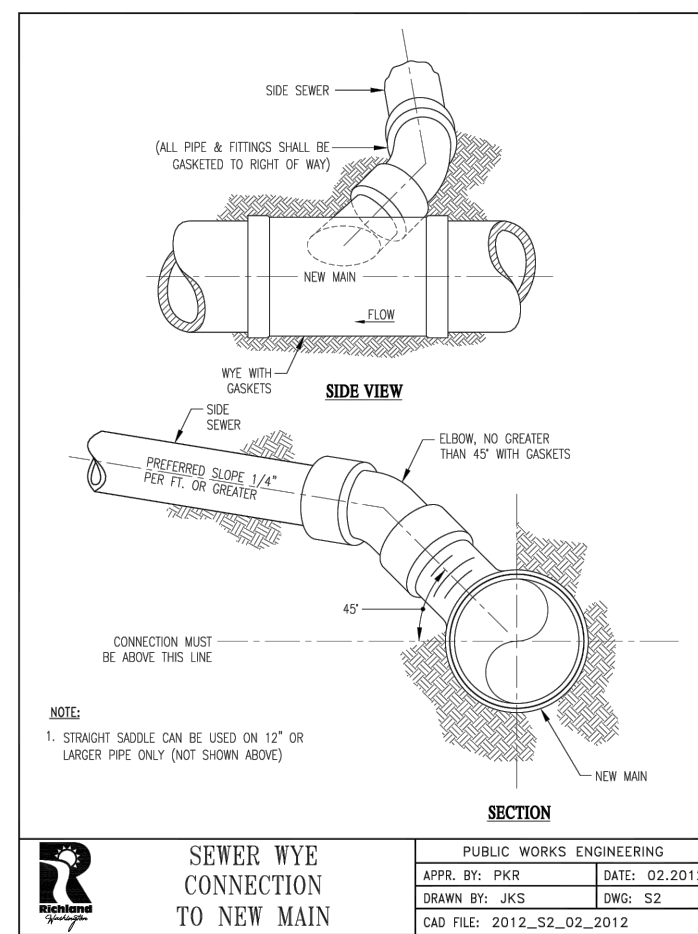
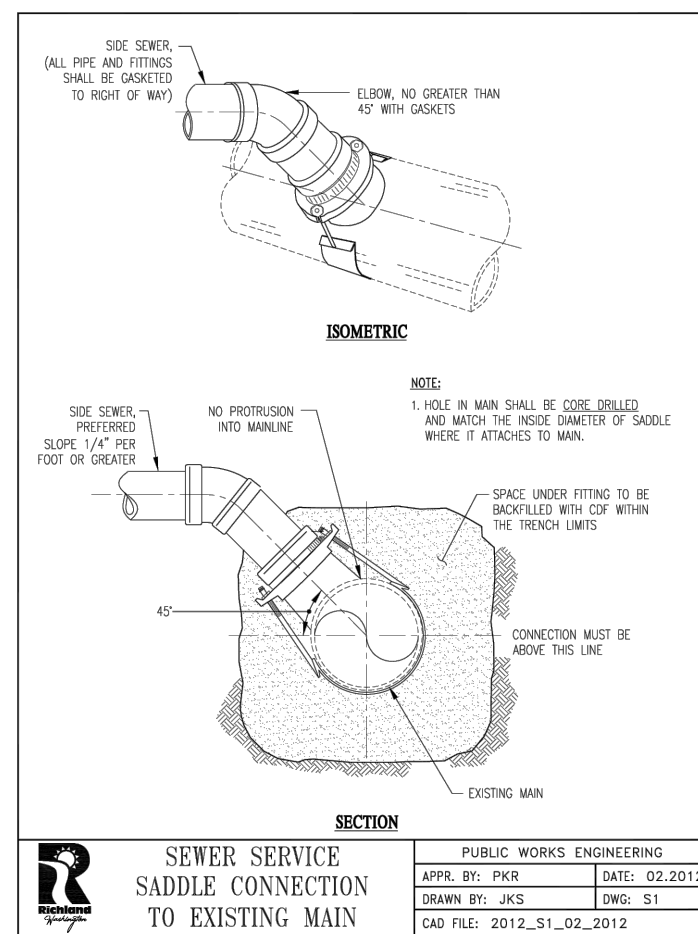
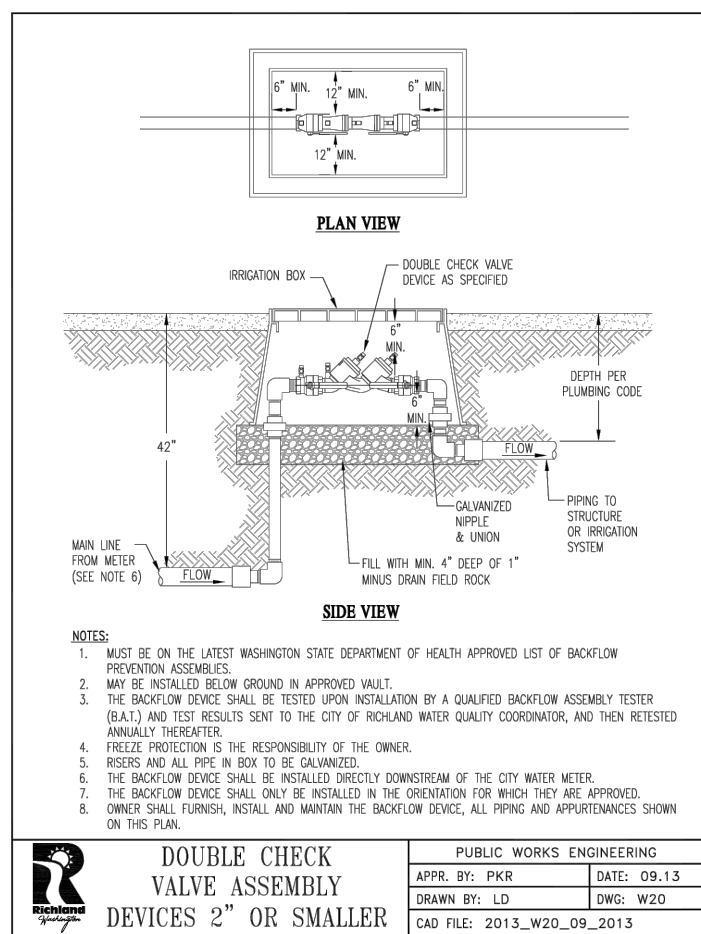


PROJECT NAME PORTION OF THE NE1/4 OF THE SW1/4, SEC 27, TOWNSHIP 10 N, R 28 E, W.M.		1/24/2023	1/24/2023	1/24/2023	1/24/2023	0
NOTES LANDSCAPING NOTES: 1. LANDSCAPING TOTALS LANDSCAPE ROCK GROUND COVER: 9,750 SQFT BUSH TYPE 1: 13 BUSH TYPE 2: 4		J PARK	M ELLIOT	J RESECK	K EMORY	REV #
KEY NOTES 1 LANDSCAPING ROCK GROUND COVER 2 BUSH TYPE 1 3 BUSH TYPE 2		DRAFTER	DRAFT CHK	ENGINEER	ENG CHK	SHEET SIZE
DESIGNER:  3801 W VAN GIESEN ST WEST RICHLAND, WA 99353 509-210-1010		OWNER/PROJECT LOCATION: INLAND MECHANICAL, INC 2250 ROBERTSAN DR. RICHLAND, WA 99354		LANDSCAPE PLAN		PROJECT: 1005
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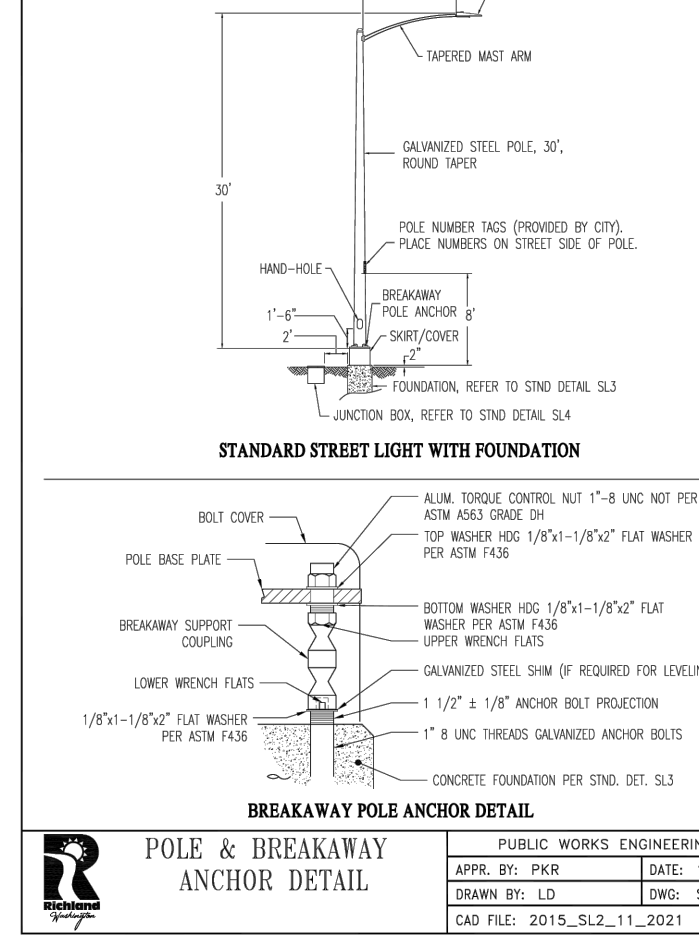
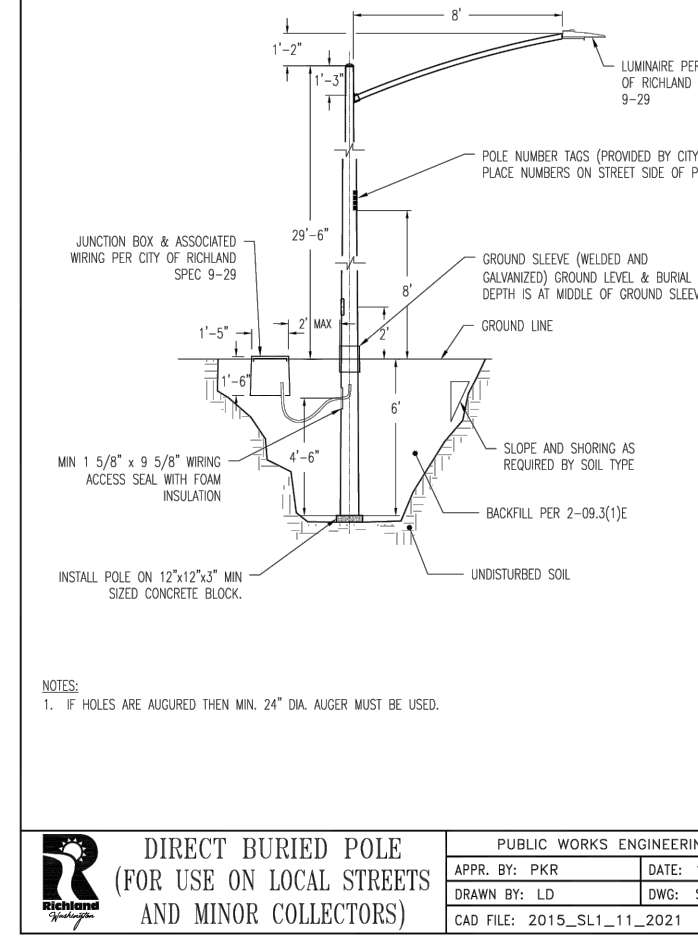
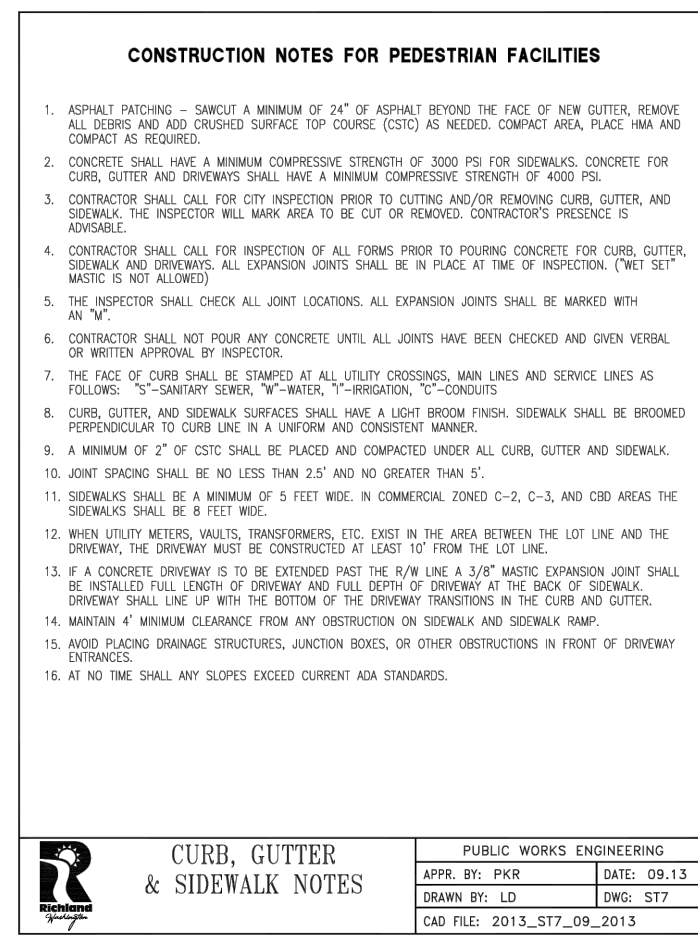
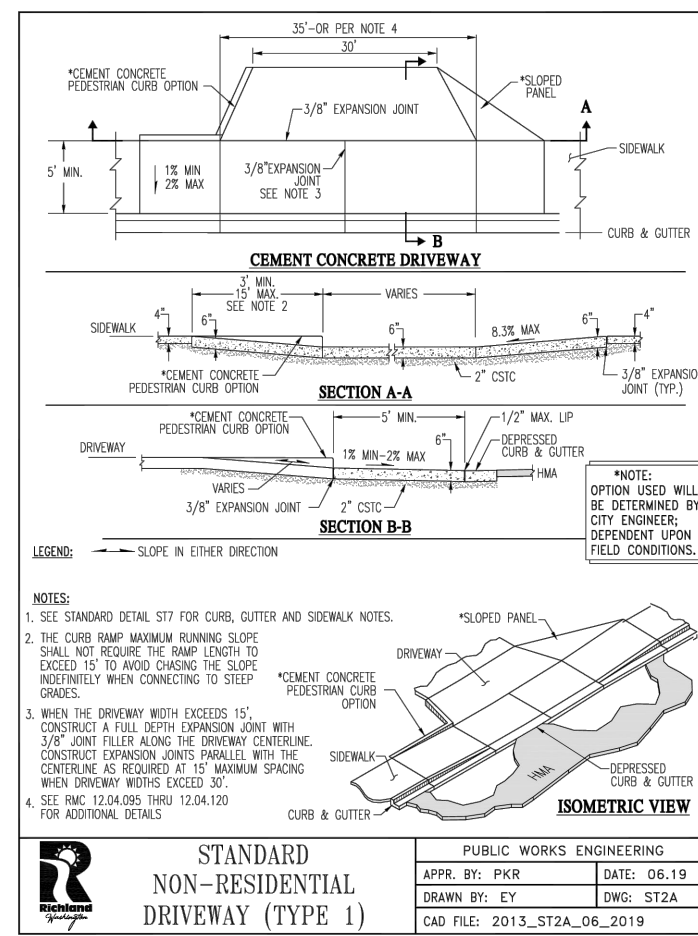
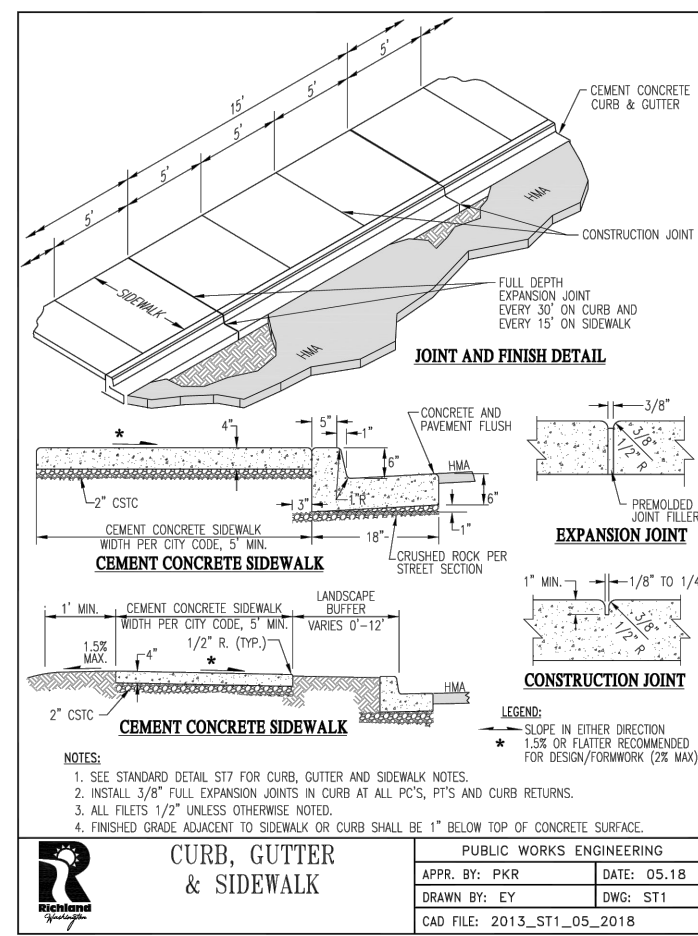
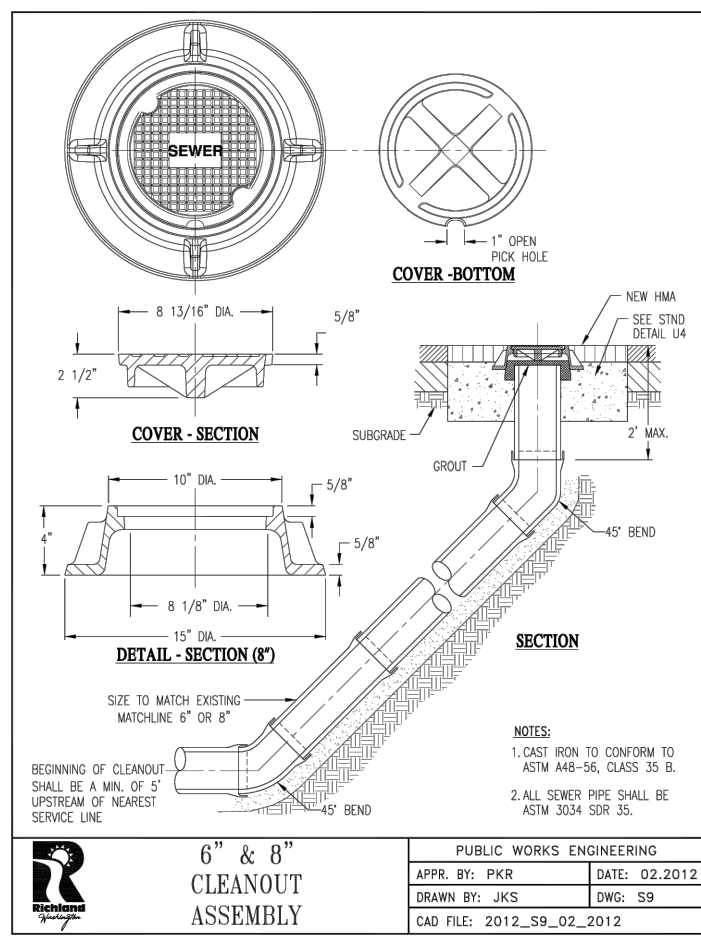
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D



C



B



A

1/24/2023	J PARK	1/24/2023	M ELLIOT	1/24/2023	J RESECK	1/24/2023	K EMORY	22"x34"	REV #	0
DRAFTER	J PARK	DRAFT CHK	M ELLIOT	ENGINEER	J RESECK	ENG CHK	K EMORY	SHEET SIZE	REV #	0

DESIGNER:

TRI-CITY ENGINEERS

3801 W VAN GIESEN ST
 WEST RICHLAND, WA 99353
 509-210-1010

OWNER/PROJECT LOCATION:

INLAND MECHANICAL, INC

2250 ROBERTSAN DR.
 RICHLAND, WA 99354

DETAILS

SHEET TITLE:

PROJECT: 1005
SHEET: C1.5



3/15/2023, 3:41:48 pm

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