



File No. EA2024-105

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Mass grading of the Queensgate South Development (Phase 2).

Proponent: Columbia Valley Property Holdings, LLC
Mallikarjuna R. Vallem
500 108th Ave NE, Suite 1100
Bellevue, WA 98004

Location of Proposal: The project site is located at 2155 Keene Road upon Assessor's Parcel No. 122983000012000, 122983000002006, 122983000001009 and 122983000002005.

City of Richland

Lead Agency:

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.

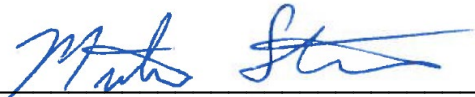
Responsible Official: Mike Stevens

Position/Title: Planning Manager

Address: 625 Swift Blvd., MS #35, Richland, WA 99352

Date: February 28, 2024

Comments Due: March 14, 2024

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: Mass Grading Queensgate South Ph. 2
2. Name of applicant: Columbia Valley Property Holdings LLC
3. Address and phone number of applicant and contact person:

Applicant:

Mallikarjuna R Vallem
500 108th Ave NE, Ste 1100
619.400.7845

4. Date checklist prepared: February 22, 2024
5. Agency requesting checklist: City of Richland Development Services
6. Proposed timing or schedule (including phasing, if applicable):

Immediately upon approval.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Future development plans for this area are unknown.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The following environmental information has been prepared for this project

- Topographic and Record Surveys;
- Custom Soils Report;
- Geotechnical Engineering Evaluation;
- Cultural Resources Report;
- SEPA for the Ph. 1 area included w/ approved PUD2022-101

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.

None 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.)

This proposal is for mass grading of the Ph. 2 areas of the Queensgate South Development. Total area is approximately 27.5 acres.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The properties of Queensgate South Ph. 2 are generally located south of and adjacent to Keene Road, north of and adjacent to Shockley Road and adjacent to a Queensgate Dr extension from Keene Rd to Shockley. Specific parcel numbers are: 122983000012000, 122983000002006, 122983000001009, and 122983000002005.

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

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

a. General description of the site:

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

The site slopes from Shockley Road on the south to Keene Road on the north, with an elevation difference of approximately 80 feet, ranging from approximately 520 feet MSL near Keene Road to 600 feet Shockley Road. A distinctive terrace, running parallel to Keene Road at approximately 20 feet in height is located south of Keene Road between 350 and 500 feet south of Keene Road.

b. What is the steepest slope on the site (approximate percent slope)?
Approximately 10%.

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 a variety of Warden silt loams, and Warden very fine sandy loams. Refer to the attached Custom Soil Resource Report.

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.

Fill and grade activities will be balanced on the site, no import material required. The entire site will be graded with cuts and fills throughout. Approximate material to be moved is 150,000 cy.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Wind and water erosion could occur as a result of clearing and grading activities unless appropriate measures are taken during the construction process.

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

None. No impervious surfaces proposed w/ mass grading.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Compliance w/ NPDES permit and implementation of the conclusions and recommendations included in the Geotechnical Engineering Report prepared by PBS.

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.

Construction activities would generate emissions from the operation of equipment and the clearing of ground.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Site watering and hydroseeding during construction will be used to reduce or eliminate wind borne dust.

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.

No surface water is on or near the site.

- 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.

Not applicable.

- 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 groundwater withdrawals are proposed. Groundwater is estimated to be approximately 40 feet below surface based on Washington Department of Ecology Groundwater Well Log Database.

- 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.

No groundwater discharges are proposed.

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.

No offsite runoff is proposed. All onsite stormwater water will be collected and infiltrated. The primary method of collection will be sheet flow to low or flat areas where surface infiltration will dispose of the stormwater. Concentrated flows will be broken up with rock or wattle check dams.

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

Not likely.

- 2) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No. Adjacent uphill property is all developed and the predevelopment drainage patterns have been re-routed to follow the existing street drainage system.

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

Compliance w/ NPDES permit. Silt fence around perimeter. See answers to c.1 above.

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

Native vegetation on site includes perennial grasses and shrubs typical of Columbia Plateau shrub-steppe. The eastern 12 acres of the site consist of a cherry orchard.

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

All of the native vegetation will be removed onsite. The existing cherry orchard will also be removed.

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

None are known to exist on-site.

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

None proposed w/ mass grading. Future infrastructure and site development will require landscaping.

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

None are known to exist on-site.

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: **rodents, coyotes**
- fish: bass, salmon, trout, herring, shellfish, other _____

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

None known to exist on-site.

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

The site and all of the Tri-Cities region are part of the Pacific Flyway.

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

No mitigation measures are proposed.

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

None known to exist on-site.

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.

None. Mass grading will not require energy needs.

- 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:

None for mass grading.

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.

The project would not involve the use of any toxic chemicals, hazardous wastes or result in risk of fire or explosion beyond those normally associated with grading construction.

- 1) Describe any known or possible contamination at the site from present or past uses.

There is no known hazardous or toxic waste contamination that has occurred on-site.

- 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 known.

- 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.

No toxic or hazardous chemical storage or use is anticipated on-site.

- 4) Describe special emergency services that might be required.

No special emergency services beyond those typically required for residential development area needed.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

No specific mitigation measures are proposed.

b. Noise

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

Existing traffic noise on Keene Road is discernible from the project site.

- 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.

During the short term, construction equipment typical of grading, road building and home construction will be present on-site. In the long term, noises associated with residential neighborhoods, including traffic noise would be generated on-site.

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

During construction, equipment noise would be limited to normal working hours, as required under City code. Future residents of the site would be subject to City noise control regulations.

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.

Half of the site is an old cherry orchard. The other half is undeveloped native ground. Nearby land uses will not be affected by this proposal.

- 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?

Existing cherry orchard as previously mentioned. No portion of the proposed area have been designated as agricultural or forest lands of long-term commercial significance.

- 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:

There are no working forest or farm lands in the vicinity of the site.

- c. Describe any structures on the site.

No structures.

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

No.

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

Ag- Agricultural and Suburban Agricultural

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

Commercial and Multi-Family Office

- 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?

None with this mass grading proposal.

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

No one would be displaced.

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:

The project will be developed in a manner consistent with the City's comprehensive plan, planned unit development and subdivision ordinances and a development agreement that the City has entered into with the property owner.

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.

No housing units.

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

None.

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

No mitigation measures are proposed.

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?

No structures proposed.

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

Territorial views as experienced from adjacent properties would be altered.

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

None.

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None.

- 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?

No existing off-site sources of lighting are anticipated to impact the project.

- d. Proposed measures to reduce or control light and glare impacts, if any:

None.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The Keene Road trail corridor is located along the northern edge of the Keene Road right-of-way, which is located immediately across Keene Road from the project site. Additionally, Trailhead Community Park, Badger Mountain Community Park and Gala Park are all within walking distance of the site.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No existing recreational uses would be displaced.

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

None.

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.

- f. 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.

A Cultural Resource Survey Report was conducted in November, 2021. (See attached.) No cultural resources were identified in this report.

- 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.

Refer to the attached Cultural Resource report.

- 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.

The Cultural Resource Survey Report includes an Inadvertent Discovery Plan. (Refer to Exhibit B of the attached report.)

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 is adjacent to and south of Keene Road and north of adjacent to Shockley Road. Access to the development would be provided through an extension of Queensgate Drive that would cross the site from north to south. A third access point, Lariat Lane provides an access point along the western property boundary. The attached preliminary plat map shows specific street locations.

- 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?

Keene Road, which is adjacent to the site is located along a transit route operated by Benton-Franklin Transit.

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

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).

No.

- 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?

None with mass grading proposal.

- 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.

There are no agricultural or forest products produced in the area.

- 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.

No.

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:

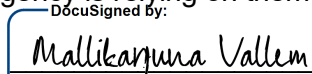
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other Irrigation water

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.

None for mass grading.

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

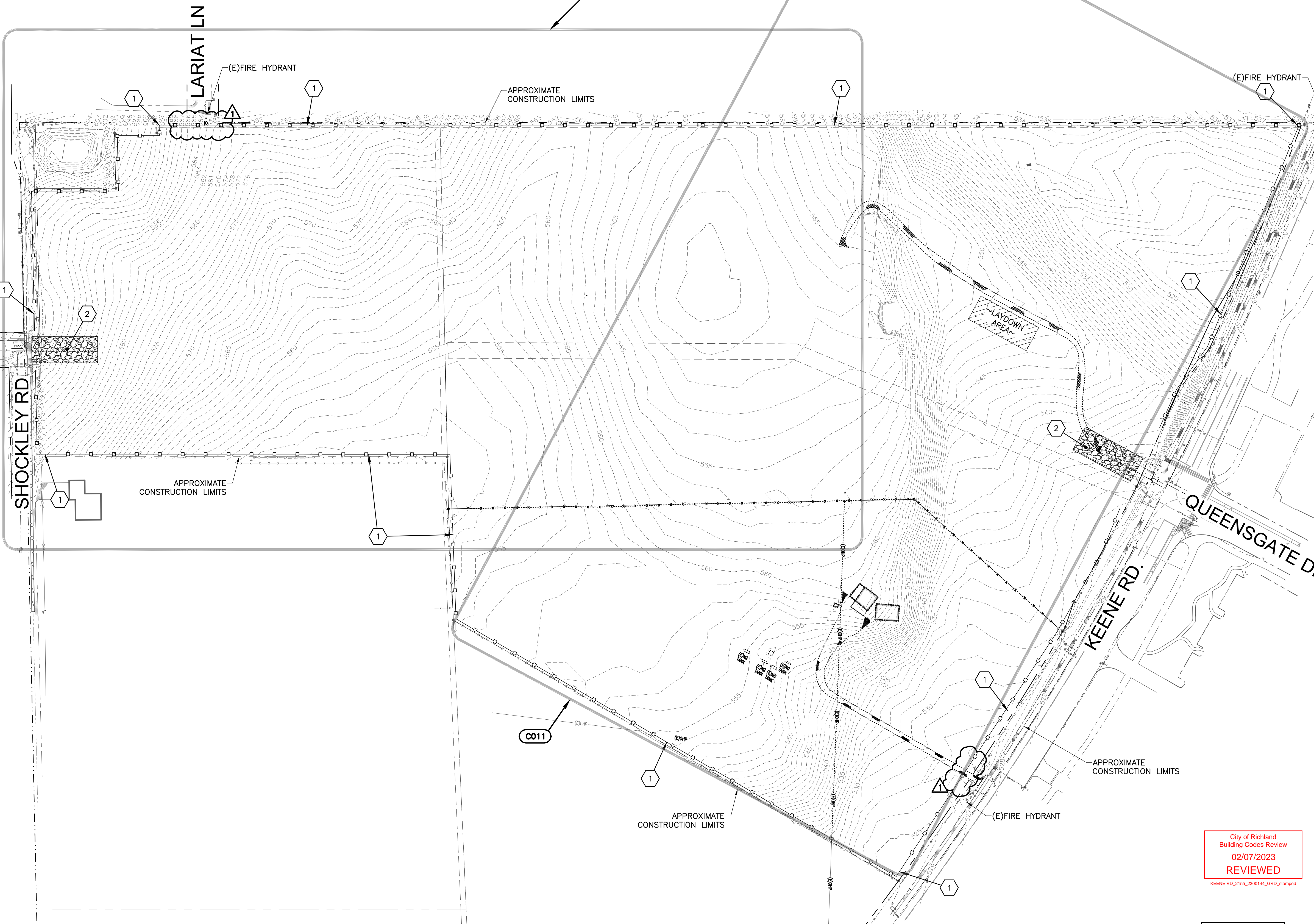
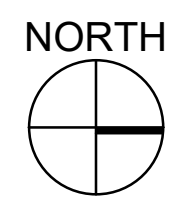
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee: 8A190B82143B48B Mallikarjuna vallem _____

Position and Agency/Organization: Manager Columbia valley Property Holdings, LLC

Date Submitted: 2/22/2024



KEY NOTES

- 1 SILT FENCING SHALL BE INSTALLED AT LOCATIONS SHOWN AND AS NEEDED AT ANY LOCATIONS OF SITE WHERE SURFACE RUNOFF MAY ERODE SOILS AWAY FROM SITE. CONTRACTOR SHALL INSTALL ADDITIONAL SILT FENCING AS NECESSARY, REFER TO DETAIL D5/C002
- 2 CONSTRUCTION ACCESS, SEE GENERAL NOTES ON SHEET C001 AND CITY STANDARD DETAIL S16

LEGEND

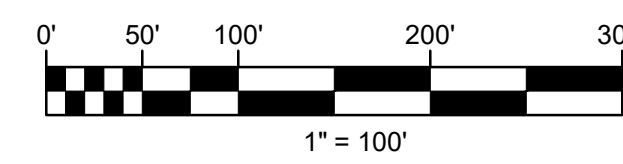
- CONTRACTOR LAYDOWN AND STORAGE AREA
- LIMITS OF CONSTRUCTION LINE
- SILT FENCE
- CONSTRUCTION VEHICLE ACCESS POINTS TO PUBLIC ROADS
- CONSTRUCTION ACCESS EROSION CONTROL

NOTES

- SEE SHEET C001, C002 FOR GENERAL NOTES AND LEGEND.
- MOST SUITABLE LOCATION FOR CONSTRUCTION ENTRANCE TO BE DETERMINED BY GENERAL CONTRACTOR. CONSTRUCTION ENTRANCE SHOWN ON DRAWING IS A SUGGESTED LOCATION ONLY.
- FINAL CONSTRUCTION LAY-DOWN AREA AND STOCKPILE AREA LOCATION AND SIZE TO BE DETERMINED BY THE GENERAL CONTRACTOR WITH APPROVAL OF OWNER.
- CUT & FILL SLOPES SHOULD BE CONSTRUCTED WITH INCLINATION NO STEEPER THEN 2H:1V AND MUST BE PROTECTED FROM WIND AND EROSION.
- PLACE TOPSOIL, COMPACT, AND PROVIDE TEMPORARY SOIL STABILIZATION. PERMANENT LANDSCAPING CAN BE INSTALLED ONCE LIKELIHOOD OF SEDIMENTATION DURING CONSTRUCTION IS REDUCED, UPSTREAM AREAS ARE FULLY STABILIZED, AND IRRIGATION SYSTEM IS OPERATIONAL.
- EROSION, SEDIMENT, AND AIR QUALITY CONTROL SHALL COMPLY WITH THE COUNTY AND CITY AIR QUALITY CONTROL ORDINANCES, AND THE NOTES AND DETAILS ON THESE PLANS.
- PROVIDE INLET PROTECTION ON ALL STORM DRAIN INLETS SURROUNDING SITE. INSPECT FABRIC REGULARLY AND REPLACE AS NECESSARY IF FOUND TO BE RIPPED OR TORN.
- 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.
- REMOVE LAWN AND/OR LANDSCAPING, IRRIGATION LINES, CONTROLS AND VALVES FOR NEW CONSTRUCTION
- 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.
- FIELD VERIFY ALL MEASUREMENTS AND INVERTS PRIOR TO START OF WORK.
- 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.
- 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.
- ALL UTILITY MAINS MUST REMAIN OPERATIONAL DURING CONSTRUCTION. COORDINATE WITH THE CITY TO SCHEDULE SERVICE OUTAGES AS NEEDED.
- CONTRACTOR TO REMOVE ANY ABANDONED UTILITY LINES AS NEEDED FOR NEW CONSTRUCTION AND PROPOSED GRADES.

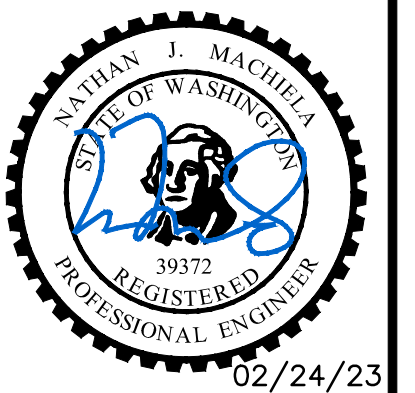
City of Richland
Building Codes Review
02/07/2023
REVIEWED
KEENE RD, 2155, 2300144, GRD, 2/19/2023

CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG



KNUTZEN ENGINEERING
5401 RIDGELINE DR.
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KENNEWICK, WA 99338
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www.knutzenengineering.com

NO.	REVISIONS	DATE	DESIGN	CHKD	APPD
1	CITY COMMENTS	02/24/23	JAW	NJM	NJM



DEMOLITION AND EROSION CONTROL PLAN
COLUMBIA VALLEY PROPERTY HOLDINGS, LLC
QUEENSGATE DRIVE MASS GRADING
RICHLAND, WASHINGTON

APPROVAL		
DESIGN	JAW	01/19/23
CHECKED	NJM	01/19/23
APPROVED	NJM	01/19/23
SCALE: AS NOTED		
CADFILE: 21152C03		
JOB No.	REV.	
21152		

DWG. No.
C010

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A1 DEMOLITION AND EROSION CONTROL PLAN
SCALE: 1" = 100'-0"