

**From:** [Hendricks, Kyle](#)  
**To:** [cloverplanning@protonmail.com](mailto:cloverplanning@protonmail.com)  
**Cc:** [Stevens, Mike](#)  
**Subject:** 1011 Queensgate Landscaping  
**Date:** Wednesday, March 5, 2025 10:23:00 AM  
**Attachments:** [image001.png](#)

---

Exhibit 7

Hello Shane,

Following up from the voicemail you left this morning. Condition of approval item 6 was created because in accordance with RMC 23.54 any new development with parking facilities shall have landscaping elements. In particular RMC 23.54.140:

*C. Perimeter Coverage Adjacent to Abutting Properties. A minimum landscape strip of five feet in width shall be required along any side of a parking facility that abuts adjoining property that is not a public right-of-way when such facilities will not be entirely screened visually by an intervening building or structure; provided, that when such parking facility abuts and is designed in coordination with a parking facility on the adjoining property such landscape strip shall not be required abutting such adjoining parking facility; and provided further, that in areas zoned for industrial use, the perimeter coverage requirements stated herein shall not apply.*

*D. Perimeter Coverage Adjacent to Public Right-of-Way. A minimum landscape strip of 10 feet in width shall be required along any side of a parking facility that abuts a public right-of-way, excluding dedicated alleys; provided, that in areas zoned for industrial use, the perimeter coverage requirements stated herein shall not apply.*

The current site plan indicates no on site perimeter landscaping along either of the adjacent property boundaries. The drive through lane appears to be right up against the property boundaries. The Keene Trail side is an abutting property, therefore it is required to have a minimum 5' wide landscape strip. As this is public park space and not an additional parking facility, it would be in the public interest to provide some screening between the trail and an auto oriented use like the drive through coffee stand. The subject property is also immediately adjacent to the City Right of Way of Queensgate Drive. Public Works comments mention that it is likely that Queensgate will be widened, or otherwise altered in some manner that Planning cannot account for, it is possible for any road expansion to utilize all Right of Way space, therefore a 10' wide landscaping strip would be required on site in accordance with condition "D" above,. This is consistent with the Drive through Coffee Stand at 590 Gage (PLN-T2-2024-00003) which has a 10' Landscaping strip along both City Right of Way (Leslie and Gage). The adjustment of landscaping standards (RMC 23.54.150) process is available, also stated in condition 6.

Hope this clarifies your concern,



**Kyle Hendricks**  
Planner

625 Swift Blvd., MS-35 | Richland, WA 99352  
(509) 942-7683

**From:** [Clover Planning](#)  
**To:** [Hendricks, Kyle](#)  
**Cc:** [Stevens, Mike](#)  
**Subject:** SUP PLN-T2-2025-00011  
**Date:** Thursday, March 6, 2025 4:03:30 PM  
**Attachments:** [Turbo Coffee Shop Landscape Plan-L1.pdf](#)

---

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

Kyle,

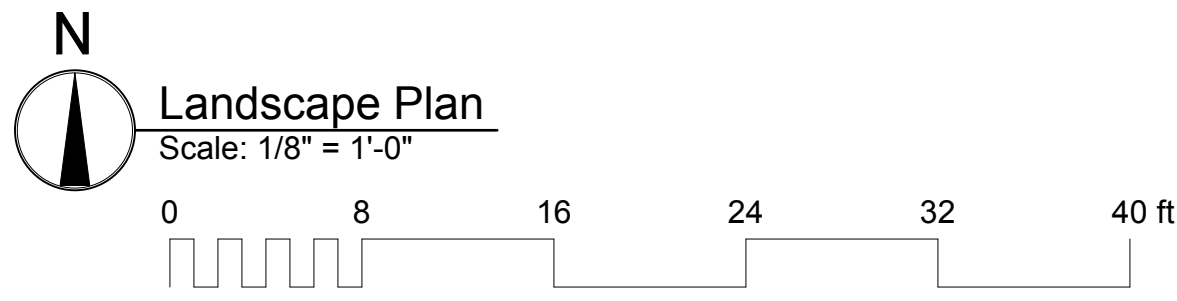
To help ameliorate Planning's concerns expressed during Monday's hearing, I want to enter this draft off-site landscape improvement plan providing pedestrian access from the public path to the raised & marked crossing, with signage, to the patio. I'll get this over to the Parks Department and copy Joe.

Thank you sir.

*Shane O'Neill*

Clover Planning & Zoning LLC  
(509) 713-4560  
[www.planclover.com](http://www.planclover.com)





Plant List					
Image	ID	Qty	Common Name	Latin Name	Scheduled Size
	JUHO	24	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	#2
	PHOP	21	Ginger Wine Ninebark	Physocarpus opulifolius 'Smnpobl'	#2
	RHFR	28	Fine Line Buckthorn	Rhamnus frangula 'Ron Williams'	#2
	ROKO	18	Double Knock Out Red Rose	Rosa KO® 'Radtko' DOUBLE KNOCK OUT® PP16202	#2
	SCSC	60	Standing Ovation Little Bluestem	Schizachyrium scoparium 'Standing Ovation' PP25202	#2
	TICO	6	Greenspire Linden	Tilia cordata 'Greenspire'	1.5" cal

- Fractured Basalt  
Qty: 4,310 sf      Size: 1.5"
- River Rock  
Qty: 4,715 sf      Size: 1"

- GENERAL NOTES:
- UNLESS OTHERWISE SPECIFIED, THESE DRAWINGS ARE NOT DERIVED FROM A LEGAL SURVEY. DIMENSIONS DETERMINING SITE ELEMENTS WERE PROVIDED BY THE OWNER OR BY FIELD MEASUREMENTS OBTAINED ON-SITE. ADJUSTMENT OF LANDSCAPE IMPROVEMENTS MAY BE REQUIRED. NOTIFY LANDSCAPE DESIGNER OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS.
  - SEE ENGINEERING PLANS FOR GRADING & DRAINAGE, ARCHITECTURE PLANS FOR BLDG. INFORMATION.
  - CONTRACTOR TO LOCATE UNDERGROUND UTILITIES, i.e., CABLES, CONDUIT, GAS, WATER, SEWER, ETC. PRIOR TO DIGGING; CONTRACTOR TO BE LIABLE AND PAY FOR REPAIR TO ANY AND ALL UTILITY DAMAGES AT NO EXTRA COST TO THE OWNER. CALL BEFORE YOU DIG: TELEPHONE #811.
  - CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF ALL REQUIRED PERMITS AND INSPECTIONS. LOCAL CODES PREVAIL.
  - GENERAL CONTRACTOR TO PROVIDE 110-VOLT ELECTRICAL SERVICE FROM ELECTRICAL SOURCE TO IRRIGATION CONTROLLER, IRRIGATION CONTRACTOR TO MOUNT CONTROLLER AND COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
  - GENERAL CONTRACTOR TO PROVIDE GALVANIZED STANDARD THREADED STUB WITH THREADED CAP IMMEDIATELY DOWNSTREAM OF IRRIGATION WATER SOURCE/METER.
  - GENERAL CONTRACTOR TO PROVIDE ROUGH GRADE IN ALL LANDSCAPE AREAS WITHIN 0.10 FOOT OF GRADE SHOWN ON CIVIL DRAWINGS MINUS DEPTH OF SPECIFIED TOPSOIL.
  - GENERAL CONTRACTOR TO CLEAR AND GRUB TURF AREAS AND PLANTING BEDS OF ALL WEEDS, ROOTS, LAWN, AND DEBRIS; SPECIFIED LANDSCAPE AREAS TO BE SMOOTH AND CONTOURED AS SHOWN ON CIVIL DRAWINGS; ANY ROCK/DEBRIS LARGER THAN 1.5" TO BE REMOVED FROM TOP 12" OF SOIL AS MEASURED FROM FINISH GRADES SHOWN ON CIVIL DRAWINGS.
  - PROVIDE 4" SCH. 40 PVC IRRIGATION SLEEVES AS REQUIRED. ALL SLEEVES SHALL EXTEND A MIN. OF 18" BEYOND THE FEATURES THEY CROSS & SHALL BE CAPPED WITH DUCK TAPE TO PREVENT DEBRIS FROM PLUGGING THE ENDS. MARK SLEEVE LOCATIONS WITH SURVEY LATH, PAINTED FLORESCENT ORANGE AND LABELED WITH SIZE AND QTY INFORMATION.
- LANDSCAPE NOTES:
- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF FINAL PUNCHLIST WORK.
  - THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. ANY PLANT MATERIAL QUANTITIES LISTED ARE FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
  - THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER OR FIELD GROWN TREES, SHRUBS AND VINES, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE. ALL PLANTS SHALL BE PLANTED ACCORDING TO CURRENT ISA STANDARDS.
  - GROUNDCOVER PLANTING (WHERE SPECIFIED) SHALL BE CONTINUOUS UNDER ALL TREES AND SHRUB MASSES AS SHOWN ON PLAN.
  - ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE DESIGNER AND/OR OWNER PRIOR TO INSTALLATION.
  - ALL SPECIMEN TREES SHALL BE SELECTED AND SPOTTED BY THE LANDSCAPE DESIGNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
  - IF ON-SITE SOIL IS NOT SUFFICIENT, CONTRACTOR TO PLACE TOP SOIL TO A DEPTH OF 4". UNLESS OTHERWISE NOTED, IMPORT TOPSOIL SHALL CONSIST OF SANDY LOAM; NONTOXIC, FREE OF NOXIOUS WEEDS, GRASS, BRUSH, STICKS, OR ROCKS GREATER THAN 1/2" IN DIAMETER UNLESS OTHERWISE NOTED.
  - CONTRACTOR TO RAKE FINISH GRADE SMOOTH AND NATURAL. NO SLOPE TO EXCEED 3:1.
  - POP-UP SPRAY IRRIGATION AND TURF IS PROHIBITED AND ONLY DRIP IRRIGATION TO TREES/PLANTS IS ALLOWED.

COMPLIANCE CALCULATIONS:


23.54.140 Landscaping of Parking Facilities

D. Perimeter Coverage Adjacent to Public Right-of-Way.

Perimeter landscape strip shall be planted or installed with a wall, hedge  
Hedge provided with a mix of shrubs

One shrub for ever 50 square feet  
1191sf / 50 = 24 shrubs required; 28 provided


Trees shall be planted for each 30 linear feet or portion thereof  
182lf / 30 = 6 trees required; 6 trees provided



# TURBO COFFEE SHOP

999 QUEENSGATE DRIVE  
RICHLAND, WA 99353

Project Title



Know what's below. Call before you dig.

Wild Root Landscapes, LLC  
P. O. Box 5351  
West Richland, WA 99353

Landscape Designer

Julie Wilson, BLA

REV.	DATE	DESCRIPTION
Scale		
As Shown		
Date		
March 2025		
Sheet Title		
Landscape Plan		
Sheet No.		
L1		



**From:** [Clover Planning](#)  
**To:** [Hendricks, Kyle](#)  
**Cc:** [julie@wildrootlandscapes.com](mailto:julie@wildrootlandscapes.com); [Stevens, Mike](#)  
**Subject:** RE: 3/10 Hearing examiner meeting and staff report  
**Date:** Tuesday, March 4, 2025 5:06:11 PM  
**Attachments:** [image.png](#)  
[image1741136716682](#)  
[image1741136716684](#)  
[image1741136716685](#)

---

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

Kyle,

There is a plan to provide concrete pedestrian pathways from the Keene trail to tables on slabs in the PPF parcel. The paths will then lead to the pedestrian crosswalk and to the outdoor seating patio. Since this design includes a city-owned parcel, Joe S. and I both thought it would be wise not to complicate this SUP application with an off-site feature requiring some type of maintenance agreement with Parks.

But, your observation was apt that a pedestrian connection to the trail will be useful. It is part of the plan. I intend to show the pedestrian amenities on the landscape plan turned in with the building permit application. I should have the landscape plan in a week or so, and I would like to begin the agreement process ahead of the building permit application. How should I begin that process once I have the plan?

Shane O'Neill  
Clover Planning - Owner  
[www.plancllover.com](http://www.plancllover.com)  
(509) 713-4560



Sent with [Proton Mail](#) secure email.

On Tuesday, March 4th, 2025 at 4:51 PM, Clover Planning <[cloverplanning@protonmail.com](mailto:cloverplanning@protonmail.com)> wrote:

I found it. The project is listed twice

Shane O'Neill  
Clover Planning - Owner  
[www.plancllover.com](http://www.plancllover.com)  
(509) 713-4560



Sent with [Proton Mail](#) secure email.

On Tuesday, March 4th, 2025 at 4:50 PM, Clover Planning <[cloverplanning@protonmail.com](mailto:cloverplanning@protonmail.com)> wrote:

PLN-T2-2025-00011 & PLN-T1-2025-00176 1011 Queensgate Dr



**Proposal:** Clover Planning and Zoning LLC on behalf of Heavy 2 LLC has filed a special use permit application to allow the development of a drive through coffee stand. The coffee stand is proposed to be approximately 800 square feet in size with a small patio area and will be located adjacent to an existing gas station and car wash facility. The parcel is approximately 1.47 acres in size.

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

**Location:** The project site is located at 1011 and 999 Queensgate Drive (APN 1-22983012302006). The site is designated as the Neighborhood Retail Business (C-1) zone according to the Richland zoning code.

**Public Hearing Date:** March 10th, 2025 at 6:00 p.m.

**Public Comments Due:** March 9th, 2025 at 6:00 p.m.

**Staff Contact:** Kyle Hendricks, Planning, 625 Swift Boulevard, MS-35, Richland, WA 99352.

[Notice of Public Hearing](#)

[Referral Packet](#)

Shane O'Neill  
Clover Planning - Owner  
[www.planclover.com](http://www.planclover.com)  
(509) 713-4560



Sent with [Proton Mail](#) secure email.

On Tuesday, March 4th, 2025 at 4:47 PM, Hendricks, Kyle <[khendricks@ci.richland.wa.us](mailto:khendricks@ci.richland.wa.us)> wrote:

Check the special use permit under other land use actions.



**Kyle Hendricks**

Planner

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

(509) 942-7683

---

**From:** Clover Planning <[cloverplanning@protonmail.com](mailto:cloverplanning@protonmail.com)>  
**Sent:** Tuesday, March 4, 2025 4:44 PM  
**To:** Hendricks, Kyle <[khendricks@ci.richland.wa.us](mailto:khendricks@ci.richland.wa.us)>  
**Subject:** Re: 3/10 Hearing examiner meeting and staff report

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

Kyle,

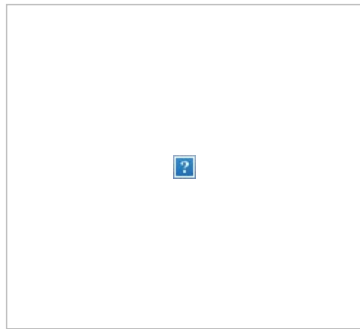
I don't see a staff report under PLN-T2-2025-00011 & PLN-T1-2025-00176 1011 Queensgate Dr

Shane O'Neill

Clover Planning - Owner

[www.plancllover.com](http://www.plancllover.com)

(509) 713-4560



Sent with [Proton Mail](#) secure email.

On Tuesday, March 4th, 2025 at 4:38 PM, Hendricks, Kyle <[khendricks@ci.richland.wa.us](mailto:khendricks@ci.richland.wa.us)> wrote:

Good afternoon Shane,

Please review the full staff report for an 800 square foot drive through coffee shop in a residential commercial zone [here](#). If you have further questions, feel free to reach out.

Item PLN-T2-2025-00011, 1011 Queensgate Drive

Thank you,



**Kyle Hendricks**

Planner

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

(509) 942-7683

---

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

**From:** [Stevens, Mike](#)  
**To:** [Hendricks, Kyle](#)  
**Subject:** FW: 2390 KEENE RD - 999 Queensgate Dr  
**Date:** Monday, March 10, 2025 9:51:00 AM  
**Attachments:** [image001.png](#)  
[Turbo Coffee Shop Landscape Plan-L1.pdf](#)  
[EXHIBIT 1 - SITE PLAN.pdf](#)  
[EXHIBIT 1 - SITE PLAN.pdf](#)

---

FYI



**Mike Stevens**  
Planning Manager  
625 Swift Blvd., MS-35 | Richland, WA 99352  
(509) 942-7596

---

**From:** Clover Planning <plancllover@outlook.com>  
**Sent:** Monday, March 10, 2025 9:49 AM  
**To:** Waite, Chris <cwaite@CI.RICHLAND.WA.US>  
**Cc:** Julie Wilson <julie@wildrootlandscapes.com>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Stevens, Mike <mstevens@CI.RICHLAND.WA.US>  
**Subject:** 2390 KEENE RD - 999 Queensgate Dr

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

Chris,

On behalf of the owner of 999 Queensgate Drive, I want to initiate the process of permitting the landscaping improvements shown in the attachment, on City-owned parcel #122983000010002. Joe is copied here because I understand the owner (Raj) discussed this plan with him and received optimistic feedback. I imagine there will be some type of perpetual maintenance agreement.

999 Queensgate is currently the subject of a Special Use Permit application (SUP PLN-T2-2025-00011). The hearing is tonight. Kyle's staff report encourages the Hearing Examiner to require a pedestrian connection between the trail and the cafe patio. In that way, the pedestrian connection between the trail and the cafe patio will likely be a condition of approval.

Thanks Chris. Call me any time.

*Shane O'Neill*

Clover Planning & Zoning LLC  
(509) 713-4560  
[www.plancllover.com](http://www.plancllover.com)

---

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



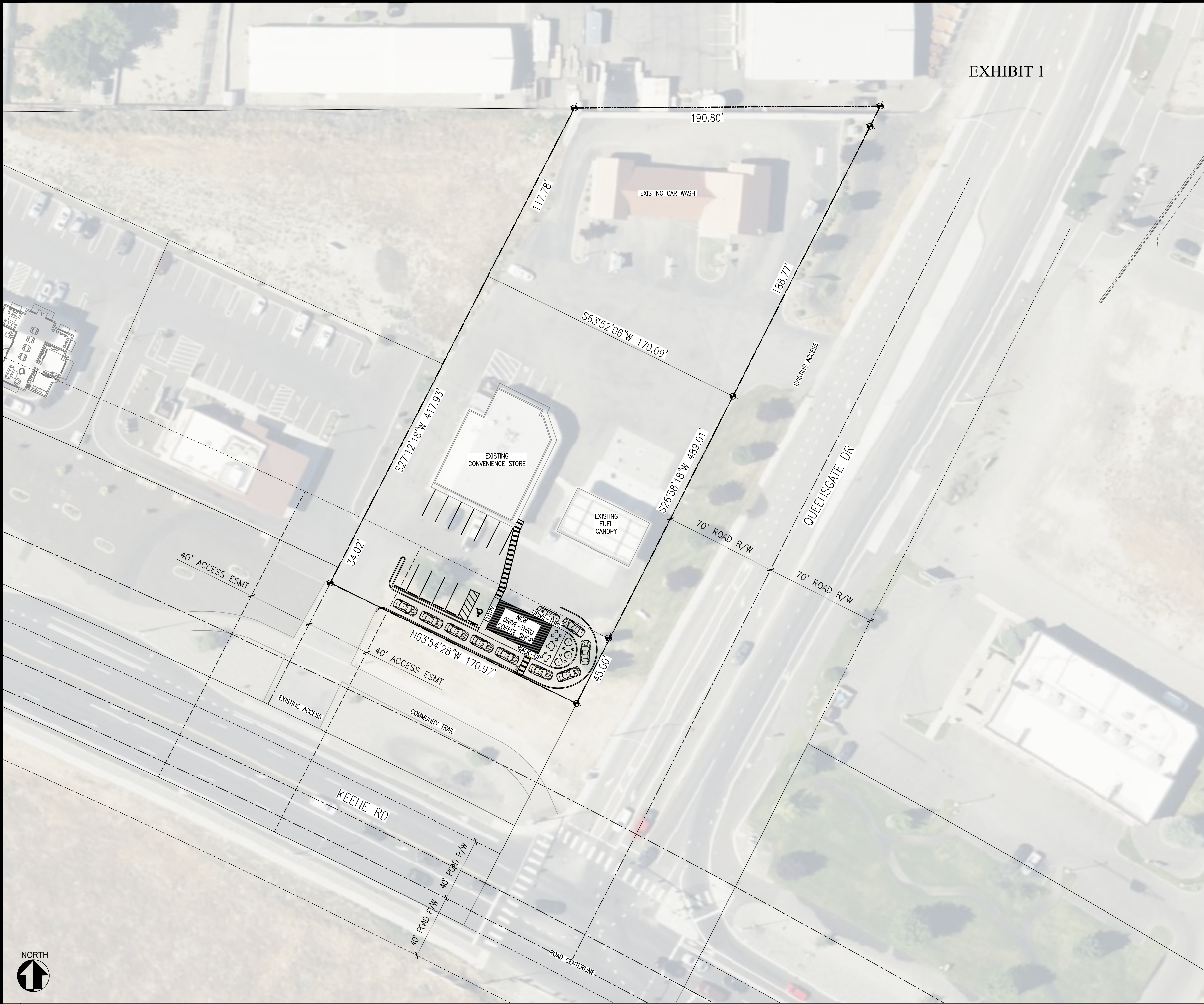



EXHIBIT 1

SITE INFORMATION:	
1	PARCEL#: 122983012302006
2	ADDRESS: 999 QUEENSGATE DR. RICHLAND, WA 99352
3	OWNER: HEAVY 2 LLC ADDRESS: 999 QUEENSGATE DR. RICHLAND, WA 99352
3	ZONE : C-1 -- Neighborhood Retail Business
4	LAND SIZE ACRES: 1.4700
5	MAX BUILDING HEIGHT: 35'-0" PROVIDED: 0'-0"

NOT FOR  
CONSTRUCTION

2/4/2025



DRAFTCO  
DESIGNS LLC

509.518.0385

MILENKO@DRAFTCODESIGNS.COM

WHL ARCHITECTURE, PLLC

509.520.6099

WHLARCHITECT@GMAIL.COM

APPROVAL		
STARTED	DC	
DRAWN	DC	
CHECKED	-	
APPROVED	-	

COPYRIGHT NOTICE: USE OF THESE PLANS WITHOUT EXPLICIT PERMISSION OF WHL ARCHITECTURE, PLLC AND PAYMENT IS A COPYRIGHT VIOLATION WHICH MAY SUBJECT THE USER TO LIABILITY UNDER BOTH STATE AND FEDERAL LAW. THE BUILDER/OWNER IS LICENSED A ONE-TIME USE OF THESE PLANS. ALL PLANS ARE SITE SPECIFIC.

TURBO

COFFEE SHOP DRIVE-THRU

999 QUEENSGATE DR  
RICHLAND, WA 99352

BUILDING SF:	
COFFEE SHOP	000

JOB # 25-011

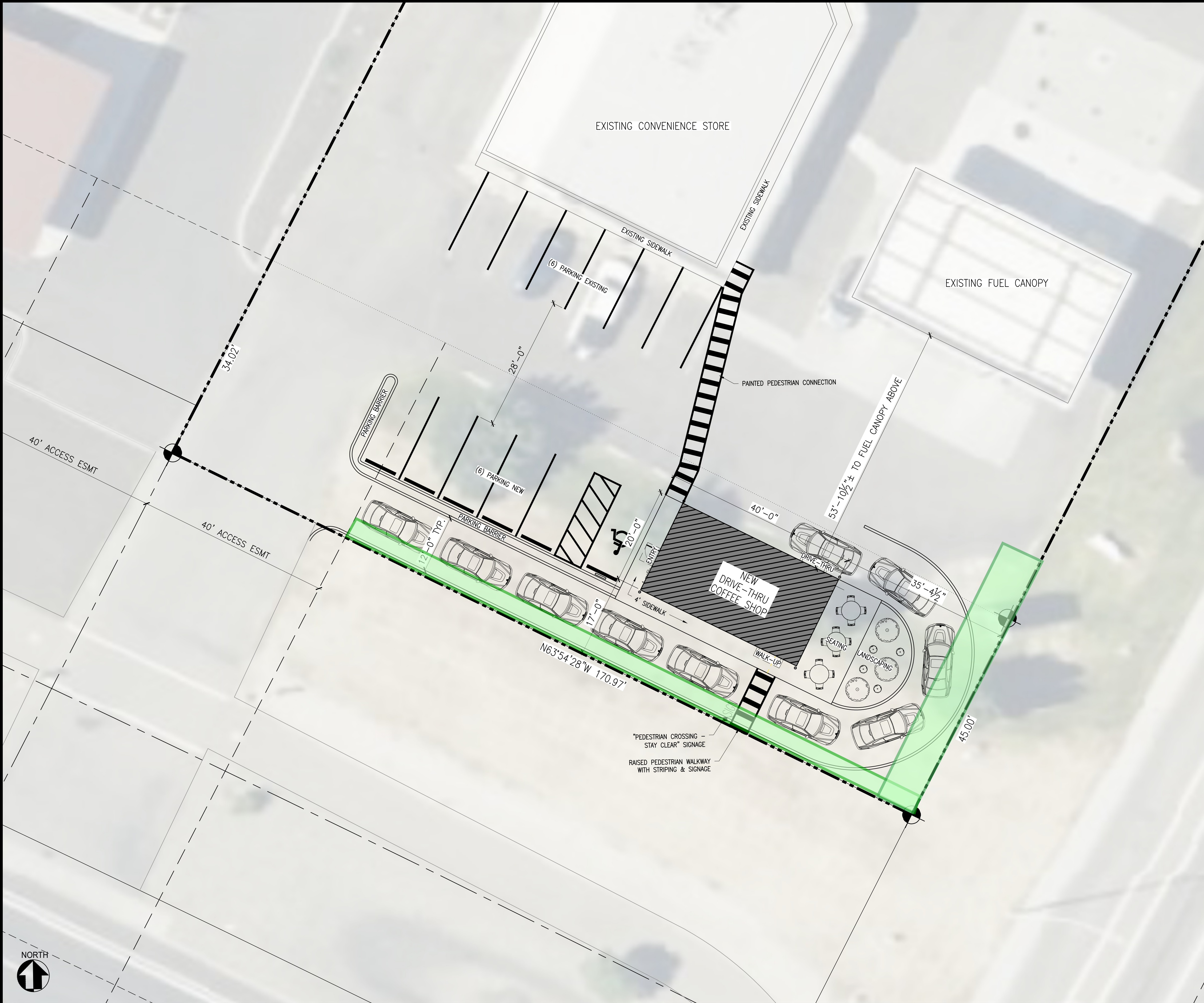
PRELIMINARY  
SITE PLAN

ABBREVIATIONS:	
LS	LANDSCAPING
E	EXISTING

SHEET NO. :  
**A-101**







SITE INFORMATION:	
1	PARCEL#: 122983012302006
2	ADDRESS: 999 QUEENSGATE DR. RICHLAND, WA 99352
3	OWNER: HEAVY 2 LLC ADDRESS: 999 QUEENSGATE DR. RICHLAND, WA 99352
3	ZONE : C-1 -- Neighborhood Retail Business
4	LAND SIZE ACRES: 1.4700
5	MAX BUILDING HEIGHT: 35'-0" PROVIDED: 0'-0"

NOT FOR  
CONSTRUCTION

2/4/2025

DRAFTCO

DESIGNS LLC

509.518.0385 MILENKO@DRAFTCODESIGNS.COM

WHL ARCHITECTURE, PLLC

509.520.6099 WHLARCHITECT@GMAIL.COM

APPROVAL		
STARTED	DC	
DRAWN	DC	
CHECKED	-	
APPROVED	-	

COPYRIGHT NOTICE: USE OF THESE PLANS WITHOUT EXPLICIT PERMISSION OF WHL ARCHITECTURE, PLLC AND PAYMENT IS A COPYRIGHT VIOLATION WHICH MAY SUBJECT THE USER TO LIABILITY UNDER BOTH STATE AND FEDERAL LAW. THE BUILDER/OWNER IS LICENSED A ONE-TIME USE OF THESE PLANS. ALL PLANS ARE SITE SPECIFIC.

TURBO  
COFFEE SHOP DRIVE-THRU  
999 QUEENSGATE DR  
RICHLAND, WA 99352

BUILDING SF:	
COFFEE SHOP	000

JOB # 25-011

PRELIMINARY  
SITE PLAN  
ENLARGED

ABBREVIATIONS:	
LS	LANDSCAPING
E	EXISTING

SHEET NO. :  
**A-102**



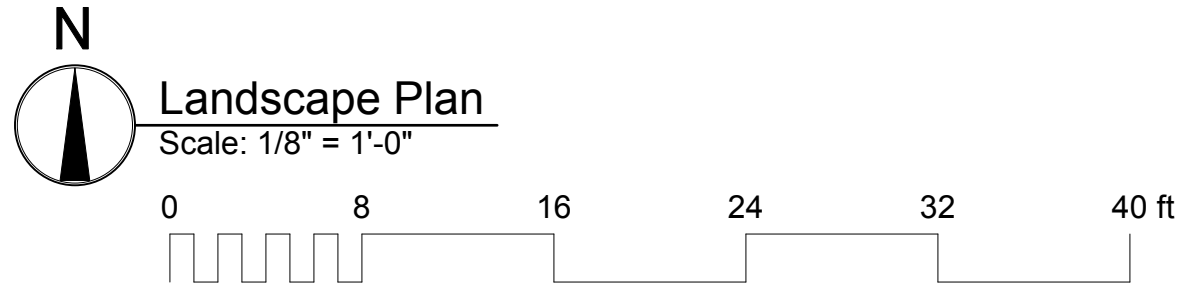


Plant List					
Image	ID	Qty	Common Name	Latin Name	Scheduled Size
	JUHO	24	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	#2
	PHOP	21	Ginger Wine Ninebark	Physocarpus opulifolius 'Smnpobl'	#2
	RHFR	28	Fine Line Buckthorn	Rhamnus frangula 'Ron Williams'	#2
	ROKO	18	Double Knock Out Red Rose	Rosa KO® 'Radtko' DOUBLE KNOCK OUT® PP16202	#2
	SCSC	60	Standing Ovation Little Bluestem	Schizachyrium scoparium 'Standing Ovation' PP25202	#2
	TICO	6	Greenspire Linden	Tilia cordata 'Greenspire'	1.5" cal

- Fractured Basalt  
Qty: 4,310 sf      Size: 1.5"
- River Rock  
Qty: 4,715 sf      Size: 1"

- GENERAL NOTES:
- UNLESS OTHERWISE SPECIFIED, THESE DRAWINGS ARE NOT DERIVED FROM A LEGAL SURVEY. DIMENSIONS DETERMINING SITE ELEMENTS WERE PROVIDED BY THE OWNER OR BY FIELD MEASUREMENTS OBTAINED ON-SITE. ADJUSTMENT OF LANDSCAPE IMPROVEMENTS MAY BE REQUIRED. NOTIFY LANDSCAPE DESIGNER OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS.
  - SEE ENGINEERING PLANS FOR GRADING & DRAINAGE, ARCHITECTURE PLANS FOR BLDG. INFORMATION.
  - CONTRACTOR TO LOCATE UNDERGROUND UTILITIES, i.e., CABLES, CONDUIT, GAS, WATER, SEWER, ETC. PRIOR TO DIGGING; CONTRACTOR TO BE LIABLE AND PAY FOR REPAIR TO ANY AND ALL UTILITY DAMAGES AT NO EXTRA COST TO THE OWNER. CALL BEFORE YOU DIG: TELEPHONE #811.
  - CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF ALL REQUIRED PERMITS AND INSPECTIONS. LOCAL CODES PREVAIL.
  - GENERAL CONTRACTOR TO PROVIDE 110-VOLT ELECTRICAL SERVICE FROM ELECTRICAL SOURCE TO IRRIGATION CONTROLLER, IRRIGATION CONTRACTOR TO MOUNT CONTROLLER AND COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
  - GENERAL CONTRACTOR TO PROVIDE GALVANIZED STANDARD THREADED STUB WITH THREADED CAP IMMEDIATELY DOWNSTREAM OF IRRIGATION WATER SOURCE/METER.
  - GENERAL CONTRACTOR TO PROVIDE ROUGH GRADE IN ALL LANDSCAPE AREAS WITHIN 0.10 FOOT OF GRADE SHOWN ON CIVIL DRAWINGS MINUS DEPTH OF SPECIFIED TOPSOIL.
  - GENERAL CONTRACTOR TO CLEAR AND GRUB TURF AREAS AND PLANTING BEDS OF ALL WEEDS, ROOTS, LAWN, AND DEBRIS; SPECIFIED LANDSCAPE AREAS TO BE SMOOTH AND CONTOURED AS SHOWN ON CIVIL DRAWINGS; ANY ROCK/DEBRIS LARGER THAN 1.5" TO BE REMOVED FROM TOP 12" OF SOIL AS MEASURED FROM FINISH GRADES SHOWN ON CIVIL DRAWINGS.
  - PROVIDE 4" SCH. 40 PVC IRRIGATION SLEEVES AS REQUIRED. ALL SLEEVES SHALL EXTEND A MIN. OF 18" BEYOND THE FEATURES THEY CROSS & SHALL BE CAPPED WITH DUCK TAPE TO PREVENT DEBRIS FROM PLUGGING THE ENDS. MARK SLEEVE LOCATIONS WITH SURVEY LATH, PAINTED FLORESCENT ORANGE AND LABELED WITH SIZE AND QTY INFORMATION.

- LANDSCAPE NOTES:
- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF FINAL PUNCHLIST WORK.
  - THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. ANY PLANT MATERIAL QUANTITIES LISTED ARE FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
  - THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER OR FIELD GROWN TREES, SHRUBS AND VINES, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE. ALL PLANTS SHALL BE PLANTED ACCORDING TO CURRENT ISA STANDARDS.
  - GROUNDCOVER PLANTING (WHERE SPECIFIED) SHALL BE CONTINUOUS UNDER ALL TREES AND SHRUB MASSES AS SHOWN ON PLAN.
  - ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE DESIGNER AND/OR OWNER PRIOR TO INSTALLATION.
  - ALL SPECIMEN TREES SHALL BE SELECTED AND SPOTTED BY THE LANDSCAPE DESIGNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
  - IF ON-SITE SOIL IS NOT SUFFICIENT, CONTRACTOR TO PLACE TOP SOIL TO A DEPTH OF 4". UNLESS OTHERWISE NOTED, IMPORT TOPSOIL SHALL CONSIST OF SANDY LOAM; NONTOXIC, FREE OF NOXIOUS WEEDS, GRASS, BRUSH, STICKS, OR ROCKS GREATER THAN 1/2" IN DIAMETER UNLESS OTHERWISE NOTED.
  - CONTRACTOR TO RAKE FINISH GRADE SMOOTH AND NATURAL. NO SLOPE TO EXCEED 3:1.
  - POP-UP SPRAY IRRIGATION AND TURF IS PROHIBITED AND ONLY DRIP IRRIGATION TO TREES/PLANTS IS ALLOWED.



COMPLIANCE CALCULATIONS:

23.54.140 Landscaping of Parking Facilities

D. Perimeter Coverage Adjacent to Public Right-of-Way.

Perimeter landscape strip shall be planted or installed with a wall, hedge  
Hedge provided with a mix of shrubs

One shrub for ever 50 square feet  
1191sf / 50 = 24 shrubs required; 28 provided

Trees shall be planted for each 30 linear feet or portion thereof  
182lf / 30 = 6 trees required; 6 trees provided

**TURBO COFFEE SHOP**  
999 QUEENSGATE DRIVE  
RICHLAND, WA 99353

Project Title

Know what's below. Call before you dig.

Wild Root Landscapes, LLC  
P. O. Box 5351  
West Richland, WA 99353

Landscape Designer

Julie Wilson, BLA

REV.	DATE	DESCRIPTION

Scale

As Shown

Date

March 2025

Sheet Title

Landscape Plan

Sheet No.

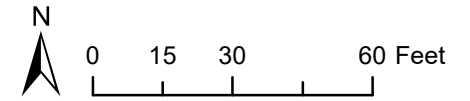
L1



# Site Plan Map

Item: 1011 Queensgate Dr coffee drive through Special Use Permit  
Applicant: Clover Planning and Zoning  
File #: PLN-T2-2025-00011 & PLN-T1-2025-176

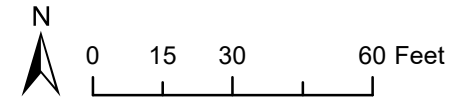
## Exhibit 8





# Landscape Plan Map

Item: 1011 Queensgate Dr coffee drive through Special Use Permit  
 Applicant: Clover Planning and Zoning  
 File #: PLN-T2-2025-00011 & PLN-T1-2025-176





**From:** [Deskins, John](#)  
**To:** [Hendricks, Kyle](#); [Reathafor, Jason](#)  
**Cc:** [Whittier, John](#); [Stevens, Mike](#); [Waite, Chris](#)  
**Subject:** RE: Bicycle route mitigations - 1101 Queensgate Project  
**Date:** Tuesday, March 11, 2025 9:54:45 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[Queensgate Concept.pdf](#)  
[Keene Concept.pdf](#)

Thanks Kyle,

I'm adding Chris Waite to the e-mail as well

We made a pretty comprehensive set of changes out there in 2018-2019 to address these kinds of concerns as you can see from the attachments and the photo below. Note there is a trail sign and arrow sign facing the exiting traffic too as well as warning signs facing the trail to watch for turning traffic. I do think these mitigations are appropriate and reasonable. Prior to these signage changes, every driveway had stop signs on the path for cyclists, which no rational cyclist would adhere too.

I'm not convinced that I would want to add green paint for these crossings. If I became convinced it would really require consistent installations at roughly 15 locations more or less. The "slugs" are usually called "armadillos" (though slugs makes sense at least on the west side of the NW) and are used primarily in the buffer area of a buffered bike lane. I don't see how they would be applied here.

Let me know if you have other questions or ideas.



**John Deskins, PE**  
 Traffic Engineer  
 City of Richland  
 (509) 942-7514

**From:** Hendricks, Kyle <[khendricks@ci.richland.wa.us](mailto:khendricks@ci.richland.wa.us)>  
**Sent:** Tuesday, March 11, 2025 8:48 AM  
**To:** Deskins, John <[jdeskins@ci.richland.wa.us](mailto:jdeskins@ci.richland.wa.us)>; Reathafor, Jason <[jreathafor@ci.richland.wa.us](mailto:jreathafor@ci.richland.wa.us)>  
**Cc:** Whittier, John <[jwhittier@ci.richland.wa.us](mailto:jwhittier@ci.richland.wa.us)>; Stevens, Mike <[mstevens@ci.richland.wa.us](mailto:mstevens@ci.richland.wa.us)>  
**Subject:** Bicycle route mitigations

Hello,

During last night's hearing examiner meeting for the 1011 Queensgate drive through coffee stand, the Hearing Examiner posed a good question after a public commenter expressed concern for bicycle safety. The question was generally, along the Keene Park Trail (or other popular routes) are mitigation and safety measures being planned to be installed as the area grows? Particularly where paths must cross a driveways or high traffic roads. Green paint, shallow cutouts in the road before crossing the bike lane, signage, curb extensions, etc. I think somewhere in Washington I saw these small snail shell or slug looking curbs were installed along a bike path. Not totally excluding cars from crossing over but still providing a tactile deterrent.

Is there an additional person to include in this?

Map attachment included for reference.

Thanks for your insight, this correspondence will likely be included in the record for the project.



**Kyle Hendricks**  
 Planner  
 625 Swift Blvd., MS-35 | Richland, WA 99352  
 (509) 942-7683

---

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





Sign Sizes: 24 x 24 and 18 x18 (respectively)



Remove Stop Signs and Unauthorized Vehicle Signs at all Driveways. Post these proposed signs back to back in place on existing posts. Bicycles and peds should not have to yield or stop at driveways, but a warning sign is appropriate.

Vehicle Sign. Place at north end of gravel area with bottom mount height of 7'



NEXT  
750 FT

Move sign location here outside of the width of the future driveway

Back to back signs

These signs shall be doubled up back to back mounted 4' to bottom of sign (and 2' edge of sign to edge of trail)

Remove existing Stop sign lashed to Jericho sign post and place appropriately

Install signs on Street Light Pole and relocate Left Lane MUST Turn Left sign 125' to the south on a new post



NEXT  
750 FT

Crosswalk Lines for delineation of path at driveway crossings. Acceptable MUTCD widths are 6 to 24 inches. Recommend 8 inch.

This signage is typically appropriate for street intersections, but considered here for driveways due to the pathways relative closeness to the roadway.



Sign Sizes: 24 x 24 and 18 x 18 (respectively)

These signs shall be doubled up on posts with the Path Crossing signs. The bike signs mounted 4' to bottom of sign (and 2' edge of sign to edge of trail) with Vehicle signs placed above those at 90 degrees



Remove Stop Signs and Unauthorized Vehicle Signs at all Driveways. Post these proposed signs back to back in place on existing posts. Bicycles and peds should not have to yield or stop at driveways, but a warning sign is appropriate.

Create short paved connection from pathway parking to path

Crosswalk Lines for delineation of path at driveway crossings. Acceptable MUTCD widths are 6 to 24 inches. Recommend 8 inch.

This signage is appropriate for driveways or intersections where the path crossing is set back from the street by 30 feet +/- . They shall be back to back on posts with bike signs.



Vehicle Sign Sizes 30x30 and 24 x 12 respectively, placed on entry only to warn entering vehicles. Right aiming arrow on back side

Eradicate existing street intersection style crosswalk bars and replace with new standard for driveway crossings

Google Earth