



File No. PLN-T1-2025-00301

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Construct a 12,000 sf pre-engineered metal building with two tenant spaces. Construct associated site improvements including parking lot.

Proponent: Tanner Meier
Clearspan Steel, LLC
5115 W Brinkley Rd, Ste A
Kennewick, WA 99338

Location of Proposal: The project is located at 2574 Henderson Loop, Richland WA
Portion of the NE 1/4, S28, T10 N, R28E, WM, Parcel# 1-2808-
1 BP-5946-012

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: August 5, 2025

Comments Due: August 20, 2025

Signature _____



City of Richland
625 Swift Blvd
Richland WA 99352
(509) 942-7794

Plan Snapshot Report

Plan Type: Type 1	Plan #: PLN-T1-2025-00301	App Date: 07/28/2025
Work Class: T1 - Environmental Determination	District: City of Richland	Exp Date: 11/25/2025
Status: In Review		Completed: NOT COMPLETED
Description: 12,000 SF PEMB building with 2,000 SF of office space for 2 tenants and site utilities included		Approval Expire Date:

Parcel: 128081BP5946012	Main	Address: 2574 Henderson Loop	Main	Zone:
		Richland, WA 99354		
Property Owner JJA Properties, LLC Herminston, OR 97838 Business: (541) 571-2644	Contractor Tanner Meier 5115 W Brinkley Rd Suite A Suite A Kennewick, WA 99338 Home: (509) 551-8603 Business: (509) 518-0550 Mobile: (509) 551-8603	Applicant Tanner Meier 5115 W Brinkley Rd Suite A Suite A Kennewick, WA 99338 Home: (509) 551-8603 Business: (509) 518-0550 Mobile: (509) 551-8603		

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 Find help answering background questions

1. Name of proposed project, if applicable:

Shop Building

2. Name of applicant:

Clearspan Steel, LLC

3. Address and phone number of applicant and contact person:

Tanner Meier / 509-551-8603

5115 W Brinkley Road, Suite A, Kennewick, WA 99338

4. Date checklist prepared:

4/29/2025

5. Agency requesting checklist:

City of Richland

6. Proposed timing or schedule (including phasing, if applicable):

September 2025 - March 2026

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

No

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

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposal, if known.

Building Permit

- 12. Give a 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.)**

Construct a 12,000 sf pre-engineered metal building with two tenant spaces. Construct associated site improvements including parking lot.

- 13. 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 project is located at 2574 Henderson Loop, Richland WA.
Portion of the NE 1/4, S28, T10N, R28E, WM,
Parcel # 1-2808-1BP-5946-012

B. Environmental Elements

1. Earth Find help answering earth questions

a. General description of the site:

The site is vacant with weeds.

Circle or highlight one: Flat rolling, hilly, steep slopes, mountainous, other:

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

8%

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

Quincy loamy sand

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Approximately 580 cy of cut and 1,060 cy of fill. The fill would be for crushed rock and asphalt from local sources.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Yes, erosion could occur during ground disturbance due to rain or wind on disturbed soils.

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

Impervious areas (including buildings, pavement, and sidewalks) will cover about 87% of the site. The remaining 13% would be landscaped.

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

Follow BMP's for sediment and erosion control for construction activities and minimize the length of time an area is disturbed. Stabilize soils after grading activities.

2. Air [Find help answering air questions](#)

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.

Emissions include dust and exhaust during construction, with minimal emissions after completion.

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.

Dust control during construction and stabilize all disturbed areas.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

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.

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 a 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: Find help answering ground water questions

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 a 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 (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water Runoff (including stormwater):

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

Storm water will surface drain to swales and infiltration trenches.

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

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

Follow BMP's for new infiltration facilities and register new UIC's with Ecology.

4. Plants Find help answering plants questions

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?

The site will be cleared of all vegetation (weeds) prior to grading activities.

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

None known

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

Landscaping will be provided along the street frontage and west side of building.

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

None known

5. Animals Find help answering animal questions

a. List any birds and other animals that 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 known

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

Yes, it is within the Pacific Flyway

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

None

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

None known

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Electricity will be used for all 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.**

Follow requirements of the energy code.

7. Environmental Health [Find help with answering environmental health questions](#)

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

No

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

None known

- a. **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

- b. **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.**

Small amounts of chemicals will be used for maintenance including pesticides and herbicides.

- c. **Describe special emergency services that might be required.**

Standard emergency services such as police, ambulance, and fire will be required.

- d. **Proposed measures to reduce or control environmental health hazards, if any.**

None.

b. Noise

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

None

- 2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

Short-term: typical construction noises during the construction phase of the project.

Long-term: None

- 3. Proposed measures to reduce or control noise impacts, if any.**

Construction will follow City's noise ordinance.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The site is vacant and is in an area zoned Medium Industrial. The project will not affect the land uses on nearby or adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because 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.**

None

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

No

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

I-M Medium Industrial

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

Industrial

g. If applicable, what is the current shoreline master program designation of the site?

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

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

None

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

None

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

Follow City's zoning codes

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

None

9. Housing [Find help answering housing questions](#)

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

None

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

None

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

None

10. Aesthetics [Find help answering aesthetics questions](#)

- 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" is the tallest height of the proposed building. The exterior will be metal siding.
- b. **What views in the immediate vicinity would be altered or obstructed?**
None
- c. **Proposed measures to reduce or control aesthetic impacts, if any.**
None

11. Light and Glare [Find help answering light and glare questions](#)

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**
There will be exterior lights for security that will be on during non-daylight hours.
- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**
No
- c. **What existing off-site sources of light or glare may affect your proposal?**
None
- d. **Proposed measures to reduce or control light and glare impacts, if any.**
Shield outside lights per RMC 23.58.030

12. Recreation [Find help answering recreation questions](#)

- 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.**
None

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- 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.
No
- 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.
None
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
None

14. Transportation [Find help with answering transportation questions](#)

- 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 on Henderson Loop and has driveways on Henderson Loop.
- 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?
No, the closest bus route is on the Bypass Hwy, about 1 mile to the southeast.
- c. 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
- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No
- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
The site is expected to generate less than 100 trips per day.

- f. 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

- g. Proposed measures to reduce or control transportation impacts, if any.

None

15. Public Services [Find help answering public service questions](#)

- 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.

There would be a small increase in public services for fire and police because a vacant lot would be developed.

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

None

16. Utilities [Find help answering utilities questions](#)

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

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Project will use water, sewer, electricity, refuse service, and communications.

C. Signature [Find help about who should sign](#)

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.

X 
SEPA Responsible Official

Type name of signee: Click or tap here to enter text.

Tanner Meier

Position and agency/organization: Click or tap here to enter text.

Project Manager / Clearspan Steel

Date submitted: Click or tap to enter a date.

8/4/2025

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section 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?

- Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

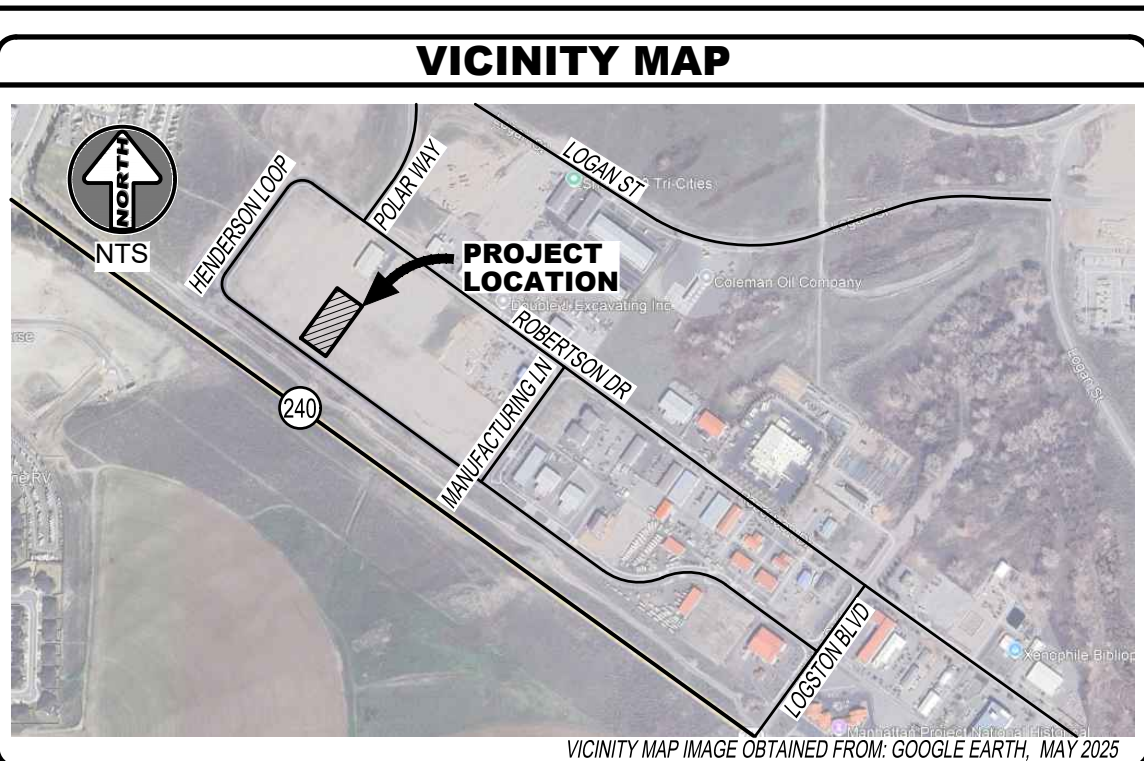
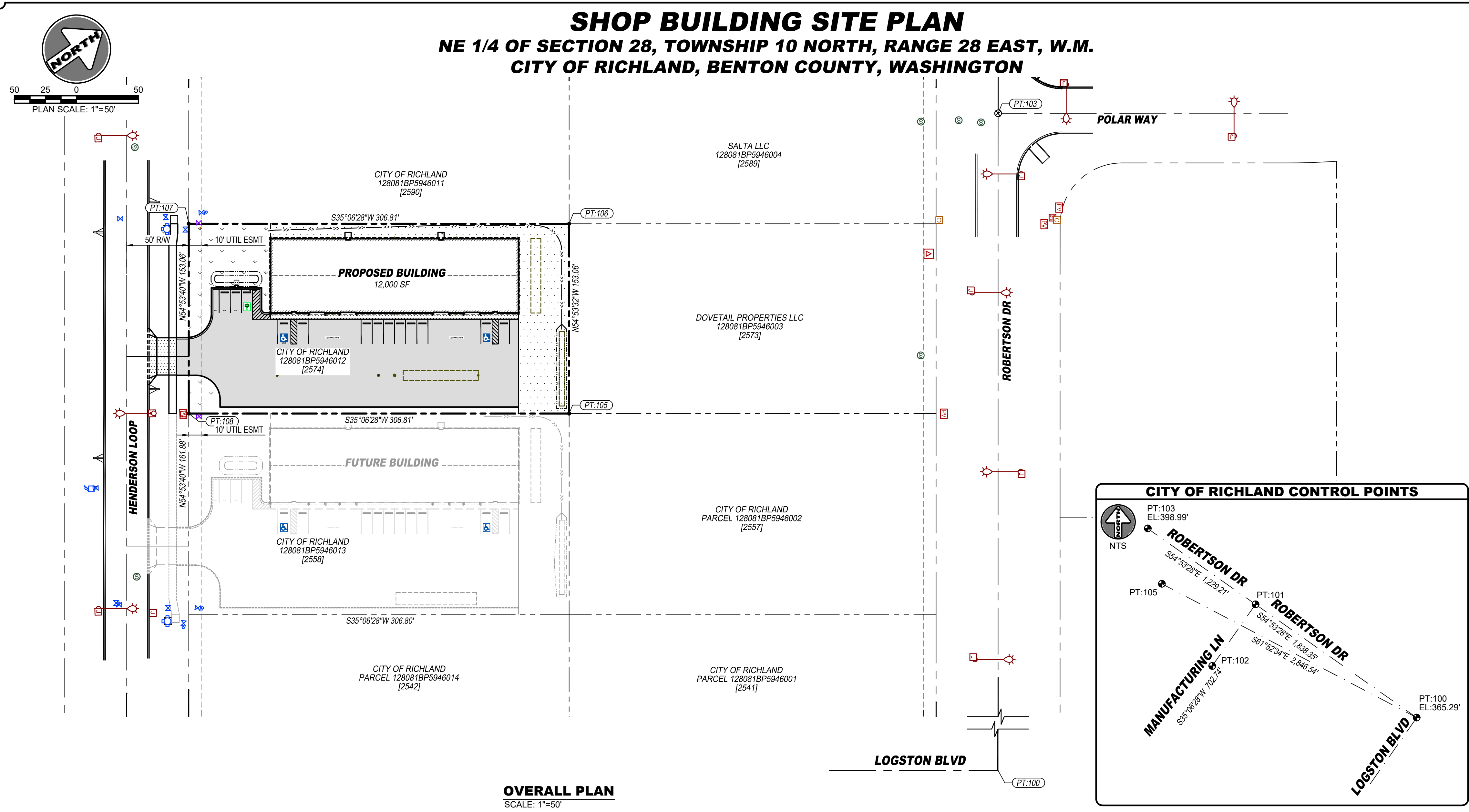
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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



SURVEYOR
STRATTON SURVEYING & MAPPING
DEREK C. GILBERT
313 NORTH MORAIN ST
KENNEWICK, WA 99336

DATUM - BENCHMARK
HORIZONTAL DATUM: NAD83(2011)
VSPCS: SOUTH ZONE
VERTICAL DATUM: CITY OF RICHLAND, NAVD83
BENCHMARK: CITY OF RICHLAND POINT 1031, EL: 365.29

- REFERENCE MATERIALS**
- TOPOGRAPHIC SURVEY, REFERENCE#6326, DATED 05-01-2025, STRATTON SURVEYING & MAPPING
 - CITY OF RICHLAND STANDARD DETAILS.
 - EXISTING UTILITY LOCATION INFORMATION:
 - SEWER, STORM, WATER, RECEIVED 05-05-2025, CITY OF RICHLAND GIS
 - POWER MAP, RECEIVED 05-05-2025, CITY OF RICHLAND GIS
 - CABLE MAP, RECEIVED 05-27-2025, CHARTER SPECTRUM
 - GAS MAP, RECEIVED 05-27-2025, CASCADE NATURAL GAS
 - FIBER OPTIC MAP, RECEIVED 05-27-2025, ZIPLY FIBER
 - GEOTECHNICAL REPORT, REFERENCE#25-149, DATED 06-03-2025, BAER TESTING & ENGINEERING, INC.
 - HENDERSON LOOP WEST PHASE 2, CITY OF RICHLAND PUBLIC WORKS DEPARTMENT, COR DWG# G2-035, DATED 04-27-2022

- DRAWING INDEX**
- C1.0** COVER SHEET / OVERALL PLAN
C2.0 SITE LAYOUT PLAN
C3.0 SITE UTILITY PLAN
C4.0 SITE GRADING PLAN
C4.1 SITE EROSION CONTROL PLAN
C5.0 NOTES AND DETAILS

UTILITY CONTACT INFORMATION

POWER: CITY OF RICHLAND ENERGY SERVICES, JOE BIRCHER 509-942-7415
PO BOX 190, 840 NORTHGATE DR, RICHLAND, WA 99352

FIBER OPTIC: NOANET, TOBY MEARS 509-947-0089 **NO FACILITIES**

CABLE: SPECTRUM COMMUNICATIONS, JUNIOR CAMPOS 509-222-2577
639 N KELLOGG ST, KENNEWICK, WA 99336

GAS: CASCADE NATURAL GAS, KYLE MCCAULEY, 509-378-0407
200 N UNION ST, KENNEWICK, WA 99336

FIBER OPTIC: ZIPLY FIBER, HOMERO GONZALEZ, 509-736-3734 **NO FACILITIES**
4916 W CLEARWATER AVE, KENNEWICK, WA 99336

SEWER / WATER: CITY OF RICHLAND PUBLIC WORKS, PAM MATTHEWS
509-942-7790, 652 SWIFT BLVD, MS-26, RICHLAND, WA 99352

SITE INFORMATION		CUT - FILL QUANTITIES	
(E) PVIOUS AREA:	46,960 SF	CUT:	580 CY
(E) IMPVIOUS AREA:	0 SF	FILL (1.20):	1,080 CY
(N) PVIOUS AREA:	6,040 SF	NET (FILL):	480 CY
(N) IMPVIOUS AREA:	40,920 SF		
TOTAL SITE AREA:	46,960 SF		
NOTE: IMPVIOUS AREA INCLUDES COMPACTED GRAVEL.			
IDENTIFIERS			
A	B	A = DETAIL NUMBER B = SHEET REFERENCE	
0		KEY NOTE	
000		WATER FITTING TAG	
000		IRRIGATION FITTING TAG	
000		LIGHT FIXTURE TAG	
000		SIGN TAG	

EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR TO VERIFY LOCATIONS WITH UTILITY COMPANIES AND/OR PRIVATE UTILITY LOCATOR PRIOR TO TRENCHING

CALL 2 BUSINESS DAYS BEFORE YOU DIG: 811

LEGEND	
DESCRIPTION	EXISTING PROPOSED
CENTER LINE	---
EASEMENT	---
PHASE LINE	---
PROPERTY LINE	---
RIGHT OF WAY	---
SECTION LINE	---
CONTOUR MAJOR	---
CONTOUR MINOR	---
PAVEMENT	---
CONCRETE	---
GRAVEL EDGE	---
GRADE BREAK	---
SWALE	---
CABLE	---
GAS	---
IRRIGATION	---
JOINT TRENCH	---
POWER OVERHEAD	---
POWER BURIED	---
ROOF DRAIN	---
SEWER	---
STORM	---
STORM INFILTRATION	---
TELEPHONE	---
WATER	---
FENCE	---
LANDSCAPING	---
POWER / LIGHTING	
DISCONNECT	---
JUNCTION BOX	---
PULL BOX / HAND HOLE	---
METER	---
TRANSFORMER	---
VAULT	---
EV CHARGING STATION	---
EV JUNCTION BOX	---
UTILITY POLE	---
PARKING LOT LIGHT	---
STREET LIGHT	---
COMMUNICATIONS	
TELEPHONE RISER	---
TELEPHONE VAULT	---
CABLE/FIBER RISER	---
GAS	
GAS METER	---
VALVE - GAS	---
WATER / IRRIGATION	
BENDS	---
BLOW-OFF	---
CAP	---
COUPLER	---
CROSS	---
REDUCER	---
TEE	---
THRUST BLOCK	---
VALVE - BUTTERFLY	---
VALVE - CHECK	---
VALVE - GATE	---
POST INDICATOR	---
IRRIGATION SERVICE	---
WATER METER	---
FIRE HYDRANT	---
DRYWELL - STORM	---
MISCELLANEOUS	
BENCH MARK	---
MAIL BOX	---
MONUMENT (IN CASE)	---
SIGN	---
TEST PIT LOCATION	---

ABBREVIATIONS	
AP	ANGLE POINT
BM	BENCHMARK
CL	CENTERLINE
C	CURVE
CB	CATCH BASIN
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CO	CLEANOUT
CONN	CONNECTION
CONT	CONTINUOUS
CSTC	CRUSHED SURFACE BASE COURSE
CSTC	CRUSHED SURFACE TOP COURSE
CY	CUBIC YARD
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DI	DUCTILE IRON
DTL	DETAIL
DWG	DRAWING
E, EXST	EAST, EXISTING
EG	EXISTING GRADE
EL	ELEVATION
ESMT	EASEMENT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FIP	FEMALE IRON PIPE
FL	FLOW LINE / FLANGE(D)
FND	FOUND (SURVEY RELATED)
FT	FEET
GB	GRADE BREAK
H, HORZ	HORIZONTAL
HMA	HOT MIXED ASPHALT
HP	HIGH POINT
IE, INV	INVERT ELEVATION
IF	IRRIGATION FITTING
IR	IRRIGATION
L	LEFT / LENGTH
LF	LINEAL FEET
MAX	MAXIMUM
ME	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
MIP	MALE IRON PIPE
MJ	MECHANICAL JOINT
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
N	NORTH, NEW
OC	ON CENTER
P, PWR	POWER
PC	POINT OF CURVATURE INTERSECT
PE	POLYETHYLENE
PL	PROPERTY LINE
PT	POINT NUMBER, POINT OF TANGENCY
R	RADIUS, RIGHT
RFCA	RESTRAINED FLANGED COUPLING ADAPTER
RP	RADIUS POINT
RPBA	REDUCED PRESSURE BACKFLOW ASSEMBLY
R / W	RIGHT OF WAY
S	SOUTH, SEWER, SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SI	STREET OR STATION INTERSECTION
SL	STREET LIGHT
SPEC	SPECIFICATION
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
S / W	SIDEWALK
TA	TOP OF ASPHALT
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
TC	TOP OF CONCRETE
TG	TOP OF GRAVEL
TEL	TELEPHONE
TYP	TYPICAL
UIC	UNDERGROUND INJECTION CONTROL
UTIL	UTILITY
V, VERT	VERTICAL
W, WTR	WEST, WATER
WF	WATER FITTING
WM	WATER METER
WSPCS	WASHINGTON STATE PLANE COORDINATE SYSTEM

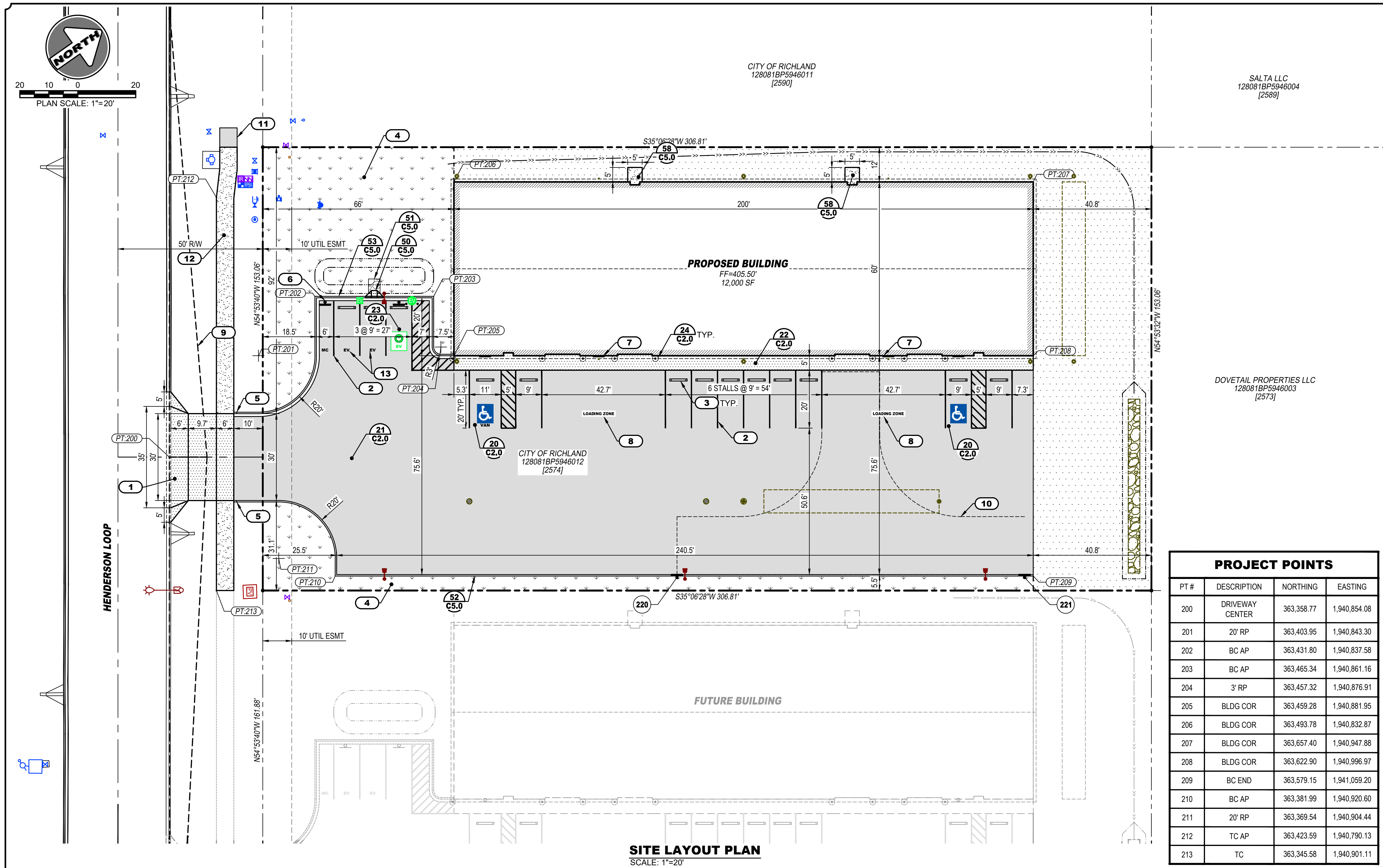
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101	SI ROBERTSON & MANUFACTURING		363,324.99	1,942,093.13
102	SI HENDERSON & MANUFACTURING		362,750.14	1,941,689.03
103	SI ROBERTSON & POLAR	398.99	364,031.95	1,941,087.68
105	LOT COR		363,609.65	1,941,086.76
106	LOT COR		363,697.68	1,940,961.54
107	LOT COR		363,446.69	1,940,785.09
108	LOT COR		363,358.67	1,940,910.31

IARMS ENGINEERING, INC.
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Drawn By: CHATYOLA
Checked By: JEFFREY
File Path: P:\2025\0391 Clearspan Steel Shop Plan Lot 100.dwg
Plotter: July 22, 2025, 2:46:17 PM

SHOP BUILDING SITE PLAN
COVER SHEET / OVERALL PLAN
NE 1/4 SEC 28 T10N R28E W1W
2574 HENDERSON LOOP, RICHLAND, WA 99352

CLEARSPAN STEEL
TANNER MEIER - 509-551-8603
5115 N BRINKLEY ROAD, SUITE A, KENNEWICK, WA 99338

Client/Project Information
Drawing Name
Date
ANSI D
07-22-2025
Project Number
25-039.1
Sheet Number
C1.0

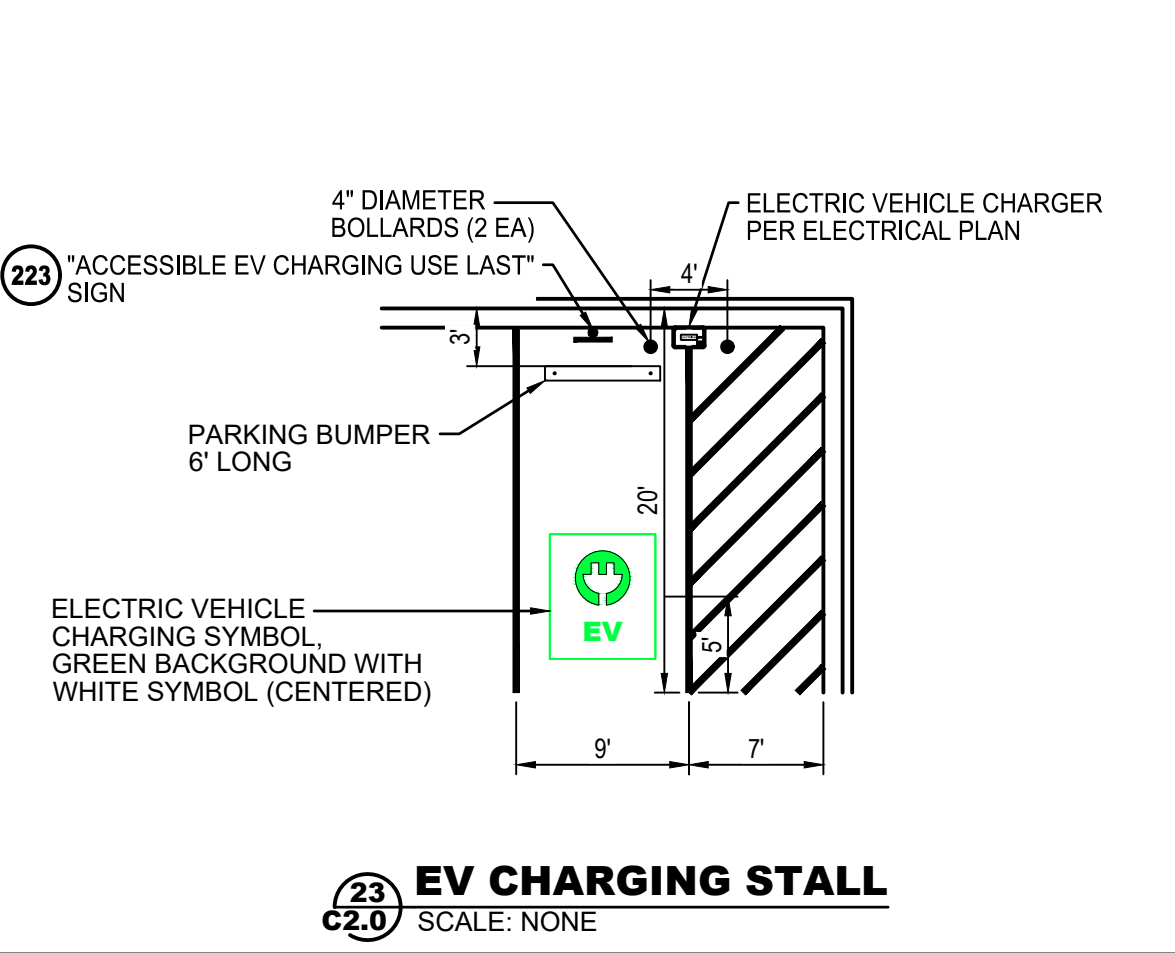
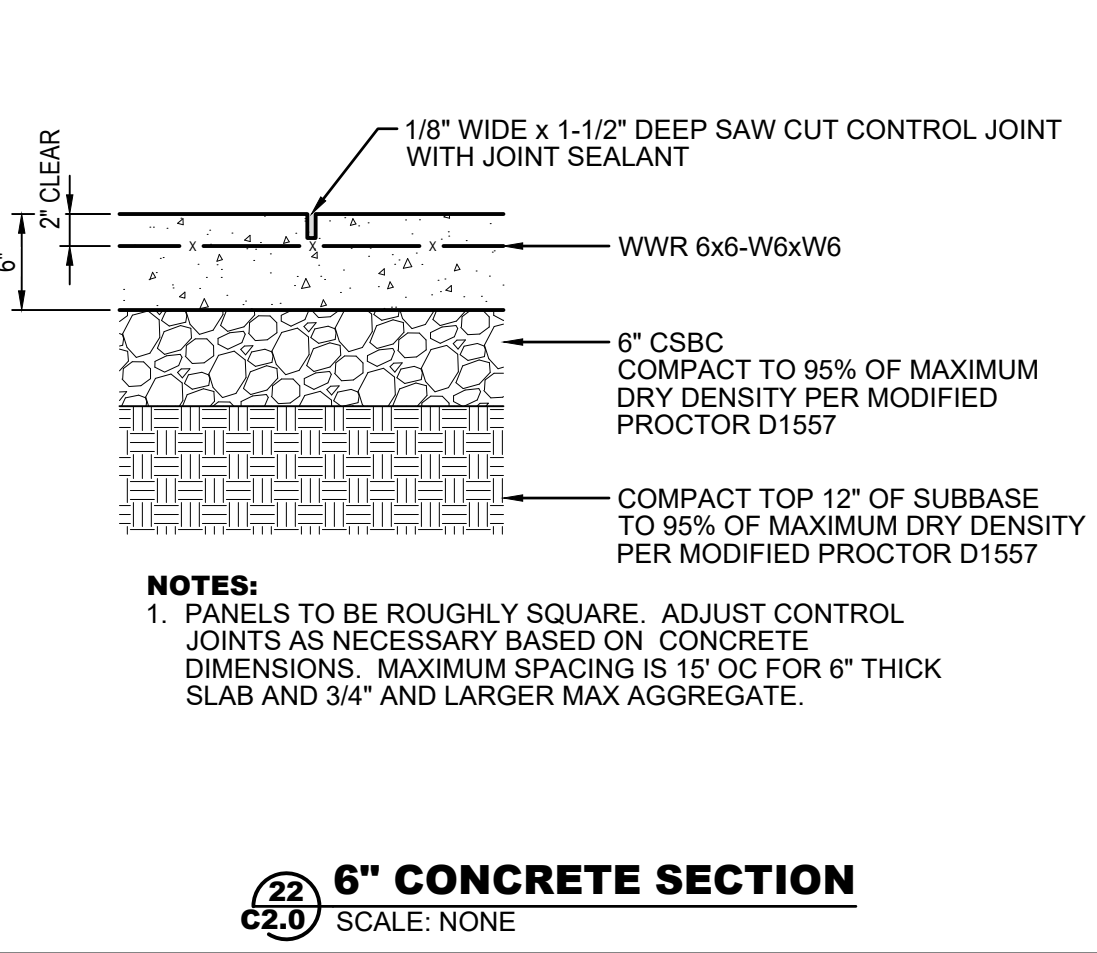
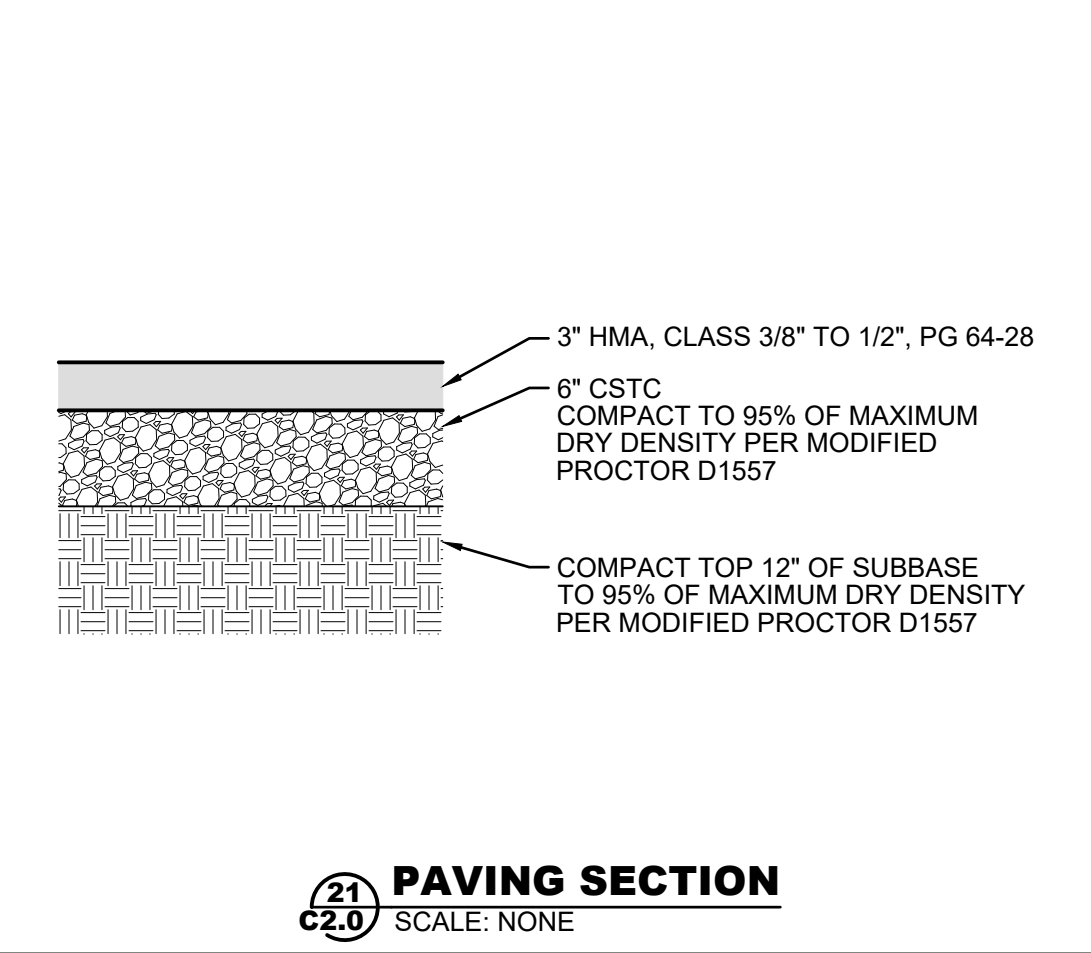
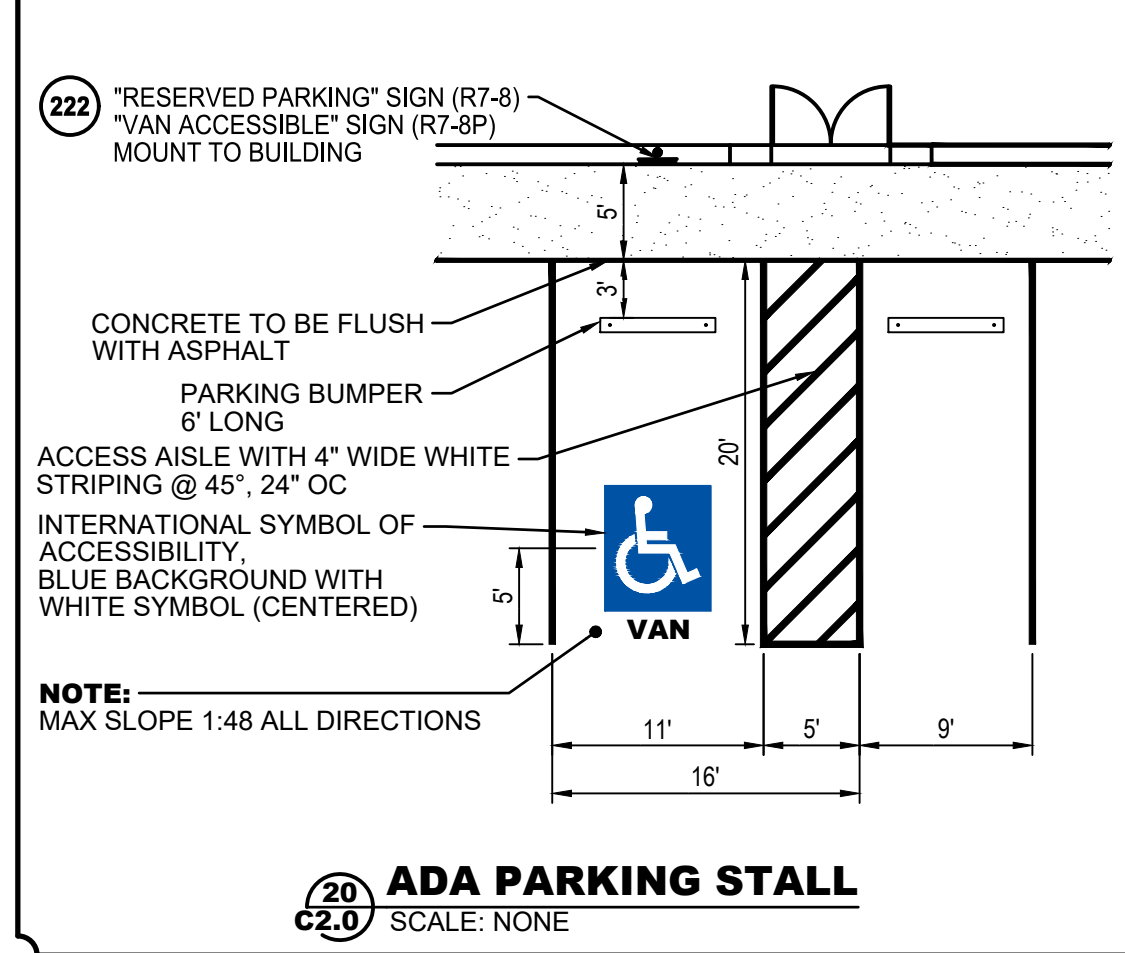
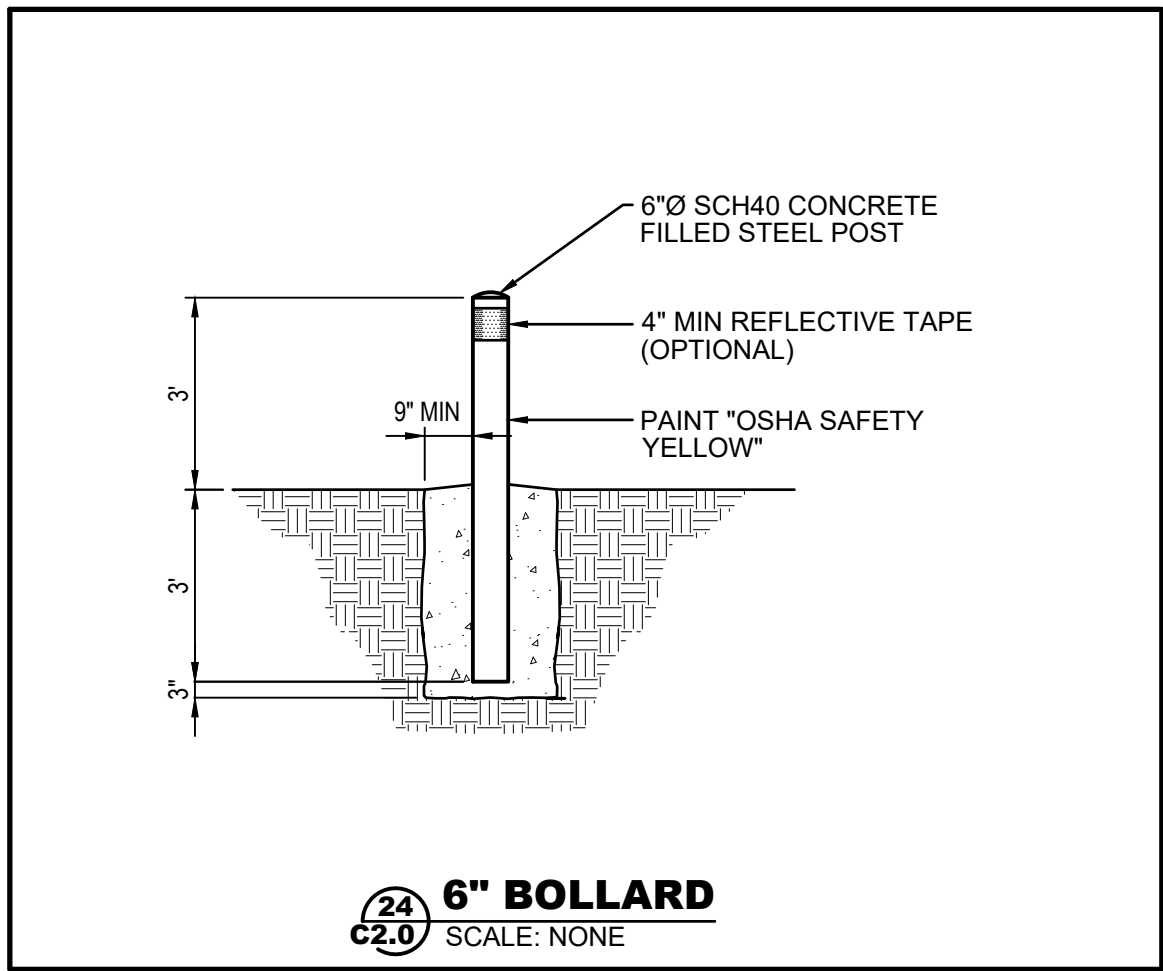


- KEY NOTES**
- 1 CONSTRUCT NEW 30' WIDE NON-RESIDENTIAL DRIVEWAY (TYPE 2) PER COR STD DWG ST3A.
 - 2 4" WIDE WHITE PAINTED LINE FOR PARKING STALL, 2 COATS MINIMUM.
 - 3 PLACE CONCRETE BUMPER 3' BACK FROM END OF PARKING STALL AND ANCHOR WITH REBAR STAKES.
 - 4 LANDSCAPE DESIGN BY OTHERS.
 - 5 TAPER CURB 6" TO 0", 12" MIN LENGTH, TO MATCH ASPHALT AND CONCRETE.
 - 6 MOUNT 12"x18" "MOTORCYCLE PARKING ONLY" SIGN TO POST.
 - 7 MOUNT 12"x18" "NO PARKING - LOADING & UNLOADING ONLY" SIGN TO BUILDING.
 - 8 12" TALL WHITE PAINTED LETTERS LABELED "LOADING ZONE" IN FRONT OF OVERHEAD DOORS.
 - 9 ENSURE VISION CLEARANCE TRIANGLE SHALL BE FREE OF ALL STRUCTURES, FENCES, VEGETATION, SIGNS, RETAINING WALLS, CUT SLOPES AND ANY OTHER SIGHT OBSTRUCTIONS PER RMC 12.11.020.
 - 10 IFC HAMMERHEAD TURN AROUND.
 - 11 CONSTRUCT HMA RAMP AT END OF SIDEWALK TO MATCH EXISTING GRADE.
 - 12 CONSTRUCT 6' WIDE SETBACK SIDEWALK PER COR STD DWG ST1.
 - 13 PARKING SPACE FOR FUTURE ELECTRIC VEHICLE CHARGING STATION. NO PAVEMENT MARKING REQUIRED.

SIGN SCHEDULE

ID	NUMBER	SIGN TEXT / GRAPHIC	SIZE	LOCATION	REFERENCE
220	R7-1 (LEFT)		18"x12"	PER PLANS	MUTCD
221	R7-1 (RIGHT)		18"x12"	PER PLANS	MUTCD
222	R7-8		18"x12"	PER PLANS	MUTCD
	R7-8P		12"x6"	PER PLANS	MUTCD
223	-		18"x12"	PER PLANS	-

NOTE: TYPICAL SIGN POSTS TO BE INSTALLED PER COR STD DWG TR5.



EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR TO VERIFY LOCATIONS WITH UTILITY COMPANIES AND/OR PRIVATE UTILITY LOCATOR PRIOR TO TRENCHING.

CALL 2 BUSINESS DAYS BEFORE YOU DIG: 811

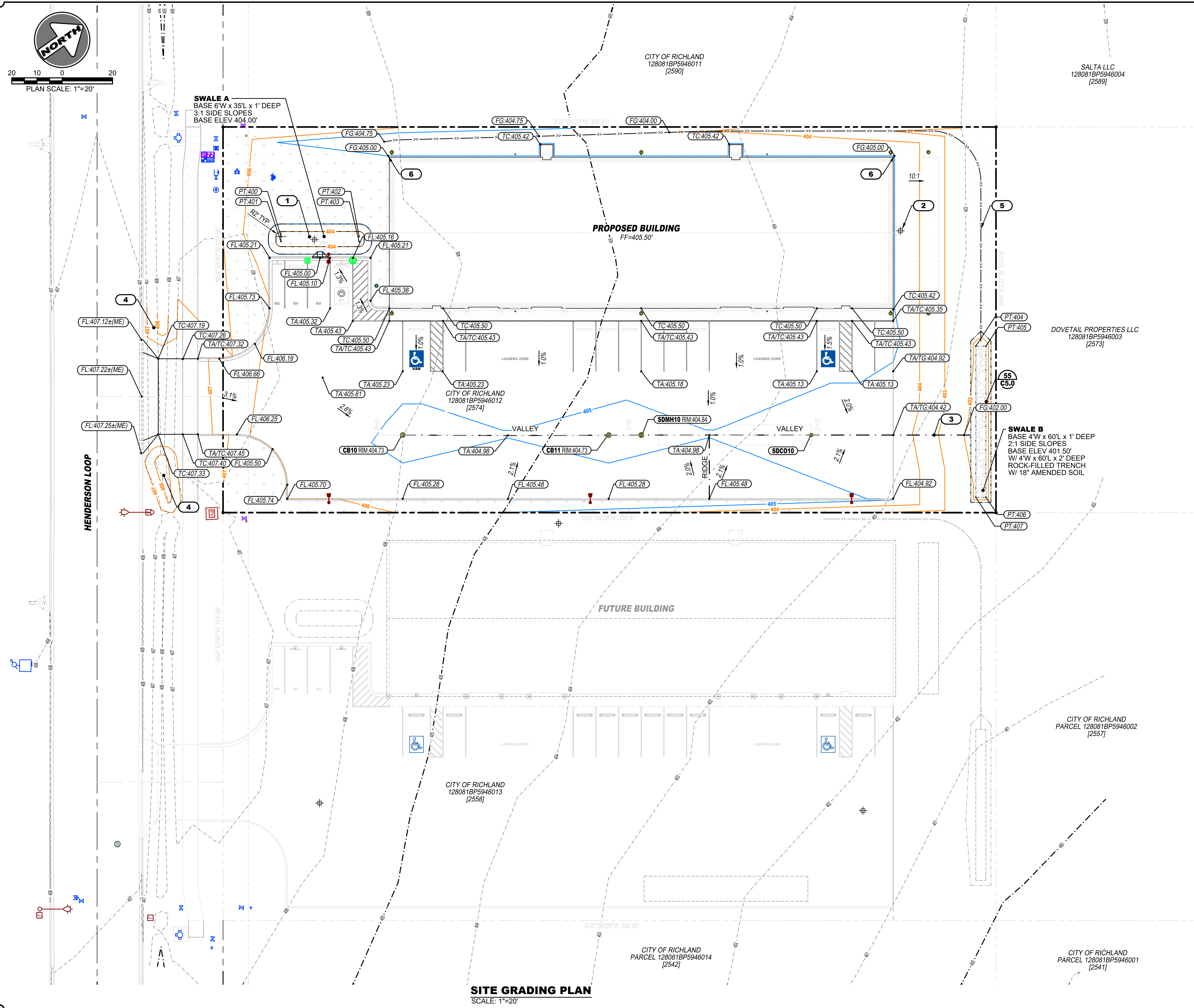
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1632 W Sylvester Street, Pasco WA 99301 | 509-547-2679 | HarmeEngineering.com
Designed By: CHATYOLA
Checked By: J. HARMES
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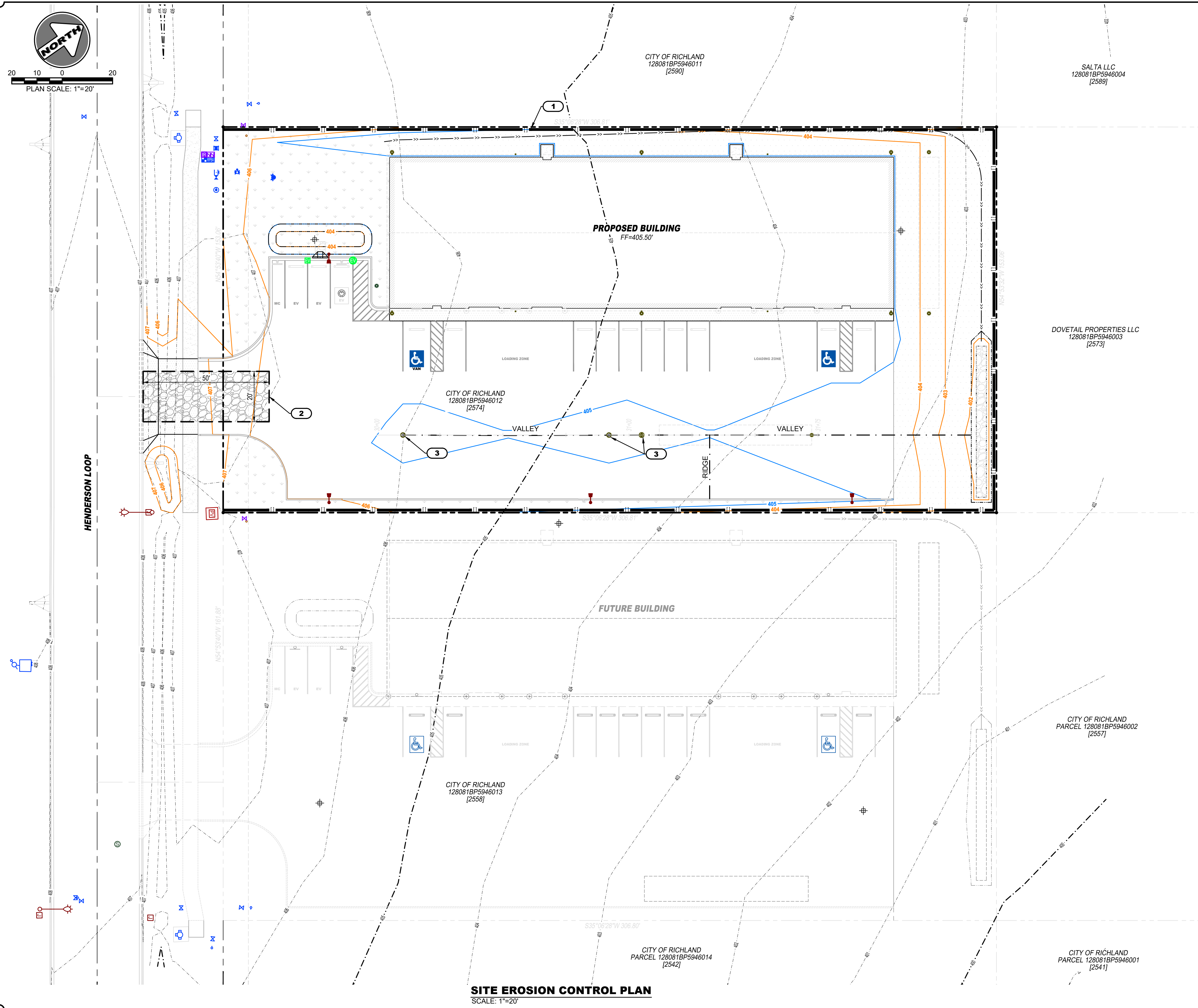
**SHOP BUILDING SITE PLAN
SITE LAYOUT PLAN**
2574 HENDERSON LOOP, RICHLAND, WA 99352

TANNER MEIER - 509-551-8603
5115 M BRINKLEY ROAD, SUITE A, KENNEWICK, WA 98338
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Date: 07-22-2025
Project Number: 25-039.1
Sheet Number: C2.0

Professional Engineer
Tanner Meier
12/23/25





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Checked By: J. HARMES
Date: July 21, 2025
File Path: P:\2025\0391\Clearspan Steel Shop Plan.dwg
User: JHarme

**SHOP BUILDING SITE PLAN
SITE EROSION CONTROL PLAN**
NE 1/4 SEC 28 T10N R28E W1W
2574 HENDERSON LOOP, RICHLAND, WA 99352

**CLEARSPAN STEEL
TANNER MEIER - 509-551-8603**
5115 MERRINLEY ROAD, SUITE A, KENNEWICK, WA 98338
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Drawing Name
Client/Project Information
Date
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Project Number
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07-22-2025
25-039.1
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7/21/25

CITY OF RICHLAND GENERAL NOTES (UPDATED FEB 2024):

THE FOLLOWING NOTES SHALL BE USED WHEN THEY ARE APPLICABLE TO THE PROJECT. ADDITIONAL NOTES SHALL BE ADDED BY THE DESIGN ENGINEER OR MAY BE REQUIRED BY THE CITY TO ADDRESS SPECIFIC CONCERNS FOR EACH PROJECT.

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST REVISION OF THE CITY OF RICHLAND STANDARD SPECIFICATIONS AND DETAILS AND THE CURRENT EDITION OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION. REFERENCE THE LATEST SET OF CITY OF RICHLAND STANDARD SPECIFICATIONS AND DETAILS WHEN DESIGNING PUBLIC INFRASTRUCTURE. THESE ITEMS CAN BE FOUND BY VISITING THE STANDARD DETAILS PAGE ON THE CITY'S WEBSITE.
- FOR ANY STANDARD DETAILS WHERE A DEVELOPER BELIEVES A STANDARD DETAIL IS WARRANTED, THEN A VARIANCE REQUEST SHALL BE SUBMITTED IN CONJUNCTION WITH THE RIGHT-OF-WAY PERMIT APPLICATION FOR STAFF TO REVIEW.
- ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, UTILITY EASEMENT, OR INVOLVING THE CONSTRUCTION OF PUBLIC INFRASTRUCTURE WILL REQUIRE THE APPLICANT TO OBTAIN A RIGHT-OF-WAY PERMIT PRIOR TO CONSTRUCTION. A PLAN REVIEW AND INSPECTION FEE IN THE AMOUNT EQUAL TO 3% OF THE CONSTRUCTION COSTS OF THE WORK THAT WILL BE ACCEPTED AS PUBLIC INFRASTRUCTURE OR IS WITH THE RIGHT-OF-WAY OR EASEMENT WILL BE COLLECTED AT THE TIME THE PERMIT IS ISSUED. A STAMPED, ITEMIZED ENGINEERS ESTIMATE (OPINION OF PROBABLE COST) SHALL BE USED TO CALCULATE THE 3% FEE.
- WHEN THE CONSTRUCTION IS SUBSTANTIALLY COMPLETE, A PAPER SET OF "RECORD DRAWINGS" SHALL BE PREPARED BY A LICENSED SURVEYOR AND INCLUDE ALL CHANGES AND DEVIATIONS. PLEASE REFERENCE THE PUBLIC WORKS DOCUMENT "RECORD DRAWING REQUIREMENTS & PROCEDURES" FOR A COMPLETE DESCRIPTION OF THE RECORD DRAWING PROCESS. AFTER REVIEW OF THE PAPER COPY, A FINAL CORRECTED COPY OF THE RECORD DRAWINGS SHALL BE SUBMITTED ALONG WITH CAD AND PDF COPIES AS WELL.
- ONCE THE PLANS HAVE BEEN ACCEPTED BY THE CITY, A PRE-CONSTRUCTION CONFERENCE WILL BE REQUIRED PRIOR TO THE START OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT. CONTACT THE PUBLIC WORKS ENGINEERING DIVISION AT 942-7500 OR 942-7742 TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE.
- NO WORK ON THIS PROJECT IMPACTING OR TOUCHING PUBLIC RIGHT-OF-WAY SHALL COMMENCE UNTIL A CITY OF RICHLAND RIGHT-OF-WAY CONSTRUCTION PERMIT HAS BEEN ISSUED.
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "2023 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD)."
- THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE LICENSED BY THE STATE OF WASHINGTON AND BE BONDED TO DO WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL PROVIDE THE CITY A CERTIFICATE OF INSURANCE PRIOR TO ISSUANCE OF THE RIGHT-OF-WAY CONSTRUCTION PERMIT. THE MINIMUM COVERAGES SHALL COMPLY WITH THE CITY'S INSURANCE REQUIREMENTS.
- THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL HAVE A CURRENT CITY OF RICHLAND BUSINESS LICENSE.
- THE CONTRACTOR SHALL BE REQUIRED TO CALL "811" A MINIMUM OF TWO WORKING DAYS PRIOR TO COMMENCING ANY EXCAVATION ACTIVITIES TO DETERMINE FIELD LOCATIONS OF ALL UNDERGROUND UTILITIES. ALTERNATIVELY, THE CONTRACTOR CAN ELECT TO VISIT [HTTP://WASHINGTON811.COM](http://WASHINGTON811.COM) TO SCHEDULE UTILITY VERIFICATIONS.
- ANY CHANGES OR MODIFICATIONS TO THE PROJECT PLANS SHALL FIRST BE APPROVED BY THE CITY ENGINEER OR THEIR REPRESENTATIVE.
- THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE CONSTRUCTION PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ALL DAMAGES WHICH MIGHT BE ASSOCIATED WITH THE FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE ENGINEER, SURVEYOR, AND/OR CONTRACTOR SHALL NOT RELY SOLELY ON GIS MAP DATA FOR UTILITY LOCATIONS.
- ALL FIRE HYDRANTS AND GUARD POSTS SHALL BE PAINTED OSHA SAFETY YELLOW, QUICKSET ENAMEL NO. 3472 HYDRANT YELLOW AS MANUFACTURED BY FARWEST PAINT MANUFACTURING COMPANY OR APPROVED EQUAL.
- ANY DAMAGED OR BADLY DETERIORATED CONCRETE CURB, GUTTER AND SIDEWALK WITHIN PUBLIC RIGHT OF WAY SHALL BE REMOVED AND REPLACED. THIS INCLUDES ANY CURB DAMAGED BY CONSTRUCTION EQUIPMENT DURING THE PROJECT.
- 2-INCHES OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED BENEATH ALL SIDEWALKS PRIOR TO PLACEMENT OF CONCRETE.
- A MINIMUM HORIZONTAL SEPARATION OF 10-FEET SHALL BE MAINTAINED BETWEEN WATER MAINS AND SEWER MAINS AND SERVICE LINES. WATER MAINS SHOULD CROSS OVER THE TOP OF SEWER MAINS WITH A MINIMUM VERTICAL SEPARATION OF 18-INCHES. ANY CROSSING WITH A VERTICAL SEPARATION OF LESS THAN 18-INCHES OR ANY CROSSING IN WHICH THE WATER MAIN CROSSES BELOW THE SEWER MAIN SHALL BE IN ACCORDANCE WITH WASHINGTON STATE DEPARTMENT OF ECOLOGY STANDARDS. PRESSURIZED SEWER MAINS SHALL NOT CROSS OVER POTABLE WATER MAINS IN ANY CASE. IF A MINIMUM VERTICAL SEPARATION OF 12-INCHES CANNOT BE MAINTAINED BETWEEN MAINLINE PIPES, CDF OR CONCRETE SHALL BE USED AS BACKFILL IN PLACE OF NATIVE SOILS OR GRAVEL.
- THE CONTRACTOR SHALL TAKE ANY NECESSARY MEANS TO KEEP FROM TRACKING MUD AND DEBRIS OUT ONTO THE EXISTING STREETS, WHILE ALSO KEEPING MUD AND ANY OTHER DEBRIS FROM THE SITE FROM ENTERING THE EXISTING PUBLIC STORM DRAINAGE SYSTEM, PER REQUIREMENTS FROM RMC SECTION 16.05. IN ADDITION, CONSTRUCTION MATERIALS THAT MAY INTRODUCE SEDIMENT INTO THE STORMWATER SYSTEM MAY NOT BE STOCKPILED IN THE STREET. SUCH MATERIALS MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - 17.1 CONSTRUCTION MATERIALS
 - 17.2 SOIL
 - 17.3 SAND
 - 17.4 GRAVELS
- THE CONTRACTOR SHALL SUPPLY A DUST CONTROL PLAN PRIOR TO STARTING WORK IN ACCORDANCE WITH STANDARD SET FORTH BY THE BENTON CLEAN AIR AUTHORITY.
- ALL DISTURBED AREAS SHALL BE HYDRO-SEEDED AT THE COMPLETION OF THE PROJECT.

SANITARY SEWER / STORM DRAIN:

- PIPE MATERIAL:
 - 1.1. 4"-15" PVC, ASTM D3034-SDR35 (FOR 4'-15" DEEP)
 - 1.2. 4"-15" PVC, ASTM D3034-SDR26 (PS 115) (FOR OVER 15' DEEP)
 - 1.3. 18"-48" PVC, ASTM F679-08-SDR26 (PS 115) (FOR ALL DEPTHS)

NOTES

- HDPE CORRUGATED WITH SMOOTH INTERIOR, 10"-12" CATCH BASIN RUNS, AASHTO M252, M294 AND ASTM F405, F667.
- PERFORATED STORM PIPE: 36" HDPE AASHTO M294, TYPE 'S', CLASS 2 PERFORATIONS.
- ALL PUBLIC STORM DRAINAGE SYSTEMS SHALL BE DESIGNED FOLLOWING THE CORE ELEMENTS DEFINED IN THE LATEST EDITION OF THE STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON. THE HYDROLOGIC ANALYSIS AND DESIGN SHALL BE COMPLETED BASED ON THE FOLLOWING CRITERIA: WASHINGTON, REGION 2, BENTON COUNTY: SCS TYPE 1A – 24 HOUR STORM FOR STORM VOLUME WITH A 25-YEAR RETURN PERIOD.
- INSTALL MANHOLE FRAMES AND COVERS LETTERED "SEWER", "DRAIN", OR "WATER" PER COR STD DWG S8.
- INSTALL 6" OR 8" CLEANOUT ASSEMBLY PER COR STD DWG S9.
- INSTALL TYPE 1 STORM DRAIN CATCH BASIN PER COR STD DWG S11.
- INSTALL STORM DRAIN CATCH BASIN FRAMES AND COVERS PER COR STD DWG S12.
- INSTALL STORM DRAIN CATCH BASIN MANHOLE PER COR STD DWG S13.
- INSTALL EROSION CONTROL PLAN CONSTRUCTION BMP'S PER COR STD DWG S16, SHEETS 1-3.
- INSTALL CURB OPENING INLET PER COR STD DWG S19.
- INSTALL GREASE INTERCEPTOR PER COR STD DWGS S20 AND S20A.
- INSTALL SEDIMENTATION MANHOLE DETAIL PER COR STD DWG S21.

WATER:

- PIPE MATERIAL:
 - 1.1. 4" - 8" PVC, DR18, AWWA C900
 - 1.2. 10" AND LARGER, DUCTILE IRON, CL 50
 - 1.3. 1" COPPER PIPE, SOFT, TYPE "K", SEAMLESS, ASTM B88 (AWWA C800) (SERVICE LINES)
 - 1.4. 1" AND LARGER GALVANIZED PIPE, ASTM A53 (AWWA C800 SEC. A, 4, STEEL PIPE) (SERVICE LINES)
- WATER MAINS TO HAVE A MINIMUM 48" COVER.
- COORDINATE CONNECTION TO EXISTING WATER MAIN WITH COR CREWS.
- INSTALL 1" STREET SERVICE ASSEMBLY PER COR STD DWG W1.
- INSTALL WATER METER ASSEMBLY FOR 3/4" AND 1" METERS PER COR STD DWG W3.
- INSTALL WATER VALVE BOX PER COR STD DWG W9.
- INSTALL TAP ON EXISTING WATER LINE PER COR STD DWG W11.
- INSTALL TRACER WIRE ON NON-METALLIC WATER MAIN PER COR STD DWG W12.
- INSTALL THRUST BLOCKING PER COR STD DWG W16-A.
- INSTALL MECHANICAL RESTRAINTS PER COR STD DWG W16-B.
- INSTALL REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) DEVICES 2" AND SMALLER PER COR STD DWG W19. CONTRACTOR TO PROVIDE AND CONNECT POWER TO HOT-BOX AS NEEDED FOR FREEZE PROTECTION.

MISC UTILITIES:

- ALL UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY FINAL LOCATIONS AND SIZES WITH UTILITY COMPANIES PRIOR TO TRENCHING.
- SEE UTILITY PLAN TYPICAL SECTION PER COR STD DWG U1.
- TRENCH DETAIL PER COR STD DWG U2.
- CONSTRUCT GROUND WATER TRENCH PER COR STD DWG U3.
- SEE UTILITY ADJUSTMENTS PER COR STD DWG U4.
- SEE PATCH DETAIL PER COR STD DWG U5.

STREET, SIDEWALK, CURB/GUTTER, AND PARKING LOT:

- LOCAL AND COLLECTOR STREETS SHALL BE CONSTRUCTED WITH HMA CLASS 3/8-INCH PG 64H-28 MIX DESIGN. ARTERIAL STREETS SHALL BE CONSTRUCTED WITH HMA CLASS 1/2-INCH PG 64H-28 MIX DESIGN.
- THE SPECIFIED LEVEL OF RELATIVE DENSITY SHALL BE A MINIMUM OF 92 PERCENT OF THE MAXIMUM DENSITY. THE MAXIMUM DENSITY SHALL BE DETERMINED BY WSDOT FOP FOR AASHTO T 729.
- APPLY SOIL RESIDUAL HERBICIDE PRIOR TO PAVING PER COR STD DWG ST11.
- ASPHALT FOR TACK COAT SHALL BE REQUIRED AS SPECIFIED IN WSDOT 5-04.3(4). A HEAVY APPLICATION OF TACK COAT SHALL BE APPLIED TO ALL SURFACES OF EXISTING PAVEMENT IN THE PAVEMENT REPAIR AREA.
- INSTALL CURB, GUTTER AND SIDEWALK PER COR STD DWG ST1 AND ST7.
- INSTALL STANDARD NON-RESIDENTIAL DRIVEWAY (TYPE 1) PER COR STD DWG ST2A.
- INSTALL STANDARD NON-RESIDENTIAL DRIVEWAY (TYPE 2) PER COR STD DWG ST3A.
- INSTALL SURVEY MONUMENT PER COR STD DWG ST20.

POWER (RICHLAND ENERGY SERVICES):

- ALL UTILITY WORK TO BE DONE IN ACCORDANCE WITH CURRENT RICHLAND ENERGY SERVICES (RES) STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR WILL COMPACT ALL UTILITY TRENCHING OUTSIDE OF THE STREET R/W TO 85% OF THE MAXIMUM DENSITY.
- THE CONTRACTOR WILL PROVIDE ALL TRENCH AND BACKFILL NECESSARY FOR INSTALLATION OF RICHLAND ENERGY SERVICES (RES) FACILITIES. THE CONTRACTOR WILL COMPLY WITH RES STANDARDS AND SPECIFICATIONS. TYPICAL TRENCH WILL BE 16" MIN. WIDTH AND 42" MIN. COVER (NOT TO

EXCEED 48" DEPTH WITHOUT CONTACTING RES TO ASSURE COMPLIANCE WITH WAC 296-155-657). THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO RES FACILITIES (INCLUDES PHYSICAL DAMAGE, GRADE CHANGES, CLEARANCE REDUCTIONS AND FILL SETTLING) ON THIS SITE.

- THE CONTRACTOR WILL PROVIDE ALL GRADES, PROPERTY CORNER LOCATIONS OR OTHER REFERENCE POINTS NECESSARY TO DETERMINE LOCATION AND DEPTH OF RES FACILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL PERMITS NECESSARY AS SET FORTH UNDER WAC 332-120. FURTHERMORE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE IN COMPLIANCE WITH WAC 296-155-428, GENERAL REQUIREMENTS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ADHERE TO ALL OF THE REQUIREMENTS OF THIS CHAPTER.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO BE IN COMPLIANCE WITH WAC 296-46B-450, AS OUTLINED UNDER PARAGRAPH HEADING, EQUIPMENT FOR GENERAL USE TRANSFORMERS & TRANSFORMER VAULTS.
- CONTACT RICHLAND ENERGY SERVICES FOR COORDINATION OF CONSTRUCTION AT (509) 942-7423 AND FOR WIRING DIAGRAMS, FINAL POWER CONDUIT AND STRUCTURE LOCATIONS.

CABLE, FIBER OPTIC, GAS, AND PHONE:

- CONTACT FRANCHISE UTILITIES (SPECTRUM COMMUNICATIONS, CASCADE NATURAL GAS, AND ZIPLY FIBER) TO COORDINATE INSTALLATION IN JOINT TRENCH WITH POWER.

LANDSCAPING:

- LANDSCAPING AND IRRIGATION SPRINKLER DESIGN BY OTHERS.

ZIPLY:

- WE AT ZIPLY KNOW HOW IMPORTANT FIBER COMMUNICATIONS SERVICE IS TO YOU. WE WANT TO MAKE CERTAIN SERVICE IS INSTALLED WHEN IT'S NEEDED, WITHOUT DELAY OR INCONVENIENCE. ZIPLY IS TAKING A PRO-ACTIVE APPROACH TO PROVIDING FIBER SERVICE TO NEW HOMES OR COMMERCIAL BUILDINGS UNDER CONSTRUCTION. IF CONFLICT WITH FACILITIES OCCURS, SPECIAL CONSTRUCTION CHARGES MAY APPLY. PLEASE CONTACT CHRISTY ROSS AT 509-736-3723 AT TIME OF PRE-CON MEETING TO COORDINATE.

CITY OF RICHLAND APPROVAL STAMP

EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR TO VERIFY LOCATIONS WITH UTILITY COMPANIES AND/OR PRIVATE UTILITY LOCATOR PRIOR TO TRENCHING

CALL 2 BUSINESS DAYS BEFORE YOU DIG: 811

