



File No. PLN-T1-2025-00302

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 2558 Henderson Loop, Richland WA
Portion of the NE 1/4, S28, T10N, R28E, WM, Parcel# 1-2808-1 BP-5946-013

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-T1-2025-00302	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 with 2,000 SF of office space for 2 tenants, site utilities included.				Approval Expire Date:

Parcel:	128081BP5946013	Main	Address:	2558 Henderson Loop	Main	Zone:	
				Richland, WA 99354			
Property Owner	Applicant	Contractor					
JJA Properties, LLC	Tanner Meier	Tanner Meier					
	5115 W Brinkley Rd Suite A	5115 W Brinkley Rd Suite A					
Herminston, OR 97838	Suite A	Suite A					
Business: (541) 571-2644	Kennewick, WA 99338	Kennewick, WA 99338					
	Home: (509) 551-8603	Home: (509) 551-8603					
	Business: (509) 518-0550	Business: (509) 518-0550					
	Mobile: (509) 551-8603	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:

7/22/2025

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 2558 Henderson Loop, Richland WA.
Portion of the NE 1/4, S28, T10N, R28E, WM,
Parcel # 1-2808-1BP-5946-013

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 730 cy of cut and 1,310 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:

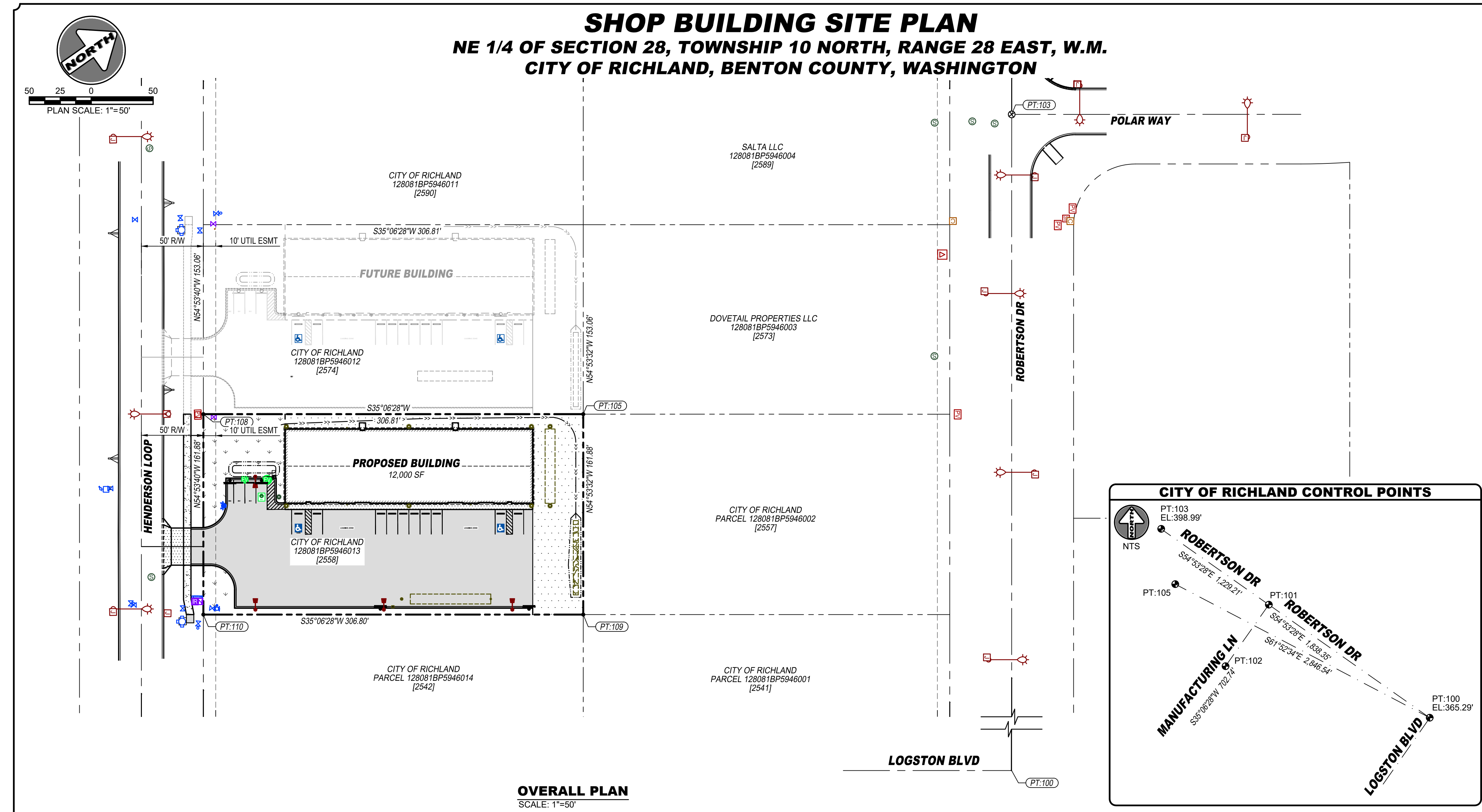
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

- 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.



VICINITY MAP

SURVEYOR
STRATTON SURVEYING & MAPPING
DEREK C INGALSBEE, 509-735-7364
313 NORTH MORAIN ST
KENNEWICK, WA 99336

DATUM - BENCHMARK
HORIZONTAL DATUM: NAD83(2011)
VSPCS, SOUTH ZONE
VERTICAL DATUM: CITY OF RICHLAND, NAVD88
BENCHMARK: CITY OF RICHLAND POINT 1031, EL: 365.29

UIC SITE ID #####

REFERENCE MATERIALS

- TOPOGRAPHIC SURVEY, REFERENCE#6326, DATED 05-01-2025, STRATTON SURVEYING & MAPPING
- CITY OF RICHLAND STANDARD DETAILS.
- EXISTING UTILITY LOCATION INFORMATION:
 - 3.1. SEWER, STORM, WATER, RECEIVED 05-05-2025, CITY OF RICHLAND GIS
 - 3.2. POWER MAP, RECEIVED 05-05-2025, CITY OF RICHLAND GIS
 - 3.3. CABLE MAP, RECEIVED 05-27-2025, CHARTER SPECTRUM
 - 3.4. GAS MAP, RECEIVED 05-27-2025, CASCADE NATURAL GAS
 - 3.5. 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

(E) PVIOUS AREA: 49,670 SF
(E) IMPVIOUS AREA: 0 SF

(N) PVIOUS AREA: 6,285 SF
(N) IMPVIOUS AREA: 43,385 SF

TOTAL SITE AREA: 49,670 SF

NOTE: IMPVIOUS AREA INCLUDES COMPACTED GRAVEL.

CUT - FILL QUANTITIES

CUT: 730 CY
FILL (1.20): 1,310 CY
NET (FILL): 580 CY

NOTE: CUT / FILL QUANTITIES ARE APPROXIMATE AND CALCULATED TO TOP OF FINISHED GRADE.

IDENTIFIERS

A = DETAIL NUMBER
B = SHEET REFERENCE

KEY NOTE
WATER FITTING TAG
IRRIGATION FITTING TAG
LIGHT FIXTURE TAG
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

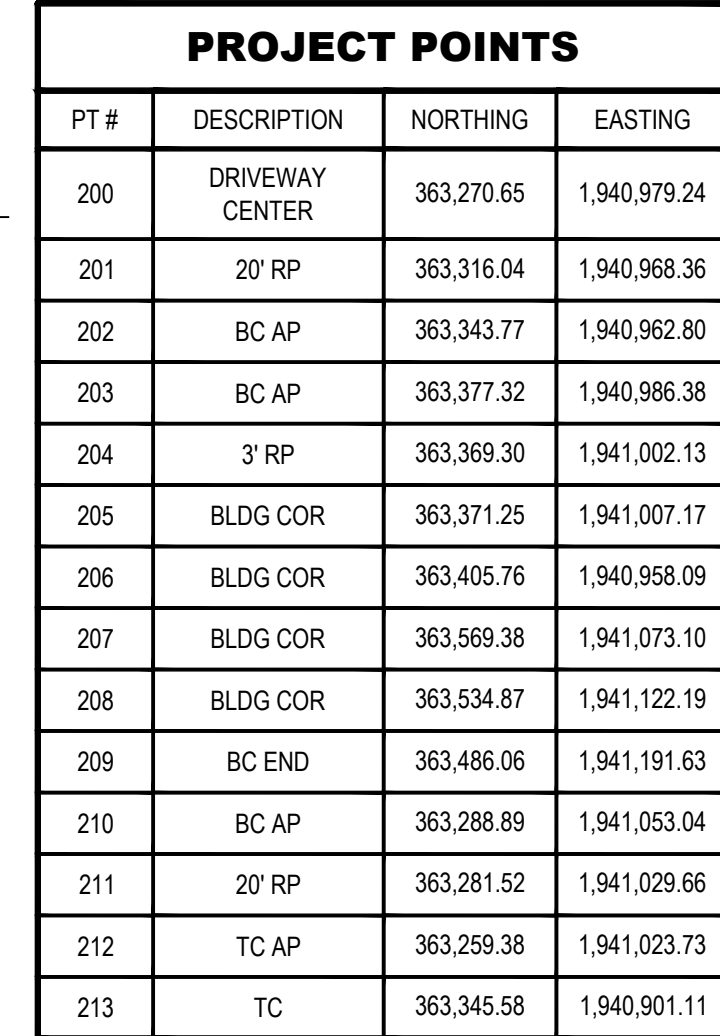
IARMS ENGINEERING, INC.
1632 W Sylvester Street, Pasco WA 99301 | 509-547-2679 | HarmsEngineering.com
Drawn By: M SEVERINO
Checked By: J HARRIS
File Path: P:\2025\5471 Clearspan Steel Cor Shop Plan.dwg
Plotter: July 22, 2025, 3:06:38 PM

SHOP BUILDING SITE PLAN
COVER SHEET / OVERALL PLAN
NE 1/4 SEC 28 T10N R28E W1M
2558 HENDERSON LOOP, RICHLAND, WA 99352






TANNER MEIER - 509-551-8603
5115 N BRINKLEY ROAD, SUITE A, KENNEWICK, WA 99338
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7/22/25

Date: **07-22-2025**
Project Number: **25-040.1**
Sheet Number: **C1.0**








PROJECT POINTS			
PT #	DESCRIPTION	NORTHING	EASTING
200	DRIVEWAY CENTER	363,270.65	1,940,979.24
201	20' RP	363,316.04	1,940,968.36
202	BC AP	363,343.77	1,940,962.80
203	BC AP	363,377.32	1,940,986.38
204	3' RP	363,369.30	1,941,002.13
205	BLDG COR	363,371.25	1,941,007.17
206	BLDG COR	363,405.76	1,940,958.09
207	BLDG COR	363,569.38	1,941,073.10
208	BLDG COR	363,534.87	1,941,122.19
209	BC END	363,486.06	1,941,191.63
210	BC AP	363,288.89	1,941,053.04
211	20' RP	363,281.52	1,941,029.66
212	TC AP	363,259.38	1,941,023.73
213	TC	363,345.58	1,940,901.11

- | 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) | - | 
USE LAST | 18"x12" | PER PLANS | - |
- NOTE: TYPICAL SIGN POSTS TO BE INSTALLED PER COR STD DWG TR5.

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	-

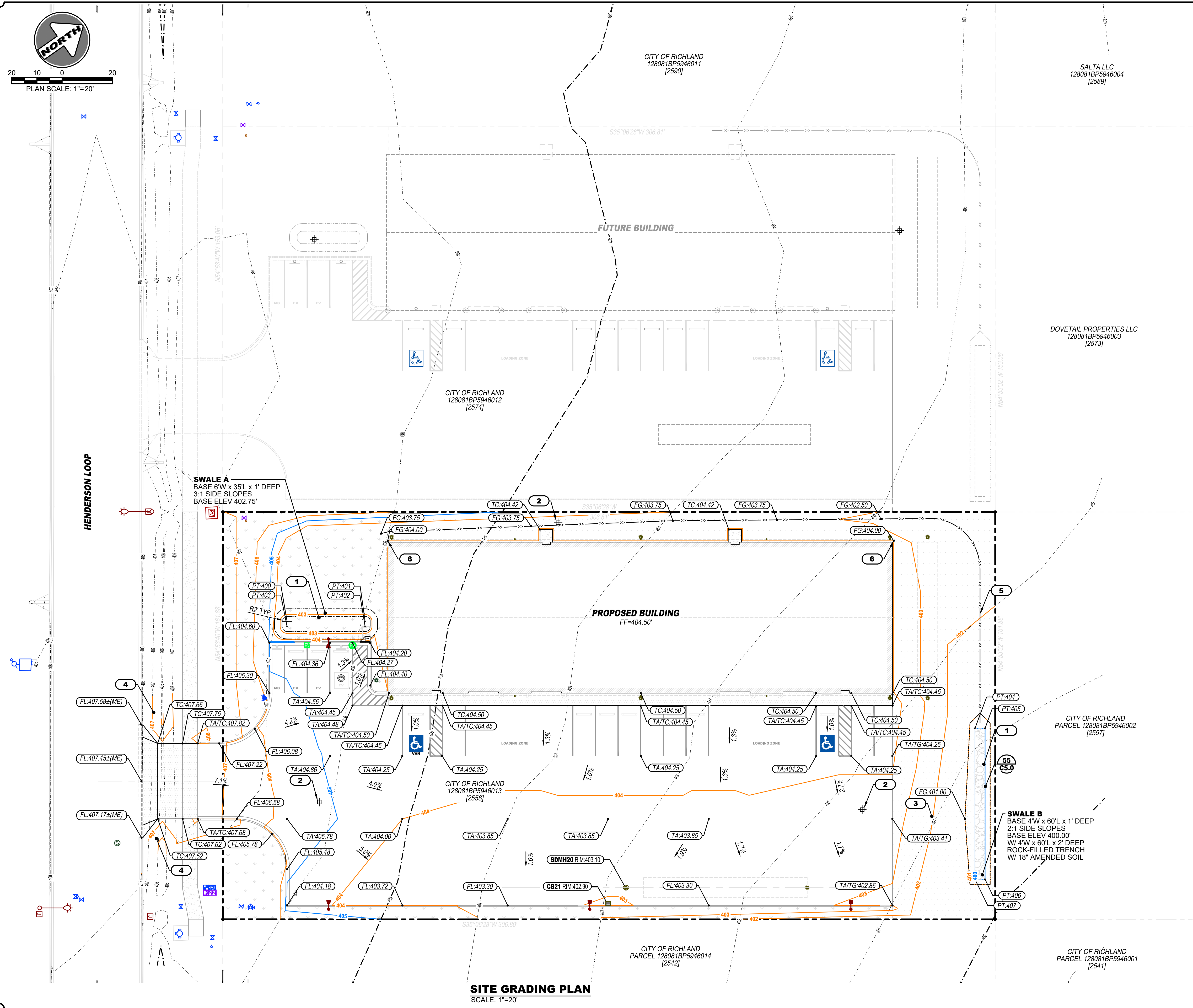
NOTE: TYPICAL SIGN POSTS TO BE INSTALLED PER COR STD DWG TR5.

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



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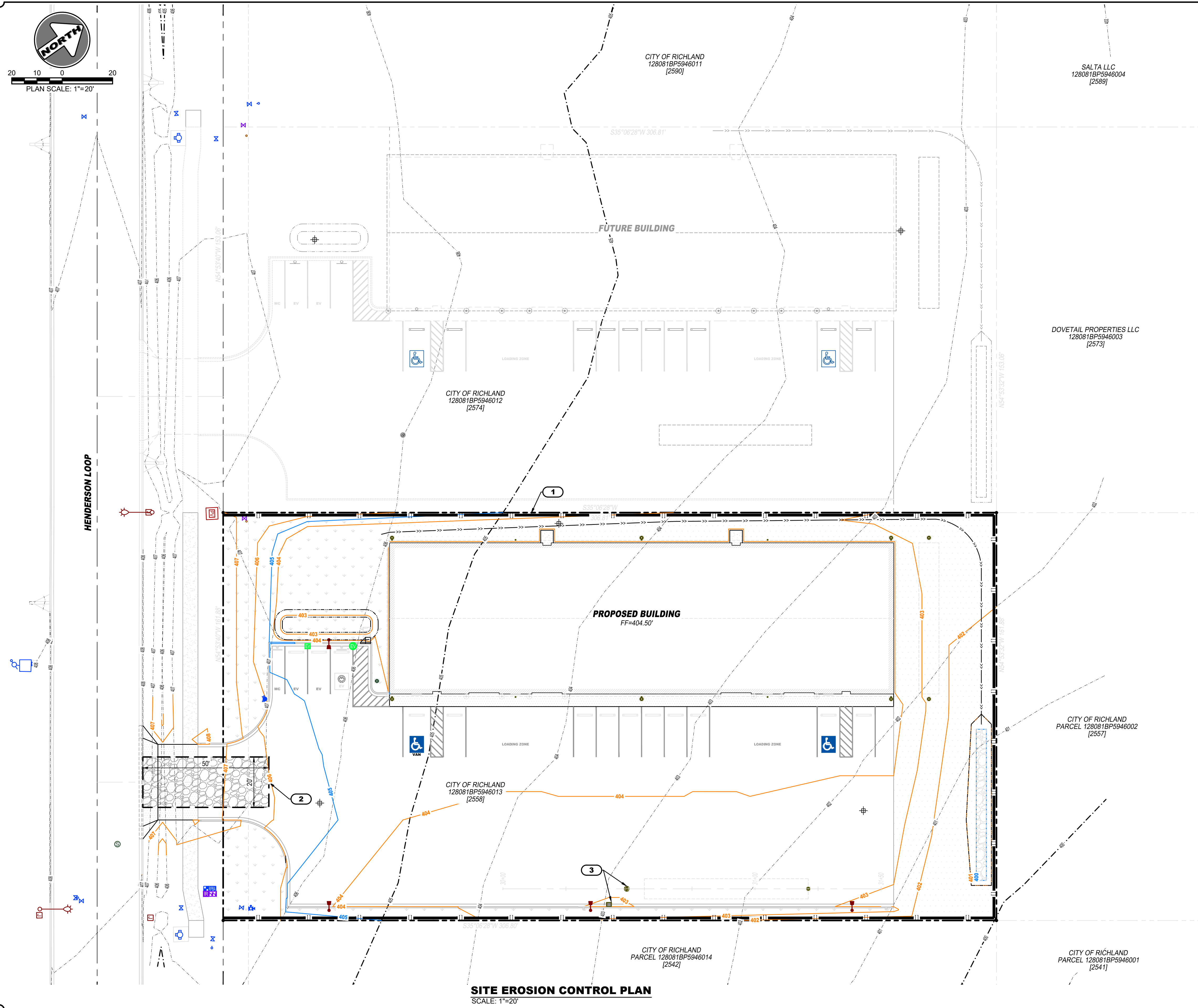
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07-22-2025
25-040.1
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Checked By: C HATVOLA
File Path: P:\2025\5401 Clearspan Henderson Loop Site Plan.dwg
Plotter: July 22, 2025, 3:06:59 PM

NE 1/4 SEC 28 T10N R28E W1W

Professional Engineer
125525
7/22/25



- KEY NOTES**
1. INSTALL APPROXIMATELY 770± LF OF SILT FENCE PER COR STD DWG S16 SHEET 3.
 2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE PER COR STD DWG S16.
 3. PROVIDE STORM DRAIN INLET PROTECTION TO NEW AND EXISTING STRUCTURES AS NEEDED PER WSDOT STD PLAN I-40-20-00.

- EROSION CONTROL NOTES**
1. THIS PROJECT MAY REQUIRE COVERAGE UNDER THE WASHINGTON STATE GENERAL NPDES PHASE II PERMIT FOR CONSTRUCTION PROJECTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE PERMIT CONDITIONS. THE CITY HAS ADOPTED REVISED STANDARDS AFFECTING THE CONSTRUCTION OF NEW STORMWATER FACILITIES IN ORDER TO COMPLY WITH CONDITIONS OF ITS NPDES GENERAL MUNICIPAL STORMWATER PERMIT PROGRAM. THIS PROJECT, AND EACH PHASE THEREOF, SHALL ALSO COMPLY WITH THE REQUIREMENTS OF THE CITY'S STORMWATER PROGRAM IN PLACE AT THE TIME EACH PHASE IS ENGINEERED.
 2. ALL CONSTRUCTION PROJECTS THAT DON'T MEET THE EXEMPTION REQUIREMENTS OUTLINED IN SECTION 2.2 OF THE STORM WATER MANAGEMENT MANUAL (SWMM) SHALL COMPLY WITH THE NPDES PERMIT. ALL CONSTRUCTION ACTIVITIES SUBJECT TO THIS TITLE SHALL COMPLY WITH THE STORMWATER MANAGEMENT MANUAL AND PREPARE A STORMWATER SITE PLAN. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) OR SUBMISSION OF A COMPLETED EROSIONIVITY WAIVER CERTIFICATION IS REQUIRED AT THE TIME OF PLAN SUBMITTAL.
 3. ALL BEST MANAGEMENT PRACTICES USED FOR STORMWATER TREATMENT OF FLOW CONTROL SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON EXCEPT FOR WHERE CRITERIA ARE AMENDED BY THESE GUIDELINES.

- EROSION CONTROL:**
1. CONTRACTOR TO INSTALL ALL BEST MANAGEMENT PRACTICES (BMP'S) PRIOR TO BEGINNING SITE CONSTRUCTION.
 2. ALL BMP'S ARE TO BE INSPECTED AND MAINTAINED DAILY DURING CONSTRUCTION.
 3. SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL.
 4. ALL VEHICLES LEAVING SITE ARE TO USE CONSTRUCTION ENTRANCES TO WASH WHEELS FOR MUD AND DUST CONTROL FROM LEAVING SITE.
 5. EXISTING CATCH BASINS WITH POTENTIAL OF RECEIVING RUN-OFF FROM SITE CONSTRUCTION ARE TO BE PROTECTED WITH AN APPROVED BMP, LOCATIONS SHOWN ON PLAN.
 6. ALL STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE COVERED WITH FILTER FABRIC TO PREVENT SEDIMENT ENTERING THE SYSTEM. THE FILTER FABRIC SHALL BE INSPECTED REGULARLY AND CLEANED WHEN NEEDED.
 7. CONTRACTOR TO MINIMIZE DISTURBANCE FROM THEIR NATURAL STATE OF AREAS OUTSIDE STREETS, UTILITIES AND CONSTRUCTION STAGING AREAS.
 8. CONSTRUCTION BYPRODUCTS (OILS, SOLVENTS, GLUES, ETC.) AND EXCESS MATERIALS (CONCRETE, ASPHALT, PAINT, ETC.) TO BE REMOVED FROM SITE AND DISPOSED OF PROPERLY.
 9. CONTRACTOR TO INSTALL AND IMPLEMENT ADDITIONAL BMP'S AS SITE CONDITIONS OR FIELD CHANGES NECESSITATE. ALL CHANGES OR ADDITIONS TO THE EROSION CONTROL OR BMP'S ARE TO BE RELAYED AND COORDINATED THROUGH THE CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL).
 10. PROPERTIES ADJACENT TO THE PROJECT SITE THAT ARE SUBJECT TO POTENTIAL EROSION CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION THROUGH THE USE OF SILT FENCE, OR OTHER BMP SELECTED BY THE CONTRACTOR.
 11. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE AT ALL TIMES FOR PREVENTING SILT-LADEN RUNOFF FROM DISCHARGING FROM THE PROJECT SITE, FAILURE TO DO SO CAN RESULT IN A FINE.
 12. ALL DISTURBED SOILS, INCLUDING STOCKPILES, EXPOSED AND/OR UNWORKED FOR MORE THAN THE TIME PERIODS DESCRIBED BELOW: 30 DAYS (JULY 1 THRU SEPT 30) 15 DAYS (OCTOBER 1 THRU JUNE 30) SHALL BE PROTECTED FROM EROSION.
 13. SILT FENCE TO BE LAYFIELD WBSF-124 WIREBACKED CONTINUOUS ROLL OR ENGINEER APPROVED EQUAL.
 14. WATER OR USE A SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL.
 15. ALL DISTURBED AREAS SHALL BE STABILIZED WITH A MINIMUM OF 4" OF 1½" MINUS CRUSHED ROCK (CSBC) OR BE HYDROSEED. HYDROSEED SHALL BE APPLIED AT 60 LBS/ACRE WITH THE FOLLOWING SEEDING MIX: 40% ANNUAL RYEGRASS, 20% BLUE GRASS, 20% THICKSPIKE WHEAT GRASS, AND 20% SANDBERGS GRASS. ADDITIONALLY THE HYDROSEEDING SHALL INCLUDE 2,000 LBS/ACRE OF WOOD FIBER MULCH AND 50 LBS/ACRE OF GUAR BASED TACKIFIER.

EROSION CONTROL LEGEND		
DESCRIPTION	EXISTING	PROPOSED
CONTOUR MAJOR	--- 400 ---	--- 400 ---
CONTOUR MINOR	--- 399 ---	--- 399 ---
SILT FENCE	---	---
SWALE	---	---
TEST PIT LOCATION	+	+

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

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SITE EROSION CONTROL PLAN
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Client/Project Information

Date **07-22-2025**

Project Number **25-040.1**

Sheet Number **C4.1**

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.

- SANITARY SEWER / STORM DRAIN:**

1. 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)

1. HDPE CORRUGATED WITH SMOOTH INTERIOR, 10"-12" CATCH BASIN RUNS, AASHTO M252, M294 AND ASTM F405, F667.
- 1.5. PERFORATED STORM PIPE: 36" HDPE AASHTO M294, TYPE 'S', CLASS 2 PERFORATIONS.
2. 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: SC5 TYPE 1A – 24 HOUR STORM FOR STORM VOLUME WITH A 25-YEAR RETURN PERIOD.
3. INSTALL MANHOLE FRAMES AND COVERS LETTERED "SEWER", "DRAIN", OR "WATER" PER COR STD DWG S8.
4. INSTALL 6" OR 8" CLEANOUT ASSEMBLY PER COR STD DWG S9.
5. INSTALL TYPE 1 STORM DRAIN CATCH BASIN PER COR STD DWG S11.
6. INSTALL STORM DRAIN CATCH BASIN FRAMES AND COVERS PER COR STD DWG S12.
7. INSTALL STORM DRAIN CATCH BASIN MANHOLE PER COR STD DWG S13.
8. INSTALL EROSION CONTROL PLAN CONSTRUCTION BMP'S PER COR STD DWG S16, SHEETS 1-3.
9. INSTALL CURB OPENING INLET PER COR STD DWG S19.
10. INSTALL GREASE INTERCEPTOR PER COR STD DWGS S20 AND S20A.
11. INSTALL SEDIMENTATION MANHOLE DETAIL PER COR STD DWG S21.

1. 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) (COPPER LINES)
 - 1.4. 1" AND LARGER GALVANIZED PIPE, ASTM A53 (AWWA C800 SEC. A. 4, STEEL PIPE) (STEEL LINES)

2. WATER MAINS TO HAVE A MINIMUM 48" COVER.
3. COORDINATE CONNECTION TO EXISTING WATER MAIN WITH COR CREWS.
4. INSTALL 1" STREET SERVICE ASSEMBLY PER COR STD DWG W1.
5. INSTALL WATER METER ASSEMBLY FOR 3/4" AND 1" METERS PER COR STD DWG W3.
6. INSTALL WATER VALVE BOX PER COR STD DWG W9.
7. INSTALL TAP ON EXISTING WATER LINE PER COR STD DWG W11.
8. INSTALL TRACER WIRE ON NON-METALLIC WATER MAIN PER COR STD DWG W12.
9. INSTALL THRUST BLOCKING PER COR STD DWG W16-A.
10. INSTALL MECHANICAL RESTRAINTS PER COR STD DWG W16-B.
11. 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.

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

1. 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.
2. 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.

3. APPLY SOIL RESIDUAL HERBICIDE PRIOR TO PAVING PER COR STD DWG ST11.
4. 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.
5. INSTALL CURB, GUTTER AND SIDEWALK PER COR STD DWG ST1 AND ST7.
6. INSTALL STANDARD NON-RESIDENTIAL DRIVEWAY (TYPE 1) PER COR STD DWG ST2A.
7. INSTALL STANDARD NON-RESIDENTIAL DRIVEWAY (TYPE 2) PER COR STD DWG ST3A.
8. INSTALL SURVEY MONUMENT PER COR STD DWG ST20.

1. ALL UTILITY WORK TO BE DONE IN ACCORDANCE WITH CURRENT RICHLAND ENERGY SERVICES (RES) STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR WILL COMPACT ALL UTILITY TRENCHING OUTSIDE OF THE STREET R/W TO 85% OF THE MAXIMUM DENSITY.
3. 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

4. THE CONTRACTOR WILL PROVIDE ALL GRADES, PROPERTY CORNER LOCATIONS OR OTHER REFERENCE POINTS NECESSARY TO DETERMINE LOCATION AND DEPTH OF RES FACILITIES.

5. 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 RESPONSIBILITY OF THE CONTRACTOR TO ADHERE TO ALL OF THE REQUIREMENTS OF THIS CHAPTER.
6. 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.
7. CONTACT RICHLAND ENERGY SERVICES FOR COORDINATION OF CONSTRUCTION AT (509) 942-7423 AND FOR WIRING DIAGRAMS, FINAL POWER CONDUIT AND STRUCTURE LOCATIONS.

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

1. LANDSCAPING AND IRRIGATION SPRINKLER DESIGN BY OTHERS.

1. 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.



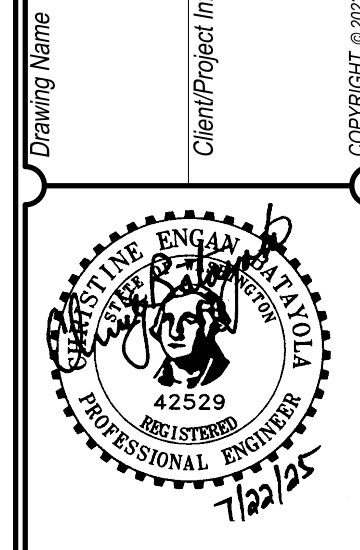
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58 **4" CONCRETE / SIDEWALK**
C2.0 SCALE: NONE

[illegible]

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