



CITY OF RICHLAND

NOTICE OF APPLICATION AND PUBLIC HEARING (S2022-101)

Notice is hereby given that Geoff Clark has filed an application on behalf of NorAm Investments, LLC for preliminary plat approval to subdivide a 20.80-acre site into 13 commercial lots referred to as the Preliminary Plat of Veneto Villagio. The project site is located just west of the Villa Vista preliminary plat and south of Ava Way. The proposal will develop Gateway Avenue between Ava Way and Trowbridge Blvd to serve the development. The development will also extend Sotto Street to meet the future development of Villa Vista. The plat proposes an average lot size of 61,652 square feet.

The Richland Hearings Examiner will conduct a public hearing and review of the application at 6:00 p.m., Thursday, August 18, 2022. All interested parties are invited to participate in the virtual public hearing by visiting the City of Richland website (www.ci.richland.wa.us).

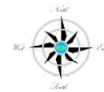
Environmental Review: The proposal is not subject to specific environmental review. Environmental impacts of Badger Mountain South, a master planned community, have previously been analyzed. The final environmental impact statement and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to mstevens@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Friday, August 5, 2022 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing. Written comment will not be accepted after 6 p.m. on August 17, 2022; however, verbal comments may be presented during the public hearing.

The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration, Title 24 Plats and Subdivisions, the Badger Mountain South Land Use & Development Regulations and the Badger Mountain South Master Agreement. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Vicinity Map

Item: Veneto Villagio
Applicant: Nor Am
File #: S2022-101





Preliminary Plat Application

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION

☒ Contact Person

Owner: **NOR AM INVESTMENT, LLC, c/o Geoff Clark**

Address: **12513 SW Dubois Ave, Lakewood, WA 98498-5242**

Phone: **(253) 677-3402**

Email: **thefourcs@comcast**

APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company: **NOR AM INVESTMENT, LLC**

UBI#: **601-670-707**

Contact: **Geoff Clark**

Address: **12513 SW Dubois Ave, Lakewood, WA 98498-5242**

Phone: **(253) 677-3402**

Email: **thefourcs@comcast**

SURVEYOR INFORMATION

Contact: **Rodgers Surveying Inc. c/o Dave Baalman, PLS**

Address: **1455 Columbia Park Trail, Suite 201**

Phone: **(509) 783-4141**

Email:

ENGINEER INFORMATION

Contact: **AHBL Inc. c/o Kaleb Mapstead**

Address: **5804 Road 90, Suite H Pasco, WA 99301**

Phone: **(509) 316-7132**

Email: **kmapstead@ahbl.com**

PROJECT DESCRIPTION

The project proposes to develop 20.80 acres into 13 commercial lots just west of the of Villa Vista preliminary plat and south of Ava Way. The proposal will develop Gateway Avenue between Ava Way and Trowbridge Blvd to serve the development. The development will also extend Sotto Street to meet the future development of Villa Vista.

PROPERTY INFORMATION

Parcel #: **1-3298-2BP-4732-022**

Zoning: **BMS-Badger Mountain South**

Legal Description: **See attachment**

Proposed Subdivision Name: **BMS Veneto Villagio**

Gross Plat Acreage: **20.80 AC**

Number of Lots: **13**

Smallest Lot Size: **35,289 SF**

Net Lot Area Acreage: **18.41 AC**

Avg. Lot Size: **61,652 SF**

Largest Lot Size: **105,089 SF**

Domestic Water Supply: ☒ City ☐ Private Well

Sewage Disposal: ☒ City ☐ Septic

Irrigation Source: ☐ City ☐ Private Well ☐ Columbia Irrig. District ☐ Kennewick Irrig. District ☒ Other

SEPA Checklist submitted? ☐ Yes ☒ No

Title Report (Subdivision Guarantee) submitted? ☒ Yes ☐ No

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. 2 – Full-size copies of proposed survey
3. 1 – 11" x 17" copy of proposed survey
4. 1 – PDF file of proposed survey
5. Title Report showing ownership, easements, restrictions and accurate legal description of the property involved
6. SEPA Checklist
7. Other information as determined by the Administrator

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Darvin Sweeney

Applicant Signature:  Date 4-29-2022

Badger Mountain South

Master Agreement Consistency Recommendation (MACR) Supplement to the Preliminary Plat Application for Veneto Villagio

Executive Summary

The successful development of the Badger Mountain South Master Plan Community requires close attention to the detailed planning and standards created in the adopted Master Agreement, specifically to the Land Use and Development Regulations as found in Exhibit C of the Master Agreement, commonly identified as the LUDR (Land Use and Development Regulations). The LUDR standards are designed to go beyond the more typical City requirements or standards because they are seen by the Master Developer as building blocks to creating a walkable and sustainable community.

The LUDR establishes a process for the review of development applications that is intended to integrate into the existing City application processes, and yet provide the close attention to LUDR standards without adding significant review time by City staff. This is accomplished by requiring each development application to meet all City code submittal requirements and, at the same time, undergo a review for consistency with the standards of the LUDR. This latter review is completed by the Badger Mountain South Master Plan Administrator who makes a written recommendation of consistency to the City's Development Services Manager. A final "Master Agreement Consistency Determination" is issued by the City after the Manager's review.

The document that follows is the Master Plan Administrator's recommendation for a determination of consistency for this application. It includes a review of all relevant standards found in the LUDR related to a preliminary plat application. The standards are cited, the specific responses are provided for this application, and the Reviewer Comment section adds other pertinent information. The document concludes with references to other relevant Master Agreement provisions that are met with this application.

The applicant has stated that this plat will be finalized in one phase. The conditions of the approved Preliminary Plat, the Master Agreement, and specifically, the LUDR must be met before it will be finalized.

Badger Mountain South
Master Agreement Consistency Recommendation (MACR)
Supplement to the Preliminary Plat Application for
Veneto Villagio

Date: April 26, 2022

The purpose of completing the MACR is to ensure that the applicant has met the special requirements for Badger Mountain South, as found in the Land Use and Development Regulations (LUDR). It also allows City staff to be assured that the Master Developer is meeting the terms and obligations of the approved Master Agreement, as it applies to each development activity in Badger Mountain South.

The MACR will be completed by the applicant, as indicated, and submitted with other Preliminary Plat materials, as required in Richland Municipal Code (RMC) Chapter 24.12. It is recommended that the applicant has met with the Master Developer prior to completion of this Supplement.

1. Applicant name, address and contact information:

South Richland Communities
PO Box 1307
Gig Harbor, WA 98335
Contact: Geoff Clark
253-677-3402

2. Project name:

Veneto Villagio

3. Project description including site size in acres:

A subdivision of 20.08 acres total area; 13 lots created all within Badger Mountain South, lying adjacent to and east of Dallas Road and north of Interstate 82.

4. Is phasing proposed? Please explain:

The project will be completed in one phase

5. Regulating Plan District(s) (see LUDR p. 2-2):

Commercial Mixed Use (BMS-CMU)

6. What is the name of the neighborhood? (See LUDR pp. 7-1 through 7-3).

Neighborhoods: *Veneto Villagio*

7. What is proposed use? See Allowable Use Table (see LUDR p. 2-3).

Allowed uses are outlined in LUDR Table 2.C

8. What building types are likely to be developed here? (See LUDR p. 2-4):

Allowed building types are outlined in LUDR Section 2.D

Section 1

This is the introduction and administration section of the LUDAR and thus it is not applicable to this review.

Section 2

This section identifies the Regulating Plan Districts and permitted land uses.

Please define the District for this application:

District Type:

Commercial Mixed Use (BMS-CMU)

Does the requested use meet the requirements outlined in 2.C Land Use?

Yes

Does the requested use meet the Building Type requirements outlined in 2.D Building Type?

Yes; Special districts are not regulated by building type

Section 3

This section identifies the district development standards for five of the districts in Badger Mountain South. Not included are the standards for the three specialty districts which are found in Section 4.

Section 4

This section identifies the special district development standards. The Special Districts are outlined in section 2.B.

Does the proposed project meet the intent of the Special District development standards? Explain.

Yes; The BMS-CMU development can accommodate a wide variety of uses as it is intended to be a major employment center for the City of Richland and a destination for shopping, higher-level education, dining, office uses and other employment centers, Multi-family/Mixed-Use housing, entertainment and recreation. Public facilities, including transit centers, may also be accommodated in this District.

Does the proposed layout meet the intent of LUDR 4.C.1? Explain

Yes; the proposed project incorporates a walkable design to accommodate pedestrians. A large walkway with tree planters and benches is included between lot 9 and 10 and includes a 50' x 50' plaza with a covered gathering area, benches/tables, trash receptacles, lighting, and bike racks. This walkway will connect Veneto Villagio with the lots near the Country Mercantile. Additionally, the developer has proposed a tract (16) between lot 11 and 12 to be used as an additional pedestrian connection to the lots near the Country Mercantile. Additionally, the developer has included a primary trail system on Gateway Ave connecting Ava and Trowbridge. The primary trail system will include benches and trash receptacles. The developer will also complete the remainder of the Urban Trail down Ava way and along Dallas Road to Trowbridge as part of this project to create a circular pedestrian connection around the entire Veneto Villagio project and will connect the project to primary trail system of Badger Mountain South.

Does the proposed layout meet the intent of LUDR 4.C.2? Explain

Yes; While many of the requirements in 4.C.2 will be reviewed at the Site Plan/Building Permit MACR 1 level, the developer has proposed entry monumentation into Veneto Villagio from Ava and Trowbridge. There will be continuous sidewalk and pedestrian connections as outlined in the response to 4.C.1 above. Individual lot signage, landscaping, and architectural features will be

reviewed at the Site Plan/Building Permit MACR 1 level, but common area landscaping-including the plaza, trail system, and walkways-will enhance the district and will comply with the requirements of the LUDR and the City of Richland.

Section 5

This section identifies the open space, trails, and community facilities that will be constructed in Badger Mountain South.

Badger Mountain South - MA Section 25.3

"As part of the Master Plan Consistency Determination described in Paragraph 23, the City, shall consult with the Master Agreement Administrator, and the applicant in determining the appropriate share of infrastructure and mitigation costs that shall be borne by the proposed development and how that development's share of infrastructure and mitigation relates to the overall infrastructure and mitigation that is required for buildout of Badger Mountain South."

Does the number of residential lots trigger additional MA Exhibit D, Green Infrastructure Improvements?

Yes No **X**

Please explain:

Green Infrastructure Improvements are required and as found in the Master Agreement Exhibit D, are linked to the numbers of residential units (RU) developed.

In the case of the Veneto Villagio Preliminary Plat, 13 commercial units are anticipated for a total of 13U. The LUDR does not make reference to non-residential trail requirements, but the following list outlines the quantities of trail/green space provided in Veneto Villagio.

<u>Requirement</u>	<u>Improvement Required/Provided</u>
Primary and Secondary Trails	<u>City Primary</u>
400 LF of equivalent trail to	Trail 0 LF
be created per 25 RU, which	
equals 16 LF per RU.	<u>Primary Trail</u>
So, 68 RU=1088 Equivalent	2105 LF urban trail along Dallas
LF Required Villa Vista	Road
exceeds requirement	1605 LF Primary Trail along Gateway
	Ave
Equivalent trail lengths shall	405 LF Primary Trail Tract 15
be applied be the length of	
trail constructed multiplied by	<u>Secondary Trail</u>
the appropriate trail factor	503 LF Provided Tract 16
below:	
City Primary Trail =	<u>Equestrian Trail</u>
1 Primary Trail = 1	0 LF
Secondary Trail = .6	
Equestrian Trail = .8 (where	<u>Urban</u>
shown on trail plan)	<u>Trail 0 LF</u>
Urban Trail = 1	

Plaza

50 x 50 Plaza provided

Section 6

This section identifies the street layout for the arterial collectors, the proposed layout for the internal collector streets, and the right-of-way standards for each street type in the Badger Mountain South Development.

Is a public street to be constructed?

Yes ☒ No ☐

Provide separate sheet with street type and edge type(s) indicated.

See the proposed preliminary plat.

See attached City of Richland letter to address traffic mitigations.

Section 7

This section establishes the framework for creating the pedestrian-scaled, walkable community of Badger Mountain South by outlining the process for using Block Standards to subdivide land.

LUDR 7.B.2 identifies the Block Size and Configuration should meet the following Block Dimension Standards: Block length= 1000' max., except in VMU District= 400' max. Identify the following for the smallest and largest blocks:

Block length: Smallest: 600 ft.; largest: 1,650 ft (Gateway) this block length exceeds the maximum allowed, but the developer has provided 2 locations of trail connections within that length to make sure the area is easily walkable

Per the LUDR 3.E.1, in the NE District houses are typically accessed by streets. Per LUDR 7.B.4.d(1), direct street access lots are permitted onto a Collector Street when they are (i) located in the BMS-NG District; (ii) when they are in the BMS-NG District and are located along the perimeter of the BMS project boundary; or (iii) when they are located in the BMS-NG District where that district abuts the BMS-NE District.

Does this preliminary plat include any areas where the NE and NG districts abut?

Yes ☐ No ☒

LUDR 7.B.5.a Other Block Requirements -In the Village Mixed Use (VMU), Neighborhood Collector (NC), and Neighborhood General (NG) Districts, two (2) building types required on each block; see Section 2.D. for Building Type Table. Identify Building Types proposed if known or enter N/A:

N/A for this District type

LUDR 7.B.4 Dead-end alleys greater than 150' ft. are not permitted; are dead end alleys greater than 150' proposed?

Yes ☐ No ☒

Section 8

This section identifies the design standards for each of the Building Types allowed within the Districts. Much of the review for Section 8 takes place during the MACR 2 process as outlined in LUDR Section 1.J. This application is being reviewed as part of the "Plat or Subdivision" process in table 1.J. This preliminary plat process covers up to "Step 5" in the Plat or Subdivision review process. Steps 6-9 and the "Site Plan Review" process take place once a builder proposes a project on one of the lots created as part of this process. At that point, the MPA and the City of Richland review the proposal against the requirements of 8.C. Some of the common design standards listed in section 8.C can be outlined during the preliminary plat process, but it is impossible to review all requirements without a specific building type proposal from the end user.

LUDR 8.B - 8.P Lot Size by District and Proposed Building Type. In LUDAR 7.B.5.a (above), proposed Building Types were identified for this project. Do the proposed lot size(s) meet the Building Types lot standards?

Yes ☒ No

Please describe:

Special Districts are not regulated by Building Type. See Section 4 for District intent and standards. See also 8.C for Common Design Standards applicable to all districts. Each project will be reviewed as part of the MACR 2 process to make sure they meet the requirements and intent of 8.C.

LUDR 8.C 1- The preliminary plat identifies tracts that will be used for open space and public gathering areas. Specifically, tract 15 will be a 50' x 50' plaza with a covered seating area with benches, tables, trash receptacles, lighting, and bike racks. The walkway between tract 15 and the area near Country Mercantile will have bump outs with tree planter boxes, benches, and pedestrian lighting. The MACR 2 process will identify opportunities and requirements for the end user to integrate outdoor seating, plazas, landscaping, and design to enhance the overall site design.

LUDR 8.C.2- Veneto Villagio provides a linked pedestrian circulation pathway as identified on the plans. The extensive trail system will link a tree-lined primary trail with benches from Ava Way to Trowbridge Blvd. This trail will connect Veneto Villagio into the main trail system of Badger Mountain South. The proposed urban trail will create a circular connection from the roundabout on Ava way and Trowbridge all the way to Dallas road and then down Dallas road. The applicant has been working with the City of Richland to develop shared parking access between the lots to reduce exits onto Gateway Blvd.

Individual lot design features found in 8.C will be reviewed during the Site Plan/Building Permit MACR 1 process as outlined in LUDR section 1.J

Recommendation of Consistency:

It is my opinion as the Master Plan Administrator that the application as submitted is consistent with the intent and the purpose of the Master Agreement relative to this plat dated 04/14/2022 and the approved LUDR.

Signature: 

Date: 04/26/2022

BMS VENETO VILLAGIO

LOCATED IN SE 1/4 OF THE NW 1/4 SEC. 32, TWN. 09 W., RGE. 28 E. W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



Project Title: **BMS VENETO VILLAGIO**

Client: **NOR AM INVESTMENT, LLC**

12513 SW DUBOIS AVE
LAKEWOOD, WA 98488-5242

Job No. 2210576.11

Issue Set & Date: **PRELIMINARY PLAT**

04.19.2022



NOTICE: Attention is directed that the accuracy of this plat is based on the information furnished by others. While this information is believed to be reliable, AHBL cannot ensure accuracy and thus is not responsible for the accuracy of that information or for any errors or omissions which may have been incorporated into these drawings as a result.



Revisions:

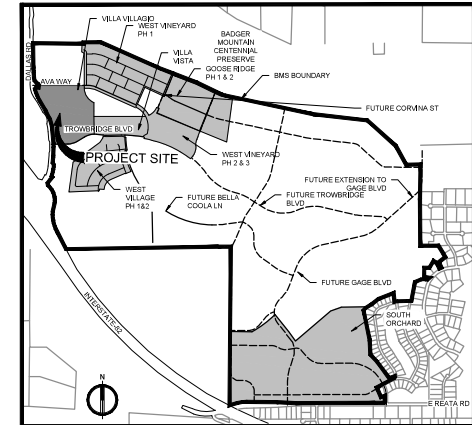
Sheet Title: **COVER**

Designed by: KCM Drawn by: KCM Checked by: EMF

Sheet No.

C001

1 of 6 Sheets



VICINITY MAP
NOT TO SCALE

APPLICANT

NOR AM INVESTMENT, LLC
12513 SW DUBOIS AVE
LAKEWOOD, WA 98488-5242
CONTACT: GEOFF CLARK
PH: (253) 677-3402

CIVIL ENGINEER

AHBL INC
5804 ROAD 90, STE H
PASCO, WA 99301
CONTACT: KALEB MAPSTEAD
PH: (509) 380-5883

LAND SURVEYOR

ROGERS SURVEYING INC.
1455 COLUMBIA PARK TRAIL, STE 201
RICHLAND, WASHINGTON 99352
CONTACT: DAVE BAALMAN, PLS
PHONE: (509) 783-4141

SITE ADDRESS

UNDETERMINED
RICHLAND, WA 99352

PARCEL NO.

1-3298-28P-4732-022

UTILITIES

WATER: CITY OF RICHLAND
SEWER: CITY OF RICHLAND
IRRIGATION: BMD
TELEPHONE: CHARTER & ZPL
POWER: RSC
GAS: CNCS

BASIS OF BEARING

DATUM: NAD 83
BASIS OF BEARING - NORTH 77°19'12" EAST ALONG A LINE BETWEEN THE FOLLOWING TWO POINTS: WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, MONUMENT DESIGNATED AS "ERIE ADJ." POINT IDENTIFICATION NUMBER 2666, BRASS DISK STAMPED "ERIE" SET AT GROUND LEVEL, ATOP FIRST SADDLE EASTERLY OF RADIO TOWERS AT THE PEAK OF BADGER MOUNTAIN, APPROXIMATELY 10 FEET NORTH OF THE GRAVEL ACCESS ROAD.
N = 33020.261'
E = 1940161.471'

VERTICAL DATUM

NAVD 83
BENCHMARK 1 - ELEVATION = 801.875' PER CITY OF RICHLAND SURVEY DEPARTMENT, SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BRASS DISK WITH "71" IN CASE, CENTERLINE OF DALLAS ROAD, APPROXIMATELY 0.75 MILES NORTH OF INTERSTATE 82, EXIT 104.
BENCHMARK 2 - ELEVATION = 1489.377' PER WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, ALSO DESIGNATED AS "ERIE ADJ." POINT IDENTIFICATION NUMBER 2666, BRASS DISK STAMPED "ERIE" SET AT GROUND LEVEL, ATOP FIRST SADDLE EASTERLY OF RADIO TOWERS AT THE PEAK OF BADGER MOUNTAIN, APPROXIMATELY 10 FEET NORTH OF THE GRAVEL ACCESS ROAD.

TOPOGRAPHIC NOTE

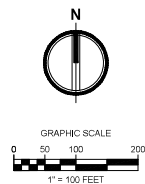
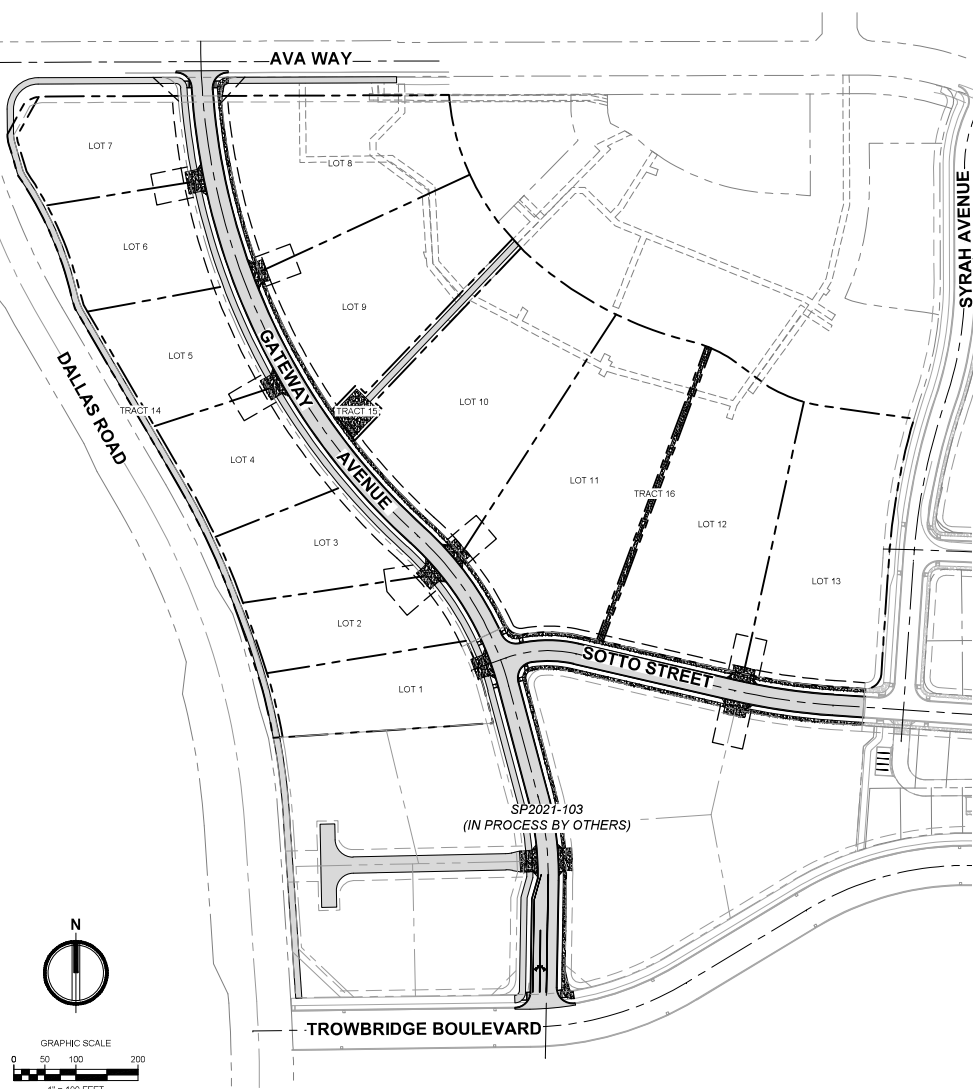
THE EXISTING CULTURAL AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, AHBL CANNOT ENSURE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C001	COVER
C002	BMS/LUDR DISTRICTS & TRAILS
C003	GREEN SPACE CALCUS
C101	LOT LAYOUT & TABLES
C201	GRADING & DRAINAGE PLAN
C301	OVERALL UTILITY PLAN

LAND USE TABLE

TOTAL SITE AREA	20.60 AC
TOTAL LOTS	13
TRACTS	3
MIN. LOT AREA	35,289 SF LOT 3
MAX LOT AREA	105,089 SF LOT 11
AVG LOT AREA	61,652 SF
TRACT AREA	0.74 AC
ROW AREA	1.65 AC



Know what's below.
Call before you dig.

BMS VENETO VILLAGIO

LOCATED IN SE 1/4 OF THE NW 1/4 SEC. 32, TWN. 09 W., RGE. 28 E. W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



Project Title:
**BMS
VENETO VILLAGIO**

Client:
**NOR AM
INVESTMENT, LLC**
12513 SW DUBOIS AVE
LAKEWACED, WA 98498-5242

Job No.
2210576.11
Issue Set & Date:
PRELIMINARY PLAT

04.19.2022



NOTICE
ATTENTION: IF YOU ARE NOT THE DESIGNER OF THIS PROJECT, YOU MAY BE SUBJECT TO A FINE OR PENALTY IF YOU SIGN THIS PLAT WITHOUT THE DESIGNER'S PERMISSION. IF YOU ARE THE DESIGNER, YOU MUST SIGN THIS PLAT WITHIN 10 DAYS OF THE DATE OF THE PLAT.



Revisions:

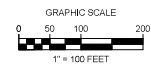
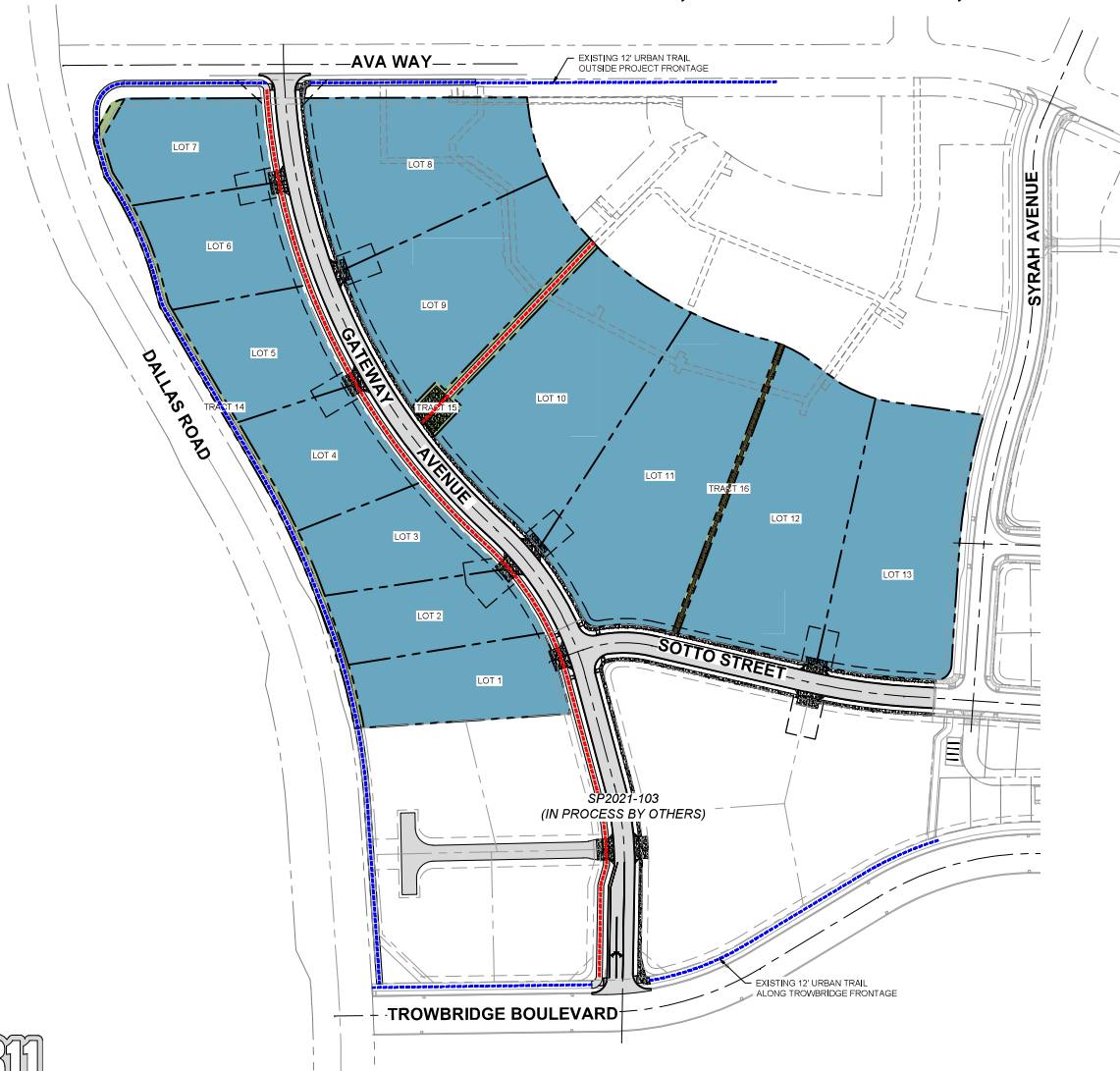
Sheet Title:
**BMS-LUDR DISTRICTS
& TRAILS**

Designed by: KDM Drawn by: KDM Checked by: EMF

Sheet No.
C002
2 of 6 Sheets

LUDR DISTRICT LEGEND			
DISTRICT		LUDR SECTION	
BMS-SD-CMU	COMMERCIAL MIXED-USE	4.C	
BMS-CIVIC		3.F	

TRAIL LEGEND	
TYPE	
PRIMARY	
SECONDARY	
URBAN	



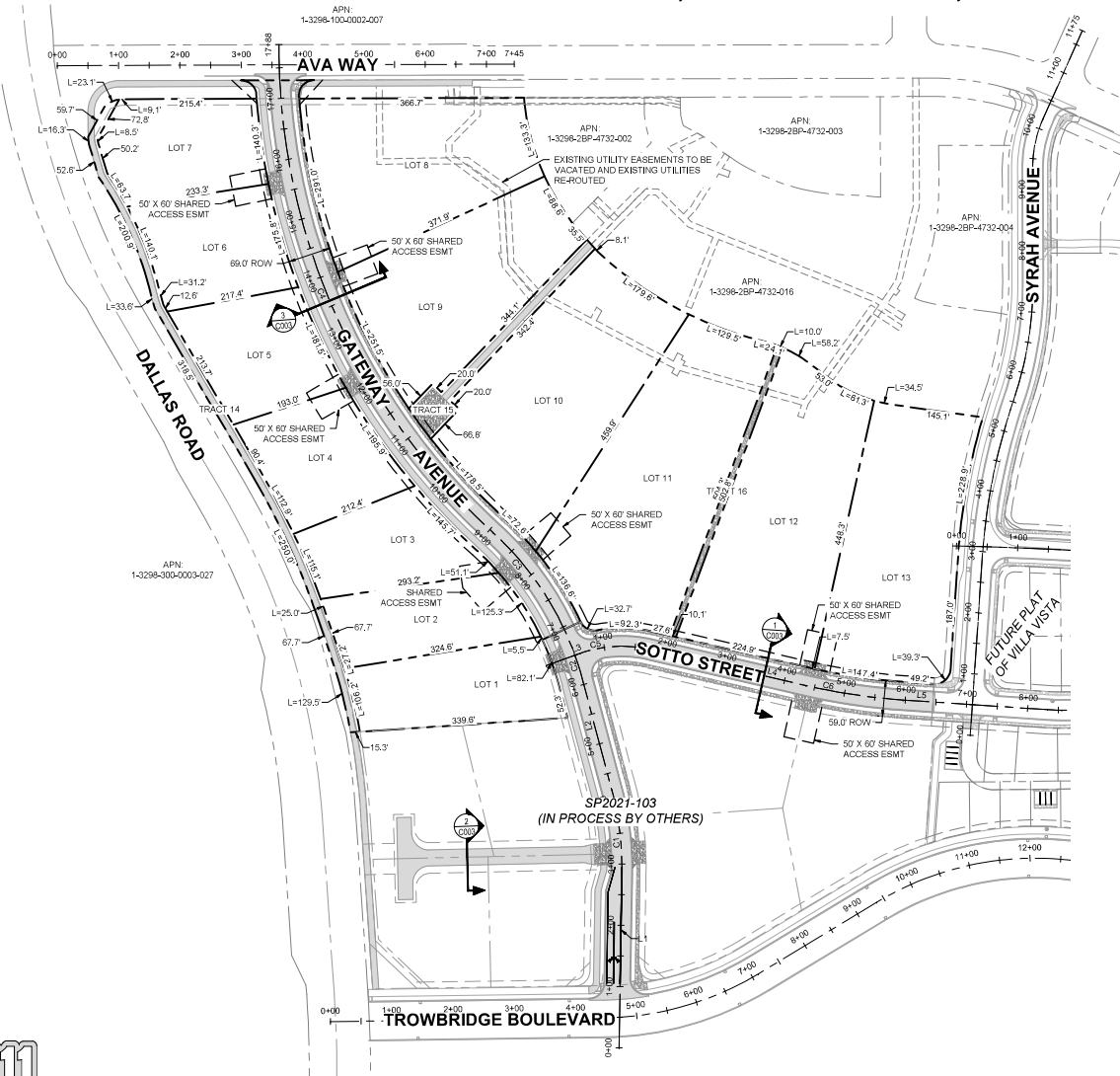
Know what's below.
Call before you dig.

CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

2210576-SH COVER DIAG GREEN SPACE

BMS VENETO VILLAGGIO

LOCATED IN SE 1/4 OF THE NW 1/4 SEC. 32, TWN. 09 W., RGE. 28 E. W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



LOT AREA TABLE	
LOT	AREA (S.F.)
1	40.365
2	36.078
3	35.289
4	38.576
5	38.756
6	39.109
7	39.814
8	77.719
9	74.696
10	96.305
11	105.089
12	94.087
13	85.596

TRACT AREA TABLE		
TRACT #	AREA (SF)	USE
TRACT 14	17,015	URBAN TRAIL / LANDSCAPING
TRACT 15	10,568	PLAZA / PRIMARY TRAIL / LANDSCAPING
TRACT 16	5,036	SECONDARY TRAIL / LANDSCAPING

CENTERLINE LINE TABLE				
LINE TAG	BEARING	DISTANCE	START STATION	END STATION
L1	N0° 55' 38.89"E	285.16	0+00.00	2+85.16
L2	N14° 49' 40.02"W	183.88	4+22.89	6+06.58
L3	N70° 13' 48.59"E	59.11	0+00.00	0+59.11
L4	S76° 59' 41.22"E	262.62	1+73.52	4+36.14
L5	S86° 08' 28.47"E	236.67	5+95.77	8+32.45

CENTERLINE CURVE TABLE					
CURVE TAG	CHORD BEARING	CHORD LENGTH	RADIUS	START STATION	END STATION
C1	N6° 57' 05.06"W	137.08	500.00	2+85.16	4+22.89
C2	N31° 15' 15.27"W	282.74	500.00	6+06.58	8+93.23
C3	N31° 15' 15.27"W	282.74	500.00	6+06.58	8+93.23
C4	N23° 41' 05.32"W	868.56	1068.00	8+93.23	17+87.71
C5	N89° 37' 02.68"E	112.85	200.00	0+59.11	1+73.52
C6	S81° 34' 04.84"E	159.47	1000.00	4+36.14	5+95.77



Project Title:
BMS VENETO VILLAGGIO

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04.19.2022



NOTICE:
ATTENTION: IF YOU ARE NOT THE OWNER OF THE PROJECT, YOU MUST OBTAIN WRITTEN PERMISSION FROM THE OWNER TO REPRODUCE OR TRANSMIT THIS INFORMATION IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



Revisions:

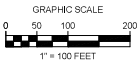
Sheet Title:
LOT LAYOUT & TABLES

Designed by: KDM **Drawn by:** KDM **Checked by:** EMF

Sheet No.
C101
4 of 6 Sheets



Know what's below.
Call before you dig.

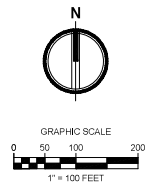


BMS VENETO VILLAGIO

LOCATED IN SE 1/4 OF THE NW 1/4 SEC. 32, TWN. 09 W., RGE. 28 E. W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



DATE: April 20, 2022 FILENAME: \\ahbl.com\data\PROJECTS\2021\2210576\10_C\VCAD\VENETO-VILLAGIO PRELIMINARY PLAT\2210576-SH-GRAD.DWG



Project Title:
**BMS
VENETO VILLAGIO**

Client:
**NOR AM
INVESTMENT, LLC**
12513 SW DUBOIS AVE
LAKEWACED, WA 98498-5242

Job No.
2210576.11

Issue Set & Date:
PRELIMINARY PLAT

04.19.2022



NOTICE
ATTENTION: IF YOU ARE NOT THE PROJECT OWNER, YOU MAY BE IN VIOLATION OF THE WASHINGTON STATE ENGINEERING ACT. IT IS THE RESPONSIBILITY OF THE PROJECT OWNER TO ENSURE THAT THE PROJECT IS COMPLETED IN ACCORDANCE WITH THE WASHINGTON STATE ENGINEERING ACT.



Revisions:	

Sheet Title:
**GRADING &
DRAINAGE PLAN**

Designed by: KDM Drawn by: KDM Checked by: EMF

Sheet No.
C201
5 of 6 Sheets

2210576-SH-GRAD.DWG GRAD

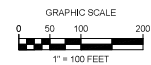
BMS VENETO VILLAGIO

LOCATED IN SE 1/4 OF THE NW 1/4 SEC. 32, TWN. 09 W., RGE. 28 E. W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



Know what's below.
Call before you dig.

DATE: April 20, 2022 FILENAME: \\ahtbl.com\data\PROJECTS\2021\221057610_C\VCAD\VENETO-VILLAGIO PREL\MINIARY PLAT\2210576-SH4\UTL.dwg



Project Title:
**BMS
VENETO VILLAGIO**

Client:
**NOR AM
INVESTMENT, LLC**
12513 SW DUBOIS AVE
LAKEWACED, WA 98498-5242

Job No.
2210576.11

Issue Set & Date:
PRELIMINARY PLAT

04.19.2022



NOTICE:
ATTENTION: IF YOU ARE NOT THE OWNER OF THE PROJECT, YOU MUST OBTAIN A WRITTEN AUTHORIZATION FROM THE OWNER TO USE THIS PLAN FOR ANY OTHER PROJECT. IF YOU DO NOT OBTAIN SUCH AUTHORIZATION, YOU WILL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO THE PROJECT AND TO THE PUBLIC.



Revisions:	

Sheet Title:
**OVERALL
UTILITY PLAN**

Designed by: KDM Drawn by: KDM Checked by: EMF

Sheet No.
C301
6 of 6 Sheets

2210576-SH4\UTL.DWG UTIL

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

62242200992

CHICAGO TITLE INSURANCE COMPANY a corporation, herein called the Company

GUARANTEES

Rogers Surveying Inc., P.S.

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Company of Washington
6416 W. Okanogan Avenue
Kennewick, WA 99336

Countersigned By:

Matthew London
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:

Title Officer: Christopher Hull
Chicago Title Company of Washington
6416 W. Okanogan Avenue
Kennewick, WA 99336
Phone: (509)735-1575 Fax: (509)735-0707
Main Phone: (509)735-1575
Email: Christopher.Hull@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$30.10

Effective Date: April 20, 2022 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

Nor Am Investment LLC, a Washington limited liability company

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 132982BP4732022

THAT PORTION OF PARCEL E, RECORD SURVEY 5439, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SURVEYS, PAGE 5439, RECORDS OF BENTON COUNTY, WASHINGTON, SITUATE IN THE NORTH HALF OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 28 EAST WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY MOST CORNER OF TRACT C OF BINDING SITE PLAN 4732, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SURVEYS, PAGE 4732, RECORDS OF BENTON COUNTY, SAID POINT BEING MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "38480" (FROM WHICH THE BEGINNING OF A CURVE ON THE NORTHWESTERLY BOUNDARY OF SAID TRACT C BEARS SOUTH 24°07'49" WEST 45.21 FEET, SAID POINT BEING MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED "38480"); THENCE SOUTH 65°57'03" EAST 27.00 FEET ALONG THE NORTHEASTERLY BOUNDARY OF SAID TRACT C AND THE SOUTHWESTERLY RIGHT OF WAY MARGIN OF AVA WAY TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 245.00 FEET; THENCE SOUTHEASTERLY 21.02 FEET ALONG THE NORTHEASTERLY BOUNDARY OF SAID TRACT C AND THE SOUTHWESTERLY RIGHT OF WAY MARGIN OF AVA WAY THROUGH A CENTRAL ANGLE OF 4°55'00"; THENCE SOUTH 24°07'48" WEST 44.38 FEET ALONG THE SOUTHEASTERLY BOUNDARY OF SAID TRACT C TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 196.00 FEET; THENCE SOUTHWESTERLY 147.27 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHEASTERLY BOUNDARY OF SAID TRACT C THROUGH A CENTRAL ANGLE OF 43°02'59" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1439.50 FEET; THENCE SOUTHWESTERLY 45.90 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHEASTERLY BOUNDARY OF SAID TRACT C THROUGH A CENTRAL ANGLE OF 1°49'37" TO THE SOUTHERLY MOST CORNER OF SAID TRACT C; THENCE NORTH 19°43'36" WEST 41.72 FEET ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT C TO THE SOUTH LINE OF LOT 20 OF SAID BINDING SITE PLAN 4732, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1397.50 FEET; THENCE WESTERLY 652.85 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH LINE THROUGH A CENTRAL ANGLE OF 26°45'58" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 82°16'31" WEST 646.93 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5021.00 FEET; THENCE WESTERLY 315.49 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH LINE THROUGH A CENTRAL ANGLE OF 3°36'01" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 10.00 FEET; THENCE NORTHWESTERLY 16.62 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH LINE THROUGH A CENTRAL ANGLE OF 95°12'27" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 979.00 FEET; THENCE NORTHERLY 36.76 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE WEST BOUNDARY OF SAID LOT 20 THROUGH A CENTRAL ANGLE OF 2°09'05" TO THE TRUE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST 63.36 FEET; THENCE SOUTH 00°22'49" WEST 27.68 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY 40.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°44'45"; THENCE NORTH 87°52'26" WEST 6.89 FEET; THENCE SOUTH 02°07'34" WEST 56.00 FEET; THENCE SOUTH 87°52'26" EAST 10.12 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY 38.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'15"; THENCE SOUTH 00°22'49" WEST 66.50 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 472.00 FEET; THENCE SOUTHERLY 28.66 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°28'43"; THENCE SOUTH 03°51'32" WEST 50.47 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 86°08'28" WEST 3.75 FEET; THENCE SOUTH 03°51'32" WEST 56.00 FEET; THENCE SOUTH 02°14'17" WEST 195.93 FEET TO THE NORTHERLY RIGHT OF WAY MARGIN OF TROWBRIDGE BOULEVARD, AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2021-020236, RECORDS OF BENTON COUNTY, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 552.50 FEET; THENCE SOUTHWESTERLY 140.90 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY MARGIN THROUGH A CENTRAL ANGLE OF 14°36'42" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 66°11'49" WEST 140.52 FEET) THENCE SOUTH 58°53'28" WEST 225.75 FEET ALONG SAID NORTHERLY RIGHT OF WAY MARGIN TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 447.50 FEET; THENCE SOUTHWESTERLY 236.96 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID

EXHIBIT "A"
Legal Description

NORTHERLY RIGHT OF WAY MARGIN THROUGH A CENTRAL ANGLE OF 30°20'23"; THENCE SOUTH 89°13'51" WEST 377.17 FEET ALONG SAID NORTHERLY RIGHT OF WAY MARGIN TO THE WEST LINE OF TRACT B OF SAID BINDING SITE PLAN 4732; THENCE THE FOLLOWING TWELVE COURSES ALONG THE WESTERLY AND NORTHERLY BOUNDARIES OF SAID TRACT B; THENCE NORTH 03°53'40" WEST 286.07 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1257.00 FEET; THENCE NORTHWESTERLY 109.86 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°00'28" TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 877.00 FEET; THENCE NORTHWESTERLY 153.36 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°01'08"; THENCE NORTH 18°55'16" WEST 67.67 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1257.00 FEET; THENCE NORTHWESTERLY 249.98 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'40"; THENCE NORTH 30°18'55" WEST 318.46 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 780.50 FEET; THENCE NORTHWESTERLY 33.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°27'57"(THE LONG CHORD OF SAID CURVE BEARS NORTH 15°34'03" WEST 33.59 FEET) TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 569.50 FEET; THENCE NORTHWESTERLY 200.94 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°12'58"; THENCE NORTH 16°19'24" WEST 52.58 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 60.00 FEET; THENCE NORTHERLY 16.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°32'11"(THE LONG CHORD OF SAID CURVE BEARS NORTH 08°33'25" WEST 16.22 FEET) THENCE NORTH 29°04'13" EAST 59.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 60.00 FEET; THENCE NORTHEASTERLY 32.17 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°43'26"(THE LONG CHORD OF SAID CURVE BEARS NORTH 74°17'39" EAST 31.79 FEET) THENCE NORTH 89°48'39" EAST 610.51 FEET TO THE NORTHEASTERLY BOUNDARY OF PARCEL E OF SAID RECORD SURVEY 5439; THENCE THE FOLLOWING NINE COURSES ALONG SAID NORTHEASTERLY BOUNDARY; THENCE SOUTH 00°11'21" EAST 162.38 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 678.00 FEET; THENCE SOUTHEASTERLY 162.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°43'57"(THE LONG CHORD OF SAID CURVE BEARS SOUTH 38°41'07" EAST 162.11 FEET) TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 692.37 FEET; THENCE SOUTHEASTERLY 435.79 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°03'46"(THE LONG CHORD OF SAID CURVE BEARS SOUTH 63°46'02" EAST 428.63 FEET) THENCE SOUTH 53°36'42" EAST 53.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 294.16 FEET; THENCE SOUTHEASTERLY 117.15 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°49'04"(THE LONG CHORD OF SAID CURVE BEARS SOUTH 70°34'44" EAST 116.37 FEET); THENCE SOUTH 81°59'37" EAST 149.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 92.12 FEET; THENCE EASTERLY 13.65 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°29'17"(THE LONG CHORD OF SAID CURVE BEARS SOUTH 78°07'58" EAST 13.64 FEET); THENCE SOUTH 73°30'08" EAST 45.38 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 979.00 FEET; THENCE SOUTHERLY 72.48 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°14'31"(THE LONG CHORD OF SAID CURVE BEARS SOUTH 11°32'26" WEST 72.46 FEET) TO THE TRUE POINT OF BEGINNING.

SCHEDULE B

1. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2022
Tax Account No.: 132982BP4732022
Levy Code: R3
Assessed Value-Land: \$2,968,380.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:
Billed: \$32,529.73
Paid: \$16,264.90
Unpaid: \$16,264.83
2. Any assessments levied by Badger Mountain Irrigation District for the year 2022, amounts of which are unavailable at this time.
3. Reservations and Exceptions contained in patent from the United States of America recorded February 7, 1957 under Recording No.: 367981.
4. Exceptions and Reservations contained in Deed:
From: Yakima Sheep Company
To: R.J. Hilton, a widower
Recorded: May 21, 1963
Recording No.: 498993, in Volume 204, Page 116
As follows: All oil and gas rights and all other minerals of every kind, with development of said oil and gas and/or minerals. No existing structures shall be disturbed in the exercise of the right hereinbefore mentioned, and if surface property is required it shall be paid for at reasonable rate.

Effect, if any, of Notice of Claim of Abandonment and Extinguishment of Mineral Interest, including the terms and provisions thereof:
Recorded: April 28, 2000
Recording No.: 2000-10225

This commitment does not include the present ownership of or the encumbrances affecting said mineral estate.
5. Easement, including the terms and provisions thereof, for electric transmission and/or distribution line, together with the necessary appurtenances, as granted by instrument:
Recorded: March 15, 1978
Recording No.: 752700
To: Public Utility District No. 1 of Benton County.
6. Memorandum of Agreement regarding Planned Development between Badger Mountain Partners and Premiere Partners III Limited Partnership recorded August 2, 1996 under recording no.: 96-19127. Said instrument is a re-recording of instrument recorded June 11, 1996 under recording no.: 96-14523

SCHEDULE B

(continued)

7. Easement, including the terms and provisions contained in document:
Recorded: March 13, 1997
Recording No.: 97-5406
In Favor of: Public Utility District No. 1 of Benton County
8. Record of Survey recorded May 21, 1996, under Recording No.: 96-12391 in Volume 1 of Surveys, at Page 2164 and recorded on August 31, 1998 under recording no.: 1998-25706. Said Surveys disclose the following matters:

Easements for the Badger Mountain Irrigation District (B.M.I.D. Irrigation Lines)
9. Terms and Conditions of Memorandum of Master Agreement Between City of Richland and Nor Am Investments LLC recorded March 10, 2011 under recording no.: 2011-7444.
10. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: September 7, 2012
Recording No: 2012-27520

Amendment and/or modification of said covenants
Recorded: December 27, 2102 and April 24, 2013
Recording No.: 2012-40746 and 2013-13438.

Restated Declaration of Covenants recorded May 9, 2013 under recording no.: 2013-15617
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Utility Easement
Recording Date: July 18, 2014
Recording No.: 2014-17385
12. Terms and Conditions of Agreement between Monson Development Washington LLC and Nor Am Investment LLC recorded October 1, 2014 under Auditor's File No. 2014-024715.
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Utility Easement
Recording Date: August 3, 2017
Recording No.: 2017-021758
14. Terms, Conditions and Effect, if any, of document entitled Richland Planning Commission Technical Advisory Committee Report recorded March 6, 2015 under recording no.: 2015-012504.

SCHEDULE B

(continued)

15. Notice of Obligation to assume Geothermal Services Contract:
Grantor: Nor Am Investments, LLC, a Washington limited liability company
Grantee: Orca Energy Corp., a Washington Corporation
Recorded: October 9, 2015
Recording No.: 2015-030331
Affects: Said premises and other properties
16. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document entitled Declaration of Covenants and Easements for Geothermal Services.
- Recording Date: August 19, 2015
Recording No: 2015-024696
17. Geothermal Special Warranty Deed:
Grantor: Nor Am Investments, LLC, a Washington limited liability company
Grantee: Orca Energy Corp., a Washington Corporation
Recorded: August 11, 2015
Recording No.: 2015-023820
- This report does not include present ownership and/or encumbrances of the above geothermal right.
18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Richland
Purpose: Access and Utility Easement
Recording Date: September 1, 2017
Recording No.: 2017-025189
19. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on BMS Veneto Villagio Binding Site Plan Amendment:
- Recording No: 2016-10252
20. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Cascade Natural Gas Corporation
Purpose: Construct, install, operate, maintain, protect, improve, repair a natural gas pipeline or pipelines
Recording Date: June 20, 2019
Recording No.: 2019-016502

SCHEDULE B

(continued)

21. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Utility Easement
Recording Date: April 22, 2021
Recording No.: 2021-19350

22. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Waterline Easement
Recording Date: April 22, 2021
Recording No.: 2021-19351

23. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Sewer Easement
Recording Date: April 22, 2021
Recording No.: 2021-19352

END OF SCHEDULE B



www.ci.richland.wa.us

July 8, 2021

**Development Services
Planning Division**
625 Swift Blvd.
Richland, WA 99352
Telephone 509-942-7794
Fax 509-942-7764

PLANNED ACTION CONSISTENCY DETERMINATION

For: Preliminary Plat Application of Veneto Villagio, a Badger Mountain South Development (S2022-101)

Applicant: Geoff Clark (South Richland Communities)

Project Description: A subdivision of approximately 20-80 acres into 13 commercial lots as depicted on the preliminary plat submittal.

Master Agreement Consistency Determination: Issued July 20, 2022.

After completing the review of the preliminary plat application of Veneto Villagio and evaluating it in light of the mitigating conditions established in the Final Supplemental Environmental Impact Statement prepared for the Badger Mountain South Subarea Plan and as delineated as Exhibit B in the Master Agreement between the City of Richland and Nor Am Investments, LLC, the City finds the following:

1. The Veneto Villagio preliminary plat meets the description for a planned action as defined in City code and that as conditioned, the project will implement any applicable conditions or mitigation measures identified in RMC 19.50 (Consistency with Development Regulations and SEPA);
2. The Veneto Villagio preliminary plat is consistent with the City of Richland Comprehensive Plan and the Badger Mountain Subarea Plan;
3. The Veneto Villagio preliminary plat is consistent with the Master Agreement between the City and Nor Am Development, LLC regarding development of Badger Mountain South, as evidenced by the Master Agreement Consistency Determination issued by the City on July 20, 2022;
4. The probable significant adverse environmental impacts of the proposed project have been adequately addressed in the Planned Action Ordinance [RMC 19.50.030 (B)] and as described in the Badger Mountain South Planned Action Consistency Determination for Veneto Villagio preliminary plat;

5. The Veneto Villagio preliminary plat is not an essential public facility, as defined in RCW 36.70A.200.
6. Based on the foregoing, a SEPA threshold determination or EIS is not required.
7. The following environmental mitigation conditions shall apply to the Veneto Villagio preliminary plat:
 - a. Erosion control measures as required by City of Richland shall be implemented; vegetative cover on exposed soils shall be provided as soon as practicable following clearing and grading activities; water of exposed soils shall be performed in accordance with Benton Clean Air Authority requirements; soils shall be compacted at densities appropriate for planned uses.
 - b. The applicants shall submit a dust control plan to the Benton County Clean Air Authority for their review and approval. All construction work shall be performed in accordance with the provisions of the approved dust control plan.
 - c. The applicants shall submit an erosion control plan to the City of Richland Public Works Department for their review and approval based on the Washington State Department of Ecology Stormwater Management Manual for Eastern Washington. All construction work shall be performed in accordance with the provisions of the approved erosion control plan which shall be consistent with City standards.
 - d. The applicants shall conform to City noise standards.
 - e. Transportation mitigation measures shall be applied pursuant to the most recent traffic impact analysis prior to recording any phase of Veneto Villagio. The mitigation measures identified therein shall be implemented in accordance with the planned action ordinance.
 - f. Potable water systems shall be designed and constructed in accordance with City standards.
 - g. Sewer systems shall be designed and constructed in accordance with City standards.
 - h. All residential dwelling units shall be constructed with a residential fire sprinkler system (as applicable).
 - i. Energy conservation measures and sustainability standards as established in the LUDR shall apply to new construction within the proposed project.



Mike Stevens,
SEPA Responsible Official

July 20, 2022



www.ci.richland.wa.us

July 20, 2022

**Development Services
Planning Division**
625 Swift Blvd.
Richland, WA 99352
Telephone 509-942-7794
Fax 509-942-7764

MASTER AGREEMENT CONSISTENCY DETERMINATION

For: Preliminary Plat Application of Veneto Villagio, a Badger Mountain South Development (S2022-101)

Applicant: Geoff Clark (South Richland Communities)

Project Description: A commercial subdivision of approximately 20.80-acres into 13 commercial lots as depicted on the preliminary plat submittal.

Consistency Determination Type: Level 1

Master Agreement Consistency Recommendation: The Richland Planning Department received a master agreement consistency recommendation from the Badger Mountain South Master Program Administrator on May 4, 2022.

After completing the review of the preliminary plat application of Veneto Villagio, evaluating it against the standards contained in the adopted Land Use and Development Regulations (LUDR) for the Badger Mountain South Community and the Master Agreement between the City of Richland and Nor Am Investments, LLC and after reviewing the recommendation of the Badger Mountain South Master Program Administrator, I find that the application is consistent with the Master Agreement and the LUDR and hereby issue this Master Agreement Consistency Determination. This determination is made with the understanding that a traffic impact analysis has been provided to the city and that the Veneto Villagio plat may not move forward with final approval until such time the transportation improvements recommended in the TIA and agreed upon by the City Public Works office, have been completed as applicable.

Sincerely,

Mike Stevens
Planning Manager