



File No. EA2023-126

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Divide 20 acres of commercial property into 4 lots and construct a private road with utilities to serve each lot.

Proponent: Permit Surveying, Inc.
2245 Robertson Dr
Richland, WA 99354

Location of Proposal: 225 Jackrabbit Lane
Kennewick, WA 99338

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.

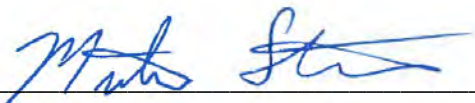
Responsible Official: Mike Stevens

Position/Title: Planning Manager

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

Date: October 9, 2023

Comments Due: October 24, 2023

Signature 



Short Plat Application

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: McDonald Living Trust

Address: 371 Keene Ct, Richland, WA 99352

Phone: 509-948-0162

Email: wsic@wsiccorp.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: Permit Surveying, Inc.

UBI# 603-008-175

Contact: Christopher C. Ammann, PLS

Address: 2245 Robertson Dr, Richland, WA 99354

Phone: 509-375-4123

Email: chris@permitsurveying.com

SURVEYOR INFORMATION

Contact: Permit Surveying, Inc. - Christopher C. Ammann, PLS

Address: 2245 Robertson Dr, Richland, WA 99354

Phone: 509-375-4123

Email: chris@permitsurveying.com

PROJECT DESCRIPTION

A 4-lot Short Plat in commercial zoning off of Reata Road. The lots will be served by a private road and extension of city utilities for water sewer and power.

PROPERTY INFORMATION

Parcel #: 1-1188-200-0005-004

Zoning: C-3

Legal Description: PTN NE1/4-NW1/4 Sec 11, T8N, R28E

Comp Plan Designation: Commercial

Gross Acreage: 20.13

Number of Lots: 4

Smallest Lot Size: 0.70

Net Lot Area Acreage: 20.13

Avg Lot Size: 5.03

Largest Lot Size: 7.26

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 ☐ N/A

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

APPLICATION MUST INCLUDE

1. Completed Application and Filing Fee
2. 2 – Copies of Plat & 1 .pdf
3. 1 – 11" x 17" reduction of Short Plat
4. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
5. SEPA Checklist (if necessary)
6. Other information as determined by the Administrator

UTILITY	PROVIDER
Power	City of Richland
Telephone	Zply
Natural Gas	N/A
Cable TV	N/A

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: Christopher C. Ammann, PLS

Applicant Signature:  Date 09-21-2023

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:** McDonald Binding Site Plan at 225 Jackrabbit Lane
2. **Name of applicant:** Permit Surveying, Inc.
3. **Address and phone number of applicant and contact person:** 2245 Robertson Drive
Richland, WA 99354
509-375-4123
Christopher C. Ammann, PLS
4. **Date checklist prepared:** August 28, 2023
5. **Agency requesting checklist:** City of Richland Planning Department
6. **Proposed timing or schedule (including phasing, if applicable):**
Road Construction and Binding Site Plan completed by December, 2023.
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.**
A construction permit will be required for proposed roadway and utilities.

- 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.)**

Divide 20 acres of commercial property into 4 lots and construct a private road with utilities to serve each 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.**

225 Jackrabbit Lane

Kennewick, WA 99338

See preliminary Record of Survey for Binding Site Plan for all other required information.

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

20 acres of vacant land with areas of surface excavation for topsoil and gravel.

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

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

22% (97% of site is less than 10%)

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

Sand & Gravel.

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.

Grading for roadway excavation will occur on approximately one acre of the site. Fill is anticipated to originate on-site and gravel imported. ~~Quantities are not shown in the plans but the grading permit should disclose them.~~ Cut and fill is estimated to be 4,500CY.

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

Yes, minor erosion will occur during grading of the road.

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

4% of the site will be covered in asphalt roadway with curb and concrete walks.

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

Erosion control measures are provided on Sheet 3 of the attached construction plans.

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.

Exhaust emissions from construction equipment during construction and passenger/commercial vehicle emissions on the roadway after construction.

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.

None.

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.

N/A

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.

See attached construction plans for erosion control and roadway surface runoff into ditches.

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.

Roadway grading will improve drainage patterns along the east property line.

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

See attached construction plans for erosion control and roadway surface runoff into ditches.

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?

Approximately 1 acre of sage brush and grass will be cleared for road construction.

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

None.

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

None.

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

None.

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.

Hawks, ravens, songbirds, rodents, skunks, rabbits, coyote, deer.

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.

Ferruginous Hawk (threatened)(source WDFW)

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

Unknown.

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.

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.

None.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

None.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None.

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.

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

None.

- 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.

Vehicle fuel for construction equipment will be used during the project.

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

None.

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

Dust control will be implemented during construction.

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)?

Noise from construction equipment will occur during daytime hours.

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

Noise from construction equipment will be restricted to daytime hours.

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 currently used for surface topsoil mining and a few gravel stockpiles. The property to the east is a mini-storage/RV storage site and the properties to the west are a construction company and a vacant lot.

- 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.

10'x12' building.

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

No.

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

C-3

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

Commercial

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

N/A

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.

None.

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?

N/A

- 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?

Street lights are proposed on the attached construction plans to illuminate the road during the night.

- 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.

None.

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

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

LaPierre Baseball Field is 500' north of the site.

- 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.

Per Note 4 of City Specific Notes on Sheet 3 of attached construction plans, an archaeological monitor will be on-site during excavation.

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 fronts Reata Rd and is currently accessed at the beginning of Jackrabbit Lane, a 30' private access easement. A new private access onto Reata Rd is proposed on the attached construction plans.

- 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 nearest BFTC transit route is on Columbia Center Blvd 2.5 miles east of the site.

- 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). Yes, a paved entrance with sidewalk is proposed for a new private road

to access Reata Rd.

- 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?

None.

- 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.

No.

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

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.

See attached construction plans.

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

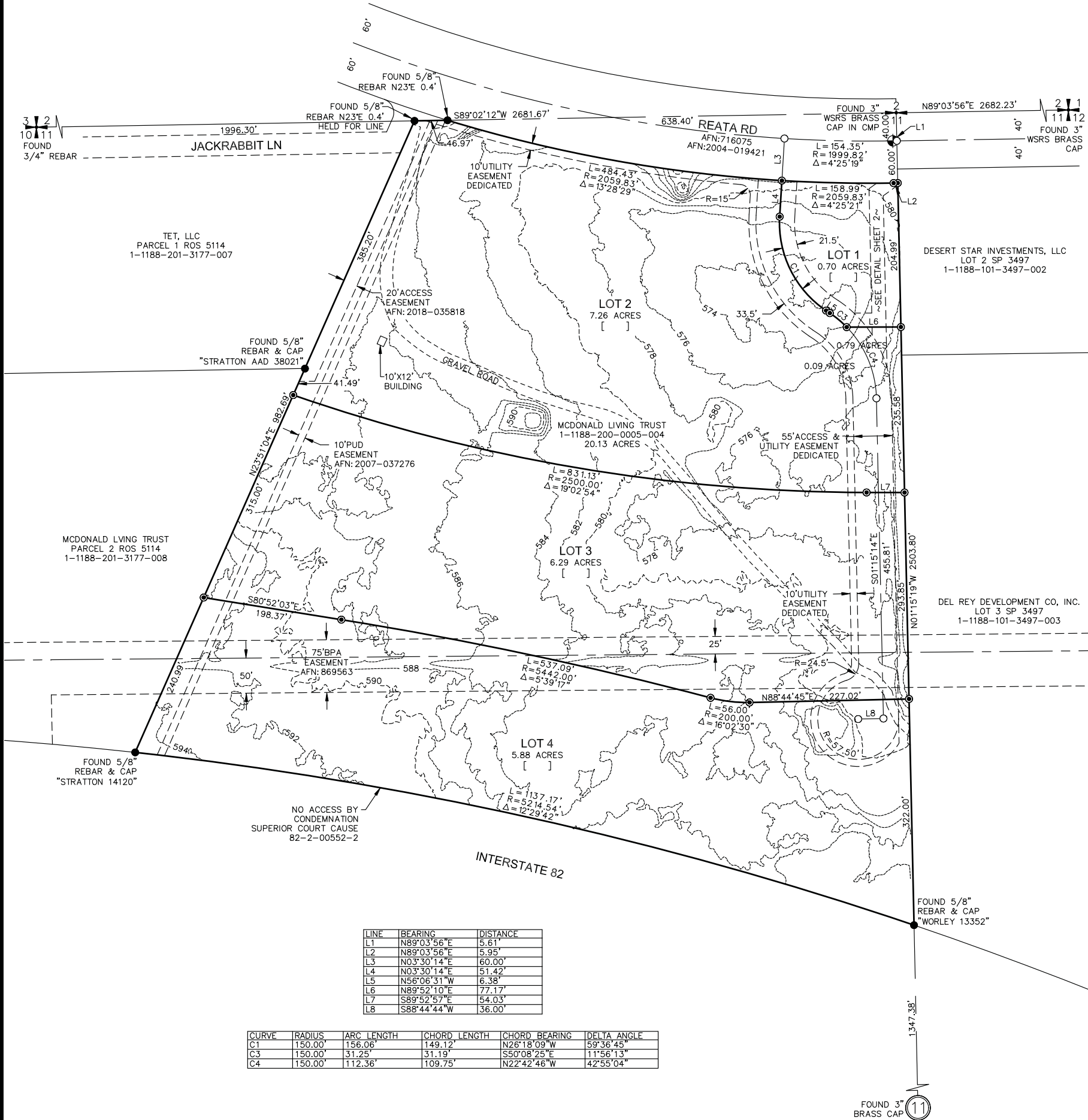
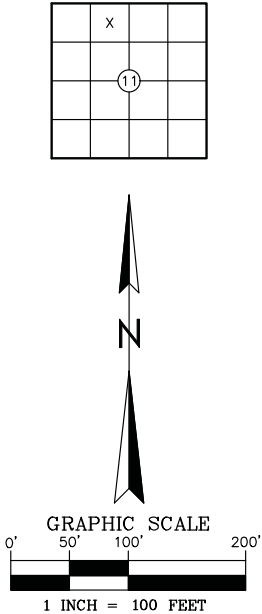
Type name of signee: Christopher C. Ammann, PLS

Position and agency/organization: President, Permit Surveying, Inc.

Date submitted: 28 August 2023

SHORT PLAT NO. _____

PREPARED FOR
MCDONALD LIVING TRUST
PORTION OF THE NE1/4 OF THE NW1/4, SECTION 11,
TOWNSHIP 8 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



SHORT PLAT NOTE

1. ADDRESSES [SHOWN IN BRACKETS] ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND.
ZIP CODE: 99338.

SURVEYOR'S NOTES

- DATE OF SURVEY/MONUMENTS VISITED: JULY, 2018.
- BASIS OF BEARING: NAD83(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- UNITS OF MEASURE: US SURVEY FEET GRID DISTANCES. MULTIPLY GRID DISTANCES BY A COMBINED SCALE FACTOR OF 1.000087576 TO ACHIEVE GROUND DISTANCES. DESCRIPTION, REFERENCE SURVEYS AND LOT AREAS ARE GROUND DISTANCES. MULTIPLY GROUND DISTANCES BY A COMBINED SCALE FACTOR OF 0.999912432 TO ACHIEVE SURVEYED GRID DISTANCES.
- EQUIPMENT/PROCEDURES: TOPCON HIPER GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
- VERTICAL DATUM: NAVD88. CONTOURS DERIVED FROM WASHINGTON LIDAR PORTAL, COLUMBIA VALLEY FEMA SOUTH 2020 DTM.
- CONTOUR INTERVAL: 2 FEET.
- FOUND 5/8" REBAR IN MONUMENT CASE NO.5"
- FOUND 5/8" REBAR & CAP "WORLEY 13352"
- SET 5/8" REBAR & CAP "PERMIT SURVEY PLS 45774"
- CALCULATED POINT, NOT FOUND OR SET

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ M.,
AND RECORDED IN BOOK _____ OF SHORT PLAT'S AT PAGE _____ AT THE
REQUEST OF CHRISTOPHER C. AMMANN.

BENTON COUNTY AUDITOR _____

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER C. AMMANN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF LAND DESCRIBED AND THAT ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID SHORT PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.



CHRISTOPHER C. AMMANN
CERTIFICATE NO. 45774

DATE



2245 Robertson Drive
Richland, WA 99354

Office 509-375-4123
Fax 509-371-0999

DATE: 09/14/2023

SCALE: 1"=100'

DRAWN BY: CCA

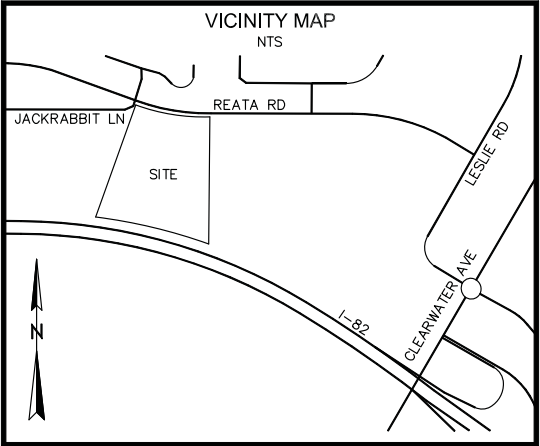
APPROVED BY: CCA

PROJECT: 23048

SHEET 1 OF 2

SHORT PLAT NO. _____

PREPARED FOR
MCDONALD LIVING TRUST
PORTION OF THE NE1/4 OF THE NW1/4, SECTION 11,
TOWNSHIP 8 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNER'S OF THE TRACT OF LAND DESCRIBED HEREON, THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND SHORT PLATTED INTO LOTS AS SHOWN AND THE EASEMENTS ON THE SHORT PLAT ARE HEREBY GRANTED AND DEDICATED FOR THE USES AS SHOWN THEREON.

STEVEN R. MCDONALD, TRUSTEE
THE MCDONALD LIVING TRUST DATED MAY 8, 1994

DATE

SUSAN K. MCDONALD, TRUSTEE
THE MCDONALD LIVING TRUST DATED MAY 8, 1994

DATE

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ }

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE ABOVE NAMED COUNTY AND STATE, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME STEVEN R. MCDONALD AND SUSAN K. MCDONALD, TO ME KNOWN TO BE THE TRUSTEES OF THE MCDONALD LIVING TRUST DATED MAY 8, 1994, ON OATH STATED THAT THEY ARE AUTHORIZED BY THE MCDONALD LIVING TRUST DATED MAY 8, 1994 TO EXECUTE THIS INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

PARCEL DESCRIPTION

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, LYING NORTHERLY OF SR 82 RIGHT OF WAY AND LYING EAST OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER WHICH LIES NORTH 89°54'43" EAST 2681.96 FEET FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 89°54'43" WEST ALONG SAID SECTION 685.16 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 24°43'36" WEST 983.12 FEET TO THE NORTH RIGHT OF WAY OF SAID SR 82 AND THE END OF SAID LINE.

EXCEPT THAT PORTION OF A PUBLIC ROAD KNOWN AS REATA ROAD DEEDED TO BENTON COUNTY FOR ROAD PURPOSES RECORDED UNDER AUDITOR'S FILE NO. 2004-019421.

APPROVALS

THIS SHORT PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, WASHINGTON.

ENGINEER, CITY OF RICHLAND

DATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR _____. PARCEL NO. 1-1188-200-0005-004.

BENTON COUNTY TREASURER

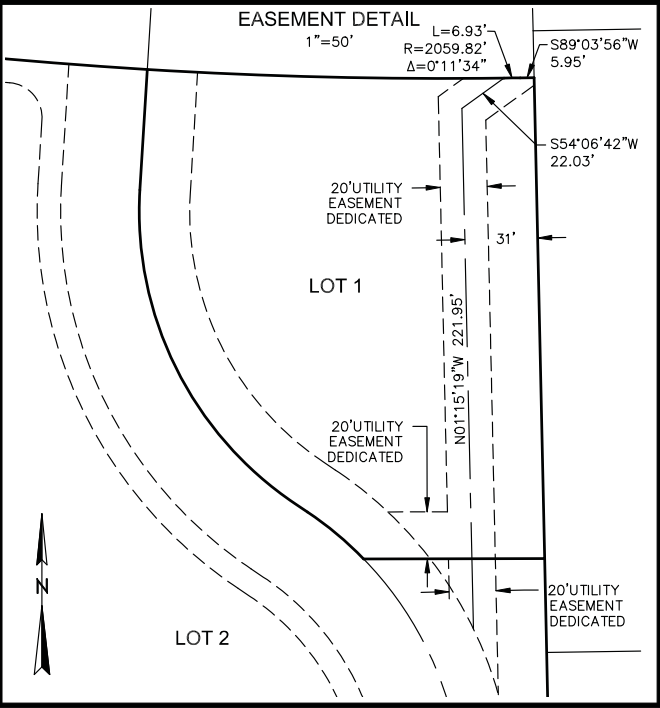
DATE

IRRIGATION DISTRICT CERTIFICATE

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT, THAT THE IRRIGATION EASEMENTS SHOWN ON THIS BINDING SITE PLAN ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20____ A.D.

KENNEWICK IRRIGATION DISTRICT

DATE



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____:____ M., AND RECORDED IN BOOK _____ OF SHORT PLAT'S AT PAGE _____ AT THE REQUEST OF CHRISTOPHER C. AMMANN.

BENTON COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER C. AMMANN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF LAND DESCRIBED AND THAT ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID SHORT PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.



CHRISTOPHER C. AMMANN
CERTIFICATE NO. 45774

DATE



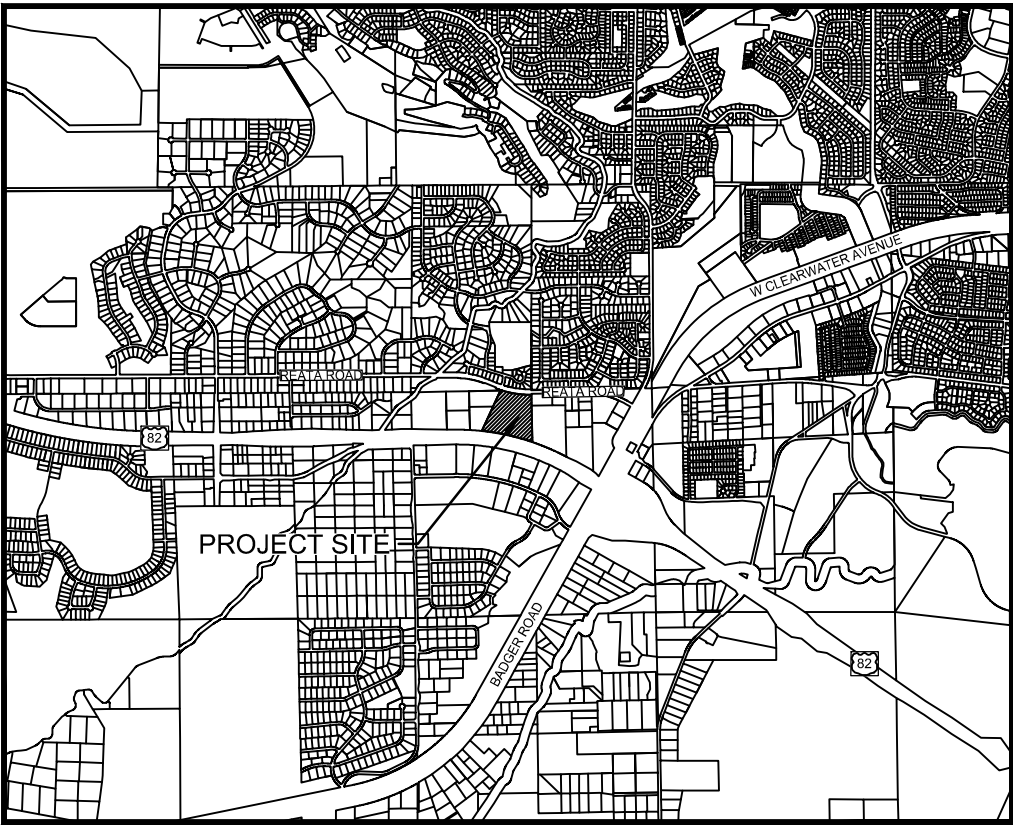
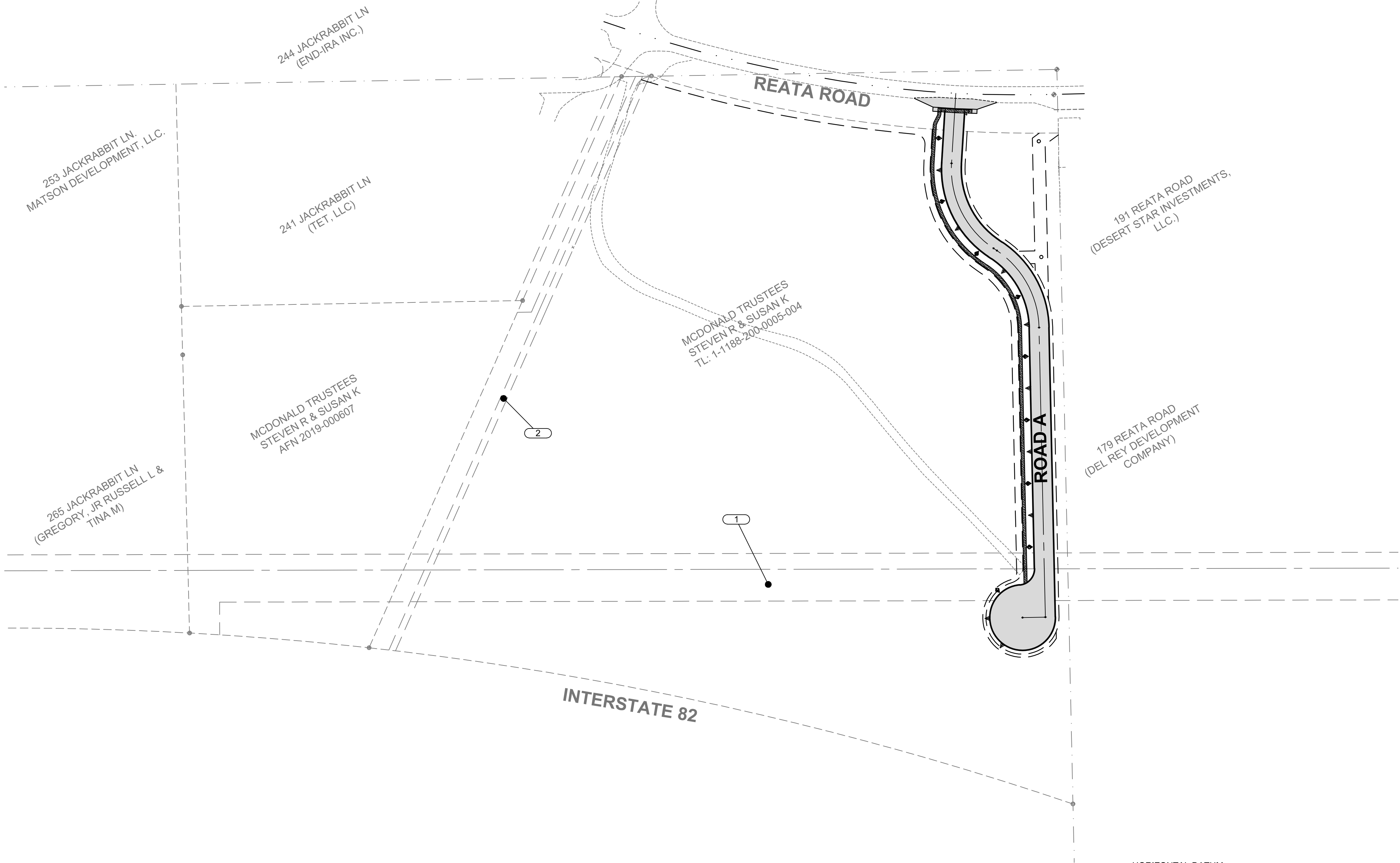
2245 Robertson Drive
Richland, WA 99354

Office 509-375-4123
Fax 509-371-0999

DATE: 9/14/2023
SCALE: NTS
DRAWN BY: CCA
APPROVED BY: CCA
PROJECT: 23048

MCDONALD IMPROVEMENTS

LOCATED IN SECTION 31 AND 32 TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



VICINITY MAP
NOT TO SCALE

SHEET INDEX	
1.	COVER SHEET
2.	GENERAL NOTES, LEGENDS, AND ROAD SECTION
3.	GRADING PLAN
4.	ROAD A PLAN AND PROFILE START TO STA: 4+50
5.	ROAD A PLAN AND PROFILE STA: 4+50 TO END
6.	STREET LIGHTING AND SIGNAGE PLAN
7.	DRIVEWAY PLAN

OWNER:
STEVE AND SUSAN McDONALD
371 KEENE CT.
RICHLAND, WA 99352
(509) 627-1153

ENGINEER:
PBS ENGINEERING AND
ENVIRONMENTAL
CONTACT: JASON MATTOX, PE
400 BRADLEY BLVD, SUITE 106
RICHLAND, WA 99352
(509) 942-1600

SURVEYOR:
PBS ENGINEERING AND
ENVIRONMENTAL
CONTACT: ALEX MATARAZZO, PLS
400 BRADLEY BLVD, SUITE 106
RICHLAND, WA 99352
(509) 942-1600

HORIZONTAL DATUM:
US STATE PLANE, NAD 83/2011. WASHINGTON SOUTH ZONE.

VERTICAL DATUM:
NAVD 88.

EASEMENT KEY: (XX)

1. EXISTING 75' BPA EASEMENT - (AFN 869563)
2. EXISTING 10' PUD EASEMENT - (AFN 2007-037276)

PBS Engineering and
Environmental Inc.
Suite 106
Richland, WA 99352
509.942.1600
pbsusa.com



COVER SHEET FOR:
MCDONALD IMPROVEMENTS
A SITE LOCATED IN THE CITY OF RICHLAND, WASHINGTON



Know what's below.
Call before you dig.



DESIGNED:
ELG/JLM

CHECKED:
JLM

JUNE 2023
66446-000

SHEET ID

GENERAL CONSTRUCTION NOTES

1.

ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST REVISION OF THE CITY OF RICHLAND STANDARD SPECIFICATIONS AND DETAILS AND THE CURRENT EDITION OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.
2.

ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, UTILITY EASEMENT, OR INVOLVING THE CONSTRUCTION OF PUBLIC INFRASTRUCTURE WILL REQUIRE THE APPLICANT TO OBTAIN A RIGHT-OF-WAY PERMIT PRIOR TO CONSTRUCTION. A PLAN REVIEW AND INSPECTION FEE IN THE AMOUNT EQUAL TO 5% OF THE CONSTRUCTION COSTS OF THE WORK THAT WILL BE ACCEPTED AS PUBLIC INFRASTRUCTURE OR IS WITHIN THE RIGHT-OF-WAY OR EASEMENT WILL BE COLLECTED AT THE TIME THE PERMIT IS ISSUED. A STAMPED, ITEMIZED ENGINEERS ESTIMATE (OPINION OF PROBABLE COST) SHALL BE USED TO CALCULATE THE 5% FEE.
3.

ONCE THE PLANS HAVE BEEN ACCEPTED BY THE CITY, A PRE-CONSTRUCTION CONFERENCE WILL BE REQUIRED PRIOR TO THE START OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT. CONTACT THE CITY CIVIL AND UTILITY ENGINEERING DIVISION AT 942-7500 OR 942-7742 TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE.
4.

WHEN CONSTRUCTION OF THE SITE INFRASTRUCTURE HAS BEEN SUBSTANTIALLY COMPLETED, THE APPLICANT SHALL PROVIDE A SURVEYED SET OF "RECORD DRAWINGS" WHICH INCLUDES ALL CHANGES AND DEVIATIONS FROM THE APPROVED PLANS. ONCE APPROVED BY THE CITY, A CAD COPY AND MYLAR SET STAMPED BY A PROFESSIONAL ENGINEER SHALL BE SUBMITTED AND APPROVED BY THE CITY BEFORE THE FINAL PUNCH-LIST INSPECTION WILL BE PERFORMED. ALL FINAL PUNCH-LIST ITEMS SHALL BE COMPLETED OR FINANCIALLY GUARANTEED PRIOR TO RECORDING OF THE FINAL PLAT. A MYLAR RECORD DRAWING OF THE STREET LIGHTING PLAN IS ALSO REQUIRED PRIOR TO FINAL INSPECTION. REFERENCE THE PUBLIC WORKS DOCUMENT "RECORD DRAWING REQUIREMENTS AND PROCEDURES" FOR A COMPLETE DESCRIPTION OF THE RECORD DRAWING PROCESS.
5.

NO WORK ON THIS PROJECT SHALL COMMENCE UNTIL A CITY OF RICHLAND RIGHT-OF-WAY CONSTRUCTION PERMIT HAS BEEN ISSUED.
6.

ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS." PUBLIC STREET AND TRAFFIC SIGNAGE WILL BE PROVIDED AND INSTALLED BY CITY CREWS AT THE DEVELOPER EXPENSE.
7.

THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE LICENSED BY THE STATE OF WASHINGTON AND BONDED TO DO WORK IN THE PUBLIC RIGHT-OF-WAY, AND SHALL HAVE A CURRENT CITY OF RICHLAND BUSINESS LICENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CONSTRUCTION DEFICIENCIES FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE CITY OF RICHLAND.
8.

ANY CHANGES OR MODIFICATIONS TO THE PROJECT PLANS SHALL FIRST BE APPROVED BY THE CITY ENGINEER OR HIS REPRESENTATIVE.
9.

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED WITH THE FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CALL 1-800-424-5555 OR "811" A MINIMUM OF TWO WORKING DAYS PRIOR TO COMMENCING ANY EXCAVATION ACTIVITIES TO DETERMINE FIELD LOCATIONS OF ALL UNDERGROUND UTILITIES.

10.

THE FACE OF CURB SHALL BE STAMPED AT ALL UTILITY CROSSINGS, MAIN LINES AND SERVICE LINES AS FOLLOWS:
"S" - SANITARY SEWER
"W" - WATER
"I" - IRRIGATION
"C" - CONDUITS
"G" - GAS
"D" - STORM DRAIN
11.

ALL FIRE HYDRANTS AND GUARD POSTS SHALL BE PAINTED OSHA SAFETY YELLOW, QUICKSET ENAMEL NO. 3472 HYDRANT YELLOW AS MANUFACTURED BY FARWEST PAINT MANUFACTURING COMPANY OR APPROVED EQUAL.
12.

ALL FIRE HYDRANT RUNS SHALL BE RESTRAINED DUCTILE IRON (DI) PIPE WITH THRUST BLOCKS.
13.

FIRE HYDRANTS AND STREET LIGHTS SHALL BE INSTALLED AT 2 FEET BEHIND THE BACK OF SIDEWALK TO THE FACE OF EQUIPMENT WHERE THE SIDEWALK IS ADJACENT TO THE CURB AND 6 FEET BEHIND THE BACK OF CURB WHERE THE SIDEWALK IS NOT ADJACENT TO THE CURB UNLESS OTHERWISE NOTED ON THE PLANS.
14.

ANY DAMAGED OR BADLY DETERIORATED CONCRETE CURB, GUTTER AND SIDEWALK WITHIN PUBLIC RIGHT OF WAY SHALL BE REMOVED AND REPLACED. THIS INCLUDES ANY CURB DAMAGED BY CONSTRUCTION EQUIPMENT DURING THE PROJECT.
15.

TAKE ANY NECESSARY MEANS TO KEEP FROM TRACKING MUD AND DEBRIS OUT ONTO THE EXISTING STREETS, AND ALSO KEEP MUD AND ANY OTHER DEBRIS FROM THIS SITE FROM ENTERING THE EXISTING PUBLIC STORM DRAINAGE SYSTEM.
16.

ALL STORM DRAINAGE CATCH BASIN MANHOLES SHALL BE CONSTRUCTED WITH AN 18-INCH "SUMP" IN THE BOTTOM OF THEM PER CITY OF RICHLAND STANDARD S-13. STORM DRAIN PIPE SHALL BE ASTM D-3034 SDR35 PVC OR APPROVED EQUAL.
17.

ALL STORM DRAIN PIPES SHALL BE PVC SDR 35 PIPE MEETING THE REQUIREMENTS OF ASTM D3034. WHEN PIPE COVER IS LESS THAN 18-INCHES, PIPE MATERIAL SHALL BE C900 PVC.
18.

IRRIGATION VALVE BOXES OR LIDS WITHIN THE ROADWAY OR PUBLIC RIGHT-OF-WAY NEED TO BE PER CITY OF RICHLAND SPEC: "RICH 931" CAST IRON LID SHALL HAVE "IRR" CAST INTO TOP.
19.

WHERE NEW SANITARY SEWER OR STORM DRAIN LINES ARE TO BE CONNECTED TO EXISTING MANHOLES OR PIPE LINES, CONTRACTOR TO DIG AND VERIFY ELEVATIONS OF EXISTING LINES AND NOTIFY THE CITY ENGINEER SHOULD GRADES NEED TO BE REVISED.
20.

A MINIMUM HORIZONTAL SEPARATION OF TEN-FEET SHALL BE MAINTAINED BETWEEN WATER MAINS AND SEWER MAINS AND SERVICE LINES. WATER MAINS SHOULD CROSS OVER THE TOP OF SEWER MAINS WITH A MINIMUM VERTICAL SEPARATION OF 18-INCHES. ANY CROSSING WITH A VERTICAL SEPARATION OF LESS THAN 18" OR ANY CROSSING IN WHICH THE WATER MAIN CROSSES BELOW THE SEWER MAIN SHALL BE IN ACCORDANCE WITH WASHINGTON STATE DEPARTMENT OF ECOLOGY STANDARDS. (SEWER LINES SHALL BE CONSTRUCTED OF WATER-CLASS PIPE, CROSSING PIPES SHALL BE CENTERED SO THAT THE ENDS ARE EQUIDISTANT FROM ONE ANOTHER, INTERSECTIONS OF PIPES SHALL BE ENCASED IN CONCRETE, ETC.) PRESSURIZED SEWER MAINS SHALL NOT CROSS OVER POTABLE WATER MAINS IN ANY CASE. IF A MINIMUM VERTICAL SEPARATION OF 12" CANNOT BE MAINTAINED BETWEEN MAINLINE PIPES, CDF OR CONCRETE SHALL BE USED AS BACKFILL IN PLACE OF NATIVE SOILS OR GRAVEL.
21.

SANITARY SEWER MAINLINES SHALL BE SDR 35 PVC PIPE MEETING THE REQUIREMENTS OF ASTM D3034 UNLESS NOTED OTHERWISE ON THE PLANS. SANITARY SEWER MAINLINES DEEPER THAN 15' SHALL BE SDR 26 PVC, ASTM F679 PIPE PER CITY OF RICHLAND STANDARDS. ALL PIPE BETWEEN MANHOLES SHALL BE OF SAME MATERIAL.

22.

RESIDENTIAL SEWER SERVICES SHALL BE 4" DIAMETER AND SHALL EXTEND 12 FEET BEYOND THE RIGHT-OF-WAY INTO THE LOT. THE END SHALL BE CAPPED AND MARKER INSTALLED PER CITY OF RICHLAND STANDARD DETAIL S10. SEWER SERVICE LINES SHALL BE NO STEEPER THAN 45° AND NO FLATTER THAN 2.00%. MINIMUM DEPTH AT CURB LINE SHALL BE 5 FEET.
23.

MANHOLES OR CLEANOUTS OUTSIDE OF PAVED AREAS SHALL HAVE A CONCRETE COLLAR AROUND THEM IN THE FOLLOWING DIMENSIONS: 30" x 30" x 8" THICK.
24.

ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM 4-FEET OF COVER. 8-INCH WATER MAINS IN RESIDENTIAL STREETS SHALL BE CLASS 150, DR18 AWWA C900 POLYVINYL CHLORIDE PIPE (PVC). 10-INCH WATER MAINS SHALL BE CLASS 50 DUCTILE IRON (DI) PIPE PER CITY OF RICHLAND DESIGN GUIDELINES.
25.

THE CONTRACTOR HAS THE FOLLOWING OPTIONS WHEN CONNECTING TO OR EXTENDING AN EXISTING CITY DOMESTIC WATER MAIN:

A NEW 8-INCH GATE VALVE SHALL BE INSTALLED AT THE POINT OF CONNECTION TO ISOLATE THE NEW, UNTESTED WATER MAIN FROM THE EXISTING CITY MAIN. THIS IS STANDARD FOR NEW CONSTRUCTION.

OR, THE CONTRACTOR SHALL PROVIDE A PRESSURE TEST SHOWING THAT THE EXISTING WATER MAIN STUB CAN HOLD 150PSI FOR 2 HOURS AND CAN THEREFORE PASS A STANDARD PRESSURE (AND BACTERIOLOGICAL) TEST. THE CONTRACTOR THEREFORE TAKES RESPONSIBILITY FOR THE EXISTING WATER MAIN STUB THAT HE IS CONNECTING TO.

OR, THE NEW MAIN SHALL BE INSTALLED AND PRESSURE TESTED ENTIRELY SEPARATE FROM THE EXISTING WATER STUB, AND THE CITY WATER CREWS WILL MAKE THE CONNECTION BETWEEN NEW AND EXISTING AFTER THE WATER MAIN HAS BEEN TESTED AND ACCEPTED AS PUBLIC INFRASTRUCTURE. THIS WILL RESULT IN AN ADDITIONAL FEE.
26.

RESIDENTIAL WATER SERVICES SHALL BE 1" DIAMETER AND SHALL EXTEND 1 FOOT BEYOND THE BACK OF SIDEWALK THROUGH THE CURB STOP. THE END SHALL BE MARKED WITH A 2x4 PRESSURE TREATED WOOD MARKER POST PAINTED BLUE EXTENDING FROM THE END OF THE PIPE TO 4 FEET ABOVE THE GROUND. TEN FEET OF CLEARANCE SHALL BE PROVIDED BETWEEN WATER SERVICES AND IRRIGATION SERVICES AT THE FRONT LOT LINES.
27.

THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL PERMITS NECESSARY AS SET FORTH UNDER WAC 332-120. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ADHERE TO ALL OF THE REQUIREMENTS OF THIS CHAPTER.
28.

CABLE TELEPHONE AND TELEVISION LINES SHALL GENERALLY FOLLOW TRENCHING PROVIDED FOR POWER. PROVIDE ALL TRENCHING FOR TELEPHONE AND TELEVISION. PROVIDE 2" OR 4" PVC CONDUIT AND SWEEPS AS REQUIRED FOR TELEPHONE. TELEPHONE ROAD CROSSINGS SHALL BE SCHEDULE 80 PVC AND ALL OTHER CONDUIT SHALL BE SCHEDULE 40 UNLESS OTHERWISE SHOWN. SWEEPS FOR TELEPHONE CONDUIT SHALL BE BETWEEN 1 FOOT AND 2 FEET FROM POWER TRANSFORMERS OR AT THE PROPERTY CORNER WHERE NO TRANSFORMER EXISTS. PRIOR TO BACKFILLING TRENCHES, NOTIFY THE CONDUIT INSPECTOR, KEN FERGUSON AT (509) 528-0859. CHARTER COMMUNICATIONS TO PROVIDE ALL CONDUIT FOR TELEVISION.
29.

COMPLY WITH THE CITY OF RICHLAND STANDARDS FOR ALL ELECTRICAL POWER CABLE, WIRING, AND APPURTENANCES. TYPICAL TRENCH WILL BE 16" MINIMUM WIDTH AND 36" MINIMUM COVER (NOT TO EXCEED 48" DEPTH WITHOUT ASSURING COMPLIANCE WITH WAC296-155-657). ROAD CROSSING COVER MAY BE REDUCED TO 32" MEASURED FROM THE TOP OF CONDUIT. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING ELECTRICAL FACILITIES (INCLUDING PHYSICAL DAMAGE, GRADE CHANGES, CLEARANCE REDUCTIONS AND FILL SETTLING) ON THIS SITE. CONTRACTOR SHALL GIVE 2 WEEKS NOTICE TO ENERGY SERVICES PRIOR TO POWER INSTALLATION. CALL RICH COURTNEY AT 942-7422.

30.

ALL PEDESTRIAN RAMPS AT INTERSECTIONS AND ONLY SIDEWALK AS NOTED ON PROJECT PLANS SHALL BE CONSTRUCTED AT THE TIME OF PLAT CONSTRUCTION. HOME BUILDER SHALL BE RESPONSIBLE TO INSTALL PUBLIC SIDEWALK FRONTING LOTS AS THEY ARE BEING DEVELOPED.
31.

ALL AREAS DISTURBED BY THE CONSTRUCTION ACTIVITIES SHALL BE HYDROSEEDDED AT THE COMPLETION OF THE PROJECT.
32.

THE CONTRACTOR SHALL SUPPLY A DUST CONTROL PLAN PRIOR TO STARTING WORK IN ACCORDANCE WITH RMC CHAPTER 9.16.046, SECTION J.
33.

THE CONTRACTOR SHALL TAKE CARE TO PREVENT CONSTRUCTION SITE RUNOFF FROM ENTERING INTO THE CITY STORMWATER SYSTEM IN ACCORDANCE WITH RMC CHAPTER 16.05. CONSTRUCTION MATERIALS THAT MAY INTRODUCE SEDIMENT INTO THE STORMWATER SYSTEM MAY NOT BE STOCKPILED IN THE STREET. SUCH MATERIALS MAY INCLUDE BUT NOT BE LIMITED TO: CONSTRUCTION MATERIALS, SOIL, SAND, GRAVELS, ETC.
34.

CITY TO FURNISH AND INSTALL PERMANENT STREET SIGNS. DEVELOPER TO REIMBURSE CITY FOR MATERIALS AND LABOR COSTS PRIOR TO FINAL PLAT APPROVAL.
35.

PRIOR TO USE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL PROPOSED MATERIALS. THE CONTRACTOR SHALL USE THE CITY OF RICHLAND MATERIALS LIST OR THE REQUEST FOR APPROVAL MATERIAL (RAM) FORM. MATERIALS INCLUDED IN THE QUALIFIED PRODUCTS LIST (QPL) BUT NOT ON THE CITY MATERIAL LIST WILL BE TAKEN UNDER CONSIDERATION BY USE OF THE RAM FORM. SUBSTITUTE MATERIALS SHALL BE "ENGINEER APPROVED EQUAL" AND ARE REQUIRED TO BE APPROVED FOR USE UTILIZING THE RAM PROCEDURE AS OUTLINED IN THE WSDOTSS SECTION 1-06.1(2). PROVIDE SUBMITTALS FOR MATERIALS AND/OR EQUIVALENTS TO THE ENGINEER FOR APPROVAL IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
36.

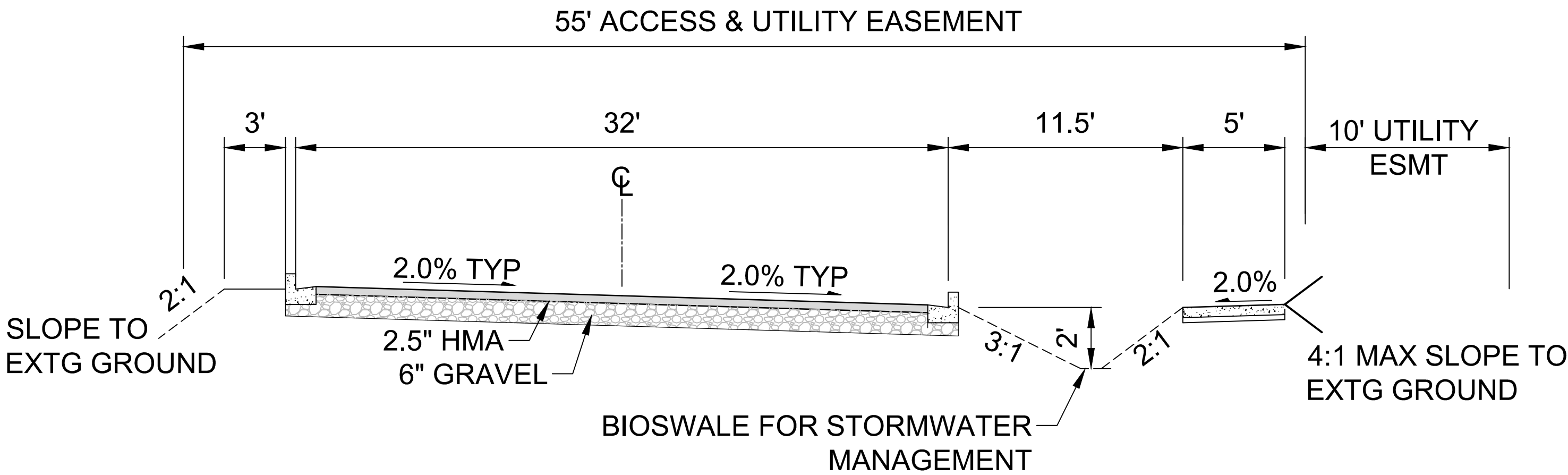
ALL MATERIALS SHALL BE IN NEW CONDITION WHEN BROUGHT TO THE JOB SITE. DATE STAMPS ON THE MATERIAL SHALL BE CLEARLY VISIBLE FOR INSPECTION BY THE CITY. ANY PIPE OVER 2 YEARS (24 MONTHS) OLD, OR APPEARING SEVERELY SUN-BLEACHED OR DAMAGED WILL BE REJECTED AND REMOVED FROM THE JOB SITE IMMEDIATELY.
37.

THE CONSTRUCTION SITE SHALL HAVE A SILT FENCE INSTALLED AND MAINTAINED AS REQUIRED TO PREVENT RUNOFF FROM LEAVING THE SITE. A SINGLE ACCESS POINT SHALL BE COORDINATED WITH THE CITY ENGINEER PRIOR TO CONSTRUCTION. A 34"x50' RIP-RAP PAD SHALL BE CONSTRUCTED AT THE ENTRANCE OF THE SITE. IF DEBRIS CANNOT BE CONTROLLED, A WHEEL WASH SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR.
38.

THE CONTRACTOR SHALL MAINTAIN PROPER DUST CONTROL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF RICHLAND AND THE BENTON COUNTY CLEAN AIR AGENCY AT ALL TIMES. THE CONTRACTOR IS REQUIRED TO HAVE ONE PERSON AT THE JOB SITE DURING CONSTRUCTION HOURS WHO IS RESPONSIBLE FOR DUST CONTROL. ONE PERSON WILL ALSO BE AVAILABLE DURING NON-WORKING HOURS AND SHALL HAVE EQUIPMENT AND MANPOWER AVAILABLE TO CONTROL DUST.
39.

SEWER LINES SHALL BE AIR TESTED PER CITY OF RICHLAND STANDARDS.
40.

LOCATE WIRE SHALL BE INSTALLED ABOVE ALL SANITARY SEWER FORCE MAIN LINES PER CITY OF RICHLAND STANDARDS.



PRIVATE DRIVE ROAD SECTION - McDonald PROJECT

SYMBOL LEGEND	
	WATER / IRRIGATION VALVE
	FIRE HYDRANT
	WATER / IRRIGATION BLOW-OFF VALVE
	WATER / IRRIGATION FITTING W/ THRUST BLOCK
	WATER SERVICE METER
	WATER / IRRIGATION TEE FITTING WITH VALVE
	WATER / IRRIGATION CROSS FITTING WITH VALVES
	IRRIGATION SERVICE RISER / BOX
	UTILITY CAP
	STORM DRAIN DRYWELL (SDDW)
	STORM DRAIN MANHOLE (SDMH)
	STORM DRAIN CATCH BASIN (SDCB)
	STORM DRAIN CATCH BASIN MANHOLE
	SANITARY SEWER CLEANOUT (SSCO)
	SANITARY SEWER MANHOLE (SSMH)
	STREET LIGHT
	ELECTRICAL DISCONNECT SWITCH
	ELECTRICAL JUNCTION BOX
	ELECTRICAL TRANSFORMER
	ELECTRICAL PEDESTAL

HATCHING LEGEND	
	PROPOSED ASPHALT SURFACE
	PROPOSED CONCRETE SURFACE
	PROPOSED GRAVEL SURFACE
	DEMO/REMOVE ASPHALT SURFACE

LINETYPE LEGEND	
	PROPOSED INDEX CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED EASEMENT LINE
	PROPOSED CENTERLINE
	PROPOSED LOT LINE
	PHASE LINE
	PROPOSED STREET LIGHT CIRCUIT
	PROPOSED ELECTRICAL UTILITY TRENCH
	PROPOSED SANITARY SEWER MAIN LINE
	PROPOSED SANITARY SEWER SERVICE LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED WATER MAIN LINE
	PROPOSED WATER SERVICE LINE
	PROPOSED IRRIGATION MAIN LINE
	PROPOSED IRRIGATION SERVICE LINE
	OVERALL PLAT BOUNDARY
	EXISTING RIGHT-OF-WAY LINE
	EXISTING LOT LINE
	EXISTING EASEMENT LINE
	EXISTING SANITARY SEWER MAIN LINE
	EXISTING STORM DRAIN MAIN LINE
	EXISTING WATER MAIN LINE
	EXISTING ELECTRICAL
	EXISTING IRRIGATION LINE
	EXISTING OVERHEAD POWER LINE
	GENERAL DEMOLITION LINE
	WATERLINE REMOVAL/DEMO LINE

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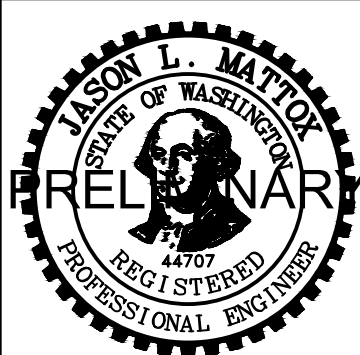
PBS Engineering and
Environmental Inc.
106
Richland WA 99362
509.942.1600
pbsusa.com



GENERAL NOTES, LEGENDS, AND ROAD SECTION FOR:
MCDONALD IMPROVEMENTS
A SITE LOCATED IN THE CITY OF RICHLAND, WASHINGTON



Know what's below.
Call before you dig.



DESIGNED:

ELG/JLM

CHECKED:

JLM

JUNE 2023

66446-000

SHEET ID

GENERAL EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION AND SEDIMENTATION CONTROLS AS RECOMMENDED IN DIVISION 8 OF THE WSDOT CONSTRUCTION MANUAL AND CHAPTER 710 OF THE WSDOT ROADSIDE MANUAL.
2. IN ADDITION TO THE TEMPORARY EROSION AND SEDIMENT CONTROL METHODS OUTLINED ON THIS PLAN, THE CONTRACTOR IS ENCOURAGED TO EVALUATE THE PROJECT EARTHWORK REQUIREMENTS AND NATURAL DRAINAGE, AND STAGE CONSTRUCTION ACTIVITIES TO LIMIT THE EXTENT OF DISTURBED AREAS. THE CONTRACTOR SHALL EVALUATE THE EROSION AND SEDIMENT CONTROLS DURING THE COURSE OF THE PROJECT TO IDENTIFY POTENTIAL PROBLEM AREAS AND PROVIDE ADDITIONAL MEASURES TO INCREASE THEIR EFFECTIVENESS IN MINIMIZING EROSION AND SEDIMENT RUNOFF.
3. SILT FENCING SHALL BE INSTALLED AS DETAILED PRIOR TO ANY CONSTRUCTION WORK THAT INVOLVES EARTHWORK OR WILL POTENTIALLY DISTURB THE NATIVE VEGETATION. WHERE POSSIBLE, SILT FENCING SHALL FOLLOW THE EXISTING GROUND CONTOUR. WHERE SILT FENCING MUST BE INSTALLED ON A SLOPE, THE SLOPE SHALL BE LIMITED TO 3:1 (HORIZONTAL TO VERTICAL) AND GRAVEL CHECK DAMS SHALL BE PLACED AT 10-FOOT INTERVALS TO MINIMIZE RUNOFF FLOW ALONG THE FENCE. TO ENSURE SILT FENCING CAPTURES RUNOFF WATER, ENDS OF FENCING SHALL BE FLARED UPHILL AT LEAST 2-FEET.

GRADING HATCH LEGEND	
	FILL AREAS MUST SATISFY GENERAL GRADING NOTE #2

4. UPON COMPLETION OF ROUGH SITE GRADING AND ROADWAY PAVING, THE CONTRACTOR SHALL OBSERVE DRAINAGE RUNOFF FLOW ACROSS THE FUTURE BUILDING SITES AND FORM TEMPORARY DRAINAGE SWALES AS NECESSARY TO ENSURE THAT SURFACE WATER IS RETAINED AND NOT PERMITTED TO LEAVE THE SITE OR DRAIN ACROSS STEEPLY GRADED SURFACES RESULTING IN EROSION.
5. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE CLEARING AND DISTURBANCE TO EXISTING VEGETATION OUTSIDE OF AREAS REQUIRED FOR CONSTRUCTION ACTIVITIES. AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE STABILIZED AND RESTORED BY HYDRO-SEEDING OR OTHER APPROVED METHODS AS EARLY AS PRACTICABLE.
6. STABILIZED CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT INGRESS/EGRESS POINTS CONNECTING EXISTING PAVED ROADWAYS USING 4" TO 8" QUARRY SPALLS, 15' WIDE FOR A DISTANCE OF AT LEAST 50' SIMILAR TO WSDOT STANDARD PLAN I-80.10-02. AT LEAST ONE CONSTRUCTION ENTRANCE SHALL BE REQUIRED.
7. SURFACE RUNOFF SHALL NOT BE ALLOWED TO LEAVE THE PLAT INCLUDING FUTURE ROAD CORRIDORS. GRADED FUTURE ROADWAYS ARE SUSCEPTIBLE TO SIGNIFICANT EROSION POTENTIAL AND MUST BE MONITORED AND MAINTAINED UNTIL COMPLETED IN THE FUTURE. LONG-TERM BEST MANAGEMENT PRACTICES (BMP) MEASURES TO CONTROL AND RETAIN RUNOFF FROM THE GRADED LOTS AND FUTURE ROADWAYS SHALL INCLUDE TEMPORARY SWALES, PONDS, BERMS, STRAW BALES, ETC. AND MUST BE MAINTAINED AND/OR MODIFIED DURING AND FOLLOWING SITE GRADING ACTIVITIES UNTIL LOTS ARE FULLY DEVELOPED.

CITY SPECIFIC GENERAL NOTES:

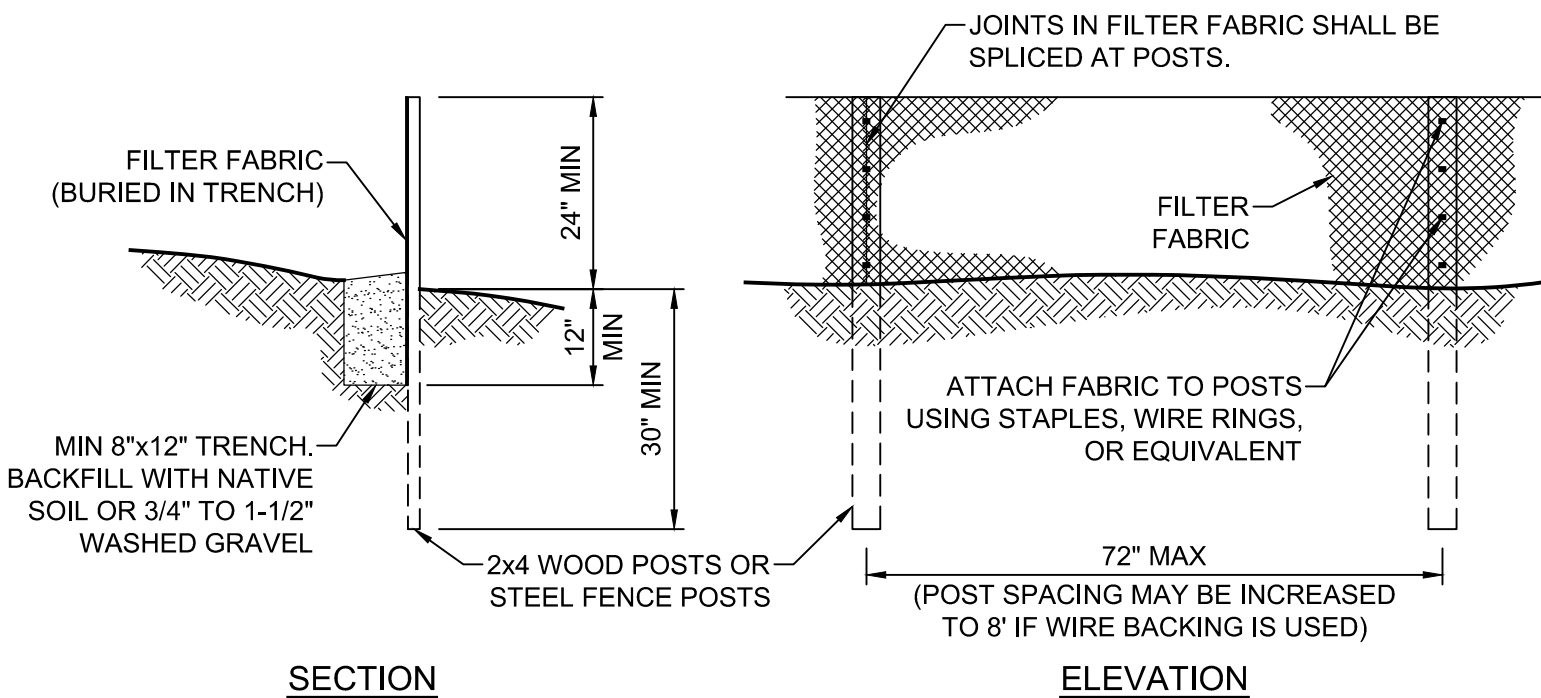
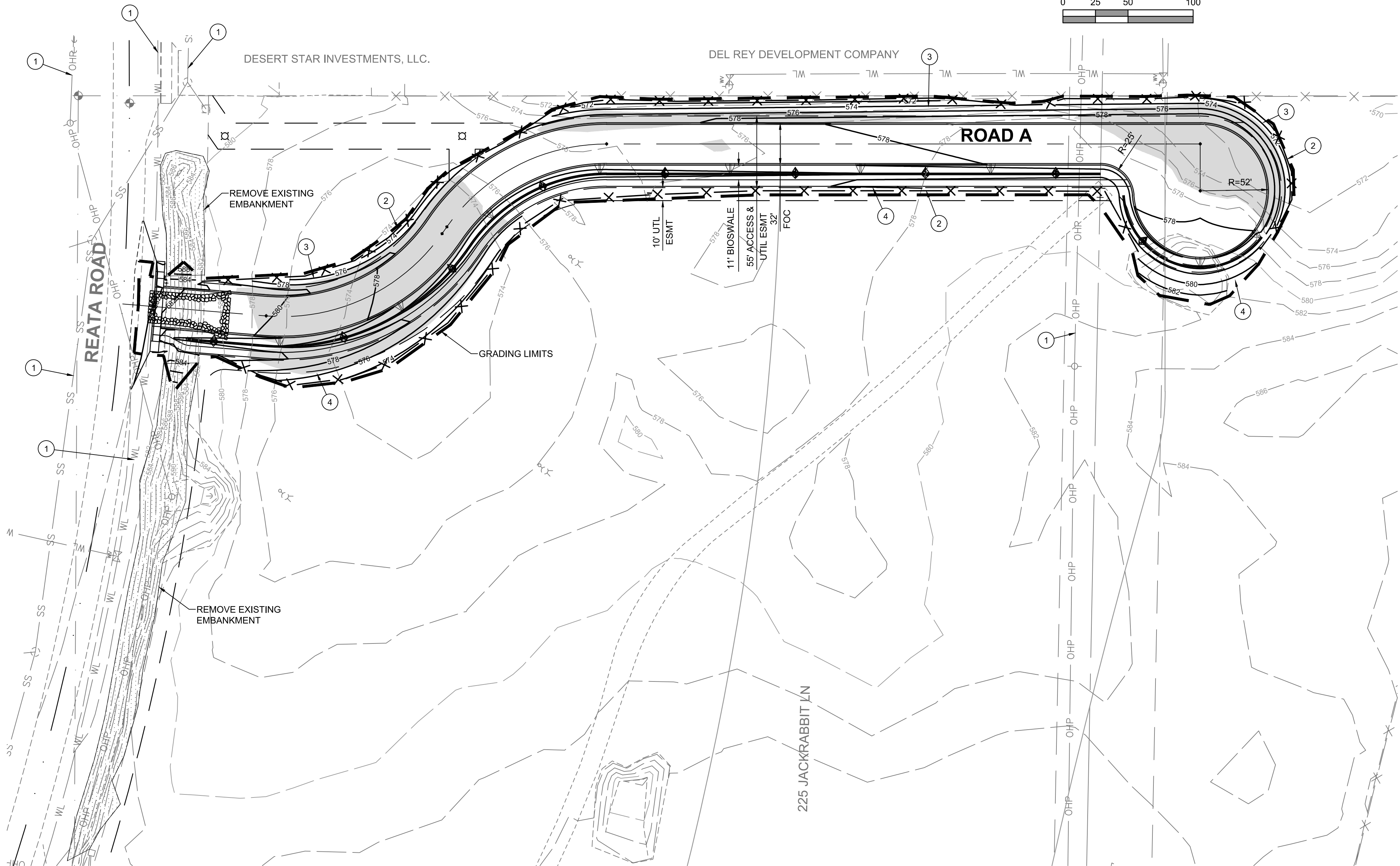
1. AS A CONDITION OF THE ISSUED PERMIT, PRIOR TO COMMENCING GRADING OPERATIONS THE PERMITTEE SHALL CONDUCT A PRE-CONSTRUCTION MEETING WITH A CITY OF RICHLAND BUILDING INSPECTOR, THE GEO-TECHNICAL ENGINEER OF RECORD (OR REPRESENTATIVE), THE MATERIALS TESTING AGENCY, AND THE CONTRACTOR PERFORMING THE WORK.
2. THIS PROJECT, AND EACH PHASE THEREOF, SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY'S STORM-WATER PROGRAM IN PLACE AT THE TIME EACH PHASE IS ENGINEERED. THIS PROJECT MAY REQUIRE COVERAGE UNDER THE WASHINGTON STATE GENERAL NPDES PERMIT FOR CONSTRUCTION PROJECTS. PROOF THAT EITHER A CONSTRUCTION STORM-WATER GENERAL PERMIT OR AN EROSIONITY WAIVER HAS BEEN OBTAINED FOR THIS PROJECT IS REQUIRED TO BE SUBMITTED TO THE CITY BEFORE A CITY RIGHT-OF-WAY CONSTRUCTION PERMIT WILL BE ISSUED. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH PERMIT CONDITIONS.
3. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN ANY AND ALL NECESSARY PERMITS OR EASEMENTS THAT MAY BE REQUIRED BY JURISDICTIONAL ENTITIES OUTSIDE OF THE CITY OF RICHLAND.
4. AN ARCHAEOLOGICAL MONITOR MUST BE PRESENT TO PROVIDE ON-SITE OBSERVATION OF GROUND-DISTURBING WORK AND DOCUMENT ANY ARCHAEOLOGICAL RESOURCES OBSERVED.

GENERAL GRADING NOTES:

1. THE PROPOSED CONTOURS SHOWN REPRESENT FINISH SURFACE ELEVATIONS WITHIN RIGHT-OF-WAY AND ROUGH FINISH SITE GRADING WITHIN LOTS. FINAL SITE GRADING WITHIN LOTS SHALL BE PERFORMED BY HOME-SITE CONTRACTORS AS HOMES ARE CONSTRUCTED.
2. GRADING IN FUTURE OR EXISTING RIGHT-OF-WAY SHALL BE PLACED AND COMPACTED PER CITY STANDARDS. THE PLACEMENT OF FILL MATERIAL ON LOTS SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE 2015 VERSION OF THE INTERNATIONAL BUILDING CODE (2015 IBC), APPENDIX J AND THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY BAER TESTING & ENGINEERING INC DATED 03/07/2023. THE DEVELOPER SHALL BE RESPONSIBLE FOR HIRING AN INDEPENDENT MATERIALS TESTING COMPANY TO COMPLETE AND DOCUMENT COMPACTION TESTS TO BE TAKEN AT INTERVALS CONSISTENT WITH CITY STANDARDS, AND A LICENSED PROFESSIONAL ENGINEER TO CERTIFY THAT THE FILL PLACED ON LOTS IS BUILD-ABLE MEETING THESE REQUIREMENTS. A COPY OF THIS CERTIFICATION SHALL BE PROVIDED TO THE PUBLIC WORKS ENGINEERING DEPARTMENT TO THE TIME OF THE PRE-CONSTRUCTION MEETING.
3. EMBANKMENT AND BACKFILL MATERIAL PLACED ON SLOPES OR BENEATH FUTURE BUILDING AND PARKING AREAS SHALL BE PLACED IN 8-INCH LOOSE LIFTS AND COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY PER ASTM D1557 FOR IMPORT MATERIALS, AND 92% OF MAXIMUM DRY DENSITY PER ASTM D1557 FOR QUALIFYING ON-SITE SOILS. LANDSCAPED AREAS OUTSIDE FUTURE BUILDING AND PARKING AREAS SHALL BE COMPACTED TO AT LEAST 90% OF MAXIMUM DRY DENSITY PER ASTM D-1557. IN-PLACE DENSITY TESTS SHALL BE MADE BY AN INDEPENDENT LABORATORY TO DETERMINE THE SPECIFIED DENSITY HAS BEEN ACHIEVED. ALL FILL MUST BE CERTIFIED AS BUILD-ABLE PER GENERAL GRADING NOTE 2.
4. ALL DISTURBED AREAS SHALL BE HYDRO-SEED AT THE COMPLETION OF THE PROJECT. GRADED AREAS FOR FUTURE DEVELOPMENT MAY REQUIRE ADDITIONAL APPLICATION OF HYDRO-SEED TO MAINTAIN LONG-TERM EROSION CONTROL.
5. EXCEPT WHERE SLOPE EASEMENTS ARE ESTABLISHED, OR WHERE WRITTEN AUTHORIZATION IS SECURED FROM ADJACENT PROPERTY OWNER FOR GRADING WORK UP TO THE PROPERTY LINE, ALL CUT AND FILL SLOPES SHALL BE SET BACK FROM THE EXISTING PROPERTY LINES IN ACCORDANCE WITH THE 2015 IBC APPENDIX J SECTION 108. MINIMUM SLOPE SETBACK SHALL BE 2' FROM PROPERTY LINE. SETBACK DIMENSIONS SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
6. ALL EXISTING ABOVEGROUND AND UNDERGROUND UTILITIES SHALL BE PROTECTED DURING GRADING ACTIVITIES UNLESS NOTED OTHERWISE. SPECIAL CONSIDERATION SHALL BE GIVEN TO EXISTING BADGER MOUNTAIN IRRIGATION DISTRICT (BMID) IRRIGATION TRUNK LINES WITHIN EXISTING EASEMENTS NOTED ON THE SITE. CONTRACTOR SHALL ADHERE TO THE BMID ENCROACHMENT POLICY WHICH OUTLINES DEPTH OF COVER AND CLEARANCES FROM EXISTING BMID OWNED LINES.
7. CONTOUR INTERVAL = 2'.
8. EXISTING EASEMENT DIMENSIONS AND ADJACENT PROPERTY LABELS ARE NOT SHOWN ON THIS DRAWING FOR CLARITY. SEE SHEET 1 FOR EXISTING EASEMENT DIMENSIONS AND DESCRIPTIONS, AND PROPERTY INFORMATION.
9. GRADES FROM BACK OF SIDEWALK INTO LOTS PAD SHALL BE LESS THAN 8:1 WITHIN RIGHT-OF-WAY TO THE BACK OF UTILITY EASEMENT.
10. STABILIZED CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT INGRESS / EGRESS POINTS CONNECTING EXISTING PAVED ROADWAYS, 15' WIDE FOR A DISTANCE OF AT LEAST 100'.

KEYED GRADING NOTES:

- 1 ALL EXISTING UNDERGROUND AND ABOVEGROUND UTILITIES SHALL BE PROTECTED DURING GRADING ACTIVITIES, UNLESS OTHERWISE NOTED.
- 2 INSTALL SILT FENCING PER GENERAL EROSION CONTROL NOTE #3 AND SILT FENCE DETAIL ABOVE.
- 3 MAINTAIN 2:1 SLOPE (MAX).
- 4 MAINTAIN 4:1 SLOPE (MAX).



NOTE: 14 GA WIRE FABRIC BACKING OR EQUIVALENT SHALL BE USED IF USING STANDARD STRENGTH FILTER FABRIC

SILT FENCE DETAIL

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106
Richland, WA 99362
509.942.1600
pbsusa.com

GRADING PLAN FOR:

MCDONALD IMPROVEMENTS

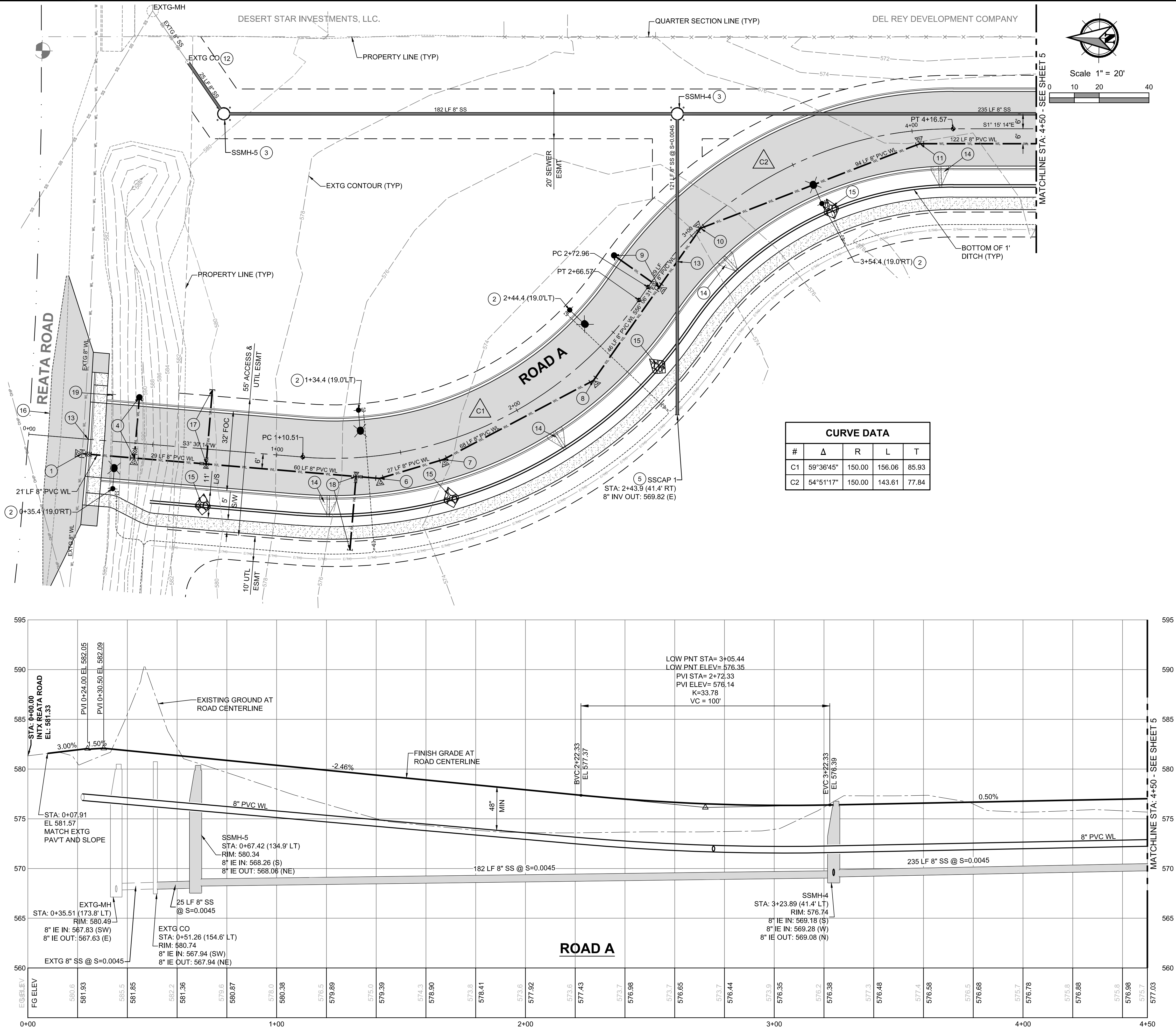
A SITE LOCATED IN THE CITY OF RICHLAND, WASHINGTON

Know what's below.
Call before you dig.

DESIGNED:
ELG/JLM
CHECKED:
JLM
JUNE 2023
66446-000
SHEET ID

SHEET **3** OF **7**

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GENERAL CONSTRUCTION NOTES

- SEE SHEET 2 FOR OVERALL SITE GENERAL CONSTRUCTION NOTES.
- CITY UTILITIES SHALL GENERALLY BE INSTALLED AT LOCATIONS SHOWN ON CITY OF RICHLAND STANDARD DETAIL U-1, UNLESS NOTED OTHERWISE ON THESE PLANS.
- ELECTRICAL UTILITIES ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY AND SHOULD BE VERIFIED WITH RESPECTIVE UTILITY PROVIDER BEFORE CONSTRUCTION. CONTRACTOR SHALL PROVIDE TRENCHING AND BACKFILL FOR ALL NEW UNDERGROUND ELECTRICAL UTILITIES.
- SURVEY MONUMENTS SHALL BE INSTALLED AT ALL CENTERLINE PI, PC, PT, AND CUL-DE-SAC RADIUS CENTER LOCATIONS PER CITY OF RICHLAND STANDARD DETAIL ST-20.
- SEE CORRESPONDING INTERSECTION PLANS FOR DETAILED CURB RETURN AND PEDESTRIAN RAMP INFORMATION.
- EXISTING GROUND CONTOURS SHOWN AT 2' INTERVALS.

KEYED CONSTRUCTION NOTES

- STA: 0+22.0, 6.0'R - CUT IN TO EXISTING WATER LINE PER CITY OF RICHLAND STANDARD DETAIL W10. CONTRACTOR TO VERIFY DEPTH AND LOCATION PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF DIFFERENT.
- STREET LIGHT POLE AND LUMINAIRE AT GIVEN LOCATION PER CITY OF RICHLAND STANDARD DETAIL SL-1.
- STANDARD SANITARY SEWER MANHOLE PER CITY OF RICHLAND STANDARD DETAIL S-3 OR S-4. INSTALL CONCRETE RING AROUND RIM AND (4) BOLLARD POSTS PER CITY OF RICHLAND STANDARD DETAIL W15.
- STA: 0+43.1, 6.0'R - FIRE HYDRANT ASSEMBLY TEE - (1) 8"x6" FLxMJ TEE, (1) 6" FLxMJ GATE VALVE, 24.5 LF 6" DI PIPE - INSTALL FIRE HYDRANT ASSEMBLY AT STA: 0+43.1, 18.5'L PER CITY OF RICHLAND STANDARD DETAIL W-14.
- 8" SANITARY SEWER CAP END WITH MARKER BOARD TO SURFACE PER CITY OF RICHLAND STANDARD DETAIL S10.
- STA: 1+40.4, 9.1'R - (1) 8" 22.5° MJ BEND WITH THRUST BLOCKING.
- STA: 1+65.7, 6.8'R - (1) 8" 11.25° MJ BEND WITH THRUST BLOCKING.
- STA: 2+31.2, 8.1'R - (1) 8" 22.5° MJ BEND WITH THRUST BLOCKING.
- STA: 2+75.6, 3.7'R - FIRE HYDRANT ASSEMBLY TEE - (1) 8"x6" FLxMJ TEE, (1) 6" FLxMJ GATE VALVE, 22.0 LF 6" DI PIPE - INSTALL FIRE HYDRANT ASSEMBLY AT STA: 2+75.2, 18.5'L PER CITY OF RICHLAND STANDARD DETAIL W-14.
- STA: 3+04.8, 0.3'R - (1) 8" 22.5° MJ BEND WITH THRUST BLOCKING.
- STA: 4+02.7, 5.4'R - (1) 8" 22.5° MJ BEND WITH THRUST BLOCKING.
- REMOVE EXISTING SEWER CLEAN-OUT AND EXTEND NEW 8" SANITARY SEWER AS SHOWN. CONTRACTOR TO FIELD FIELD VERIFY SIZE AND INVERT. CONTACT ENGINEER IF DIFFERENT.
- STA: 0+24.0, C/L - CENTERLINE 15' NON-RESIDENTIAL DRIVEWAY FOR ACCESS ROAD PER CITY OF RICHLAND STANDARD DETAIL ST-2A.
- INSTALL CURB OPENING INLET PER CITY OF RICHLAND STANDARD DETAIL S19.
- INSTALL ROADSIDE SWALE PER CITY OF RICHLAND STANDARD DETAIL S18.
- PROVIDE 5' MIN SAW CUT FROM EXISTING EDGE OF PAVEMENT TO ENSURE SMOOTH TRANSITION. CUT TO A NEAT EDGE, PAINT ALL JOINTS WITH ASPHALT EMULSION PRIOR TO PATCHING.
- STA: 0+72.1, 24.0'L - 8" WATERLINE STUB, (1) 8" TEE AND (1) 8" GATE VALVE. STA: 1+00, 37.0'R CAP END WITH MARKER BOARD TO SURFACE. INV EL: 576.40
- STA: 1+31.5, 7.6'R - 8" WATERLINE STUB, (1) 8" TEE AND (1) 8" GATE VALVE. STA: 1+28.2, 37.0'R CAP END WITH MARKER BOARD TO SURFACE. INV EL: 575.02
- INSTALL SIGN POST AND SIGNAGE PER CITY OF RICHLAND STANDARD DETAIL TR1, TR2, TR3, TR5, AND TR6. REFER TO STREET LIGHT AND SIGNAGE PLAN SHEET 6 FOR SIGN TYPES.

ROAD A PLAN AND PROFILE START TO 4+50 FOR:

MCDONALD IMPROVEMENTS
A SITE LOCATED IN THE CITY OF RICHLAND, WASHINGTON



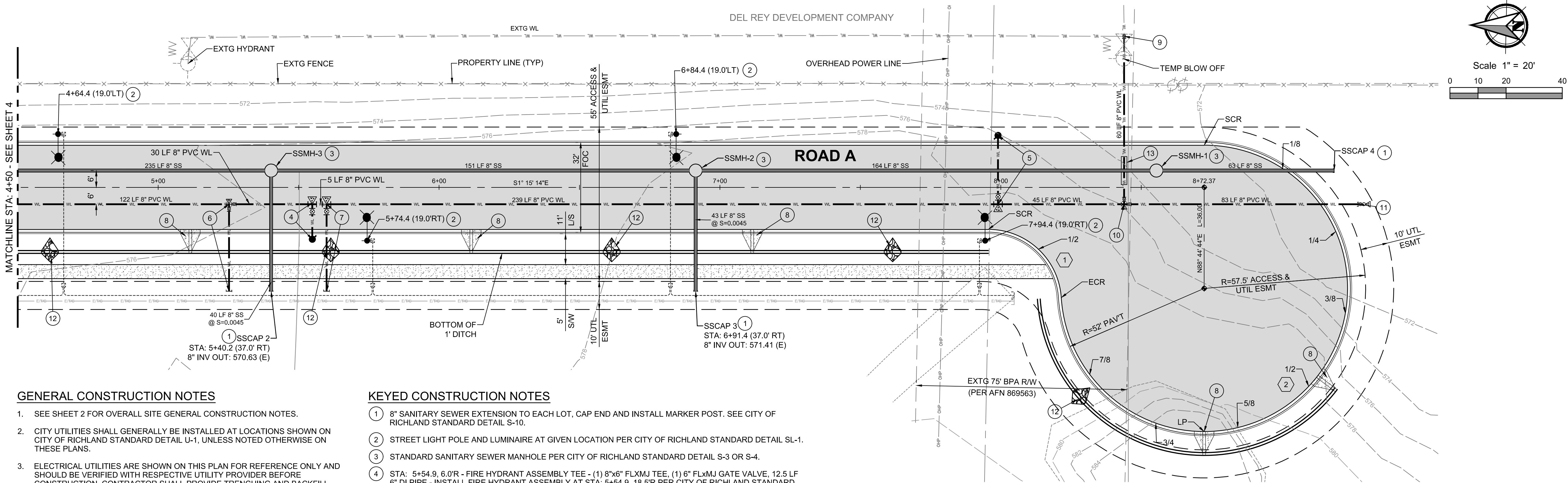
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JUNE 2023
66446-000

SHEET ID

SHEET 4 OF 7

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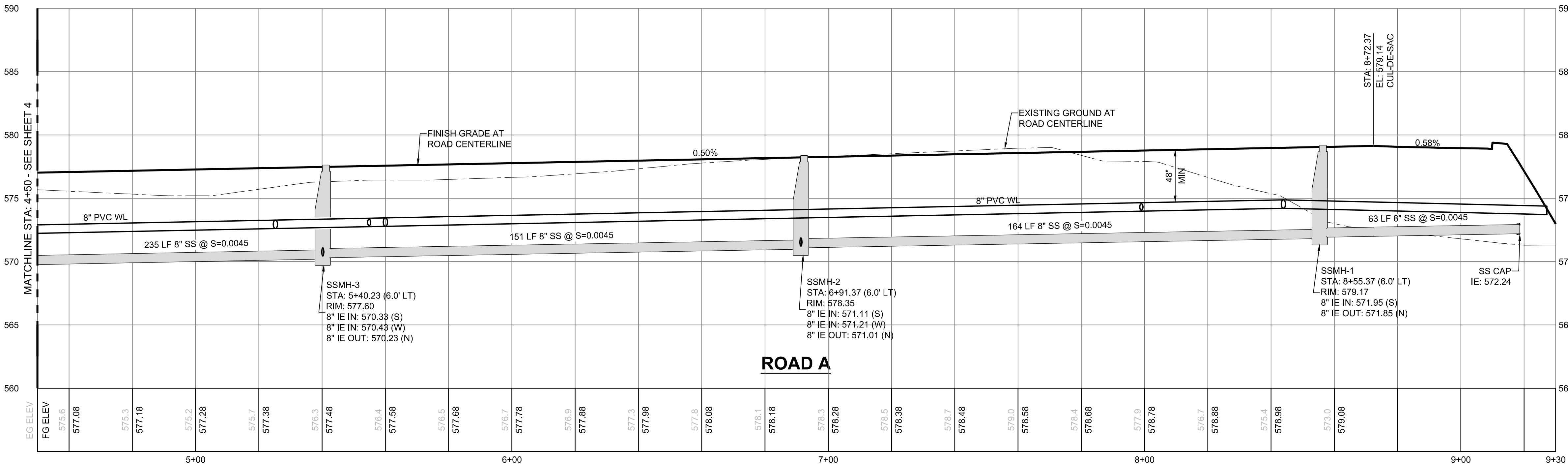


GENERAL CONSTRUCTION NOTES

- SEE SHEET 2 FOR OVERALL SITE GENERAL CONSTRUCTION NOTES.
- CITY UTILITIES SHALL GENERALLY BE INSTALLED AT LOCATIONS SHOWN ON CITY OF RICHLAND STANDARD DETAIL U-1, UNLESS NOTED OTHERWISE ON THESE PLANS.
- ELECTRICAL UTILITIES ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY AND SHOULD BE VERIFIED WITH RESPECTIVE UTILITY PROVIDER BEFORE CONSTRUCTION. CONTRACTOR SHALL PROVIDE TRENCHING AND BACKFILL FOR ALL NEW UNDERGROUND ELECTRICAL UTILITIES.
- SURVEY MONUMENTS SHALL BE INSTALLED AT ALL CENTERLINE PI, PC, PT, AND CUL-DE-SAC RADIUS CENTER LOCATIONS PER CITY OF RICHLAND STANDARD DETAIL ST-20.
- EXISTING GROUND CONTOURS SHOWN AT 2' INTERVALS.

KEYED CONSTRUCTION NOTES

- 8" SANITARY SEWER EXTENSION TO EACH LOT, CAP END AND INSTALL MARKER POST. SEE CITY OF RICHLAND STANDARD DETAIL S-10.
- STREET LIGHT POLE AND LUMINAIRE AT GIVEN LOCATION PER CITY OF RICHLAND STANDARD DETAIL SL-1.
- STANDARD SANITARY SEWER MANHOLE PER CITY OF RICHLAND STANDARD DETAIL S-3 OR S-4.
- STA: 5+54.9, 6.0'R - FIRE HYDRANT ASSEMBLY TEE - (1) 8"x6" FLX MJ TEE, (1) 6" FLX MJ GATE VALVE, 12.5 LF 6" DI PIPE - INSTALL FIRE HYDRANT ASSEMBLY AT STA: 5+54.9, 18.5'R PER CITY OF RICHLAND STANDARD DETAIL W-14. INV EL: 572.41.
- STA: 7+99.0, 6.0'R - FIRE HYDRANT ASSEMBLY TEE - (1) 8"x6" FLX MJ TEE, (1) 6" FLX MJ GATE VALVE, 24.5 LF 6" DI PIPE - INSTALL FIRE HYDRANT ASSEMBLY AT STA: 7+99.0, 18.5'L PER CITY OF RICHLAND STANDARD DETAIL W-14. INV EL: 574.84.
- STA: 5+25.2, 6.0'R - 8" WATERLINE STUB. (1) 8" TEE AND (1) 8" GATE VALVE. STA: 5+25.2, 37.0'R CAP END WITH MARKER BOARD TO SURFACE. INV EL: 571.95.
- STA: 5+60.0, 6.0'R - 8" WATERLINE STUB. (1) 8" TEE AND (1) 8" GATE VALVE. STA: 5+60.0, 37.0'R CAP END WITH MARKER BOARD TO SURFACE. INV EL: 572.13.
- INSTALL CURB OPENING INLET PER CITY OF RICHLAND STANDARD DETAIL S19.
- STA: 8+43.9, 53.8'L - REMOVE EXISTING BLOW-OFF VALVE AND INSTALL (1) 8" GATE VALVE AND EXTEND NEW WATER LINE AS SHOWN.
- STA: 8+43.9, 6.0'R - (1) 8" TEE AND (1) 8" GATE VALVE WITH TRUST BLOCKING.
- STA: 9+27.20, 6.0'R - 8" WATERLINE STUB. CAP END WITH MARKER BOARD TO SURFACE. INV EL: 574.45.
- INSTALL ROADSIDE SWALE PER CITY OF RICHLAND STANDARD DETAIL S18.
- IN LOCATIONS WHERE WATERLINE CANNOT MAINTAIN VERTICAL SEPARATION REQUIREMENTS OF AT LEAST 18" TO OTHER UTILITIES CDF BACKFILL OR CONCRETE ENCASEMENT MAY BE NECESSARY AT CROSSING. SEE MINIMUM SEPARATION AND BACKFILL REQUIREMENTS PER NOTE 20 ON SHEET 2.



Full Size Sheet Format Is 22x34; If Printed Size Is Not 22x34, Then This Sheet Format Has Been Modified & Indicated Drawing Scale Is Not Accurate.

ROAD A PLAN AND PROFILE STA 4+50 TO END FOR: MCDONALD IMPROVEMENTS A SITE LOCATED IN THE CITY OF RICHLAND, WASHINGTON



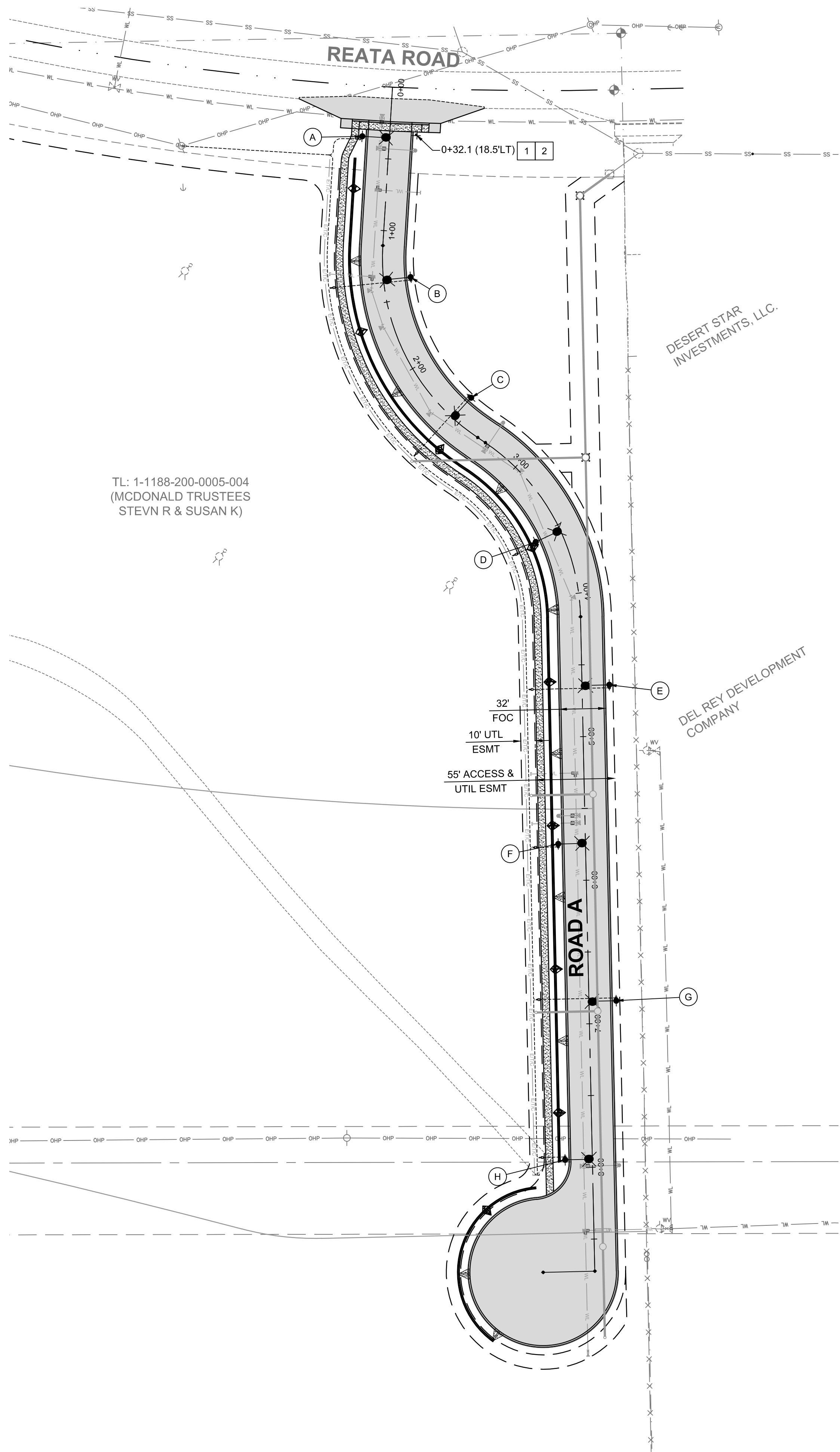
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SHEET 5 OF 7

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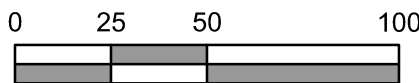
TL: 1-1188-200-0005-004
(MCDONALD TRUSTEES
STEVN R & SUSAN K)

DESERT STAR
INVESTMENTS, LLC.

DEL REY DEVELOPMENT
COMPANY



Scale 1" = 50'



SYMBOL LEGEND	
	STREET LIGHT
	ELECTRICAL DISCONNECT SWITCH
	ELECTRICAL JUNCTION BOX
	ELECTRICAL TRANSFORMER
	ELECTRICAL VAULT
	STREET SIGN
	STREET LIGHT (FUTURE)
	STREET LIGHT (EXISTING)

STREET LIGHTING TABLE							
ROAD NAME	ROADWAY CLASSIFICATION	LUMEN OUTPUT	COLOR TEMP	MAXIMUM POLE SPACING	MOUNTING HEIGHT	ARM LENGTH	REQUIRED NUMBER OF LIGHTS
ROAD A	LOCAL STREET (COMMERCIAL)	MED	4K	110 - STAGGERED	30'	8'	8

CALCULATIONS BASED UPON CITY OF RICHLAND LIGHTING STANDARDS REVIEW FINAL REPORT, TABLE 9: STREET LIGHT RECOMMENDATIONS

STREET LIGHTS - MCDONALD IMPROVEMENTS									
LIGHT ID	STREET NAME	LOCATION		POLE DATA			LIGHT DATA		CROSSING?
		STA	OFFSET	POLE HEIGHT	ARM LENGTH	FOUNDATION	LUMEN OUTPUT	COLOR TEMP.	
A	ROAD A	0+24.4	19.0' RT	30'	8'	DIRECT BURY	MED	4K	NO
B	ROAD A	1+34.4	19.0' LT	30'	8'	DIRECT BURY	MED	4K	YES
C	ROAD A	2+44.4	19.0' LT	30'	8'	DIRECT BURY	MED	4K	NO
D	ROAD A	3+54.4	19.0' RT	30'	8'	DIRECT BURY	MED	4K	NO
E	ROAD A	4+64.4	19.0' LT	30'	8'	DIRECT BURY	MED	4K	YES
F	ROAD A	5+74.4	19.0' RT	30'	8'	DIRECT BURY	MED	4K	NO
G	ROAD A	6+84.4	19.0' LT	30'	8'	DIRECT BURY	MED	4K	YES
H	ROAD A	7+94.4	19.0' RT	30'	8'	DIRECT BURY	MED	4K	NO

SIGNAGE TABLE - BADGER STATION								
#	QUANTITY	SIGN MOUNT	SIGN CODE	SIZE	SIGN TYPE			
1	1	NEW POST	R1-1	30 x 30	STOP SIGN			
STREET NAME SIGNS								
#	QUANTITY	SIGN MOUNT	SIGN CODE	SIZE	STREET NAME	SUFFIX	ADDRESS	POSITION
2	1	NEW POST	D3-1	9 x 24	REATA	RD	XXX	TOP
				9 x 24	ROAD A	-	XXX	BOTTOM

GENERAL CONSTRUCTION NOTES

- STREET NAMING CONVENTION AND STREET NAME SIGNS SHALL COMPLY WITH CITY OF RICHLAND STANDARDS AND SPECIFICATIONS.
- ALL STREET SIGNS TO BE LOCATED AND INSTALLED BY DEVELOPER / OWNER. REFER TO THE CITY OF RICHLAND STANDARD DETAILS TR-1 THRU TR-6 FOR INSTALLATION REQUIREMENTS.
- ALL SIGNAGE AND STRIPING SHALL BE PER THE LATEST EDITION OF THE MUTCD AND THE CITY OF RICHLAND STANDARDS.
- NEW STREET LIGHTS AND POLES SHALL BE PER THE CITY OF RICHLAND L.E.D. STANDARD AND SHALL BE FOUND IN, OR COMPLY WITH THE CITY OF RICHLAND MATERIALS LIST. REFER TO THE CITY OF RICHLAND 2020 STREET LIGHTING POLICY.
- REFER TO CITY OF RICHLAND STANDARD DETAILS U-1, AND SL-1 THRU SL-5 FOR LIGHT POLE AND JUNCTION BOX INSTALLATION AND WIRING. COORDINATE ALL WORK WITH THE CITY OF RICHLAND ENERGY SERVICES DIVISION.
- FUTURE STREET LIGHTING AS SHOWN IS SUBJECT TO CHANGE AS FUTURE PHASES ARE BEING BUILT.

STREET LIGHTING PLAN FOR:

MCDONALD IMPROVEMENTS

A SITE LOCATED IN THE CITY OF RICHLAND, WASHINGTON



DESIGNED:

CHECKED:

JUNE 2023

66446-000

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GENERAL CONSTRUCTION NOTES

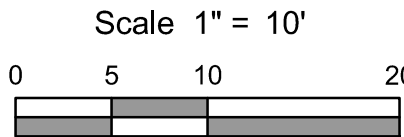
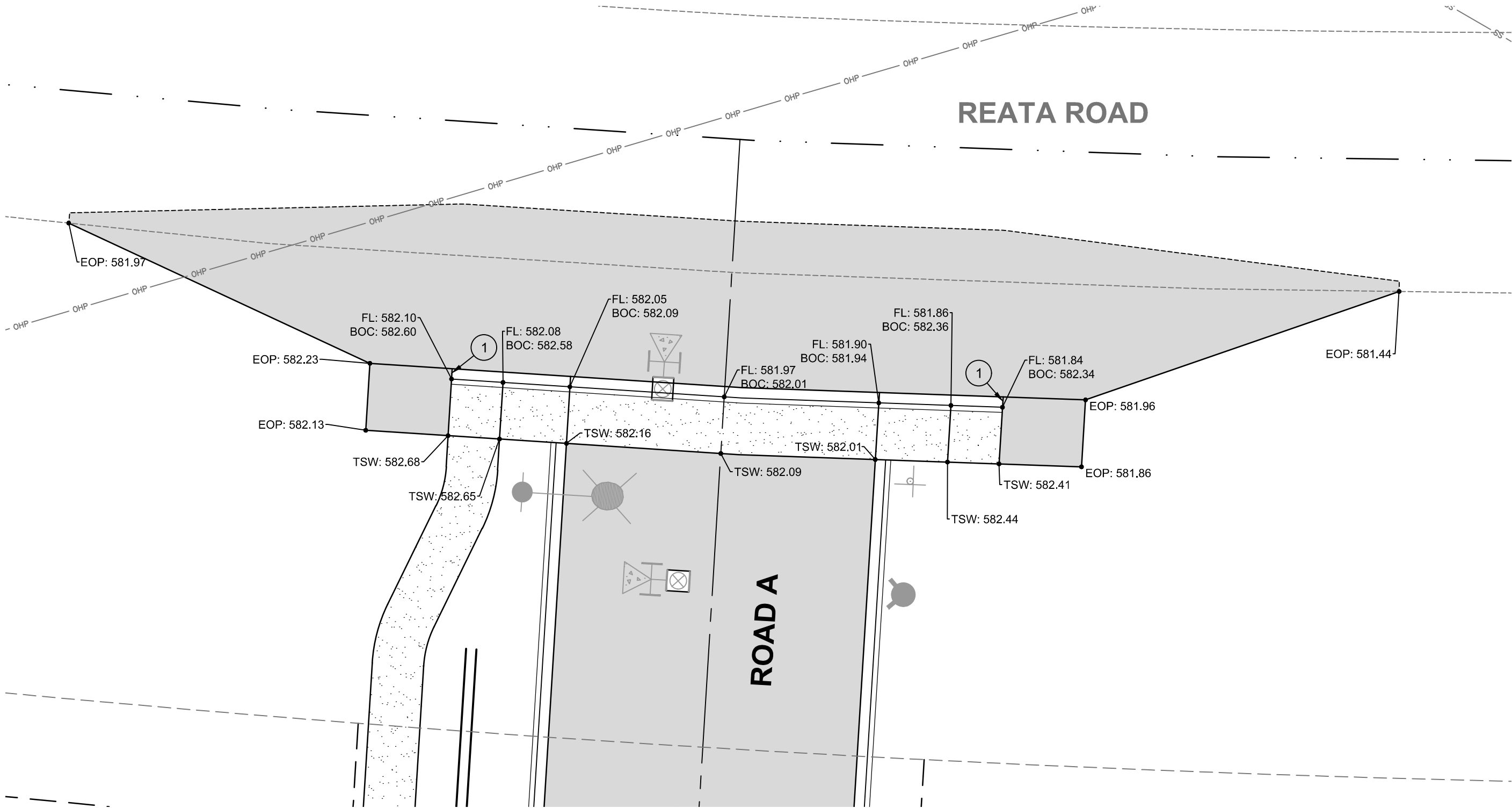
1. SEE SHEET 2 FOR OVERALL SITE TYPICAL GENERAL CONSTRUCTION NOTES.
2. THESE PLANS ARE FOR USE IN CONSTRUCTION OF CURB RETURNS AND PEDESTRIAN RAMPS. UTILITIES SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. SEE PLAN / PROFILE SHEETS FOR UTILITIES AND TOPOGRAPHIC FEATURES NOT SHOWN ON THESE PLANS.
3. ALL PEDESTRIAN FACILITIES SHALL BE PER CITY OF RICHLAND STANDARDS AND SHALL ADHERE TO ADA REQUIREMENTS.

KEYED CONSTRUCTION NOTES

- ① INSTALL ASPHALT CURB TRANSITION TAPER.

LEGEND

STA = STATION
LT = LEFT
RT = RIGHT
FL = FLOW LINE ELEVATION
BOC = BACK OF CURB ELEVATION
TSW = TOP OF SIDEWALK ELEVATION
EOP = EDGE OF PAVEMENT



ROAD A / REATA ROAD DRIVEWAY PLAN

PBS Engineering and
Environmental Inc.
10000 1st Avenue, Suite 106
Richland, WA 99352
509.942.1600
pbsusa.com



DRIVEWAY PLAN FOR:
MCDONALD IMPROVEMENTS
A SITE LOCATED IN THE CITY OF RICHLAND, WASHINGTON



Know what's below.
Call before you dig.



DESIGNED:

ELG/JLM

CHECKED:

JLM

JUNE 2023

66446-000

SHEET ID

Invoice

Cascade Title Company of Benton-Franklin Counties
8203 W. Quinault Ave. Ste 10
Kennewick, WA. 99336

Date	Invoice #
7/26/2023	17351

Bill To
Steven & Susan McDonald 371 Keene Ct. Richland, WA 99352 ssmcdon@msn.com

Reference
McDonald/225 Jackrabbitt Ln.

Due Date	Terms
8/25/2023	Net 30

Description	Amount
Plat Certificate	300.00T

PLEASE REMIT PAYMENT USING OUR REFERENCE NUMBER THANK YOU!

Sales Tax (8.7%) \$26.10

Total \$326.10



8203 West Quinault Ave, Suite 10, Kennewick, WA 99336
Phone: 509-783-0660 Fax: 509-783-6612

DISTRIBUTION LIST

Our Order No.: CBF17351
Reference No:
Re: MCDONALD/
Property Address: 225 JACKRABBIT LN
KENNEWICK, WA 99338

This Preliminary Commitment has been prepared and distributed to the following parties:

	Lender
Selling Agent	Listing Agent
	Washington Securities & Investment Corporation 8901 W Tucannon Ave Ste. 110 Kennewick, WA 99336 Contact: Greg Markel Email: wsic@wsiccorp.com
Additional Selling Agent	Additional Listing Agent
Buyer's Attorney	Seller's Attorney
Mortgage Broker	Additional Lender

PLAT CERTIFICATE

SCHEDULE A

Office File Number CBF17351 Ref. No.:	Effective Date July 25, 2023 at 8:00 a.m.	Premium \$300.00
--	--	----------------------------

THE ASSURED REFERRED TO ON THE FACE PAGE ARE: **WASHINGTON SECURITIES & INVESTMENT CORPORATION**

THAT ACCORDING TO THE COMPANY'S PROPERTY RECORDS RELATIVE TO THE FOLLOWING DESCRIBED REAL PROPERTY (BUT WITHOUT EXAMINATION OF THOSE COMPANY RECORDS MAINTAINED AND INDEXED BY NAME):

SEE ATTACHED EXHIBIT "A"

- A. THE LAST RECORDED INSTRUMENT PURPORTING TO TRANSFER TITLE TO SAID REAL PROPERTY INDICATES THAT TITLE WAS CONVEYED TO:

STEVEN R. MCDONALD AND SUSAN K. MCDONALD, TRUSTEE UNDER THE MCDONALD LIVING TRUST DATED MAY 08, 1994

- B. THERE ARE NO MORTGAGES OR DEEDS OF TRUST WHICH PURPORT TO AFFECT SAID PROPERTY, OTHER THAN THOSE SHOWN BELOW UNDER EXCEPTIONS.

NO GUARANTEE IS MADE REGARDING (A) MATTERS AFFECTING THE BENEFICIAL INTEREST OF ANY MORTGAGE OR DEED OF TRUST WHICH MAY BE SHOWN HEREIN AS AN EXCEPTION, OR (B) OTHER MATTERS WHICH MAY AFFECT ANY SUCH MORTGAGE OR DEED OF TRUST.

NO GUARANTEE IS MADE REGARDING ANY LIENS, CLAIMS OF LIEN, DEFECTS OR ENCUMBRANCES OTHER THAN THOSE SPECIFICALLY PROVIDED FOR ABOVE, AND, IF INFORMATION WAS REQUESTED BY REFERENCE TO A STREET ADDRESS, NO GUARANTEE IS MADE THAT SAID REAL PROPERTY IS THE SAME AS SAID ADDRESS.

EXCEPTIONS:

- 1. SAID PROPERTY IS WITHIN THE KENNEWICK IRRIGATION DISTRICT, HOWEVER WAS NOT ASSESSED THIS YEAR.**
- 2. LIABILITY TO FUTURE ASSESSMENT BY KENNEWICK IRRIGATION DISTRICT.**
- 3. EASEMENT IN FAVOR OF UNITED STATES OF AMERICA FOR RIGHT TO ENTER UPON AND CONSTRUCT, OPERATE AND MAINTAIN PIPELINES, CANALS OR LATERALS, INCLUDING THE BANKS THEREOF, AND TO DUMP WASTE MATERIALS IN CONNECTION THEREWITH UPON SAID PREMISES, TOGETHER WITH RIGHT OF INGRESS, GRANTED BY INSTRUMENT RECORDED AUGUST 23, 1954, UNDER AUDITOR'S FILE NO. [326884](#), RECORDS OF BENTON COUNTY, WASHINGTON (INCLUDES OTHER PROPERTY).**

CONTINUED

4. RELINQUISHMENT OF ALL EXISTING, FUTURE OR POTENTIAL EASEMENTS FOR ACCESS, LIGHT, VIEW AND AIR, AND ALL RIGHTS OF INGRESS, EGRESS AND REGRESS TO, FROM AND BETWEEN SAID PREMISES AND THE HIGHWAY OR HIGHWAYS TO BE CONSTRUCTED ON LANDS CONDEMNED BY PROCEEDINGS UNDER BENTON COUNTY SUPERIOR COURT;
CAUSE NO.: 82-2-00552-2
BY: THE STATE OF WASHINGTON (INCLUDES OTHER PROPERTY)
5. EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF;
RECORDED: NOVEMBER 30, 1976
RECORDING NO.: [716075](#)
IN FAVOR OF: COUNTY OF BENTON, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON
FOR: EASEMENT AND RIGHT-OF-WAY FOR PUBLIC ROAD PURPOSES, OVER, ACROSS AND UPON DESCRIBED LANDS
AFFECTS: SEE COPY ATTACHED (INCLUDES OTHER PROPERTY)
6. RIGHT OF WAY EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES, AS GRANTED BY INSTRUMENT;
RECORDED: NOVEMBER 30, 1982
RECORDING NO.: [869563](#)
IN FAVOR OF: UNITED STATES OF AMERICA (INCLUDES OTHER PROPERTY)
7. EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED;
FROM: GLACIER PARK CO.
RECORDING NO.: [93-30521](#) (INCLUDES OTHER PROPERTY)
- THE PRESENT OWNERSHIP OR ENCUMBRANCES UPON THE ESTATE OR INTEREST REFERRED TO IN THIS EXCEPTION ARE NOT INCLUDED HEREIN AND NO INVESTIGATION HAS BEEN MADE THERETO.
8. EASEMENT(S) DELINEATED ON BENTON COUNTY ASSESSOR'S MAP;
FOR: REATA ROAD, BADGER LATERAL BPA
AFFECTS: PORTION OF SAID PREMISES
9. EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF;
RECORDED: SEPTEMBER 03, 1948
RECORDING NO.: [222772](#)
IN FAVOR OF: UNITED STATES OF AMERICA
FOR: TRANSMISSION LINES
AFFECTS: SEE ATTACHED

CONTINUED

10. MINERALS OR MINERAL LANDS, ACCESS RIGHTS AND USE OF SURFACE AREA FOR MINING OPERATIONS, CONTAINED IN DEED;

TO: MCDONALD LIVING TRUST
RECORDED: AUGUST 22, 2007
RECORDING NO.: [2007-027825](#)

THE PRESENT OWNERSHIP OR ENCUMBRANCES UPON THE ESTATE OR INTEREST REFERRED TO IN THIS EXCEPTION ARE NOT INCLUDED HEREIN AND NO INVESTIGATION HAS BEEN MADE THERETO.

11. MINERALS OR MINERAL LANDS, ACCESS RIGHTS AND USE OF SURFACE AREA FOR MINING OPERATIONS, CONTAINED IN DEED;

TO: MCDONALD LIVING TRUST
RECORDED: AUGUST 22, 2007
RECORDING NO.: [2007-027826](#)

THE PRESENT OWNERSHIP OR ENCUMBRANCES UPON THE ESTATE OR INTEREST REFERRED TO IN THIS EXCEPTION ARE NOT INCLUDED HEREIN AND NO INVESTIGATION HAS BEEN MADE THERETO.

12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF BENTON COUNTY
PURPOSE: SEE DOCUMENT
RECORDED: November 14, 2007
AUDITOR'S FILE NO.: [2007-037276](#)
AREA AFFECTED: PORTION OF SAID PREMISES

13. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: STEVEN R. MCDONALD AND SUSAN K. MCDONALD, TRUSTEES
OF THE MCDONALD TRUST; AND STEVEN R. MCDONALD AND
SUSAN K. MCDONALD, HUSBAND AND WIFE
PURPOSE: SEE DOCUMENT
RECORDED: December 06, 2018
AUDITOR'S FILE NO.: [2018-035818](#)
AREA AFFECTED: PORTION OF SAID PREMISES

14. USE RESTRICTION COVENANT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, ENTERED INTO;

DATED: APRIL 19, 2019
RECORDED: APRIL 24, 2019
RECORDING NO.: [2019-010170](#)

15. TERMS AND CONDITIONS OF THE TRUST UNDER WHICH TITLE IS VESTED.

END OF SCHEDULE A EXCEPTIONS.

NOTES:

- a. THE ADDRESS OF THE SUBJECT PROPERTY IS:

225 JACKRABBIT LN
KENNEWICK, WA 99338

- b. ACCORDING TO THE RECORDS OF BENTON COUNTY ASSESSOR, THE CURRENT VALUE OF SAID PREMISES IS AS FOLLOWS:

TAX ACCOUNT NO.: 1-1188-200-0005-004
LAND: \$422,820.00
IMPROVEMENTS: \$0.00
TOTAL: \$422,820.00

- c. THE FOLLOWING ABBREVIATED LEGAL DESCRIPTION IS PROVIDED AS A COURTESY TO ENABLE THE DOCUMENT PREPARER TO CONFORM WITH THE REQUIREMENTS OF RCW 65.04.045, PERTAINING TO STANDARDIZATION OF RECORDED DOCUMENTS.

ABBREVIATED LEGAL DESCRIPTION: PTN. NW 1/4 11-8-28

- d. GENERAL TAXES FOR 2023 IN THE SUM OF \$3,123.61, ARE PAID IN FULL. TAX ACCOUNT NO. [1-1188-200-0005-004](#).
(AREA CODE R2, FIRST HALF TAXES ARE DELINQUENT MAY 1. LAST HALF TAXES ARE DELINQUENT NOVEMBER 1.)

EXHIBIT "A"

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, LYING NORTHERLY OF SR 82 RIGHT OF WAY AND LYING EAST OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER WHICH LIES NORTH 89°54'43" EAST 2681.96 FEET FROM THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH 89°54'43" WEST ALONG SAID SECTION 685.16 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE SOUTH 24°43'36" WEST 983.12 FEET TO THE NORTH RIGHT OF WAY OF SAID SR 82 AND THE END OF SAID LINE.

EXCEPT THAT PORTION OF A PUBLIC ROAD KNOWN AS REATA ROAD DEEDED TO BENTON COUNTY FOR ROAD PURPOSES RECORDED UNDER AUDITOR'S FILE NO. 2004-019421.

Cascade Title Company of Benton-Franklin Counties

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Cascade Title Company of Benton-Franklin Counties**

We may collect nonpublic personal information about you from the following sources:

Information we receive from you such as on applications or other forms.

Information about your transactions we secure from our files, or from [our affiliates or] others.

Information we receive from a consumer reporting agency.

Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates as permitted by law.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



MEMORANDUM

DATE: June 2, 2023

TO: Steven and Susan McDonald
371 Keene Court
Richland, WA 99352

FROM: Brian Bieger PWS, Sr. Scientist/ Project Manager

PROJECT: 225 East Reata Road Project, PBS Project # 66446.000

REGARDING: Critical Areas Assessment –Fish and Wildlife Habitat Conservation Areas

Introduction

PBS Engineering and Environmental (PBS) was contracted by Steven McDonald (Client) to conduct a critical areas assessment for a single tax lot (005-111882000005004) located within the City of Richland, Washington. The purpose of the critical areas assessment was to identify and delineate any fish and wildlife habitat conservation areas (FWHCA) within or directly adjacent to the project area.

Through the course of the assessment, it was determined that portions of the project meet the Washington Department of Fish and Wildlife (WDFW) definition of shrub-steppe habitat. Additionally, the site is currently being utilized by black-tailed jackrabbits which are a WDFW priority species. The presence of these regulated features has implications for future development of the parcel. The methods and details of the details and discussion of these factors are covered below.

Prepared By

The field work and assessment were completed by Professional Wetland Scientist (PWS) and wildlife biologist Brian Bieger. Mr. Bieger has over 20 years' experience in natural resource consulting, critical area assessment and critical area permitting.

Background Information

The project site is limited to a single 20.39-acre tax lot and all areas within 300-feet of the tax lot. The site is located and accessed from Reatta Road and has a formal street address of 225 E Reata Road (Figure 1).

A review of available existing information was completed prior to completing a site visit. This included a review of United State Geological Service (USGS) topographic maps, WDFW Online Priority Habitat and Species (PHS) maps, Natural Resource Conservation Service (NRCS) soil maps, recent aerial photographs, and historic aerial photographs.

The topography of the project area is mapped as sloping to the west with no drainages or other notable features located on the site (Figure 2).

The NRCS soil map of the site indicates two soil types for the project area (Figure 3). Neither of these soils are listed as hydric as they are well drained sandy soils. The descriptions of the two soils are as follows:

HeD—Hezel loamy fine sand, 2 to 15 percent slopes - This component is on hummocky or dunelike terraces. The parent material consists of eolian sands over silty lacustrine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 0 percent. This soil does not meet hydric criteria.

QuD- Quincy loamy sand, 2 to 15 percent slopes -The Quincy component makes up 100 percent of the map unit. Slopes are 2 to 15 percent. This component is on hummocky or dunelike terraces. The parent material consists of eolian sands. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This soil does not meet hydric criteria.

Mapped Priority Habitat and Species

The WDFW PHS map for the site was downloaded and is attached to this report. PHS data indicates that Townsend's ground squirrel and Ferruginous hawk are documented to occur within the vicinity of the project site. It should be noted that the presence of these species is indicated at a township level. To PBS's knowledge, there have been no WDFW surveys conducted on the proposed project site for presence/absence verification. In addition to the above listed species, the WDFW predictive vegetation model shows that the southern portion of the site may contain shrub-steppe habitat. The WDFW presumptive shrub-steppe vegetation map of the site is presented in Figure 4. Lastly, while black-tailed jackrabbit information is not included in the PHS database that can be publicly accessed, conversations with the local WDFW biologist revealed that black-tailed jackrabbits are known to occur in the general vicinity of the project site.

A description of shrub-steppe habitats, Ferruginous hawk, Townsend's ground squirrel, and black-tailed jackrabbit habitat requirements are detailed below.

Shrub-steppe Habitat

The WDFW has identified the project area as potentially containing shrub-steppe habitat. The identification of potential shrub-steppe habitat was facilitated by using vegetation mapping software that identifies the aerial photographic presence of potential shrub habitat. These presumptive maps are not meant to represent the verified extent of shrub-steppe habitats, they are meant to identify areas that may contain shrub-steppe habitats and flag them for future on-site assessment.

The WDFW definition of shrub-steppe habitat is extremely broad and does not include a particular size threshold. Shrub-steppe is defined by the WDFW as (WDFW 2008):

"A non-forested vegetation type consisting of one or more layers of perennial bunchgrasses and a conspicuous but discontinuous layer of shrubs. Although big sagebrush is the most widespread shrubsteppe shrub, other dominant (or codominant) shrubs include antelope bitterbrush, three-tip sagebrush, scabland sagebrush, and dwarf sagebrush. Dominant bunchgrasses include (but are not limited to) Idaho fescue, bluebunch wheatgrass, Sandberg bluegrass, Thurber's needlegrass, and needle-and thread. Sites can also have a layer of algae, mosses, or lichens. In areas with greater precipitation or on soils with higher moisture-holding capacity, shrubsteppe can also support a

dense layer of forbs (i.e., broadleaf herbaceous flora). Shrubsteppe contains various habitat features, including diverse topography, riparian areas, and canyons. Another important component is habitat quality (i.e., degree to which a tract resembles a site potential natural community), which may be influenced by soil condition and erosion; and the distribution, coverage, and vigor of native shrubs, forbs, and grasses. At some more disturbed sites, non-natives such as cheatgrass or crested wheatgrass may be co-dominant species. Fire disturbance is an ecological component of shrubsteppe. Shrubsteppe disturbed by fire may lack the aforementioned habitat components during periods of post-fire recovery”.

One of the defining characteristics of the shrub-steppe community is the presence of a soil surface layer of cryptobiotic crust comprised of blue-green algae, bacteria, fungi, lichens and mosses (WDFW 2013). This cryptobiotic crust is extremely important in preventing erosion, conserving water, and contributing greatly to the overall biodiversity of these habitats. Unfortunately, this crust is also highly susceptible to both human and natural disturbance and can take decades to become established after disturbance.

Much of the original shrub-steppe in the Tri-Cities area has been converted to agriculture or development (Azerrad, et.al, 2001). Grazing and other disturbance on the remaining shrub-steppe in the region has resulted in a dramatic reduction in perennial bunchgrasses and native forbs with a corresponding increase in the non-native annual cheatgrass. Shrub-steppe habitat is an important habitat component for a wide variety of wildlife species and is therefore a conservation priority for the WDFW.

Ferruginous hawk (*Buteo regalis*): This species is uncommon, local, and declining in steppe vegetation of south-central Washington and east along the Snake River. Nests on cliffs, high bluffs, utility towers, trees, or on the ground. Ferruginous hawks inhabit dry open country of the plains, grasslands, and shrub-steppe habitats of Eastern Washington during the breeding season which runs from roughly March 1 through August 15. In these areas they typically construct nests on cliffs, rock outcrops, small trees, transmission line towers, and artificial platforms far from human disturbance. Ferruginous hawks nest farther away from human disturbance zones than other raptor species and often have more than a single nest within a range to allow for relocation if a particular nest is threatened during nesting season. This is apparently an adaptive strategy since Ferruginous hawks are very sensitive to disturbance during the nesting season and do not become acclimatized to repeated disturbance like many wildlife species (White and Thurow, 1985).

Ferruginous hawks are strongly associated with undisturbed areas. The hawks avoid cropland and it was found that populations decline consistently once cultivated land makes up 30% of a particular areas land use (Schmutz 1987, 1989). The diet of Ferruginous hawks includes mostly small and medium sized mammals with a preference for northern pocket gophers in Washington (WDFW, 1996). The major limiting factors for viable Ferruginous hawks in Washington state is the availability of adequate prey populations and undisturbed habitat (Schmutz, 1984, 1987).

This species is at the extreme edge of its range in Washington and may be susceptible to drought conditions, which can limit prey availability. Their presence is apparently declining throughout Washington. They have been reported as nesting as far north as Chelan, though recent records are limited to Kittitas, Yakima, Douglas, Grant, Benton, Klickitat, Lincoln, Adams, Franklin, Walla Walla, Whitman and Columbia Counties. Serious declines have occurred recently in Washington. For example, five pairs were seen in Yakima County in 1985, but these had been reduced to only one nesting pair by 1995. In fact, this species has also declined across North America in recent years, possibly a permanent trend due to increased human presence in its range, or possibly a temporary fluctuation in its relation to prey variability, or both. 72.8% of the nests surveyed for this Hawk were more than

1.25 miles from roads or areas with people, a testament to the need of disturbance-free areas for the conservation of this species. Temporal fluctuations in nest-site use and the decline of this species overall will affect the current distribution, which is probably smaller than that shown.

Townsend's Ground Squirrel (*Spermophilus townsendii*)

The Townsend's ground squirrel is a small burrowing ground squirrel found only in Washington State in the Columbia Basin west of the Columbia River in Klickitat, Benton, Yakima, and Kittitas counties. This species typically inhabits low elevation shrub-steppe, native grasslands, pastures, orchards, vineyards, highway margins, vacant lots, and banks of irrigation canals (WDFW 2013). Within these environments, they are most common among desert springs or perennial water sources (Hanson, 1954). Their diet is largely composed of green vegetation, with Sandberg's bluegrass (*Poa secunda*), western tansy mustard (*Descurainia pinnata*), lupine (*Lupinus laxiflorus*) and woollypod milkvetch (*Astragalus purshii*) occurring most frequently in the diet. They are known to also feed on insects and seeds if forage amounts are low.

Reasons for species decline includes habitat fragmentation, past and current pest control programs (poisoning and shooting) where the squirrel may be an intended or unintended target, and reduction of food sources due to habitat conversion. Habitat disturbance typically reduces forb diversity of arid landscapes, converting sites to shrub-steppe with cheatgrass and other non-native forb dominance. Cheatgrass tends to outcompete native forbs and is not a reliable food source for small wildlife such as ground squirrels. While studies have found that ground squirrels will consume cheatgrass when other grasses are not present, it has been shown that ground squirrel densities decline in areas dominated by cheatgrass or other exotic annuals (Yensen et al 1992).

Townsend's ground squirrels hibernate for a large portion of the year (6-7 months) as a strategy to deal with the generally nutrient poor environment of the shrub-steppe landscape. The squirrels emerge from hibernation in late winter early spring to take advantage of emerging grasses and forbs that they depend on. This period of activity and fat storage lasts until late May or early June when the squirrels enter their burrows to begin hibernation. Burrows are dug in sandy or friable soils and their typical size is 2.6-3.8" horizontal and 1.7-2.5" vertical (Laundre 1989).

Black-tailed jackrabbit (*Lepus californicus*)

The black-tailed jackrabbit is a species of hare found in North America. It has specific habitat requirements to meet its needs. Black-tailed jackrabbits can be found throughout the western United States, parts of Canada, and northern Mexico. They inhabit various ecosystems, including grasslands, shrublands, deserts, and agricultural areas. Jackrabbits prefer areas with a mix of open grassy areas and shrubs. They are well adapted to arid environments and can be found in habitats with sparse vegetation. They require suitable shelter to escape predators and extreme weather conditions. They use burrows, depressions, and dense vegetation for cover and protection. Dense shrubs, thickets, and tall grasses offer hiding places, while burrows or shallow scrapes in the ground provide refuge.

East of the Cascade Mountains in Washington, black-tailed jackrabbit distribution is concentrated in the semi-arid Columbia Plateau shrubsteppe and grassland habitats. Areas used include sagebrush and rabbitbrush (*Chrysothamnus* sp.) dominated habitats, as well as areas of mixed grassland and shrub. Black-tailed jackrabbits tend to occupy areas with more shrubs and less grass than white-tailed jackrabbits. Black-tailed jackrabbits are generally nocturnal and solitary. Like white-tailed jackrabbits, around daylight they retire to resting sites in taller vegetation. The rabbit's diet varies seasonally, consisting of a higher percentage of shrubs in winter, "forbs" (non-woody flowering plants) in spring, and mostly grasses with almost no shrub ingestion in summer (WDFW, 2023b).

Because of their advanced sense of smell, large rotating ears, and eyes set far back on their heads, black-tailed jackrabbits are superbly adapted to life in open areas. Ever alert, jackrabbits rest in shallow depressions beneath small trees or shrubs during the day. They only leave their hiding places toward evening. Predators known to prey on black-tailed jackrabbits include coyotes, badgers, bobcats, golden eagles, several species of hawk, owls, rattlesnakes, and gopher snakes.

The major habitat connectivity threats to jackrabbits are alteration and removal of habitat, development, roads and traffic, fire, energy development, irrigation and its infrastructure, and the presence of people and domestic animals. From many of these same factors jackrabbits also face increased mortality e.g., persecution from farmers, harassment by pets-especially domestic dogs, and increased predation by both native and non-native predators (Ferguson, H.L. and Atamian M. 2012).

Assessment Methodology

Following the background investigation, a site visit was completed on May 13, 2023 by Senior Scientist Brian Bieger in order to evaluate and document the conditions of the project area. Photographs of the site were taken with a DJI Mavic 3E drone. These georeferenced photos were post-processed using Pix4D software to create a single georeferenced image that was utilized to map the extent of habitats on the site. Following the drone flight, a series of transects roughly 75-feet apart were walked in an east-west direction through the southern portions of the site that contained shrub-steppe habitats. Notes on vegetation and evidence of wildlife usage were collected. The adjacent properties within 300 feet were observed through the use of the drone and from the property itself.

Existing Conditions

The project site is currently utilized as a commercial topsoil supply company. Google earth historic images indicate that topsoil was being harvested from the site starting sometime between 2006 and 2008. Harvesting was focused in the northern portion of the site until approximately 2020 and has since expanded to the southeast portions. The only development on the site is a gravel road that runs roughly from the northwest corner to the southeast corner of the property. Surrounding land uses include commercial, high-density residential developments and high-traffic roads and Interstate.

The majority of the vegetation on the site has been mechanically removed, likely to harvest the topsoil from the site. See the attached photograph sheet. The only remaining natural vegetation is in the southwest corner of the site (Figure 5). Vegetation in this area is dominated by big sagebrush (*Purshia tridentata*) and scattered yellow rabbit brush (*Chrysothamnus viscidiflorus*) and wormwood (*Artemisia absinthium*). Grass and herbs on the site are dominated by invasive, non-native species that include Russia thistle (*Salsola tragus*), gray's biscuitroot (*Lomatium grayi*), spiny hopsage (*Grayia spinosa*), rush skeleton weed (*Chondrilla juncea*), spotted knapweed (*Centaurea stoebe*), western tansy mustard (*Descurainia pinnata*), and cheatgrass (*Bromus tectorum*). Photographs of this portion of the site are included in the attached photo sheets.

Secondary indications of wildlife presence included several very small burrows, mice droppings, and rabbit droppings. The rabbit droppings were recorded in the extreme southwest portion of the site. While examining the area around the droppings a hare was flushed out of the sagebrush.

WDFW Priority Wildlife Habitat and Species Presence

Shrub-steppe Habitat

The only portions of the site that contain significant shrub coverage are those in the southern portion of the site (Figure 5). Utilizing the high-definition aerial photography collected for the site the total amount of shrub-steppe habitat on the site was calculated at 6.25 acres.

Townsend's Ground Squirrel (*Spermophilus townsendii*)

There is small, although unlikely potential that Townsend's ground squirrels may be present within the project area although no burrows were observed. While the project area is within the known range of this species, habitat on the site is extremely marginal at best. Food sources in the form of native grasses and forbs are limited due to the dominance of cheatgrass and other non-native grasses. The observed burrows on the parcel appeared to be too small for Townsend's ground squirrel. Lastly, there have been no observations of ground squirrels on this site. Given these factors, it is highly unlikely that populations of Townsend's ground squirrels are located within the project area.

Ferruginous hawk (*Buteo regalis*)

There is virtually no potential that Ferruginous hawk may be present within the project area do the lack of suitable nesting and perching habitat and proximity to high-intensity active land uses. While the project area is within the known range of this species, habitat on the site is marginal at best. The site is far too close to human activities like urban developments, agricultural crop fields, and other disturbed lands to be considered habitat. Given this information, it is extremely unlikely that development of the site would impact Ferruginous hawk populations.

Black-tailed Jackrabbit (*Lepus Californicus*)

The jackrabbit and ground squirrel utilize the same types of habitat and as such, the site does contain habitats that could be utilized by jack rabbits. Evidence of black-tailed jack rabbits included fresh droppings and a direct sighting. As such, black-tailed jack rabbits are utilizing the project area.

Regulatory Issues

The City of Richland regulates Critical Areas within the City limits. The above listed priority habitats and species would be regulated as Fish and Wildlife Habitat Conservation Areas (FWHCAs). FWHCAs are defined in Section 22.10.185 of the City of Richland Critical Areas Ordinance (CAO) as:

1. Areas where state or federal designated endangered, threatened, and sensitive species have a primary association.
 - a. Federal designated endangered and threatened species are those fish, wildlife and plant species identified by the U.S. Fish and Wildlife Service and the National Marine Fisheries Service that are in danger of extinction or threatened to become endangered. The U.S. Fish and Wildlife Service and the National Marine Fisheries Service should be consulted as necessary for current listing status.
 - b. State designated endangered, threatened and sensitive species are those fish, wildlife and plant species native to the state of Washington identified by the State Department of Fish and Wildlife and/or State of Washington Natural Heritage Program that are in danger of extinction, threatened to become endangered, vulnerable, or declining and are likely to become endangered or threatened in a significant portion of their range within the state without cooperative management or removal of threats. The state of Washington's Department of Fish and Wildlife and/or Natural Heritage Program maintains the most current listings and should be consulted as necessary for current state listing status;

2. State priority habitats and areas associated with state priority species.
 - a. State of Washington priority habitats and species are considered priorities for conservation and management. The state of Washington's Department of Fish and Wildlife should be consulted for current listing of priority habitats and species;
3. Habitats and species of local importance. The city of Richland hereby adopts by reference those priority habitats and species considered priorities for conservation and management identified by the State Department of Fish and Wildlife and State of Washington Natural Heritage Program as now exist or as may be amended;

CRITICAL AREA ORDINANCE

The CAO dictates that once efforts to avoid and minimize impacts to FWHCAs are undertaken, the City can approve impacts to these areas if appropriate mitigation is completed. Mitigation for shrub-steppe impacts can take the form of: enhancing remaining shrub-steppe onsite, protecting off-site shrub-steppe through placement of the habitat within a conservation covenant, or payment to an organization that utilizes the funds for placing these areas within conservation easements. The Benton County Conservation District is currently in the process of developing a system for private developers to pay for shrub-steppe conservation.

Summary

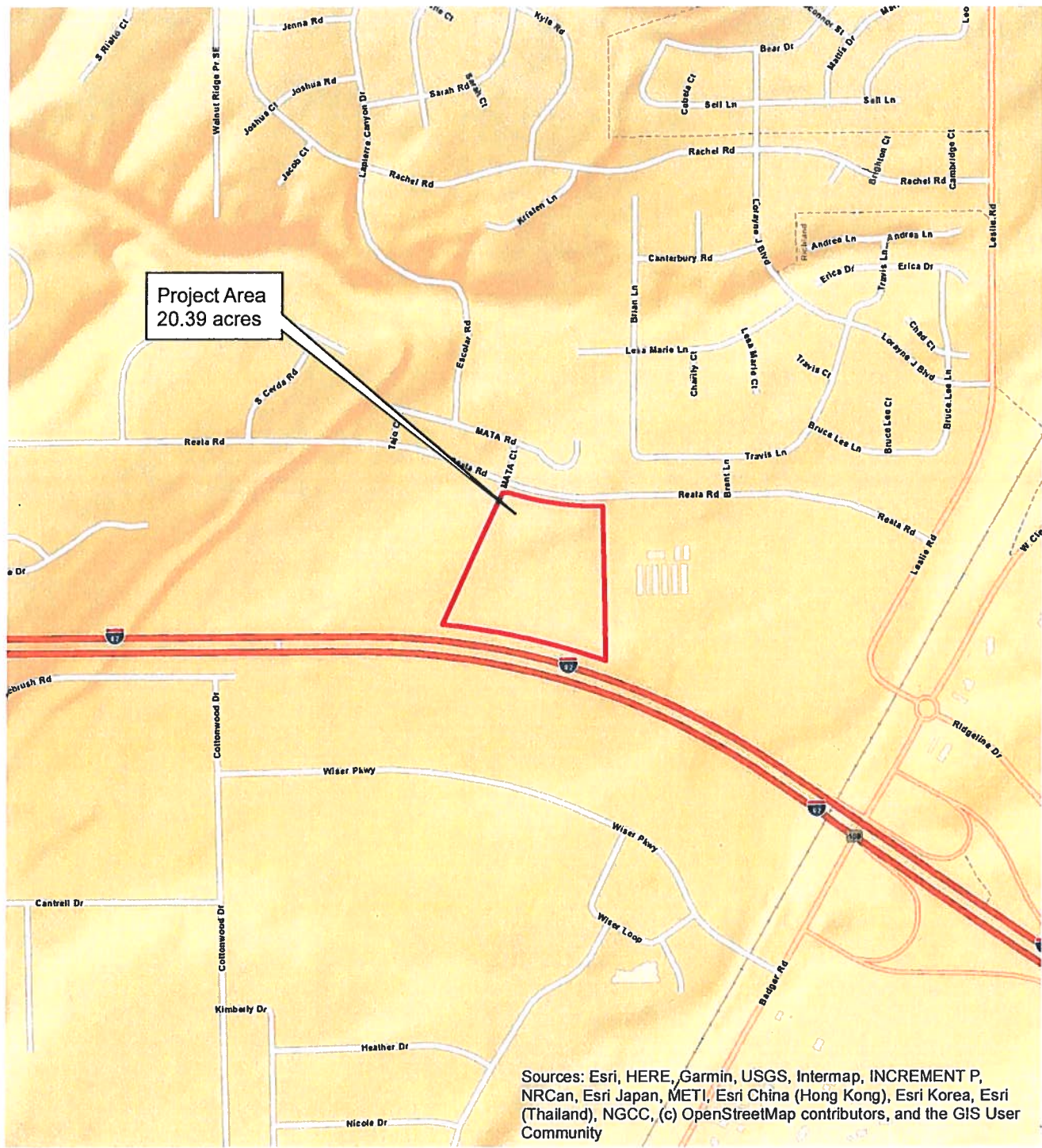
PBS was hired to complete a critical areas assessment for the potential development on a single tax lot within the City of Richland. Through the course of this assessment, it was determined that priority habitats in the form of shrub-steppe habitat and priority species in the form of black-tailed jackrabbit are found on the property.

These features are regulated by the City of Richland. It is therefore recommended that authorization from the City of Richland prior to commencing development activities that may affect these regulated features.

Attachment(s): *Figures 1-5, Photo Sheets, WDFW Priority Habitat Map*

References

- Azerrad, J. M., K. A. Divens, M. F. Livingston, M. S. Teske, H. L. Ferguson, and J. L. Davis. 2011. Management recommendations for Washington's priority habitats: managing shrubsteppe in developing landscapes. Washington Department of Fish and Wildlife, Olympia, Washington.
- NRCS. 2023a. Natural Resources Conservation Service, US Department of Agriculture. Web Soil Survey. Available online at: <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>. Accessed May 15, 2023
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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



SCALE: 1" = 1,000'



Legend

Project Area

PREPARED FOR: Steve and Susan McDonald.



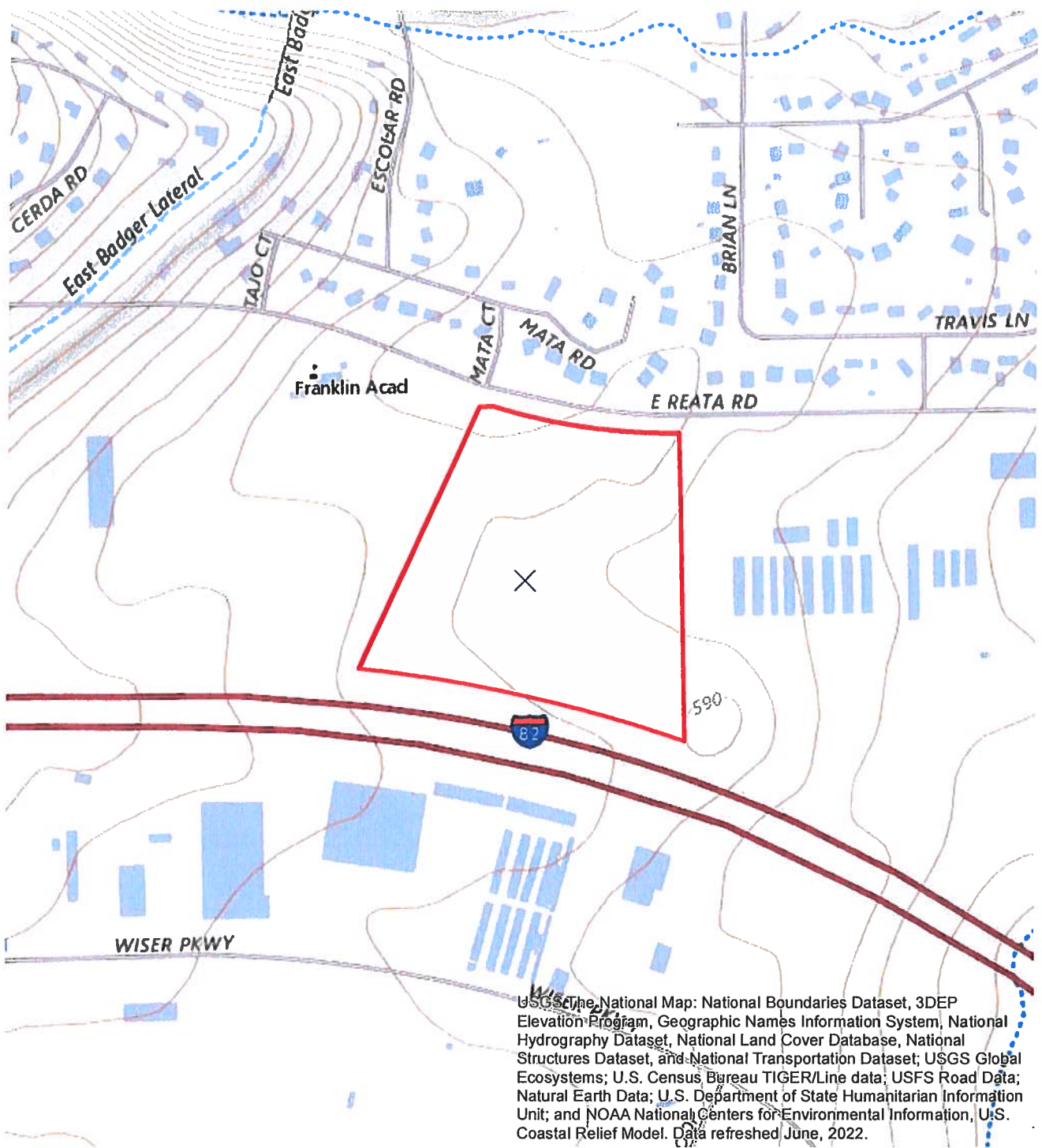
Location Map

Critical Areas Assessment
City of Richland, Washington

JUN 2023
66446.000

FIGURE

1



Legend

Project Area



SCALE: 1" = 500'



PREPARED FOR: Steve and Susan McDonald.



Topographic Map

Critical Areas Assessment
City of Richland, Washington


JUN 2023
66446.000

FIGURE

2



Legend

-  Project Area
-  NRCS Soils



SCALE: 1" = 300'



PREPARED FOR: Steve and Susan McDonald.

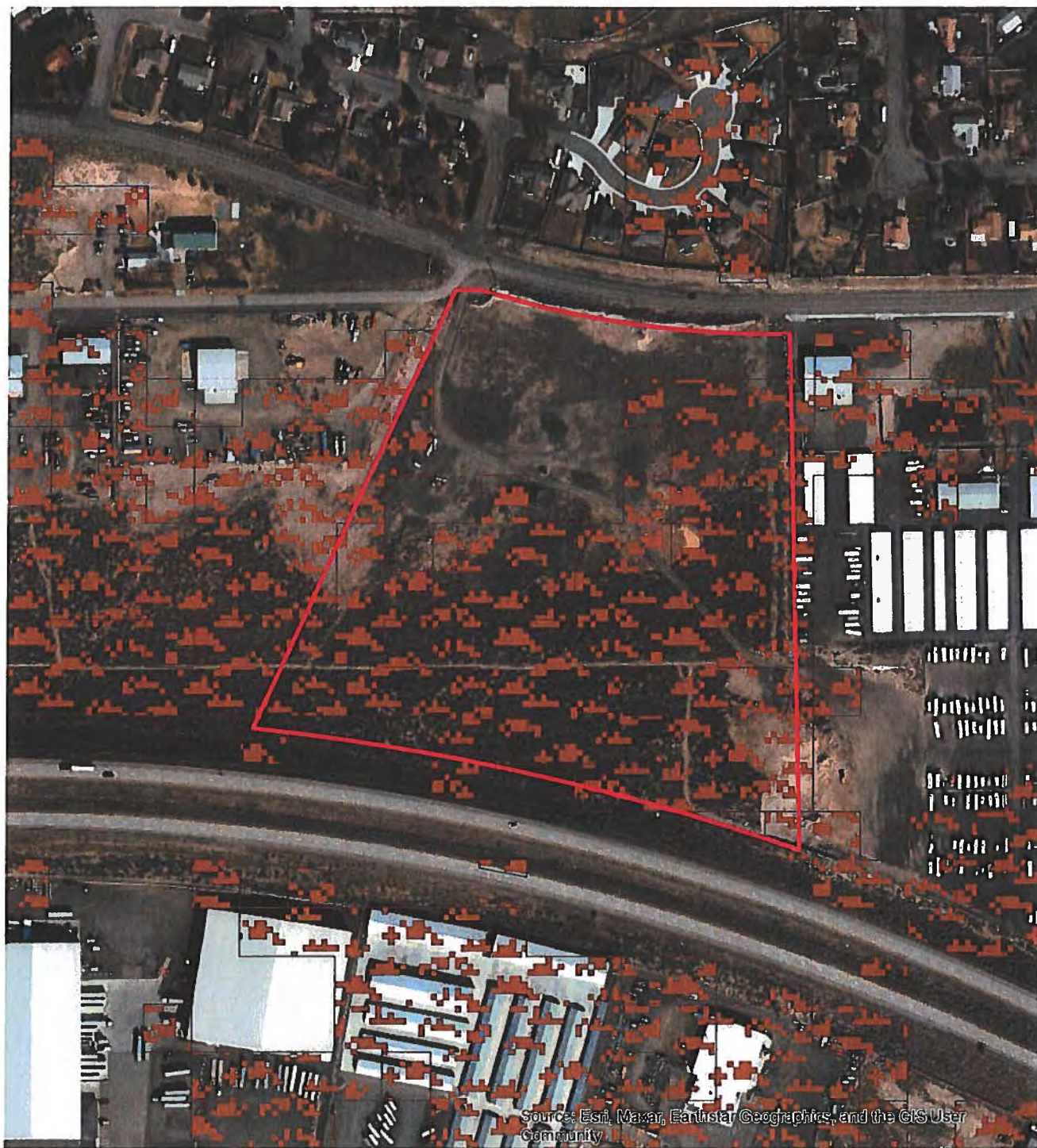


NRCS SOIL MAP
Critical Areas Assessment
Clty of Richland, Washington



JUN 2023
66446.000

FIGURE

3



Legend

-  Project Area
-  WDFW Presumptive Shrub-steppe



SCALE: 1" = 300'



PREPARED FOR: Steve and Susan McDonald.



PHS Map
Critical Areas Assessment
Clty of Richland, Washington

JUN 2023
66446.000

FIGURE

4



Legend

-  Project Area
-  Shrub-steppe - 6.25 acres



SCALE: 1" = 200'



PREPARED FOR: Steve and Susan McDonald.



SHRUB-STEPPE HABITAT

Critical Areas Assessment
City of Richland, Washington

JUN 2023
66446.000

FIGURE

5



Photo 1. Drone shot of Site (Facing West)



Photo 2. Drone shot of site (Facing Southeast)

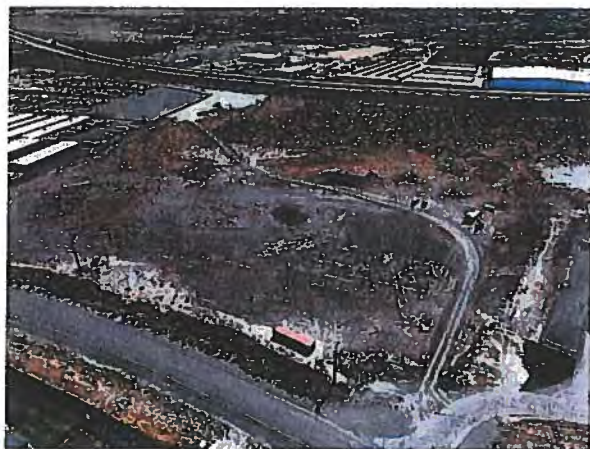


Photo 3. Drone shot of site (Facing South)



Photo 4. Intact shrub-steppe habitat

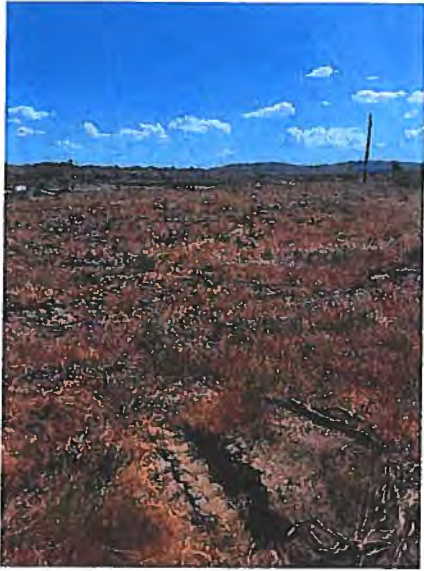


Photo 5. Areas that were previously cleared



Photo 6. Pocket of isolated shrubs in parking area



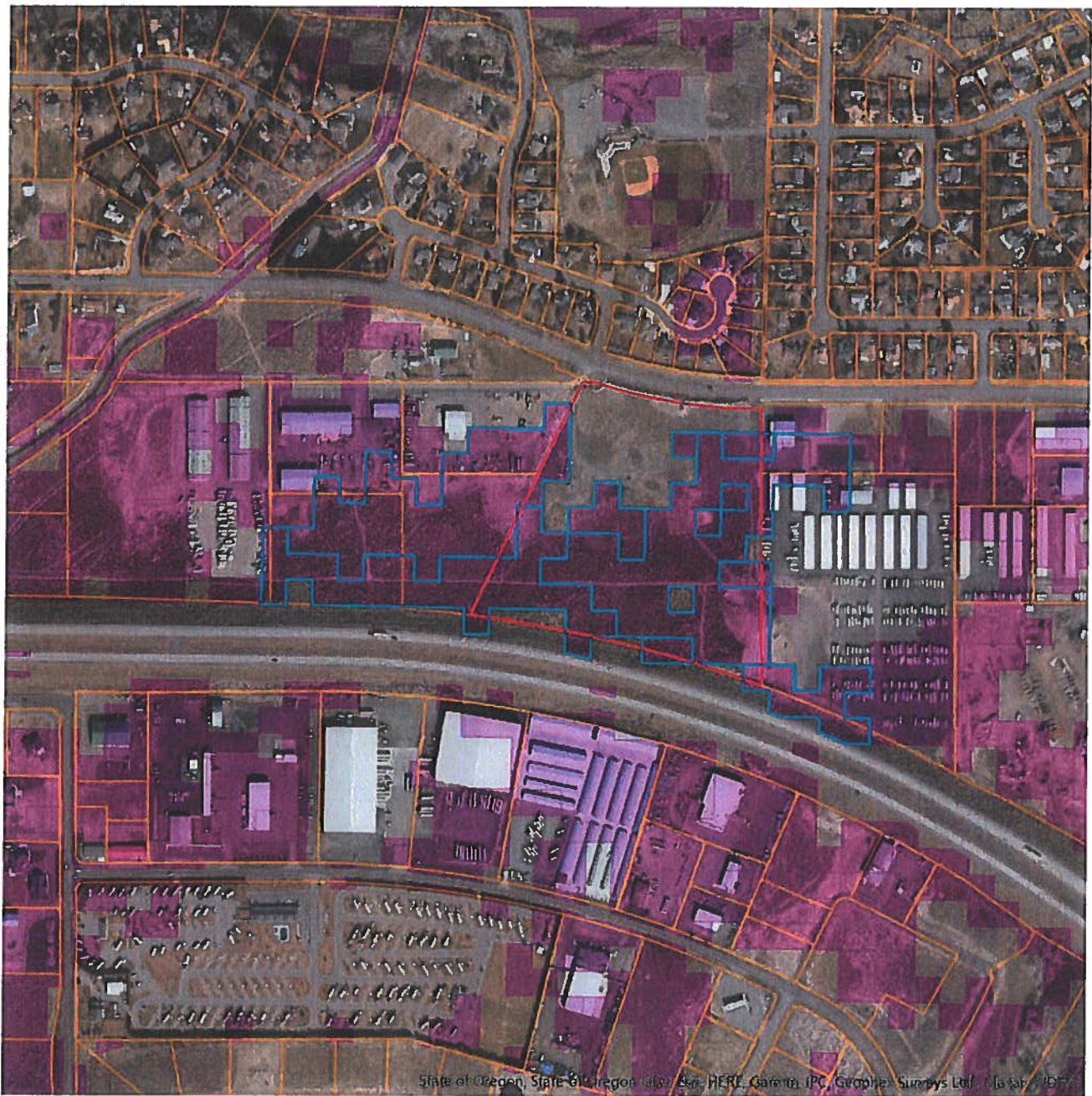
Photo 7. Heavily disturbed areas



Photo 8. Rabbit feces



Priority Habitats and Species on the Web



Report Date: 06/02/2023, Parcel ID:

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Shrubsteppe	N/A	N/A	No
Townsend's Ground Squirrel - townsendii	N/A	Candidate	Yes
Ferruginous hawk	N/A	Threatened	Yes

PHS Species/Habitats Details:

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Benton County Presumptive Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
Source Record	920858
Source Name	Keith Folkerts, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Benton County Presumptive Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
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State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Benton County Presumptive Shrubsteppe
Accuracy	NA
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Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Benton County Presumptive Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
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Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

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Site Name	Benton County Presumptive Shrubsteppe
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Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Benton County Presumptive Shrubsteppe
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PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Benton County Presumptive Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
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Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Benton County Presumptive Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
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Source Name	Keith Folkerts, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Benton County Presumptive Shrubsteppe
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Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

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Priority Area	Habitat Feature
Site Name	Benton County Shrubsteppe
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Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Benton County Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
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Source Name	Keith Folkerts, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Townsend's Ground Squirrel - townsendii	
Scientific Name	<i>Urocyon townsendii townsendii</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
Federal Status	N/A
State Status	Candidate
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	Y
SGCN	Y
Display Resolution	QTR-TWP

Ferruginous hawk	
Scientific Name	<i>Buteo regalis</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
State Status	Threatened
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00026

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive

surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.