CITY OF KENNEWICK HEARING EXAMINER
Andrew Kottkamp, Hearing Examiner

AGENDA

MONDAY, NOVEMBER 14, 2022
6:00 P.M.

CITY OF KENNEWICK
****HYBRID COUNCIL CHAMBERS & VIRTUAL MEETING****
210 W. 6TH AVE, KENNEWICK, WA 99336

Procedure for Participation

- Please register and sign in to Zoom if you wish to receive a copy of the decision when it is issued and if you plan to give testimony.
- When recognized by the Examiner, state your name, address and whether you are representing only yourself or others.
- All remarks, comments, and questions should be addressed to the Hearing Examiner and not to the audience or parties. You may offer written comments or other items (such as photographs) to the Hearing Examiner as an exhibit for the permanent record. Please provide at least three (3) copies of each item submitted: one copy for the Hearing Examiner, one for the Official Record, and one for Staff). During an Appeal Hearing, if the appellant and the applicant are different parties, then a fourth copy of all documentation is requested.

I. CALL TO ORDER

II. PROCEDURAL INFORMATION

III. PUBLIC HEARING

A. Preliminary Plat (SUB-2022-0007), "Symphony Ridge Ph. 3" proposing to subdivide 11.93 acres into 17 lots and 1 tract generally located on W. 28th Avenue. The site is currently zoned Residential, Low Density (RL), the Comprehensive Plan designation is Low Density Residential. The applicant is Scot Bauder, Bauder Construction, 8708 S. Toro Place, Kennewick, WA 99338, and property owner is Scot & Tyler LLC, 2453 Morency Drive, Richland, WA 99352.

B. Planned Residential Development (PRD-2022-0000), "Zintel Way Apartments" a 195-unit apartment complex with 5 additional single-family lots. The site is generally located at 4303 S. Zintel Way. The site is currently zoned Residential, Medium Density (RM), the Comprehensive Plan designation is Medium Density Residential (MDR). The applicant and owner is Evergreen Housing Development Group LLC, PO Box 24787, Seattle, WA 98124.

IV. ADJOURN

COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE HEARING EXAMINER

FILE NO:SUB-2022-0007

Staff Report Date:	September 29, 2022
Public Hearing Date and Location:	November 14, 2022, Hybrid Hearing
Report Prepared By:	Steve Donovan, AICP, Planning Manager
Report Reviewed By:	Matt Halitsky, AICP, Senior Planner
Summary Recommendation:	The City of Kennewick RECOMMENDS APPROVAL with conditions of Preliminary Plat SUB-2022-0007.
Summary of Proposal:	A Preliminary Plat proposed to subdivide 11.93 acres into 17 lots and 1 tract.
Proposal Location:	W 28th Avenue, Parcel Number 1-1789-100-0001-007
Legal Description:	Tract X of Short Plat 3754 according to the survey thereof recorded under auditor's file number 2022-034618, records of Benton County, Washington.
Property Owner(s):	Scot & Tyler, LLC 2453 Morency Drive Richland, WA 99352
Applicant:	Bauder Construction c/o Scot Bauder 8708 S Toro Place Kennewick, WA 99338
Engineer:	Spink Engineering 1623 Terminal Drive Richland, WA 99352
Surveyor:	Rogers Surveying Attn: Dave Baalman 1455 Columbia Park Trail, Suite 201 Richland, WA 99352

Approval Criteria:

1. Comprehensive Plan – Land Use
2. Kennewick Municipal Code (KMC) Title 18 – Zoning
3. KMC Title 17 – Subdivisions
4. KMC Section 5.56 – Public Works Construction Standards

Preliminary Plat Key Application Processing Dates:

Pre-Application/Feasibility Meeting	N/A
Application Submittal	February 15, 2022
Determination of Completeness Issued	March 7, 2022
Notice of Application	March 7, 2022
Property Posting Sign	March 7, 2022
City Department Review Meeting	N/A
SEPA Threshold Determination Issued	N/A
SEPA Appeal Period Ends	N/A
Date of Published Notice of Public Hearing	October 30, 2022
Date of Mailed Notice of Public Hearing	October 27, 2022

Exhibits:

1. Staff Report
2. Preliminary Plat
3. Notice of Public Hearing, 300-ft. mailing list and mailing affidavit
4. Aquifer Recharge Area Letter
5. Geotechnical Investigation Report Southview Development, dated 10/1/2019
6. Traffic Engineering Division comments
7. Applicant's response to comments, dated 10/13/2022
8. City of Kennewick Fire Department comments
9. Columbia Irrigation District comments, dated 3/7/2022
10. Bonneville Power Administration comments, dated 3/22/2022
11. Kennewick Irrigation District comments, dated 4/19/2022
12. Kennewick School District comments, dated 4/26/2022
13. Kennewick Irrigation District easement comments, dated 9/29/2022

Staff Analysis of Proposal & Discussion:

The proposed Preliminary Plat (SUB-2022-0007) is a request for the subdivision of 11.93-acres into 17 lots and 1 tract on W 28th Avenue. The site is currently vacant and undeveloped.

The site has a Comprehensive Plan Land-Use Designation of Low Density Residential and is zoned Residential, Low Density (RL).

A Preliminary Plat (KMC 17.10) is the first step in a subdivision process for subdivisions with more than nine (9) lots and is an approval for overall lot layout and compliance with land use regulations. A Final Plat is required to create lots for preliminary plats and is the last phase in the subdivision process, and must be recorded prior to the creation of individual lots.

Final plat approval is based on the Preliminary Plat conditions of approval. A civil permit with a detailed review of street, utility and stormwater construction standards, and street and utility construction or bonding for incomplete work is required prior the final plat approval. Additionally, the City of Kennewick's Residential Design Standards apply to this project.

Property History:
The City of Kennewick annexed the site on March 7, 2000, by Ordinance 3917. On June 6, 2000 Ordinance 3942 established RL as the zoning district for the site.

Density/Lot Size:
Per the Table of Residential Development Standards (KMC 18.12.010 A.2), the RL zoning district has a minimum lot size of 7,500 square feet, with no maximum density.

The proposed development has a minimum residential lot area of 14,312 square feet, a maximum residential lot area of 41, 263 square feet, with an overall lot average of 26,650 square feet.

Tract Z is 31,496 square feet and proposed to be used for public access. A 60-foot Kennewick Irrigation District easement encumbers Tract Z.

Staff Comment: The preliminary plat as proposed meets the Residential Development Standards contained in KMC 18.12.010(A.2), and is subject to the Residential Design Standards, Single-Family.

Traffic:
The Traffic Engineering Division requires that the proposed private roads are constructed to private road standards and that the applicant receive approval from the Kennewick Irrigation District to utilize its easement.

Storm Water:
Storm water design, construction and post construction must meet the requirements of KMC Section 14.28.045 and COK Standard Specification 5-8.

Streets & Utilities:
Proposed public roads, private roads, water services and sewer services must be constructed to applicable City of Kennewick Standard Specifications and Drawings.

The applicant proposed access to Lots 15-17 via W 28th Place. The Kennewick Irrigation District will need to grant access onto its easement so Lots 15-17 can access W 28th Place. As proposed, Lots 15-17 do not have frontage onto W 28th Place, the lot lines between Lots 10-17 will have to be adjusted so street frontage can be established for Lots 15-17.

Additionally, the Kennewick Irrigation District must grant access across its easement and the applicant must establish street frontage on W 28th Place prior to final plat submittal, so Lots 15-17 may remain as separate lots. Lots 15-17 must have the required access or they will have to be combined into either Lot 8 or Tract Z.

Parks:
The proposed development is subject to the Single-Family Unit Park Impact Fee in Service Area 1. The Park Impact Fee is due prior to the City issuing the certificate of occupancy.

Critical Areas:
The site is in an Aquifer Recharge Area and it contains Erosion Hazard Areas and Steep Slopes up to 15%.

The applicant provided a letter stating that no activities, regulated or prohibited, are proposed in the Aquifer Recharge Area.

Future development of homes will be subject to the recommendations of the submitted Geotechnical Investigation Report and any other construction requirements of the Building Safety Division.

Schools:
The boundary schools for the proposed development are Sage Crest Elementary (Walking Zone), Chinook Middle School (Walking Zone) and Southridge High School (Walking Zone).

Sage Crest Elementary is reaching capacity, the Kennewick School District has the ability to make the necessary changes to meet future needs.

Surrounding Property:
The properties to the west and south are zoned Residential, Medium Density and consist of a subdivision being developed. Property to the north is vacant and zoned Residential, Suburban. The property east of the site is zoned RL and is being developed.

Provisions for Public Health, Safety, and Welfare:
The proposed development will be constructed to City of Kennewick Residential Design Standards and the applicable requirement of the Kennewick Municipal Code.

Staff Comment: It is staff's opinion that appropriate provisions have been made for, but are not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, public sidewalks, utility easements and other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation areas, playgrounds, schools and school grounds, and the proposed subdivision has considered all other relevant facts and other planning features that assure safe walking conditions for students who walk to and from school.

Public Comments:
No submitted comments from the public.

Comprehensive Plan:
Staff is of the opinion that this request is consistent with and generally conforms to the City's Comprehensive Plan, and it will implement, goals and policies of the Comprehensive Plan. Particularly the following:

RESIDENTIAL GOAL 1: "Provide for attractive, walkable, and well-designed residential neighborhoods, with differing densities and compatible with neighboring areas."
Staff Comment: The proposed Preliminary Plat is consistent with the Comprehensive Plan Land Use and complies with development standards for Residential, Low Density (RL) zoning district. The proposed development is compatible with the surrounding neighborhoods.

RESIDENTIAL GOAL 2: "Provide appropriate public facilities supporting residential areas."
POLICY1: "Ensure provision of parks, schools, drainage, transit, water, sanitation, infrastructure and pedestrian in new residential developments."
POLICY 2: "Encourage irrigation service throughout residential areas, when available, to support and maintain healthy landscaping."
POLICY 3: "Deny residential developments if concurrency is not met for transportation, water, and sewer, or appropriately condition."
Staff Comment: The proposed development will be constructed with the required infrastructure improvements that meet applicable standards.

RESIDENTIAL GOAL 3: "Promote a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban areas."

POLICY 2: “Residential Low Density: Place lands constrained by sensitive areas, those intended to provide transition to the rural area, or those appropriate for larger lot housing within the Residential Low Density land use designation to allow for a range of lifestyles. *Staff Comment: As proposed, the development meets Goal 3 and Policy 2 by providing larger single-family lots on a sensitive area.*

The City of Kennewick hereby RECOMMENDS that Preliminary Plat SUB-2022-007 be APPROVED with the following conditions:

1. Comply with City of Kennewick regulatory controls, policies and codes, including the Residential Design Standards – Single-Family Residential.
2. A landscape plan must be submitted for approval of all common areas, open spaces and rights-of-way, listing the number, location, and species of trees, sizes of plant material, and ground cover prior to final plat approval. Street trees shall be placed at 40-foot intervals and within five feet of the back of sidewalk for curb tight sidewalks. The landscape plan shall be prepared by a licensed landscape architect or licensed landscape installer drawn to a legible scale.
3. Provide a bond or cash deposit for incomplete sidewalks and applicable landscaping prior to final plat approval. Trees for the individual residential lots shall be planted prior to receiving certificate of occupancy for each new home.
4. All fees required by the City shall be paid prior to approval of the final plat.
5. Street frontage and access to W 28th for Lots 15-17 shall be established on the plat prior to Final Plat submittal.
6. Comply with the Traffic Engineering Division Comments. Exhibit 6
7. Comply with the Fire Department Comments. Exhibit 8
8. Comply with the applicable requirements of Kennewick Irrigation District Comments. Exhibit 14
9. Comply with the recommendations in the Geotechnical Investigation Report Southview Development. Exhibit 5
10. Provide dust control method(s) such as hydro seeding for all areas of the site that are disturbed.
11. The applicant and/or all of its successors must execute a written agreement to the satisfaction of the City Attorney, which will allow the City to establish enforceable arrangements for maintenance of any common areas, open spaces, private roads and common landscape areas, should the Homeowner’s Association fail or refuse to maintain these areas.
12. The Preliminary Plat (SUB-2022-0007) expires 5 years from the approval date. The City may grant an extension, but any extension application must be applied for before the approved preliminary plat expires.

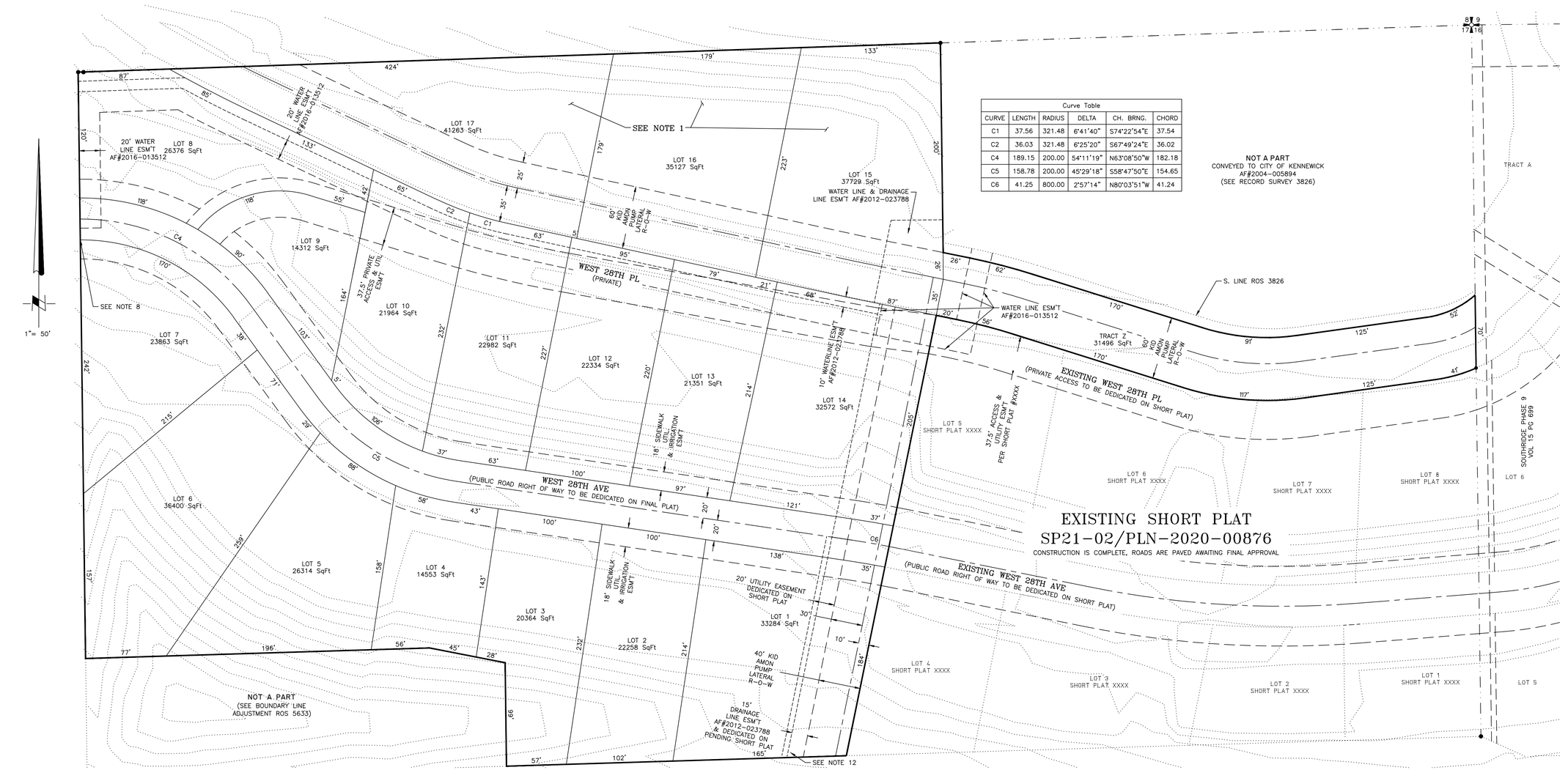
Exhibit 2

PRELIMINARY PLAT OF SYMPHONY RIDGE

LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M.
CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON

LEGAL DESCRIPTION:

TRACT X OF SHORT PLAT###### ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 2022-XXXXXX, RECORDS OF BENTON COUNTY, WASHINGTON.



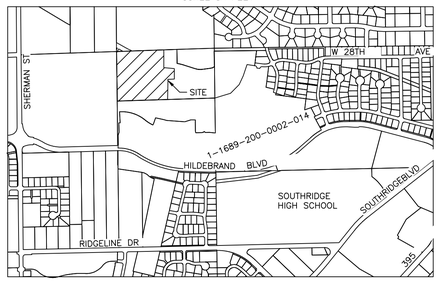
Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	37.56	321.48	6°41'40"	S74°22'54"E	37.54
C2	36.03	321.48	6°25'20"	S67°49'24"E	36.02
C4	189.15	200.00	54°11'19"	N63°08'50"W	182.18
C5	158.78	200.00	45°29'18"	S58°47'50"E	154.65
C6	41.25	800.00	2°57'14"	N80°03'51"W	41.24

ADDRESS TABLE	
LOT 1	6025
LOT 2	6049
LOT 3	6073
LOT 4	6097
LOT 5	6121
LOT 6	6145
LOT 7	6181
LOT 8	6192
LOT 9	6168
LOT 10	6120
LOT 11	6096
LOT 12	6072
LOT 13	6048
LOT 14	6024
LOT 15	6040
LOT 16	6068
LOT 17	6124
TRACT Z	XXXX

EXISTING SHORT PLAT SP21-02/PLN-2020-00876

CONSTRUCTION IS COMPLETE, ROADS ARE PAVED AWAITING FINAL APPROVAL

50 25 0 50 100 150
SCALE IN FEET



VICINITY MAP
NOT TO SCALE

NOTES:

1. LOTS 15-17 SHALL ACCESS VIA THE PRIVATE ACCESS & UTILITY EASEMENT (W. 28TH PL). THE DEVELOPER IS CURRENTLY NEGOTIATING WITH KENNEWICK IRRIGATION DISTRICT FOR A PERMIT FOR CROSSING THE CANAL RIGHT OF WAY WITH UTILITIES AND ACCESS TO EACH LOT. A CONDITION OF APPROVAL OF THE FINAL PLAT REQUIRING THIS PERMIT BE IN PLACE IS ANTICIPATED.
2. THE LANDOWNER WILL NOT CONVEY ANY FEE OWNERSHIP TO KENNEWICK IRRIGATION DISTRICT, NOR CREATE TRACTS COINCIDING WITH KID RIGHT OF WAY OTHER THAN THOSE SHOWN HEREON.
3. ADJOINING SHORT PLAT IS IN PROCESS WITH CITY OF KENNEWICK AT THE TIME OF THIS SUBMITTAL. SP21-02/PLN-2020-00876.
4. SITE GRADING FOR THIS SITE HAS BEEN COMPLETED PER CITY OF KENNEWICK GRADING PERMIT.
5. PARENT PARCEL NUMBER: 1-1789-100-0001-007
6. CONTOUR INTERVAL: 5'. CONTOURS ARE PER GRADING PLAN AND HAVE NOT BEEN VERIFIED.
7. TOTAL PLAT AREA: 11.93 AC
   SMALLEST LOT: 14,553 SQ FT (LOT 4)
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8. THE WEST END OF THE PUBLIC ROAD (W 28TH AVE) DOES NOT REQUIRE A TEMPORARY TURN AROUND EASEMENT DUE TO THE PROXIMITY OF THE INTERSECTION WITH THE PRIVATE ACCESS & UTILITY EASEMENT (W 28TH PL). SEE DETAIL FROM SPINK ENGINEERING SUBMITTED AS AN ADDITIONAL INFORMATION ITEM. THE EAST END OF BOTH ROADS TIES IN TO ALREADY CONSTRUCTED ROADS PER THE AFOREMENTIONED ADJOINING SHORT PLAT.
9. LOTS 8-17 & TRACT Z SHALL ACCESS VIA THE PRIVATE ACCESS & UTILITY EASEMENT (W 28TH PL)
10. TRACT Z IS TO BE RETAINED BY DEVELOPER FOR FUTURE DEVELOPMENT.
11. A NOTE DESCRIBING GEO TECHNICAL REQUIREMENTS IS ANTICIPATED TO BE REQUIRED ON THE FACE OF THE FINAL PLAT.
12. AGREEMENT TO ADD SUBJECT PROPERTY TO SOUTHRIDGE HOA & ASSOCIATED STORM DRAIN AGREEMENT ARE IN PROCESS. A CONDITION OF APPROVAL OF THE FINAL PLAT REQUIRING THIS BE IN PLACE IS ANTICIPATED.

SHEET 1 OF 1

PRELIMINARY

DAVID P. BAALMAN — STATE OF WASHINGTON — 41028 — REGISTERED PROFESSIONAL LAND SURVEYOR

DATE

RSI ROGERS SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

10-20-21 DRN BY: DCP 06821-PLAT.DWG

NOTICE OF MAILING

I, Steve Donovan **, on** 10/27 **, 20** 22

mailed 13 **copies of** Notice of Public Hearing

for SUB-2022-0007

to surrounding property owners within 300' of the site.

as shown on the attached list.

Signature

Exhibit 3

NOTICE OF PUBLIC HEARING – NOVEMBER 14, 2022, 6:00 P.M.

Proposal: Bauder Construction, c/o Scot Bauder submitted a preliminary plat application to subdivide 11.93-acres into 17 lots and 1 tract, located on W 28th Avenue. The Comprehensive Plan Designation for the site is Low Density Residential. The site is zoned Residential, Low Density (RL) and is subject to Residential Design Standards. The file number is SUB-2022-0007. **PLAT MAP ON BACK**

Open Record Hearing: The City of Kennewick Hearing Examiner will conduct an open record hearing at **6:00 p.m. on November 14, 2022 at 210 W 6th Avenue, City Hall Council Chambers**. The meeting will be conducted in a hybrid format, which allows in person or virtual participation. To participate in the meeting virtually, use the link found at www.go2kennewick.com/244/Hearing-Examiner.

Environmental Documents and/or Studies Applicable to this Proposal: Geotechnical Investigation Report Southview Development, October 1, 2019

Determination of Completeness: The application was determined complete on March 7, 2022 for processing.

Project Permits Associated with this Proposal: Civil

Preliminary Determination of Regulations Used for Project Mitigation: Title 18 (Zoning), Title 17 (Subdivision), Title 4 (Administrative Procedures) of the Kennewick Municipal Code and the land use policies contained in the Kennewick Comprehensive Plan.

Estimated Date of Decision: Within 10 business days of the Hearing Date of November 14, 2022.

To Receive Notification of the Decision: Contact the Development Services Division at 210 W. 6th Avenue, Kennewick, WA 99336 or via telephone at (509) 585-4280.

Appeal: Any person aggrieved by the decision of the Kennewick Hearing Examiner on this proposal may appeal to the Superior Court of Benton County within twenty-one (21) days of the date of decision.

Steve Donovan, Planning Manager

The City of Kennewick welcomes full participation in public meetings by all citizens and does not discriminate on the basis of disability, pursuant to the requirements of the American with Disabilities Act of 1990, pub. L 101-336. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact the City of Kennewick, Steve Donovan, Development Services Department at (509) 585-4361 or TDD (509) 585-4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.

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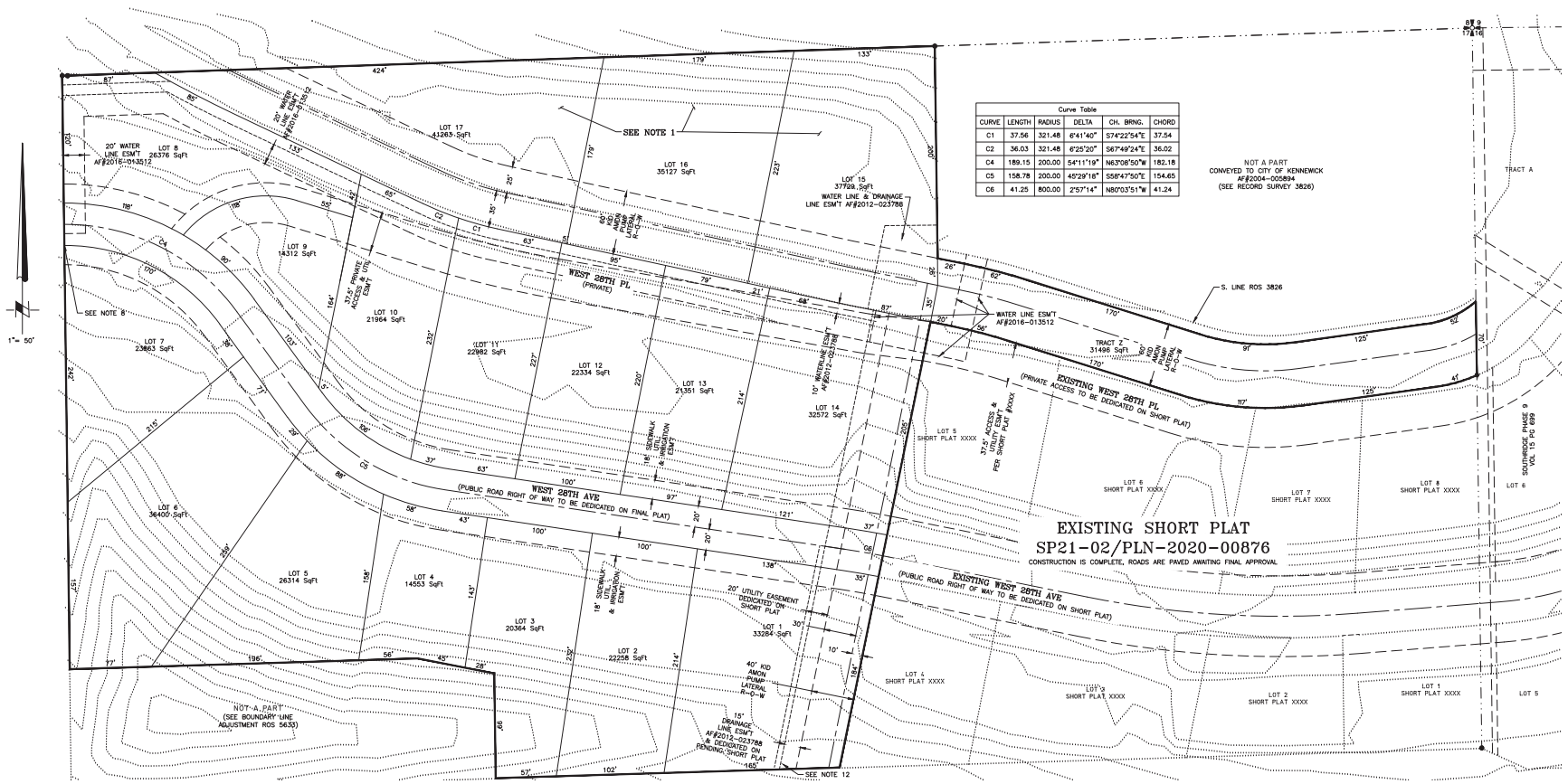

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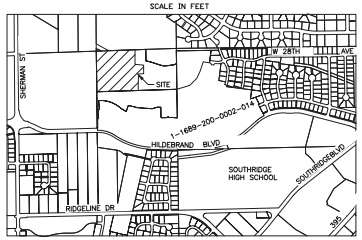

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SHEET 1 OF 1

PRELIMINARY

DATE

Exhibit 3

ROGERS SURVEYING INC., P.S.
1405 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-1141
FAX: (509) 783-8994
www.rogerssurveying.com

10-20-21 DRN BY: DCP 06821-PLAT.DWG

37
JOSE CHAVALLO & STEELE-CHAVALLO
5927 W QUINAULT AVENUE
KENNEWICK, WA 99336

37
CITADEL ESTATES, LLC
5927 W QUINAULT AVENUE
KENNEWICK, WA 99336

37
PRO MADE CONSTRUCTION, LLC
105609 E WISER PARKWAY
KENNEWICK, WA 99338

37

SOUTHRIDGE HOMEOWNERS ASSOCIATION
OF KENNEWICK
6725 W CLEARWATER AVENUE
KENNEWICK, WA 99336

37

VERONICA & DANIEL PEREZ
2887 S JEFFERSON STREET
KENNEWICK, WA 99338

37

PRODIGY HOMES, INC.
2055 N STEPTOE STREET, SUITE 110
KENNEWICK, WA 99338

37

A & R FESER, INC.
2007 S EDISON STREET
KENNEWICK, WA 99338

37

SCOT & TYLER, LLC
2453 MORENCY DRIVE
RICHLAND, WA 99352

37

DAVID & TONIA KOSTOROWSKI
5889 W 28TH PLACE
KENNEWICK, WA 99337

37

RICKEY LAND & CATTLE CO.
P.O. BOX 7285
KENNEWICK, WA 99336

37

KYLE & CARALEE TOWNE
8920 167TH ST CT E
PUYALLUP, WA 98375

37

JAY & SHARON DECKER
2719 S IRVING STREET
KENNEWICK, WA 99338

37
RICHARD & ANGELA WEATHERILL
2100 BELLEVRIVE DRIVE
RICHLAND, WA 99352

Exhibit 4

From: Scot Bauder
To: Steve Donovan; tyler.kafentzis@outlook.com
Subject: Re: Scot and Tyler LLC
Date: Friday, March 4, 2022 3:05:58 PM

I verify that Scot and Tyler LLC at Symphony ridge for Phase 3 pre plat and Phase 2 or Short plat, that regulated and/or prohibited uses are not proposed to take place on site, pursuant to Kennewick Municipal code Chapter 18.60 - Critical Areas-Critical Aquifer Recharge Areas.

Steve does this work for you or what more would you like?

Thanks
scot bauder
5097278282

On Thu, Mar 3, 2022 at 12:38 PM Steve Donovan <Steve.Donovan@ci.kennewick.wa.us> wrote:

> Scot,
>
> In regard to the short plat I have not received the use verification for the Critical Aquifer Recharge Area or the revised plat.
>
> For the proposed long plat I have not received the use verification for the Critical Aquifer Recharge Area.
>
> Let me know if you have any questions.
>
> Steve
>
> **From:** Scot Bauder <scotbauder@gmail.com>
> **Sent:** Thursday, March 3, 2022 10:49 AM
> **To:** Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
> **Subject:** Scot and Tyler LLC
>
> Hey Steve, just checking to make sure you got everything you need from us. get back to me if you need anything

> thanks
>
> Scot bauder
>
> 5097278282

Geotechnical Investigation Report
Southview Development
Parcels 117891000001004 and 116892000002011
Kennewick, WA

October 1, 2019

Submitted To:

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White Shield, Inc. Project No. 119-032-01

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CERTIFICATE OF ENGINEER

Geotechnical Investigation Report

Southview Development

Kennewick, Washington

The technical information and data contained in this report were prepared by, or under the direction and supervision of the undersigned, whose seal, as a professional engineer licensed to practice as such, is affixed below.

Prepared by:

Benjamin P. Staehr, PE
Senior Geotechnical Engineer

1.0 INTRODUCTION

1.1 Project Description and Background Information

White Shield, Inc. (WSI) is pleased to present this Geotechnical Investigation Report for the construction of a proposed subdivision within parcels 117891000001004 and 116892000002011 in Kennewick, WA. The location of the site is shown in Figure 1, Vicinity Map and preliminary site plan is provided on Figure 2, Exploration Site Plan. This area will include a 34-lot subdivision with associated roadways, utilities, and stormwater infiltration.

The site slopes moderately to the south and east and is bordered by the KID canal to the north and other undeveloped parcels to the south and west.

This report presents the results of our geotechnical investigation of this site. It includes a review of the site geology, a description of site soils and subsurface profile, and geotechnical recommendations and specifications for site grading and construction of home foundations consistent with International Residential Code requirements.

1.2 Scope of Services

Our scope of services for this project included the following:

- **Geologic Literature Review:** Relevant, readily-available geologic information on the site and surrounding area was reviewed for information regarding geologic conditions at or near the site.
- **Site Exploration:** Sixteen exploration test pits were excavated at the site to assess the soil conditions and to obtain representative soil samples for laboratory testing.
- **Laboratory Testing:** Soil testing included index properties testing, and sieve analyses, as required.
- **Geotechnical Engineering Analysis:** Data collected during the site exploration, literature research, and laboratory testing were analyzed to develop project-specific geotechnical design and construction recommendations for the project.
- **Report Preparation:** This geotechnical report contains the results of our work including information as it relates to the following:
  - Site exploration and laboratory test results
  - Soil/rock conditions and subsurface profile
  - Earthwork and site preparation recommendations
  - Site grading and soil placement recommendations
  - Slope design and construction recommendations
  - Foundation subgrade soil preparation recommendations
  - Allowable soil bearing capacities and maximum foundation bearing pressures
  - Foundation wall design parameters and design earth pressures
  - Pavement and slab-on-grade recommendations
  - International Residential Code (IRC) 2015 seismic design parameters
  - General site grading and drainage control requirements

- **Geotechnical Construction Observation:** This report includes the outline of basic geotechnical requirements for construction observation and documentation to be performed during the construction process.

2.0 SITE INVESTIGATION

2.1 Literature Review

Information about the basic geology of the Pasco Basin was obtained from Lindsey (1996) and a discussion of the underlying Miocene-age basalt bedrock structure was provided from Reidel (et al., 1994). Information about the geologic setting of the site comes from many years of exploration work throughout Richland, West Richland, and Kennewick and from correlating the site data with regional geologic conditions.

2.2 Field Investigation

The subsurface investigation of this site included excavation of twenty-five exploration test pits and one infiltration test pit at locations shown on Figure 2.

The test pits were excavated with a tracked excavator. In general, test pits 1, 2, and 5-13 encountered fine sandy silts at the surface before meeting refusal on weathered basalt rock between 1 and 7 feet below surface elevation. Test pits 3, 4, and 14-25 generally encountered silty fine sands to fine sandy silts to depth. The eastern portion of the development did encounter occasional lenses of coarser sands periodically.

INF TP-1 encountered mostly fine sandy silts, with a layer of medium to fine sand with trace clay fromt 5-5.5 feet. Infiltration testing was performed and can be seen in section 6.0 Site Drainage and Infiltration Analysis.

The test pit logs, provided in Appendix A (TP-1 through TP-25 and INF TP-1), include detailed descriptions of the subsurface soil types and condition.

2.3 Laboratory Testing and Analysis

All soil samples were classified under the Unified Soil Classification System (USCS). The soil descriptions were prepared according to the Burmister Classification System. All soils were easily classified using visual manual procedures and as such no laboratory testing was performed. Lab testing will likely be required for soil classification and proctor analysis for use during construction observations.

3.0 SITE CONDITIONS

3.1 Surface Conditions and Lot Slopes

The property is moderately sloping down to the south and east. The bulk of the site is ungraded native soil deposits. There are some amount of dumped fill soils located at the very northeast corner of the property that will need to be removed during site grading. Surface or subsurface water was not encountered during our explorations.

3.2 Site Soils

The local soils exposed during our explorations are generally outburst flood deposits of the Missoula floods with thinner deposits exposing flood basalts below.

3.3 Regional and Local Geology

We reviewed the WADNR Geologic map of the Richland 1:100,000 Quadrangle (Riedel, et al.), 1994. The site is classified as outburst flood deposits of Glacial Lake Missoula, sand and silt (Qfs_3). There are nearby exposures of Saddle Mountain Basalt flows (Mv_{sem}) to the north of this site.

The Qfs deposits are generally described as lucastrine silt and fine sand an fluvial coase to fine sand. The Qfs_2 are older deposits, and Qfs_3 younger. The Mvsem deposits are part of the Elephant Mountain Member of the Saddle Mountain Basalt flows.

Based on our explorations we believe that the majority of the site consists of outburst sands and silts, with underlying weathered basalt flows, mostly in the western portion of the development. We did observe some areas of cemented silts and gravels within these areas.

4.0 GEOTECHNICAL DESIGN RECOMMENDATIONS

4.1 Foundation Configuration

Building foundations should be extended through any fill soils on site and founded on native site soils below, or be placed on properly prepared structural fill.

4.2 Site Preparation

Clear and grub all cut and fill areas of all surface vegetation and either use as landscape fill or haul offsite. Remove all roots and organic material, loose or soft soil, and old topsoil from all areas to receive fill soil, rockeries, pavement, foundations, driveways, etc. Positive drainage away from structures and pavement subgrade areas should be constructed and maintained throughout the project.

4.3 Earthwork

4.3.1 Excavations

Excavation of the surface fine sand and silt soil can be accomplished with a backhoe with a smooth bucket to prevent disturbance of subgrades or through mass grading equipment such as scrapers or dozers.

A maximum slope of 1V:2.0H (vertical to horizontal) is recommended for all unsupported excavation sidewalls in the silty sand soils at the site. Any trenching or excavation over 4.0 feet bgs requires either the previously-mentioned side slopes or shoring and bracing of the excavation.

This information on slope protection is based on Occupational Safety and Health Administration (OSHA) regulations and is provided entirely as a service to our Client. Under no circumstances should the Client or their contractors or subcontractors interpret this information to mean, or otherwise imply, that White Shield, Inc. (WSI) assumes responsibility for construction site safety and/or temporary slope stability, or the contractor activities. Such responsibility is not implied and should not be inferred.

4.3.2 Site Grading

All excavated materials will be kept on site and used as backfill around foundation walls and structures and for grading around the homes. All soil fill placed on this

property during construction is considered to be structural fill that must be placed and compacted to the specifications listed in the following section 4.4.4 Structural Fill.

4.3.3 Cut and Fill Slopes

All finish slopes shall be graded to a maximum slope of 1V:2H. All fill slopes shall be constructed from the base upward by compacting the soil in layers, overbuilding the slope, and then finish grading to a maximum slope of 1V:2H. Temporary soil cuts should not exceed four feet unless approved by the geotechnical engineer and plans are made for providing immediate permanent structural support.

4.3.4 Structural Fill

For structural fill, use existing onsite soil or imported granular soil. The onsite soil can be used as structural fill provided it is free of organics, it is installed in maximum 8-inch-loose lifts and it is compacted in place. Structural fill soil shall not contain boulders exceeding 6 inches in diameter. Backfill soil next to building foundations shall be classified as primarily sand and gravel with no boulders or clasts exceeding 3 inches in diameter.

Imported fill should be well graded between coarse and fine with a maximum particle size of 1 inch and contain no deleterious materials. Imported fill should have a less than 20 percent by weight passing the No. 200 sieve. Imported soil fill shall be approved for use by a geotechnical engineer and soil compaction criteria shall be established for the specific material.

All structural fill shall be installed in 8-inch, maximum loose lifts, it shall be moisture conditioned to optimum moisture content and it shall be compacted to a dry density of at least 95 percent of its maximum dry density as determined by the modified proctor test using ASTM International (ASTM) D1557 or per onsite specification and approval by the geotechnical engineer.

Vibratory roller compactors or wheel roller compaction equipment will produce the best soil compaction results at this site. For backfilling next to the foundation walls, we recommend using a hand-operated jumping jack.

4.4 Foundations

4.4.1 Design

The proposed buildings can be supported on conventional spread footings. All footings should be supported on properly prepared subgrade in native soils or on structural fill as discussed in the previous paragraphs. If we are retained to monitor mass grading, there is no need for further geotechnical evaluation of individual lots.

The minimum widths of the continuous wall footings shall be consistent with current IRC standards. The bottom exterior of all footings shall be at least 24 inches below the lowest adjacent exterior grade for frost protection.

WSI recommends using a maximum soil bearing pressure of 1,500 pounds per square foot (lb/ft^2) for all footings that bear on the near-surface, or silty sand soil consistent with current IRC standards. Please note that this allowable soil bearing pressure

assumes a minimum confinement depth, or depth of burial, of 2.0 feet bgs. For interior footings placed directly on the prepared subgrade and not backfilled, reduce the allowable bearing pressure to 750 psf.

An assessment of loading on the foundation system by the home designer, architect, or structural engineer is required to verify that the footing sizes comply with the previously-mentioned requirements and the footings are correctly proportioned for the specified bearing capacity.

For consideration of short period seismic and wind pressures, the allowable footing bearing pressure values provided in this section may be increased by one-third. Use a dynamic bearing capacity of 2,000 lb/ft^2 when sizing footings for transient forces. For lateral forces, use a friction coefficient of 0.4 between the base of the footings and the underlying subgrade soil.

4.4.2 Settlement

WSI estimates a maximum total settlement of less than 0.5 inch and a maximum differential settlement on the order of 30 percent of the maximum settlement over 50 feet. Our settlement estimate assumes that no disturbance of the foundation soil would be permitted during excavation and construction and the footings are prepared as described previously.

4.4.3 Foundation Backfill

The clear space around the exterior of all foundations and between the stem walls and footing trenches shall be backfilled in lifts and compacted to a minimum of 90 percent of maximum dry density per ASTM D1557, or per onsite inspection and approval by the geotechnical engineer. Care must be taken with the backfilling operation to provide foundation subgrade soil confinement pressure and to help limit infiltration and future settlement around the foundation. At this site, careful backfilling behind the basement walls is critical for preventing any storm drainage inflow into the foundation area.

4.4.4 Foundation Walls and Lateral Earth Pressure

For the design of elevated stem walls and garage foundation walls, use the data in the following Table 1:

Table 1: Native Soil Design Parameters

Assumed Soil Density		=	110 lb/ft^3
Assumed Soil Internal Friction Angle		=	30 degrees
Coefficient of At-Rest Earth Pressure,	K_o	=	0.50
At-Rest Earth Pressure Equivalent Fluid Density		=	55 lb/ft^3
Coefficient of Active Earth Pressure,	K_a	=	0.33
Active Earth Pressure Equivalent Fluid Density		=	37 lb/ft^3
Coefficient of Passive Earth Pressure,	K_p	=	3.00
Passive Earth Pressure Equivalent Fluid Density		=	330 lb/ft^3

Basement foundation walls should generally be designed using the at-rest lateral earth pressure value.

All foundation walls must be backfilled with compacted soil to fully mobilize the passive earth resistance. Backfill placed within 3 feet of foundation walls should be placed in maximum 12-inch, loose lifts and compacted to at least 90 percent of the maximum dry density, as determined by ASTM D1557.

4.4.5 Seismic Design Criteria

The soil profile at the site consists of silty sand surface soil underlain by dense fine to medium sand followed by dense sandy gravels. This soil profile conforms to a seismic design "Site Class D", still soil. For this site, use the following seismic design parameters found in the following Table 2:

Table 2: 2015 IBC Seismic Design Parameters

	Short Period	1 sec
Maximum Credible Earthquake Acceleration	S_s = 0.428	S_1 = 0.162
Site Class	D	
Site Coefficient	F_a = 1.458	F_v = 2.276
Adjusted Spectral Acceleration	S_{MS} = 0.624	S_{M1} = 0.368
Design Response Acceleration	S_{DS} = 0.416	S_{D1} = 0.246
Design Peak Ground Acceleration	0.187 g	

Based on the design response acceleration (S_{DS}=0.416) the buildings on this site are assigned a Seismic Design Category D consistent with IRC Table R301.2.2.1.1

Additionally, due to a lack of near surface water, the potential for liquefaction of site soils under seismic loading is considered low to moderate for this site.

4.5 Slabs on Grade

Slabs-on-grade should be supported on subgrade soils prepared as described in **Section 4.3.2 Site Grading** subsection of this report. Clean crushed rock, at least 6 inches thick and compacted into place should be placed throughout the planned slab areas and over the exposed native soils We recommend that all floor slabs be underlain by at least four inches of free-draining gravel with less than three percent by weight of the material passing Sieve No. 200 for use as a capillary break. A suitable vapor barrier, such as heavy plastic sheeting (6-mil minimum), should be placed over the capillary break material. An additional 2-inch thick moist sand layer may be used to cover the vapor barrier. This sand layer is optional and is intended to protect the vapor barrier membrane during construction.

4.6 Pavements

Pavement subgrade preparation, and structural filling where required, should be completed as recommended in the **4.3.2 Site Grading** and **4.3.4 Structural Fill** subsections of this report. The pavement subgrade should be proof-rolled with a heavy, rubber-tired piece of equipment to identify soft or yielding areas that require repair. We anticipate the areas needed for repair can be removed and replaced with clean crushed rock, compacted into place. We should be retained to observe the proof

rolling and recommend repairs prior to placement of the asphalt or hard surfaces. WSI should approve all pavement subgrades.

Pavement sections should meet the City of Kennewick standard details for this development. If any fine grained clayey soils are encountered within roadway excavations we should be notified immediately.

5.0 FINAL SITE GRADING AND EROSION CONTROL

The ground surface adjacent to the building shall slope away from the slab, stem walls, or foundation walls at 5 percent for a minimum distance of 10 feet from the structure per the requirements of the IRC, or an alternative drainage method shall be designed into the site drainage plan. Landscaping and lot grading should consider drainage requirements of the building and prevent ponding of water near the structures or in landscaped areas. All impervious surfaces shall be sloped to drain into an approved catch basin and piped to an appropriate infiltration system on-site.

All final slope surfaces should be moisture conditioned and compacted with a track dozer or some other compaction method that will work on the slope to achieve a smooth slope with a maximum slope angle of 1V:2H. A maximum slope of 1V:3H should be used if the slope will be maintained in grass and mowed. Finish soil slopes that are steeper than 1V:3H require some form of erosion protection to prevent water erosion at the surface in the event of an irrigation or domestic water line break. Erosion protection of these slopes should be designed into the final landscaping plan for the lot. Several options exist for slope protection and erosion control including but not limited to the following:

- The slope can be planted with drought-resistant plants (desert landscape) and watered with drip irrigation systems or light hand watering.
- Erosion control blankets or geotextile can be utilized along with sparsely-placed suitable vegetation. The erosion control blanket provides more immediate slope protection with the vegetation and will aid in long-term stability.
- The slope can be covered with a landscape fabric and then covered with decorative gravel, cobble, or rock.

Existing slopes that are undisturbed and covered with native desert vegetation are all less than 1V:3H and do not require any form of erosion control.

6.0 SITE DRAINAGE AND STORMWATER INFILTRATION

We conducted one on-site infiltration tests within the proposed stormwater infiltration locations during our site visit on July 3, 2019. The on-site tests were conducted in INFTP-1 and INFTP-2 at 6.0 feet below grade and INFTP-3 at 7.0 feet below grade.

We performed the infiltration tests according to the WSDOE Stormwater Manual for Eastern Washington (WSDOE, 2004) PIT Method. Test pits were excavated roughly 6 foot by 2 foot to the required depths and maintained a constant head for 30 minutes prior to observing a falling head test for 30 minutes.

The infiltration test results are shown below in Table 1. A correction factor of 4.0 is added to the in-place infiltration test results.

Table 1. In-place Infiltration Test Results

Test Pit	Measured Field Infiltration Rate	Design Rate (with Correction Factor)
INFTP-1 at 10.00 feet	12.38 inches/ hour	3.10 inches/ hour

Based on our explorations and field infiltration test, it is our opinion that the soils should be suitable for stormwater infiltration. A maximum design infiltration rate of **3.10 inches per hour** should be used for infiltration trenches designed within this site.

We reviewed nearby well logs in the area and found that the approximate depth to static groundwater is approximately 77 feet below grade in this area. We would anticipate basalt formations to be more shallow than this, and based on nearby well logs approximately 25 feet below grade.

The recommended infiltration rates are based on our interpretation of the on-site testing. Soil conditions may vary in different locations and depths. WSI should be retained to evaluate the soils exposed in the bottom of the infiltration system excavations during construction.

7.0 CONSTRUCTION OBSERVATION AND ENGINEERING INSPECTIONS

Geotechnical engineering construction observation is required during construction of both homes to monitor earthwork, soil, and groundwater conditions and to document the geotechnical aspects of constructing the homes. Construction observation will allow us to identify unexpected soil or groundwater conditions that were not identified in our site explorations and will allow us to adjust our geotechnical recommendations as required.

This project will require several onsite inspection visits by the geotechnical engineer to observe field conditions and verify the following items:

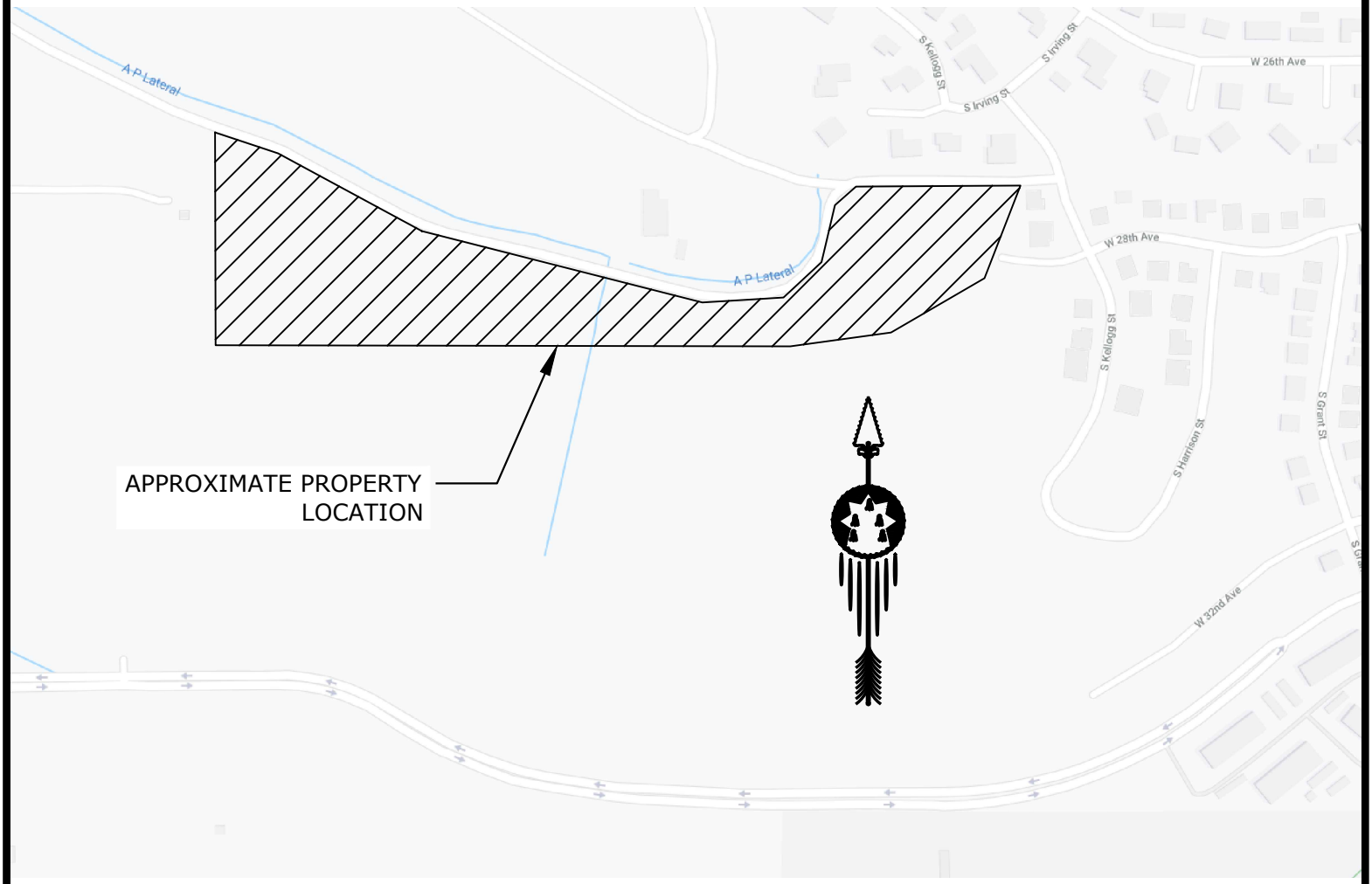
- Geotechnical engineering review of the building construction plans.
- Geotechnical engineering observation and approval of site grading, soil placement, and compaction.
- Geotechnical engineering inspection, testing, and approval of the building foundation subgrade soil conditions.
- Geotechnical engineering inspection and documentation of the backfill around foundation and stem walls.
- Geotechnical engineering inspection and documentation of the stormwater collection and infiltration system.
- Geotechnical engineering approval of final site grading.

8.0 REFERENCES

Lindsey, K.A. (1996). *The Miocene to Pliocene Ringold Formation and Associated Deposits of the Ancestral Columbia River System, South-Central Washington and North-Central Oregon.* Washington Department of Natural Resources, Division of Geology and Earth Resources, Open-File Report 96-8, 45 p., 4 Appendices.

Reidel, S.P., N.P., Campbell, K.R. Fecht, and K.A. Lindsey (1994). *Late Cenozoic Structure and Stratigraphy of South-Central Washington.* Bulletin 80, Washington Division of Geology and Earth Resources, Washington Department of Natural Resources

FIGURES

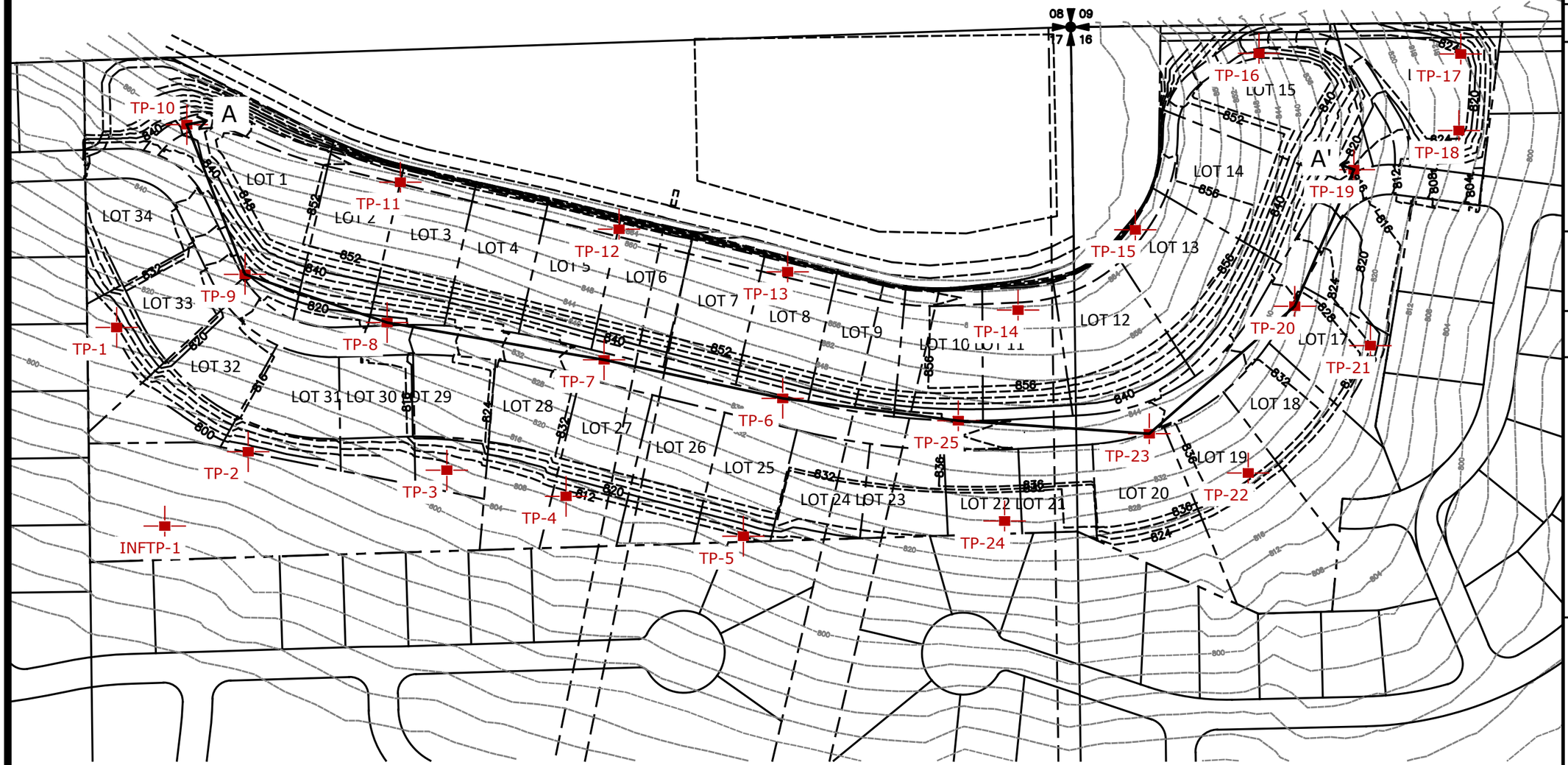


VICINITY MAP

NOT TO SCALE

Project Number 119-050-01	SOUTHVIEW DEVELOPMENT PARCELS 117891000001004 AND 116892000002011 KENNEWICK, WA VICINITY MAP	WHITE SHIELD, INC LAND SURVEYING ENVIRONMENTAL ENGINEERING SERVICES 320 N. 20TH AVENUE PASCO, WA 99301 PHONE 509.547.0100 FAX 509.547.8292	No.	Date	Revision	By	CK
			1	10/1/19	Original	BPS	
Figure 1							

Exhibit 5



LEGEND

TP-1 — Number and approximate location of test pit

EXPLORATION SITE PLAN

SCALE
150 0 75 150 300
(FEET)
1 INCH = 150 FT.

NOTE- SITE PLAN FROM "PRELIMINARY GRADING - SOUTHVIEW" BY SPINK ENGINEERING, DATED MARCH 22, 2019. TEST PIT LOCATIONS ARE APPROXIMATE.

No.	Date	Revision	By	CK
1	10/1/19	Original	BPS	

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PARCELS 117891000001004
AND 116892000002011
KENNEWICK, WA
EXPLORATION SITE PLAN

Project Number
119-050-01

Figure 2

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOL	GROUP NAME
COARSE - GRAINED SOILS MORE THAN 50 % RETAINED ON NO. 200 SIEVE	GRAVEL MORE THAN 50 % OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVEL	GW	WELL-GRADED, FINE TO COARSE GRAVEL
			GP	POORLY-GRADED GRAVEL
		GRAVEL WITH FINES	GM	SILTY GRAVEL
			GC	CLAYEY GRAVEL
	SAND MORE THAN 50 % OF COARSE FRACTION PASSES NO. 4 SIEVE	CLEAN SAND	SW	WELL-GRADED SAND, FINE TO COARSE SAND
			SP	POORLY GRADED SAND
		SAND WITH FINES	SM	SILTY SAND
			SC	CLAYEY SAND
FINE - GRAINED SOILS MORE THAN 50 % PASSES NO. 200 SIEVE	SILT AND CLAY LIQUID LIMIT LESS THAN 50 %	INORGANIC	ML	SILT
			CL	CLAY
		ORGANIC	OL	ORGANIC SILT, ORGANIC CLAY
	SILT AND CLAY LIQUID LIMIT 50 % OR MORE	INORGANIC	MH	SILT OF HIGH PLASTICITY, ELASTIC SILT
			CH	CLAY OF HIGH PLASTICITY, FAT CLAY
		ORGANIC	OH	ORGANIC CLAY, ORGANIC SILT
HIGHLY ORGANIC SOILS			PT	PEAT

NOTES:

1) Field classification is based on visual examination of soil in general accordance with ASTM D 2488-93.
2) Soil classification using laboratory tests is based on ASTM D 2488-93.
3) Descriptions of soil density or consistency are based on interpretation of blowcount data, visual appearance of soils, and/or test data.

SOIL MOISTURE MODIFIERS:

Dry - Absence of moisture, dusty, dry to the touch

Damp - No visible water, leaves hand dry.

Moist - Leaves water or mud on hand.

Wet - Visible free water or saturated, usually soil is obtained from below water table

Project Number	SOUTHVIEW DEVELOPMENT	WHITE SHIELD, INC	No.	Date	Revision	By	CK
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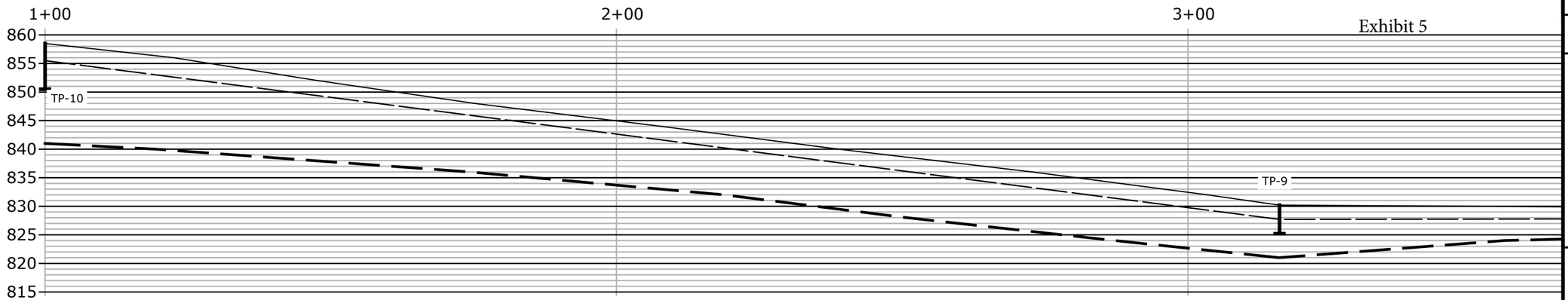
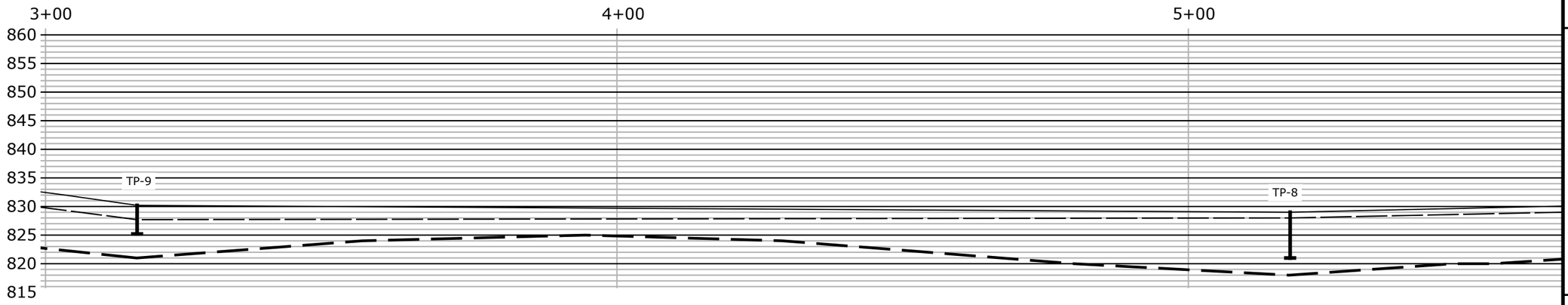
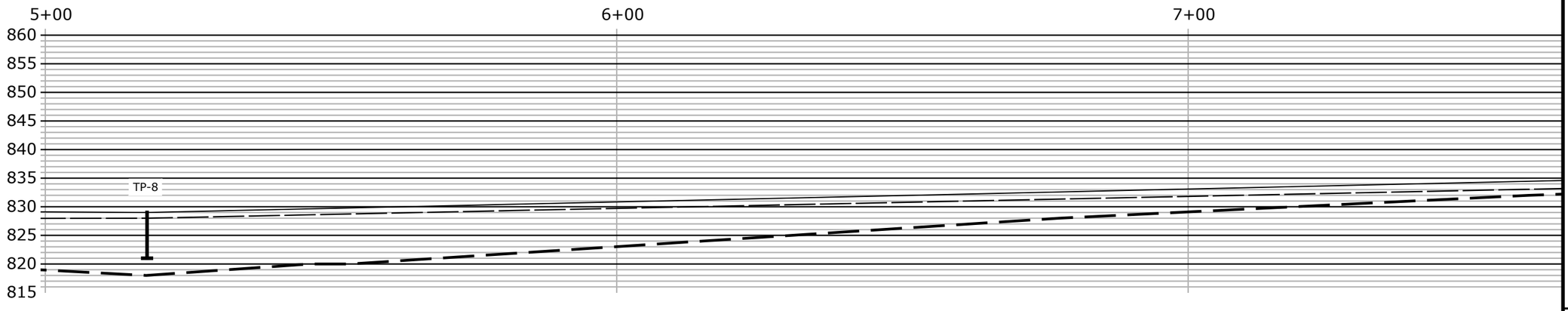
Figure 3	KENNEWICK, WA						
	USCS CLASSIFICATION						

Exhibit 5







LEGEND

EXISTING GRADE
FINISHED GRADE
DEPTH TO ROCK

TEST PIT DEPTH

CROSS-SECTION A-A' 1+00 TO 7+00

SCALE
20 0 10 20 40
(FEET)
1 INCH = 20 FT.

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1	10/1/19	Original	BPS	

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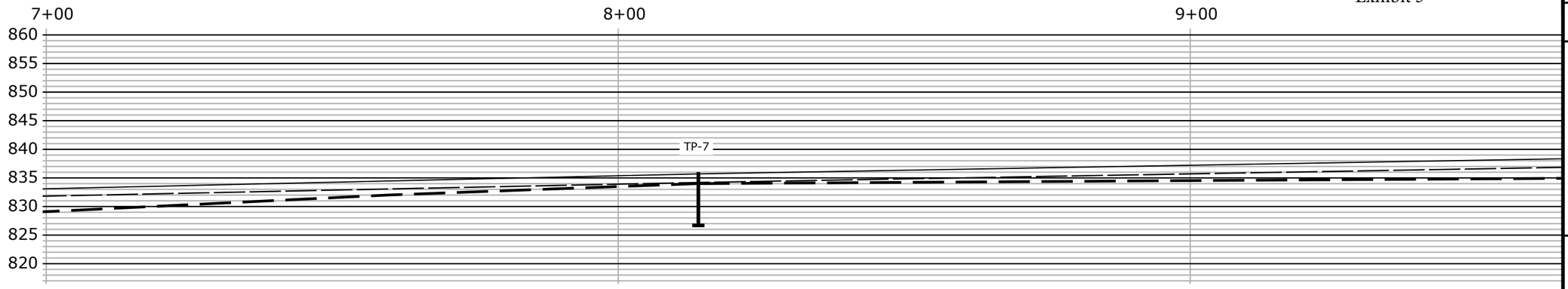
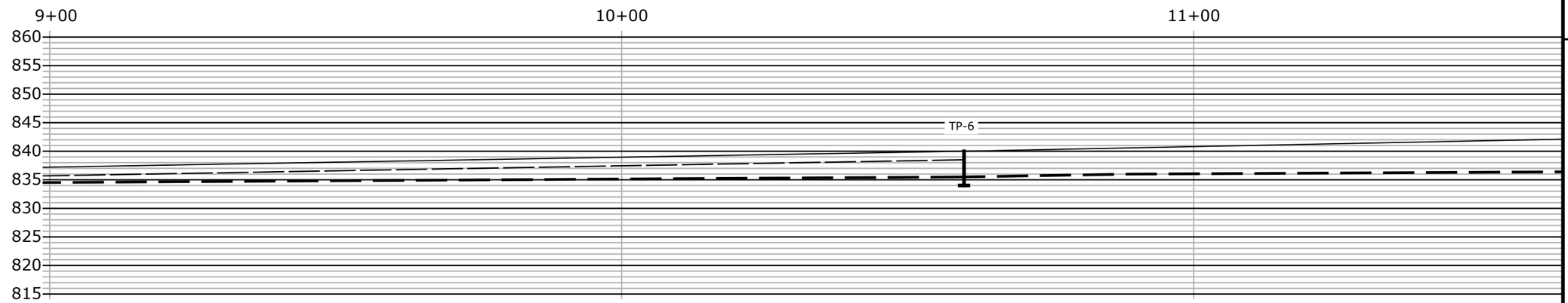
PARCELS 117891000001004
AND 116892000002011
KENNEWICK, WA
CROSS-SECTION A-A'

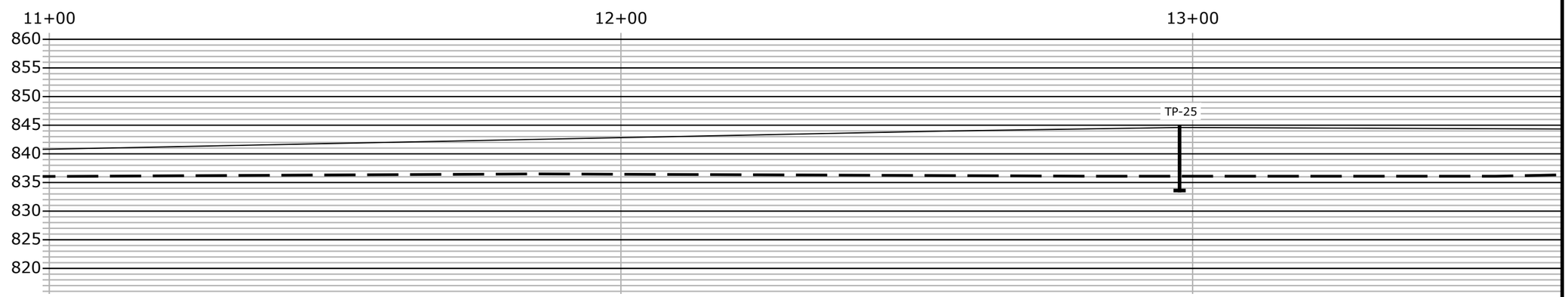
Project Number
119-050-01

Figure 4

Exhibit 5







LEGEND

EXISTING GRADE
FINISHED GRADE
DEPTH TO ROCK

TEST PIT DEPTH

CROSS-SECTION A-A' 7+00 TO 13+00

SCALE
20 0 10 20 40
(FEET)
1 INCH = 20 FT.

No.	Date	Revision	By	CK
1	10/1/19	Original	BPS	

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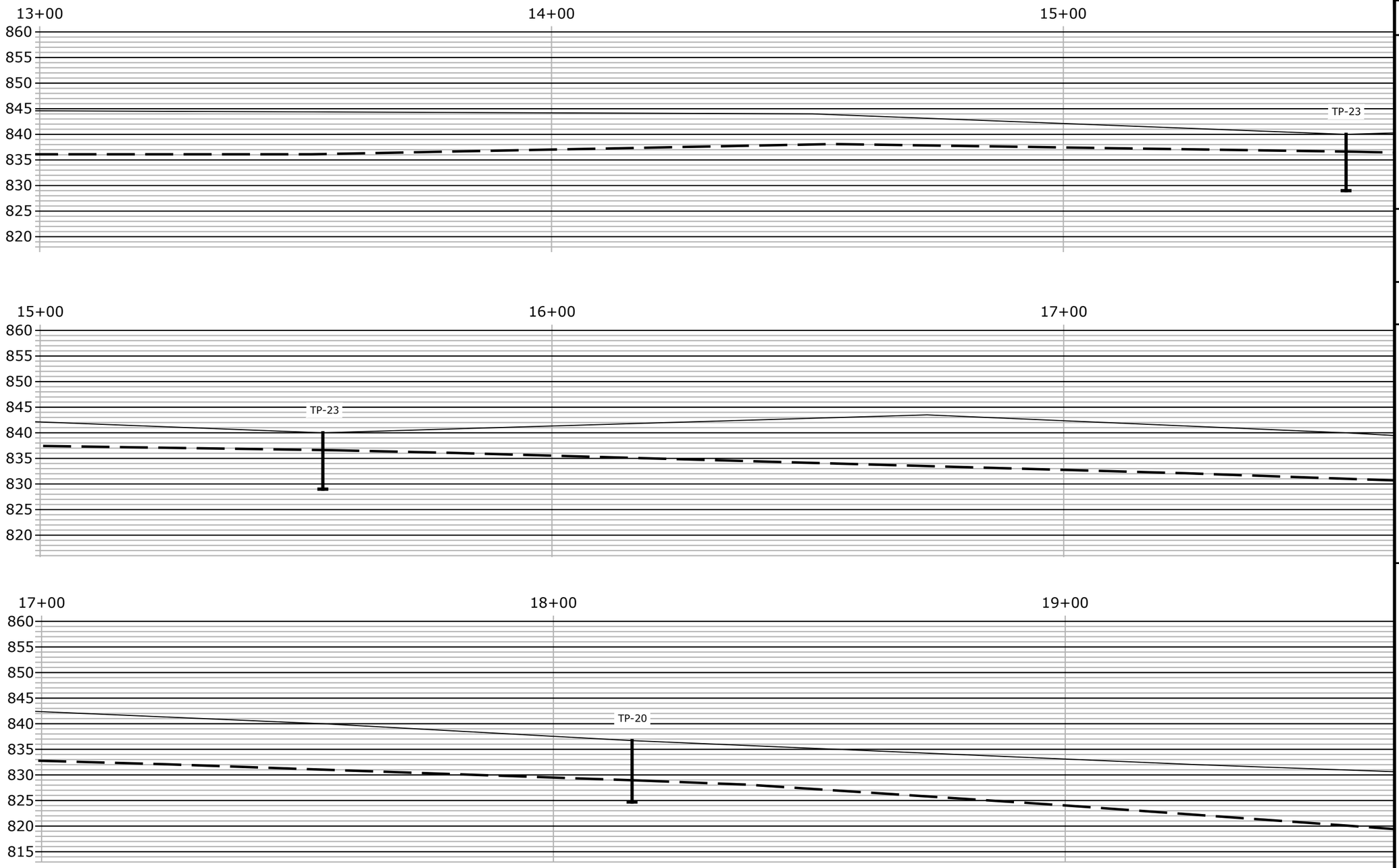
CROSS-SECTION A-A'

Project Number
119-050-01

Figure 5

Exhibit 5



CROSS-SECTION A-A' 13+00 TO 19+00

LEGEND

EXISTING GRADE
FINISHED GRADE
DEPTH TO ROCK
TEST PIT DEPTH

SCALE
20 0 10 20 40
(FEET)
1 INCH = 20 FT.

No.	Date	Revision	By	CK
1	10/1/19	Original	BPS	

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Project Number
119-050-01

Figure 6

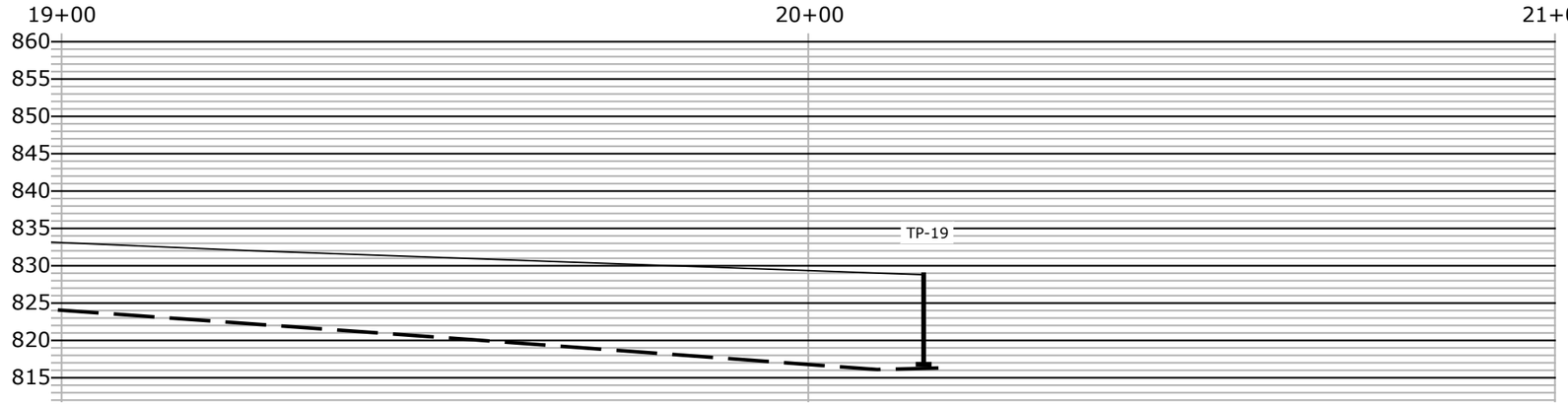


Exhibit 5

CROSS-SECTION A-A' 19+00 TO 21+00

LEGEND

EXISTING GRADE
FINISHED GRADE
DEPTH TO ROCK
TEST PIT DEPTH

SCALE
20 0 10 20 40
(FEET)
1 INCH = 20 FT.

No.	Date	Revision	By	CK
1	10/1/19	Original	BPS	

WHITE & SHIELD, INC
320 N. 20TH AVENUE
PASCO, WA 99301
PHONE 509.547.0100
FAX 509.547.8292
LAND SURVEYING
ENVIRONMENTAL
ENGINEERING
SERVICES

SOUTHVIEW DEVELOPMENT
PARCELS 117891000001004
AND 116892000002011
KENNEWICK, WA
CROSS-SECTION A-A'

Project Number
119-050-01

Figure 7

APPENDIX A

Test Pits TP-1 through TP-25 and INF TP-1

TEST PIT TP-1

Exhibit 5

PROJECT NUMBER 119-050-01
PROJECT NAME Southview Development Geotec
CLIENT Kafentzis
ADDRESS

DRILLING DATE 7/3/19
DRILLING METHOD TRACK-HOE
TOTAL DEPTH 7.0 FEET

COORDINATES ~46.185733, -119.206351
COORD SYS GPS
SURFACE ELEVATION ~900 FEET
LOGGED BY EC
CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance (0 – 60)
0	medium stiff, light olive brown, dry, f-sandy SILT		SM				
4	hard, black, dry, BASALT COBBLE, some c-f gravel, some sandy silt		GP				
5	BASALT ROCK		GP				
7	TEST PIT terminated at 7.0 ft on 7/3/19						

White Shield
Progressive Solutions, Traditional Values

TEST PIT TP-2

Exhibit 5

PROJECT NUMBER 119-050-01
PROJECT NAME Southview Development Geotec
CLIENT Kafentzis
ADDRESS

DRILLING DATE 7/3/19
DRILLING METHOD TRACK-HOE
TOTAL DEPTH 11.0 FEET

COORDINATES ~46.185733, -119.206351
COORD SYS GPS
SURFACE ELEVATION ~900 FEET
LOGGED BY EC
CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance (0 – 60)
0	medium stiff, light olive brown, dry, f-sandy SILT		SM				
6	hard, light olive brown, c-f GRAVEL, some cobble, some f-sandy silt, highly cemented		GP				
11	TEST PIT terminated at 11.0 ft on 7/3/19						

White Shield
Progressive Solutions, Traditional Values

TEST PIT TP-3

Exhibit 5

PROJECT NUMBER 119-050-01
PROJECT NAME Southview Development Geotec
CLIENT Kafentzis
ADDRESS

DRILLING DATE 7/3/19
DRILLING METHOD TRACK-HOE
TOTAL DEPTH 11.0 FEET

COORDINATES ~46.185733, -119.206351
COORD SYS GPS
SURFACE ELEVATION ~900 FEET
LOGGED BY EC
CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance (0 – 60)
0	medium stiff, light olive brown, dry to damp, f-sandy SILT		SM				
11	TEST PIT terminated at 11.0 ft on 7/3/19						

TEST PIT TP-4

Exhibit 5

PROJECT NUMBER 119-050-01
PROJECT NAME Southview Development Geotec
CLIENT Kafentzis
ADDRESS

DRILLING DATE 7/3/19
DRILLING METHOD TRACK-HOE
TOTAL DEPTH 11.0 FEET

COORDINATES ~46.185733, -119.206351
COORD SYS GPS
SURFACE ELEVATION ~900 FEET
LOGGED BY EC
CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance (0 – 60)
0	medium stiff, light olive brown, dry, f-sandy SILT		SM				
6	loose, gray, dry, c-f SAND, some rounded gravel		SM				
8	medium stiff, light olive brown, dry, f-sandy SILT		SM				
11	TEST PIT terminated at 11.0 ft on 7/3/19						

White Shield
Progressive Solutions, Traditional Values

TEST PIT TP-5

Exhibit 5

PROJECT NUMBER 119-050-01
PROJECT NAME Southview Development Geotec
CLIENT Kafentzis
ADDRESS

DRILLING DATE 7/3/19
DRILLING METHOD TRACK-HOE
TOTAL DEPTH 4.5 FEET

COORDINATES ~46.185733, -119.206351
COORD SYS GPS
SURFACE ELEVATION ~900 FEET
LOGGED BY EC
CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance 0 60
1	medium stiff, light olive brown, dry, f-sandy SILT		SM				
2	hard, light olive brown, dry, c-f GRAVEL, some f-sandy silt, highly cemented		GP				
3							
4							
5	TEST PIT terminated at 4.5 ft on 7/3/19						
6							
7							
8							
9							
10							
11							
12							
13							
14							

TEST PIT TP-6

PROJECT NUMBER 119-050-01
PROJECT NAME Southview Development Geotec
CLIENT Kafentzis
ADDRESS

DRILLING DATE 7/3/19
DRILLING METHOD TRACK-HOE
TOTAL DEPTH 9.0 FEET

COORDINATES ~46.185733, -119.206351
COORD SYS GPS
SURFACE ELEVATION ~900 FEET
LOGGED BY EC
CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance (0 – 60)
1	medium dense, light olive brown, dry, c-f GRAVEL and f-sandy SILT		GP				
2	dense, light olive brown and white, dry, c-f GRAVEL, some f-sandy silt, little cobble, lightly cemented		GP				
3	very dense, light olive brown, dry, c-f GRAVEL, some f-sandy silt, some cobble, trace boulder		GP				
4							
5							
6	dense, light olive brown, dry, c-f GRAVEL, and cobble, little f-sandy silt, trace boulder, all sub-angular rocks		GP				
7							
8							
9	TEST PIT terminated at 9.0 ft on 7/3/19						
10							
11							
12							
13							
14							

TEST PIT TP-7

Exhibit 5

PROJECT NUMBER 119-050-01
PROJECT NAME Southview Develop. Geotech
CLIENT Kafentzis
ADDRESS

DRILLING DATE 7/3/19
DRILLING METHOD TRACK-HOE
TOTAL DEPTH 9.0 FEET

COORDINATES ~46.185733, -119.206351
COORD SYS GPS
SURFACE ELEVATION ~900 FEET
LOGGED BY EC
CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance (0 – 60)
1	medium stiff, light olive brown, dry, f-sandy SILT		SM				
2	very dense, light olive brown and white, dry, c-f GRAVEL, some f-sandy silt, highly cemented		GP				
3	dense, light olive brown, dry, c-f GRAVEL and cobble, little f-sandy silt, trace boulder		GP				
4							
5							
6							
7							
8							
9							
10	TEST PIT terminated at 9.0 ft on 7/3/19						
11							
12							
13							
14							

White Shield
Progressive Solutions, Traditional Values

TEST PIT TP-8

Exhibit 5

PROJECT NUMBER 119-050-01
PROJECT NAME Southview Development Geotec
CLIENT Kafentzis
ADDRESS

DRILLING DATE 7/3/19
DRILLING METHOD TRACK-HOE
TOTAL DEPTH 8.0 FEET

COORDINATES ~46.185733, -119.206351
COORD SYS GPS
SURFACE ELEVATION ~900 FEET
LOGGED BY EC
CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance (0 – 60)
0	medium dense, light olive brown, dry, f-c GRAVEL and f-sandy SILT		GP				
1	very dense, light olive brown and white, dry, c-f GRAVEL, some f-sandy silt, little cobble, cemented		GP				
2							
3	dense, light olive brown, dry, COBBLE and c-f GRAVEL, little f-sandy silt		GP				
4							
5							
6	very dense, reddish brown, dry, COBBLE and c-f GRAVEL, little silt, weathered rock		GP				
7							
8	TEST PIT terminated at 8.0 ft on 7/3/19						
9							
10							
11							
12							
13							
14							

TEST PIT TP-9

PROJECT NUMBER 119-050-01	**DRILLING DATE** 7/3/19	**COORDINATES** ~46.185733, -119.206351
PROJECT NAME Southview Develop. Geotech		**COORD SYS** GPS
CLIENT Kafentzis		**SURFACE ELEVATION** ~900 FEET
ADDRESS	**DRILLING METHOD** TRACK-HOE	**LOGGED BY** EC
	TOTAL DEPTH 5.0 FEET	**CHECKED BY** BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance (0 – 60)
0	medium stiff, light olive brown, dry, f-sandy SILT and c-f GRAVEL		GP				
1	very dense, light olive brown and white, dry, c-f GRAVEL, some f-sandy silt, trace cobble		GP				
2							
3	very dense, light brown, dry, COBBLE and c-f GRAVEL, little f-sandy silt **Refusal on rock		GP				
4							
5	TEST PIT terminated at 5.0 ft on 7/3/19						
6							
7							
8							
9							
10							
11							
12							
13							
14							

TEST PIT TP-10

Exhibit 5

PROJECT NUMBER 119-050-01
PROJECT NAME Southview Develop. Geotech
CLIENT Kafentzis
ADDRESS

DRILLING DATE 7/3/19
DRILLING METHOD TRACK-HOE
TOTAL DEPTH 8.0 FEET

COORDINATES ~46.185733, -119.206351
COORD SYS GPS
SURFACE ELEVATION ~900 FEET
LOGGED BY EC
CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance 0 60
0	medium stiff, light olive brown, dry, f-sandy SILT, little f-m gravel		SM				
3	dense, light olive brown, dry, c-f GRAVEL and f-sandy SILT		GP				
6	very dense, light brown, dry, COBBLE and c-f GRAVEL, little f-sandy silt **Refusal on rock		GP				
8	TEST PIT terminated at 8.0 ft on 7/3/19						

White Shield
Progressive Solutions, Traditional Values

TEST PIT TP-11

Exhibit 5

PROJECT NUMBER 119-050-01
PROJECT NAME Southview Develop. Geotech
CLIENT Kafentzis
ADDRESS

DRILLING DATE 7/3/19
DRILLING METHOD TRACK-HOE
TOTAL DEPTH 10.0 FEET

COORDINATES ~46.185733, -119.206351
COORD SYS GPS
SURFACE ELEVATION ~900 FEET
LOGGED BY EC
CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance (0 – 60)
0	stiff, light olive brown, dry, f-sandy SILT, some c-f gravel, trace cobble		SM				
5	medium stiff, light olive brown, dry, f-sandy SILT, some c-f gravel, trace cobble		GP				
7	very dense, reddish brown, dry, COBBLE and c-f GRAVEL, some f-sandy silt		GP				
10	TEST PIT terminated at 10.0 ft on 7/3/19						

White Shield
Progressive Solutions, Traditional Values

TEST PIT TP-12

Exhibit 5

PROJECT NUMBER 119-050-01
PROJECT NAME Southview Develop. Geotech
CLIENT Kafentzis
ADDRESS

DRILLING DATE 7/3/19
DRILLING METHOD TRACK-HOE
TOTAL DEPTH 11.0 FEET

COORDINATES ~46.185733, -119.206351
COORD SYS GPS
SURFACE ELEVATION ~900 FEET
LOGGED BY EC
CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance (0 – 60)
0	stiff, light olive brown, dry, f-sandy SILT and debris (FILL)		SM				
3	dense, brown, damp,silty f-SAND, some c-f gravel, trace cobble		SM				
7	very dense, reddish brown, damp, c-f GRAVEL and f-sandy SILT, highly cemented		GP				
11	TEST PIT terminated at 11.0 ft on 7/3/19						

TEST PIT TP-13

Exhibit 5

PROJECT NUMBER 119-050-01
PROJECT NAME Southview Develop. Geotech
CLIENT Kafentzis
ADDRESS

DRILLING DATE 7/3/19
DRILLING METHOD TRACK-HOE
TOTAL DEPTH 11.5 FEET

COORDINATES ~46.185733, -119.206351
COORD SYS GPS
SURFACE ELEVATION ~900 FEET
LOGGED BY EC
CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance (0 – 60)
0	medium stiff, light olive brown, dry, f-sandy SILT		SM				
3	medium dense, light olive brown and gray, dry, SILT and m-SAND layered, some c-f gravel, trace cobble		SM				
5	medium stiff, light olive brown, dry, f-sandy SILT		GP				
11	dense, light olive brown, dry, m-f GRAVEL and f-sandy SILT, highly cemented		GP				
12	TEST PIT terminated at 11.5 ft on 7/3/19						

White Shield
Progressive Solutions, Traditional Values

TEST PIT TP-14

Exhibit 5

PROJECT NUMBER 119-050-01
PROJECT NAME Southview Develop. Geotech
CLIENT Kafentzis
ADDRESS

DRILLING DATE 7/12/19
DRILLING METHOD TRACK-HOE
TOTAL DEPTH 12 FEET

COORDINATES ~46.185733, -119.206351
COORD SYS GPS
SURFACE ELEVATION ~900 FEET
LOGGED BY EC
CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance (0 – 60)
0	medium stiff, light olive brown, dry, silty f-SAND, little c-f gravel		SM				
7	medium dense to dense, light olive brown, dry, silty f-SAND, some to little bedded black/gray m-sand, little c-f gravel		SM				
12	TEST PIT terminated at 12 ft on 7/12/19						

TEST PIT TP-15

Exhibit 5

PROJECT NUMBER 119-050-01
PROJECT NAME Southview Develop. Geotech
CLIENT Kafentzis
ADDRESS

DRILLING DATE 7/12/19
DRILLING METHOD TRACK-HOE
TOTAL DEPTH 6 FEET

COORDINATES ~46.185733, -119.206351
COORD SYS GPS
SURFACE ELEVATION ~900 FEET
LOGGED BY EC
CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance (0 – 60)
0	medium stiff, light olive brown, dry, silty f-SAND, little c-f gravel		SM				
6	TEST PIT terminated at 6 ft on 7/12/19						

White Shield
Progressive Solutions, Traditional Values

TEST PIT TP-16

Exhibit 5

PROJECT NUMBER 119-050-01	**DRILLING DATE** 7/12/19	**COORDINATES** ~46.185733, -119.206351
PROJECT NAME Southview Develop. Geotech		**COORD SYS** GPS
CLIENT Kafentzis		**SURFACE ELEVATION** ~900 FEET
ADDRESS	**DRILLING METHOD** TRACK-HOE	**LOGGED BY** EC
	TOTAL DEPTH 12 FEET	**CHECKED BY** BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance (0 – 60)
0	loose to medium stiff, light olive brown, dry, silty f-SAND, little c-f gravel, little rubble (FILL)		SM				
8	medium dense, light olive brown, dry to damp, silty f-SAND, some to little bedded black/gray m-sand, little c-f gravel		SM				
12	TEST PIT terminated at 12 ft on 7/12/19						

White Shield
Progressive Solutions, Traditional Values

TEST PIT TP-17

Exhibit 5

PROJECT NUMBER 119-050-01
PROJECT NAME Southview Develop. Geotech
CLIENT Kafentzis
ADDRESS

DRILLING DATE 7/12/19
DRILLING METHOD TRACK-HOE
TOTAL DEPTH 11 FEET

COORDINATES ~46.185733, -119.206351
COORD SYS GPS
SURFACE ELEVATION ~900 FEET
LOGGED BY EC
CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance (0 – 60)
0	medium dense, light olive brown, dry, silty f-SAND, little c-f gravel		SM				
2	medium dense to dense, light olive brown, dry, silty f-SAND, some to little bedded black/gray m-sand, little c-f gravel		SM				
11	TEST PIT terminated at 11 ft on 7/12/19						

White Shield
Progressive Solutions, Traditional Values

TEST PIT TP-18

Exhibit 5

PROJECT NUMBER 119-050-01
PROJECT NAME Southview Develop. Geotech
CLIENT Kafentzis
ADDRESS

DRILLING DATE 7/12/19
DRILLING METHOD TRACK-HOE
TOTAL DEPTH 12 FEET

COORDINATES ~46.185733, -119.206351
COORD SYS GPS
SURFACE ELEVATION ~900 FEET
LOGGED BY EC
CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance (0 – 60)
0	medium dense, light olive brown, dry, silty f-SAND, trace c-f gravel		SM				
6	medium dense to dense, light olive brown, dry, silty f-SAND, some to little bedded black/gray m-sand, little c-f gravel		SM				
12	TEST PIT terminated at 12 ft on 7/12/19						

White Shield
Progressive Solutions, Traditional Values

TEST PIT TP-19

Exhibit 5

PROJECT NUMBER 119-050-01
PROJECT NAME Southview Develop. Geotech
CLIENT Kafentzis
ADDRESS

DRILLING DATE 7/12/19
DRILLING METHOD TRACK-HOE
TOTAL DEPTH 12 FEET

COORDINATES ~46.185733, -119.206351
COORD SYS GPS
SURFACE ELEVATION ~900 FEET
LOGGED BY EC
CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance 0 60
0	loose to medium dense, light olive brown, dry, silty f-SAND, little to trace c-f gravel		SM				
10	medium dense to dense, light olive brown, dry, silty f-SAND, some bedded black/gray m-sand, little c-f gravel		SM				
12	TEST PIT terminated at 12 ft on 7/12/19						

White Shield
Progressive Solutions, Traditional Values

TEST PIT TP-20

Exhibit 5

PROJECT NUMBER 119-050-01
PROJECT NAME Southview Develop. Geotech
CLIENT Kafentzis
ADDRESS

DRILLING DATE 7/12/19
DRILLING METHOD TRACK-HOE
TOTAL DEPTH 12 FEET

COORDINATES ~46.185733, -119.206351
COORD SYS GPS
SURFACE ELEVATION ~900 FEET
LOGGED BY EC
CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0	loose to medium dense, light olive brown, dry, silty f-SAND, little c-f gravel		SM				
5	medium dense to dense, light olive brown, dry, silty f-SAND, some bedded black/gray m-sand, little c-f gravel		SM				
12	TEST PIT terminated at 12 ft on 7/12/19						

White Shield
Progressive Solutions, Traditional Values

TEST PIT TP-21

Exhibit 5

PROJECT NUMBER 119-050-01
PROJECT NAME Southview Develop. Geotech
CLIENT Kafentzis
ADDRESS

DRILLING DATE 7/12/19
DRILLING METHOD TRACK-HOE
TOTAL DEPTH 12 FEET

COORDINATES ~46.185733, -119.206351
COORD SYS GPS
SURFACE ELEVATION ~900 FEET
LOGGED BY EC
CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0	loose to medium dense, light olive brown, damp, silty f-SAND, little c-f gravel		SM				
5	medium dense to dense, light olive brown, dry, silty f-SAND, some bedded black/gray m-sand, little to some c-f gravel		SM				
12	TEST PIT terminated at 12 ft on 7/12/19						

White Shield
Progressive Solutions, Traditional Values

TEST PIT TP-22

Exhibit 5

PROJECT NUMBER 119-050-01
PROJECT NAME Southview Develop. Geotech
CLIENT Kafentzis
ADDRESS

DRILLING DATE 7/12/19
DRILLING METHOD TRACK-HOE
TOTAL DEPTH 11.5 FEET

COORDINATES ~46.185733, -119.206351
COORD SYS GPS
SURFACE ELEVATION ~900 FEET
LOGGED BY EC
CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
1	loose to medium dense, light olive brown, damp, silty f-SAND, little c-f gravel		SM				
2	medium dense to dense, light olive brown, dry, silty f-SAND, some bedded black/gray m-sand, little to some c-f gravel		SM				
9	dense, light olive brown, dry, silty f-SAND, little to trace bedded black/gray m-sand, little c-f gravel, trace cobble		SM				
11	TEST PIT terminated at 11.5 ft on 7/12/19						
12							
13							
14							

White Shield
Progressive Solutions, Traditional Values

TEST PIT TP-23

Exhibit 5

PROJECT NUMBER 119-050-01	**DRILLING DATE** 7/12/19	**COORDINATES** ~46.185733, -119.206351
PROJECT NAME Southview Develop. Geotech		**COORD SYS** GPS
CLIENT Kafentzis		**SURFACE ELEVATION** ~900 FEET
ADDRESS	**DRILLING METHOD** TRACK-HOE	**LOGGED BY** EC
	TOTAL DEPTH 11.0 FEET	**CHECKED BY** BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0	loose to medium dense, light olive brown, dry, silty f-SAND, little c-f gravel		SM				
4	medium dense, light olive brown, dry, silty f-SAND, little c-f gravel, trace cobble		SM				
7	dense, light olive brown, dry, silty f-SAND, little bedded black/gray m-sand, little c-f gravel, trace cobble		SM				
11	TEST PIT terminated at 11.0 ft on 7/12/19						

White Shield
Progressive Solutions, Traditional Values

TEST PIT TP-24

Exhibit 5

PROJECT NUMBER 119-050-01
PROJECT NAME Southview Develop. Geotech
CLIENT Kafentzis
ADDRESS

DRILLING DATE 7/12/19
DRILLING METHOD TRACK-HOE
TOTAL DEPTH 11.0 FEET

COORDINATES ~46.185733, -119.206351
COORD SYS GPS
SURFACE ELEVATION ~900 FEET
LOGGED BY EC
CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0	loose to medium dense, light olive brown, dry, silty f-SAND		SM				
6	medium dense, light olive brown, dry, silty f-SAND, some bedded black/gray m-sand, little c-f gravel		SM				
11	TEST PIT terminated at 11.0 ft on 7/12/19						

White Shield
Progressive Solutions, Traditional Values

TEST PIT TP-25

Exhibit 5

PROJECT NUMBER 119-050-01
PROJECT NAME Southview Develop. Geotech
CLIENT Kafentzis
ADDRESS

DRILLING DATE 7/12/19
DRILLING METHOD TRACK-HOE
TOTAL DEPTH 11.0 FEET

COORDINATES ~46.185733, -119.206351
COORD SYS GPS
SURFACE ELEVATION ~900 FEET
LOGGED BY EC
CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance (0 – 60)
0	loose to medium dense, light olive brown, dry, silty f-SAND		SM				
6	medium dense to dense, light olive brown, dry, silty f-SAND, some bedded black/gray m-sand, little c-f gravel		SM				
11	TEST PIT terminated at 11.0 ft on 7/12/19						

White Shield
Progressive Solutions, Traditional Values

TEST PIT INFTP-1

Exhibit 5

PROJECT NUMBER 119-050-01
PROJECT NAME Southview Development Geotec
CLIENT Kafentzis
ADDRESS

DRILLING DATE 7/3/19
DRILLING METHOD TRACK-HOE
TOTAL DEPTH 15.0 FEET

COORDINATES ~46.185733, -119.206351
COORD SYS GPS
SURFACE ELEVATION ~900 FEET
LOGGED BY EC
CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance (0 – 60)
0	medium stiff, light olive brown, dry, f-sandy SILT		SM				
5	dense, black/gray, dry, m-f SAND, trace clay		SM				
5.5	medium stiff, light olive brown, f-sandy SILT		SM				
15	TEST PIT terminated at 15.0 ft on 7/3/19						

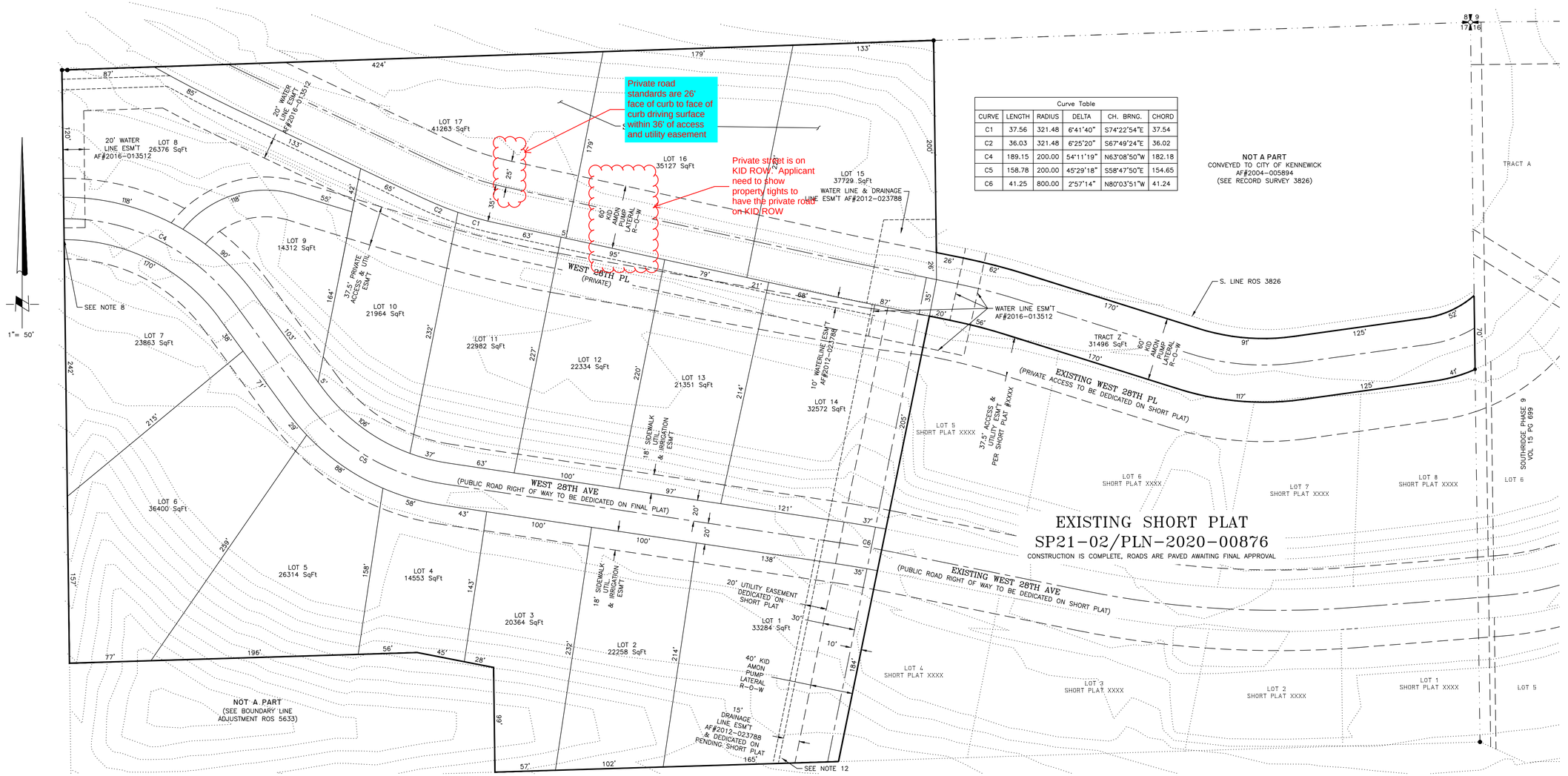
Exhibit 6

PRELIMINARY PLAT OF SYMPHONY RIDGE

LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M.
CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON

LEGAL DESCRIPTION:

TRACT X OF SHORT PLAT###### ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 2022-XXXXXX, RECORDS OF BENTON COUNTY, WASHINGTON.

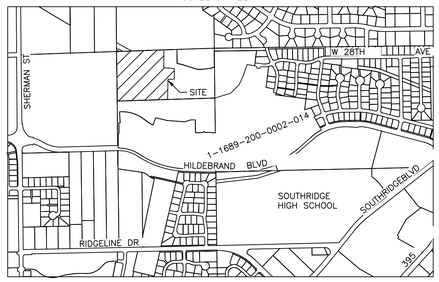


Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	37.56	321.48	6°41'40"	S74°22'54"E	37.54
C2	36.03	321.48	6°25'20"	S67°49'24"E	36.02
C4	189.15	200.00	54°11'19"	N63°08'50"W	182.18
C5	158.78	200.00	45°29'18"	S58°47'50"E	154.65
C6	41.25	800.00	2°57'14"	N80°03'51"W	41.24

ADDRESS TABLE	
LOT 1	6025
LOT 2	6049
LOT 3	6073
LOT 4	6097
LOT 5	6121
LOT 6	6145
LOT 7	6181
LOT 8	6192
LOT 9	6168
LOT 10	6120
LOT 11	6096
LOT 12	6072
LOT 13	6048
LOT 14	6024
LOT 15	6040
LOT 16	6068
LOT 17	6124
TRACT Z	XXXX

1" = 50'

50 25 0 50 100 150
SCALE IN FEET



VICINITY MAP
NOT TO SCALE

NOTES:

1. LOTS 15-17 SHALL ACCESS VIA THE PRIVATE ACCESS & UTILITY EASEMENT (W. 28TH PL). THE DEVELOPER IS CURRENTLY NEGOTIATING WITH KENNEWICK IRRIGATION DISTRICT FOR A PERMIT FOR CROSSING THE CANAL RIGHT OF WAY WITH UTILITIES AND ACCESS TO EACH LOT. A CONDITION OF APPROVAL OF THE FINAL PLAT REQUIRING THIS PERMIT BE IN PLACE IS ANTICIPATED.
2. THE LANDOWNER WILL NOT CONVEY ANY FEE OWNERSHIP TO KENNEWICK IRRIGATION DISTRICT, NOR CREATE TRACTS COINCIDING WITH KID RIGHT OF WAY OTHER THAN THOSE SHOWN HEREON.
3. ADJOINING SHORT PLAT IS IN PROCESS WITH CITY OF KENNEWICK AT THE TIME OF THIS SUBMITTAL. SP21-02/PLN-2020-00876.
4. SITE GRADING FOR THIS SITE HAS BEEN COMPLETED PER CITY OF KENNEWICK GRADING PERMIT.
5. PARENT PARCEL NUMBER: 1-1789-100-0001-007
6. CONTOUR INTERVAL: 5'. CONTOURS ARE PER GRADING PLAN AND HAVE NOT BEEN VERIFIED.
7. TOTAL PLAT AREA: 11.93 AC
   SMALLEST LOT: 14,553 SQ FT (LOT 4)
   LARGEST LOT: 36,400 SQ FT (LOT 6)
   AVERAGE LOT SIZE: 26,650 SQ FT
8. THE WEST END OF THE PUBLIC ROAD (W 28TH AVE) DOES NOT REQUIRE A TEMPORARY TURN AROUND EASEMENT DUE TO THE PROXIMITY OF THE INTERSECTION WITH THE PRIVATE ACCESS & UTILITY EASEMENT (W 28TH PL). SEE DETAIL FROM SPINK ENGINEERING SUBMITTED AS AN ADDITIONAL INFORMATION ITEM. THE EAST END OF BOTH ROADS TIES IN TO ALREADY CONSTRUCTED ROADS PER THE AFOREMENTIONED ADJOINING SHORT PLAT.
9. LOTS 8-17 & TRACT Z SHALL ACCESS VIA THE PRIVATE ACCESS & UTILITY EASEMENT (W 28TH PL)
10. TRACT Z IS TO BE RETAINED BY DEVELOPER FOR FUTURE DEVELOPMENT.
11. A NOTE DESCRIBING GEO TECHNICAL REQUIREMENTS IS ANTICIPATED TO BE REQUIRED ON THE FACE OF THE FINAL PLAT.
12. AGREEMENT TO ADD SUBJECT PROPERTY TO SOUTHRIDGE HOA & ASSOCIATED STORM DRAIN AGREEMENT ARE IN PROCESS. A CONDITION OF APPROVAL OF THE FINAL PLAT REQUIRING THIS BE IN PLACE IS ANTICIPATED.

SHEET 1 OF 1

DAVID P. BAALMAN — STATE OF WASHINGTON — 41028 — REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

DATE

RSI ROGERS SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

10-20-21 DRN BY: DCP 06821-PLAT.DWG

SPINK ENGINEERING

1623 Terminal Dr. ▪ 509.946.1581 ▪ Richland, WA 99352 ▪ www.spinkeng.com

TRANSMITTAL

DATE: October 13, 2022

TO: Steve Donovan
Kennewick Planning Department

JOB#: 18-123

FROM: Steve Spink

PROJECT: Symphony Ridge Long Plat
SUB-2022-0007

MESSAGE:

This submittal is in response to City comments received regarding our October 3, 2022 resubmittal of the Symphony Ridge preliminary plat. Below is a list of the comments with our responses;

Fire hydrants shall be installed every 400' and at all corners. Provide location of existing and proposed fire hydrants. See attached display.

An emergency apparatus vehicle turn-around is required at the end of the access road to lots 15, 16 & 17. See attached display.

Lots 15, 16 & 17 will require NFPA 13D fire sprinkler systems. This will be included on the street & utility construction plans and noted on the final plat.

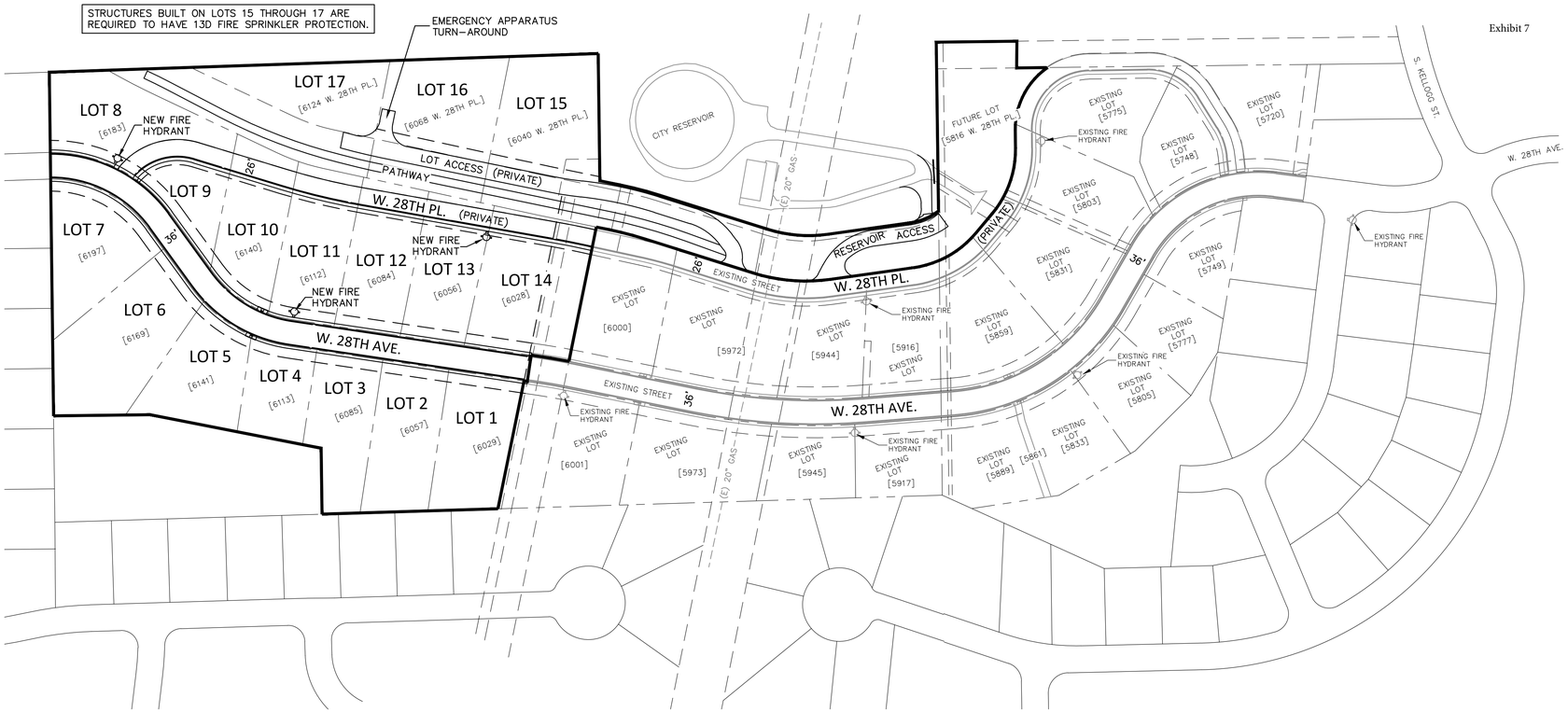
The proposed lot access requires that access must be built to private road standards not shared driveway standards. The proposed access road to lots 15, 16 & 17 will be designed in accordance with City private road standards.

A permanent paved access to the reservoir must be provided for review showing a max. grade of 12% and horizontal curve supporting the Fire Department and Public Works vacon equipment. This access shall be a minimum of 6 inches of top course rock and 2 inches of asphalt meeting standards for typical residential street. Included in the street & utility construction plans will be a paved access meeting these requirements.

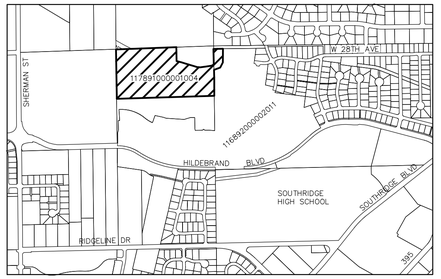
Any new streets shall meet the latest version of hillside development or request a variance by showing how it can closely meet those requirements. Include utilities, services, hydrants, street lights and no parking on the north side of the street. These comments are understood. We will work with City staff to meet requirements and provide continuity of the roadways and meet City standards.

The development is currently under Civil Plan review (CIV-2022-0091). Street, utilities and other right-of-way improvements must be completed per the civil review and construction process before recording of the final plat. We understand the submittal of construction plans prior to final preliminary plat approval is not normal process and apologize for the confusion. It is our intent, at this time, to meet City standards for preliminary plat approval. The resubmittal of construction plans will be in accordance with City preliminary plat comments and public works comments.

Exhibit 7



SECTION 16 & 17, T. 9 N., R. 28 E., W.M.

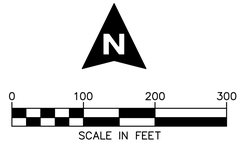


VICINITY MAP

NOT TO SCALE

SYMPHONY RIDGE LONG PLAT

LYING IN SECTION 16, TOWNSHIP 9 NORTH, RANGE 28 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, WASHINGTON



DISPLAY 10-14-22

REV.	DATE	REVISION COMMENTS	BY	APP

SPINK ENGINEERING
1623 Terminal Dr. • Richland, WA • 509.946.1581 • www.spinkeng.com

DRAWN BY: SWS
DESIGNED BY: SWS
APPROVED BY: ARR
FILE: 18-123 PH3-LP DISPLAY(10-3-22).dwg

S&T, LLC.

SYMPHONY RIDGE LONG PLAT

DISPLAY

KENNEWICK WASHINGTON

SHEET 01 of 01

JOB# 18-123

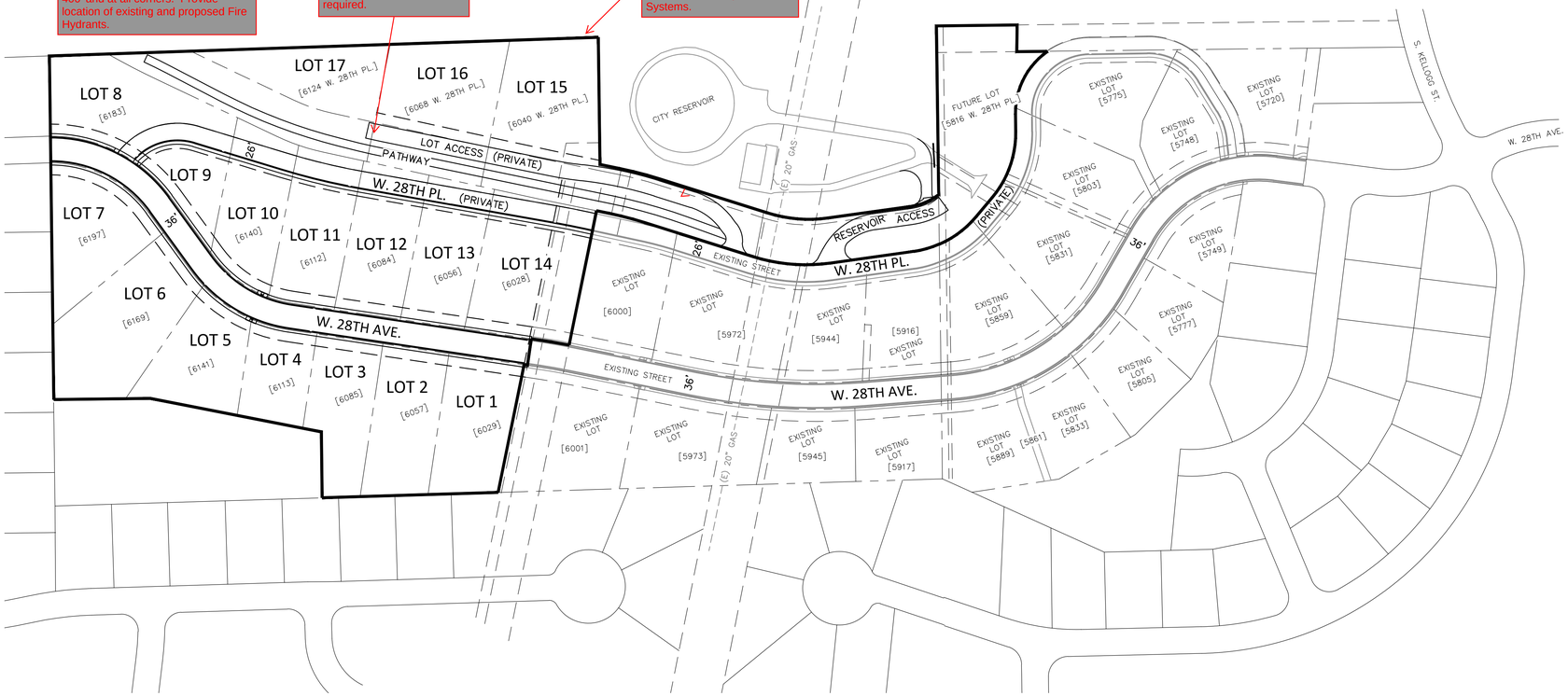
DWG# 600-XXX

Exhibit 8

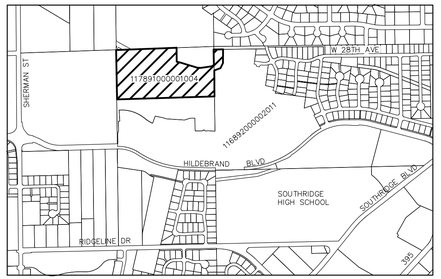
Fire Hydrants shall be installed every 400' and at all corners. Provide location of existing and proposed Fire Hydrants.

An Emergency apparatus vehicle turnaround is required.

Lots 17, 16 & 15 will require NFPA 13D Fire Sprinkler Systems.



SECTION 16 & 17, T. 9 N., R. 28 E., W.M.



VICINITY MAP

NOT TO SCALE

SYMPHONY RIDGE LONG PLAT

LYING IN SECTION 16, TOWNSHIP 9 NORTH, RANGE 28 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, WASHINGTON

N

0 100 200 300

SCALE IN FEET

DISPLAY 10-3-22

REV.	DATE	REVISION COMMENTS	BY	APP

SPINK ENGINEERING
1623 Terminal Dr. • Richland, WA • 509.946.1581 • www.spinkeng.com

DRAWN BY: SWS
DESIGNED BY: SWS
APPROVED BY: ARR
FILE: 18-123 PH3-LP DISPLAY(10-3-22).dwg

S&T, LLC.

SYMPHONY RIDGE LONG PLAT

DISPLAY

KENNEWICK WASHINGTON

SHEET 01 of 01

JOB# 18-123

DWG# 600-XXX

Exhibit 9

From: CID
To: Steve Donovan
Subject: RE: SUB-2022-0007
Date: Monday, March 7, 2022 4:43:40 PM
Attachments: image001.png
image002.png

Good Afternoon,

CID has no comment. This is not in our district.

Thank you,

Lila Freshment
Office Manager
Columbia Irrigation District
10 E Kennewick Avenue
Kennewick, WA 99336
Phone: (509) 586-6118
Fax: (509) 586-0485
lfreshment@columbiairrigation.com

From: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Sent: Monday, March 7, 2022 4:30 PM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Bill Barlow <bbarlow@bft.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton County Assessor - Segregations <Segregations@co.benton.wa.us>; Benton Franklin Health Dept - Rick Dawson <rickd@bfhd.wa.gov>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Mike Irving <irvingm@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrodgers@bpa.gov>; BPA - Joe Cottrell <jecottrell@bpa.gov>; BPA - Mike Deklyen <mjdeklyen@bpa.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas - Sara Pineda <sara.pineda@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter - Junior Campos <junior.campos@charter.com>; Charter - Ryan Sams <ryan.sams@charter.com>; CID <cid@columbiairrigation.com>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Florinda Paez <florinda_paez@co.benton.wa.us>; George Kelty <george.kelty@co.benton.wa.us>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Jessica Lally <Jessica_Lally@Yakama.com>; Kennewick School District; Brandon Potts <brandon.potts@ksd.org>; KID Development <development@kid.org>; Kyle McCauley <Kyle.McCauley@cngc.com>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Oliver <Noah_Oliver@Yakama.com>; Shane O'Neill <soneill@ci.richland.wa.us>; US Army Corps of Engineers <CENWW-RE@usace.army.mil>; Williams Pipeline - Audie Neuson <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>;

Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>; Ziply Fiber Christy Ross <christy.ross@ziply.com>
Subject: SUB-2022-0007

Attached is a proposed pre-plat.

Let me know if you have any questions.

Steve

Steve Donovan, AICP
City of Kennewick
Community Planning/Planning Manager
O: 509.585.4361
Steve.Donovan@ci.kennewick.wa.us

Department of Energy

Bonneville Power Administration
2211 North Commercial Avenue
Pasco, WA 99301

TRANSMISSION SERVICES

March 22, 2022

In reply refer to: SUB-2022-0007
Located within a Portion of Section 17, Township 8 North,
Range 29 East, W.M., Benton County, Washington

Steve Donovan, Senior Planner
City of Kennewick
Community Planning/Planner
210 W. 6th Avenue - PO Box 6108
Kennewick, WA 99336

Dear Steve:

Bonneville Power Administration (BPA) has had the opportunity to review SUB-2022-0007. The application is to subdivide 11.93 acres into 17 lots. The property is generally located at the west end of W 28th Avenue in Kennewick, WA.

In researching our records, we have found that this proposal will not directly impact BPA facilities approximately 3,506 feet south of the subject property. BPA does not have any objections to the approval of this request at this time.

Thank you for the opportunity to review this application. If you have any questions regarding this request or need additional information, please feel free to contact a BPA representative at (509) 544-4747 or by email at jecottrell@bpa.gov.

Sincerely,

Joseph E. Cottrell
Realty Specialist

Exhibit 11

2015 South Ely Street
Kennewick, WA 99337
Customer Service 509-586-9111
Business 509-586-6012
FAX 509-586-7663
www.kid.org

April 19, 2022

Steve Donovan, AICP, Planning Manager
Community Planning Department
City of Kennewick
Via email: Steve.Donovan@ci.kennewick.wa.us

Subject: Review Comments for the Preliminary Plat of Symphony Ridge (SUB-2022-0007)

Dear Mr. Donovan:

This letter provides Kennewick Irrigation District (KID) final review comments on the Preliminary Plat of Symphony Ridge (SUB-2022-0007) submitted by Scot Bauder of Scot & Tyler, LLC ("Applicant"[1]). The properties are generally located in the Northeast Quarter of the Northeast Quarter of Section 17, Township 8 North, Range 29 East, W.M., Kennewick, Benton County, WA, and includes the following parcels:

- Portion of 117891000001007 (5.50 **irrigable** acres, and 12.21 **non-irrigable** acres)

The property identified on the proposed preliminary plat is located within KID boundaries. The property within this preliminary plat is classified as irrigable land and consists of 11.93 irrigable acres. Accordingly, KID provides the following comments to be included as required conditions of approval by the legislative authority under RCW 58.17.310(2):

1) The plat shall include the following irrigation easements consistent with KID requirements:
    a. Dedicate to KID an irrigation easement 10 feet in width via a recorded deed to match irrigation system components, centered on an irrigation pipeline.
    b. On all lots within the plat, dedicate to KID an irrigation easement 10 feet in width, or five (5) feet in width if adjacent to a utility easement, located along the road frontage of each lot. An irrigation easement may be included within the 'sidewalk and utility' easement if one is proposed, denoting the easement as a "Sidewalk, Utility, and Irrigation Easement."

2) The Applicant is required to install an irrigation system that conforms to the most recent edition of the KID Standard Specifications pursuant to Resolution 86-15-A. This includes providing distribution pipelines adequate to provide individual pressurized irrigation services to each lot within the preliminary plat. This plat is proposed within the Southridge

[1] Reference to the "Applicant" throughout this comment letter shall refer to the property owner and/or developer of the proposed plat.

Master Plan Benefit Area. Compliance with the Southridge Master Irrigation Facilities Plan and KID Resolution No. 2016-14 is also required. This system will be dedicated to KID upon completion, at the time of final plat.

a. The connection point for this plat will be the 16-inch pipeline located within the Amon Pump Lateral right-of-way at the proposed West 29th Avenue crossing.
b. KID reserves the right to upsize pipelines within the development at KID cost. Upsizing shall be determined by KID prior to civil design approval.

3) Design of the required irrigation system must be approved by KID prior to installation. The Applicant is required to submit an irrigation plan designed by a professional engineer for review and approval by KID. The plan may be hand drawn or computer drafted. The plan shall be accurate and to a scale not to exceed one (1) inch = 50 feet. This is a vital step of the approval process. In addition to compliance with condition 2 above, the plan must ensure all reasonable measures are taken to protect any easements, rights-of-way, and facilities. Please contact Daniel Tissell at 586-6012 for more information regarding this irrigation plan.

4) Completion of all the facilities, consistent with an irrigation plan approved by KID, is required prior to KID signature on the Final Plat.
   a. In the event any KID facilities are damaged during construction, the damage must be fully repaired to KID's current standards.
   b. For each phase of the plat, KID review and approval of construction and grading plans is required to allow KID to assure all reasonable measures to protect any easements and rights-of-way. Such review and approval will be coordinated as part of City review and the Final Plat approval process.
   c. KID must inspect any new irrigation system installations or modifications. The Applicant shall contact KID to arrange an inspection at least 48 hours in advance of the desired inspection date.
   d. As an alternative to immediate construction prior to approval of the Final Plat, the Applicant may choose to delay installation of the irrigation system by entering into a facilities installation agreement with KID. The Applicant must still provide KID with an irrigation system design that conforms to the most recent addition of the KID standard specifications. This irrigation system may be bonded and delayed up to five years. The facility installation agreement charge is $350.00. The Applicant must establish an approved bonding mechanism with KID in an amount approved by KID.

In addition, pursuant to RCW 58.17.310 (1), KID would like to inform the City of the following information regarding the effect of the proposed preliminary plat upon the structural integrity, including lateral support, of KID's facilities, other risk exposures, and the safety of the public and irrigation district, and conditions of approval that KID deems to be necessary as a result:

5) There exists KID Right-of-Way (ROW) which crosses the subject property. The proximity of the proposed residential development to the KID ROW increases the risk of harm to KID facilities and exposes residents to risk of injury. To mitigate these risks, KID requires the following:
   a. At the time of final plat, Applicant shall either: (1) deed to KID a tract of land that fully contains the KID ROW, subject to the Applicant and KID entering a license

agreement under which the Applicant agrees to construct and maintain fencing, or, (2) place the KID ROW into separate tracts, convey such tracts to a homeowner's association or similar entity responsible for constructing and maintaining fencing and landscaping, subject to an easement benefitting KID with terms acceptable to KID.

b. No permanent structures within the KID ROW.
c. A note on the face of the plat that states: "No grading may be performed or any permanent structure built within Kennewick Irrigation District right of way without an approved permit from KID, when applicable."
d. For each phase of the project, include a note on the face of the Final Plat stating as follows: "This property is located within the boundaries of the Kennewick Irrigation District and in the immediate vicinity of irrigation infrastructure. Please refer to www.kid.org for further information."
e. KID ROW signage to be installed by the Applicant along the ROW that has been approved by KID prior to final plat approval of each phase abutting the ROW.

6) A portion of the plat lies below an unlined earthen canal section (Amon Pump Lateral). Unlined earthen canal sections are more likely to have a canal embankment breach occur than lined sections. Without adequate mitigation, increased runoff resulting from the proposed residential development increases the likelihood of a canal embankment breach requiring significant repairs to portions of the canal. Should a canal embankment breach occur near this development, there is additional potential for the public safety to be at risk. To mitigate these risks, KID will require:
    a. Rights-of-Way that shall include all reasonably necessary features to allow the KID to operate, maintain and replace the canal and KID facilities, including the irrigation system.
    b. Stormwater systems shall be designed to minimize the introduction of water into the soils up-gradient of the canal. KID review and approval of all stormwater plans is required prior to final plat approval.
    c. The plat shall include drainage systems and/or features that will carry excess water and/or flood waters away from the irrigation water distribution system for the proposed development and toward the canal down gradient should a canal failure and/or breach occur.

7) For each phase of the project, KID review and approval of grading and construction plans is required to allow KID to assure all reasonable measures to protect any easements and ROWs. Such review and approval will be coordinated as part of the City's review and Final Plat approval process.

8) The Applicant shall include the potential failure of KID system components in its public offering statement for the plat pursuant to RCW 58.19.055(1)(r), which requires a public offering statement to include "[a] list of any physical hazards known to the developer which particularly affect the development or the immediate vicinity in which the developer is located, and which are not readily ascertainable by the purchaser."

9) The Applicant shall post signs in appropriate areas with KID's easements and ROW's identifying KID's facilities (with locations and design approved by KID).

10) The Applicant shall provide fencing for the protection of KID facilities, which shall include but not be limited to adjacent KID ROW, with fencing locations and design approved by KID.

Finally, KID requests the following additional conditions of final plat approval:

11) Permits issued by KID for construction and ownership of improvements will be required for all crossings of the KID ROW. This includes but is not limited to street, driveway, and utility crossings of the KID ROW.

12) Prior to approval of each phase, the current year's assessment must be paid. If the final plat is submitted for review after May 31st of a given year or submitted for review prior to May 31st but not submitted for final approval prior to June 15th, the next year's estimated assessment (125% of the current year's assessment) must be paid prior to plat approval.

13) The Review and Inspection fees in place at the time of each review request must be paid. At the time of application, the review fees are as follows:
    a. A Preliminary Plat review fee of $825.00 which must be paid prior to scheduling for final plat approval at a KID Board meeting for the first phase.
    b. For each Phase an inspection fee $350 for the first 20 lots/tracts plus $25 per lot/tract after 20 lots/tracts.
    c. Final Plat review fee for each phase of $225.00.

14) Per KID Policy 4.17, "Irrigable Land Recalibration Principles," as land within the plat is subdivided or developed; KID will remove the irrigation water allocation from the impermeable surfaces, such as streets, from the plats.

15) In order to receive KID irrigation water delivery, a water master (or point of contact) for the subdivision must be appointed. This water master can be appointed by the Homeowners Association (or similar organization) officers or must be elected from among the property owners within the boundary of this proposed subdivision. If no HOA (or similar organization) is organized, then an election method similar to the attached document is required.

16) Prior to approval of each phase, an electronic file (AutoCAD 2004 or later format) and hard copy (6-mil mylar, sealed by a professional engineer) of construction as-builts must be provided to KID.

17) All subdivisions of land are required to be approved by the KID Board of Directors during a KID Board Meeting. KID Board Meetings are regularly scheduled on the first and third Tuesdays of each month. All conditions must be completed prior to submittal to KID for final approval. The submittal for final approval must be received by KID a minimum of two weeks prior to a regularly scheduled Board Meeting to be considered at that meeting.

KID reserves the following rights regarding future review of the plat:

18) KID reserves the right to provide review comments under RCW 58.17.330(1) and RCW 58.17.330(2) in response to future design submittals by the Applicant prior to final plat approval. The scope of these reviews will be limited to Phases that are adjacent to the District's Rights of Way. KID review of construction plans will be consistent with the City of Kennewick's plan review timelines.

19) KID reserves the right to review and comment on the Applicant's plat line revisions for potential additional revisions to protect KID system components for Phases that are adjacent to KID's easements or ROWs.

20) KID reserves the right to review and comment on the Applicant's covenants, conditions, and restrictions to evaluate whether they should include any terms regarding protection of KID system components after construction and fencing requirements.

21) KID reserves the right to submit additional comments during the City's review process under the State Environmental Policy Act (SEPA).

Please provide notice to KID of any Public meeting or hearing where this project will be an agenda item. If you have any questions regarding these comments, please contact me at the address/phone number listed below.

Sincerely,

Jason McShane, P.E.
Engineering/Operations Manager

Enc: Sample Water Master Information
Invoice

cc: LB\correspondence\File: [17-8-29]

Sample Watermaster Election Process

That the Water Users are deemed to agree as a condition of water delivery as follows::

i. The LID participants will elect a Watermaster from among themselves, as follows:

   a. Election of First Watermaster. The first Watermaster shall be elected prior to April 1, 2011, and shall be elected as described in paragraph d. below.

   b. Resignation of Watermaster. If the Watermaster resigns, the parties shall meet at a place and time designated by the resigning Watermaster in a written notice and elect a new Watermaster, or if the Watermaster does not designate a time and a place for such a meeting, the parties shall meet at a time and a place first designated in writing by two of the parties hereto to elect a new Watermaster.

   c. Death or Incapacity of Watermaster. If the Watermaster dies or becomes incapacitated, the parties shall meet at a time and a place first designated in writing by two of the parties hereto to elect a new Watermaster.

   d. Elections and Replacement of Watermaster. The Watermaster shall be assigned by the elected members of the Royal Ann Estates Homeowner Association Board of Directors. If the Homeowner's Association defaults or stops functioning, the Watermaster shall be elected by and may be replaced by a sixty percent (60%) majority of the Water Users participating in the LID at an election called for by a majority of the properties that are subject hereto. Each property shall have one (1) vote. If more than one person owns a property, the owners of the property shall designate in writing the person who shall have the right to vote for that property. If the owners of the property cannot agree on the person who shall vote for the property, that property shall have no vote in the election. The owners' properties which are calling for an election or replacement of a new Watermaster shall give or cause the other parties to be given a written notice stating the place and time of the election. Any notice required under this paragraph, which notice shall be mailed by U.S. Mail as certified mail to the common address identified above for the property not more than thirty days and not less than ten days

prior to the election. Any election held hereunder shall be held in Benton County, Washington, between 6:00 p.m. and 9:00 p.m.

ii. Powers and Duties of Watermaster. The Watermaster shall have the power and it shall be his or her duty to take all actions reasonably necessary to fulfill the purposes of this agreement, including but not limited to:

a. Provide a primary point of contact for KID to communicate system problems, outages, schedules, drought mitigation measures, etc.

b. Assist KID in providing the LID participants information regarding system problems, outages, water schedules, drought mitigation measures, etc.

iii. Qualified Immunity of Watermaster from Liability. The Watermaster shall not be liable for any damages caused to the parcels or persons subject hereto so long as the Watermaster acts in good faith.

iv. No water delivery unless a Watermaster is performing duties. If at any time a Watermaster no longer is performing his/her duties, as outlined above, for more than 30 days, KID will stop water delivery to the participants of the LID until a new Watermaster has been elected.

v. Alternate Watermaster. An alternate Watermaster may be elected in the same manner as described above for the Watermaster. This alternate Watermaster can function as Watermaster for a limited time, not to exceed 60 days, in case of the elected Watermaster being unavailable.

Exhibit 11

CUSTOMER INVOICE

Customer # 35919

Invoice # 26170
Invoice Date 3/22/2022

Parcel: 117891000001007
Preliminary Plat Review with water entitlement

Kennewick Irrigation District
2015 S. Ely Street
Kennewick, WA 99337

Scot & Tyler LLC
2453 Morency Dr
Richland, WA 99352

Items

Description	Qty	Rate	Amount
Engineering charges not separately listed	1.000	825.000	$825.00
		Total	**$825.00**

Detach and return the bottom remittance portion with your payment.

Customer # 35919

Invoice # 26170
Invoice Date 3/22/2022

Total Now Due and Payable $825.00

Scot & Tyler LLC
2453 Morency Dr
Richland, WA 99352

Amount Enclosed $

KENNEWICK SCHOOL DISTRICT

RYAN JONES ▪ CAPITAL PROJECTS MANAGER
5501 W. METALINE AVE. ▪ KENNEWICK, WA 99336
P: (509) 222-6810 ▪ F: (509) 222-5057
RYAN.JONES@KSD.ORG ▪ WWW.KSD.ORG

Exhibit 12

April 26, 2022

Steve Donovan, AICP
Community Planning/Senior Planner
City of Kennewick

Re: Symphony Ridge Preliminary Plat, SUB-2022-0007

Mr. Donovan,

This memo is written in regard to your request for the Kennewick School District #17 to submit comments on the following:

Symphony Ridge Preliminary Plat, SUB-2022-0007
Parcel 1-1789-100-0001-007

The boundary schools for this development are Sage Crest Elementary (Walking Zone), Chinook Middle School (Walking Zone) and Southridge High School (Walking Zone).

The Kennewick School District is reaching capacity at Sage Crest Elementary. Based on this and forecasted development/growth in the before mentioned area, the Kennewick School District has acquired land for a future elementary site west of this area and intends to review other possible sites. The District reviews school boundaries on a regular basis to address residential growth.

Residential development west of Southridge High School has had a significant impact on public utility capacity (i.e. City of Kennewick, Kennewick Irrigation District, etc.), roads, and traffic. The impact on utility and road infrastructure directly and indirectly affect our schools and students. The District expects the level of current utility capacity to be maintained to District facilities. We request the city to ensure that developers are contributing toward utility infrastructure development and upgrades, safe walking routes, safe crosswalks, including flashing beacons, etc.

Sincerely,

Ryan Jones

From: Ben Woodard
To: Steve Donovan
Cc: Tyler Kafentzis; ScotBauder@gmail.com
Subject: Preliminary Plat of Symphony Ridge
Date: Thursday, September 29, 2022 3:08:21 PM

Steve,

I wanted to reach out to you in regards to the preliminary plat of Symphony Ridge. The applicants have requested that KID provide the City of Kennewick notice that we are working towards and intend to enter into an agreement which addresses public access, a pedestrian pathway, and other easement/right-of-ways. This agreement will be subject to approval by the KID Board of Directors.

Please let me know if you have any questions.

Thanks,

Ben Woodard, P.E.
Assistant Engineering/Operations Manager

Kennewick Irrigation District
2015 S. Ely Street| Kennewick, WA | 99337
Phone: 509.586.6012 ext. 112 | Fax: 509.586.7663
Email: bwoodard@kid.org
Website: www.kid.org

KENNEWICK IRRIGATION DISTRICT