

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The preliminary plat of Dove Ridge to subdivide 16.78 acres into 57 lots with an average lot size of 10,823 square feet.

Proponent Brad Beauchamp
4001 S. Vancouver
Kennewick WA 99336

File No. **EA 2018-012**

Location of proposal, including street address, if any: Parcel # 1-1288-100-0007-001, that portion of the West Half of the NW Quarter of the NE Quarter lying southerly of 10th Avenue and northwesterly of Clodfelter Road except a parcel of land approximately 145 wide by 461 feet long located in the West half of the NW Quarter of the NE Quarter in Section 12, Township 8 North, Range 28 East, W.M.

Lead agency: **BENTON COUNTY**

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

THERE IS NO COMMENT PERIOD FOR THIS DNS.

If you have questions about this DNS or the details of the proposal, contact Jerrod MacPherson using the information below.

Responsible Official: Jerrod MacPherson

Position/Title: Planning Manager

Address: P.O. Box 910, Prosser WA 99350

- Email planning.department@co.benton.wa.us
- Phone/Fax: (509)786-5612/(509) 786-5629;

DATE OF ISSUE: November 20, 2018

Signature: 

THERE IS NO AGENCY APPEAL.

DISTRIBUTION:

Applicant
News Media
Benton County Building Office
Dept. of Natural Resources-Olympia
Dept. of Natural Resources -Ellensburg
Benton Clean Air Authority
Bureau of Reclamation
Benton County Public Works
City of Kennewick
City of Richland
Benton Franklin Dist. Health Dept.
Kennewick Irrigation District

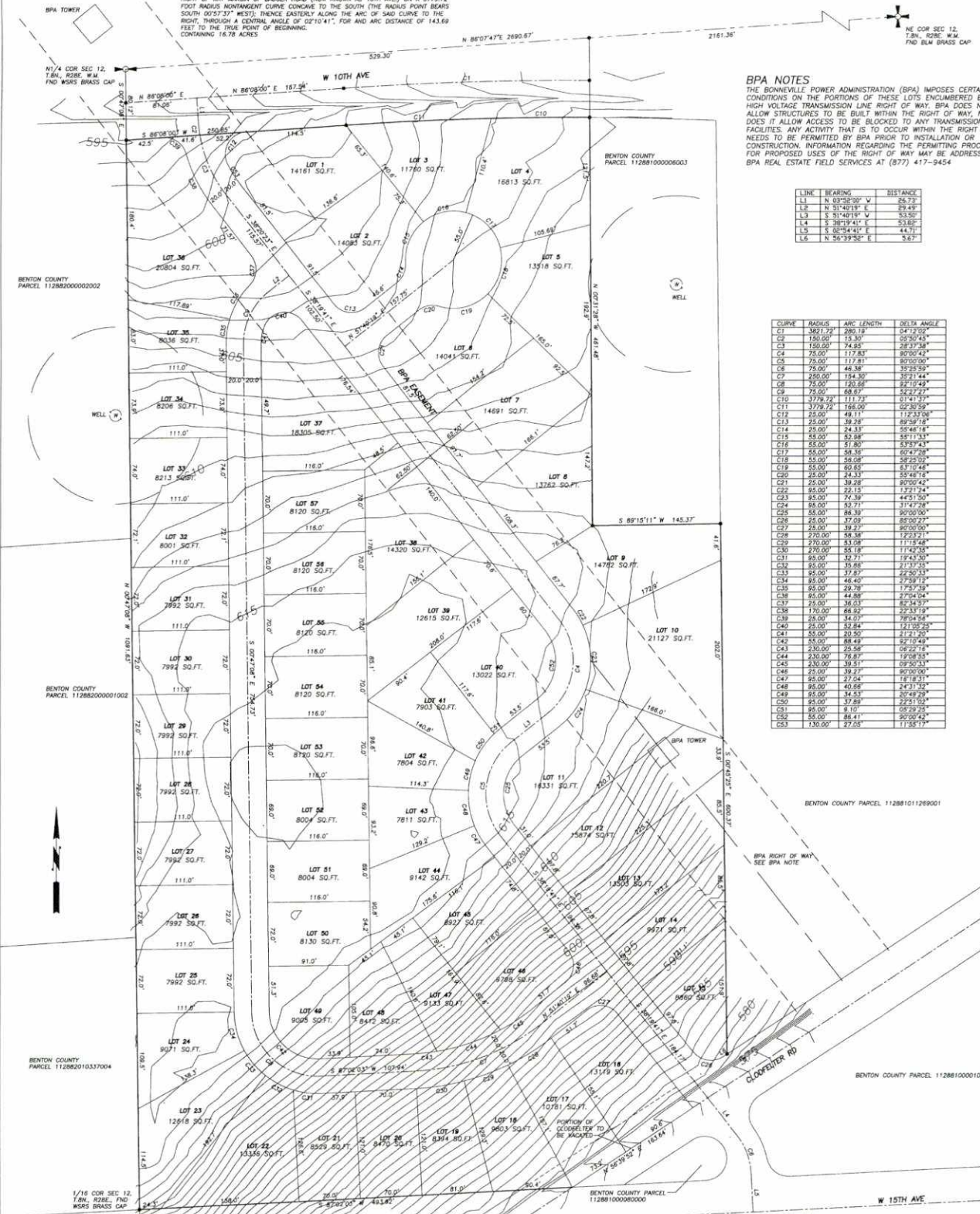
Department of Transportation
Washington State Department of Health
Department of Ecology - Olympia
Department of Ecology - Yakima
Fire District # 1
Fire Marshal
Bonneville Power Administration
Bureau of Land Management
Department of Fish and Wildlife
Office of Arch. & Historic Preservation
Futurewise
Tom Price-Environmental Review Inc.

DESCRIPTION PARCEL NO. 11288100007001
THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, LYING SOUTHWESTLY OF BAKER ROAD (NOW KNOWN AS 10TH AVE.) AND LYING NORTHWESTERLY OF CLODFELTER ROAD, AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE SOUTH 00°07'48" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION, FOR 103.62 FEET TO THE SOUTHERLY RIGHT OF WAY MARGIN OF BAKER ROAD (NOW KNOWN AS 10TH AVE.) AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°07'48" EAST, ALONG SAID EAST LINE, FOR 484.01 FEET; THENCE SOUTH 89°52'12" WEST FOR 145.37 FEET; THENCE NORTH 00°02'33" EAST FOR 461.49 FEET TO INTERSECT THE SOUTHERLY RIGHT OF WAY MARGIN OF BAKER ROAD (NOW KNOWN AS 10TH AVE.) ON A 3779.72 FOOT RADIUS MOUNTAIN CURVE CONCAVE TO THE SOUTH (THE RADIUS POINT BEARS SOUTH 00°57'37" WEST); THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°10'41", FOR AN ARC DISTANCE OF 143.69 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 18.78 ACRES.

PRELIMINARY PLAT
DOVE RIDGE
PORTION NW 1/4 OF THE NE 1/4 SEC 12, T8N, R28E, W.M.
BENTON COUNTY, WASHINGTON
BENTON COUNTY PARCEL 11288100007001

LAND USE
SITE AREA 18.78 ACRES
LOT COUNT 57 LOTS
ROAD RIGHT OF WAY 2.74 ACRES
LARGEST LOT 21,127 SQUARE FEET
SMALLEST LOT 7804 SQUARE FEET
AVERAGE LOT 10,823 SQUARE FEET

SEWER CITY OF KENNEWICK
WATER CITY OF KENNEWICK
IRRIGATION KENNEWICK IRRIGATION DISTRICT



BPA NOTES
THE BONNEVILLE POWER ADMINISTRATION (BPA) IMPOSES CERTAIN CONDITIONS ON THE PORTIONS OF THESE LOTS ENCLUMBERED BY IT HIGH VOLTAGE TRANSMISSION LINE RIGHT OF WAY. BPA DOES NOT ALLOW STRUCTURES TO BE BUILT WITHIN THE RIGHT OF WAY, NOR DOES IT ALLOW ACCESS TO BE BLOCKED TO ANY TRANSMISSION FACILITIES. ANY ACTIVITY THAT IS TO OCCUR WITHIN THE RIGHT OF WAY NEEDS TO BE PERMITTED BY BPA PRIOR TO INSTALLATION OR CONSTRUCTION. INFORMATION REGARDING THE PERMITTING PROCESS FOR PROPOSED USES OF THE RIGHT OF WAY MAY BE ADDRESSED TO BPA REAL ESTATE FIELD SERVICES AT (877) 417-9454

LINE	BEARING	DISTANCE
L1	N 03°38'00" W	26.73
L2	N 31°40'00" E	29.50
L3	S 31°40'00" E	53.82
L4	S 38°19'41" E	44.71
L5	S 05°34'41" E	44.71
L6	N 56°39'58" E	5.67

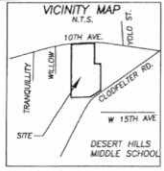
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	482.72	286.13	05°30'43"
C2	150.00	75.30	05°30'43"
C3	150.00	74.80	28°37'28"
C4	75.00	117.81	80°00'00"
C5	75.00	117.81	80°00'00"
C6	75.00	146.38	35°25'59"
C7	250.00	194.30	35°21'44"
C8	75.00	120.58	82°10'49"
C9	75.00	68.67	32°22'37"
C10	3779.72	111.73	01°41'37"
C11	3779.72	168.00	02°30'20"
C12	25.00	49.11	11°13'08"
C13	25.00	39.28	89°59'18"
C14	25.00	24.33	05°48'18"
C15	58.00	52.88	55°11'33"
C16	45.00	41.80	53°57'43"
C17	45.00	56.08	89°07'48"
C18	55.00	56.08	58°23'00"
C19	45.00	60.65	63°10'48"
C20	35.00	34.33	55°48'18"
C21	25.00	39.28	80°00'42"
C22	45.00	52.15	80°00'00"
C23	85.00	74.39	44°51'50"
C24	85.00	57.73	31°42'58"
C25	85.00	86.33	90°00'00"
C26	25.00	37.09	85°00'27"
C27	45.00	51.08	11°14'48"
C28	370.00	58.38	12°32'11"
C29	370.00	51.08	11°14'48"
C30	370.00	51.08	11°42'58"
C31	95.00	32.71	19°43'50"
C32	95.00	35.68	21°37'00"
C33	95.00	37.87	22°50'33"
C34	95.00	46.40	27°59'17"
C35	95.00	29.78	17°57'29"
C36	95.00	44.88	27°04'04"
C37	25.00	35.03	82°33'59"
C38	170.00	66.52	22°33'19"
C39	25.00	34.07	78°04'58"
C40	25.00	34.07	12°10'29"
C41	55.00	20.50	21°21'20"
C42	55.00	88.48	82°10'49"
C43	230.00	25.58	06°22'18"
C44	230.00	76.87	19°08'51"
C45	25.00	39.27	09°50'51"
C46	25.00	39.27	90°00'00"
C47	85.00	21.24	09°50'51"
C48	85.00	40.88	24°31'52"
C49	95.00	34.53	20°48'29"
C50	85.00	37.89	22°51'50"
C51	85.00	8.10	05°28'25"
C52	25.00	86.41	90°00'00"
C53	150.00	27.25	11°58'47"

DEVELOPER
BMD DEVELOPMENT LLC
BRAD BEACHAMP
P.O. BOX 6912
KENNEWICK WA 99336
509-328-6556

OWNER
W HICKY CONSTRUCTION LLC
6321 N BRINKLEY ST,
SUITE 110
KENNEWICK WA 99338

ENGINEER
GARY HALL
HALL ENGINEERING ASSOCIATES
10 SOUTH AUBURN ST
KENNEWICK WASHINGTON 99338
509-582-2200

LAND SURVEYOR
RICHARD S. ALSSUM
MORLEY SURVEYING SERVICE, INC., P.S.
P.O. BOX 6132
KENNEWICK, WASHINGTON 99336
509-582-8718



Preliminary Plat of Dove Ridge

Site Map 11/2/2018

Parcel # 1-1288-100-0007-001

