



CITY OF WEST RICHLAND
PUBLIC WORKS DEPARTMENT
3801 W. VAN GIESEN
WEST RICHLAND, WA 99353
(509) 967-5434 FAX: (509) 967-2419

July 17, 2018

Jason Mattox
PBS Engineering and Environmental Inc.
400 Bradley Boulevard, Suite 106
Richland, WA 99352

RE: FRONTAGE IMPROVEMENTS AND STORM DRAINAGE REVIEW COMMENTS
Nirvana Cannabis, LLC

Dear Jason:

The City has completed our final review of the submitted Arena Rd. & Kennedy Rd. Frontage Improvements, Storm Drainage calculations and Arena Properties Traffic Impact Analysis Dated July 17, 2018. Attached you will find the signed and approved plans. The following items provide important information and requirements as this project proceeds forward:

Pre-Construction Meeting

A pre-construction meeting must be held at City Hall with the Contractor performing the work on Arena and Kennedy Roads. No work is to be performed related to the approved plans other than erosion control measures prior to pre-construction meeting and issuance of Notice to Proceed by the Public Works Department. At the pre-construction meeting the Contractor should have the following submittals; Dust Control Plan, Schedule, Benton County Clean Air Authority Soil Destabilization Notice, and 24 Hour Emergency Contact list. City shall be provided two full size and (4) 11x17 sets of plans as well as PDF of the signed plans. All contractors performing work in City Right of Way must be Licensed and Bonded with a Current City of West Richland Business License.

Construction Inspection Fee

Contractor shall provide the Public Works Department a detailed itemized cost estimate for all work associated with infrastructure that will be inspected and owned by the City of West Richland. After the Public Works Department has reviewed the estimate, a Construction Inspection Fee invoice will be issued to the applicant/owner to cover all inspections performed by the City. This invoice must be paid prior to issuance of Notice to Proceed.

Traffic Control Plan

A Traffic Control Plan must be submitted for review and approval by the Public Works



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Department. TCP shall have detailed information in regards to signage, location and spacing per current MUTCD standards. An approved TCP is required prior to issuance of Notice to Proceed.

Traffic Impact Agreement

The Owner must enter a Traffic Impact Agreement with the City of West Richland. This agreement will establish the criteria and amount determined based on the results of the Traffic Impact Analysis. The agreement will be provided to the Owner once completed by the City.

1-Year Maintenance Bond

At the completion of the project the Owner is required to provide the City a Bond or a Cashier Check in the amount of 5% of the estimated construction cost (City infrastructure). This bond/money will be held for a period of 1 year from the time of final acceptance of the project at which time the City will perform a 1 year walk through. If deficient items of work are found, the Owner will be notified in writing and provided a list of deficient items requiring attention. Once the items are completed, the bond will be released or a check will be issued. If the items are not complete, the City reserves the right to contact the bonding agency or use retained funds to complete the work.

Prior to the City providing Benton County approval for issuance of Final Occupancy, roadway improvements must be completed and accepted by the City, Traffic Impact Agreement must be signed and assessment collected, and 1-Year Maintenance Bond has been provided.

If you have any questions please feel free to contact me at (509) 947-4805.

Sincerely,

Drew Woodruff, P.E.
City Engineer

Encl: Signed Plans
File, RSC
LB