



**A1 SITE PLAN**  
SCALE: 1" = 20'-0"

**KEY NOTES**

- 1 VISION CLEARANCE TRIANGLE, PER CITY MUNICIPAL CODE 12.08
- 2 ASPHALT SECTION - 3" THICK ASPHALT OVER 6" TOP COURSE PER WSDOT 9-03.9(3)
- 3 HEAVY ASPHALT SECTION - 4" THICK ASPHALT OVER 8" TOP COURSE PER WSDOT 9-03.9(3)
- 4 STANDARD CONCRETE SECTION - 4" THICK CONCRETE SIDEWALK OVER 4" TOP COURSE PER WSDOT 9-03.9(3). TROWEL CONTROL JOINTS AT 5' O.C. AND INSTALL EXPANSION JOINTS AT 30' O.C.
- 5 HEAVY CONCRETE SECTION - 6" THICK CONCRETE OVER 6" TOP COURSE PER WSDOT 9-03.9(3). TROWEL CONTROL JOINTS AT 10' O.C. AND INSTALL EXPANSION JOINTS AT 30' O.C. SEE WSDOT STD PLAN A-40.10-04 FOR REINFORCEMENT BAR SPACING AND JOINTS
- 6 PAINT WHITE 4" WIDE PARKING STRIPING, LETTERING, AND ACCESSIBLE PARKING SYMBOLS PER ADA REQUIREMENTS AS SHOWN ON PLAN. SEE DETAIL A3/C501
- 7 ACCESSIBLE PARKING SIGN, SEE DETAIL A4/C501
- 8 ACCESSIBLE AISLE SIGN, SEE DETAIL A5/C501
- 9 ACCESSIBLE RAMP, SEE DETAIL C1/C501
- 10 COMBINATION ACCESSIBLE RAMP, SEE DETAIL C2/C501
- 11 ACCESSIBLE RAMP, SEE DETAIL C3/C501
- 12 ACCESSIBLE RAMP, SEE DETAIL B5/C501
- 13 ACCESSIBLE WING RAMP, SEE DETAIL B4/C501
- 14 EMBEDDED DETECTABLE WARNING STRIP
- 15 ACCESSIBLE RAMP, SEE DETAIL D3/C501
- 16 TRASH ENCLOSURE, SEE DETAIL C4/C502, AND BASIN DISPOSAL (BDI) STD 1/C502
- 17 PAINT 4" WHITE PARKING STRIPE, TYP
- 18 PAINT 4" WHITE STRIPE WITH 36" SPACING NO PARKING STRIPED AREA
- 19 PAINT WHITE ELONGATED DIRECTIONAL ARROWS AS SHOWN ON PLAN PER MUTCD AND CITY STANDARDS
- 20 PAINT 6.0' LONG BY 24" WIDE WHITE CROSS WALK STRIPE, WITH 48" SPACE, TYPICAL
- 21 FUTURE EV STALL, SHOWN FOR REFERENCE
- 22 "STOP" SIGN, PER MUTCD R2-1, PER CITY STD DETAIL 7-1
- 23 "RIGHT TURN ONLY" SIGN, PER MUTCD W1-1R, PER CITY STD DETAIL 7-1
- 24 BIKE RACK, REFER TO LANDSCAPING
- 25 (3)6" CONCRETE STEPS EACH WITH A 5.0' LANDING
- 26 EXISTING PRIVACY FENCE TO REMAIN
- 27 DRIVEWAY, PER CITY STD DETAIL 2-13A
- 28 18" WIDE PAINTED WHITE STOP BAR WITH 24" TALL PAINTED WHITE "DO NOT ENTER" LETTERING
- 29 PAINT 8" WIDE YELLOW LANE LINE PER WSDOT STANDARD PLAN M-20.10-02
- 30 PAINT 4" WHITE LANE SOLID LANE LINE PER WSDOT STANDARD PLAN M-20.10-02
- 31 PAINT 4" WHITE DOTTED LANE LINE PER WSDOT STANDARD PLAN M-20.10-02
- 32 CURB, GUTTER AND SIDEWALK, PER CITY STD DETAIL 2-11A

CALL 811  
2 BUSINESS DAYS  
BEFORE YOU DIG

**LEGEND**

- ADA COMPLIANT PATH TO SIDEWALK
- PHASE LINE

**WEST RICHLAND SIGNATURE BLOCK**

OWNER	APPROVED	DATE

**NOTES**

1. SEE SHEET C001 FOR GENERAL NOTES AND LEGEND.
2. CURB RETURN RADII ARE 5.0' RADIUS UNLESS NOTED OTHERWISE.
3. DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE. FIELD VERIFY ALL MEASUREMENTS AND INVERTS PRIOR TO START OF WORK.
4. A SEALED EXPANSION JOINT MATERIAL SHALL BE USED AT JOINTS WHERE NEW CONCRETE ABUTS EXISTING CONCRETE (TYP). SEE WSDOT STD PLAN A-40.10-04 FOR REINFORCEMENT BAR SPACING AND JOINTS.
5. WHERE NEW SIDEWALK, DRIVEWAY OR ACCESSIBLE RAMP TIES INTO (E)SIDEWALK, REMOVE AND REPLACE ADDITIONAL SIDEWALK PANEL FOR ADA TRANSITION IF REQUIRED.
6. REFER TO LANDSCAPE FOR FENCING, GATES AND/OR MOW STRIP.
7. PARKING:  
71 STANDARD STALLS, 1 ACCESSIBLE/EV STALLS, 2 ACCESSIBLE VAN/EV STALLS, 1 ACCESSIBLE VAN STALLS, 6 EV STALL, TOTAL 81 STALLS.
8. AREA:  
67,842 SF IMPERVIOUS AREA, 18,758 SF PERVIOUS AREA (22%), 86,600 SF TOTAL PROPERTY AREA.
9. REFER TO SHEET C502 FOR CITY STANDARD NOTES.

**KNUTZEN ENGINEERING**  
5401 RIDGELINE DR.  
SUITE 160  
KENNEWICK, WA 99338  
1-509-222-0959  
www.knutzenengineering.com

DESIGN	CHKD	APPD

  

DATE	REVISIONS



**SITE PLAN**  
 JLW ASSET MANAGEMENT  
 BOMBING RANGE DEVELOPMENT  
 BOMBING RANGE AND PARADISE WAY, WEST RICHLAND WA

APPROVAL		
DESIGN	SJT	11/17/22
CHECKED	NJM	11/17/22
APPROVED	NJM	11/17/22

SCALE: AS NOTED  
CADFILE: 22077C001

JOB No.	REV.
22077	0

DWG. No. **C101**

Users\stetm\appdata\local\temp\AcP\blsh\_224822077C001.dwg - Nov 17, 2022 - 01:28pm - sio