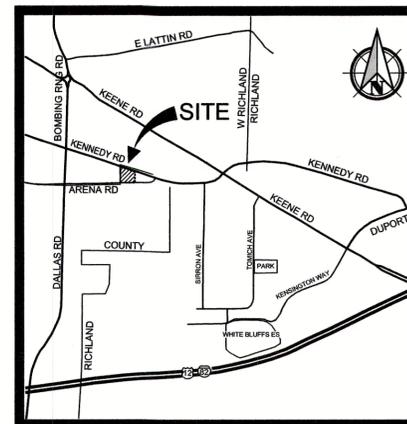


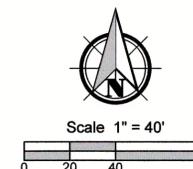
ARENA RD. & KENNEDY RD. FRONTAGE IMPROVEMENTS

LOCATED IN SECTION 17, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.
BENTON COUNTY, WASHINGTON

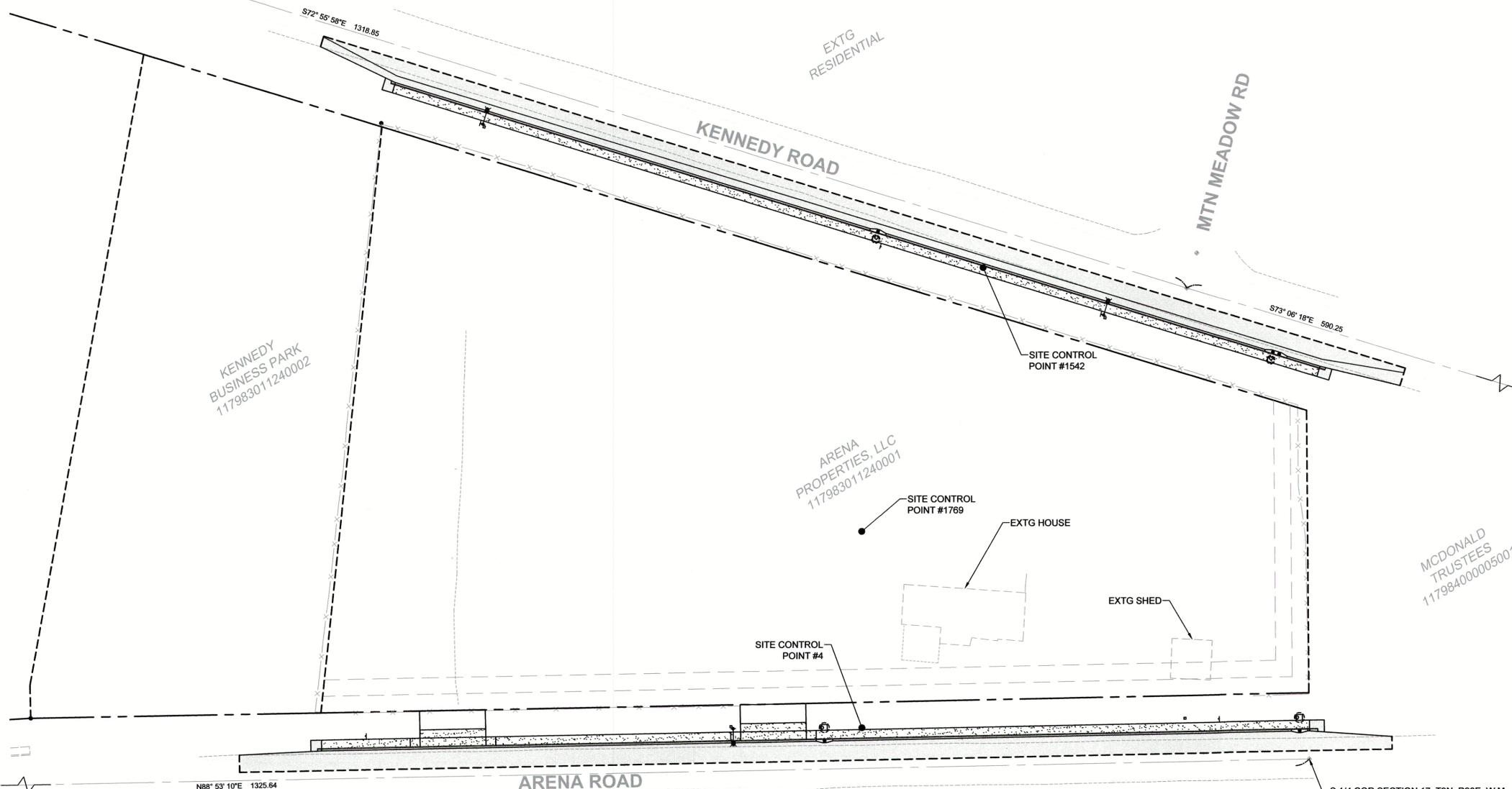


VICINITY MAP
NOT TO SCALE

SHEET INDEX	
1.	COVER SHEET
2.	GENERAL NOTES AND LEGEND
3.	KENNEDY ROAD PLAN AND PROFILE
4.	ARENA ROAD PLAN AND PROFILE
5.	CITY OF WEST RICHLAND STANDARD DETAILS
6.	STREET LIGHTING PLAN



MONUMENT #1 LOCATION
N: 339670.11
E: 1933215.20



MONUMENT #2 LOCATION
(S 1/16 COR SECTION 17,
T9N, R28E, W.M. FOUND
BRASS CAP IN CASE)
N: 338971.75
E: 1933225.17

GEHRING,
ZACHARY J.C.
120982012252001

BRETZ
PR NE

PLATA FRANK &
STACIE
1209820122210001

S 1/4 COR SECTION 17, T9N, R28E, W.M.
FOUND BRASS CAP IN CASE
N: 338997.52
E: 1934550.55

OWNER/DEVELOPER:
NIRVANA CANNABIS, LLC
2728 EAST 31ST AVE.
SPOKANE, WA. 99223
PHONE: (209) 853-1350

ENGINEER:
PBS
ATTN: JASON MATTOX, PE
400 BRADLEY BLVD., STE 106
RICHLAND, WA 99352
PHONE: (509) 942-1600

SURVEYOR:
H. LIEU, PLS
NO ADDITIONAL INFORMATION
PROVIDED

UTILITY CONTACTS:
BENTON REA
KIRK HENDERSON (509) 948-6677

FRONTIER COMMUNICATIONS
GARY TAYLOR (509) 736-3722

CHARTER COMMUNICATIONS
DEAN KELLEY (509) 222-2665

CASCADE NATURAL GAS
CASEY ROBERTS (509) 736-5564

CITY OF WEST RICHLAND
DREW WOODRUFF (509) 967-5434

SURVEY BENCHMARK:
VERTICAL DATUM:
NAVD88

HORIZONTAL DATUM:
NAD83-2011 EPOCH 2010.00 DERIVED FROM WSRN AND NGS CORS

BASIS OF BEARINGS:
SHORT PLAT 1240, AMENDING SHORT PLAT 1094, & RECORD OF SURVEY 3910,
RECORDS OF BENTON COUNTY, WASHINGTON,
WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE

SURVEY NOTES:
FIELD MEASUREMENTS FOR THIS SURVEY PERFORMED WITH A TRIMBLE R10
GNSS RECEIVER REFERENCING WSRN WITH DUAL OCCUPATIONS AT POINTS 1
& 2 AND WITH A 3" TRIMBLE S7 TOTAL STATION USING TRAVERSE METHODS THAT
MEET OR EXCEED ACCURACY REQUIREMENTS CONTAINED IN WAC 332-130-090.

SITE CONTROL POINT: CONTROL POINT 4 SET MAGNETIC HUB SOUTH SIDE MID
PROPERTY. ELEV: 529.989'

SITE CONTROL POINT: CONTROL POINT 1542 SET MAGNETIC HUB NORTH SIDE
MID PROPERTY. ELEV: 512.257'

SITE CONTROL POINT: CONTROL POINT 1769 SET MAGNETIC HUB MIDDLE OF
PROPERTY. ELEV: 523.737'

COMMENTS: RAN A CLOSE LOOP TRAVERSE AND DID A LEAST SQUARE
ADJUSTMENT, HELD BEARING FROM 1/16 CORNER TO 1/4 CORNER.

LEGAL DESCRIPTION:
PARCEL NUMBER: 117983011240001
PROPERTY ADDRESS: 4950 ARENA ROAD, RICHLAND, WA. 99352-745
SHORT PLAT #1240, LOT 1

REFERENCE DOCUMENTS:
SHORT PLAT 1240, AMENDING SHORT PLAT 1094, RECORD OF SURVEY AND
BINDING SITE PLAN FOR WEST RICHLAND MARKETPLACE, & ROS 3910

FIELD SURVEY DATE:
SEPT 24-25, 2017 / OCT 7, 2017 / MAY 26, 2018

APPROVED BY CITY OF WEST RICHLAND
DATE: 7/16/2018

COVER SHEET FOR:
ARENA RD. & KENNEDY RD. FRONTAGE IMPROVEMENTS
A SITE LOCATED IN WEST RICHLAND, WA.



Know what's below.
Call before you dig.



DESIGNED:
MER

CHECKED:
JLM

JULY 2018
66057000

SHEET ID

GENERAL CONSTRUCTION NOTES (MODIFIED 2018-07-12)

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE CITY OF KENNEWICK STANDARD SPECIFICATIONS AND CITY OF WEST RICHLAND STANDARD DETAILS AND THE CURRENT EDITION OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION. ANY REFERENCE IN THE DETAILS TO CITY OF WEST RICHLAND STANDARD SPECIFICATIONS SHALL BE DIRECTED TO THE SAME SECTION IN THE CITY OF KENNEWICK STANDARD SPECIFICATIONS.
- THE PLACEMENT OF FILL MATERIAL ON LOTS EXCEEDING 24" SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE LATEST VERSION OF THE INTERNATIONAL BUILDING CODE (IBC). THE DEVELOPER SHALL BE RESPONSIBLE FOR HIRING AN INDEPENDENT MATERIALS TESTING COMPANY TO COMPLETE AND DOCUMENT COMPACTION TESTS AND A LICENSED PROFESSIONAL ENGINEER TO CERTIFY THAT THE FILL PLACED ON LOTS IS BUILDABLE MEETING THE LATEST VERSION OF THE IBC. A COPY OF THIS CERTIFICATION SHALL BE PROVIDED TO THE CITY ENGINEER AND BUILDING INSPECTOR.
- FIRST ORDER OF WORK ON SITE SHALL BE TO INSTALL EROSION CONTROL BMP'S, SILT FENCE AND CONSTRUCTION ENTRANCE.
- DEVELOPER MUST PROVIDE THE CITY A SIGNED AND DATED COPY OF THE HMA TESTING ACCEPTANCE CRITERIA WHEN APPLICABLE AND REQUIRED BY THE CITY ENGINEER.
- CONTRACTOR SHALL SUBMIT A SOIL DESTABILIZATION NOTIFICATION ON THE BENTON COUNTY CLEAN AIR AUTHORITY WEBSITE AND PROVIDE THE CITY WITH A COPY OF THE NOTIFICATION.
- NO WORK ON THIS PROJECT SHALL COMMENCE UNTIL A WRITTEN NOTICE TO PROCEED (NTP) HAS BEEN ISSUED BY THE CITY OF WEST RICHLAND. NOTICE TO PROCEED WILL NOT BE ISSUED UNTIL GENERAL CONSTRUCTION NOTES 3, 4 AND 5 HAVE BEEN COMPLETED.
- CONTRACTOR SHALL BE TO CLEAR AND GRUB ALL VEGETATION SAGE BRUSH AND WOODY MATERIALS FROM SITE INCLUDING LOTS UNLESS OTHERWISE APPROVED BY CITY ENGINEER. ALL MATERIAL SHALL BE REMOVED AND DISPOSED OF AT AN AUTHORIZED FACILITY. NO WOOD OR VEGETATION SHALL BE BURIED ON SITE.
- ALL MATERIALS SHALL BE IN NEW CONDITION WHEN BROUGHT TO THE JOB SITE. DATES STAMPED ON THE MATERIAL SHALL BE CLEARLY VISIBLE FOR INSPECTION BY THE CITY OF WEST RICHLAND. ON PRIVATE DEVELOPMENTS, DEVELOPER/CONTRACTOR IS TO PROVIDE CITY WITH A MAINTENANCE BOND IN THE AMOUNT OF 5% OF THE TOTAL PROJECT COST.
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE LICENSED BY THE STATE OF WASHINGTON AND BONDED TO DO WORK IN THE PUBLIC RIGHT-OF-WAY AND SHALL HAVE A CURRENT CITY OF WEST RICHLAND BUSINESS LICENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CONSTRUCTION DEFICIENCIES FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE CITY OF WEST RICHLAND. ON PRIVATE DEVELOPMENTS, DEVELOPER/CONTRACTOR IS TO PROVIDE CITY WITH A MAINTENANCE BOND IN THE AMOUNT OF 5% OF THE TOTAL PROJECT COST.
- THE CONTRACTOR SHALL BE REQUIRED TO CALL 1-800-424-5555 A MINIMUM OF TWO BUSINESS DAYS PRIOR TO COMMENCING ANY EXCAVATION ACTIVITIES TO DETERMINE FIELD LOCATIONS OF ALL UNDERGROUND UTILITIES.
- ANY CHANGES OR MODIFICATIONS TO THE PROJECT PLANS SHALL FIRST BE APPROVED BY THE CITY PUBLIC WORKS DIRECTOR OR HIS/HER REPRESENTATIVE.
- WATER MAINS SHALL CROSS OVER THE TOP OF SEWER MAINS WITH A MINIMUM SEPARATION OF 18". ANY CROSSING WITH A VERTICAL SEPARATION OF LESS THAN 18" OR ANY CROSSING IN WHICH THE WATER MAIN CROSSES BELOW THE SEWER MAIN SHALL BE IN ACCORDANCE WITH WASHINGTON STATE DEPARTMENT OF ECOLOGY STANDARDS.
- THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED WITH THE FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- THE FACE OF CURB SHALL BE STAMPED AT ALL UTILITY CROSSINGS, MAIN LINES AND SERVICE LINES AS FOLLOWS:
 "S" - SANITARY SEWER "I" - IRRIGATION "E" - ELECTRICAL
 "W" - WATER "C" - CONDUITS "G" - GAS
- ALL SANITARY WATER MAINS SHALL HAVE MIN. 42" COVER.
- ALL FIRE HYDRANTS AND GUARD POSTS SHALL BE PAINTED OSHA SAFETY YELLOW, QUICKSET ENAMEL NO. 3472 HYDRANT YELLOW AS MANUFACTURED BY FARWEST PAINT MANUFACTURING COMPANY OR APPROVED EQUAL. A STORZ ADAPTOR SHALL BE INSTALLED ON EVERY FIRE HYDRANT.
- FIRE HYDRANTS AND STREET LIGHTS SHALL BE INSTALLED AT 2 FEET BEHIND THE BACK OF SIDEWALK TO THE FACE OF EQUIPMENT WHERE THE SIDEWALK IS ADJACENT TO THE CURB AND 6 FEET BEHIND THE BACK OF CURB WHERE THE SIDEWALK IS NOT ADJACENT TO THE CURB UNLESS OTHERWISE NOTED ON THE PLANS. HYDRANTS, NOR LIGHTS, SHALL BE PLACED RIGHT AT PROPERTY CORNERS, RATHER SHIFTED SLIGHTLY TO ACCOMMODATE PROPERTY PINS.
- RESIDENTIAL SEWER SERVICES SHALL BE 4" DIAMETER AND SHALL EXTEND 10 FEET BEYOND THE RIGHT-OF-WAY INTO THE LOT. THE END SHALL BE CAPPED AND MARKED WITH A 2"x4" PRESSURE TREATED WOOD MARKER POST PAINTED GREEN, MARKED AND LABELED AT 1 FOOT INCREMENTS, EXTENDING FROM THE END OF THE PIPE TO 2 FEET ABOVE THE GROUND. CONTRACTOR TO PLACE TRACER WIRE ON POST.
- THE CONTRACTOR SHALL COORDINATE LOCATION AND CONSTRUCTION OF POWER, NATURAL GAS, TELEPHONE AND TV CABLE LINES AND SERVICES WITH UTILITIES.
- CONTRACTOR TO FURNISH TRENCH AND VAULT EXCAVATION AND BACKFILL FOR ALL UTILITIES. CONTRACTOR SHALL COORDINATE CONDUIT REQUIREMENTS AND SCHEDULE THE WORK WITH EACH INDIVIDUAL UTILITY. DIRECT BURY CONDUIT UNDER STREETS SHALL BE SCHEDULE 80.
- CONTRACTOR TO ADJUST NEW AND EXISTING VALVE BOXES TO GRADE AFTER PAVING. CONTRACTOR SHALL REPLACE EXISTING VALVE BOXES NOT MEETING CURRENT STANDARDS WITH CURRENT CITY STANDARD

VALVE BOXES.

- SANITARY WATERLINES TO BE PVC DR18 MEETING THE REQUIREMENTS OF AWWA C900. SANITARY SEWER LINES TO BE PVC SDR 35 PIPE MEETING THE REQUIREMENTS OF ASTM D3034 AND D1868. STORM DRAIN LINES TO BE PVC SDR 35 MEETING THE REQUIREMENTS OF ASTM D3034. IRRIGATION LINES TO BE PVC CLASS 200 SDR 21 OR BETTER. IRRIGATION PIPE SIZES 3" AND BELOW SHALL BE SOLVENT WELDED, 4" AND ABOVE SHALL HAVE RING GASKETED JOINTS. ALL IRRIGATION PIPE UNDER THE ROAD SHALL BE C900.
- ALL TRACER WIRE MUST BE 14 GAUGE SOLID COPPER 600 VOLT W/UF INSULATOR 0.06" NOMINAL THICKNESS MINIMUM AND BLUE IN COLOR. WIRE MUST BE TESTED AND APPROVED BY THE CITY PRIOR TO SUB-GRADE APPROVAL.
- SEWER SERVICE LINES SHALL BE NO STEEPER THAN 45° AND NO FLATTER THAN 2.0%. MINIMUM DEPTH AT CURB LINE IS 5 FEET. SERVICE LINES TO BE CONSTRUCTED AT 2.0% SLOPE WHERE NOTED ON THE PLANS.
- CITY TO FURNISH AND INSTALL PERMANENT STREET SIGNS. DEVELOPER TO REIMBURSE CITY FOR MATERIALS AND LABOR COSTS PRIOR TO FINAL PLAT APPROVAL.
- LOCATIONS OF PRIVATE UTILITIES AS SHOWN ON THE PLANS ARE SUGGESTED LOCATIONS AND MAY BE SCHEMATIC. CONTRACTOR TO COORDINATE FIELD LOCATIONS WITH UTILITY.
- WHERE NECESSARY TO AVOID WATER AND STORM DRAIN CONFLICTS, CONTRACTOR SHALL CONSTRUCT WATER LINES DEEPER. MAINTAIN MIN. 12" VERTICAL SEPARATION.
- THE CONSTRUCTION SITE SHALL HAVE A SILT FENCE INSTALLED AND MAINTAINED AROUND THE ENTIRE PERIMETER. A SINGLE ACCESS POINT SHALL BE COORDINATED WITH THE CITY ENGINEER PRIOR TO CONSTRUCTION. AT MINIMUM, A 20'X40' RIP-RAP PAD SHALL BE CONSTRUCTED AT THE ENTRANCE OF THE SITE. IF DEBRIS CANNOT BE CONTROLLED, A WHEEL WASH SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR.
- WHERE NEW SANITARY SEWER OR STORM DRAIN LINES ARE TO BE CONNECTED TO EXISTING MAN-HOLES OR PIPE LINES, CONTRACTOR TO DETERMINE ELEVATIONS OF EXISTING LINES AND NOTIFY THE CITY ENGINEER SHOULD GRADES NEED TO BE REVISED.
- RESIDENTIAL WATER SERVICES ARE TO BE 1" DIA. AND SHALL BE CONSTRUCTED PER COWR DETAIL 4-26A.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE STREET LIGHT SYSTEM COMPLETE. STREET LIGHTS SHALL BE CONSTRUCTED PER CITY OF WEST RICHLAND STANDARD DETAILS 6-1 THROUGH 6-7. CONTRACTOR TO MEET ALL APPLICABLE CODES AND BENTON REA STANDARDS. LUMINAIRES SHALL BE LIGHT-EMITTING-DIODE (LED)
- PEDESTRIAN RAMPS TO MEET CITY OF WEST RICHLAND STANDARD DETAIL 2-12A TYPE PARALLEL A (NEW CONSTRUCTION) UNLESS OTHERWISE NOTED IN PLANS. DETECTABLE WARNING PATTERNS TO BE ARMOR TILE CAST IN PLACE SYSTEM DETECTABLE WARNING TILES.
- SIDEWALK AND PEDESTRIAN RAMPS SHALL HAVE 2" OF COMPACTED 5/8" ROCK UNDER CONCRETE.
- CONTRACTOR TO ALLOW CITY ENGINEER AND DESIGN ENGINEER TO INSPECT EACH STORM DRAIN DRYWELL EXCAVATION TO EVALUATE SOILS AND MAKE ADJUSTMENTS IF NECESSARY.
- DEVELOPER TO PURCHASE AND INSTALL MAIL BOX CLUSTER UNITS PER RICHLAND POST OFFICE STANDARDS. COORDINATE WITH BRENDA NICKELS AT 967-0400. DEVELOPER TO INSTALL 10 LF OF SIDEWALK IN FRONT OF MAIL BOX CLUSTER UNITS. CLUSTER UNITS CAN NOT BE INSTALLED RIGHT AT PROPERTY CORNER AS IT CONFLICTS WITH PROPERTY PINS. CONTRACTOR TO INSTALL UNIT TO ONE SIDE OF THE PIN OR OTHER AS SHOWN IN THE PLANS OR DIRECTED BY CITY ENGINEER.
- AFTER SATISFACTORY HEALTH SAMPLES, WATER LINES SHALL BE TESTED AT 150 PSI FOR ONE HOUR, NO LOSS. THE CONTRACTOR IS RESPONSIBLE TO CONTROL ALL FLUSHED WATER.
- ALL FIRE HYDRANTS ARE TO BE RESTRAINED FROM HYDRANT TO TEE AND PIPE SHALL BE 6" DUCTILE IRON.
- SEWER MANHOLE SECTIONS SHALL HAVE RUBBER "A-LOCK" GASKETS AND SHALL BE GROUTED AND TROWLED TO A SMOOTH FINISH. ALL PIPE INLETS AND OUTLETS SHALL BE GROUTED.
- SEWER LINES SHALL BE AIR TESTED PER WSDOT STANDARDS. STORM SEWER LINES IN EXCESS OF 100 LINEAR FEET SHALL ALSO BE AIR TESTED.
- WHEN CONNECTING TO EXISTING SEWER FACILITIES, DOWN STREAM SHALL BE SEALED OFF UNTIL UPSTREAM CONSTRUCTION IS FINISHED, TESTED, CLEANED, AND ACCEPTED. ALL CONSTRUCTION DEBRIS AND WATER SHALL BE REMOVED PRIOR TO OPENING THE SEAL.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FLUSH AND CLEAN ALL SEWER AND STORM SEWER MAINS PRIOR TO TELEVISION INSPECTION.
- CONTRACTOR SHALL TELEVISION INSPECT ALL SEWER MAIN LINES. STORM SEWER MAINS SHALL HAVE TELEVISION INSPECTION FOR RUNS IN EXCESS OF 100 LINEAR FEET. A BALL OR EQUIVALENT DEVICE SHALL BE ATTACHED TO THE CAMERA TO SHOW ANY "BELLY" IN THE LINE WHICH MAY EXCEED 3/4 INCH IN DEPTH. INSPECTION SHALL BE RECORDED ON DVD AND VIEWABLE THROUGH A WINDOWS MEDIA PLAYER. VIDEO MUST BE SUBMITTED TO CITY ENGINEER FOR APPROVAL.
- ALL DISTURBED AREAS TO BE HYDROSEEDDED WITH TACKIFIER WITH DRY LAND MIX.
- ALL CATCH BASINS SHALL HAVE AN ADS 90° BEND WITH TAPERED END FOR OIL/WATER SEPARATION. STORM SEWER PIPE SHALL BE STUBBED INTO CATCH BASIN'S 2 INCHES AND A 3/8" DIAM. STAINLESS STEEL LAG SCREW 1-1/2" LONG WITH 1/2" HEX HEAD SHALL BE USED TO ANCHOR ADS 90 TO STORM PIPE.
- ALL GUTTERS SHALL BE WIDENED AT CATCH BASINS PER CITY OF WEST RICHLAND STANDARD DETAIL 2-10B
- ROADWAY STAKING
 -SUBGRADE AND BASE COURSE, RESIDENTIAL STREETS, SUBGRADE AND BASE COURSE ARE TO BE BLUETOPPED ON CENTERLINE AND CURB LINE. 40' AND WIDER STREETS SHALL ALSO INCLUDE QUARTER CROWN STAKES.
 -TOP COURSE: FOR ALL STREETS, TOP COURSE TO BE REDTOPPED ON CENTERLINE AND QUARTER CROWN.

GENERAL EROSION CONTROL NOTES

- ALL CONSTRUCTION SURVEYING MUST BE DONE BY A LICENSED SURVEYOR.
- ALL ROADWAY PAVING ON CITY STREETS UP TO 36" WIDE CURB-TO-CURB SHALL BE PAVED WITH TWO PULLS PLACING PAVEMENT JOINT ALONG ROADWAY CENTERLINE. CITY STREETS WIDER THAN 36" CURB-TO-CURB SHALL BE PAVED SUCH THAT AVOIDING WIDTHS AND LOCATIONS OF PAVEMENT JOINTS SHALL BE PRE APPROVED BY CITY ENGINEER.
- AT LOCATIONS WHERE IRRIGATION AND STORM PIPE CROSS A DOMESTIC WATERMAIN, THE LENGTH OF IRRIGATION/STORM PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATERMAIN. THE IRRIGATION/STORM PIPE SHALL BE THE LONGEST STANDARD LENGTH AVAILABLE FROM THE MANUFACTURER. ON IRRIGATION PIPE ONLY, THE NEAREST JOINT ON EITHER SIDE OF THE CROSSING SHALL BE RESTRAINED.
- ALL DUCTILE IRON FOR THE FOLLOWING ITEMS SHALL BE DOMESTIC PRODUCTS MADE IN THE USA: PIPE FITTINGS, ACCESSORY KITS, VALVE BOXES, RINGS AND COVERS, LIDS, GRATES, AND MONUMENT FRAME AND COVERS.
- ALL WETTED MATERIALS, INCLUDING RUBBERS, PLASTICS, ADHESIVES, LUBRICANTS, ETC. MUST MEET NSF STANDARD 61 LEAD LEACH LIMIT OF ALLOWABLE LEAD AT 5 PPB MAXIMUM. PRODUCTS MUST BE STAMPED NO LEAD(NL) OR SUBMITTALS PROVIDED TO THE CITY INDICATING THE PROJECTS MEET THE NO LEAD REQUIREMENTS.
- PEDESTRIAN RAMPS MUST MEET ADA GUIDELINES UNLESS A MAXIMUM EXTENTS FEASIBLE REPORT HAS BEEN SUBMITTED AND APPROVED. CURB RAMP RUNNING SLOPES SHALL NOT EXCEED 8.33% AT ANY LOCATION ACROSS THE CURB RAMP. CURB RAMP LENGTHS MUST BE EXTENDED TO SATISFY THE MINIMUM SLOPE OF 8.33%. THE CURB RAMP MAXIMUM RUNNING SLOPE SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET TO AVOID CHASING THE SLOPE INDEFINITELY. WHEN EXTENDING CURB RAMP LENGTHS, BOTH RAMP LENGTHS SHALL MATCH IN LENGTH FOR THAT SPECIFIC RAMP.
- THE CITY RESERVES THE RIGHT TO CHANGE ITEMS ON APPROVED PLANS UNTIL THE PROJECT HAS BEEN ACCEPTED.

GENERAL EROSION CONTROL NOTES

- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION AND SEDIMENTATION CONTROLS. EROSION AND SEDIMENTATION CONTROLS SHALL BE AS RECOMMENDED IN CHAPTER 8 OF THE WSDOT CONSTRUCTION MANUAL AND CHAPTER 710 OF THE WSDOT ROADSIDE MANUAL.
- IN ADDITION TO THE TEMPORARY EROSION AND SEDIMENT CONTROL METHODS OUTLINED ON THIS PLAN, THE CONTRACTOR IS ENCOURAGED TO EVALUATE THE PROJECT EARTHWORK REQUIREMENTS AND NATURAL DRAINAGE AND STAGE CONSTRUCTION ACTIVITIES TO LIMIT THE EXTENT OF DISTURBED AREAS. THE CONTRACTOR SHALL EVALUATE THE EROSION AND SEDIMENT CONTROLS DURING THE COURSE OF THE PROJECT TO IDENTIFY POTENTIAL PROBLEM AREAS AND PROVIDE ADDITIONAL MEASURES TO INCREASE THEIR EFFECTIVENESS IN MINIMIZING EROSION AND SEDIMENT RUNOFF.
- SILT FENCING SHALL BE INSTALLED AS DETAILED PRIOR TO ANY CONSTRUCTION WORK THAT INVOLVES EARTHWORK OR WILL POTENTIALLY DISTURB THE NATIVE VEGETATION. WHERE POSSIBLE, SILT FENCING SHALL FOLLOW THE EXISTING GROUND CONTOURS. WHERE SILT FENCING MUST BE INSTALLED ON A SLOPE, THE SLOPE SHALL BE LIMITED TO 3:1 (HORIZONTAL TO VERTICAL) AND GRAVEL CHECK DAMS SHALL BE PLACED AT 10 FOOT INTERVALS TO MINIMIZE RUNOFF FLOW ALONG THE FENCE. TO ENSURE SILT FENCING CAPTURES RUNOFF WATER, ENDS OF FENCING SHALL BE FLANGED UPHILL AT LEAST 2 FEET.
- UPON COMPLETION OF ROUGH SITE GRADING AND ROADWAY PAVING, THE CONTRACTOR SHALL OBSERVE DRAINAGE RUNOFF FLOW ACROSS THE FUTURE BUILDING SITES AND FORM TEMPORARY DRAINAGE SWALES AS NECESSARY TO ENSURE THAT SURFACE WATER IS RETAINED AND NOT PERMITTED TO LEAVE THE SITE OR DRAIN ACROSS STEEPLY GRADED SURFACES RESULTING IN EROSION.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE CLEARING AND DISTURBANCE TO EXISTING VEGETATION OUTSIDE AREAS REQUIRED FOR CONSTRUCTION ACTIVITIES. AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE STABILIZED AND RESTORED BY HYDROSEEDING OR OTHER APPROVED METHODS AS EARLY AS PRACTICABLE.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT INGRESS/EGRESS POINTS CONNECTING EXISTING PAVED ROADWAYS USING 4" TO 8" QUARRY SPALLS, 15' WIDE FOR A DISTANCE OF AT LEAST 50' SIMILAR TO WSDOT STANDARD PLAN 1-14. AT LEAST 1 CONSTRUCTION ENTRANCE SHALL BE REQUIRED DEPENDING ON CONTRACTORS INGRESS/EGRESS THROUGH THE SITE.

GENERAL GRADING NOTES

- REFER TO SECTION 4 (CONSTRUCTION RECOMMENDATIONS) OF THE GEOTECHNICAL REPORT PREPARED BY PBS ENVIRONMENTAL AND ENGINEERING DATED DECEMBER 27, 2017.

STREET LIGHTING NOTES

- ALL NEW LIGHTS SHALL BE WIRED FOR 240V.
- STREET LIGHTING SYSTEM TO BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE CITY OF KENNEWICK STANDARD SPECIFICATIONS AND CITY OF WEST RICHLAND STANDARD DRAWINGS 6-1 THROUGH 6-7. BENTON R.E.A. SHALL BE SUBSTITUTED FOR BENTON P.U.D. IN CITY OF KENNEWICK STANDARD SPECIFICATIONS.
- THE BENTON R.E.A. WILL MAKE APPROVAL OF THE POWER SOURCE IN ALL SITUATIONS. IT IS THE CONTRACTOR'S FULL RESPONSIBILITY TO VERIFY THAT THE LUMINAIRES ORDERED ARE COMPATIBLE WITH THE POWER VOLTAGE THAT IS AVAILABLE, OR WILL BE INSTALLED.
- CONTRACTOR SHALL NOT CONNECT ADDITIONAL OR NEW LIGHT CIRCUITS WITHOUT BENTON R.E.A. APPROVAL. ALL CONNECTIONS SHALL BE DONE WITH COORDINATION OF BENTON R.E.A.
- ALL DISCONNECTS MUST BE LOCKABLE IN THE ON AND OFF POSITIONS.
- AS-BUILT STREET LIGHT LAYOUT AND LIGHT WIRE DIAGRAM MUST BE SUBMITTED TO THE CITY FOR FIELD VERIFICATION PRIOR TO BEING INCORPORATED IN FINAL PROJECT ASBUILT MYLAR. FINAL APPROVAL OF LIGHTING SYSTEM WILL NOT BE APPROVED UNTIL FIELD VERIFICATION OF THE ASBUILT INFORMATION IS APPROVED BY THE CITY.
- ANY DISCREPANCIES OR CLARIFICATIONS SHALL BE DISCUSSED AND APPROVED WITH THE CITY ENGINEER PRIOR TO ORDERING OR INSTALLATION OF STREET LIGHT INFRASTRUCTURE.

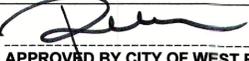
COMPACTION STANDARDS

ACP - 91% MAXIMUM DENSITY AASHTO T209
 CRUSHED SURFACING TOP COURSE - 95% AASHTO T180
 CRUSHED SURFACING BASE COURSE - 95% AASHTO T180
 ROAD SUB GRADE - 95% AASHTO T180 OR 98% AASHTO T99

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

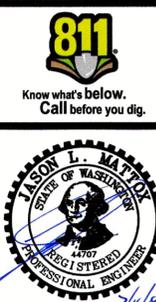
LINETYPE LEGEND	
	PROPOSED INDEX CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED EASEMENT LINE
	PROPOSED CENTERLINE
	PROPOSED LOT LINE
	PHASE LINE
	PROPOSED STREET LIGHT CIRCUIT
	PROPOSED ELECTRICAL UTILITY TRENCH
	PROPOSED SANITARY SEWER MAIN LINE
	PROPOSED SANITARY SEWER SERVICE LINE
	PROPOSED WATER MAIN LINE
	PROPOSED WATER SERVICE LINE
	PROPOSED IRRIGATION MAIN LINE
	PROPOSED IRRIGATION SERVICE LINE
	OVERALL PLAT BOUNDARY
	EXISTING RIGHT-OF-WAY LINE
	EXISTING LOT LINE
	EXISTING SANITARY SEWER MAIN LINE
	EXISTING STORM DRAIN MAIN LINE
	EXISTING WATER MAIN LINE
	EXISTING ELECTRICAL
	PROPOSED FILL LIMITS

HATCHING LEGEND	
	PROPOSED ASPHALT SURFACE
	PROPOSED CONCRETE SURFACE

APPROVED BY CITY OF WEST RICHLAND  DATE 7/16/2018

File name: L:\Projects\66057-000\Civil\CAD\Working\Sheets\66057-000.dwg
 User: Brandon Woods
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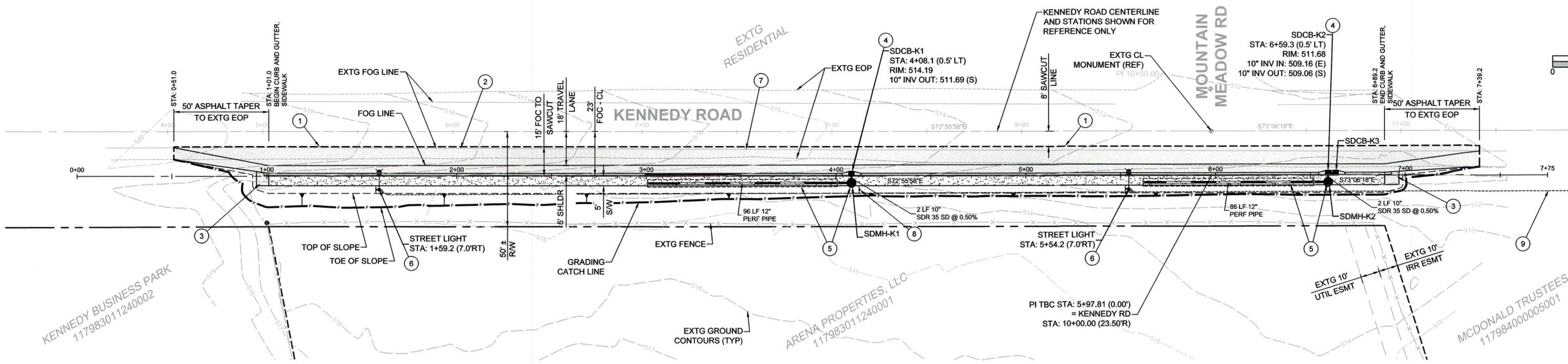
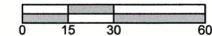
GENERAL NOTES AND LEGEND FOR:
ARENA RD. & KENNEDY RD. FRONTAGE IMPROVEMENTS
 A SITE LOCATED IN WEST RICHLAND, WA.



DESIGNED: MER
 CHECKED: JLM
 JULY 2018
 66057000
 SHEET ID



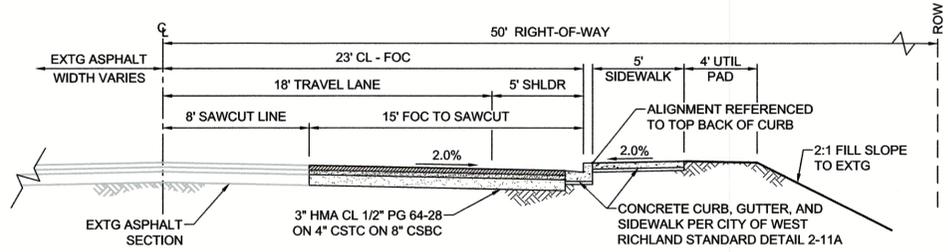
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KENNEDY BUSINESS PARK
117983011240002

ARENA PROPERTIES, LLC
117983011240001

MCDONALD TRUSTEES
117984000005001



KENNEDY ROAD SECTION
- STA: 1+00 TO STA: 6+90 -
(PER CITY STANDARD DETAIL 2-4)

NOTE: CURBING SHALL BE ADJUSTED IN THE FIELD TO ELIMINATE NOTICEABLE PVI'S PRESENT AFTER INSTALLATION OF CURB STRING. CURB STRING SHALL BE INSPECTED BY THE CITY OF WEST RICHLAND PRIOR TO POURING CURB.

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE PER CITY OF WEST RICHLAND STANDARDS.
2. ASPHALT AND FRONTAGE IMPROVEMENTS PER KENNEDY ROAD SECTION DETAIL THIS SHEET.

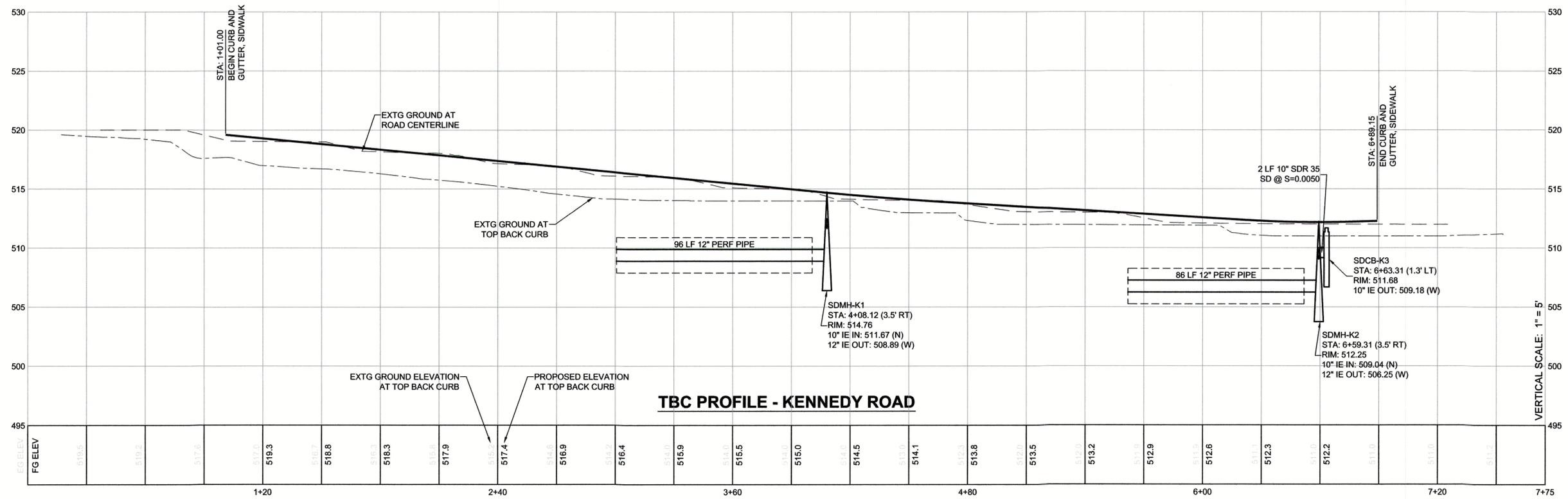
GRADING VOLUMES ALONG KENNEDY ROAD

CUT: 4 CUBIC YARDS
FILL: 604 CUBIC YARDS
NET: 600 CUBIC YARDS (FILL)

NOTE: VOLUMES ARE UNADJUSTED FOR COMPACTION.

KEYED CONSTRUCTION NOTES

1. SAWCUT LINE 8' FROM CENTERLINE OF KENNEDY ROAD. SAW-CUT FULL DEPTH AND REMOVE AND DISPOSE OF EXISTING ASPHALT WITHIN SAW-CUT LIMITS.
2. REMOVE ANY EXISTING FOG LINE STRIPING ON SOUTH SIDE OF KENNEDY ROAD WITHIN PROJECT LIMITS WHICH DOES NOT GET REMOVED DURING ASPHALT SAW-CUT AND REMOVAL.
3. INSTALL SIDEWALK PEDESTRIAN HMA RAMP PER CITY OF WEST RICHLAND STANDARD DETAIL 2-14.
4. INSTALL TYPE 1 CATCH BASIN PER CITY OF WEST RICHLAND STANDARD DETAIL 5-1.
5. INSTALL STORM DRAIN MANHOLE AND PERCOLATION TRENCH PER CITY OF WEST RICHLAND STANDARD DETAIL 5-4. ROCK ENVELOPE SHALL BE 4'x4' WITH PERFORATED PIPE SIZE AND LENGTHS AS NOTED ON PLANS. ROCK ENVELOPE SHALL EXTEND 2' FROM EACH PERFORATED PIPE END.
6. INSTALL STREET LIGHT WITH TYPE II 110W LED LUMINAIRE PER CITY OF WEST RICHLAND STANDARD DETAIL 6-1 THRU 6-7. "NO PARKING" SIGNAGE TO BE INSTALLED ON POLE PER CITY OF WEST RICHLAND STANDARD DETAIL 7-3. (SIGN TO BE PURCHASED AND INSTALLED BY CITY. DEVELOPER TO REIMBURSE CITY FOR INCURRED COSTS.)
7. RE-STRIPE EXISTING 4" WIDE WHITE SOLID STRIPE PER CITY OR WEST RICHLAND STANDARDS.
8. NO PARKING SIGN - CITY PURCHASED AND INSTALLED. ALL INCURRED COSTS TO BE REIMBURSED BY DEVELOPER.
9. STREET LIGHT CIRCUIT ROUTED ALONG SOUTH SHOULDER OF KENNEDY ROAD 32' RIGHT OF CENTERLINE TIED INTO EXISTING STREET LIGHT AT THE CORNER OF KENNEDY AND ARENA ROAD (APPROX. 575 LF TO NEW STREET LIGHT AT STA: 5+54.2). 1-1/2" CND, (2) #6 CU, (1) #8 CU GND. SEE STREET LIGHTING DIAGRAM ON SHEET 6.



TBC PROFILE - KENNEDY ROAD

APPROVED BY CITY OF WEST RICHLAND
DATE 7/16/2018

PBS Engineering and
Environmental
400 Bradley Blvd, Ste 106
Richland, VA 99352
509.942.1600
pbsusa.com



**KENNEDY ROAD PLAN AND PROFILE FOR:
ARENA RD. & KENNEDY RD. FRONTAGE IMPROVEMENTS**
A SITE LOCATED IN WEST RICHLAND, WA.



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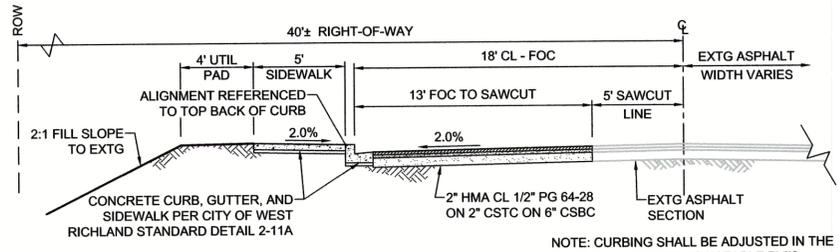
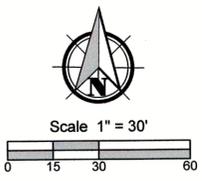
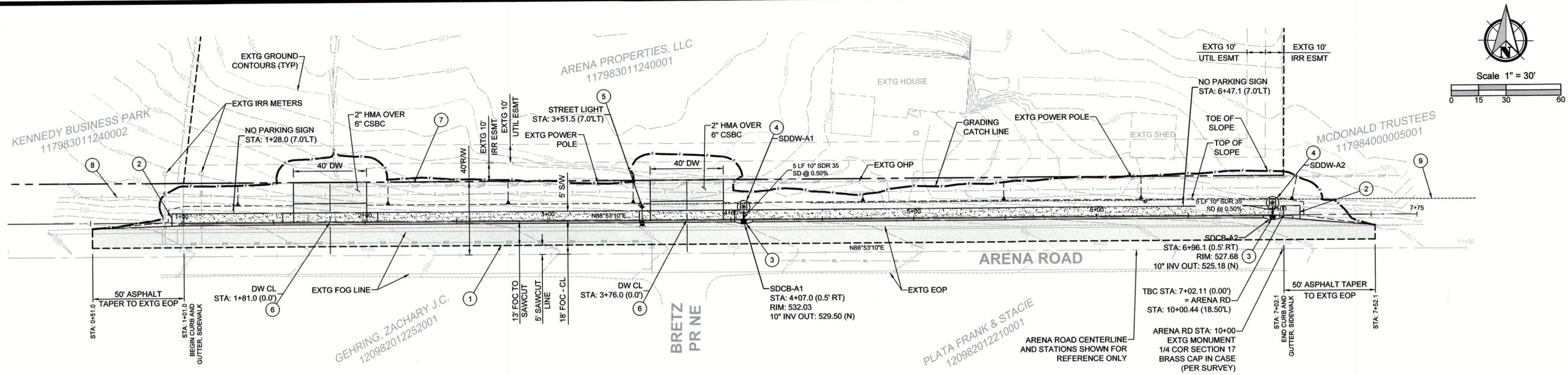


DESIGNED:
MER
CHECKED:
JLM
JULY 2018
66057000
SHEET ID

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

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ARENA ROAD SECTION
 STA: 1+00 TO STA: 7+03.2
 (PER CITY STANDARD DETAIL 2-1)

NOTE: CURBING SHALL BE ADJUSTED IN THE FIELD TO ELIMINATE NOTICEABLE PVI'S PRESENT AFTER INSTALLATION OF CURB STRING. CURB STRING SHALL BE INSPECTED BY THE CITY OF WEST RICHLAND PRIOR TO POURING CURB.

GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE PER CITY OF WEST RICHLAND STANDARDS.
- ASPHALT AND FRONTAGE IMPROVEMENTS PER ARENA ROAD SECTION DETAIL THIS SHEET.

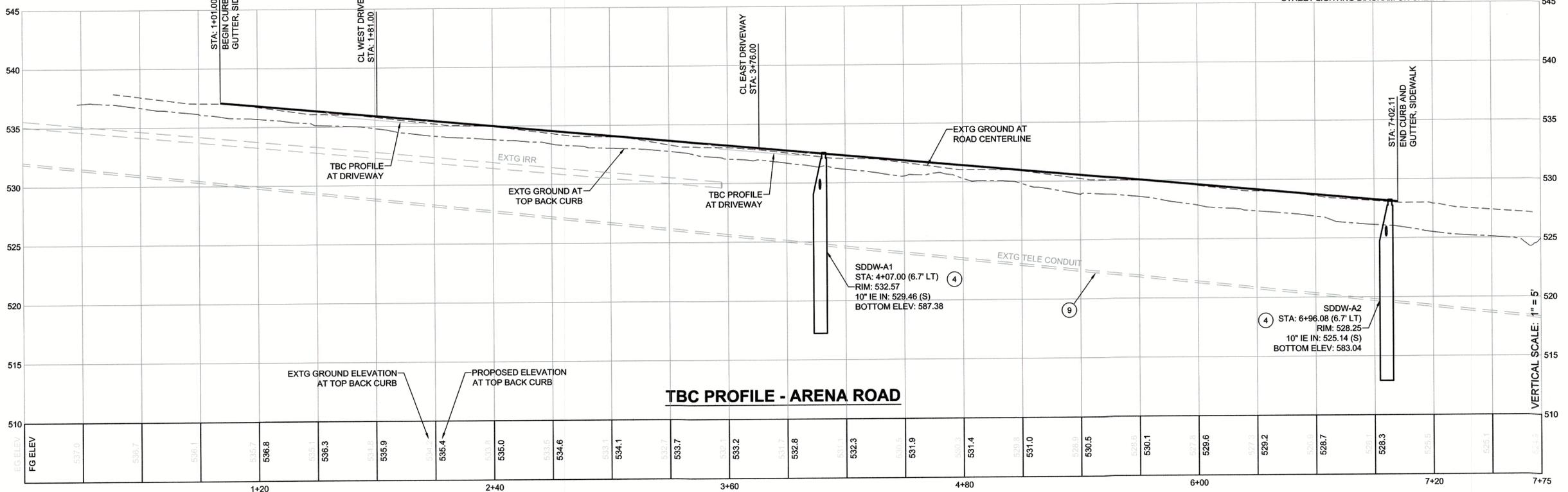
GRADING VOLUMES ALONG ARENA ROAD

CUT: 0 CUBIC YARDS
 FILL: 1,435 CUBIC YARDS
 NET: 1,435 CUBIC YARDS (FILL)

NOTE: VOLUMES ARE UNADJUSTED FOR COMPACTION.

KEYED CONSTRUCTION NOTES

- SAWCUT LINE 5' FROM CENTERLINE OF ARENA ROAD. SAW-CUT FULL DEPTH AND REMOVE AND DISPOSE OF EXISTING ASPHALT WITHIN SAW-CUT LIMITS.
- INSTALL SIDEWALK PEDESTRIAN HMA RAMP PER CITY OF WEST RICHLAND STANDARD DETAIL 2-14.
- INSTALL TYPE 1 CATCH BASIN PER CITY OF WEST RICHLAND STANDARD DETAIL 5-1.
- INSTALL DRYWELL PER CITY OF WEST RICHLAND STANDARD DETAIL 5-5. ROTATE CONE TO LIE BEHIND SIDEWALK AND INSTALL A MIN. 42"x42" CONCRETE COLLAR AROUND RIM PER CITY OF WEST RICHLAND STANDARD DETAIL 3-4. DRYWELL SHALL HAVE A 9' PERFORATED BARREL SECTION WITH A 3' ROCK ENVELOPE.
- INSTALL STREET LIGHT WITH TYPE II 110W LED LUMINAIRE PER CITY OF WEST RICHLAND STANDARD DETAIL 6-1 THRU 6-7. "NO PARKING" SIGNAGE TO BE INSTALLED ON POLE PER CITY OF WEST RICHLAND STANDARD DETAIL 7-3. (SIGN TO BE PURCHASED AND INSTALLED BY CITY. DEVELOPER TO REIMBURSE CITY FOR INCURRED COSTS).
- INSTALL STANDARD DRIVEWAY WITH DRIVEWAY TRANSITION BEHIND WALK TO RIGHT-OF-WAY PER CITY OF WEST RICHLAND STANDARD DETAIL 2-13A.
- REMOVE EXISTING POST AND WIRE FENCE ALONG FRONTAGE OF PROPERTY TO FACILITATE GRADING ACTIVITY.
- EXISTING TELECOM LINE BURIAL MAY NEED TO BE ADJUSTED DUE TO ADDITIONAL FILL MATERIAL. COORDINATE WITH RESPECTIVE UTILITY OWNER FOR RE-BURIAL.
- STREET LIGHT CIRCUIT ROUTED ALONG NORTH SHOULDER OF ARENA ROAD 27' LEFT OF CENTERLINE TIED INTO EXISTING STREET LIGHT AT THE CORNER OF KENNEDY AND ARENA ROAD (APPROX. 800 LF TO NEW STREET LIGHT AT STA: 3+51.5). 1-1/2" CND, (2) #6 CU, (1) #8 CU GND. SEE STREET LIGHTING DIAGRAM ON SHEET 6.



TBC PROFILE - ARENA ROAD

APPROVED BY CITY OF WEST RICHLAND
 DATE: 7/14/2018

PBS Engineering and
 400 Bradley Blvd, Ste. 106
 Richland, WA 99352
 509.842.1600
 pbseas.com



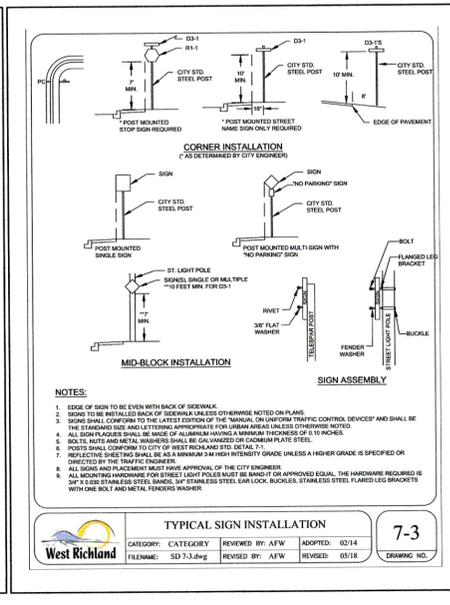
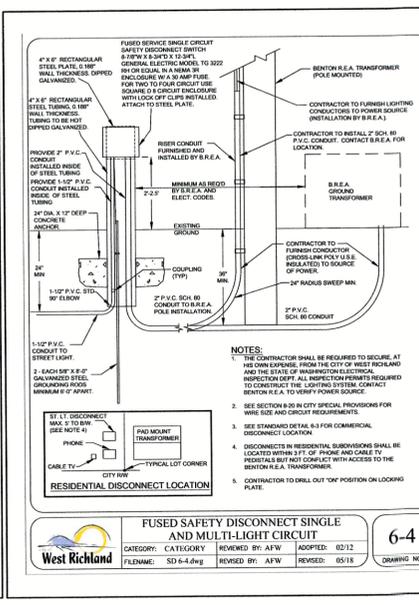
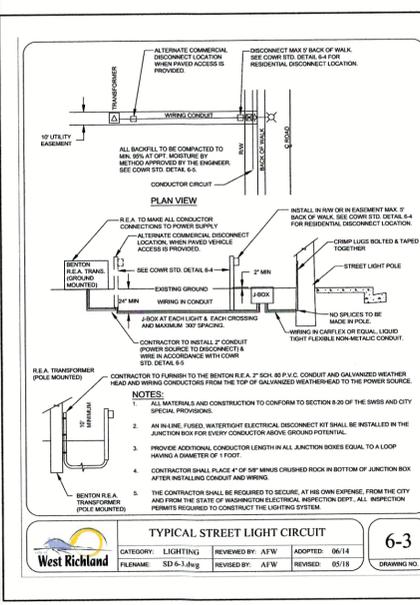
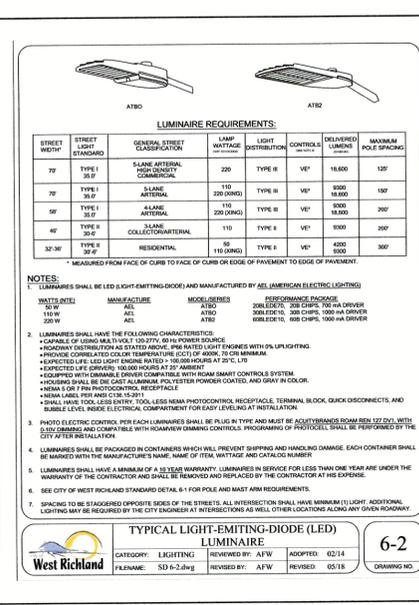
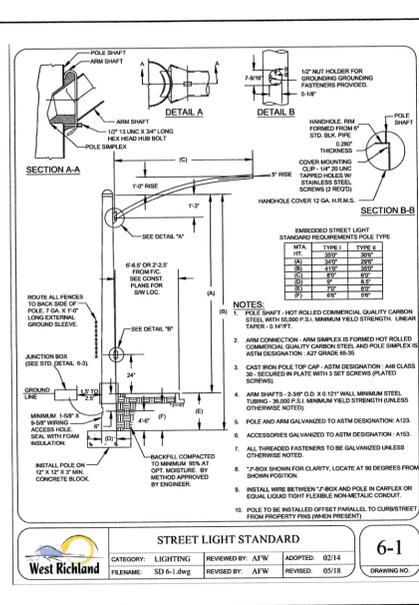
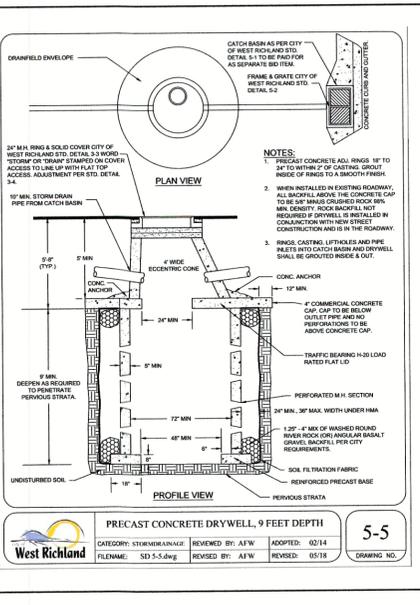
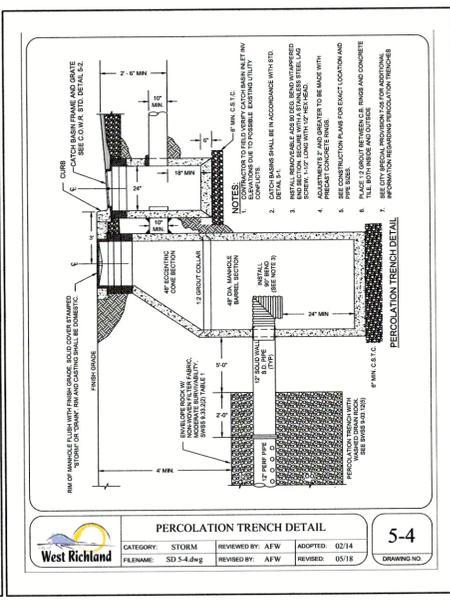
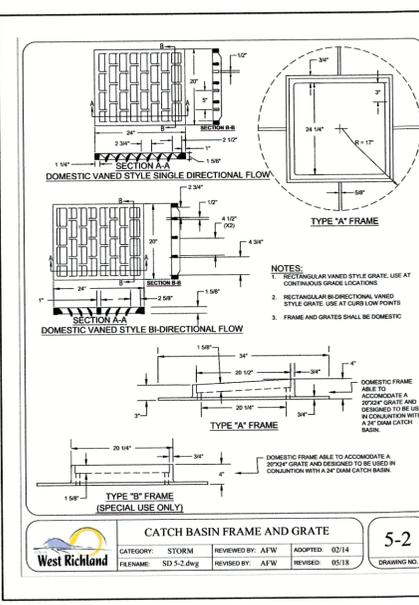
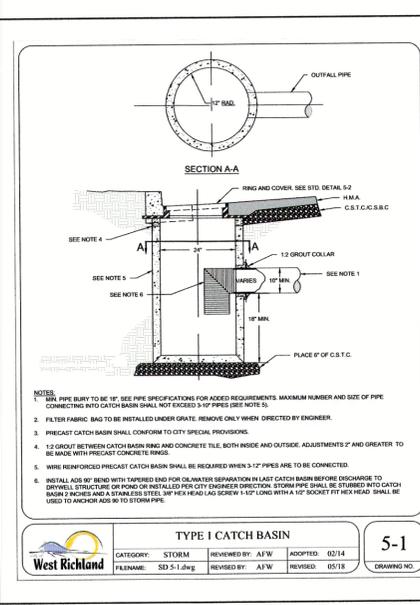
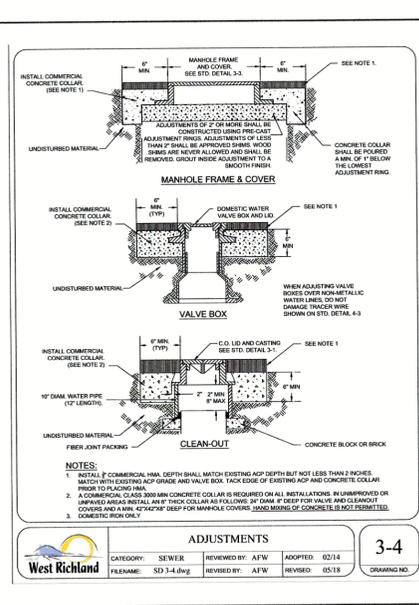
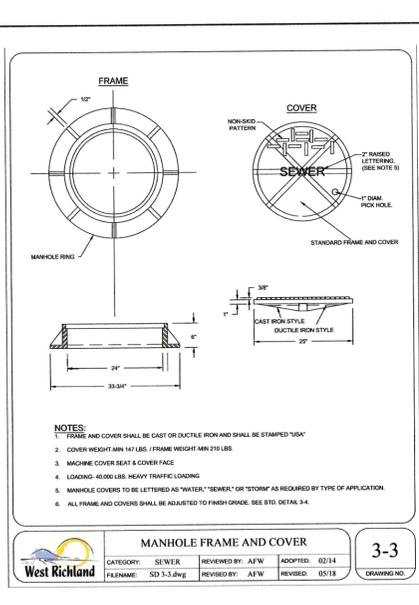
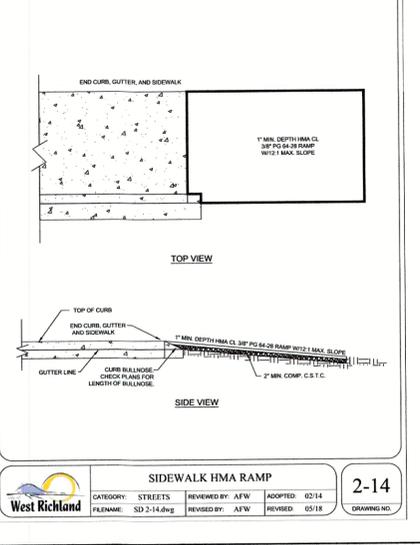
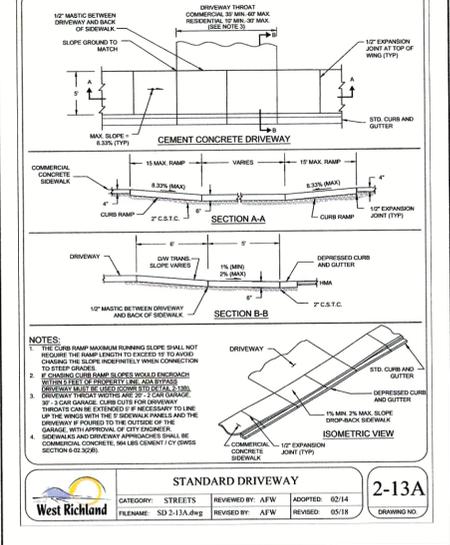
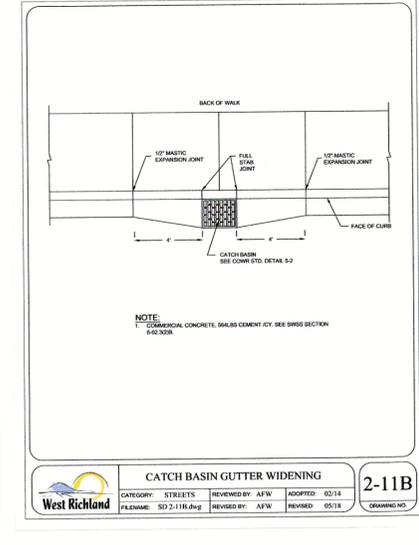
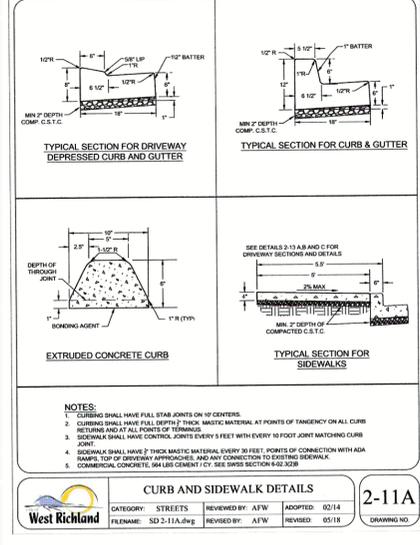
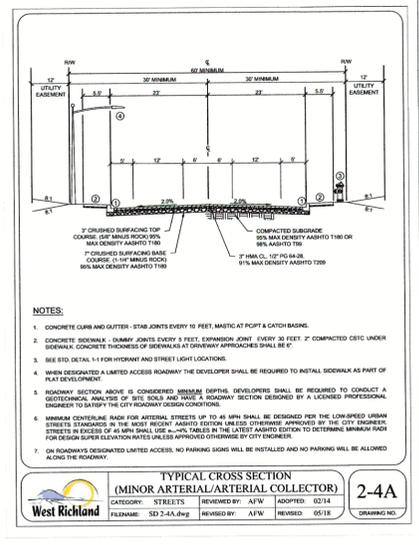
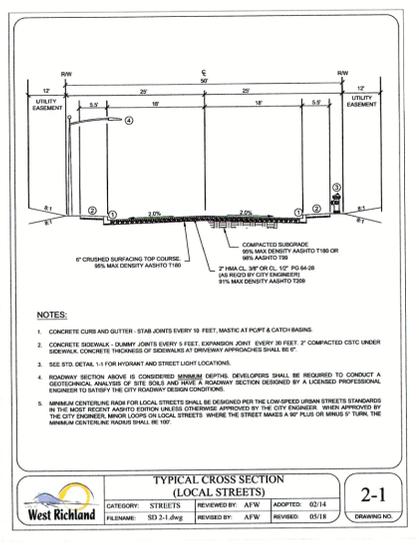
**ARENA ROAD PLAN AND PROFILE FOR:
 ARENA RD. & KENNEDY RD. FRONTAGE IMPROVEMENTS**
 A SITE LOCATED IN WEST RICHLAND, WA.

811
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 JULY 2018
 66057000

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CITY OF WEST RICHLAND STANDARD DETAILS FOR: ARENA RD. & KENNEDY RD. FRONTAGE IMPROVEMENTS A SITE LOCATED IN WEST RICHLAND, WA.

APPROVED BY CITY OF WEST RICHLAND DATE: 7/16/2018

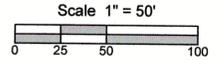
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66057000
SHEET ID

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PROFESSIONAL ENGINEER

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GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE PER CITY OF WEST RICHLAND STANDARDS.
2. ASPHALT AND FRONTAGE IMPROVEMENTS PER ARENA ROAD SECTION DETAIL THIS SHEET.

KEYED CONSTRUCTION NOTES

- ① INSTALL STREET LIGHT WITH TYPE II 110W LED LUMINAIRE PER CITY OF WEST RICHLAND STANDARD DETAIL 6-1 THRU 6-7.
- ② STREET LIGHT CIRCUIT ROUTED ALONG SOUTH SHOULDER OF KENNEDY ROAD 32' RIGHT OF CENTERLINE TIED INTO EXISTING STREET LIGHT AT THE CORNER OF KENNEDY AND ARENA ROAD (APPROX. 575 LF TO NEW STREET LIGHT AT STA: 5+54.2), 1-1/2" CND, (2) #6 CU, (1) #8 CU GND.
- ③ STREET LIGHT CIRCUIT ROUTED ALONG NORTH SHOULDER OF ARENA ROAD 27' LEFT OF CENTERLINE TIED INTO EXISTING STREET LIGHT AT THE CORNER OF KENNEDY AND ARENA ROAD (APPROX. 800 LF TO NEW STREET LIGHT AT STA: 3+51.5), 1-1/2" CND, (2) #6 CU, (1) #8 CU GND.
- ④ INSTALL STREET LIGHT JUNCTION BOXES AT A MAXIMUM OF 300' INTERVALS FOR NEW STREET LIGHTING CIRCUIT.

PBS Engineering and Environmental Inc.
400 Bradley Blvd. Ste. 106
Richland, VA 99352
505.942.1600
pbsusa.com



STREET LIGHTING PLAN FOR:
ARENA RD. & KENNEDY RD. FRONTAGE IMPROVEMENTS
A SITE LOCATED IN WEST RICHLAND, WA.



DESIGNED: MER
CHECKED: JLM
JULY 2018 66057000
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[Signature] 7/14/2018
APPROVED BY CITY OF WEST RICHLAND DATE