

# PORT OF BENTON

2939 RICHARDSON RD  
PARKING LOT IMPROVEMENT PROJECT

SEC. 23, T. 10N, R. 28E W.M.  
BENTON COUNTY, WA



Know what's below.  
Call before you dig.



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- CITY OFFICIALS
- EXECUTIVE DIRECTOR: DIAHANN HOWARD  
PORT COUNSEL: DAVID BILLETDEAUX  
DIRECTOR OF FINANCE: JEFF LUBECK  
DIRECTOR OF REAL ESTATE: TERESA HANCOCK  
DIRECTOR OF FACILITIES & OPERATIONS: RON BRANINE  
FACILITIES MANAGER: JOE PISCA  
DIRECTOR OF MARKETING: WALLY WILLIAMS  
CONSTRUCTION PROJECT MANAGER: BRYAN BELL



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NO.	DATE	BY	APPR	REVISIONS



ELLENSBURG OFFICE  
208 W 9TH AVENUE, SUITE 3  
ELLENSBURG, WA 98926  
509.933.2477

DATE: 12/20/2023

PROJECT NO: 41446.008.01

DESIGNED BY: TAW  
DRAWN BY: JCW  
CHECKED BY: TAW  
SCALE: N.T.S.

2939 RICHARDSON RD  
PARKING LOT IMPROVEMENT PROJECT

COVER SHEET

DRAWING NO. G-01  
SHEET NO. 1 OF 7



LEGEND

EXISTING

PROPOSED

PROPERTY BOUNDARY

EASEMENT

FENCE

MAJOR CONTOUR

CONCRETE

ASPHALT

BUILDING

FOUND MONUMENT

POWER METER

POWER TRANSFORMER

POWER VAULT

STORM CATCH BASIN

STORM MANHOLE

TELEPHONE PEDESTAL

WATER FIRE HYDRANT

WATER VALVE

TREE WITH DIAMETER NOTED

BUSH

EXTRUDED CURB

WHEEL STOP

402

402

TEL PED

402

- COMMON ABBREVIATIONS:
- AASHTO - AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
  - ASTM - AMERICAN SOCIETY FOR TESTING MATERIALS
  - BOW - BACK OF WALK
  - CDBG - COMMUNITY DEVELOPMENT BLOCK GRANT
  - CL - CENTERLINE
  - CMP - CORRUGATED METAL PIPE
  - CSTC - CRUSHED SURFACING TOP COURSE
  - CSBC - CRUSHED SURFACING BASE COURSE
  - DI - DUCTILE IRON
  - ECY - DEPARTMENT OF ECOLOGY
  - FH - FIRE HYDRANT
  - FL - FLANGE/FLOW LINE
  - FOW - FACE OF WALK
  - GALV. - GALVANIZED
  - HDPE - HIGH DENSITY POLYETHYLENE
  - HMA - HOT MIX ASPHALT
  - IE - INVERT ELEVATION
  - I&I - INFLOW & INFILTRATION
  - MH - MANHOLE
  - MJ - MECHANICAL JOINT
  - NPT - NATIONAL PIPE THREAD
  - OSHA - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
  - PCC - PORTLAND CEMENT CONCRETE
  - PVC - POLYVINYL CHLORIDE
  - SCH. - SCHEDULE
  - STA - STATION
  - TBC - TOP BACK OF CURB
  - TESC - TEMPORARY EROSION & SEDIMENT CONTROL
  - WISHA - WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT
  - WS - WATER SERVICE
  - WSDOE - WASHINGTON STATE DEPARTMENT OF ECOLOGY
  - WSDOT - WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

\\P\Projects\Benton\_Park\2939 Richardson Rd Parking Lot\Design\WORKING\G-01 to G-02.dwg

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1	12/20/23			

CENTURY WEST  
ENGINEERING

ELLENSBURG OFFICE  
208 W 9TH AVENUE, SUITE 3  
ELLENSBURG, WA 98926  
509.933.2477

DATE: 12/20/2023

PROJECT NO: 41446.008.01

DESIGNED BY:  
TAW

DRAWN BY:  
JCW

CHECKED BY:  
TAW

SCALE:  
N.T.S.

2939 RICHARDSON RD  
PARKING LOT IMPROVEMENT PROJECT

LEGEND & ABBREVIATIONS

DRAWING NO.  
G-02

SHEET NO.  
2 OF 7



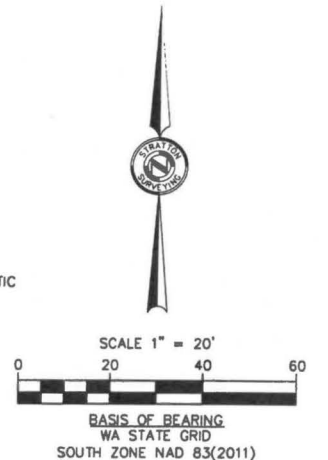
E 1/2 OF SEC. 23, T.10N., R.28E., W.M.,  
CITY OF RICHLAND,  
BENTON COUNTY, WASHINGTON



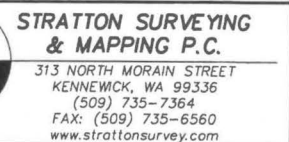
LOT 2 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT  
PLATS AT PAGE 3390, RECORDS OF BENTON COUNTY,  
WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS,  
COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

AAD ● = FOUND 5/8" REBAR W/ ORANGE PLASTIC  
 CAP MARKED "STRATTON AAD 38021"  
 = FOUND MONUMENT AS INDICATED  
 ☉ = UTILITY  
 ESMT = EASEMENT  
 == = CONCRETE CURB AND GUTTER  
 CC = CURB CUT  
 Ⓢ = POWER METER  
 Ⓜ = POWER TRANSFORMER  
 Ⓟ = POWER VAULT  
 Ⓡ = SIGN  
 ###.## X = SPOT ELEVATION GUTTER LINE  
 ###.## X = SPOT ELEVATION TOP OF ASPHALT  
 III = STORM CATCH BASIN  
 Ⓢ = STORM MANHOLE  
 TEL PED = TELEPHONE PEDESTAL  
 ◇ = WATER FIRE HYDRANT  
 Wv = WATER VALVE  
 (a) = TREE W/ DIAMETER NOTED



EQUIPMENT USED  
A THREE-SECOND TOTAL STATION  
SPECTRA PRECISION RTK GPS



2981TP65.DWG	© 2023
DATE: 06/27/23	SHT. 1 OF 1
DRAWN BY: DCI	JOB # 2981

WASHINGTON STATE SOUTH ZONE, US SURVEY FEET, NAD 83(2011). PER THE CITY OF RICHLAND GPS CONTROL MAP, GPS TIES WERE MADE TO 1020, 1023 AND 1038 CONTROL POINTS AND PROJECTED TO GROUND AT POINT 1038.

GROUND DISTANCES ARE SHOWN HEREON.  
<https://richlandwa.maps.arcgis.com/>

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. LOCATIONS OF SAID UTILITIES WERE DERIVED FROM FIELD ASBUILT OBSERVATIONS.

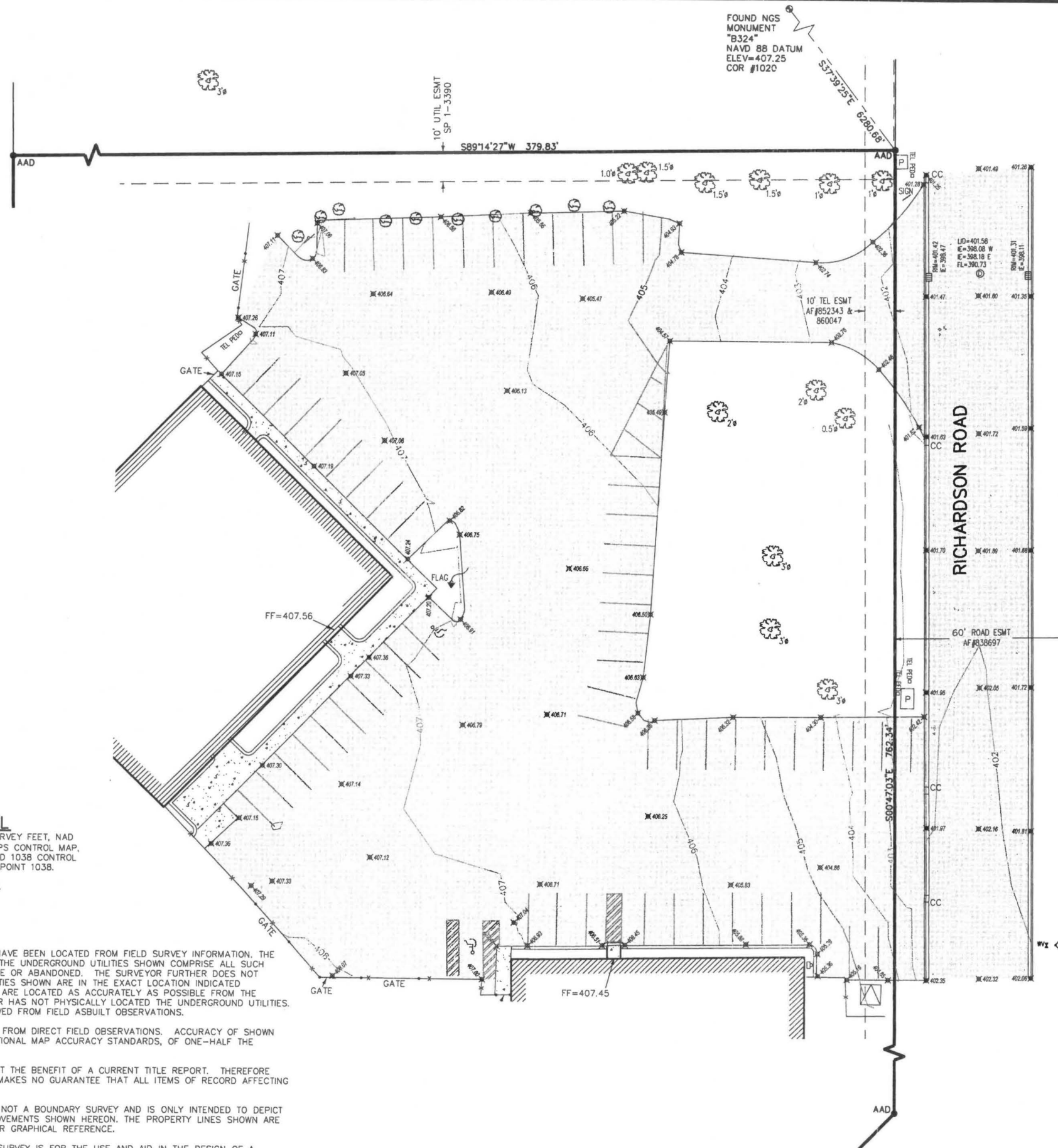
2. THE CONTOURS SHOWN WERE DERIVED FROM DIRECT FIELD OBSERVATIONS. ACCURACY OF SHOWN CONTOURS MEET OR EXCEED THE US NATIONAL MAP ACCURACY STANDARDS, OF ONE-HALF THE CONTOUR INTERVAL.

3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE STRATTON SURVEYING AND MAPPING PC MAKES NO GUARANTEE THAT ALL ITEMS OF RECORD AFFECTING THE PROPERTY ARE SHOWN HEREON.

4. THIS IS A TOPOGRAPHIC MAP. THIS IS NOT A BOUNDARY SURVEY AND IS ONLY INTENDED TO DEPICT THOSE TOPOGRAPHIC FEATURES OR IMPROVEMENTS SHOWN HEREON. THE PROPERTY LINES SHOWN ARE RECORD LINES AND ARE ONLY SHOWN FOR GRAPHICAL REFERENCE.

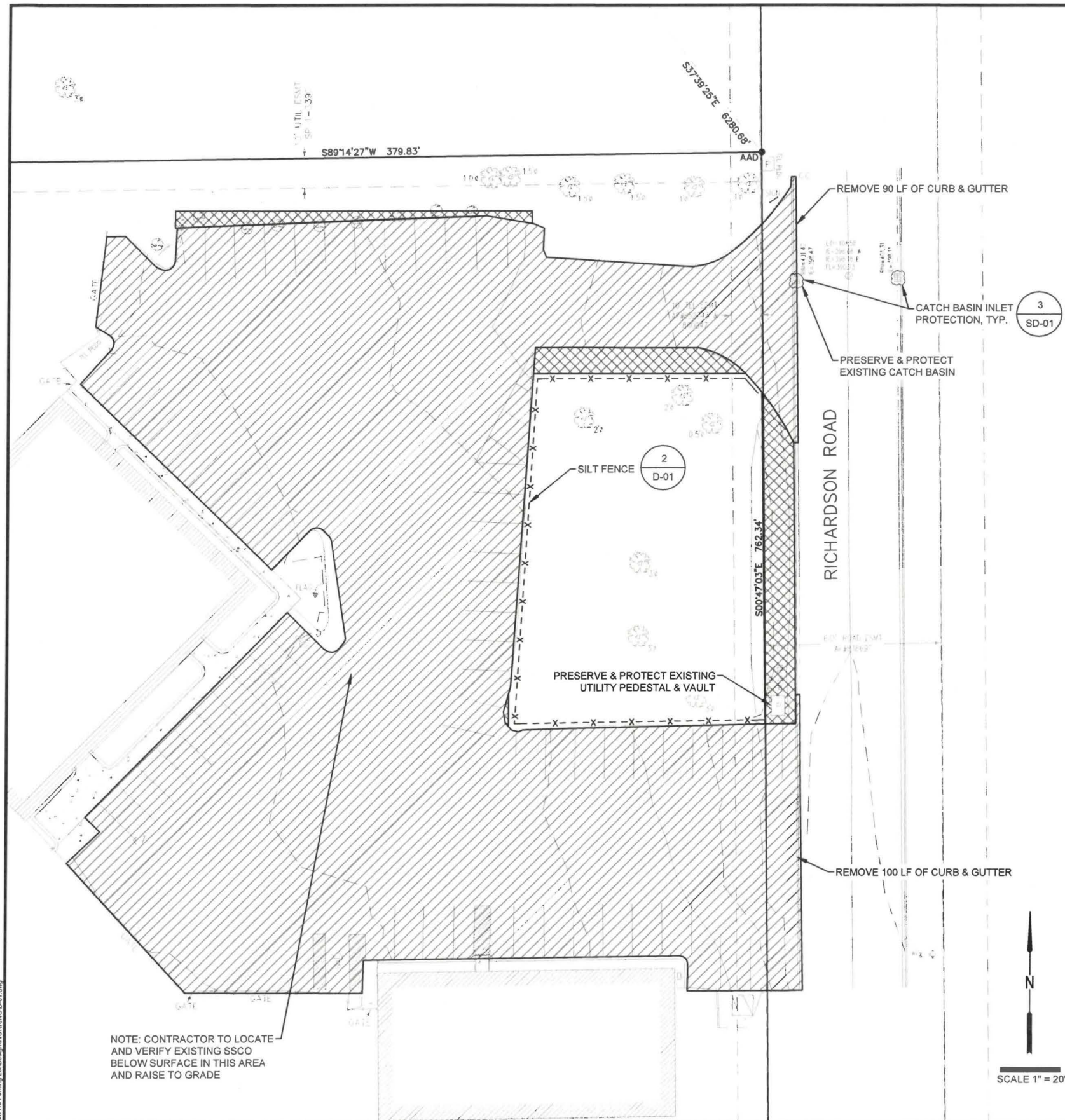
5. THE PURPOSE OF THIS TOPOGRAPHIC SURVEY IS FOR THE USE AND AID IN THE DESIGN OF A PARKING LOT GRADING PLAN.

6. FIELD WORK COMPLETED 06/23/23.



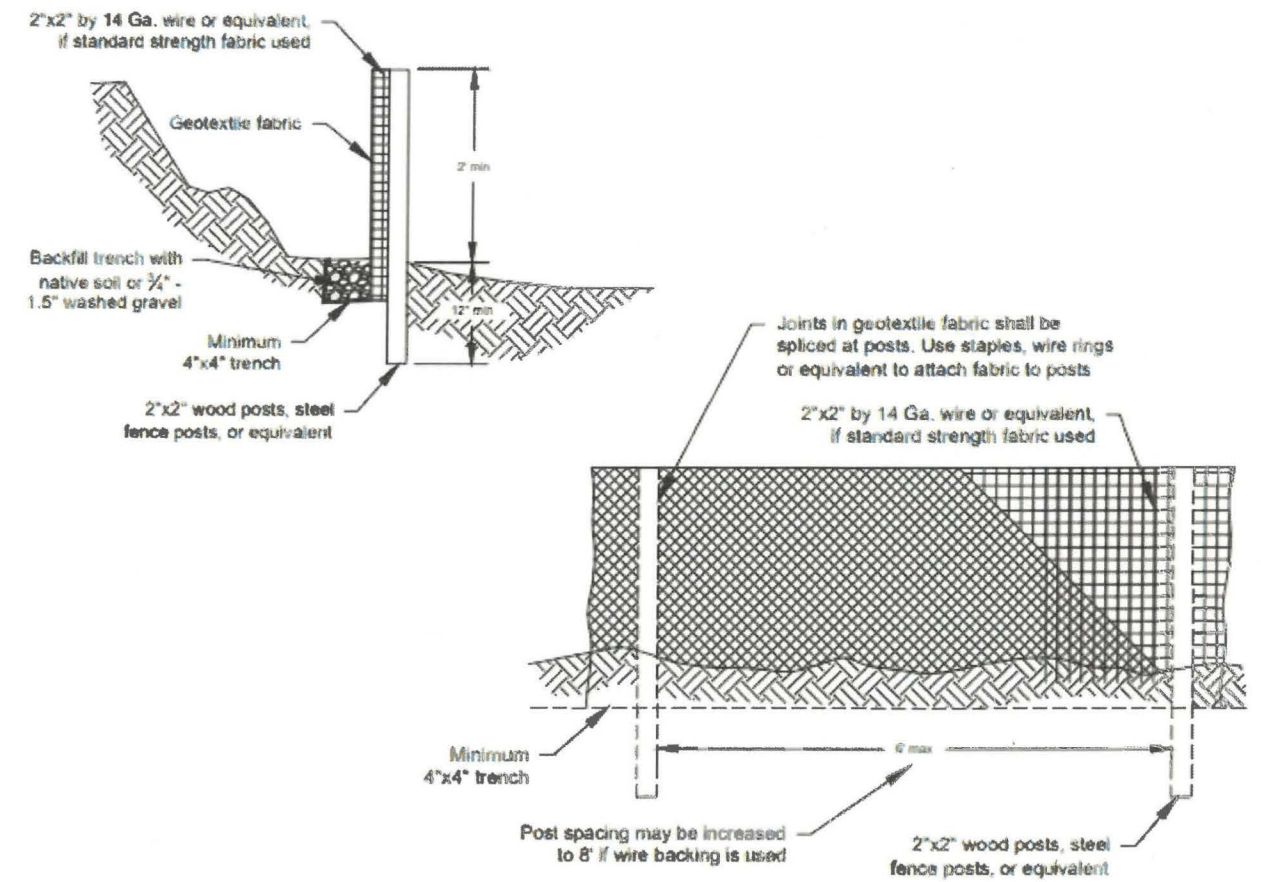
$\frac{1}{4}$ $\frac{1}{4}$	SEC	T.	R.
	23	10N	28E





#### TESC NOTES:

1. THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC BMPs IS THE RESPONSIBILITY OF THE APPLICANT UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
2. CLEARLY FLAG THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT FOR THE DURATION OF CONSTRUCTION.
3. CONSTRUCT THE ESC BMPs SHOWN ON THIS PLAN IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
4. THE ESC BMPs SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, UPGRADE THESE ESC BMPs AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
5. THE APPLICANT SHALL INSPECT THE ESC BMPs DAILY AND MAINTAIN THEM AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONALITY.
6. ENSURE THAT TRACK OUT ONTO RICHARDSON RD IS SWEEPED UP/CLEANED EVERY DAY OF THE WEEK.
7. CONTRACTOR SHALL IMPLEMENT ALL NECESSARY DUST CONTROL BMPs IN ACCORDANCE WITH ECOLOGY AND LOCAL JURISDICTION REQUIREMENTS.
8. CONTRACTOR SHALL IMPLEMENT ALL NECESSARY BMPs TO SUPPORT PROPER CONCRETE REMOVALS, REPLACEMENTS, AND WASHOUT REQUIREMENTS IN ACCORDANCE WITH ECOLOGY AND LOCAL JURISDICTION REQUIREMENTS.



#### LEGEND

- REMOVE EXISTING PAVEMENT AND CURBING FOR NEW ASPHALT
- REMOVE EXISTING LANDSCAPING AND PLANTS/SOIL FOR NEW ASPHALT
- X--- SILT FENCE

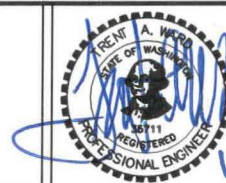
**SILT FENCE**  
N.T.S. 2

REF: 2019 STORMWATER MANAGEMENT MANUAL  
FOR EASTERN WASHINGTON FIGURE 7.24

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NO	DATE	BY	APPR	REVISIONS
1	1/16/2024	JCW	TAW	ISSUED FOR PERMIT
2	1/16/2024	JCW	TAW	REVISED TO ADD SILT FENCE



ELLENBURG OFFICE  
208 W 9TH AVENUE, SUITE 3  
ELLENBURG, WA 99026  
509.933.2477

DATE: 1/16/2024

PROJECT NO: 41446.008.01

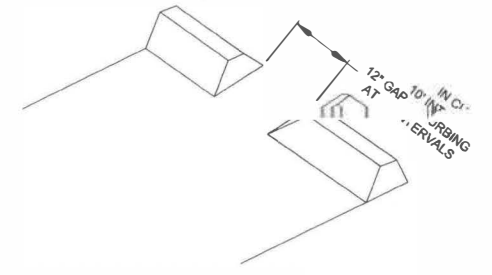
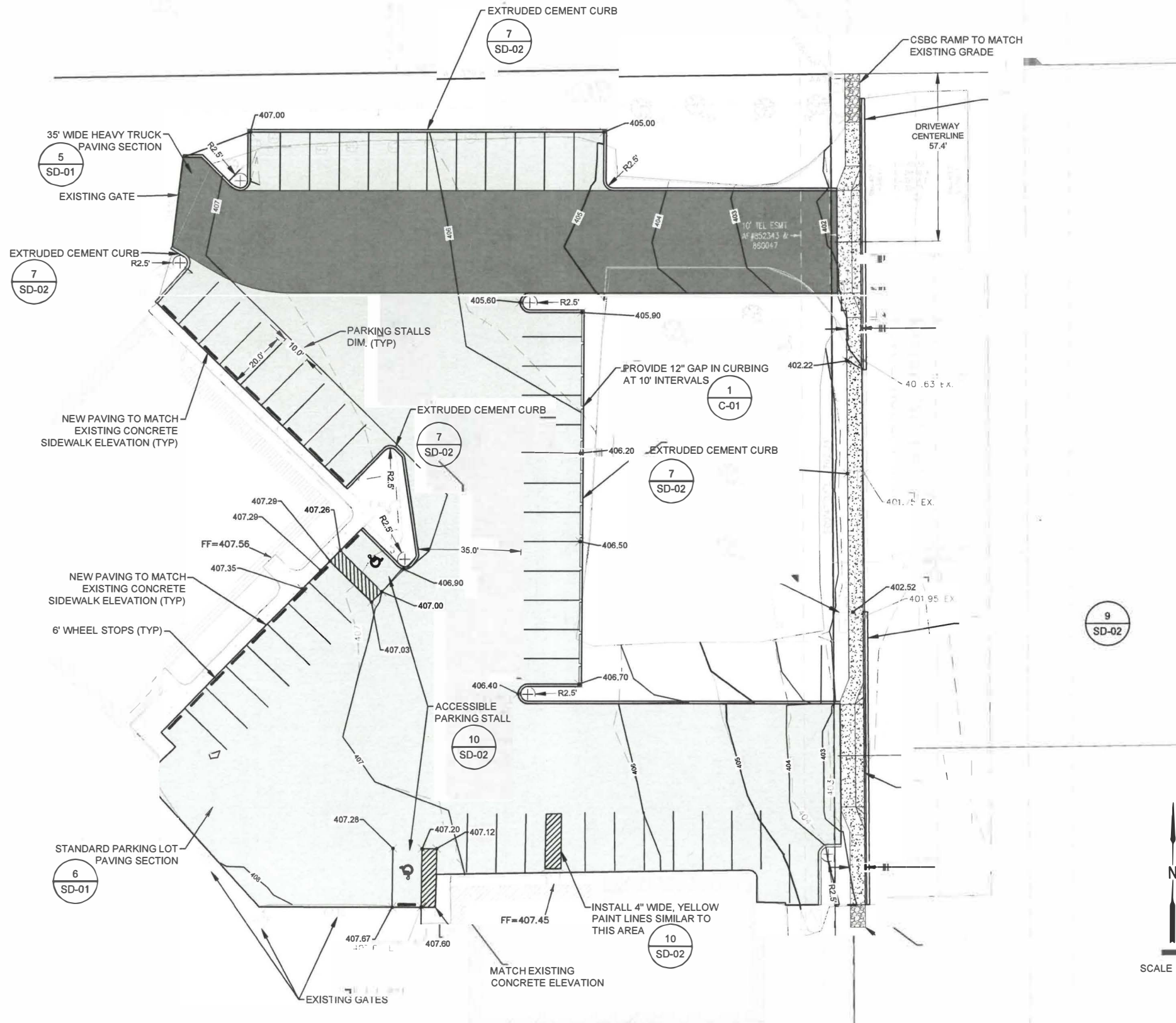
DESIGNED BY:  
TAW  
DRAWN BY:  
JCW  
CHECKED BY:  
TAW  
SCALE:  
1"=20'

2939 RICHARDSON RD  
PARKING LOT IMPROVEMENT PROJECT

DEMOLITION AND TESC PLAN

DRAWING NO.  
D-01  
SHEET NO.  
4 OF 7

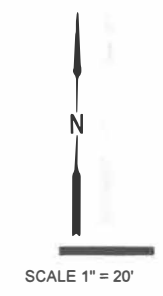




**CURB GAP**  
N.T.S. 1

**CONSTRUCTION NOTES:**

- INSTALL 4" WIDE, WHITE PAINT LINES FOR PARKING STALLS (TYP.)
- INSTALL ASPHALT PAVEMENT 1-FOOT BEYOND BACK OF EXTRUDED CURB LIMITS FOR SUPPORT (TYP.)
- EXTRUDED CURB RADII ARE MEASURED BASED OFF OF BACK OF CURB.
- ALL SPOT ELEVATIONS ARE TOP OF ASPHALT OR CONCRETE SIDEWALK UNLESS NOTED OTHERWISE.
- INSTALL WHEEL STOPS PER DETAIL 9, SD-02.



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NO.	DATE	BY	APPR.	REVISIONS
1	1/18/2024	TAW	JCW	ISSUED FOR PERMIT

**CENTURY WEST ENGINEERING**  
ELLENSBURG OFFICE  
208 W 9TH AVENUE, SUITE 3  
ELLENSBURG, WA 98926  
509.933.2477

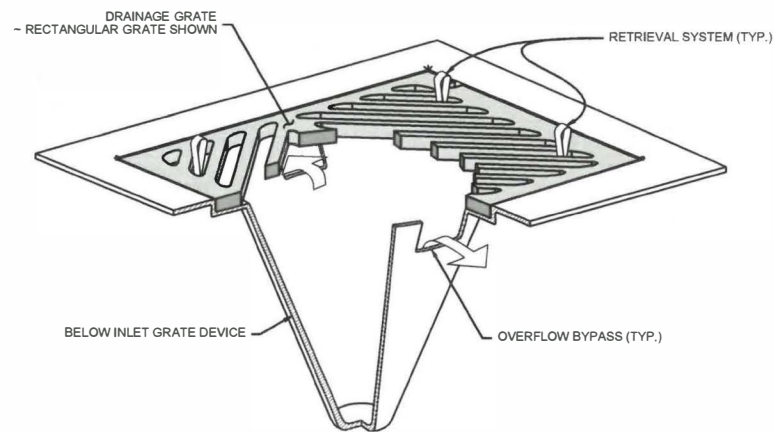
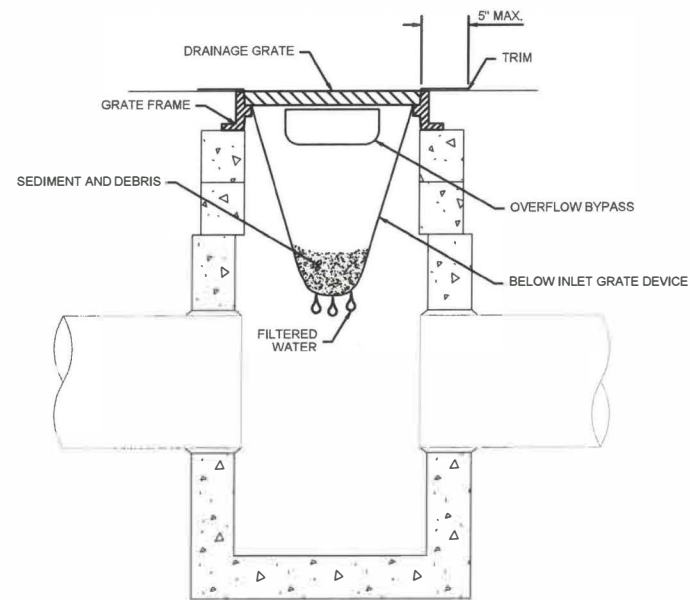
DESIGNED BY:	TAW
DRAWN BY:	JCW
CHECKED BY:	TAW
SCALE:	1"=20'

2939 RICHARSON RD  
PARKING LOT IMPROVEMENT PROJECT  
SITE GRADING & PAVING/STRIPING PLAN

DRAWING NO.  
**C-01**  
SHEET NO.  
5 OF 7

VP: Pro 1/18/2024 2939 Richardson Rd Parking Lot Design/WORKING-C-01





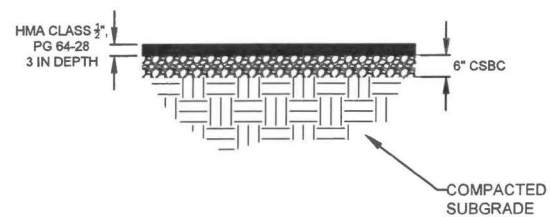
- NOTES
1. Size the Below Inlet Grate Device (BIGD) for the storm water structure it will service.
  2. The BIGD shall have a built-in high-flow relief system (overflow bypass).
  3. The retrieval system must allow removal of the BIGD without spilling the collected material.
  4. Perform maintenance in accordance with Standard Specification 8-01.3(15).

### INLET PROTECTION

N.T.S.

3

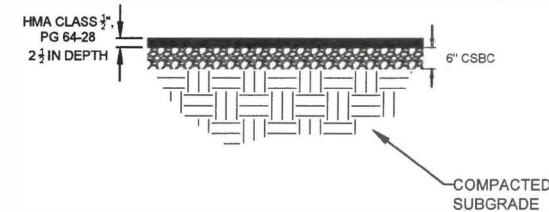
REF: WSDOT STANDARD PLAN I-40.20-00



### HEAVY TRUCK PAVEMENT SECTION

N.T.S.

5



### STANDARD PARKING PAVEMENT SECTION

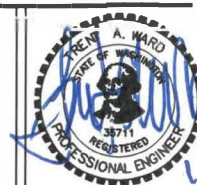
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NO.	DATE	BY	APPR.	REVISIONS
1	1/18/2024	JCW	TAW	DESIGN



ELLENSBURG OFFICE  
208 W 9TH AVENUE, SUITE 3  
ELLENSBURG, WA 98926  
509.933.2477

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SCALE: 1"=20'

2939 RICHARDSON RD  
PARKING LOT IMPROVEMENT PROJECT

DETAILS

DRAWING NO.  
SD-01  
SHEET NO.  
6 OF 7



7 OF 7