



File No. EA2020-134

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: HiLine Leasing, LLC is proposing to construct an 18,674 square foot fabrication shop/storage building including requisite parking, site grading, drainage, utilities and landscaping. Future construction includes five (5) additional buildings for a high bay workshop, administrative offices, and storage uses, as well as additional parking, utilities and landscaping elements.

Proponent: HiLine Leasing, LLC
Attn: Troy Stokes
2105 Aviator Drive
Richland, WA 99354

Location of Proposal: The project site is located at 2410 Hagen Road, Richland, WA.

Lead Agency: City of Richland

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 for the DNS.

(X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

() This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Mike Stevens

Position/Title: Planning Manager

Address: 625 Swift Blvd., MS #35, Richland, WA 99352

Date: January 20, 2021

Signature _____

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:
2. Name of applicant: **HiLine Leasing, LLC**
3. Address and phone number of applicant and contact person: **Mr. Troy Stokes; 2105 Aviator Drive; Richland, WA 99354**

4. Date checklist prepared: **November 19, 2020**
5. Agency requesting checklist: **City of Richland**
6. Proposed timing or schedule (including phasing, if applicable):
Construction of the Maker's Space Shop to occur starting in the fall of 2020 and finishing in the summer of 2021.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Yes, secondary phasing of the anticipated high bay workshop, administrative offices, and storage facilities within the next five years depending on budget limitations. All work on site is planned to be finished by 2026.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Geotechnical engineering report prepared by Shannon & Wilson, Inc., for grading and earthquake considerations.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
Aviation review by the FAA.
10. List any government approvals or permits that will be needed for your proposal, if known.
City of Richland Site Plan Approval, Building/Development Permit, and utility permits.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
Construction of a 18,674 square foot fabrication shop/storage building, including requisite parking, site grading, drainage, utilities and landscaping. Future phases include five additional buildings for workshop, administration offices, and storage uses including additional parking, utilities and landscaping elements.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
The 37.16 acre property is identified as Parcel No. 127081000001003 (2410 Hagen Road) in Richland, Washington; on the east side of Hagen Road approximately 300 feet north of the intersection at Robertson Avenue. The site is on the east half of Section 27, Township 10 North, Range 28 East, Willamette Meridian, situated in Benton County, Washington.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

The majority of the site is relatively level with a vertical relief up to approximately 5 feet, except for slopes at the eastern margin of the site that are outside our work area. Those slopes range from about 5 horizontal to 1 vertical.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The subsurface profile generally consists of loose to very dense, brown, poorly graded sand, with silt, gravel and cobbles to approximately 7 to 7-1/2 feet borings. Beneath this layer lies medium and very dense, black, poorly graded sand with gravel to approximately 21 feet borings. Underlying this layer, very dense, gray-brown, poorly graded sand with gravel resides.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None are known.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Project will include grading in areas slated for building slab and parking areas. Total cut to be estimated at 2,766 cubic yards. Minimum fill will come from locally-sourced suppliers using earthen soil devoid of spoils.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

The project is not expected to increase erosion or sedimentation at the site. This is due to the relatively flat nature of the site.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 5 percent of the 37.16 acre site.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Water truck and/or water sprinklers will be used throughout construction to provide dust control as needed.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Dust and emissions from construction equipment could be generated during construction.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
A dust control plan will be defined to mitigate airborne dust during the construction period. Project will be in compliance with Clean Air Authority requirements.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
The nearest major body of water is the Columbia River, approximately 1.38 miles east of the site. There are no flood zones or wetlands associated with the site.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
No.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
Not Applicable
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
No.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the

following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable; the site is served by the city sewerage system.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water will be collected from the impervious surfaces via street flow, curbing, or storm drain pipe, and conveyed into filtration basins.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No waste materials are expected to enter the ground or surface water as part of this project.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Stormwater will be collected and discharged into an approved on-site stormwater collection and disposal system. Stormwater disposal system shall be designed by a Washington State licensed civil engineer and submitted to City of Richland for review and approval.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Grasses will be removed to facilitate construction.

c. List threatened and endangered species known to be on or near the site.

None are known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

New indigenous grasses, trees and shrubs shall be provided.

- e. List all noxious weeds and invasive species known to be on or near the site.

None are known.

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: (hawk), heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

None.

- c. Is the site part of a migration route? If so, explain.

Yes, Richland is within the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any:

None.

- e. List any invasive animal species known to be on or near the site.

None are known.

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

A mix of natural gas and electricity will servidc the project's energy needs.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

Property developer will be encouraged to use best practices of sustainable design for the structure. All structures will be designed in compliance with the current State of Washington energy codes.

7. **Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe.

No.

- 1) Describe any known or possible contamination at the site from present or past uses.
According to geotechnical site analysis, we understand the site was previously mined by American Rock Products to about the top of the groundwater table (approximately 7 feet). At the conclusion of aggregate mining, we understand the topsoil or tailings were likely used to backfill the property to its current elevation.
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
None are known.
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
None
- 4) Describe special emergency services that might be required.
A fire alarm system and automatic fire sprinkler system may be required for the building, as determined by the City of Richland Fire Department.
- 5) Proposed measures to reduce or control environmental health hazards, if any:
None required.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Local vehicular traffic.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
On a short-term basis, there will be some construction noise generally on weekdays from 7:00 AM to 5:00 PM.
- 3) Proposed measures to reduce or control noise impacts, if any:
Construction activities will be limited to daylight hours.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
The subject property is currently undeveloped land. Adjacent properties include industrial and commercial uses that will be affected by this project.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

b. Describe any structures on the site.

None.

c. Will any structures be demolished? If so, what?

Not Applicable

d. What is the current zoning classification of the site?

I-M Medium Industrial

e. What is the current comprehensive plan designation of the site?

Industrial

g. If applicable, what is the current shoreline master program designation of the site?

Not Applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

None are known.

i. Approximately how many people would reside or work in the completed project?

Approximately 200 employees will work on site when all phases of development have been completed.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None are known.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project will be compatible with surrounding sites, and the use fits within the Comprehensive Zoning Plan.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None are needed.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not Applicable

- c. Proposed measures to reduce or control housing impacts, if any:

None needed.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest portion of any current or future building is 107 feet in overall height. Exterior material will be a mix of pre-cast concrete, insulated metal siding, and glazing.

- b. What views in the immediate vicinity would be altered or obstructed?

Potentially views to the west by residences at east could be altered.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Potential glare may be experienced by building glazing during daylight hours, and light from outdoor fixtures during non-daylight hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No, all lighting will include glare shields to cut off light dispersion.

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Adherence to City of Richland's lighting requirements per municipal code.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The site is located adjacent to Richland's baseball/softball fields to the south.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not Applicable

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None are known.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

If any artifacts are found, cultural resources and City of Richland will be notified.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Stop work and notify appropriate cultural resource agencies. No specific permits are required due to the property's location in an established industrial district.

14. Transportation [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The property can be accessed from the west via entrance from Hagen Road.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No, approximately 0.2 miles to the nearest transit stop to the south.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The completed project will add 205 parking spaces to the site, including 9 accessible spaces. No parking spaces will be eliminated.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The proposed development is anticipated to generate 450 vehicle trips during a typical week day, including 150 during the morning peak hour and 100 during the evening peak hour.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

None.

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The project, by itself, will not necessarily require expansion of existing public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

City of Richland water supply, sewerage system, electricity, solid waste/garbage, and storm water; Cascade Natural Gas; Spectrum TV, internet and telephone.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee Jason M. Archibald

Position and Agency/Organization Principal Architect/Archibald & Company Architects, P.S.

Date Submitted: 11/20/2020

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

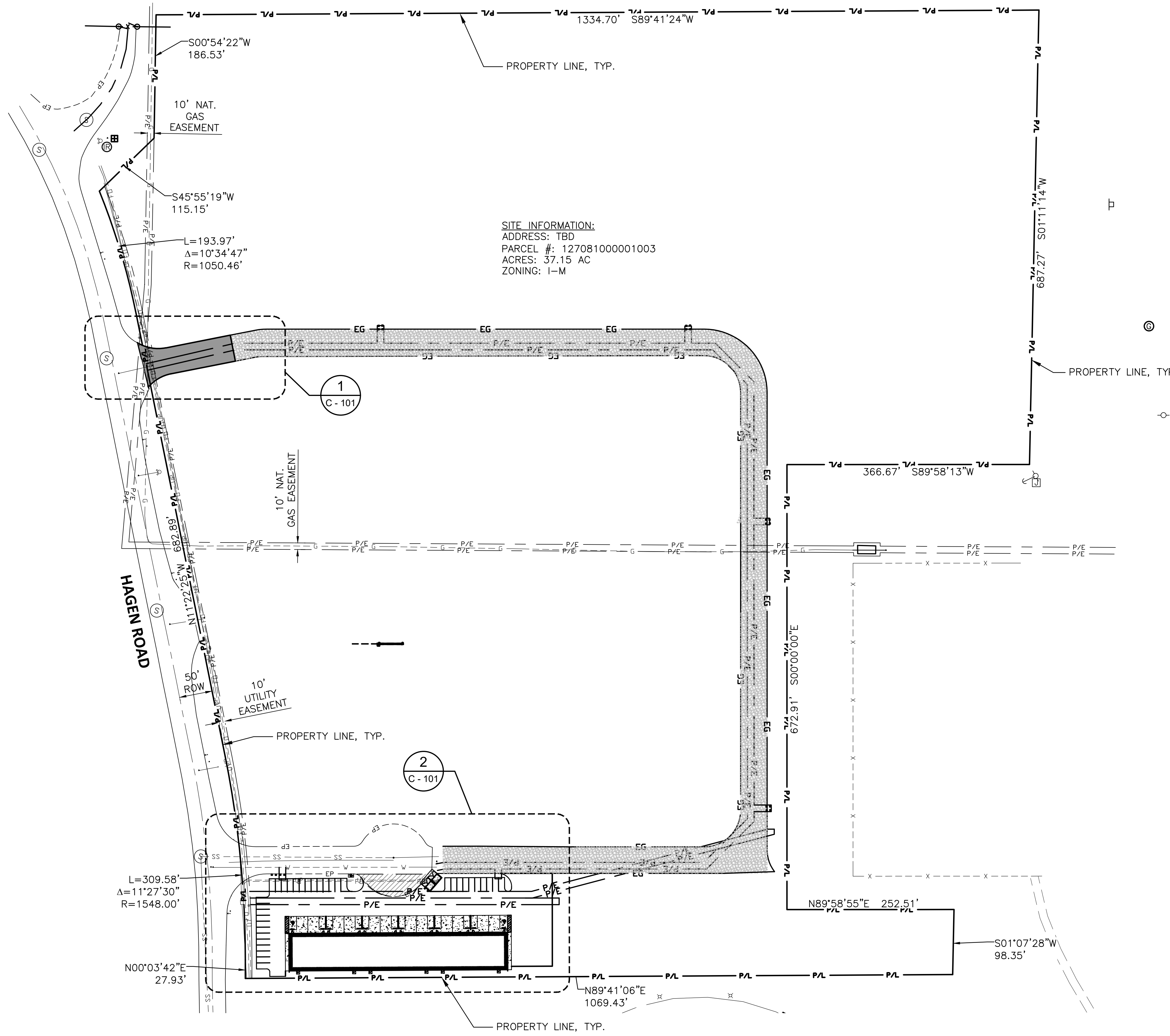
Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

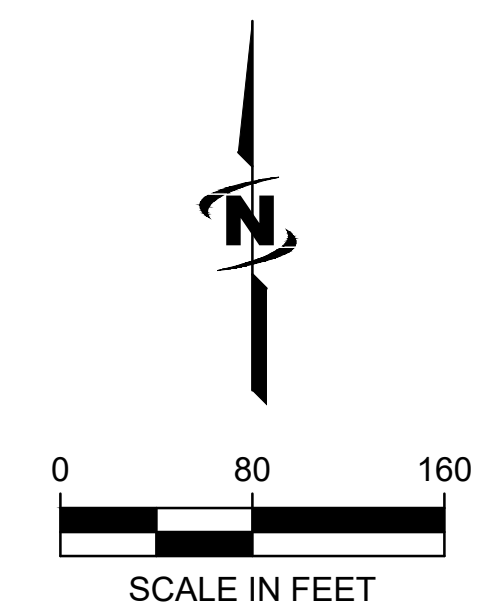
Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

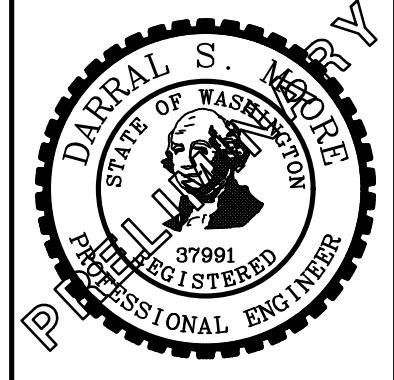
Plot Date: 11/13/2020 9:45 AM Plotted By: Jason Cushing
 Date Created: 11/02/2020 JUB.COM\CENTRAL\CALCULATIONS\HILINE PROJECTS\30-20-045_HILINE\HILINE\DESIGN\CAD\DWG\30-20-045_C-100.DWG



SITE INFORMATION:
 ADDRESS: TBD
 PARCEL #: 127081000001003
 ACRES: 37.15 AC
 ZONING: I-M



JUB
 J-U-B ENGINEERS, INC.
 2810 W. Clearwater Ave.
 Suite 201
 Kennewick, WA 99336
 Phone: 509.783.2144
 www.jub.com



REUSE OF DRAWINGS
 JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN THIS DRAWING. NO PART OF THIS DRAWING SHALL NOT BE REUSED WITHOUT JUB'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

NO.	REVISION	DESCRIPTION	BY	APPR.	DATE

**HILINE ENGINEERING INDUSTRIAL DEVELOPMENT
 RICHLAND, WA**

OVERALL SITE LAYOUT



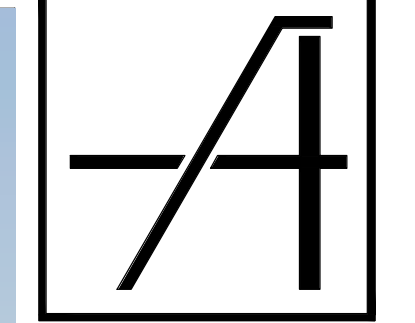
**Know what's below.
 Call before you dig.**

**CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
 YOU DIG, GRADE, OR EXCAVATE FOR THE
 MARKING OF UNDERGROUND MEMBER
 UTILITIES**

FILE: 30-20-045_C-100
 JUB PROJ. #: 30-20-045
 DRAWN BY: PSI
 DESIGN BY: PSI
 CHECKED BY: DSM
 AT FULL SIZE. IF NOT ONE
 INCH, SCALE ACCORDINGLY
 LAST UPDATED: 11/11/2020
 SHEET NUMBER:
C-100

HILINE ENGINEERING 'MAKER'S SPACE' WORKSHOP

2410 HAGEN RD | RICHLAND, WA



ARCHIBALD & CO
ARCHITECTS, P.S.
660 Symons Street
Richland WA 99354
p: 509.946.4189
f: 509.943.1796
www.archibald.design

8765 REGISTERED ARCHITECT
JASON M. ARCHIBALD
STATE OF WASHINGTON

10516 REGISTERED ARCHITECT
KRISTAL A. SHOCKEY
STATE OF WASHINGTON

HILINE ENGINEERING
'MAKER'S SPACE' WORKSHOP
2410 HAGEN RD | RICHLAND, WA

TITLE SHEET AND GENERAL INFORMATION

CAD FILE: 4616a0101_TS.dwg
DESIGNED: JMA/KAS
DRAWN: KAS
CHECKED: JMA
DATE: 2020.Nov.19
REVISION:
DRAWING: G1.1
46-16

20-03124

GUIDELINES FOR ACCESSIBILITY

ACCESSORY MOUNTING HEIGHTS FOR ACCESSIBILITY
CONTRACTOR SHALL COMPLY WITH WASHINGTON STATE BUILDING CODE 51-50 FOR MOUNTED CONTROLS AND FIXTURES. REFER TO THE LATEST EDITION ICC A117.1 FOR MOUNTING HEIGHTS.

GENERAL NOTES
ALL OPERATING MECHANISMS OF ACCESSIBLE FIXTURES FOR PEOPLE WITH DISABILITIES SHALL BE MOUNTED AS SHOWN IN COMPLIANCE WITH LATEST EDITION OF ICC A117.1
PROVIDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, WITH BRAILLE AT ALL STAIRS, RESTROOMS, AND LEGAL HANDICAP EXITS. THE SIGN SHALL BE MOUNTED 48" MINIMUM AND 60" MAXIMUM ABOVE THE FINISHED FLOOR TO THE BASELINE OF THE BRAILLE CELLS ON THE LATCH SIDE OF THE DOOR AND ALONG SIDE THE DOOR PER ICC A117.1 CHAPTER 7. SEE THE DIAGRAM BELOW FOR MORE INFORMATION.
IF PROVIDED, SEE ENLARGED PLANS FOR DIMENSIONS FOR ACCESSIBLE TOILET COMPARTMENTS.

30" x 48" CLEAR FLOOR SPACE AT FIXTURES

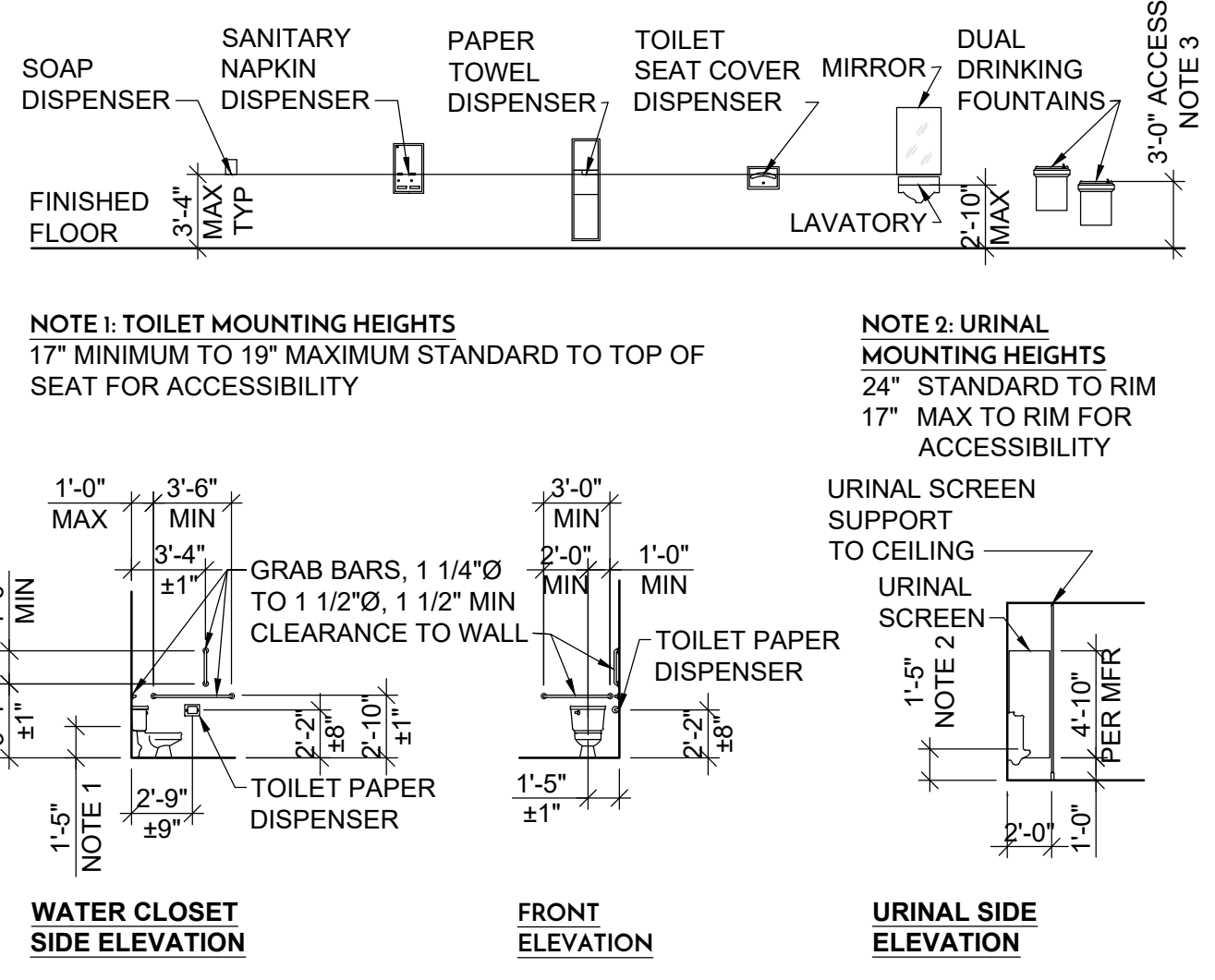
56" x 60" FLOOR SPACE FOR WALL HUNG WATER CLOSET IN A WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT
58" x 60" FLOOR SPACE FOR FLOOR MOUNTED WATER CLOSET IN A WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT

60" TURNING CIRCLE FOR WHEEL CHAIRS

60" x 60" T-SHAPED CLEAR TURNING SPACE

RESTROOM FIXTURE CLEARANCES SHALL HAVE A 60" TURN AROUND CIRCULAR SPACE OR A T-SHAPED TURNING SPACE. CLEARANCE OF 56" x 60" FOR WATER CLOSET, CLEAR FLOOR SPACE OF 48" x 30" FOR APPROACH TO THE LAVATORY.

RESTROOM CLEARANCES



NOTE 1: TOILET MOUNTING HEIGHTS
17" MINIMUM TO 19" MAXIMUM STANDARD TO TOP OF SEAT FOR ACCESSIBILITY

NOTE 2: URINAL MOUNTING HEIGHTS
24" STANDARD TO RIM FOR ACCESSIBILITY
17" MAX TO RIM FOR ACCESSIBILITY

NOTE 3: DRINKING FOUNTAIN HEIGHTS
38" MINIMUM TO 43" MAXIMUM STANDARD TO SPOUT OUTLET
36" MAXIMUM TO SPOUT OUTLET FOR ACCESSIBILITY

CONTROLS, SWITCHES, THERMOSTATS, FIRE ALARMS AND MANUAL STATIONS

FIRE EXTINGUISHER CABINET

FINISHED FLOOR 4'-0" MAX TYP

FINISHED FLOOR 5'-0"

MOP RACK

FIRE ALARM STROBE LIGHTS

OR 12" BELOW CEILING

MISCELLANEOUS FIXTURES

NOTE 4: DOOR MINIMUM PARALLEL CLEARANCES BEYOND DOOR LATCH
18" FRONT APPROACH, PULL SIDE
12" FRONT APPROACH, PUSH SIDE WITH DOOR CLOSER AND LATCH (0" NO LATCH/CLOSER)
36" HINGE APPROACH, PULL SIDE WITH MINIMUM 60" PERPENDICULAR CLEARANCE
42" HINGE APPROACH, PULL SIDE
22" HINGE APPROACH, PUSH SIDE WITH DOOR CLOSER AND LATCH
24" LATCH APPROACH, PULL AND PUSH SIDE

SEE HARDWARE SCHEDULE FOR CLOSERS AND LATCHES

ACCESSIBLE SIGN AND SYMBOL, WITH SUITABLE CHARACTERS AND BACKGROUND AS SHOWN AND/OR LOCATED AS REQUIRED

RIGHT-HAND LEAF OF DOUBLE DOOR

DOOR NOTE: SIGNS SHALL COMPLY WITH ICC A117.1 CHAPTER 7

DOOR PLAN MANUAL SWING DOORS

1'-0" OR NOTE 4

3'-0" OR NOTE 5

5'-0" OR NOTE 5

NOTE 5: DOOR MINIMUM CLEARANCES PERPENDICULAR TO DOORWAY
60" FRONT APPROACH, PULL SIDE
48" FRONT APPROACH, PUSH SIDE
60" HINGE APPROACH, PULL SIDE
54" HINGE APPROACH, PUSH SIDE WITH MIN 42" PARALLEL CLEARANCE BEYOND DOOR LATCH
42" HINGE APPROACH, PUSH SIDE
48" HINGE APPROACH, PUSH SIDE WITH CLOSER AND LATCH
48" LATCH APPROACH, PULL SIDE
54" LATCH APPROACH, PULL SIDE WITH CLOSER
42" LATCH APPROACH, PUSH SIDE
48" LATCH APPROACH, PUSH SIDE WITH CLOSER

PROJECT INFORMATION

OWNER	HILINE ENGINEERING & FABRICATION, INC. RICHLAND, WA
ARCHITECT	ARCHIBALD & CO. ARCHITECTS, P.S. RICHLAND, WA
CIVIL ENGINEER	JUB ENGINEERS, INC. KENNEWICK, WA
STRUCTURAL ENGINEER	COLUMBIA RIVER STEEL & CONSTRUCTION GRANDVIEW, WA
MECHANICAL ENGINEER	ROUTH CONSULTING ENGINEERS, INC. PASCO, WA
ELECTRICAL ENGINEER	HILINE ENGINEERING & FABRICATION, INC. RICHLAND, WA

SHEET INDEX

ARCHIBALD & CO ARCHITECTS, PS RICHLAND, WA PHONE NUMBER: 509-946-4189	
G1.1	TITLE SHEET AND GENERAL INFORMATION
A1.1	OVERALL FLOOR PLAN ENLARGED FLOOR PLAN
A2.1	SCHEDULES AND NOTES
A2.2	DOOR AND WINDOW TYPES
A3.1	BUILDING SECTIONS
A4.1	WALL SECTIONS
A4.2	WALL SECTIONS
A5.1	EXTERIOR ELEVATIONS
A6.1	ROOF PLAN
A7.1	ARCHITECTURAL DETAILS

ROUTH CONSULTING ENGINEERS, INC. PASCO, WA PHONE NUMBER: 509-547-8262	
M0.1	GENERAL NOTES, LEGEND, EQUIPMENT SCHEDULES
M1.1	PLUMBING PLANS
M2.1	HVAC PLANS

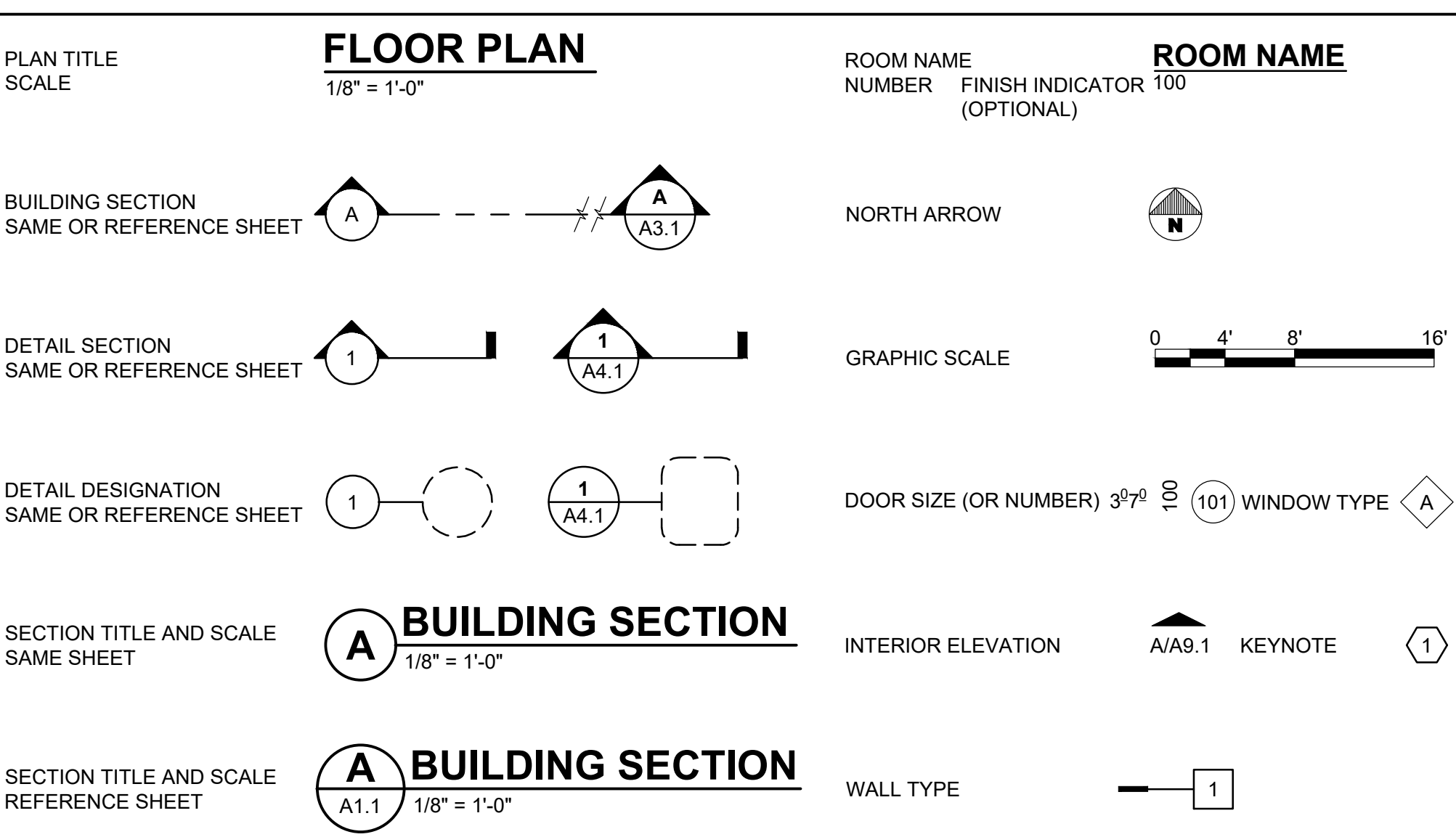
CITY COMMENTS

MUNICIPAL USE ONLY

GENERAL PROJECT NOTES

- DRAWINGS MAY BE REDUCED. VERIFY SCALE.
- ALL WORK THAT APPLIES SHALL CONFORM TO THE LATEST EDITIONS OF THE IBC, IFC, IPC OR UPC, IFGC, IECC, IEBC, AND ALL OTHER APPLICABLE RICHLAND, WA, STATE OF WASHINGTON, AND FEDERAL GOVERNMENT CODES AND ORDINANCES.
- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL HAVE RICHLAND, WA BUSINESS LICENSES.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF SITE CONDITIONS, INSTALLATION STANDARDS, AND CONSTRUCTION CONDITIONS. DISCREPANCIES BETWEEN SITE CONDITIONS AND THE CONSTRUCTION DRAWINGS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION. WORK PERFORMED WITHOUT THE ARCHITECT'S APPROVAL IS THE RESPONSIBILITY OF THE CONTRACTOR.
- GENERAL CONTRACTOR ALONE IS RESPONSIBLE FOR SAFETY. THE CONTRACTOR SHALL PROVIDE ADEQUATE SAFEGUARDS, SAFETY DEVICES AND PROTECTIVE EQUIPMENT, AND TAKE ANY OTHER ACTIONS NECESSARY TO PROTECT THE LIFE, HEALTH, AND SAFETY OF ITS EMPLOYEES AND THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF THE WORK COVERED BY THE CONTRACT.
- BEFORE DIGGING, CONTRACTOR SHALL CALL 800-424-5555 OR 811, FOR THE STATE OF WASHINGTON, AT LEAST TWO DAYS BEFORE DIGGING AND PROVIDE THE NECESSARY INFORMATION TO OBTAIN AN UNDERGROUND UTILITY LOCATE. CONTRACTOR SHALL FOLLOW ALL LAWS AND GUIDELINES.

SYMBOLS



DESIGN BUILD

- AUTOMATIC FIRE PROTECTION SYSTEM**
- AUTOMATIC FIRE PROTECTION SYSTEM WORK SHALL BE BIDDER DESIGNED AND INSTALLED COMPLETELY AND OPERATING PROPERLY.
 - SPRINKLER DESIGN SHALL BE PERFORMED BY STATE LICENSED FIRE SPRINKLER CONTRACTOR. CONTRACTOR SHALL SUBMIT PLANS STAMPED BY A LICENSED FIRE PROTECTION ENGINEER TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - THE SYSTEM SHALL HAVE QUICK RESPONSE FIRE SPRINKLER, FOR A LIGHT-HAZARD OCCUPANCY PER CURRENT NFPA REQUIREMENTS AND COMPLY WITH CURRENT IBC STANDARDS.
 - GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND GOVERNMENTAL INSPECTIONS INCLUDING FINAL APPROVAL.
 - AUTOMATIC FIRE-EXTINGUISHING SYSTEM EXISTING SPRINKLERS SHALL BE RELOCATED AS REQUIRED TO COMPLETELY SERVICE THE REMODELED ROOMS. THE SYSTEM SHALL BE MAINTAINED AND REWORKED WITHIN THE EXISTING SYSTEM AS REQUIRED. SEE BIDDERS DESIGN WORK FOR MORE INFORMATION.
- FIRE ALARM AND DETECTION SYSTEM**
- THE FIRE ALARM DETECTION SYSTEM WORK SHALL BE BIDDER DESIGNED AND INSTALLED COMPLETELY AND OPERATING PROPERLY.
 - COORDINATE WORK WITH THE AUTOMATIC FIRE PROTECTION SYSTEM AS REQUIRED.
 - PROVIDE ALARM, ANNUNCIATOR PANEL AND MOUNTING AS REQUIRED BY LOCAL CODES AND ORDINANCES.
 - ALL CONSTRUCTION DOCUMENTS REQUIRED SHALL BE PREPARED AND PROVIDED IN CONFORMANCE WITH ALL CODE AND MUNICIPAL REQUIREMENTS.

BUILDING DEPARTMENT NOTES

ZONING: IM (MEDIUM INDUSTRIAL)

CONSTRUCTION TYPE: II-B

OCCUPANCY TYPE: F-1 (FABRICATION & ASSEMBLY) S-1 (STORAGE)

BUILDING FOOTPRINT: 18,674 SQ FT

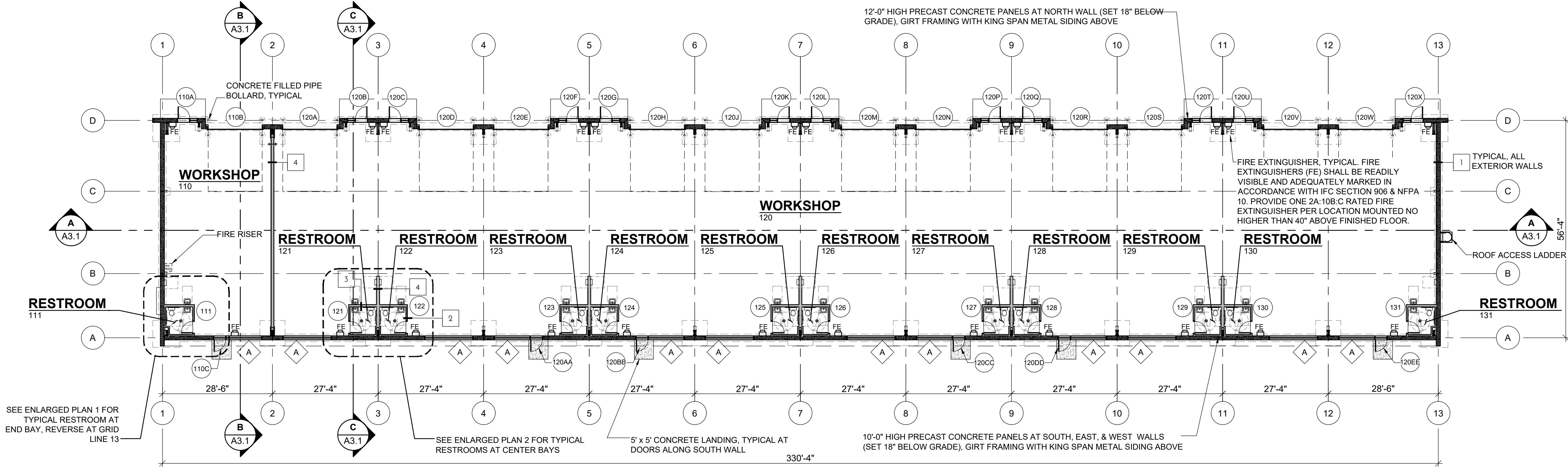
BASIC ALLOWABLE AREA: 62,000 SQ FT

BASIC ALLOWABLE HEIGHT: 75 FT

SPRINKLERED: YES

FIRE ALARM: YES

P:\2016 Projects\46-16 H-Line Engineering - Admin and Shop Facility\AutoCAD - Maker's Space Building\4616aA0101_FP_A.dwg Layout: A1.1 Printed by: Krystal Shockey Date: 2020-Nov-19 5:31 PM



OVERALL FLOOR PLAN
1/16" = 1'-0"

GENERAL NOTES:

- 1. FOR GENERAL PROJECT NOTES SEE DRAWINGS G1.1 AND G1.2
- 2. EXTERIOR WALLS SHALL BE GIRTS, KING SPAN INSULATION PANEL WITH WHITE INTERIOR BY STEEL BUILDING MANUFACTURER.
- 3. GIRTS SHALL SUPPORT CANOPIES AT ENTRANCES. PROVIDE BLOCKING AS NEEDED AND SEE BUILDING MANUFACTURER'S DETAILS FOR CONNECTION AND BRACING.
- 4. INTERIOR WALL STUDS MAY BE INCREASED IN SIZE WHERE REQUIRED TO ACCOMMODATE PLUMBING AND OTHER COMPONENTS THAT REQUIRE A LARGER WALL WIDTH BUT SHALL NOT ENCRUSH ON REQUIRED ADA CLEAR SPACES OR OTHER BUILDING COMPONENTS. ADJUST AS NECESSARY OR VERIFY WITH ARCHITECT. SILL PLATES AT SLAB ON GRADE CONCRETE SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD.
- 5. PROVIDE BLOCKING BETWEEN STUDS AT 8'-0" HIGH. PROVIDE SOLID BLOCKING IN WALLS FOR ALL MOUNTED COMPONENTS SUCH AS CASEWORK, FURNISHINGS, AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATION. LOCATIONS SHALL BE COORDINATED WITH OWNER AND TENANT.
- 6. ALL INTERIOR WALL FRAMING AND GYPSUM BOARD SHALL EXTEND TO THE FLOOR DECK OR ROOF DECK ABOVE AND BE FILLED FULL HEIGHT WITH SOUND ATTENUATION INSULATION.
- 7. PROVIDE SOLID BLOCKING IN WALLS REQUIRED FOR FIRE-BLOCKING. USE MATERIALS THAT MEET CODE REQUIREMENTS.
- 8. PENETRATIONS THROUGH FIRE RATED WALLS SHALL BE FIRE SEALED WITH MINIMUM RATING FOR THAT WALL. ANY DUCT PENETRATIONS THROUGH FIRE-RATED WALLS SHALL HAVE SMOKE DAMPERS INSTALLED.
- 9. INTERIOR WALLS WITH PLUMBING SHALL BE CONSTRUCTED WITH MOISTURE RESISTANT GYPSUM BOARD. SEE PLANS AND INTERIOR ELEVATIONS FOR WALLS WITH PLUMBING.
- 10. INTERIOR PARTITION WALL FINISH MATERIAL SHALL BE 5/8" TYPE 'X' GYPSUM BOARD, TAPED AND SEALED. SEE FINISH SCHEDULE.

WALL TYPES LEGEND & NOTES:

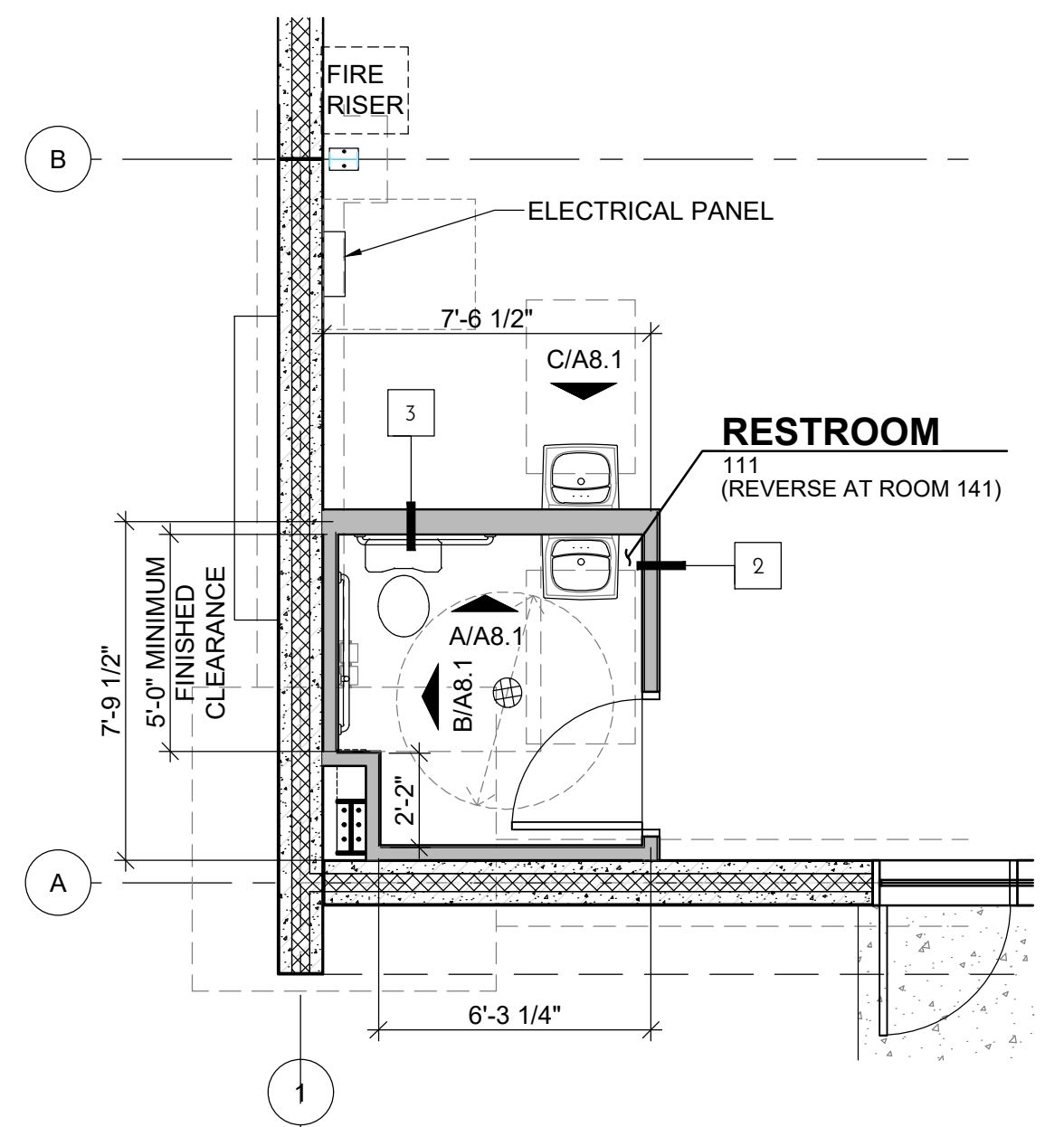
- 1 EXTERIOR 12.5" PRECAST CONCRETE WITH 8" GIRT WALL ABOVE, 4" KINGSPAN SIDING
- 2 INTERIOR 2x4 WALL FRAMING AT 16" OC AND 5/8" GYPSUM BOARD FINISH, SEE FINISH SCHEDULE FOR WAHNSCOT
- 3 INTERIOR 2x6 WALL FRAMING AT 16" OC AND 5/8" GYPSUM BOARD FINISH, SEE FINISH SCHEDULE FOR WAHNSCOT
- 4 INTERIOR 2x8 WALL FRAMING AT 16" OC AND 5/8" GYPSUM BOARD FINISH, SEE FINISH SCHEDULE FOR WAHNSCOT

RESTROOM ACCESSORIES:

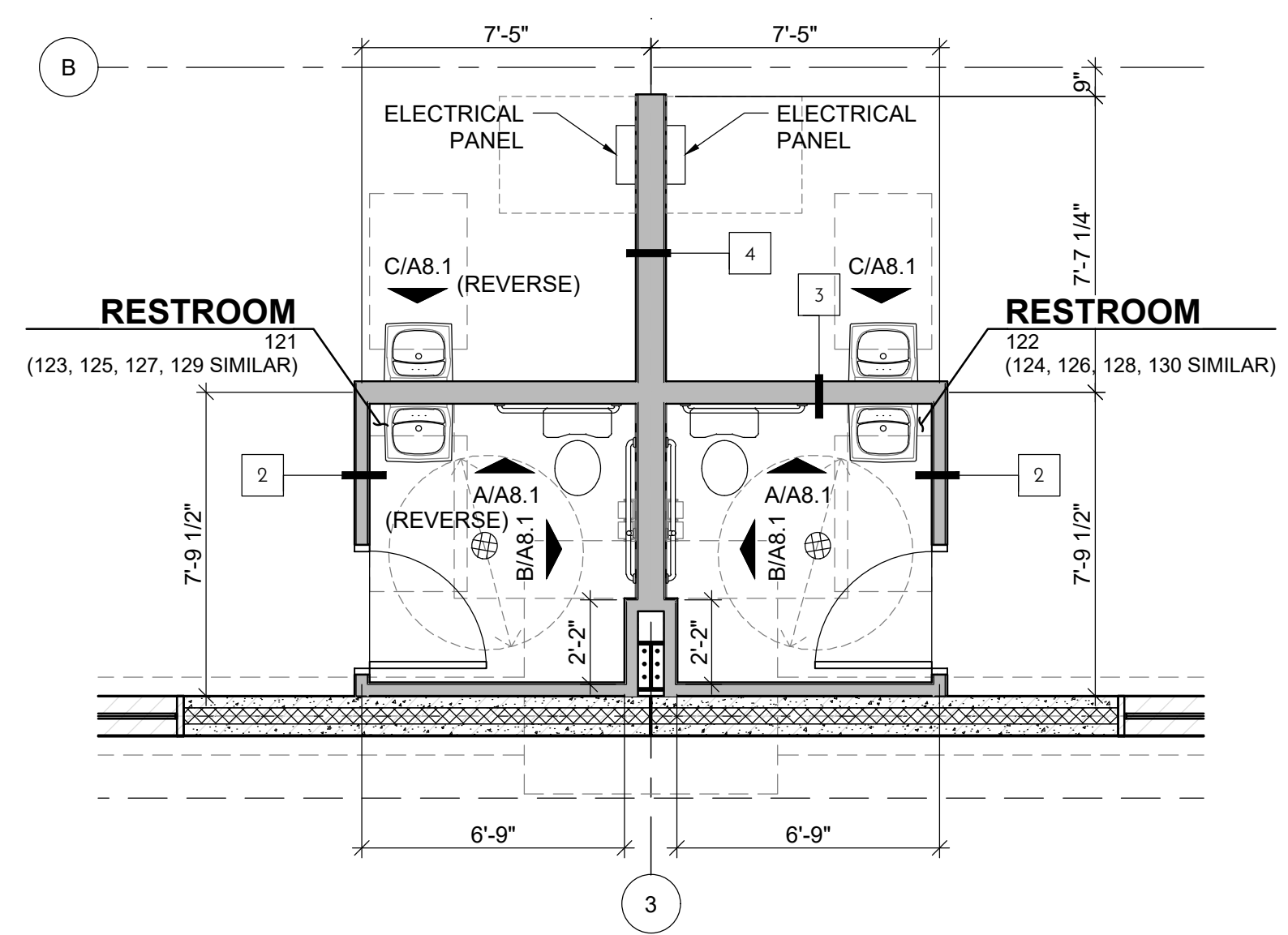
- 1. PAPER TOWEL DISPENSER: BOBRICK B262, "CLASSIC" SERIES. STAINLESS STEEL, NO. 4 FINISH (SATIN). ONE PER SINK LOCATION UNLESS OTHERWISE NOTED.
- 2. SOAP DISPENSER: BOBRICK B2111, "CLASSIC" SERIES. STAINLESS STEEL, NO. 4 FINISH (SATIN). ONE PER SINK, UNLESS NOTED OTHERWISE.
- 3. TOILET TISSUE (ROLL) DISPENSER: BOBRICK B697, DOUBLE ROLL DISPENSER. STAINLESS STEEL, NO. 4 FINISH (SATIN). RECESS-MOUNTED ONE PER WATER CLOSET.
- 4. MIRRORS: BOBRICK B165 SERIES. SIZE AND LOCATION AS NOTED.
- 5. WALL-MOUNTED GRAB BARS: BOBRICK B6806. -CONFIGURATION AND LENGTH. -HORIZONTAL: 42 INCHES, TWO PER WATER CLOSET -VERTICAL: 18 INCHES, ONE PER WATER CLOSET
- 6. UNDERLAVATORY GUARD: INSULATING PIPE COVERING FOR SUPPLY AND DRAIN PIPING ASSEMBLIES. MATERIAL AND FINISH: ANTIMICROBIAL, MOLDED-PLASTIC, COLOR: WHITE.
- 7. COAT HOOK: BOBRICK B207, WITH CONCEALED FASTENERS. STAINLESS STEEL, NO. 4 FINISH (SATIN). QUANTITY TO BE ONE PER RESTROOM STALL

ABBREVIATIONS:

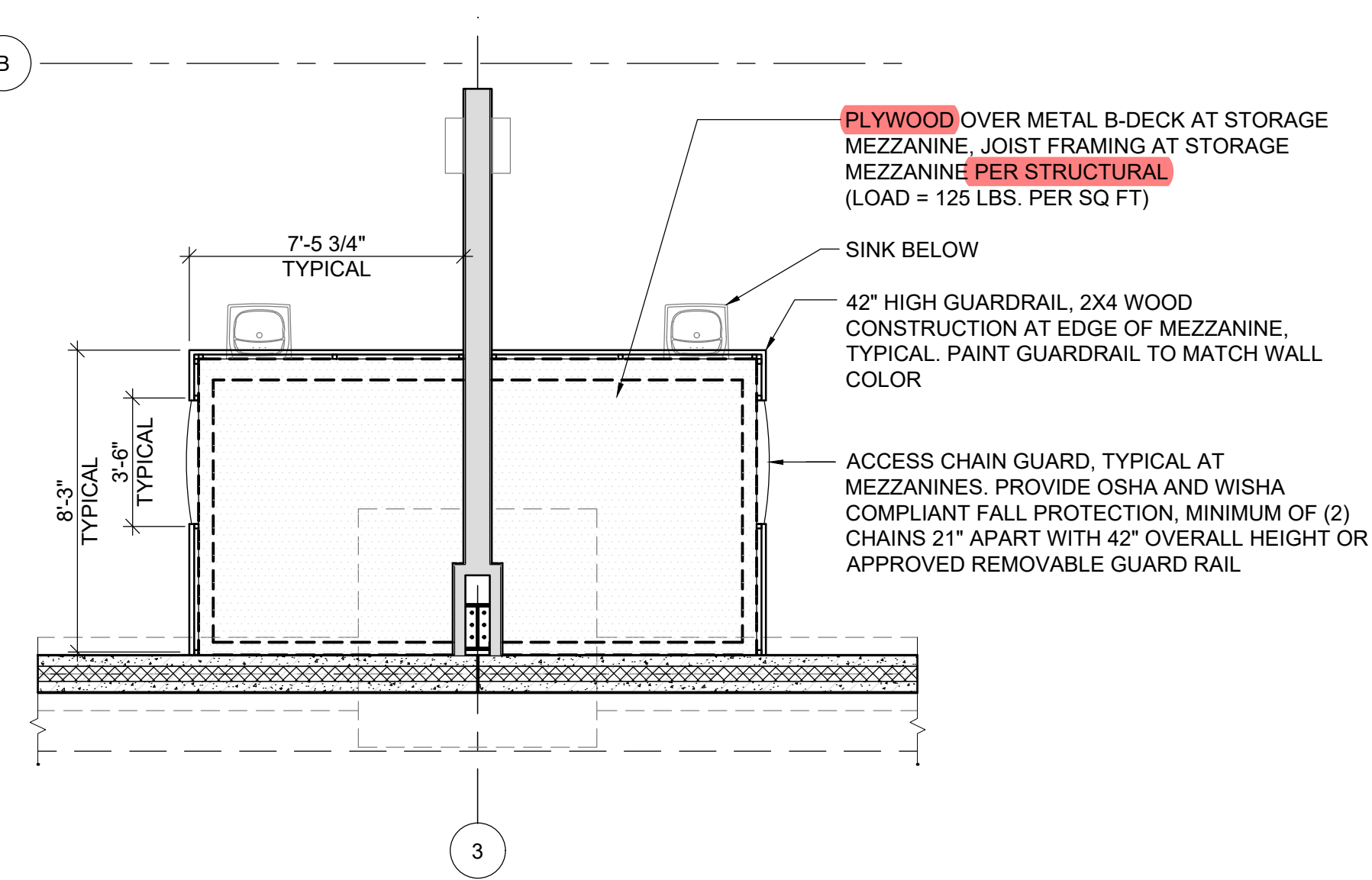
- FE FIRE EXTINGUISHER
- DS LOCATION OF ROOF DRAIN PIPING, SEE CIVIL FOR CONTINUATION
- FD FLOOR DRAIN
- GB GRAB BARS
- LAV LAVATORY
- PTD PAPER TOWEL DISPENSER
- SP SOAP DISPENSER
- TPD TOILET PAPER DISPENSER
- WC WATER CLOSET



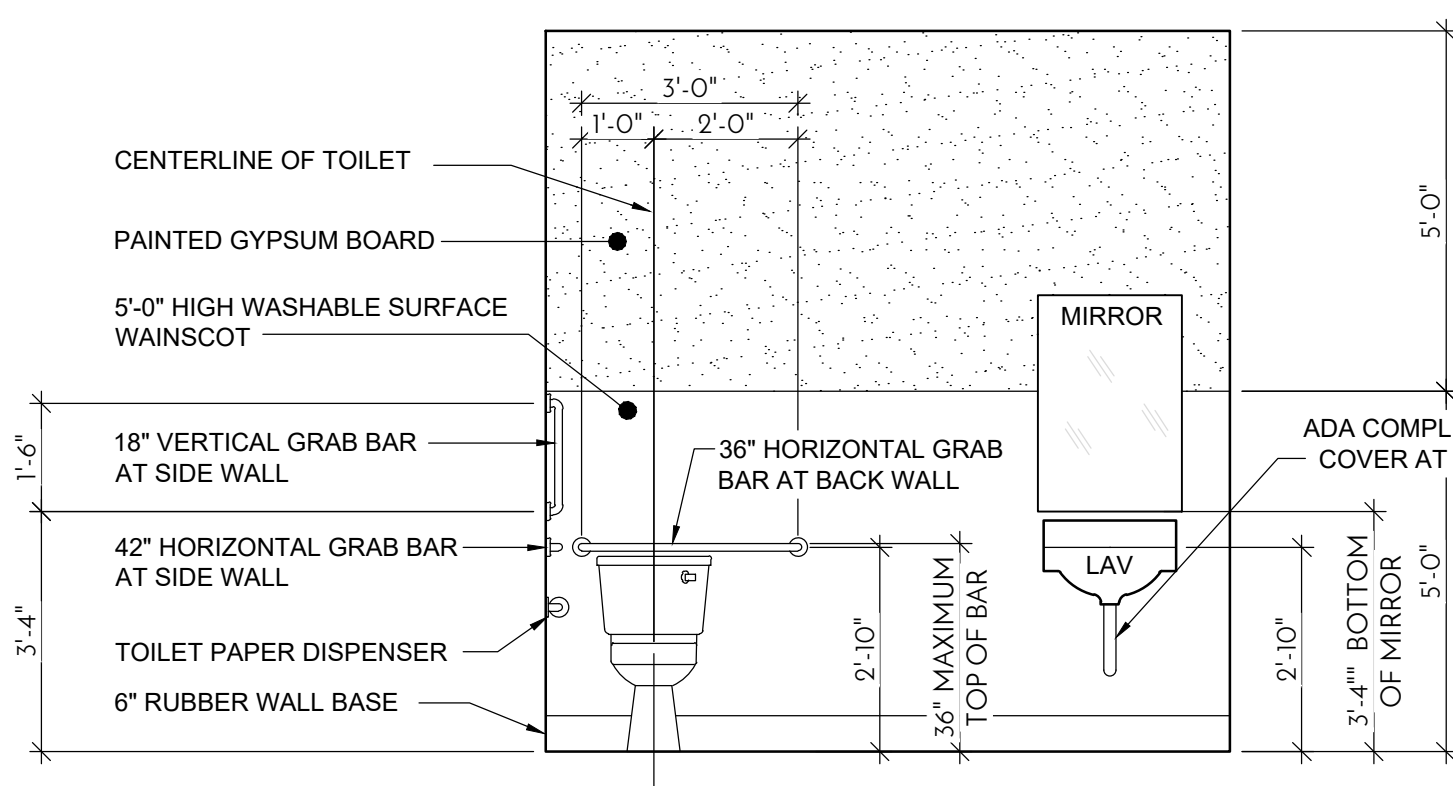
1 ENLARGED FLOOR PLAN
A1.1 1/4" = 1'-0"



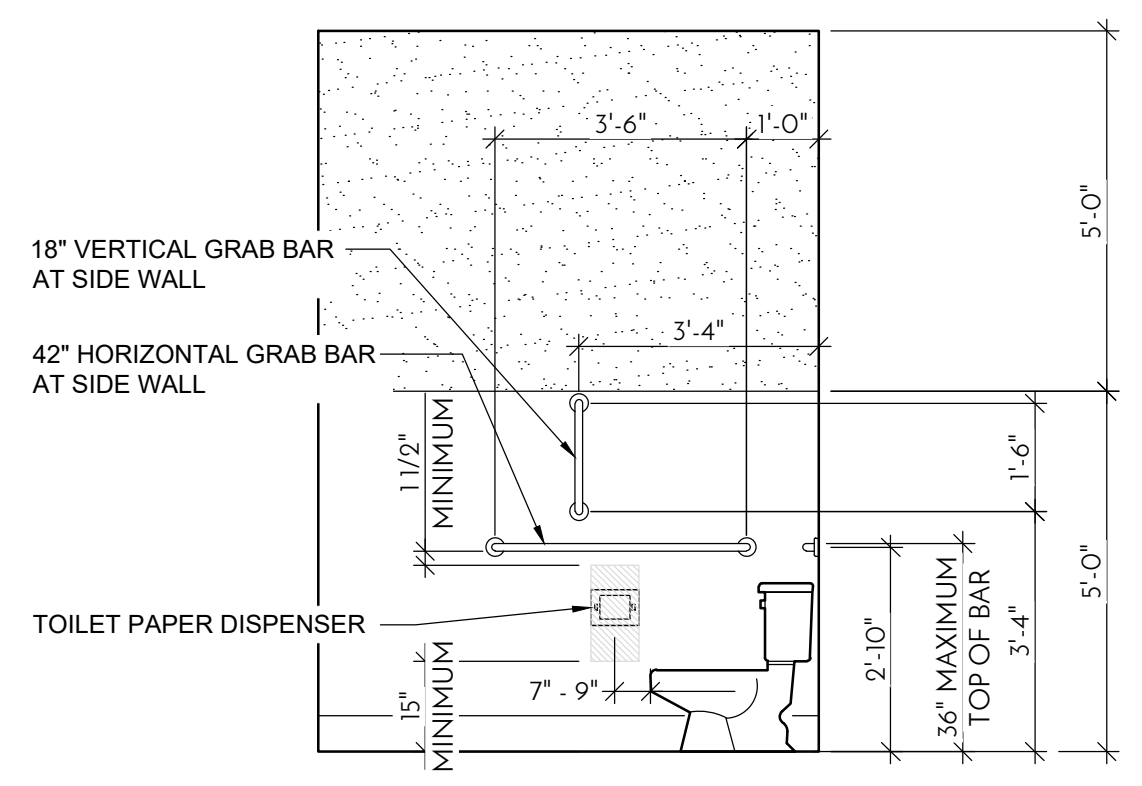
2 ENLARGED FLOOR PLAN
A1.1 1/4" = 1'-0"



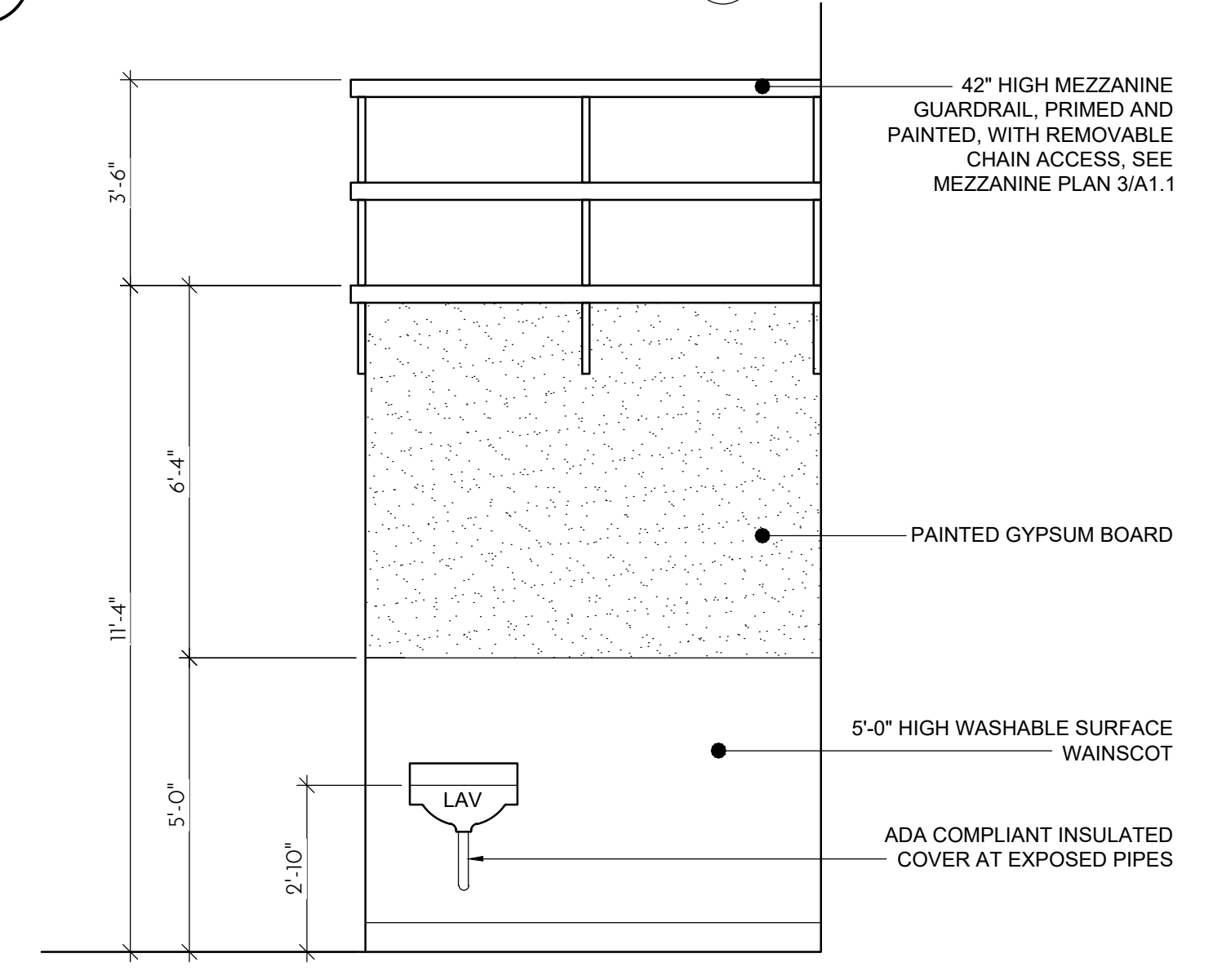
3 ENLARGED MEZZANINE PLAN
A1.1 1/4" = 1'-0"



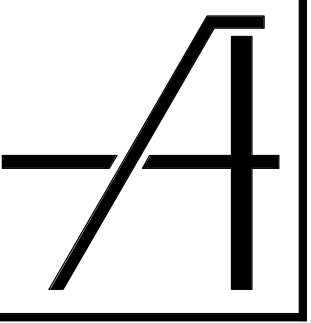
A INTERIOR ELEVATION
A1.1 3/8" = 1'-0"



B INTERIOR ELEVATION
A1.1 3/8" = 1'-0"



C INTERIOR ELEVATION
A1.1 3/8" = 1'-0"



ARCHIBALD & CO ARCHITECTS, P.S.
660 Symons Street
Richland WA 99354
p: 509.946.4189
f: 509.943.1796
www.archibald.design

8765 REGISTERED ARCHITECT
JASON M. ARCHIBALD
STATE OF WASHINGTON

10516 REGISTERED ARCHITECT
KRISTAL A. SHOCKEY
STATE OF WASHINGTON

HILINE ENGINEERING
'MAKER'S SPACE' WORKSHOP
2410 HAGEN RD | RICHLAND, WA

OVERALL FLOOR PLAN,
ENLARGED PLANS AND
INTERIOR ELEVATIONS

CAD FILE:
4616aA0101_FP_A.dwg

DESIGNED: JMA/KAS

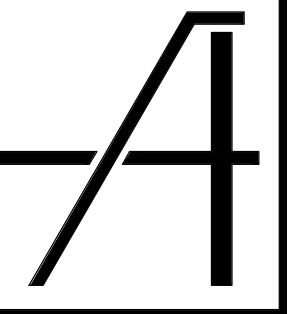
DRAWN: KAS

CHECKED: JMA

DATE: 2020.Nov.19

REVISION:

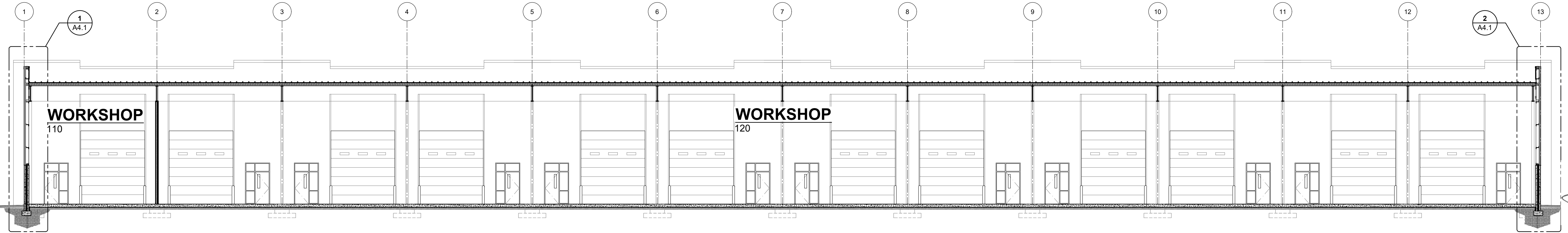
DRAWING:
A1.1



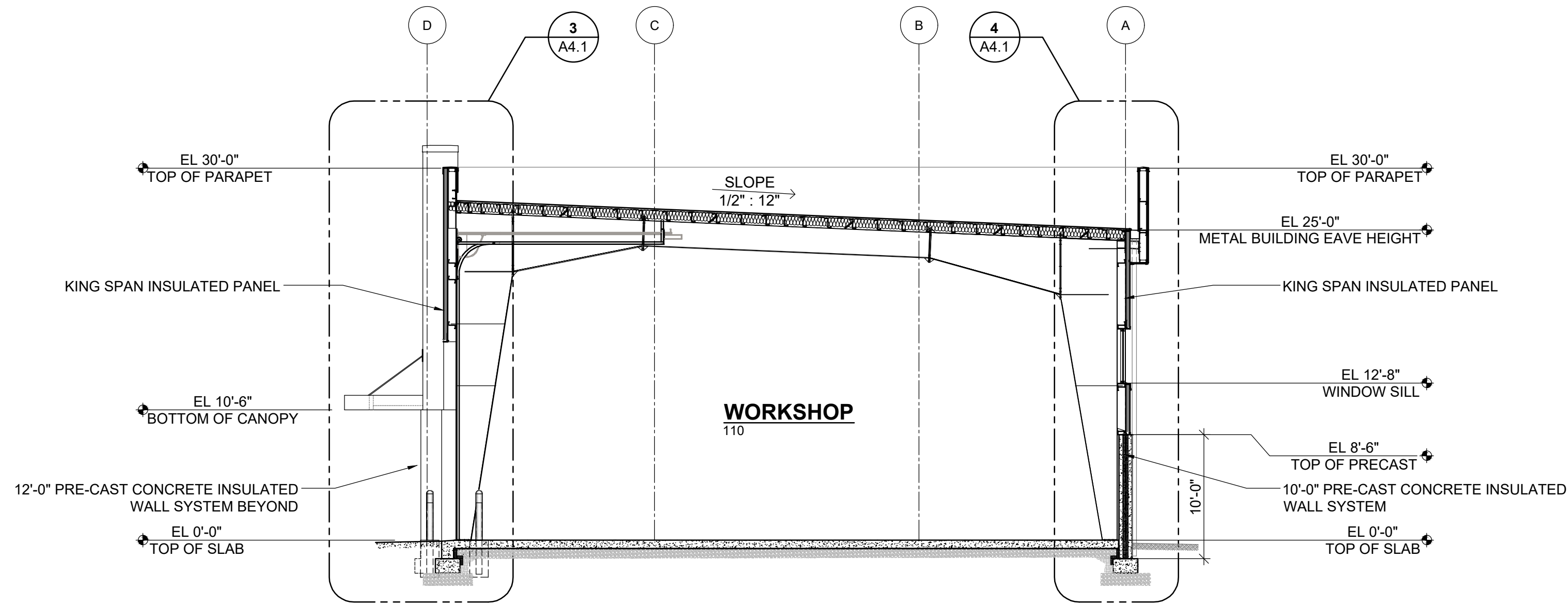
ARCHIBALD & CO.
ARCHITECTS, P.S.
660 Symons Street
Richland WA 99354
p: 509.946.4189
f: 509.943.1796
www.archibald.design

8765 REGISTERED ARCHITECT
JASON M. ARCHIBALD
STATE OF WASHINGTON

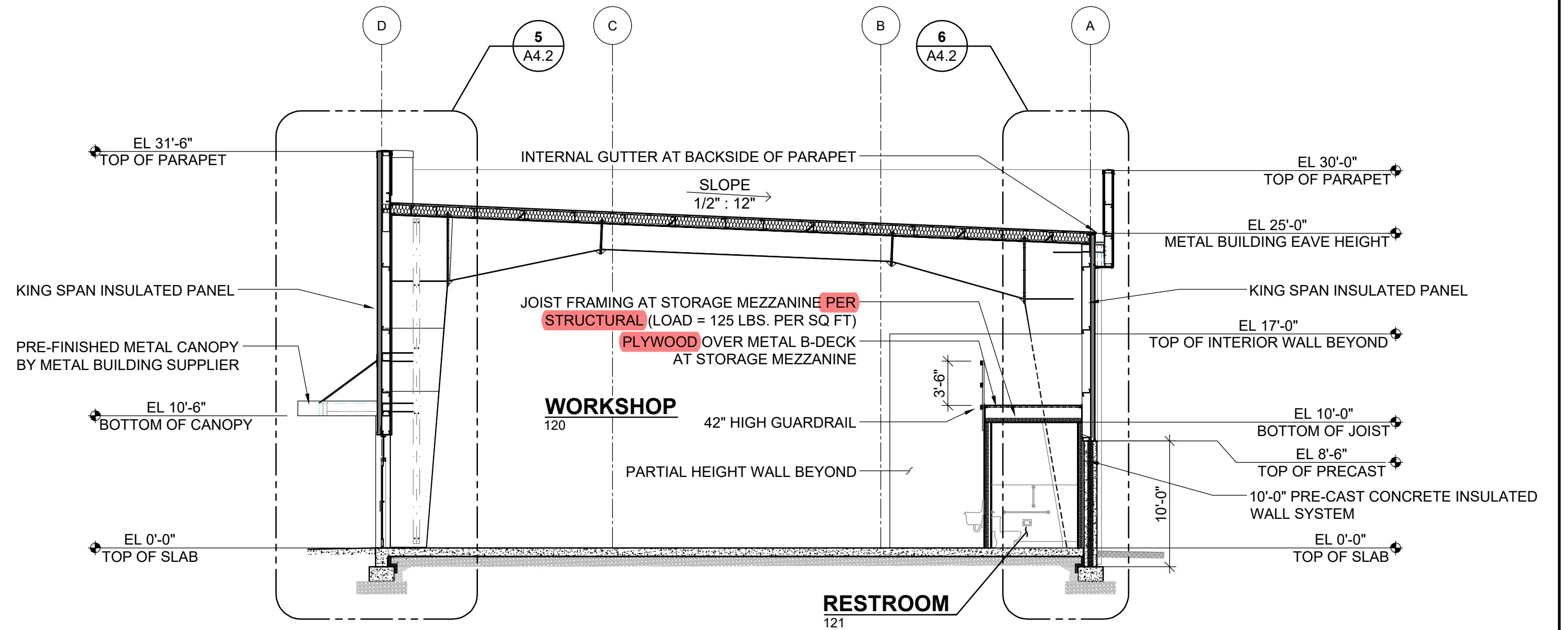
10516 REGISTERED ARCHITECT
KRISTAL A. SHOCKEY
STATE OF WASHINGTON



A BUILDING SECTION
A1.1 3/32" = 1'-0"



B BUILDING SECTION
A1.1 1/8" = 1'-0"



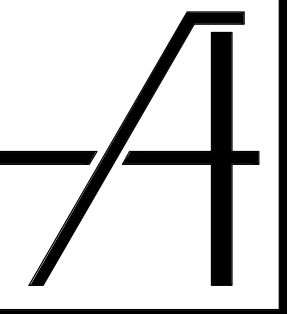
C BUILDING SECTION
A1.1 1/8" = 1'-0"

HILINE ENGINEERING
'MAKER'S SPACE' WORKSHOP
2410 HAGEN RD | RICHLAND, WA

BUILDING SECTIONS

CAD FILE:
4616aA0301_BS.dwg
DESIGNED: JMA/KAS
DRAWN: KAS
CHECKED: JMA
DATE: 2020.Nov.19
REVISION:

DRAWING:
A3.1



ARCHIBALD & CO.
ARCHITECTS, P.S.
660 Symons Street
Richland WA 99354
p: 509.946.4189
f: 509.943.1796
www.archibald.design

8765 REGISTERED ARCHITECT
JASON M. ARCHIBALD
STATE OF WASHINGTON

10516 REGISTERED ARCHITECT
KRISTAL A. SHOCKEY
STATE OF WASHINGTON

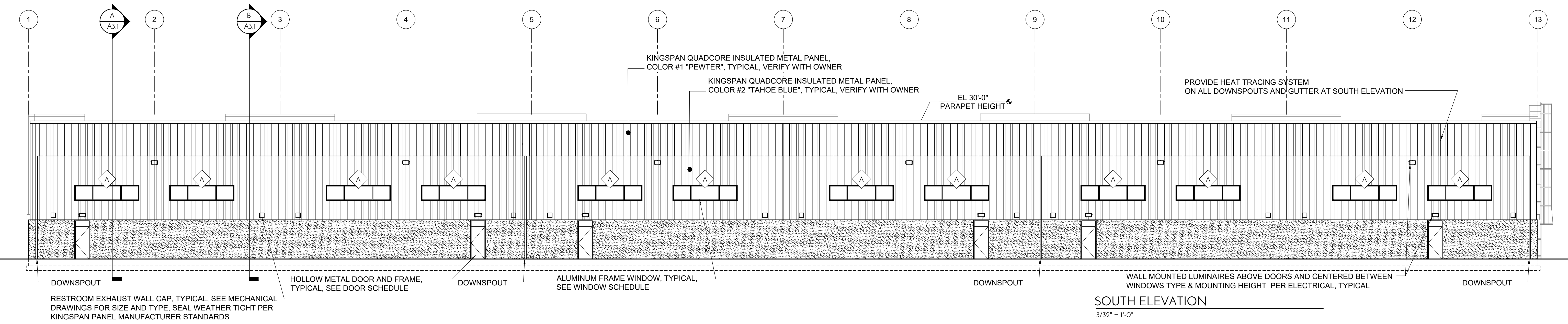
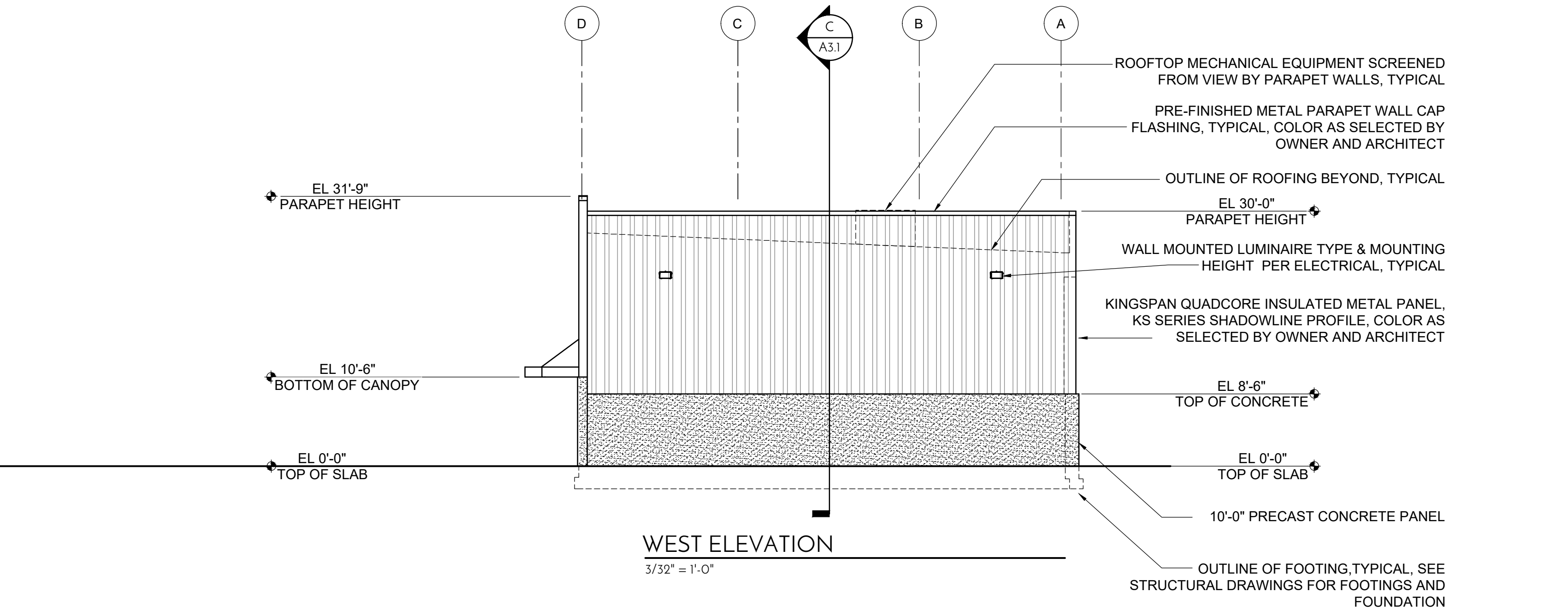
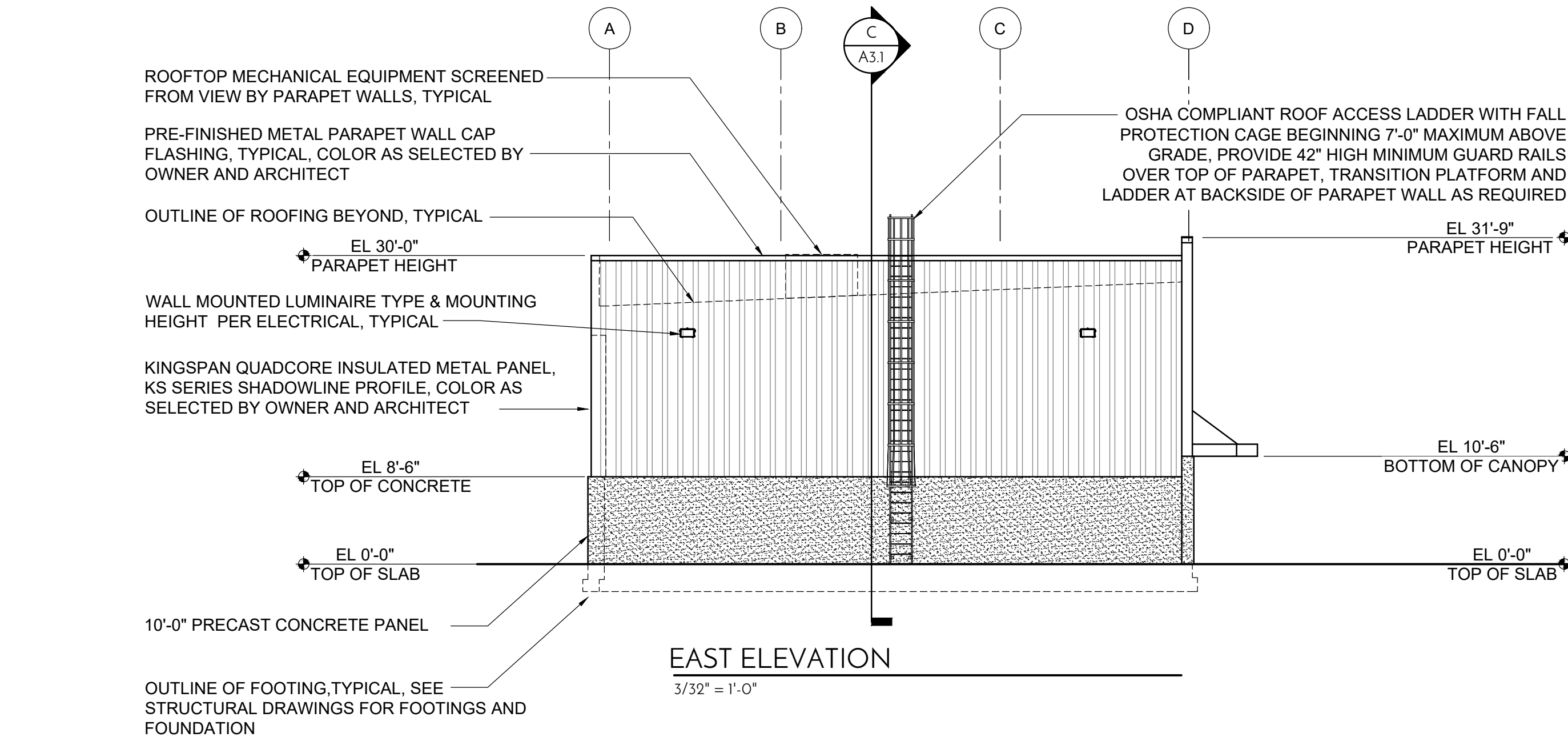
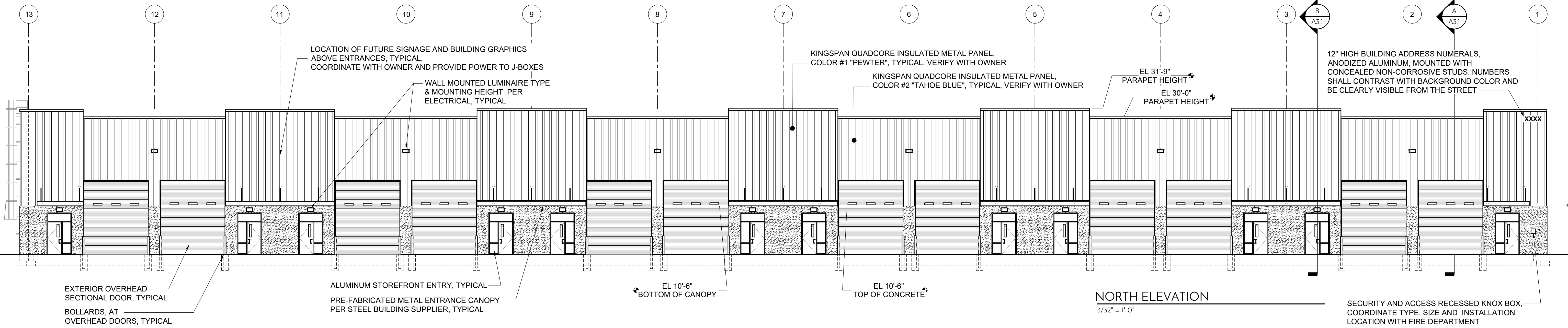
HILINE ENGINEERING
'MAKER'S SPACE' WORKSHOP
2410 HAGEN RD | RICHLAND, WA

EXTERIOR ELEVATIONS

CAD FILE:
4616aA0501_EE_A.dwg
DESIGNED: JMA/KAS
DRAWN: KAS
CHECKED: JMA
DATE: 2020.Nov.19
REVISION:

DRAWING:
A5.1

46-16

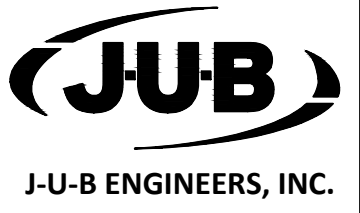


P:2016 Projects\46-16 HilLine Engineering - Admin and Shop Facility\AutoCAD - Maker's Space Building\4616aA0501_EE_A.dwg Layout: A5.1 Printed by: Krystal Shockey Date: 2020-Nov-19, 5:31 PM

HILINE - HORN RAPIDS FACILITY

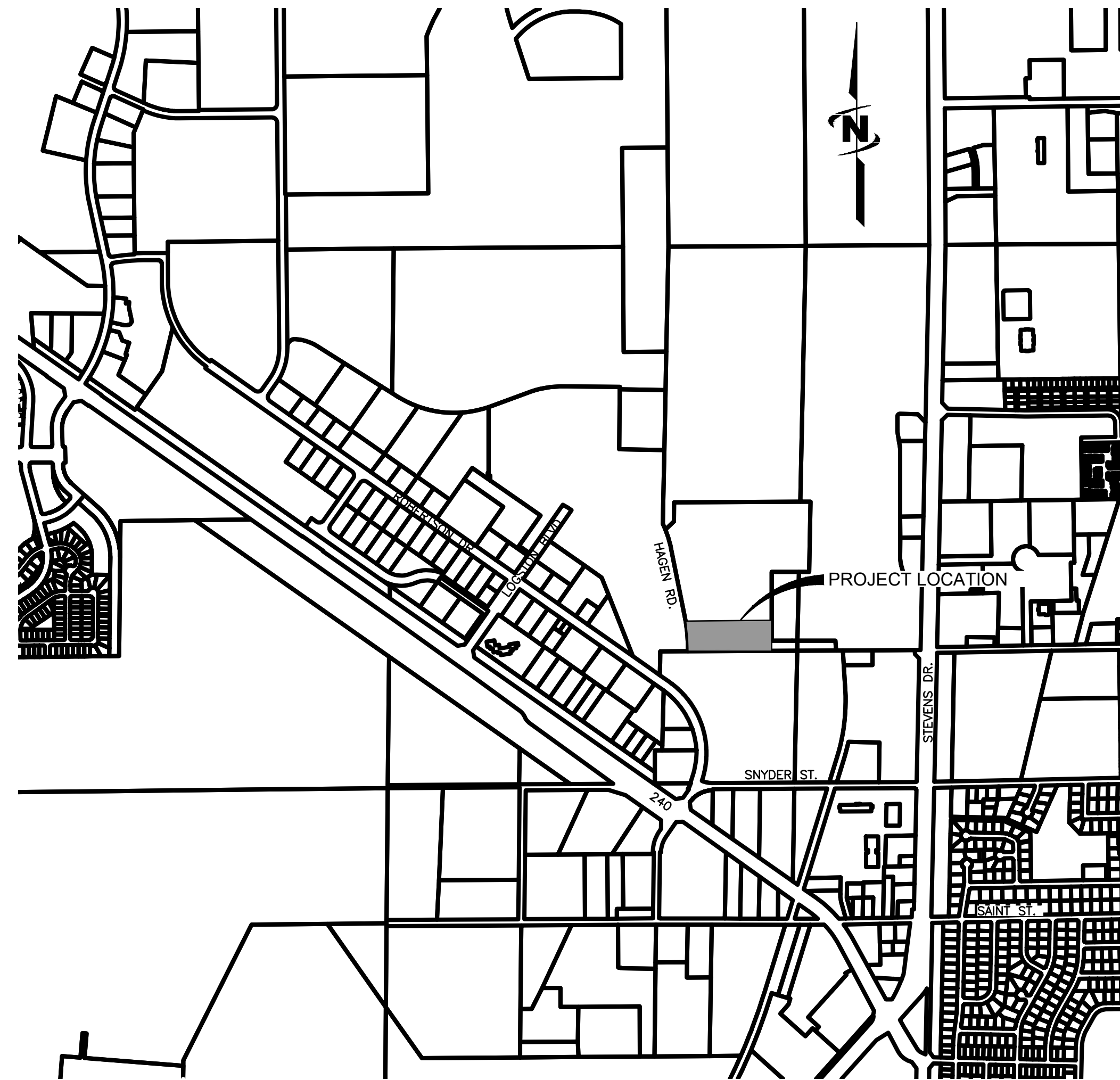
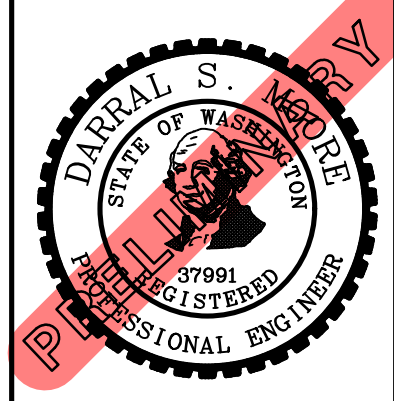
RICHLAND, WA

November 2020



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2810 W. Clearwater Ave.
Suite 201
Kennewick, WA 99336
Phone: 509.783.2144
Fax: 509.736.0790
www.jub.com



VICINITY MAP

PROJECT NO. 30-20-045



J-U-B ENGINEERS, INC.

2810 West Clearwater Avenue, Suite 201, Kennewick, WA 99336
p 509 783 2144 f 509 736 0790 w www.jub.com

OTHER J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

CIVIL SHEET LIST

Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	GENERAL NOTES AND LEGEND
C-010	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C-020	GEOMETRIC CONTROL
C-100	OVERALL SITE PLAN
C-101	PARTIAL SITE PLAN
C-110	GRADING PLAN
C-120	OVERALL UTILITY PLAN
C-130	OVERALL WATER MAIN PLAN
C-131	WATER MAIN PLAN AND PROFILE
C-132	WATER MAIN PLAN AND PROFILE
C-133	WATER MAIN PLAN AND PROFILE
C-134	WATER MAIN PLAN AND PROFILE
C-140	STORMDRAINAGE PLAN
C-500	DETAILS
C-501	DETAILS
C-502	DETAILS
L-100	PLANTING PLAN

UTILITY CONTACTS

POWER

RICHLAND ENERGY SERVICES
840 NORTHGATE WAY
RICHLAND, WA 99352
KELLY HILL
(509) 942-1104

TELEPHONE

FRONTIER COMMUNICATIONS
4916 W. CLEARWATER AVE.
KENNEWICK, WA 99336
MARCIA MATSON
(509) 736-3722

SEWER/STORM/WATER

CITY OF RICHLAND
840 NORTHGATE WAY
RICHLAND, WA 99352
JUDY GARCIA
(509) 942-1104

GAS

CASCADE NATURAL GAS:
200 N. UNION ST.
KENNEWICK, WA. 99336
ARNIE GARZA
(509) 736-5563

CABLE TELEVISION

CHARTER COMMUNICATIONS
639 N. KELLOGG ST.
KENNEWICK, WA 99336
JUNIOR CAMPOS
(866) 874-2389

BASIS OF BEARING

HORIZONTAL DATUM IS US STATE PLANE, NAD 83/2011 BASED ON GNSS OBSERVATIONS PROCESSED BY NGS OPUS.

VERTICAL DATUM

VERTICAL DATUM IS NAVD 88, BASED ON GNSS OBSERVATIONS PROCESSED BY NGS OPUS.



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

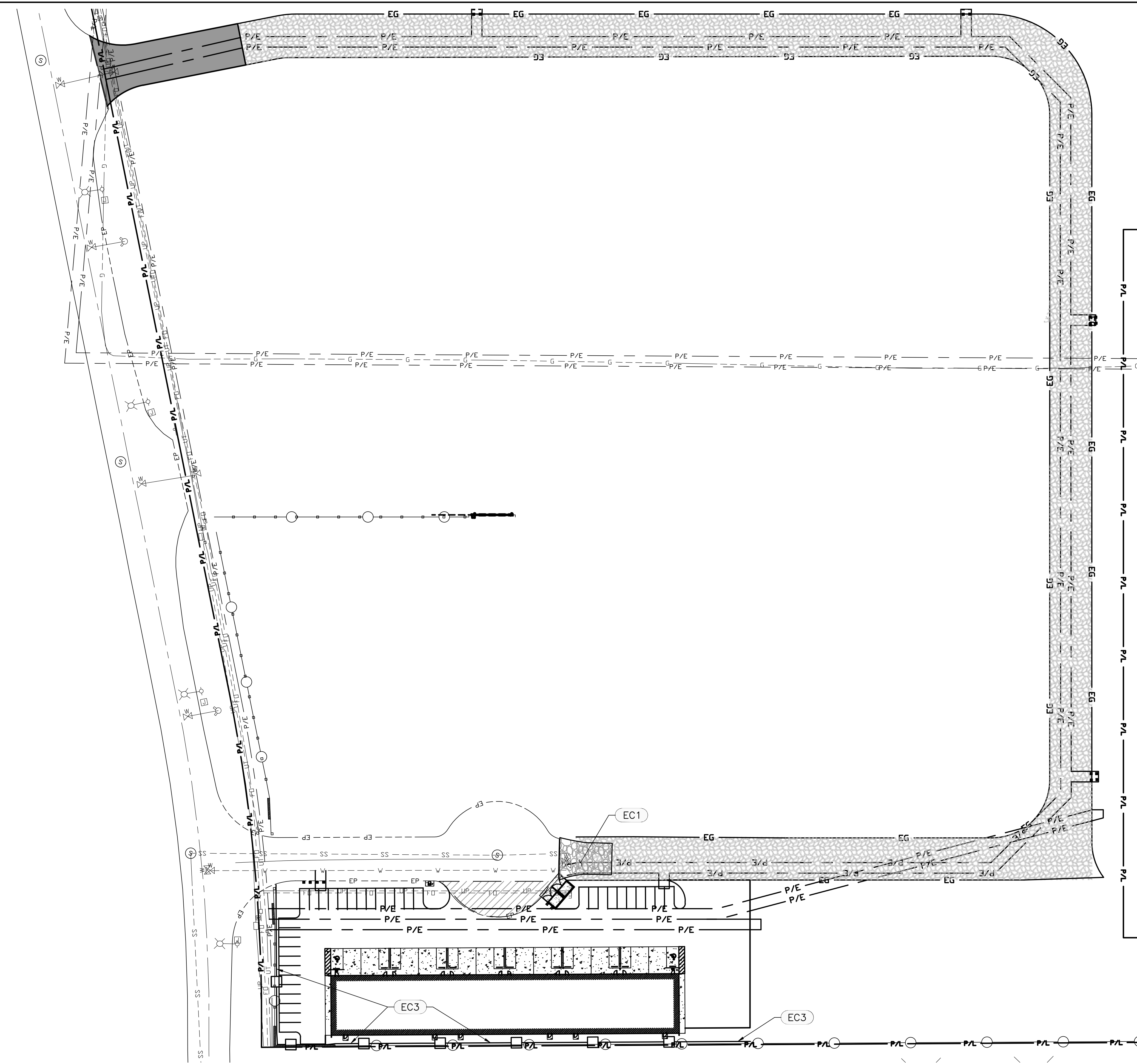
NO.	REVISION	DESCRIPTION	BY	DATE

HILINE - HORN RAPIDS FACILITY
RICHLAND, WA
COVER SHEET

FILE: 30-20-045_C-001
JUB PROJ. #: 30-20-045
DRAWN BY: EEF
DESIGN BY: EEF
CHECKED BY: DSM
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 11/12/2020
SHEET NUMBER: C-001

Plot Date: 11/12/2020 9:45 AM Plotted By: Jason Crisling
 Date Created: 11/12/2020 10:00 AM JUB.COM\CENTRAL\CLIENT\SWA\HILINE\PROJECTS\30-20-045_HORN RAPIDS FACILITY\DESIGN\CAD\DWG\30-20-045_C-001.DWG

Plot Date: 11/13/2020 9:45 AM Plotted By: Jason Cushing
 Date Created: 2/2/2020 JUB.COM\CENTRAL\CLEMENTS\MAIL\HILINE\PROJECTS\30-20-045_HILINE\HILINE\DESIGN\CAD\SHETS\30-20-045_C-010.DWG



KEYED NOTES

EROSION CONTROL

- EC1 VEHICLE TRACKING CONTROL EXIT - ACTUAL LOCATION TO BE DETERMINED BY CONTRACTOR
- EC2 (NOT SHOWN ON PLAN) INSTALL TEMPORARY FILTER FABRIC AT CATCH BASINS AND ALL OTHER STORM DRAINAGE INLETS AT TIME OF INSTALLATION. REMOVE AT FINAL SITE STABILIZATION.
- EC3 SILT FENCE, TYP.

LEGEND



TESC NOTES

1. THE TEMPORARY EROSION CONTROL SYSTEM SHALL BE INSTALLED PRIOR TO ALL OTHER CONSTRUCTION.
2. ALL CLEARING LIMITS AND/OR EASEMENTS SETBACKS, SENSITIVE/CRITICAL AREAS AND THEIR BUFFERS, SIGNIFICANT TREES AND DRAINAGE COURSES SHALL BE CLEARLY STAKED AND MARKED AS SHOWN ON PLANS.
3. PROPERTIES ADJACENT TO THE PROJECT SITE THAT ARE SUBJECT TO POTENTIAL EROSION CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION THROUGH THE USE OF SILT FENCE, WATTLES, OR OTHER BMP SELECTED BY THE CONTRACTOR.
4. ALL STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED WITH TEMPORARY INLET SEDIMENT CONTROL TO PREVENT SEDIMENT FROM ENTERING THE SYSTEM. THE INSERT SHALL BE INSPECTED REGULARLY, CLEANED WHEN NECESSARY, AND REMOVED AT COMPLETION OF CONSTRUCTION.
5. WHEREVER CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED ROADS, A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED (SEE DETAIL) TO MINIMIZE THE TRANSPORT OF SEDIMENT (MUD) ONTO THE PAVED ROAD. IF SEDIMENT IS TRANSPORTED ONTO A ROAD SURFACE, THE ROADS SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR SWEEPING AND BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. A MINIMUM OF ONE (1) ON-SITE STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED.
6. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.
7. ALL POLLUTANTS OTHER THAN SEDIMENT THAT OCCUR ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORM WATER OR THE SITE.
8. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSPECTED, MAINTAINED, AND REPAIRED BY THE CONTRACTOR AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED USE.
9. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO SILT FENCING, SEDIMENT PONDS/TRAPS, DIVERSIONS SWALES, CHECK DAMS, SEDIMENT BARRIERS, FILTER FABRIC, MULCH, AND SEEDING, AS CONDITIONS REQUIRE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER.
10. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES FOR PREVENTING SILT-LADEN RUNOFF FROM DISCHARGING FROM THE PROJECT SITE. FAILURE BY THE CONTRACTOR AND/OR OWNER CAN RESULT IN A FINE.
11. AT NO TIME SHALL CONCRETE, CONCRETE BY-PRODUCTS, VEHICLE FLUIDS, PAINT, CHEMICALS, OR OTHER POLLUTING MATTER BE PERMITTED TO DISCHARGE TO THE TEMPORARY OR PERMANENT DRAINAGE SYSTEM, OR TO DISCHARGE FROM THE PROJECT SITE.
12. AT ALL TIMES OF THE YEAR, THE CONTRACTOR SHALL HAVE SUFFICIENT MATERIALS, EQUIPMENT AND LABOR ON-SITE TO STABILIZE AND PREVENT EROSION FROM ALL DENUDED AREAS WITHIN 12-HOURS AS SITE AND WEATHER CONDITIONS DICTATE. CONTRACTOR SHALL PROVIDE DUST CONTROL, AS NECESSARY, TO BE COMPLIANT WITH ALL LOCAL AND STATE CLEAN AIR/DUST CONTROL POLICIES. THE SPRAYING OF WATER ON DRY AREAS SHALL BE USED TO CONTROL DUST. CONTRACTOR SHALL SUPPLY ALL THE NECESSARY WATER FOR DUST CONTROL.
13. CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE ALL ADJACENT PROPERTIES TO THEIR ORIGINAL CONDITION DUE TO ANY CONSTRUCTION RELATED ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
14. NONCOMPLIANCE WITH EROSION CONTROL REQUIREMENTS, WATER QUALITY REQUIREMENTS AND CLEARING LIMITS VIOLATIONS MAY RESULT IN REVOCATION OF PROJECT PERMITS AND PLAN APPROVAL AND BOND FORECLOSURES.
15. PRIOR TO ANY SITE CONSTRUCTION, INCLUDING CLEARING, LOGGING OR GRADING, THE SITE CLEARING LIMITS SHALL BE LOCATED AND FIELD IDENTIFIED BY THE PROJECT SURVEYOR (OR PROJECT ENGINEER) AS REQUIRED BY THESE PLANS.
16. ALL SITE WORK MUST BE PERFORMED IN ACCORDANCE WITH CURRENT CITY ADOPTED INTERNATIONAL BUILDING CODE.
17. STOCKPILES ARE TO BE LOCATED IN SAFE AREAS AND ADEQUATELY PROTECTED BY TEMPORARY SEEDING AND MULCHING. HYDROSEEDING IS PREFERRED.



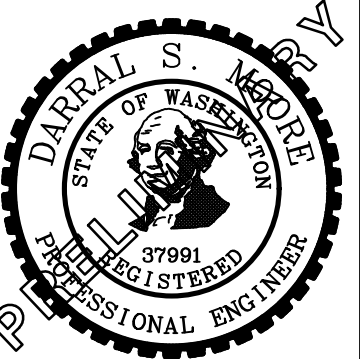
Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
 2810 W. Clearwater Ave.
 Suite 201
 Kennewick, WA 99336
 Phone: 509.783.2144
 www.jub.com



REUSE OF DRAWINGS

JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT, AND OTHER RIGHTS IN THIS DRAWING. THIS DRAWING SHALL NOT BE REUSED WITHOUT JUB'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENTS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

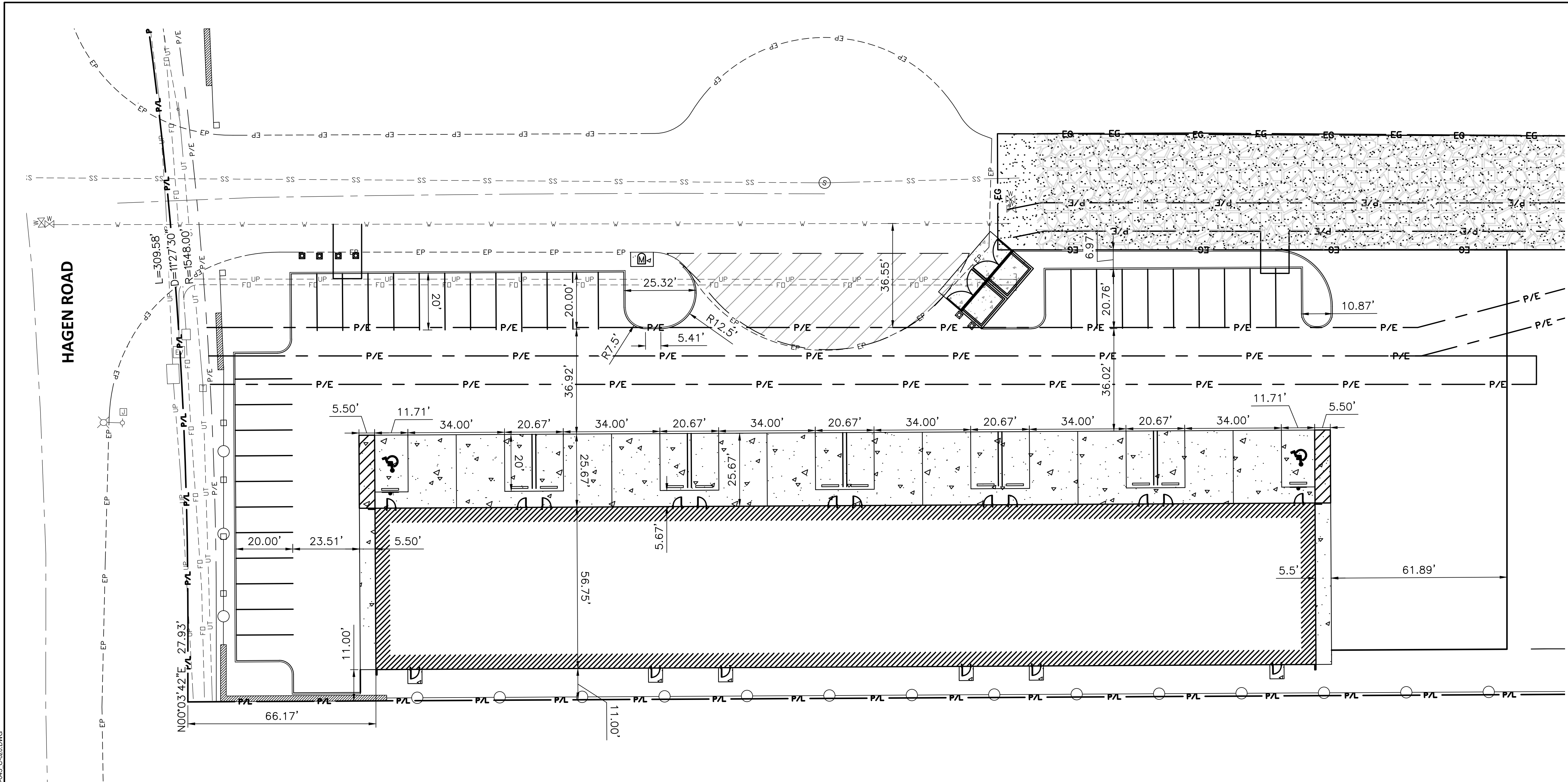
NO.	REVISION	DESCRIPTION	BY	APPR.	DATE

**HILINE ENGINEERING INDUSTRIAL DEVELOPMENT
 RICHLAND, WA**

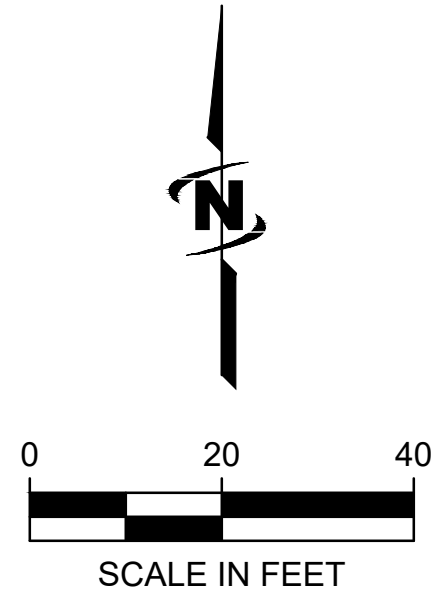
TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

FILE: 30-20-045_C-010
 JUB PROJ #: 30-20-045
 DRAWN BY: PSI
 DESIGN BY: PSI
 CHECKED BY: DSM
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
 LAST UPDATED: 11/4/2020
 SHEET NUMBER:
C-010

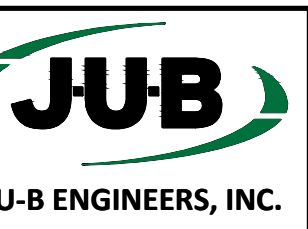
Plot Date: 11/13/2020 9:45 AM Plotted By: Jason Cashing
Date Created: 11/02/2020 JUB.COM\CENTRAL\CUSTOMERS\HILINE\PROJECTS\30-20-045_HILINE\PROJECTS\30-20-045_C-020.DWG



HAGEN ROAD



Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER
UTILITIES



J-U-B ENGINEERS, INC.
2810 W. Clearwater Ave.
Suite 201
Kennewick, WA 99336
Phone: 509.783.2144
www.jub.com

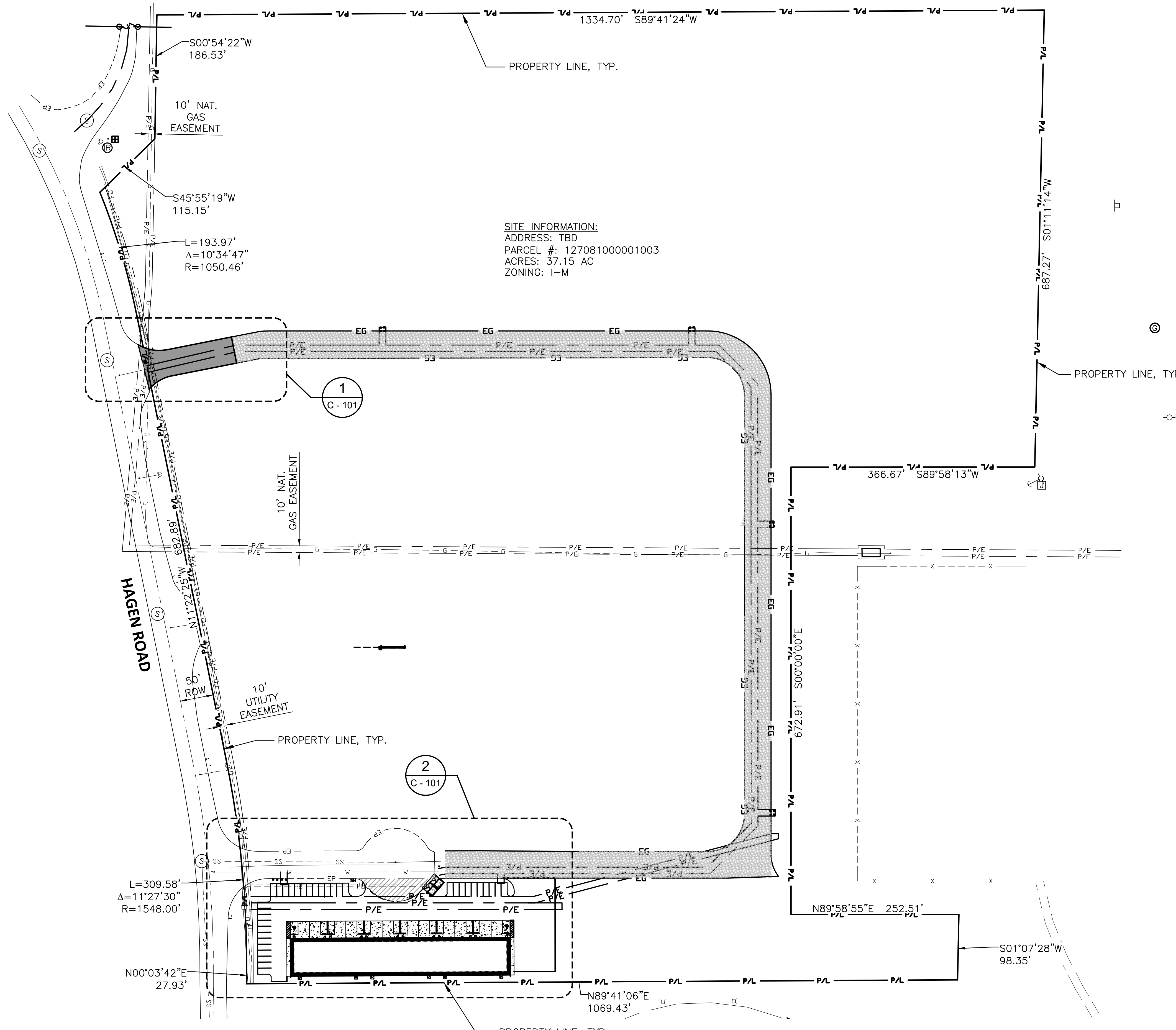


NO.	REVISION	DESCRIPTION	BY	DATE

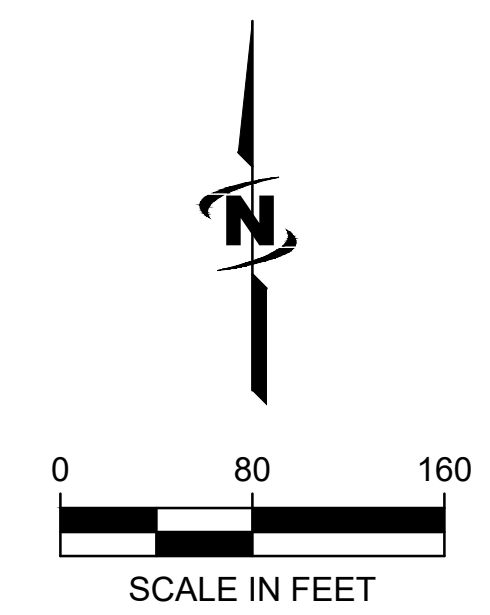
HILINE ENGINEERING INDUSTRIAL DEVELOPMENT
RICHLAND, WA
GEOMETRIC CONTROL

FILE: 30-20-045_C-020
JUB PROJ. #: 30-20-045
DRAWN BY: PSI
DESIGN BY: PSI
CHECKED BY: DSM
ONE INCH AT FULL SIZE. IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 11/4/2020
SHEET NUMBER: C-020

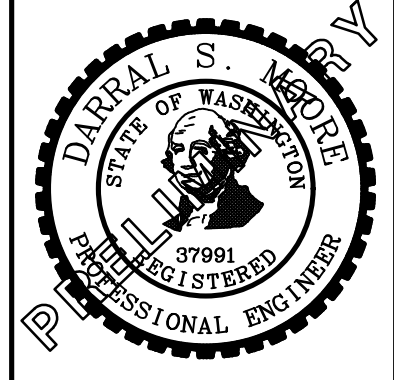
Plot Date: 11/13/2020 9:45 AM Plotted By: Jason Cushing
 Date Created: 11/02/2020 JUB.COM\CENTRAL\Clients\MAHILLINE PROJECTS\30-20-045_HORNHAP\DIS\FACILITY DESIGN\CAD\Sheet\30-20-045_C-100.DWG



SITE INFORMATION:
 ADDRESS: TBD
 PARCEL #: 127081000001003
 ACRES: 37.15 AC
 ZONING: I-M



JUB
 J-U-B ENGINEERS, INC.
 2810 W. Clearwater Ave.
 Suite 201
 Kennewick, WA 99336
 Phone: 509.783.2144
 www.jub.com



REUSE OF DRAWINGS
 JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN THIS DRAWING. NO PART OF THIS DRAWING SHALL NOT BE REUSED WITHOUT JUB'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

NO.	REVISION	DESCRIPTION	BY	APPR.	DATE

**HILINE ENGINEERING INDUSTRIAL DEVELOPMENT
 RICHLAND, WA**

OVERALL SITE LAYOUT

FILE: 30-20-045_C-100
 JUB PROJ. #: 30-20-045
 DRAWN BY: PSI
 DESIGN BY: PSI
 CHECKED BY: DSM

AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
 LAST UPDATED: 11/11/2020

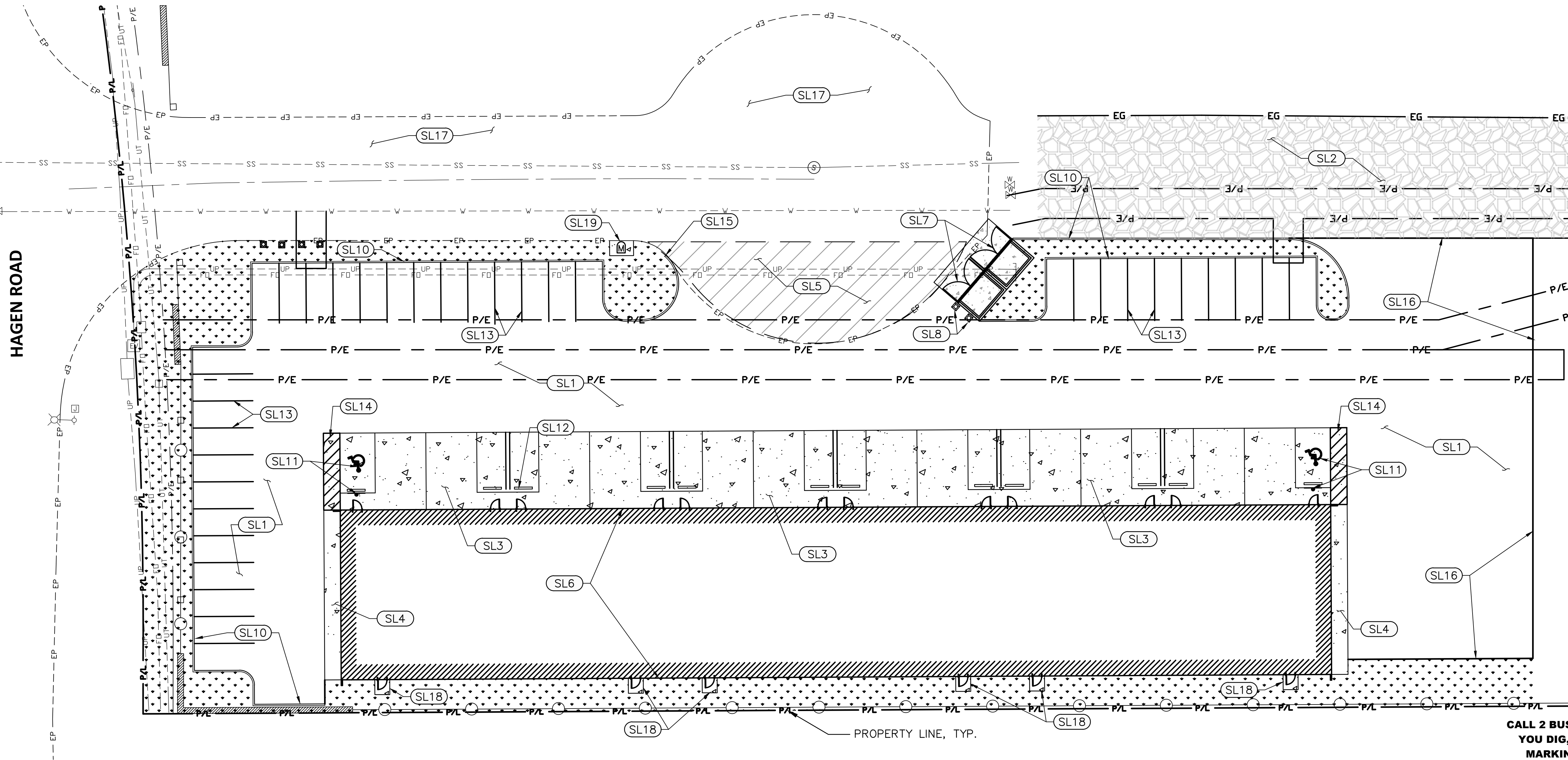
SHEET NUMBER:
C-100



**Know what's below.
 Call before you dig.**

**CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
 YOU DIG, GRADE, OR EXCAVATE FOR THE
 MARKING OF UNDERGROUND MEMBER
 UTILITIES**

Plot Date: 11/13/2020 9:46 AM Plotted By: Jason Cushing
 Date Created: 11/12/2020 JUB.COM\CENTRAL\CLEMENTS\MAIL\LINE PROJECTS\30-20-045_HORNRAPIPS\FACILITY DESIGN\CAD\SH100-20-045 C-101.DWG



KEYED NOTES:

SITE LAYOUT

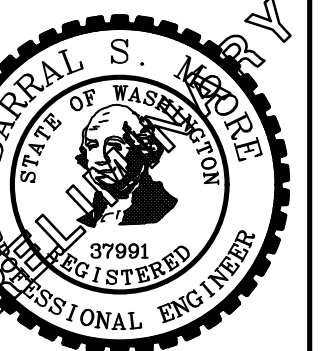
- (SL1) ASPHALT PAVEMENT (1 C-500)
- (SL2) GRAVEL SURFACING (5 C-501)
- (SL3) CONCRETE PAVEMENT (7 C-500)
- (SL4) CONCRETE SIDEWALK (3 C-500)
- (SL5) REMOVE HATCHED AREA OF EXISTING ASPHALT PAVEMENT. NEATLINE SAWCUT EXISTING ASPHALT PAVEMENT MIN. 1-FT FROM PROPOSED ASPHALT TO ENSURE SMOOTH TRANSITION. REMOVE AND REPLACE AS REQUIRED. REGRADE AREA AND REPAVE WITH PAVEMENT SECTION.
- (SL6) PROPOSED BUILDING FOOTPRINT
- (SL7) TRASH ENCLOSURE PAD AREA WITH 6' TALL CMU ENCLOSURE WITH METAL PANEL SWING GATES PER COR STD DWG SW2B AND SW3. SUBMIT GATE PANELS AND HARDWARE TO OWNER FOR REVIEW AND ACCEPTANCE PRIOR TO ORDERING MATERIALS. (7 C-500)
- (SL8) STANDARD BOLLARD, TYP. OF (2). (11 C-500)
- (SL9) SITE LIGHTING, TYP. REFER TO ELECTRICAL PLANS FOR DETAILS
- (SL10) CONCRETE BARRIER CURB (9 C-500)
- (SL11) ADA PARKING PARKING SYMBOL WITH SIGNAGE. PROVIDE VAN STALL SIGN FOR ONE (1) ADA STALL. (4 2 C-500 C-501)
- (SL12) CONCRETE PARKING BUMPER, TYP (12) (10 C-500)
- (SL13) 4" SOLID WHITE PARKING STRIPE, TYP.
- (SL14) 4" SOLID WHITE STRIPE, 2-FT OC @45'
- (SL15) END CURB
- (SL16) EDGE OF PAVEMENT
- (SL17) RETAIN AND PROTECT EXISTING ASPHALT PAVEMENT
- (SL18) 5'x5' CONCRETE PAD FOR DOORWAYS
- (SL19) MAILBOX AND 8'x5' CONCRETE PAD

LEGEND

- TOTAL IMPERVIOUS AREA = 67,150 S.F.
- LANDSCAPE AREA = 10,580 S.F.



J-U-B ENGINEERS, INC.
 2810 W. Clearwater Ave.
 Suite 201
 Kennewick, WA 99336
 Phone: 509.783.2144
 www.jub.com



REUSE OF DRAWINGS
 JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN THIS DRAWING. NO PART OF THIS DRAWING SHALL NOT BE REUSED WITHOUT JUB'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

NO.	REVISION	DESCRIPTION	BY	DATE

**HILINE ENGINEERING INDUSTRIAL DEVELOPMENT
 RICHLAND, WA**

PARTIAL SITE PLAN

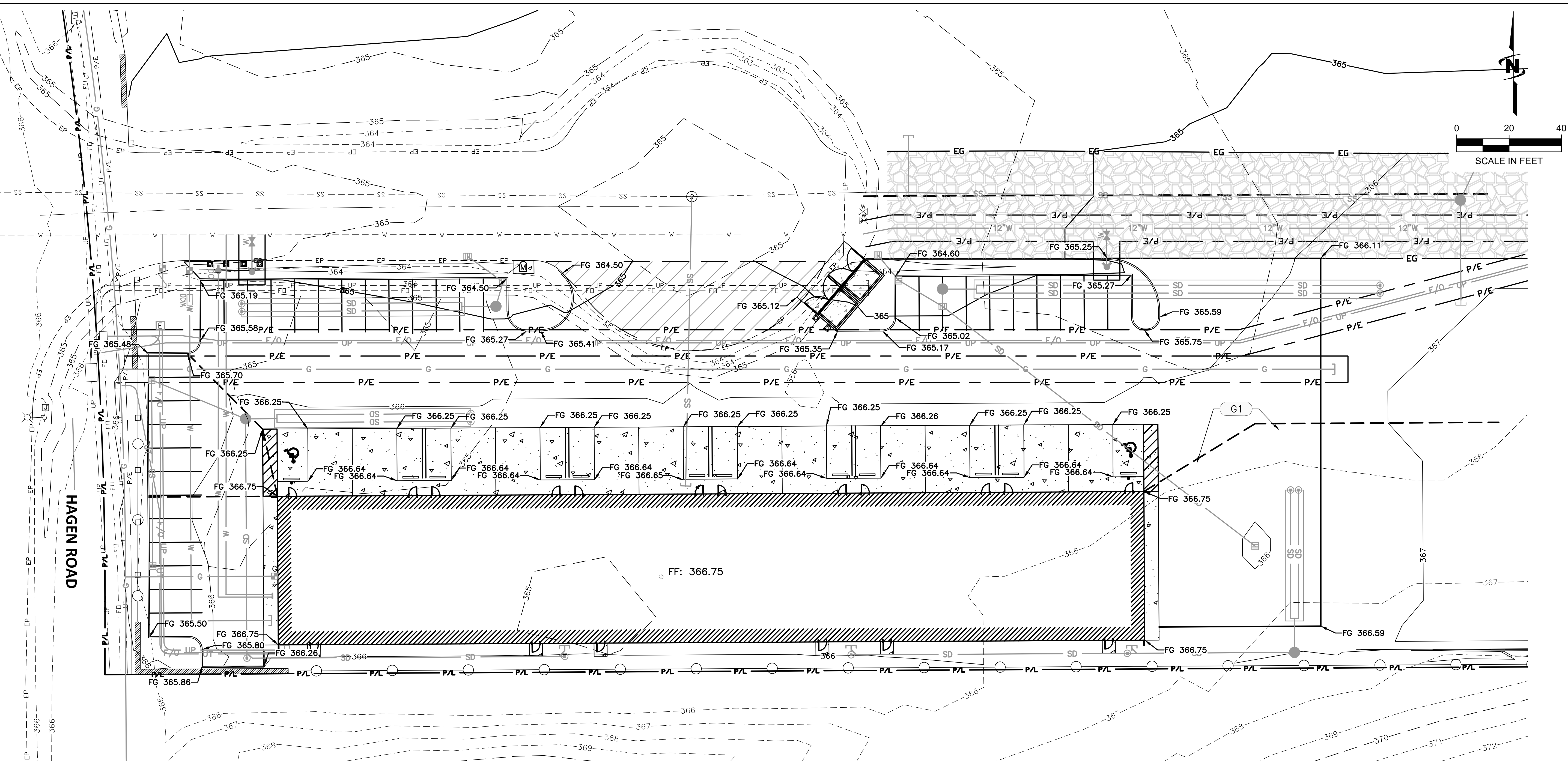
FILE: 30-20-045 C-101
 JUB PROJ. #: 30-20-045
 DRAWN BY: PSI
 DESIGN BY: PSI
 CHECKED BY: DSM



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
 LAST UPDATED: 11/12/2020
 SHEET NUMBER:
C-101

Plot Date: 11/13/2020 9:46 AM Plotted By: Jason Cushing
 Date Created: 11/02/2020 JUB.COM\CENTRAL\CLEMENTS\MAIL\HILINE PROJECTS\20-045_HILINE\HILINE\DESIGN\CAD\DWG\20-045 C-110.DWG



KEYED NOTES:
 GRADING
 G1 GRADE BREAK

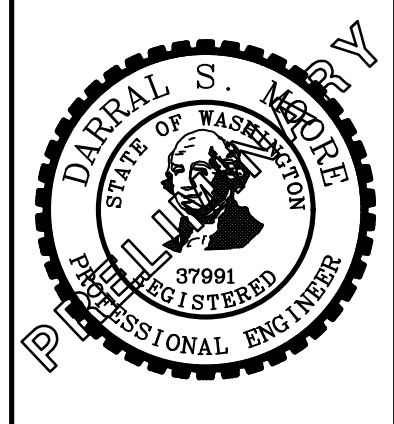
LEGEND

- 451--- EG MINOR CONTOUR
- 450--- EG MAJOR CONTOUR
- 451--- FG MINOR CONTOUR
- 450--- FG MAJOR CONTOUR
- EG EXISTING GRADE
- FF FINISHED FLOOR
- FG FINISHED GRADE
- TOC TOP OF CURB
- TW TOP OF WALK



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

JUB
 J-U-B ENGINEERS, INC.
 2810 W. Clearwater Ave.
 Suite 201
 Kennewick, WA 99336
 Phone: 509.783.2144
 www.jub.com



REUSE OF DRAWINGS
 JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN THIS DRAWING. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF JUB. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENTS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

NO.	REVISION	DESCRIPTION	BY	APPR.	DATE

**HILINE ENGINEERING INDUSTRIAL DEVELOPMENT
 RICHLAND, WA**

GRADING PLAN

FILE: 30-20-045_C-110
 JUB PROJ. #: 30-20-045
 DRAWN BY: PSI
 DESIGN BY: PSI
 CHECKED BY: DSM

ONE INCH
 AT FULL SIZE. IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 11/3/2020

SHEET NUMBER:
C-110



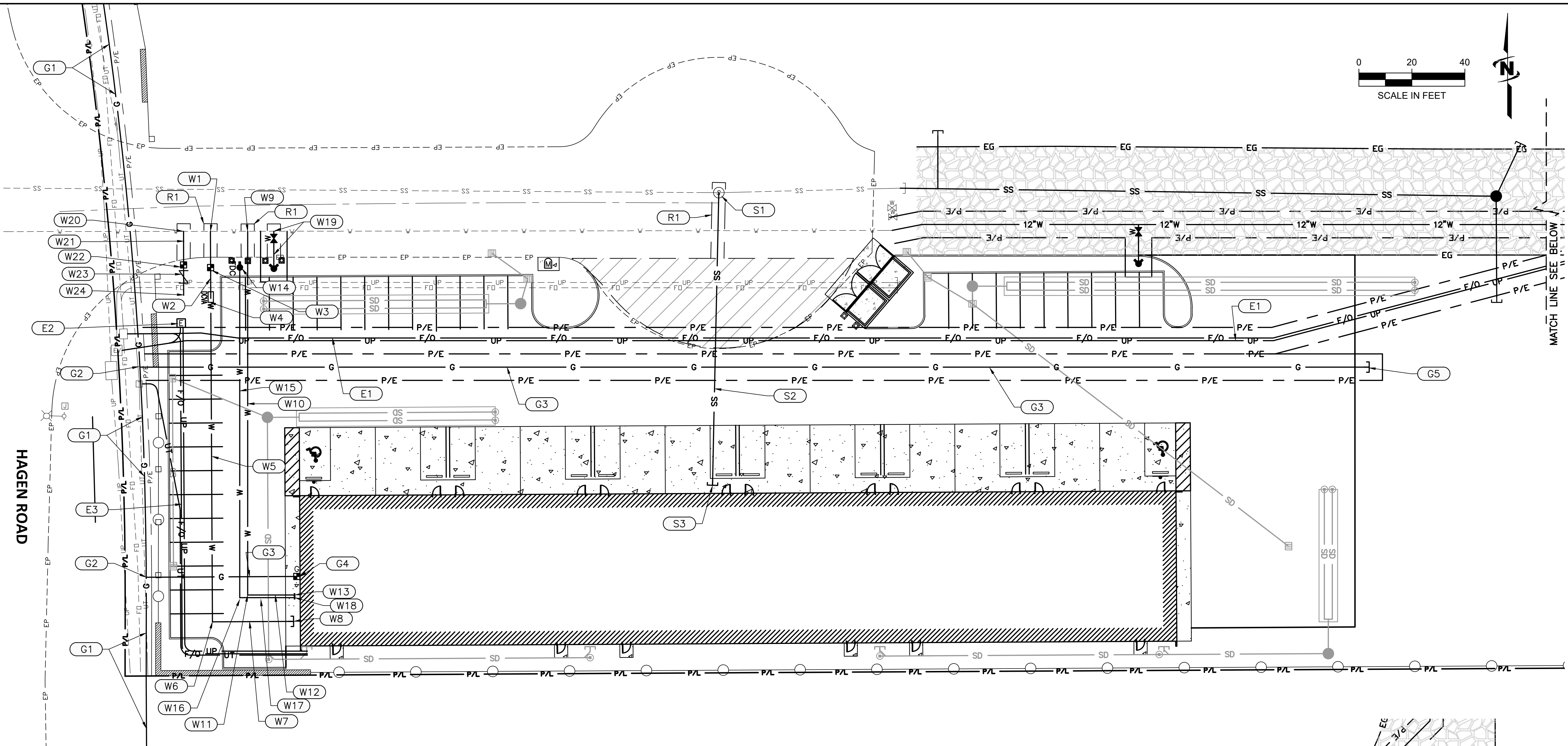
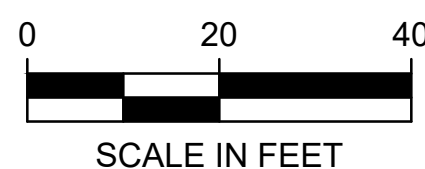
REUSE OF DRAWINGS
 JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN THIS DRAWING. NO PART OF THIS DRAWING SHALL NOT BE REUSED WITHOUT JUB'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENTS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

NO.	REVISION	DESCRIPTION	BY	APPR.	DATE

HILINE ENGINEERING INDUSTRIAL DEVELOPMENT
 RICHLAND, WA
 OVERALL UTILITY PLAN

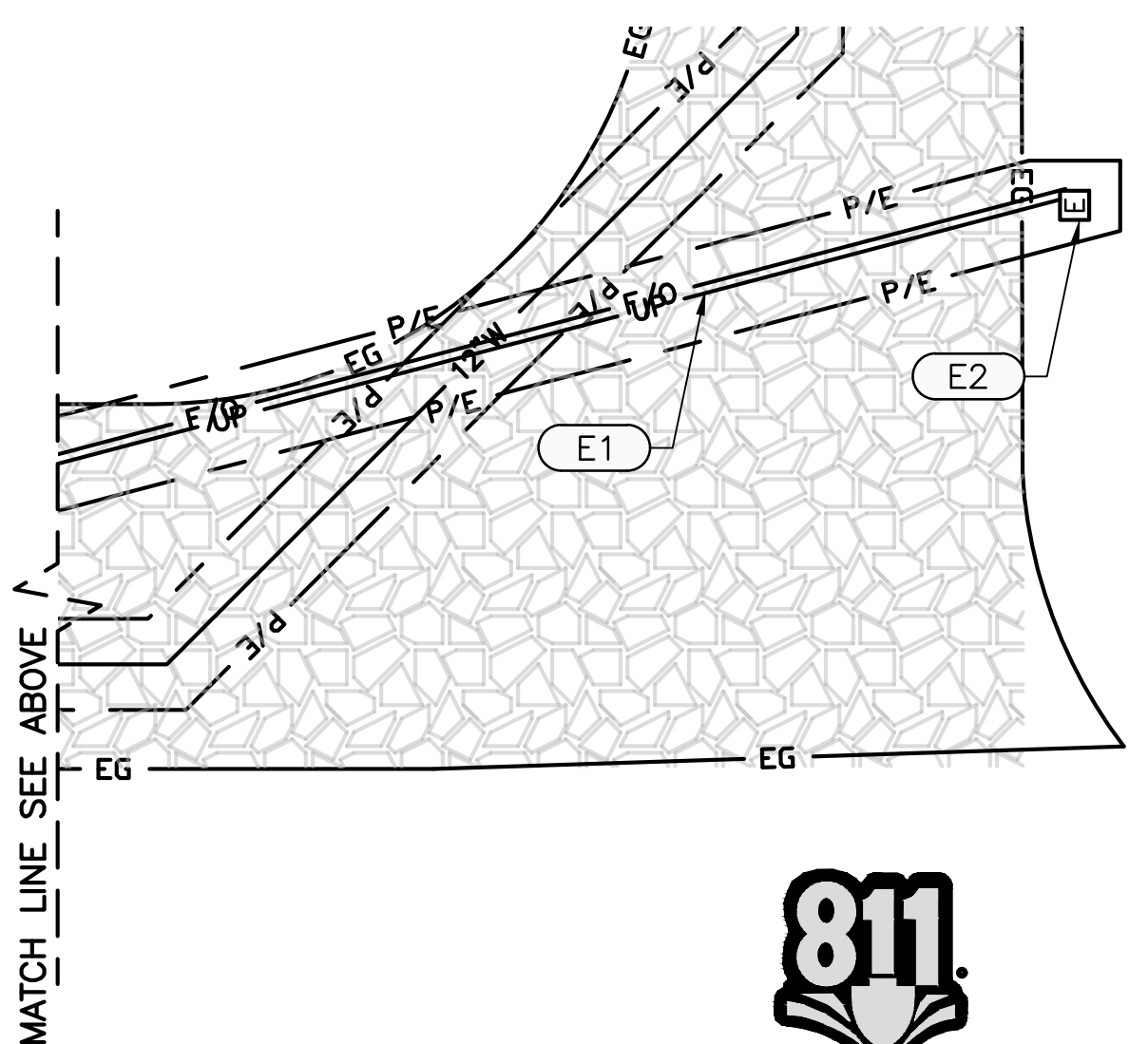
FILE:	30-20-045-C-120
JUB PROJ. #:	30-20-045
DRAWN BY:	PSI
DESIGN BY:	PSI
CHECKED BY:	DSM

AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
 LAST UPDATED: 11/12/2020
 SHEET NUMBER:
C-120



HAGEN ROAD

MATCH LINE SEE BELOW



Know what's below.
 Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

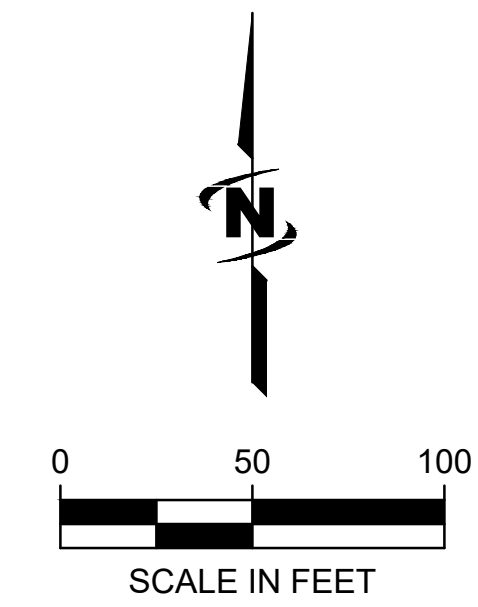
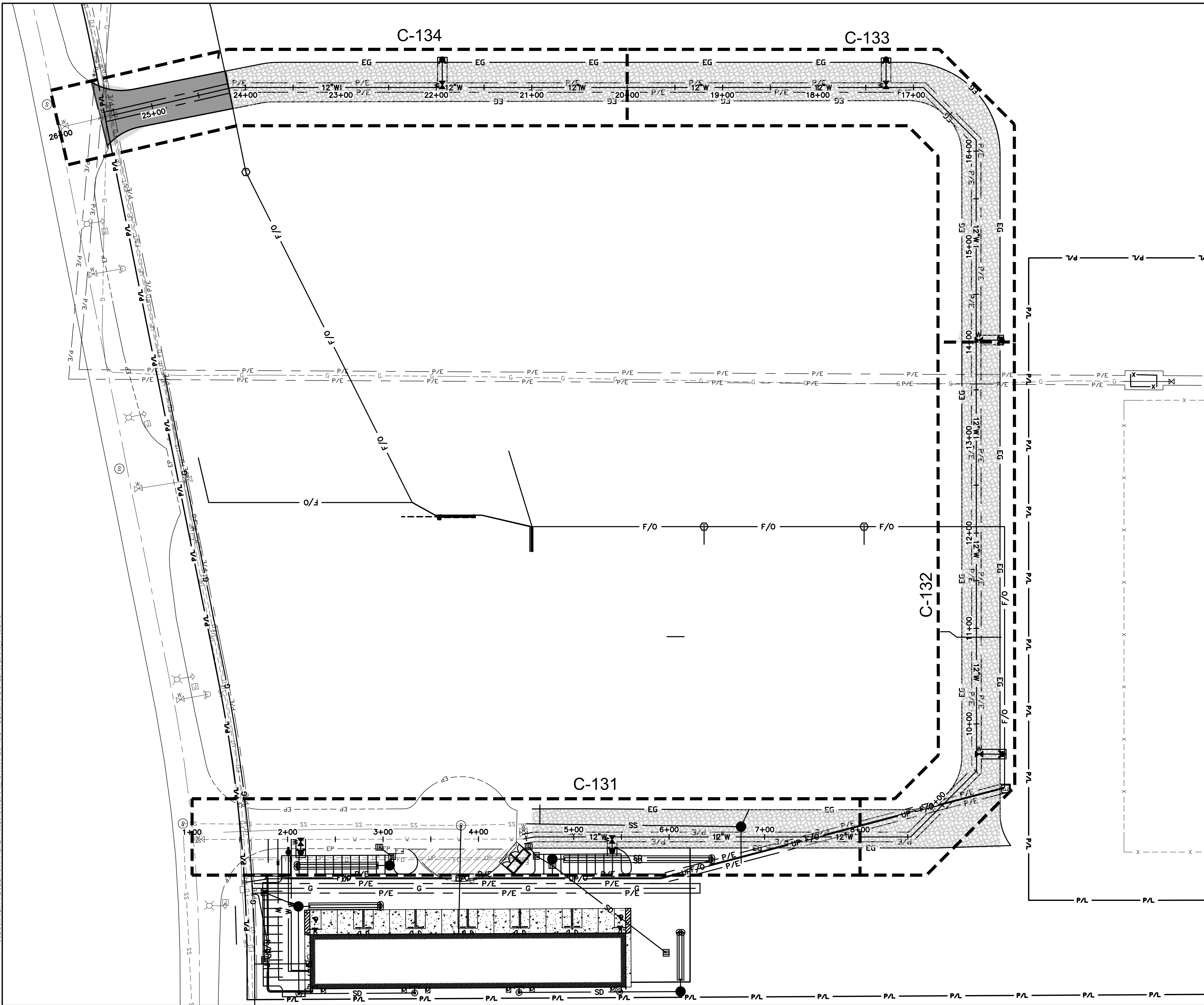
KEYED NOTES:

- GAS**
- G1 GAS MAIN TO BE INSTALLED PRIOR TO SERVICE CONNECTION. COORDINATE WORK AND SCHEDULING WITH CASCADE NATURAL GAS.
 - G2 NATURAL GAS CONNECTION. LOCATOIN TBD. COORDINATE WORK WITH CASCADE NATURAL GAS.
 - G3 NATURAL GAS MAIN TRENCHING AND INSTALLATION. COORDINATE WORK WITH CASCADE NATURAL GAS.
 - G4 NATURAL GAS METER. COORDINATE WITH CASCADE NATURAL GAS FOR SERVICE AND METER CONNECTION.
 - G5 CAP AND MARK NATURAL GAS MAIN. COORDINATE WORK WITH CASCADE NATURAL GAS.
- SEWER**
- S1 RETAIN AND PROTECT EXISTING SSMH. CONNECT NEW 4" SS SERVICE TO EXISTING SSMH. CORE DRILL MANHOLE AS FOR NEW OPENING AS NECESSARY. RIM: 365.61
 INV IN: 360.78 (S)
 INV IN: 359.7± (E) EXISTING
 INV OUT: 359.7± (E) EXISTING
 - S2 4" PVC SS (±111 LF) @ 2.0% SLOPE
 - S3 CAP AND MARK 4" PVC. REFER TO PLUMBING PLANS FOR CONTINUATION. INV. EL 363.00

- ELECTRICAL**
- E1 PRIMARY ELECTRICAL POWER/FIBER OPTIC CONDUIT. COORDINATE WITH RICHLAND ENERGY SERVICES.
 - E2 ELECTRICAL TRANSFORMER. COORDINATE WITH RICHLAND ENERGY SERVICES.
 - E3 SECONDARY ELECTRICAL POWER. REFER TO PLANS BY OTHERS FOR DETAILS.
- ROADWAY**
- R1 SAWCUT EXISTING ASPHALT ROADWAY FOR UTILITY CONNECTIONS. REPAIR TO MATCH TO EXISTING PAVEMENT SECTION.
- WATER**
- W1 CONNECT TO EXISTING 12" WATER MAIN WITH 12"x2" TAPPING SADDLE PER COR STD DWG W2. DIG AND VERIFY SIZE, DEPTH, AND LOCATION.
 - W2 2" WATER SERVICE (±18 LF). 42" MIN COVER
 - W3 2" WATER METER PER COR STND DWG W4
 - W4 2" DCVA PER COR STND DWG W20
 - W5 2" WATER SERVICE (±121 LF). 42" MIN COVER
 - W6 2" 90° BEND AND THRUST BLOCK.
 - W7 2" WATER SERVICE (±31 LF). 42" MIN COVER
 - W8 CAP AND MARK 2" DOMESTIC WATER.

- W9 CONNECT TO EXISTING 12" WATER MAIN WITH 12"x8" TAPPING SLEEVE PER COR STD DWG W11. DIG AND VERIFY SIZE, DEPTH AND LOCATION. 8" DI GATE VALVE.
- W10 8" DI FIRE SPRINKLER LINE (±142 LF). 42" MIN COVER
- W11 8" 90° BEND WITH THRUST BLOCK
- W12 8" DI FIRE SPRINKLER LINE (±23 LF). 42" MIN COVER
- W13 CAP AND MARK 8" FIRE SPRINKLER LINE. SEE PLUMBING PLANS FOR CONTINUATION.
- W14 FREE STANDING FDC W/(2) BOLLARD POSTS ON STREET SIDE OF ROADWAY PER COR STD DWG W15
- W15 4" DI FIRE LINE (±125 LF). 42" MIN COVER
- W16 4" 90° BEND WITH THRUST BLOCK
- W17 4" DI FIRE LINE (±20 LF). 42" MIN COVER
- W18 CAP AND MARK 4" FDC LINE. SEE PLUMBING PLANS FOR CONTINUATION.
- W19 SEE C-131 FOR ADDITIONAL INFORMATION
- W20 CONNECT TO EXISTING 12" WATER MAIN WITH 12"x2" TAPPING SADDLE PER COR STD DWG W2. DIG AND VERIFY SIZE, DEPTH, AND LOCATION.
- W21 2" IRRIGATION SERVICE (±12 LF). 42" MIN COVER
- W22 1 1/2" WATER METER PER COR STND DWG W4
- W23 1 1/2" CHECK VALVE DCVA PER COR STD DWG W20
- W24 CAP AND MARK 1 1/2" IRRIGATION LINE. ONSITE IRRIGATION SYSTEM TO BE DESIGN BID BUILD BY CONTRACTOR. REFER TO SHEET L-100 FOR PLANTING PLAN.

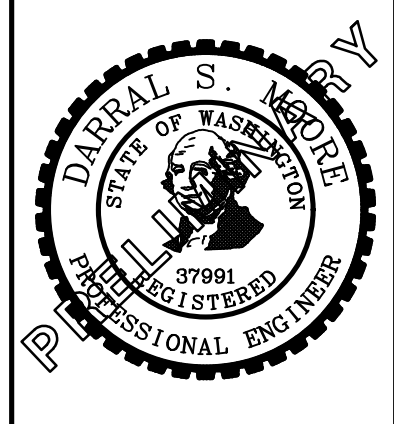
Plot Date: 11/13/2020 9:46 AM Plotted By: Jason Cushing
 Date Created: 2/25/2020 JUB.COM\CENTRAL\Clients\WALHILL\THE PROJECTS\20-045_HORNHAP\DIS\FACILITY DESIGN\CAD\SHETS\20-045_C-130.DWG



Know what's below.
 Call before you dig.

**CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
 YOU DIG, GRADE, OR EXCAVATE FOR THE
 MARKING OF UNDERGROUND MEMBER
 UTILITIES**

JUB
 J-U-B ENGINEERS, INC.
 2810 W. Clearwater Ave.
 Suite 201
 Kennewick, WA 99336
 Phone: 509.783.2144
 www.jub.com



REUSE OF DRAWINGS
 JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN THIS DRAWING. NO PART OF THIS DRAWING SHALL NOT BE REUSED WITHOUT JUB'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

NO.	REVISION	DESCRIPTION	BY	APPR.	DATE

**HILINE ENGINEERING INDUSTRIAL DEVELOPMENT
 RICHLAND, WA**

OVERALL WATER MAIN PLAN

FILE: 30-20-045_C-130
 JUB PROJ. #: 30-20-045
 DRAWN BY: PSI
 DESIGN BY: PSI
 CHECKED BY: DSM

ONE INCH
 AT FULL SIZE. IF NOT ONE
 INCH SCALE ACCORDINGLY
 LAST UPDATED: 9/25/2020

SHEET NUMBER:
C-130

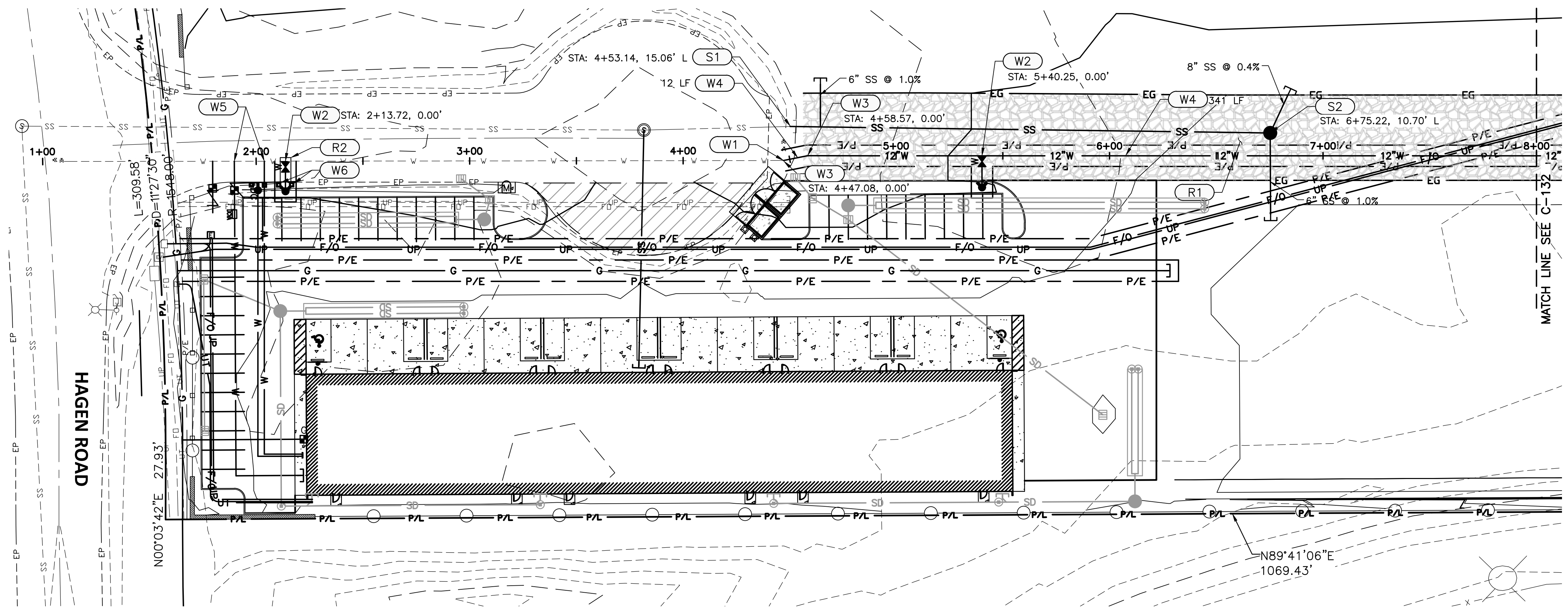
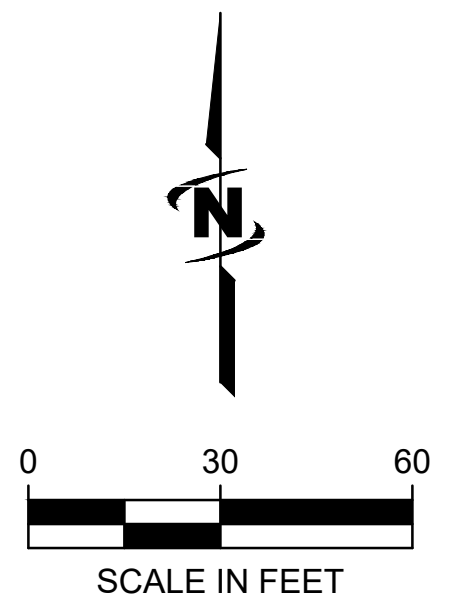


NO.	REVISION	DESCRIPTION	BY	DATE

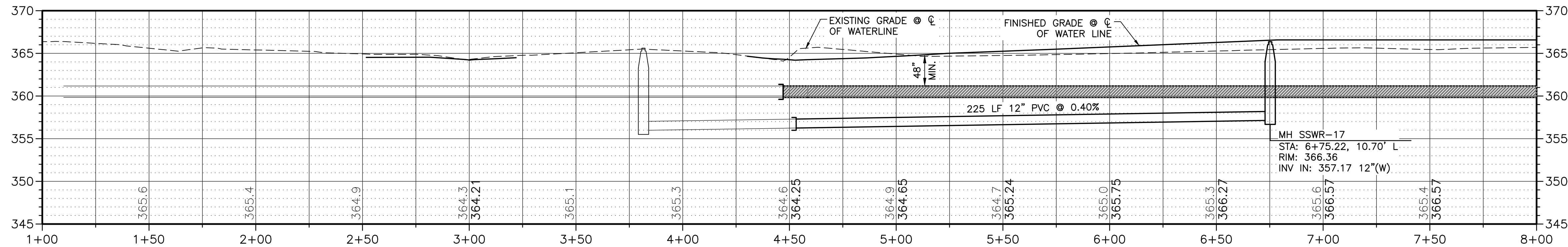
HILINE ENGINEERING INDUSTRIAL DEVELOPMENT
 RICHLAND, WA

WATER MAIN PLAN AND PROFILE
 STA: 1+00 TO STA: 8+00

FILE: 30-20-045_C-131
JUB PROJ. #: 30-20-045
DRAWN BY: PSI
DESIGN BY: PSI
CHECKED BY: DSM
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 11/13/2020
SHEET NUMBER: C-131

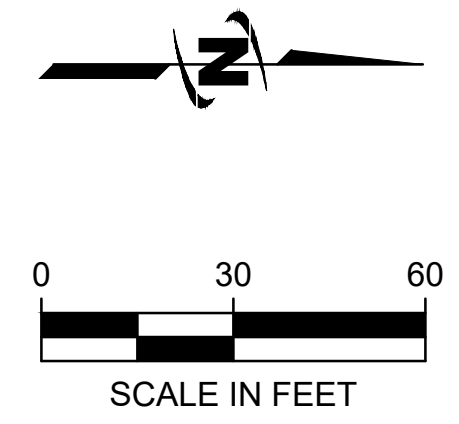
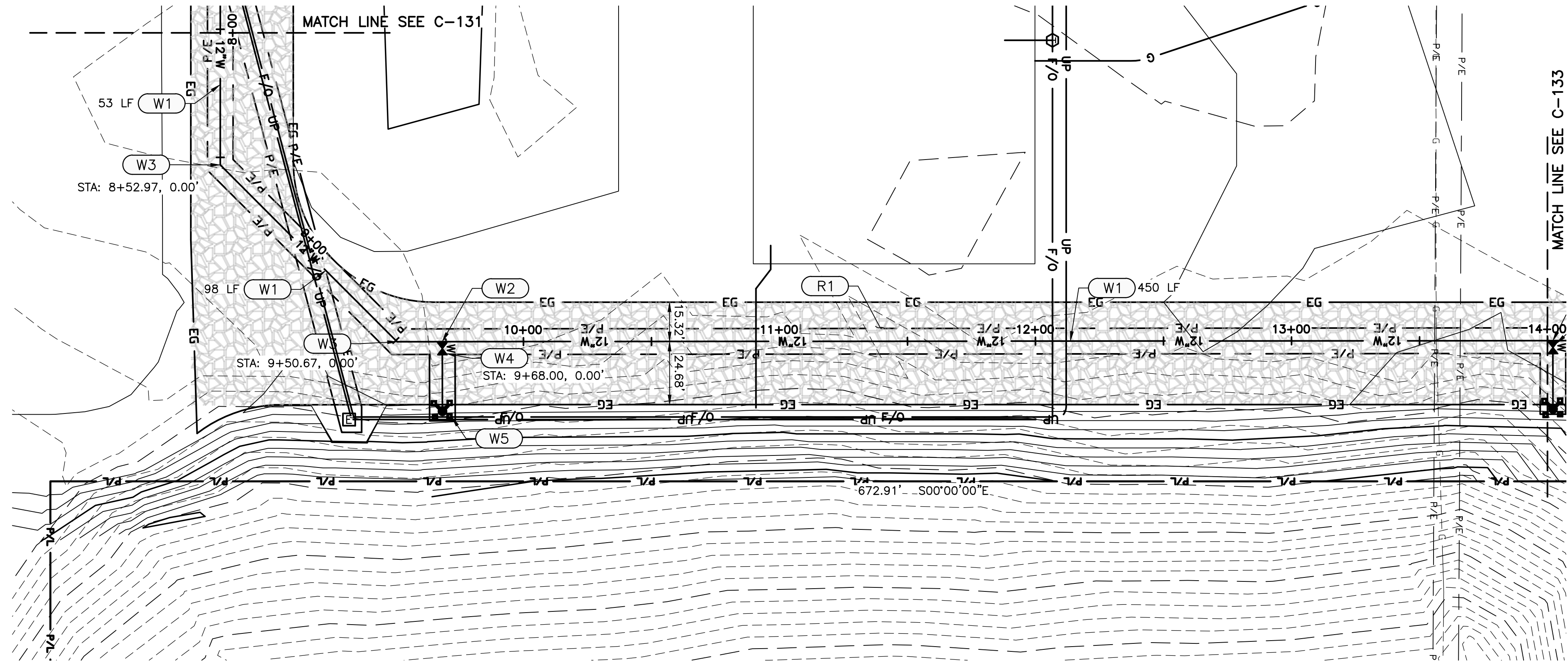


- KEYED NOTES:**
- WATER**
- (W1) REMOVE EXISTING BLOW-OFF ASSEMBLY CONNECT TO EXISTING 12" DI WATER MAIN WITH 12" IN-LINE BUTTERFLY VALVE. DIG AND VERIFY LOCATION AND DEPTH
 - (W2) FIRE HYDRANT ASSEMBLY PER COR STD DWG W14
 - (W3) 12" 11.25" BEND WITH THRUST BLOCK
 - (W4) 12" DI WATER LINE
 - (W5) SEE SHEET C-120 FOR ADDITIONAL INFORMATION
 - (W6) BOLLARD POSTS (2) ON STREET SIDE OF HYDRANT PER COR STD DETAIL W15.
- SEWER**
- (S1) CONNECT TO EXISTING 12" SEWER STUB. DIG AND VERIFY DEPTH AND LOCATION.
 - (S2) SSMH PER COR STD DWG S4
- ROADWAY**
- (R1) GRAVEL ROADWAY (5/200)
 - (R2) SAWCUT EXISTING ASPHALT ROADWAY FOR UTILITY CONNECTIONS. REPAIR TO MATCH TO EXISTING PAVEMENT SECTION.



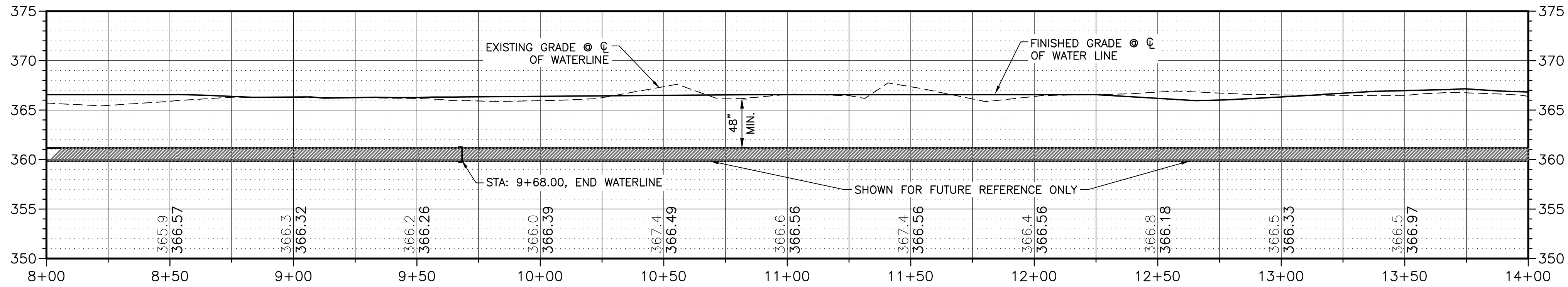
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

Plot Date: 11/13/2020 9:47 AM Plotted By: Jason Cushing
 Date Created: 11/12/2020 JUB.COM\CENTRAL\Clients\WALHILL\THE PROJECTS\20-045_HORNHAP\DIS\FACILITY\DESIGN\CAD\SET\20-045_C-131.DWG



KEYED NOTES:

- WATER**
- W1 12" DI WATER LINE
 - W2 FIRE HYDRANT ASSEMBLY PER COR STD DWG W14 W/ BLIND FLANGE.
 - W3 45' BEND WITH THRUST BLOCK
 - W4 ADJUST VALVE FLUSH WITH SURFACE. INSTALL CONCRETE COLLAR PER COR STD DWG U-4
 - W5 BOLLARD POSTS (4) PER COR STD DWG W15
- ROADWAY**
- R1 GRAVEL ROADWAY

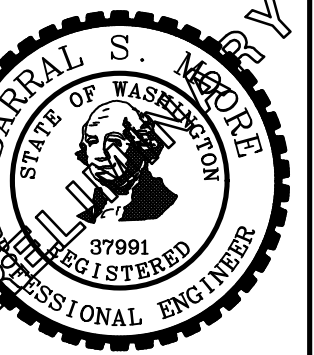


Know what's below.
 Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



J-U-B ENGINEERS, INC.
 2810 W. Clearwater Ave.
 Suite 201
 Kennewick, WA 99336
 Phone: 509.783.2144
 www.jub.com



REUSE OF DRAWINGS
 JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN THIS DRAWING. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF JUB. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

NO.	REVISION	DESCRIPTION	BY	DATE

HILINE ENGINEERING INDUSTRIAL DEVELOPMENT RICHLAND, WA

WATER MAIN PLAN AND PROFILE
 STA: 8+00 TO STA: 14+00

FILE: 30-20-045_C-131
 JUB PROJ. #: 30-20-045
 DRAWN BY: PSI
 DESIGN BY: PSI
 CHECKED BY: DSM

ONE INCH AT FULL SIZE. IF NOT ONE INCH, SCALE ACCORDINGLY.
 LAST UPDATED: 11/13/2020

SHEET NUMBER:
C-132



REUSE OF DRAWINGS
JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN THIS DRAWING. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF JUB. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

NO.	REVISION	DESCRIPTION	BY	DATE

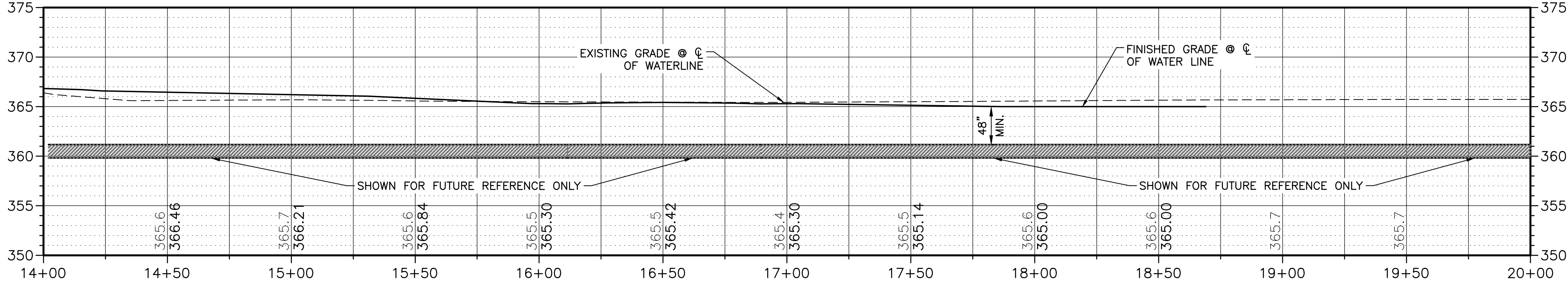
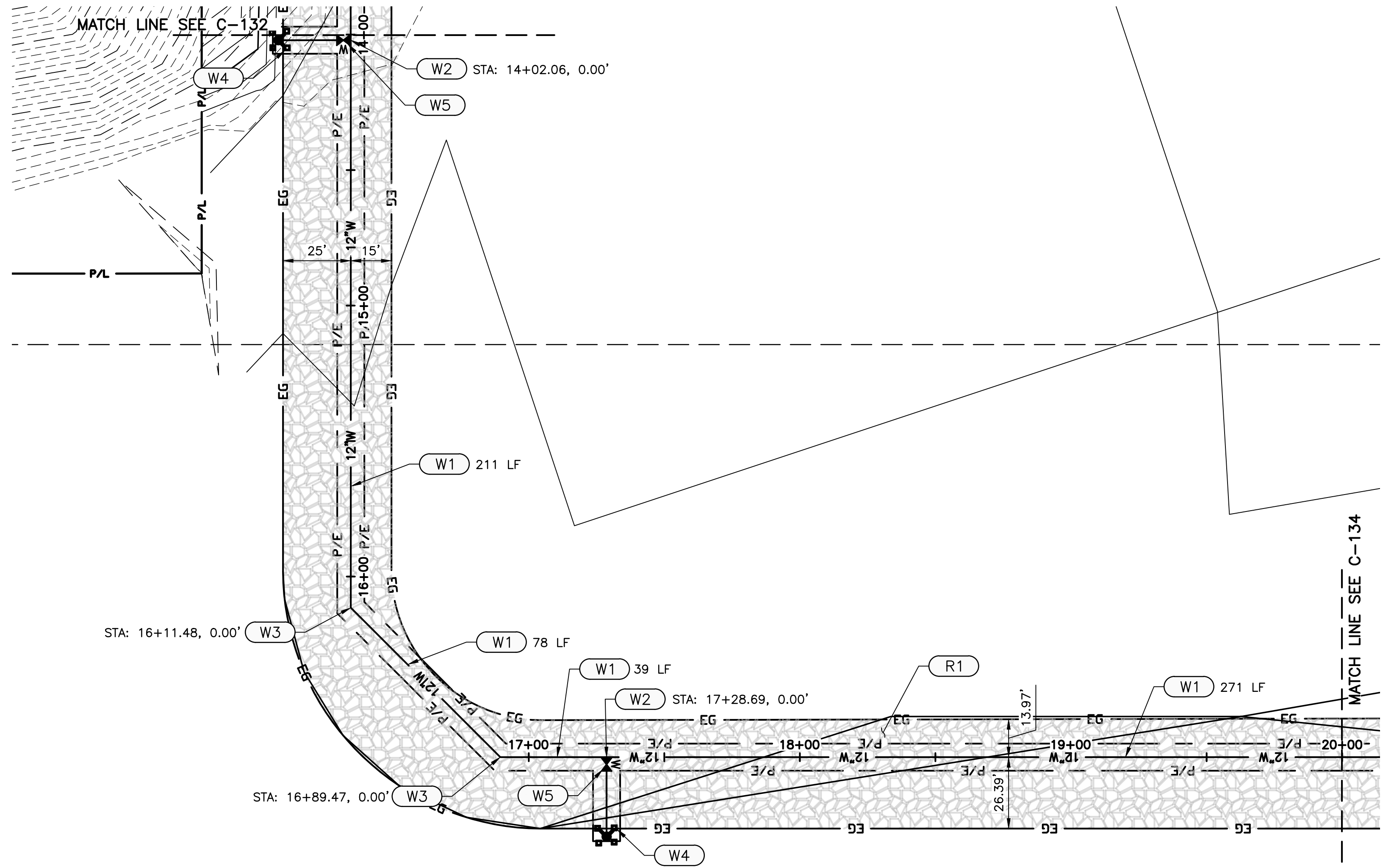
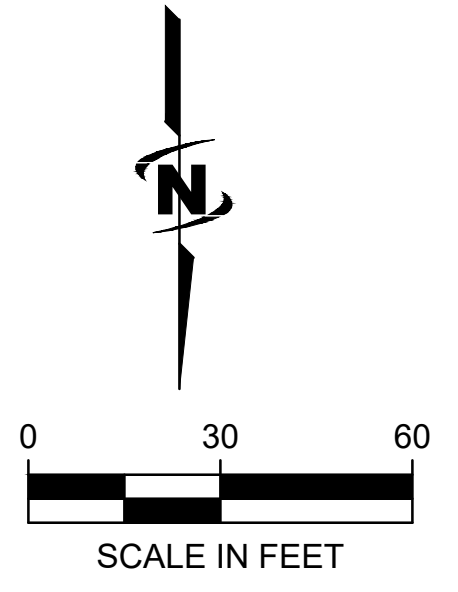
**HILINE ENGINEERING INDUSTRIAL DEVELOPMENT
RICHLAND, WA**

FILE: 30-20-045_C-131
JUB PROJ. #: 30-20-045
DRAWN BY: PSI
DESIGN BY: PSI
CHECKED BY: DSM

ONE INCH
AT FULL SIZE. IF NOT ONE
INCH, SCALE ACCORDINGLY

LAST UPDATED: 11/13/2020

SHEET NUMBER:
C-133



- KEYED NOTES:**
- WATER**
- (W1) 8" DI WATER LINE
 - (W2) FIRE HYDRANT ASSEMBLY PER COR STD DWG W14
 - (W3) 45' BEND WITH THRUST BLOCK
 - (W4) BOLLARDS POSTS (4) PER COR STD DWG W15
 - (W4) ADJUST VALVE FLUSH WITH SURFACE. INSTALL CONCRETE COLLAR PER COR STD DWG U-4
- ROADWAY**
- (R1) GRAVEL ROADWAY

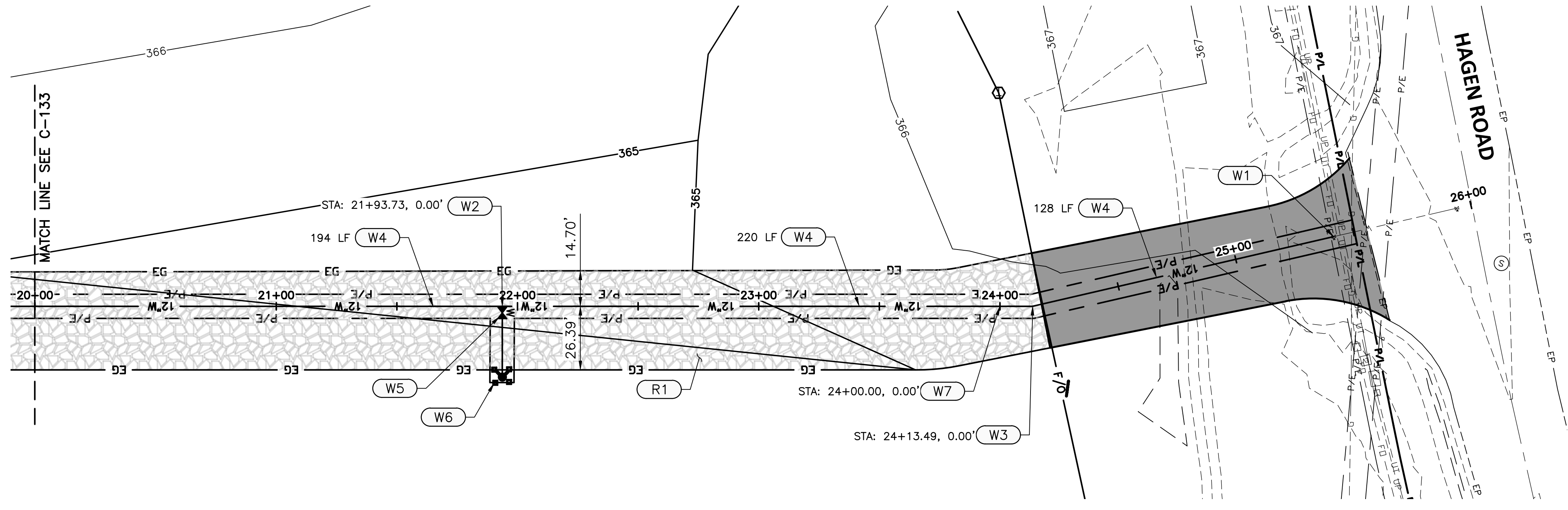
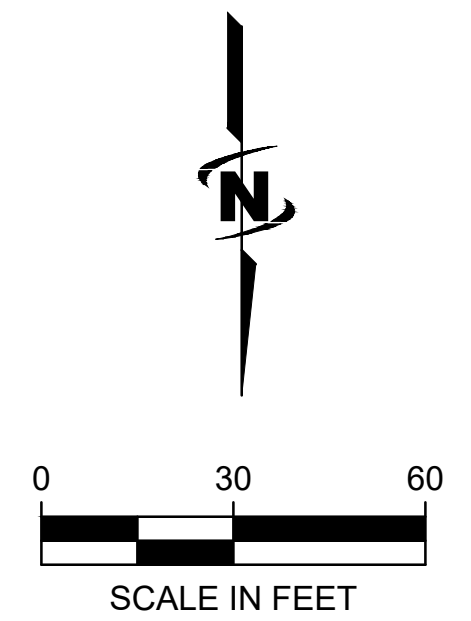


**CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER
UTILITIES**



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2810 W. Clearwater Ave.
Suite 201
Kennewick, WA 99336
Phone: 509.783.2144
www.jub.com



KEYED NOTES:

WATER

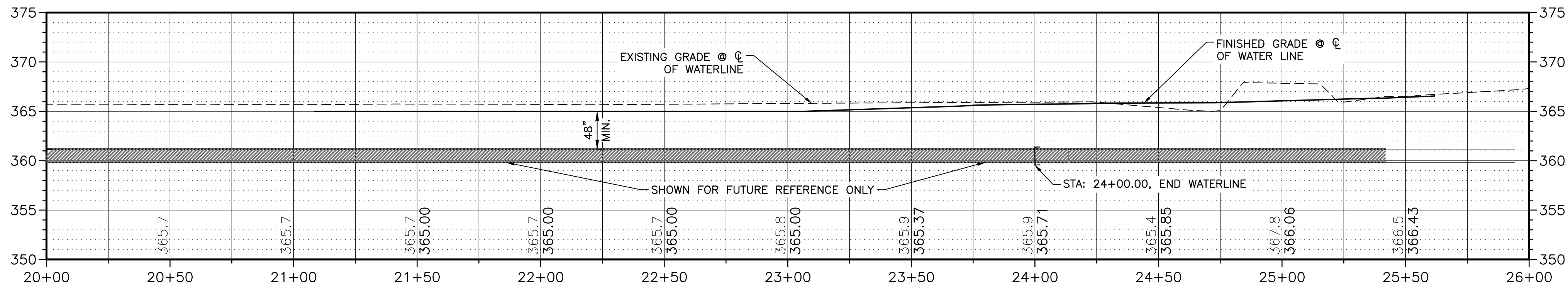
- W1 CONNECT TO EXISTING 12" DI WATER MAIN WITH RJ DI COUPLING. DIG AND VERIFY LOCATION AND DEPTH.
- W2 FIRE HYDRANT ASSEMBLY PER COR STD DWG W14
- W3 11.25' BEND WITH THRUST BLOCK
- W4 12" DI WATER LINE
- W5 ADJUST VALVE FLUSH WITH SURFACE. INSTALL CONCRETE COLLAR PER COR STD DWG U-4
- W6 BOLLARD POSTS (4) PER COR STD DWG W15
- W7 12" CAP AND BLOW-OFF ASSEMBLY PER COR STD DWG W13A

ROADWAY

- R1 GRAVEL ROADWAY (5' COMP)

REUSE OF DRAWINGS
JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND PATENT RIGHTS IN THIS DRAWING. NO PART OF THIS DRAWING SHALL NOT BE REUSED WITHOUT JUB'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

NO.	REVISION	DESCRIPTION	BY	APPR.	DATE



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

HILINE ENGINEERING INDUSTRIAL DEVELOPMENT
RICHLAND, WA

WATER MAIN PLAN AND PROFILE
STA: 20+00 TO STA: 26+00

FILE: 30-20-045-C-131
 JUB PROJ. #: 30-20-045
 DRAWN BY: PSI
 DESIGN BY: PSI
 CHECKED BY: DSM
 AT FULL SIZE. IF NOT ONE INCH SCALE ACCORDINGLY
 LAST UPDATED: 11/13/2020
 SHEET NUMBER:
C-134



REUSE OF DRAWINGS
JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN THIS DRAWING. NO PART OF THIS DRAWING SHALL NOT BE REUSED WITHOUT JUB'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

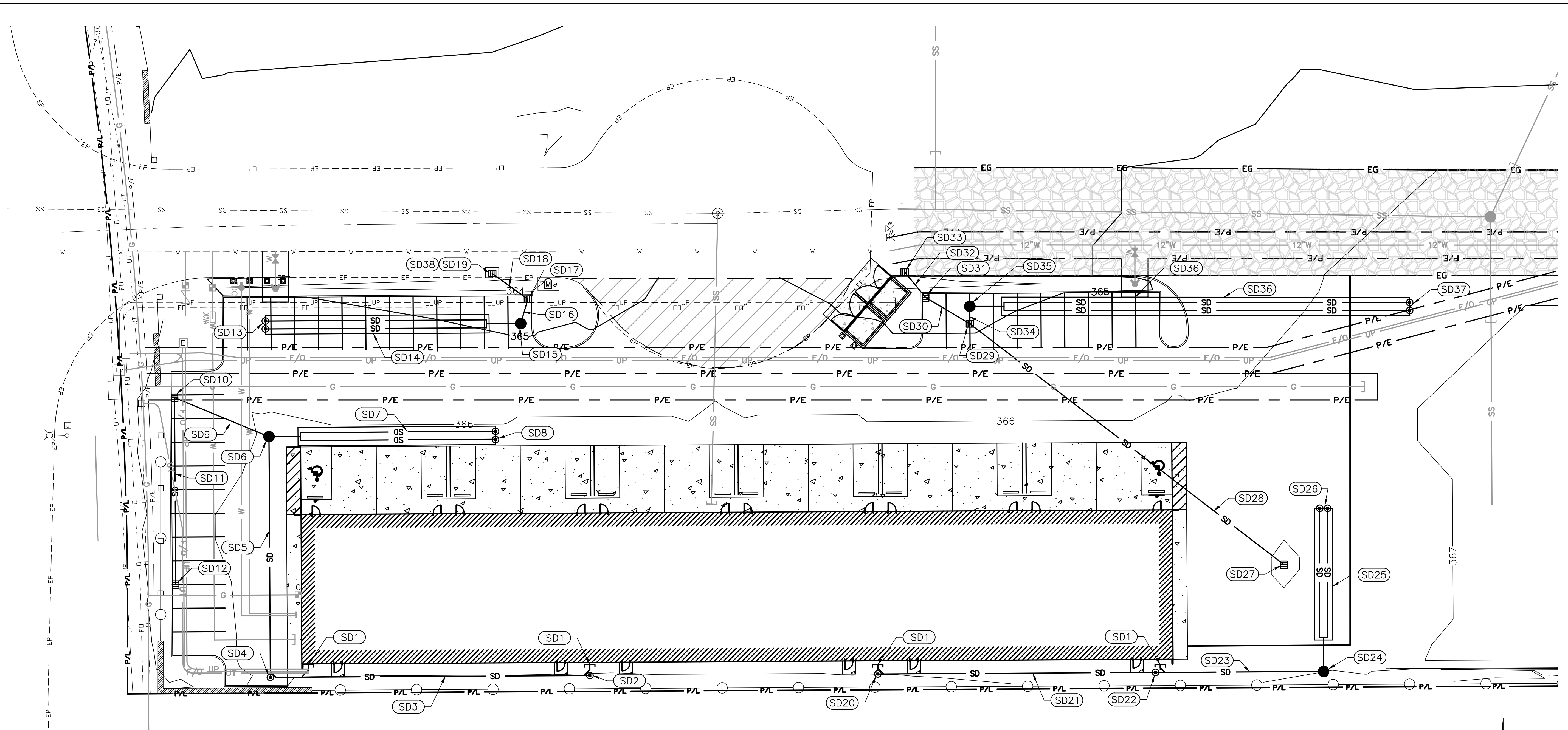
NO.	REVISION	DESCRIPTION	BY	APPR.	DATE

HILINE ENGINEERING INDUSTRIAL DEVELOPMENT
RICHLAND, WA
STORM DRAINAGE PLAN

FILE: 30-20-045-C-140
JUB PROJ. #: 30-20-045
DRAWN BY: PSI
DESIGN BY: PSI
CHECKED BY: DSM

AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 11/4/2020

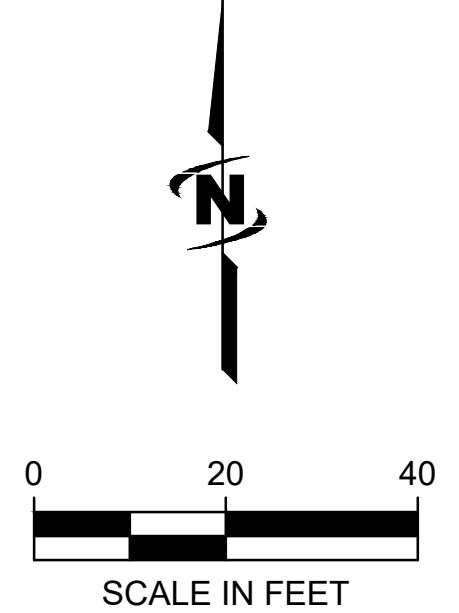
SHEET NUMBER:
C-140



KEYED NOTES:

STORM DRAINAGE

- (SD1) 4" ROOF DOWN SPOUT REFER TO ARCHITECTURAL PLANS FOR CONTINUATION. PIPE SLOPE SHALL BE 2.0% MIN. SLOPE.
- (SD2) SDCO
RIM EL 365.87
INV. EL 363.17
- (SD3) 8" SD (±120 LF) @ 0.5% SLOPE
- (SD4) SDCO
RIM EL 366.19
INV. EL 362.57
- (SD5) 8" SD (±90 LF) @ 0.5% SLOPE
- (SD6) 48" CATCH BASIN W/ SOLID LID
RIM EL 366.11
S INV. EL 362.12
NW INV. EL 362.06
E INV. EL 362.00
- (SD7) INFILTRATION TRENCH (±75 LF) @ 0.0% SLOPE
(2) 12" PERF PIPE INV. EL 362.00
- (SD8) (2) SDCO
RIM EL 366.17
INV. EL 362.00
- (SD9) 8" SD (±38 LF) @ 0.5% SLOPE
- (SD10) CATCH BASIN W/ GRATED LID
RIM EL 365.28
S INV. EL 362.25
SE INV. EL 362.25
- (SD11) 8" SD (±70 LF) @ 0.5% SLOPE
- (SD12) CATCH BASIN W/ GRATED LID
RIM EL 365.30
N INV. EL 362.60
- (SD13) (2) SDCO
RIM EL 365.33
INV. EL 361.30
- (SD14) INFILTRATION TRENCH (±85 LF) @ 0.0 % SLOPE
(2) 12" PERF. PIPE INV. EL 361.30
- (SD15) AQUA SHIELD, AQUA-SWIRL AS-2, UNIT
RIM EL 364.87
N INV. EL 361.43
W INV. EL 361.30
- (SD16) 8" SD (±10 LF) @ 0.5% SLOPE
- (SD17) CATCH BASIN W/ GRATED LID
RIM EL 364.50
NW INV. EL 361.48
SW INV. EL 361.48
- (SD18) 8" SD (±16 LF) @ 0.5% SLOPE
- (SD19) CATCH BASIN W/ GRATED LID
RIM EL 364.26
SW INV. EL 361.56
- (SD20) SDCO
RIM EL 366.04
INV. EL 363.34
- (SD21) 8" SD (±106 LF) @ 0.5% SLOPE
- (SD22) SDCO
RIM EL 366.67
INV. EL 362.81
- (SD23) 12" SD (±60 LF) @ 0.5% SLOPE
- (SD24) CATCH BASIN W/ SOLID LID
RIM EL 366.99
E INV. EL 362.51
N INV. EL 362.40
- (SD25) INFILTRATION TRENCH (±50 LF) @ 0.0% SLOPE
(2) 12" PERF PIPE INV. EL 362.40
- (SD26) (2) SDCO
RIM EL 366.31
INV. EL 362.40
- (SD27) CATCH BASIN W/ GRATED LID
RIM EL 365.90
NW INV. EL 363.20
- (SD28) 8" SD (±150 LF) @ 1.0% SLOPE
- (SD29) 48" CATCH BASIN W/ SOLID LID
RIM EL 364.93
SE INV. EL 362.70
NW INV. EL 361.04
N INV. EL 361.04
- (SD30) 8" SD (±20 LF) @ 0.5% SLOPE
- (SD31) CATCH BASIN W/ GRATED LID
RIM EL 364.60
NW INV. EL 361.24
SE INV. EL 361.14
- (SD32) 8" SD (±12 LF) @ 0.5% SLOPE
- (SD33) CATCH BASIN W/ GRATED LID
RIM EL 364.00
SE INV. EL 361.30
- (SD34) 12" SD (±6 LF) @ 0.5% SLOPE
- (SD35) AQUA SHIELD, AQUA-SWIRL AS-2, UNIT
RIM EL 364.83
S INV. EL 361.00
E INV. EL 361.00
- (SD36) INFILTRATION TRENCH (±155 LF) @ 0.0% SLOPE
(2) 12" PERF PIPE INV. EL 361.00
- (SD37) (2) SDCO
RIM EL 366.43
INV. EL 361.00
- (SD38) SAWCUT EXISTING ASPHALT TO INSTALL CATCH BASIN. REPAIR TRENCH SURFACE TO MATCH TO EXISTING.

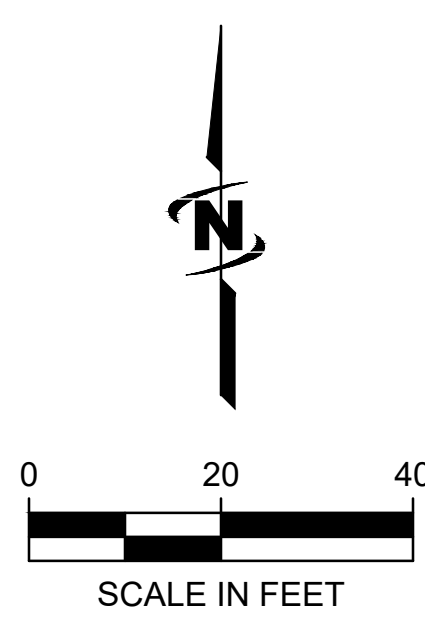


Know what's below.
Call before you dig.

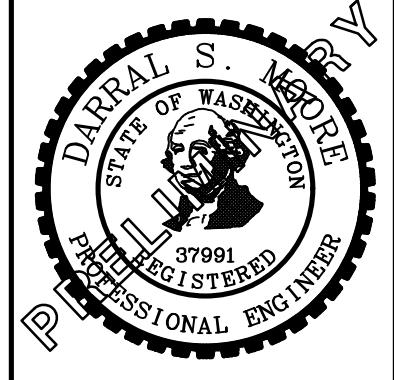
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
	PC	4	Pyrus Calleryana	Chanticleer Pear	B & B	2"Cal
	HSS	20	Helictotrichon Sempervirens	Saphire Blue Oat Grass	1 gal	
	JSB	6	Juniperus Sabina	Buffalo Juniper	5 gal	
	PAB	16	Perovskia atriplicifolia 'Blue Jean Baby'	Russian Sage	5 gal	
	RAG	8	Rhus Aromatica	Gro-Low Fragrant Sumac	5 gal	
	1	5,925 sf	1 1/2" Basalt Rock Mulch	Black Mountain Basin Medium	3" Depth	
	2	4,597 sf	5/8" Maintenance Rock		3" Depth	



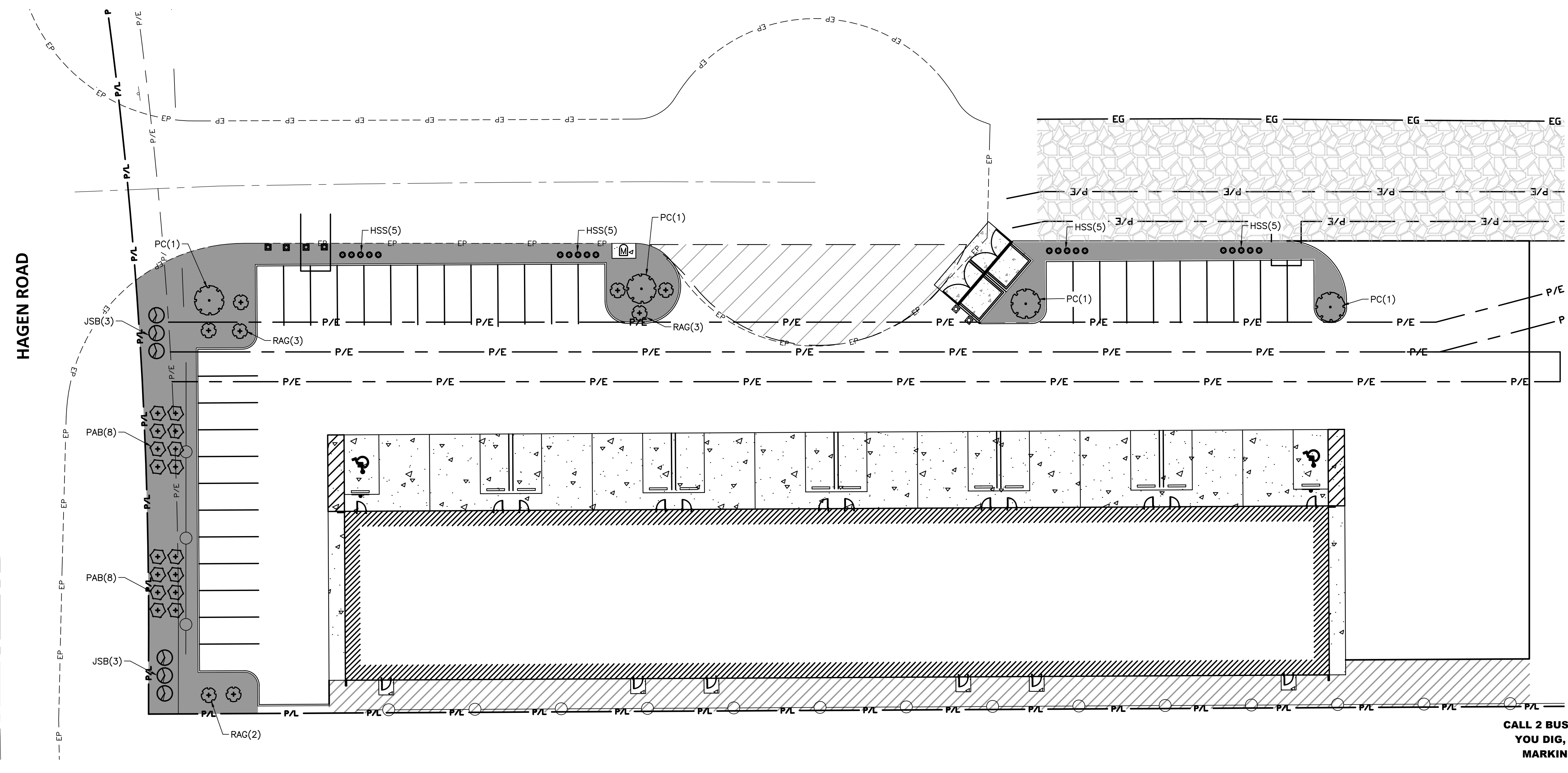
JUB
J-U-B ENGINEERS, INC.
2810 W. Clearwater Ave.
Suite 201
Kennewick, WA 99336
Phone: 509.783.2144
www.jub.com



REUSE OF DRAWINGS
JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN THIS DRAWING. NO PART OF THIS DRAWING SHALL BE REUSED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF JUB. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

NO.	REVISION	DESCRIPTION	BY	DATE

Plot Date: 11/13/2020 9:48 AM Plotted By: Jason Cushing
Date Created: 11/22/2020 JUB.COM\CENTRAL\CURRENTS\MAINLINE\PROJECTS\30-20-045_HORNRAPIPS\FACILITY\DESIGN\CAD\SHETS\30-20-045_L-100.DWG



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

**HILINE ENGINEERING INDUSTRIAL DEVELOPMENT
RICHLAND, WA**

PLANTING PLAN

FILE: 30-20-045_L-100
JUB PROJ. #: 30-20-045
DRAWN BY: PSI
DESIGN BY: PSI
CHECKED BY: DSM
AT FULL SIZE. IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 11/12/2020
SHEET NUMBER: L-100



