Received 8-26-2022
City of DuPont

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

PRELIMINARY GRADING AND UTILITIES COVER

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.

2. CONTRACTOR SHALL ASSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWING PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. BARGHAUSEN CONSULTING ENGINEERS, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.

5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.

6. INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE GOVERNING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION.

7. PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETING(S). CONTRACTOR SHALL PROVIDE ONE WEEK MINIMUM ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.

8. THE CONTRACTOR IS RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.

10. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.

11. TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO BARGHAUSEN CONSULTING ENGINEERS, INC. AT COMPLETION OF PROJECT.

12. CONTRACTOR SHALL OBTAIN SERVICES OF A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL CONTROL FOR ALL NEW IMPROVEMENTS. STAKING CONTROL SHALL BE TAKEN FROM ELECTRONIC PLAN FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC.

13. CONTRACTOR SHALL REQUEST FROM BARGHAUSEN CONSULTING ENGINEERS, INC., PRIOR TO ANY CONSTRUCTION STAKING OR CONSTRUCTION WORK, A FORMAL CONSTRUCTION RELEASE PLAN SET OR SPECIFIC RELEASE IN WRITING. THE APPROVED AGENCY PERMIT DRAWINGS WILL NOT BE CONSIDERED CONSTRUCTION RELEASE PLANS BY BARGHAUSEN CONSULTING ENGINEERS, INC. UNLESS BARGHAUSEN CONSULTING ENGINEERS, INC. HAS GIVEN A FORMAL WRITTEN RELEASE OR ISSUED A CONSTRUCTION RELEASE PLAN SET.

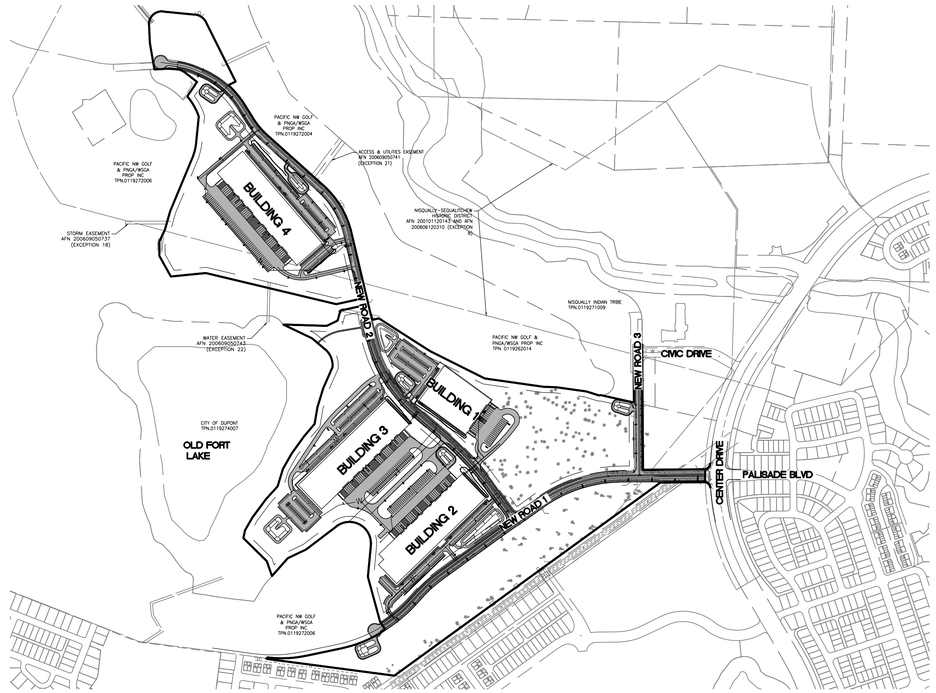
ESTIMATED EARTHWORK QUANTITIES:

CUT:	91,431 CY	CONTRACTOR SHALL REFER TO THE REPORT OF GEOTECHNICAL INVESTIGATION DATED MAY 21, 2021 FOR THIS SITE PREPARED BY TERRA ASSOCIATES, INC. FOR GRADING RECOMMENDATIONS. EARTHWORK QUANTITIES ARE APPROXIMATE AND DO NOT ACCOUNT FOR OVER-EXCAVATION, SUBGRADE STABILIZATION OR STRUCTURAL SECTIONS AS REQUIRED BY THE GEOTECHNICAL REPORT. CONTRACTOR TO VERIFY EARTHWORK QUANTITIES PRIOR TO BID. **EARTHWORK QUANTITIES ARE REPRESENTATIVE ONLY AND ARE NOT SUITABLE FOR USE IN PREPARATION OF BID DOCUMENTS.**
FILL:	229,087 CY	
NET:	137,655 CY (FILL)	

LEGEND:

SURVEY MONUMENT
EX. POWER VAULT
EX. LUMINAIRE (LUM.)
EX. LOT LIGHT
EX. POWER POLE
EX. JUNCTION BOX
EX. CATCH BASIN (CB)
EX. CATCH BASIN (CB) TYPE 2
EX. SANITARY SEWER MANHOLE (SSMH)
EX. GAS METER
EX. GAS VALVE
EX. WATER VALVE (WV)
EX. FIRE HYDRANT (FH)
MAIL BOX
EX. WATER METER
EX. SIGN
EX. WATER LINE — W — W —
EX. SANITARY SEWER LINE — SS —
EX. STORM DRAINAGE LINE — SD —
EX. POWER UNDERGROUND — P(UG) —
EX. POWER OVERHEAD — P(OH) —
EX. METAL FENCE — x x x —
EX. WOOD FENCE — / / —
EX. GIS LOT LINE

PROPOSED TYPE II CATCH BASIN
PROPOSED TYPE I CATCH BASIN
PROPOSED STORM DRAIN FLOW ARROW
PROPOSED STORM DRAINAGE LINE
PROPOSED TRENCH DRAIN
PROPOSED SANITARY SEWER LINE
PROPOSED SANITARY SEWER CLEANOUT
PROPOSED WATERMAIN
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
PROPOSED CONCRETE BLOCKING
PROPOSED 90° BEND
PROPOSED SPOT ELEVATIONS 23.20 + 100.0
EXISTING SPOT ELEVATIONS
EXISTING CONTOURS
PROPOSED CONTOURS
PROPOSED LIGHT-DUTY ASPHALT PAVEMENT
PROPOSED HEAVY-DUTY ASPHALT PAVEMENT
PROPOSED CONCRETE PAVEMENT



SURVEY INFORMATION

LEGAL DESCRIPTION:
(PER CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 193789-TC UPDATED 3RD COMMITMENT DATED OCTOBER 10, 2020)

ALL THAT PORTION OF TRACT Y-1, CITY OF DUPONT BOUNDARY LINE ADJUSTMENT NUMBER BLA 07-03 RECORDED OCTOBER 31, 2007 UNDER PIERCE COUNTY RECORDING NUMBER 200710315001 LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY ANGLE POINT OF TRACT B OF THE PLAT OF THE OAKS, RECORDED UNDER PIERCE COUNTY RECORDING NUMBER 200509165004, SAID POINT BEING COMMON WITH THE SOUTH-MOST ANGLE POINT OF SAID TRACT Y-1;

THENCE NORTH 82°31'15" WEST, ALONG THE SOUTH LINE OF SAID TRACT Y-1, A DISTANCE OF 899.59 FEET TO THE POINT OF BEGINNING OF THIS LINE DESCRIPTION;

THENCE NORTH 07°28'45" EAST 11.00 FEET TO THE NORTH LINE OF SAID TRACT Y-1 AND THE TERMINUS OF THIS LINE DESCRIPTION;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF DUPONT FOR ROAD PURPOSES BY DEED RECORDED OCTOBER 31, 2007 UNDER RECORDING NUMBER 200710310594;

ALSO EXCEPT THAT PORTION THEREOF DEFINED AS PARCEL TP, AN EXEMPT SEGREGATION OF PROPERTY, AS DEPICTED ON THAT RECORD OF SURVEY RECORDED NOVEMBER 1, 2007 UNDER RECORDING NUMBER 200711015006.

SITUATE IN THE CITY OF DUPONT, COUNTY OF PIERCE, STATE OF WASHINGTON.

HORIZONTAL DATUM:
WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/2011 ESTABLISHED BY GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK

LOT AREA:
5,385,908± S.F. (123.64± AC)

ADDRESS:
XXX CENTER DR, DUPONT, WA

TAX PARCEL NUMBER:
0119272005

DATE OF SURVEY:
THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON OCTOBER 17, 2020 ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN OCTOBER OF 2020.

FLOOD INFORMATION:
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 53053C0506E PANEL 506 OF 1375, DATED MARCH 7, 2017. THE SUBJECT PROPERTY IS IN "ZONE X – UNSHADED", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING INFORMATION:
NO ZONING REPORT WAS PROVIDED.

PARKING:
NO STRIPED PARKING WAS FOUND ONSITE.

SITE INFORMATION:

PARCEL:	#0119272005
TOTAL SITE AREA:	5,385,908± S.F. (123.64± AC)
ADDRESS:	N/A
DEVELOPER:	NORTHPOINT DEVELOPMENT, LLC
PROPERTY OWNER:	ALBATROSS ESTATES, LLC
PROPOSED LAND USE:	LIGHT MANUFACTURING
PARKING PROVIDED:	MANUFACTURING: 1,058 STALLS (1 STALL PER 780 SF) DISABLED AND COMPACT PARKING STALLS: PER LOCAL REQUIREMENTS TRUCK PARKING STALLS: 219 STALLS
BUILDING HEIGHTS:	MANUFACTURING: 50'
OTHER INFORMATION:	ESTIMATED MANUFACTURING EMPLOYEES: 474

SOILS REPORT NOTES:

1. THE FOLLOWING SOILS REPORT FOR THE SITE SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS:

   SOILS REPORT: GEOTECHNICAL REPORT
   PROJECT NUMBER: T-8399
   DATE: MAY 21, 2021

   PREPARED BY: TERRA ASSOCIATES
   12220 113TH AVE NE SUITE 130
   BELLEVUE, WA 98034
   PH: (425) 821-7777

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PROVISIONS OF THE SOILS REPORT FOR THE SITE BE OBSERVED AND COMPLIED WITH DURING ALL PHASES OF THE SITE PREPARATION, GRADING OPERATIONS, FOUNDATION, SLAB, AND PAVING CONSTRUCTION.

3. ANY PROVISIONS OF THE SOILS REPORT WHICH CONFLICT WITH INFORMATION SHOWN ELSEWHERE ON THESE DRAWINGS, OR WHICH REQUIRE FURTHER CLARIFICATION, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR DETERMINATION.

4. A REPRESENTATIVE OF THE SOILS ENGINEER SHALL BE AVAILABLE TO OBSERVE AND APPROVE THE EARTHWORK OPERATIONS AND TO VERIFY FIELD CONDITIONS AS WORK PROCEEDS. THE SOILS ENGINEER SHALL SUBMIT FIELD REPORTS CERTIFYING THAT THE METHODS AND MATERIALS OF THE EARTHWORK OPERATIONS WERE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION AND THAT THE WORK WAS PERFORMED TO HIS/HER SATISFACTION.

5. THE SOILS ENGINEER SHOULD BE NOTIFIED AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY SITE CLEARING OR GRADING.

LAND COVER DATA

COVER TYPE	AREA (AC)
ASPHALT	24.9
BUILDING	24.0
CONCRETE	2.9
LANDSCAPE/UNDISTURBED	50.5
TOTAL	102.3

LIDAR DISCLAIMER:

NOTE: PORTIONS OF THE INFORMATION ON THIS DRAWING HAVE BEEN CREATED USING A SUBSET OF DATA OBTAINED FROM THE PUGET SOUND LIDAR CONSORTIUM AND/OR WASHINGTON DEPARTMENT OF NATURAL RESOURCES, AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY BARGHAUSEN CONSULTING ENGINEERS, INC. THIS DATA IS PROVIDED FOR YOUR INFORMATION ONLY. BARGHAUSEN CONSULTING ENGINEERS, INC. DOES NOT ASSUME ANY LIABILITY FOR ANY ERRORS, OMISSIONS OR INACCURACIES IN THE LIDAR INFORMATION SHOWN HEREON OR THE USE THEREOF.

HORIZONTAL CONTROL NOTE:

CONTRACTOR SHALL HAVE ALL PROPERTY LINES, CURB, SIDEWALK, STRUCTURES, CONCRETE PADS AND ANY OTHER ABOVE GROUND PERMANENT STRUCTURE DEPICTED ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR. LICENSED SURVEYOR SHALL STAKE ALL ITEMS USING COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM BARGHAUSEN CONSULTING ENGINEERS INC., REFLECTING ANY ISSUED PLAN REVISIONS. BARGHAUSEN CONSULTING ENGINEERS SHALL IMMEDIATELY BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

MONUMENT DEMOLITION NOTE:

CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM ANY JURISDICTIONS HAVING AUTHORITY FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY. UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

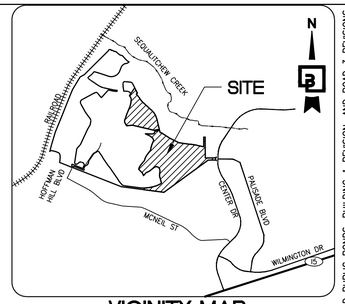
UTILITY CONFLICT NOTE:

CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH

N

0 250' 500' 1000'
SCALE 1"=500'



VICINITY MAP
NOT TO SCALE

SURVEYOR
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE S
KENT WA, 98032
PH: (425) 251-6222
CONTACT: OWEN HILLIE
EMAIL: OHILLIE@BARGHAUSEN.COM

ENGINEER
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE S
KENT WA, 98032
PH: (425) 251-6222
CONTACT: BEN ELDRIDGE, P.E.
EMAIL: BELDRIDGE@BARGHAUSEN.COM

PROPERTY OWNER
ALBATROSS ESTATES
17837 1ST AVE S
NORMANDY PARK, WA 98148
CONTACT: DAVE STEWART
PHONE: (206) 979-7978
EMAIL: DAVE@COPPERLEAFINV.COM

TRAFFIC ENGINEER
GIBSON TRAFFIC CONSULTANTS
2813 ROCKERFELLER AVENUE SUITE B
EVERETTE, WA 98201
CONTACT: EDWARD KOLTONOWSKI, PRESIDENT
OFFICE: (425) 339-8266
CELL: (425) 418-3245
EMAIL: EDWARDK@GIBSONTRAFFIC.COM

GEOTECHNICAL
TERRA ASSOCIATES, INC.
12220 113TH AVENUE NE, SUITE 130
KIRKLAND, WA 98034
CONTACT: CAROLYN S. DECKER, P.E.
OFFICE: (425) 821-7777 EXT. 103
CELL: (206) 255-4988
EMAIL: CDECKER@TERRA-ASSOCIATES.COM

DEVELOPER
NORTHPOINT DEVELOPMENT
12977 NORTH OUTER 40 RD
SAINT LOUIS, MO 63141
CONTACT: JEFF NELSON
PHONE: (385) 351-9665
EMAIL: JNELSON@NORTHPOINTKC.COM

ENVIRONMENTAL
SOUNDVIEW CONSULTANTS, LLC
2907 HARBORVIEW DRIVE, SUITE D
GIG HARBOR, WA 98335
CONTACT: MATT DECARO
PHONE: (253) 514-8952 EXT. 025
EMAIL: MATT@SOUNDVIEWCONSULTANTS.COM

ARCHITECT
NORTHPOINT DEVELOPMENT
12977 NORTH OUTER 40 RD
SAINT LOUIS, MO 63141
CONTACT: JIM KRAATZ
PHONE: (816) 507-0128
EMAIL: JKRAATZ@NORTHPOINTKC.COM

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C36	OF	56	WATER AND SEWER PLAN 6
C37	OF	56	WATER AND SEWER PLAN 7
C38	OF	56	WATER AND SEWER PLAN 8
C39	OF	56	WATER AND SEWER PLAN 9
C40	OF	56	WATER AND SEWER PLAN 10
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C46	OF	56	ROAD 1 PLAN AND PROFILE STA 9+00 TO 16+00
C47	OF	56	ROAD 1 PLAN AND PROFILE STA 16+00 TO 23+00
C48	OF	56	ROAD 1 PLAN AND PROFILE STA 23+00 TO 29+00
C49	OF	56	ROAD 2 PLAN AND PROFILE STA 1+00 TO 6+00
C50	OF	56	ROAD 2 PLAN AND PROFILE STA 6+00 TO 13+00
C51	OF	56	ROAD 2 PLAN AND PROFILE STA13+00 TO 20+50
C52	OF	56	ROAD 2 PLAN AND PROFILE 20+50 TO 27+50
C53	OF	56	ROAD 2 PLAN AND PROFILE 27+50 TO 34+50
C54	OF	56	ROAD 2 PLAN AND PROFILE 34+50 TO 41+50
C55	OF	56	ROAD 3 PLAN AND PROFILE STA 0+00 TO END
C56	OF	56	ROADWAY AND PAVEMENT SECTIONS

CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY, PURSUANT TO WAC 332-120. APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (206) 902-1190.

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
PUBLIC LAND SURVEY OFFICE
1111 WASHINGTON STREET S.E.
P.O. BOX 47060
OLYMPIA, WASHINGTON 98504-7060

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: PRELIMINARY GRADING AND UTILITIES COVER FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=500' Vertical –

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 21127

Sheet C1 of 56

P:\21000s\21127\preliminary\Preliminary Grading and Utilities\21127-0.dwg 8/22/2022 10:46 AM WSULLIVAN

PRELIMINARY SITE PLAN KEYMAP

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

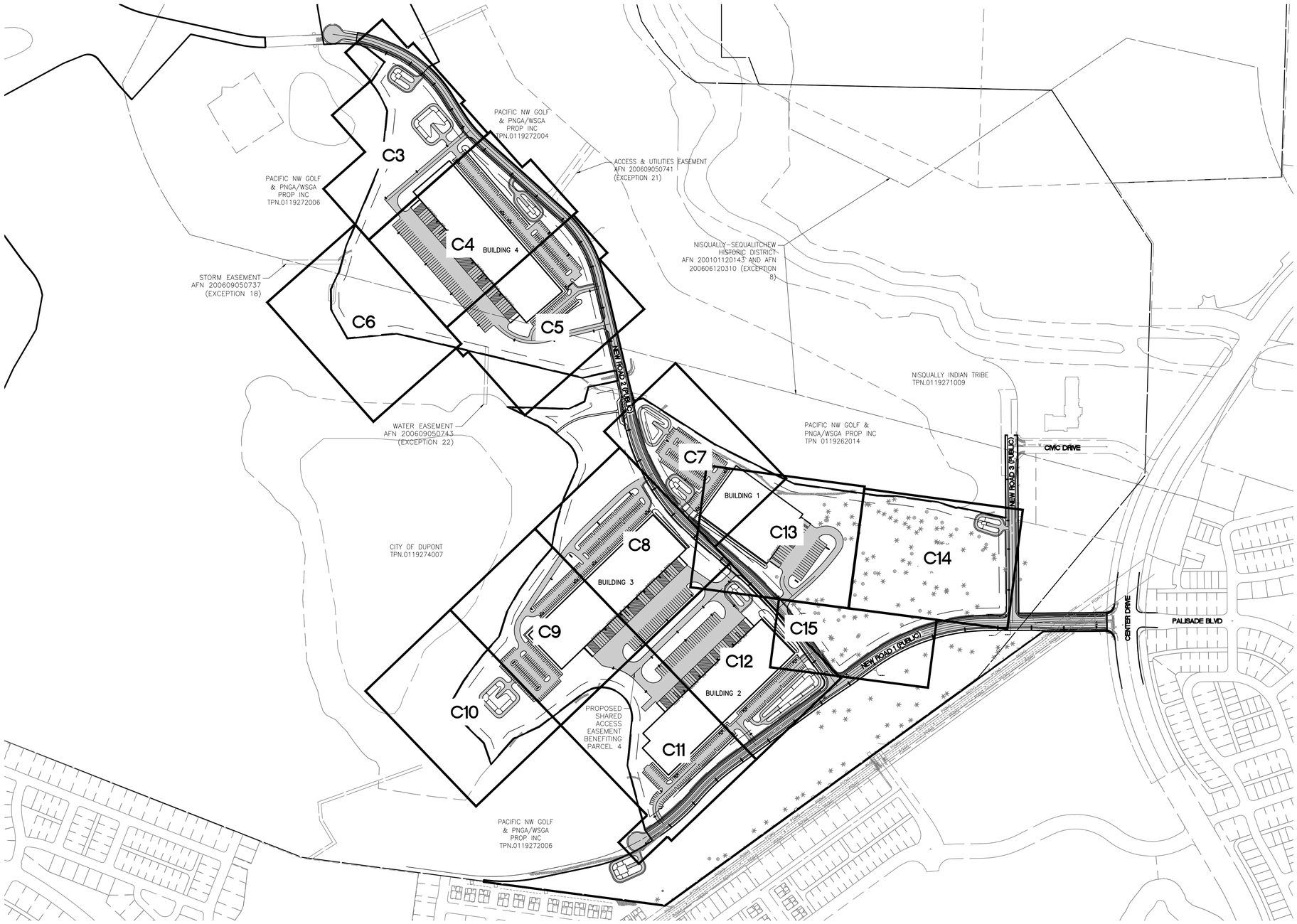
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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

N

0 125' 250' 500'

SCALE 1"=250'



No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: PRELIMINARY SITE PLAN KEYMAP FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT 4825 NW 41ST STREET RIVERSIDE, MO 64150

BENJAMIN H. BLEDSOE STATE OF WASHINGTON 42766 REGISTERED PROFESSIONAL ENGINEER 8/22/22

Scale: Horizontal 1"=250' Vertical -

Designed SAR Drawn SAR Checked BHE Approved BHE Date 8/22/22

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 **barghausen.com**

Job Number 21127

Sheet C2 of 56

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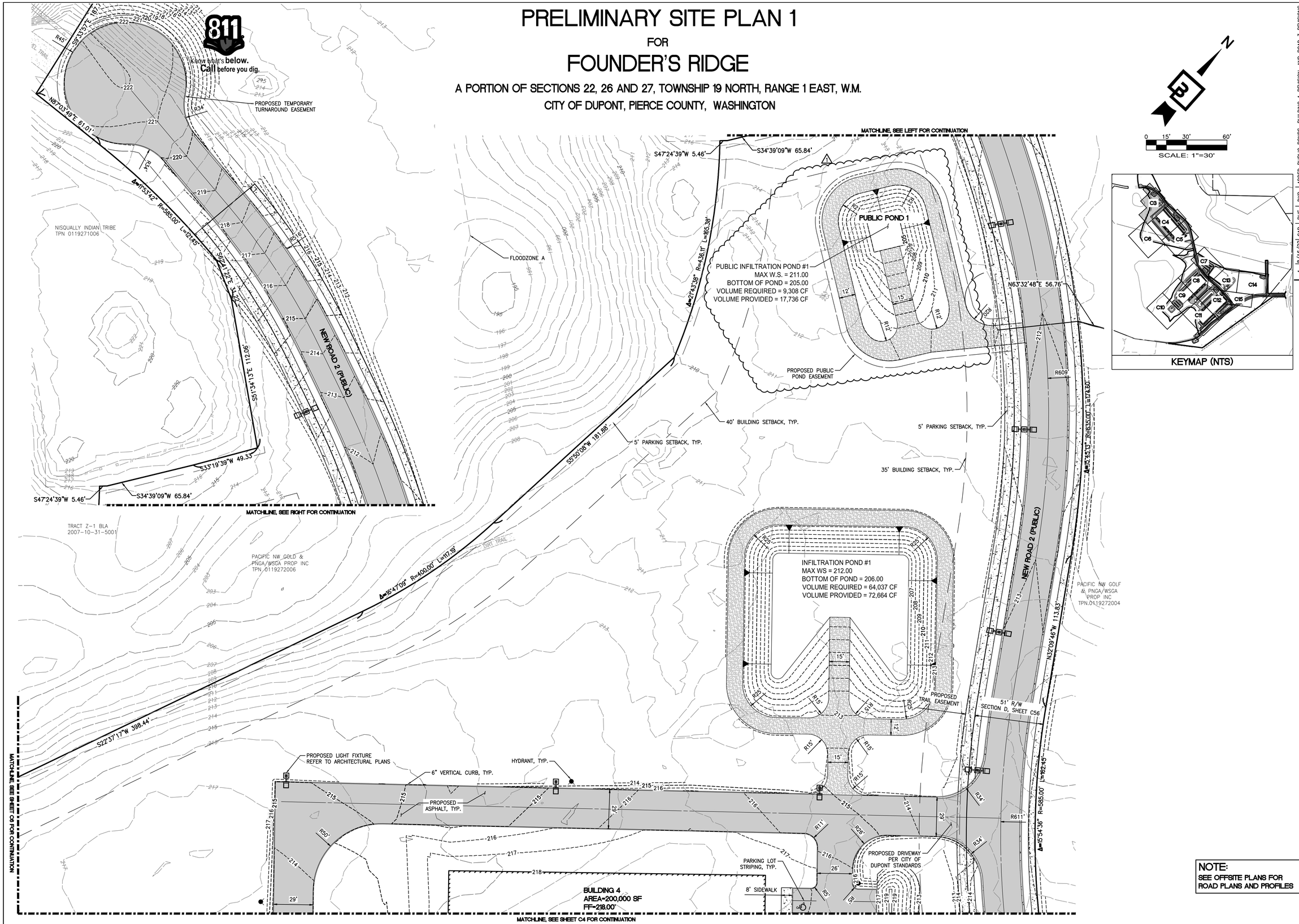
PRELIMINARY SITE PLAN 1

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: PRELIMINARY SITE PLAN 1 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical –

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 21127

Sheet C3 of 56

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PRELIMINARY SITE PLAN 2

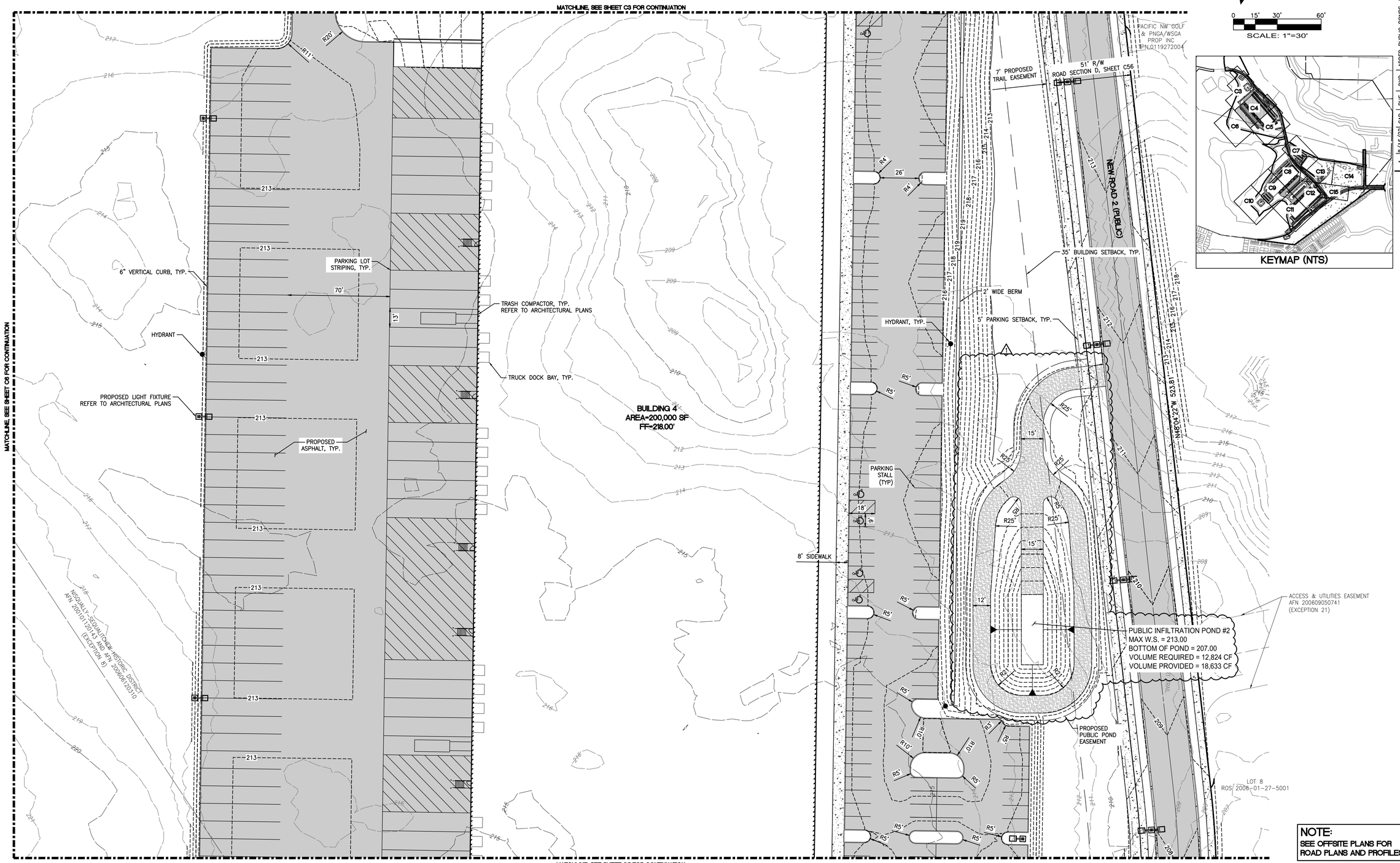
FOR

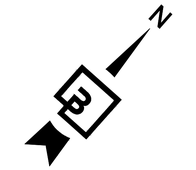
FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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





KEYMAP (NTS)

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: PRELIMINARY SITE PLAN 2 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical –

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Checked BHE
Approved BHE
Date 8/22/22

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Kent, WA 98032
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Job Number 21127

Sheet C4 of 56

WSULLIVAN Xref: ------ Scale:1" = 1'

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PRELIMINARY SITE PLAN 3

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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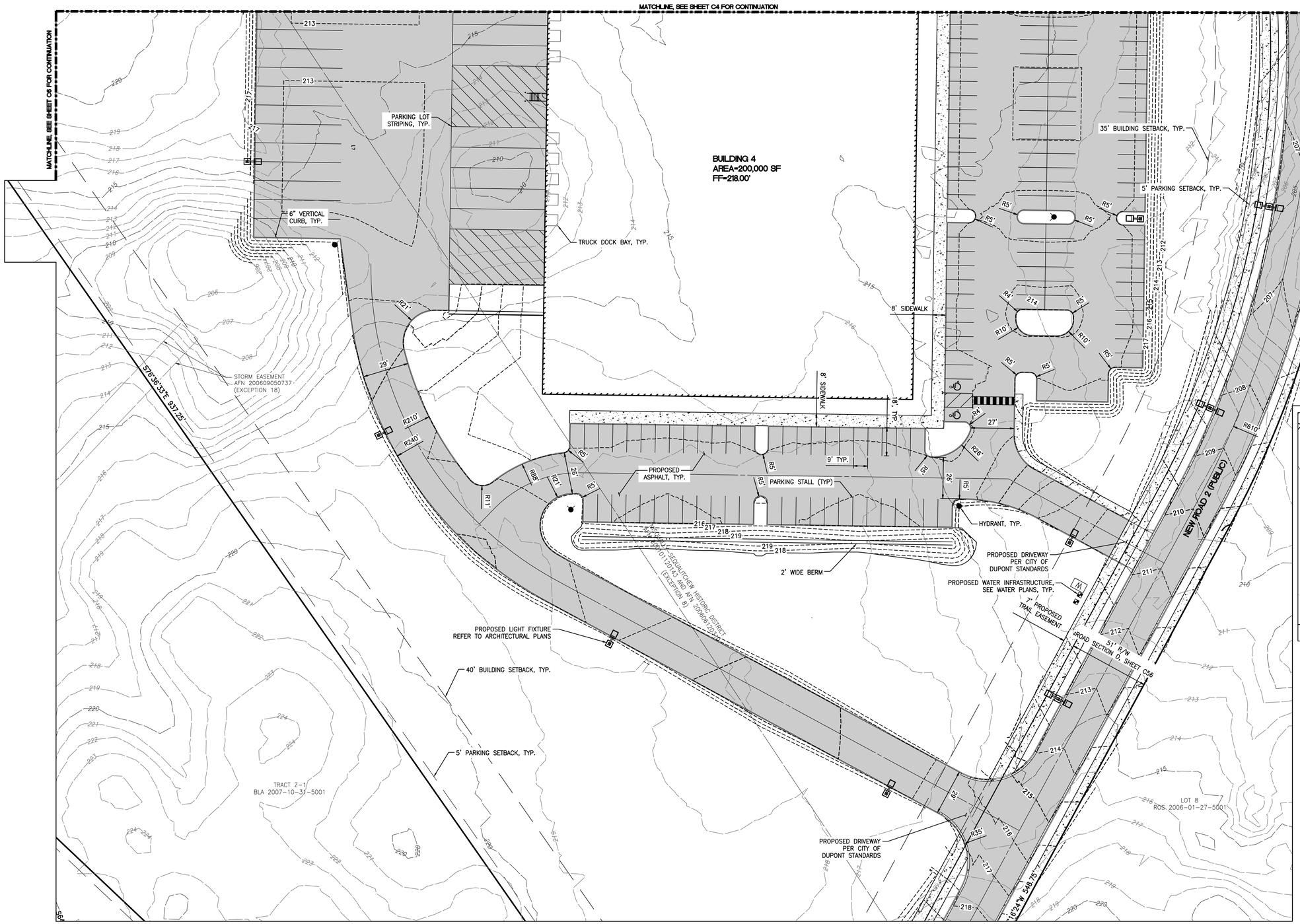
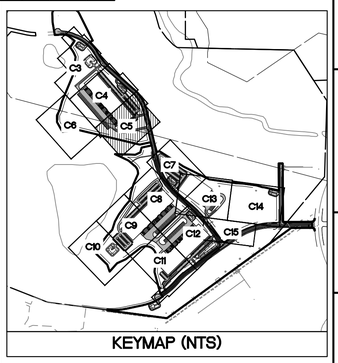
SCALE: 1"=30'





KEYMAP (NTS)

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: PRELIMINARY SITE PLAN 3 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical –

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Kent, WA 98032
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Sheet C5 of 56

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PRELIMINARY SITE PLAN 4

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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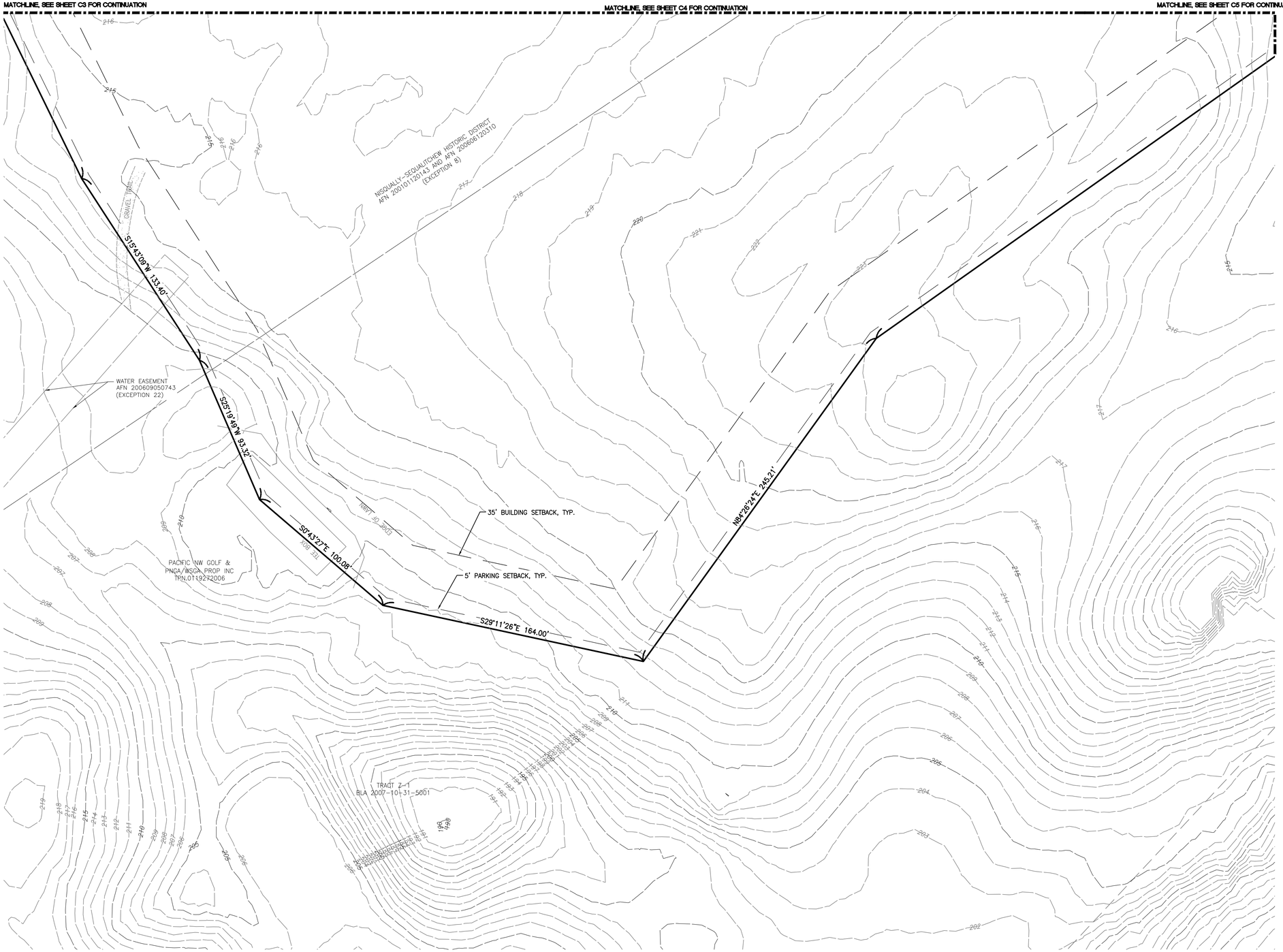
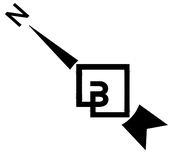
MATCHLINE, SEE SHEET C3 FOR CONTINUATION

MATCHLINE, SEE SHEET C4 FOR CONTINUATION

MATCHLINE, SEE SHEET C5 FOR CONTINUATION





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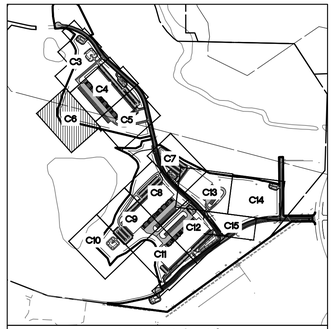

KEYMAP (NTS)

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: PRELIMINARY SITE PLAN 4 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical –

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

Barghausen Consulting Engineers, Inc.
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Kent, WA 98032
425.251.6222 **barghausen.com**

Job Number 21127

Sheet C6 of 56

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PRELIMINARY SITE PLAN 5

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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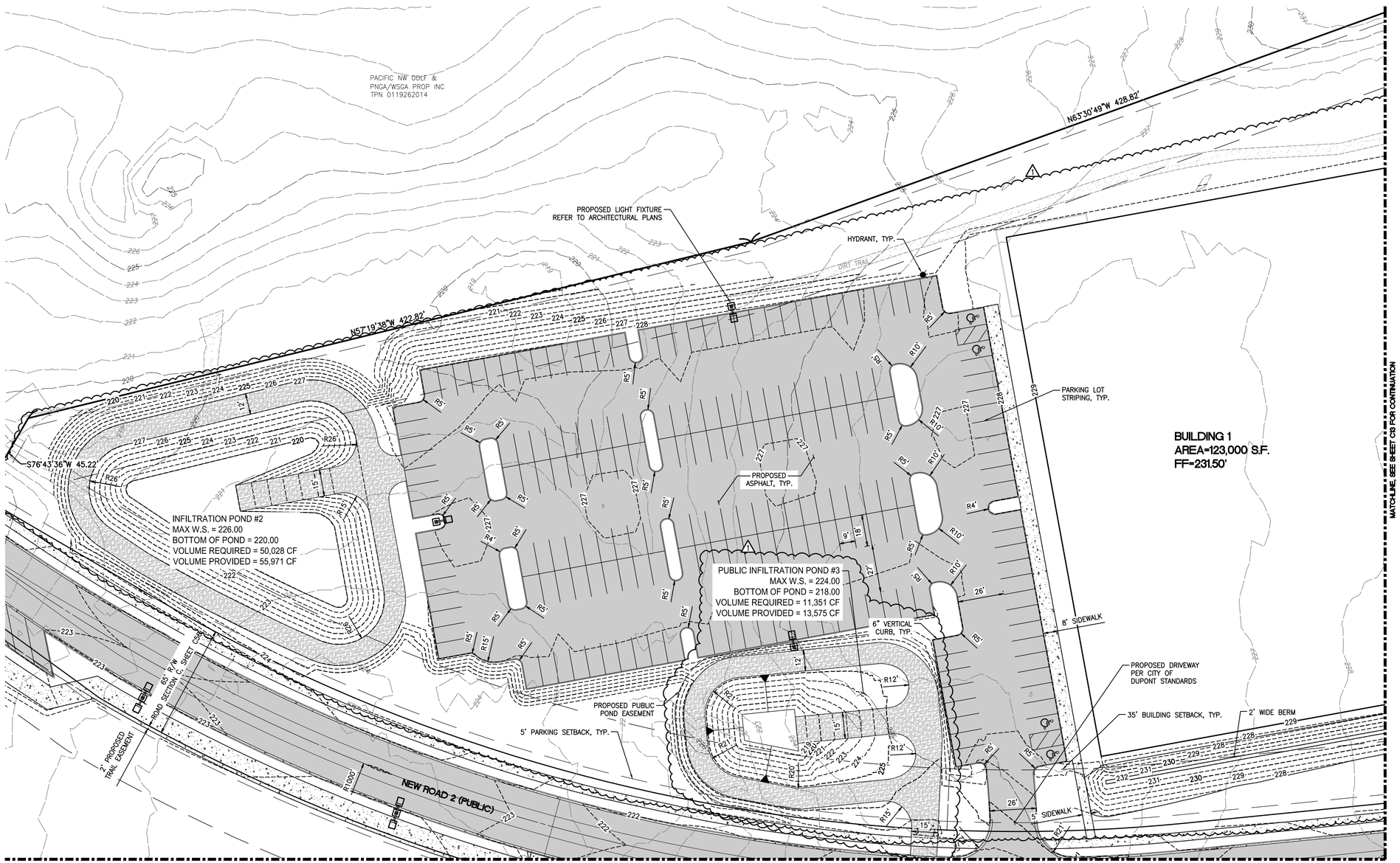

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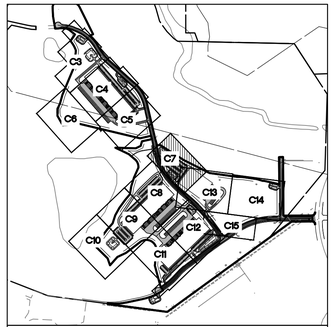

KEYMAP (NTS)

NOTE: SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: PRELIMINARY SITE PLAN 5 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical -

Designed SAR
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Approved BHE
Date 8/22/22

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Job Number 21127

Sheet C7 of 56

PRELIMINARY SITE PLAN 6

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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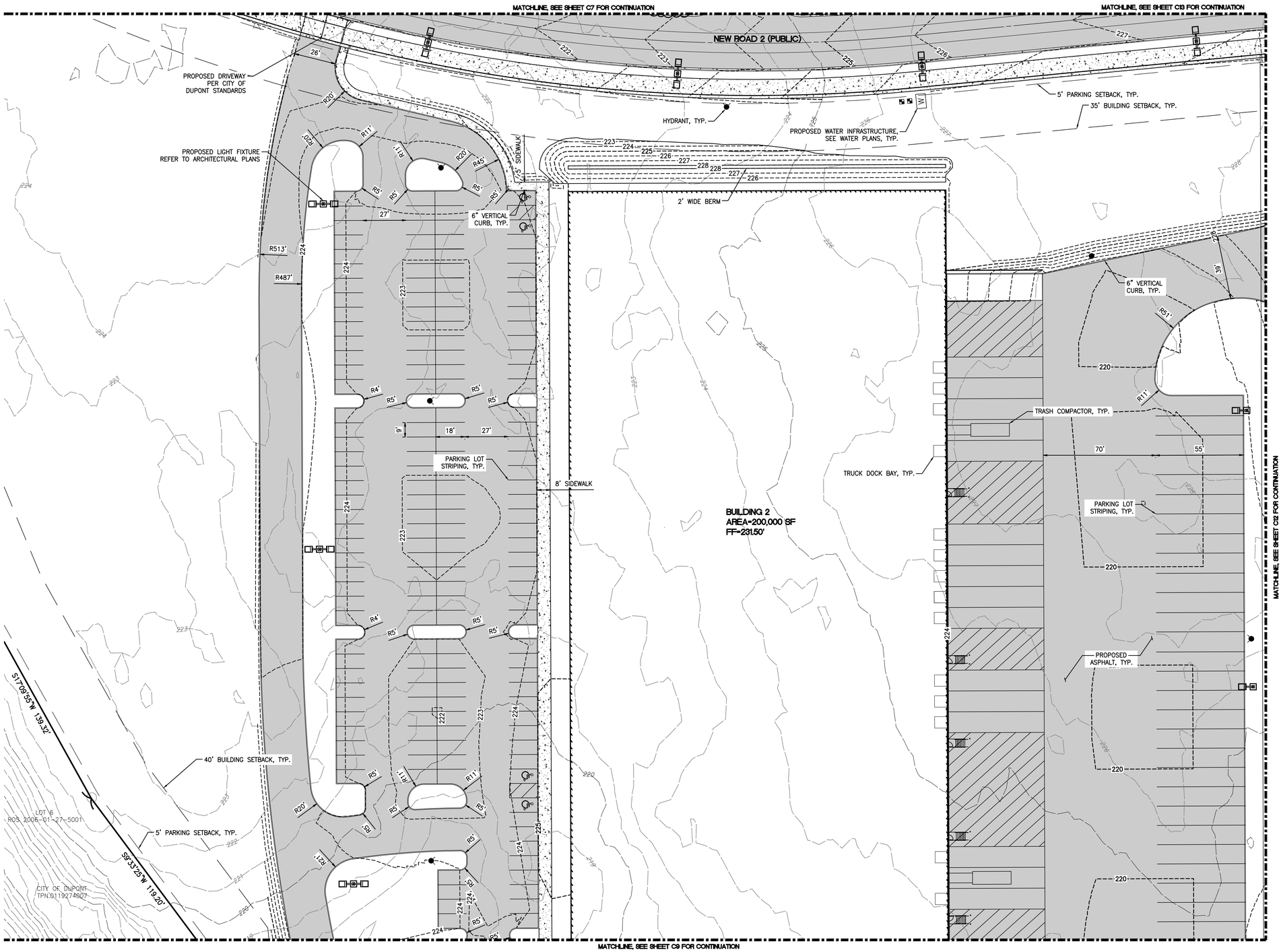

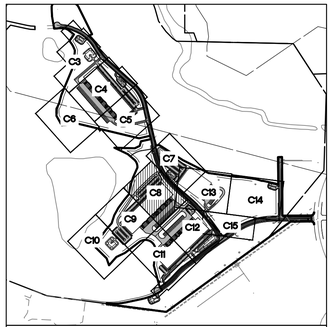

KEYMAP (NTS)

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No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: PRELIMINARY SITE PLAN 6 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE — STATE OF WASHINGTON — 42766 — REGISTERED PROFESSIONAL ENGINEER — 8/22/22

Scale: Horizontal 1"=30'; Vertical –

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Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Job Number 21127

Sheet C8 of 56

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NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

PRELIMINARY SITE PLAN 7

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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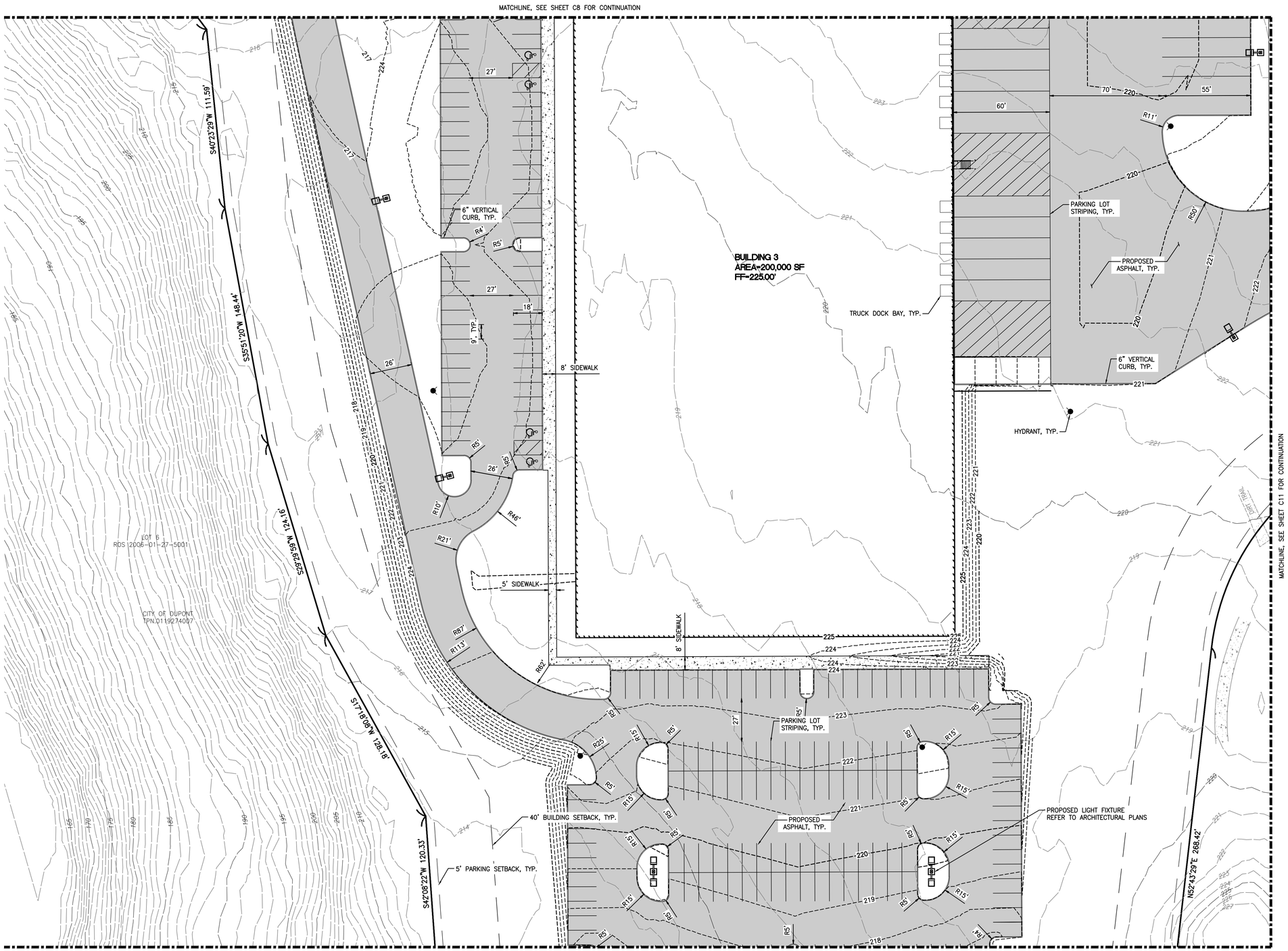

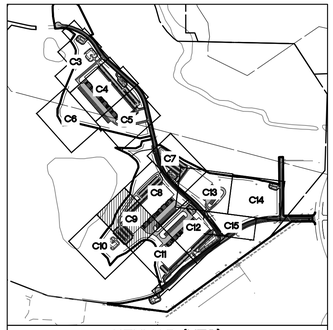

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: PRELIMINARY SITE PLAN 7

FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

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Approved BHE
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Sheet C9 of 56

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PRELIMINARY SITE PLAN 8

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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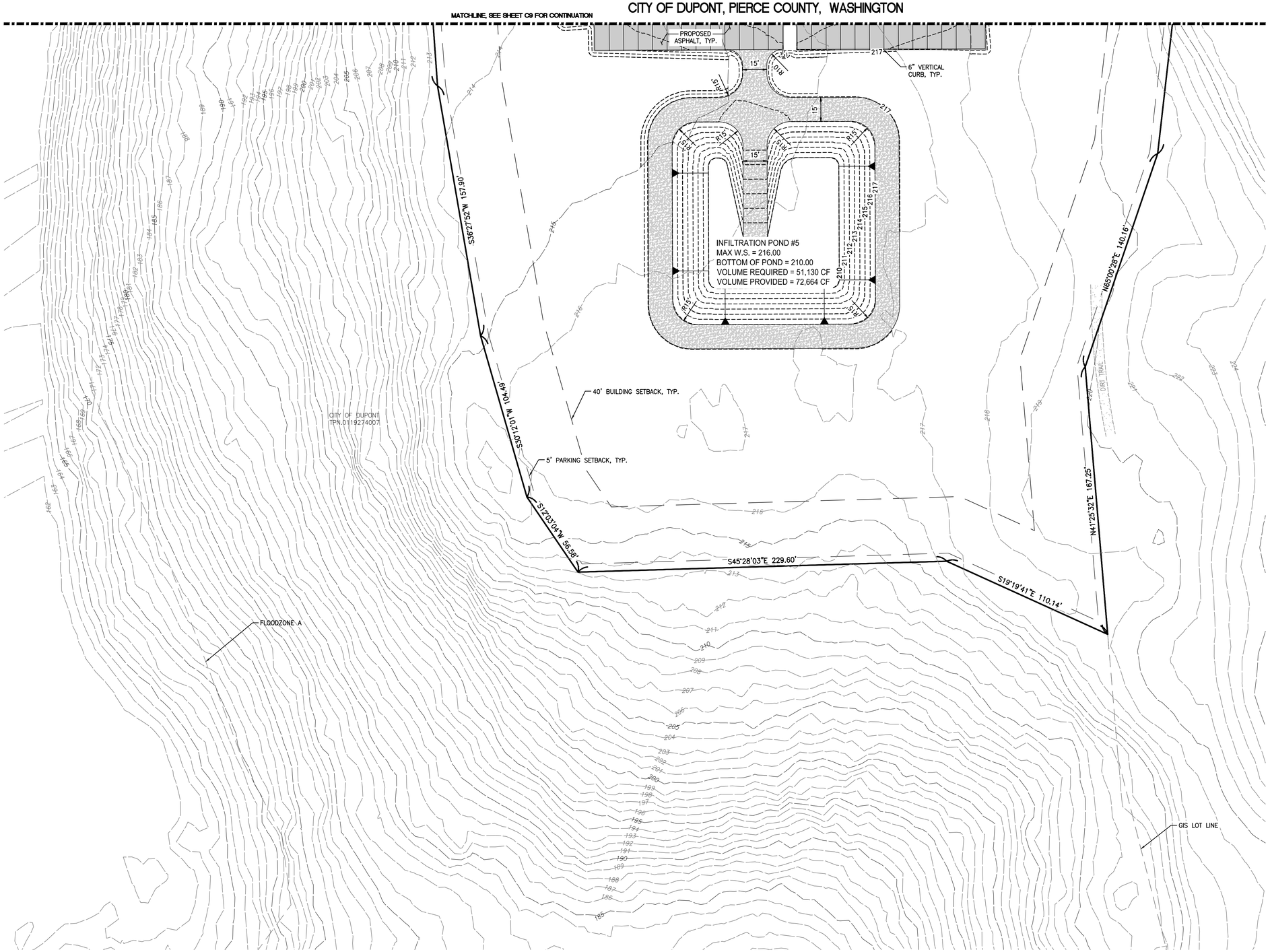

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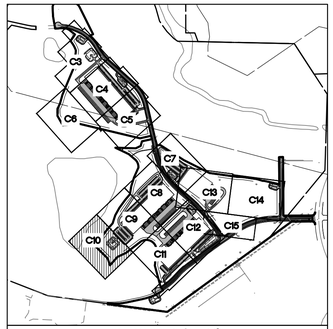

KEYMAP (NTS)

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: PRELIMINARY SITE PLAN 8 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical –

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Sheet C10 of 56

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PRELIMINARY SITE PLAN 9

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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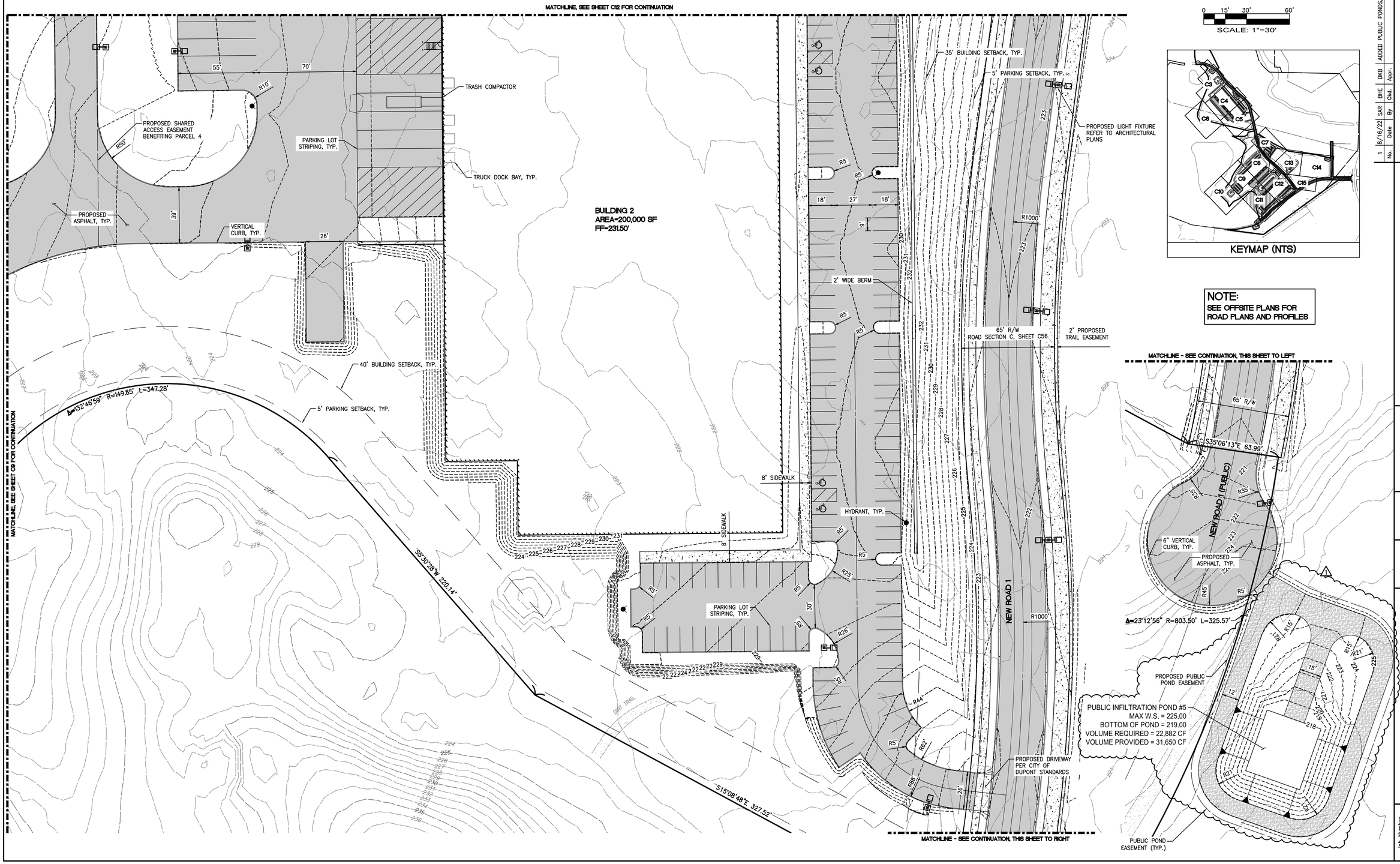

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SCALE: 1"=30'

KEYMAP (NTS)

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: PRELIMINARY SITE PLAN 9 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical -

Designed SAR
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Checked BHE
Approved BHE
Date 8/22/22

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Sheet C11 of 56

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PRELIMINARY SITE PLAN 10

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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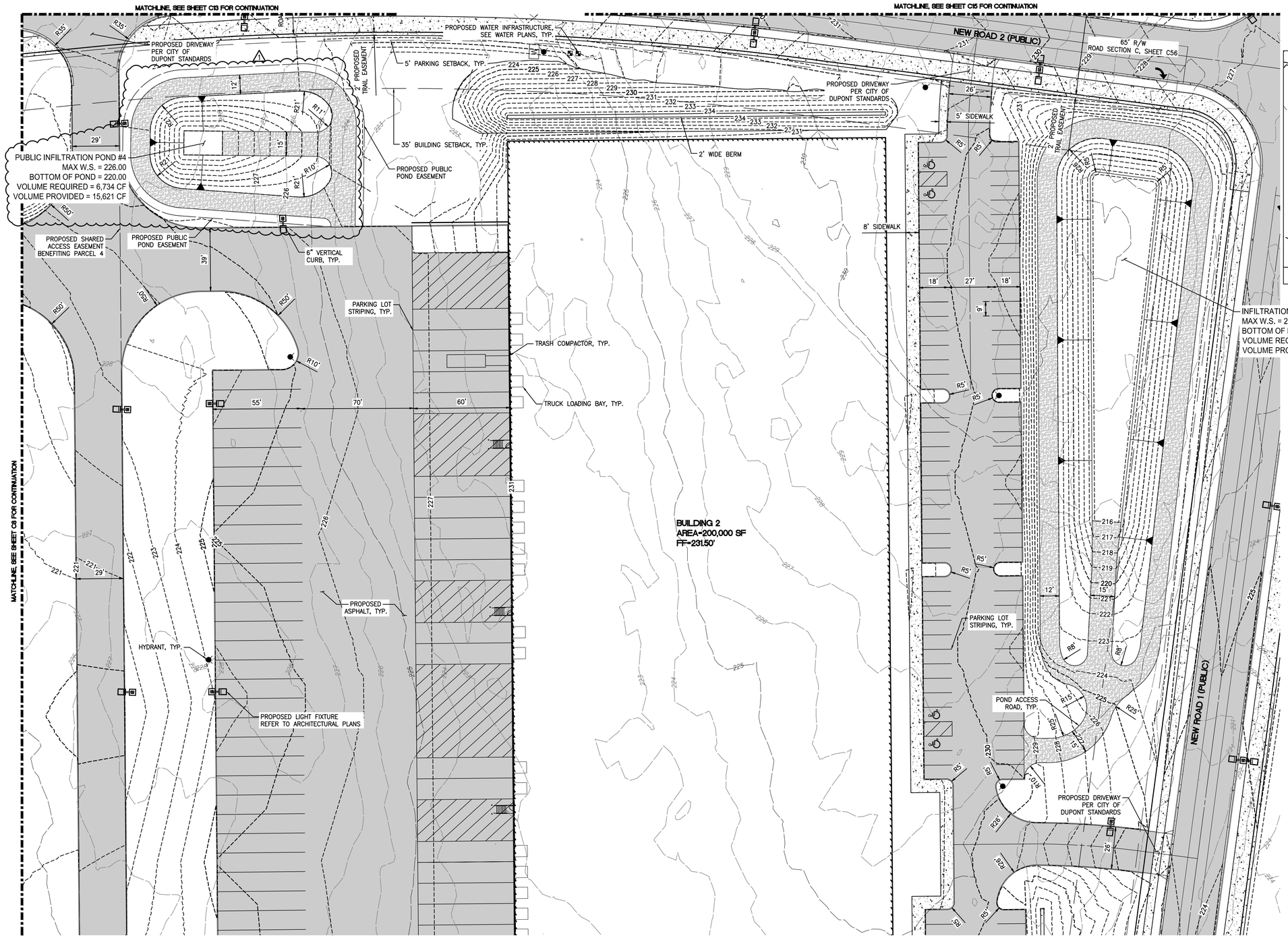

KEYMAP (NTS)

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NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: PRELIMINARY SITE PLAN 10 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical -

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Sheet C12 of 56

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PRELIMINARY SITE PLAN 11

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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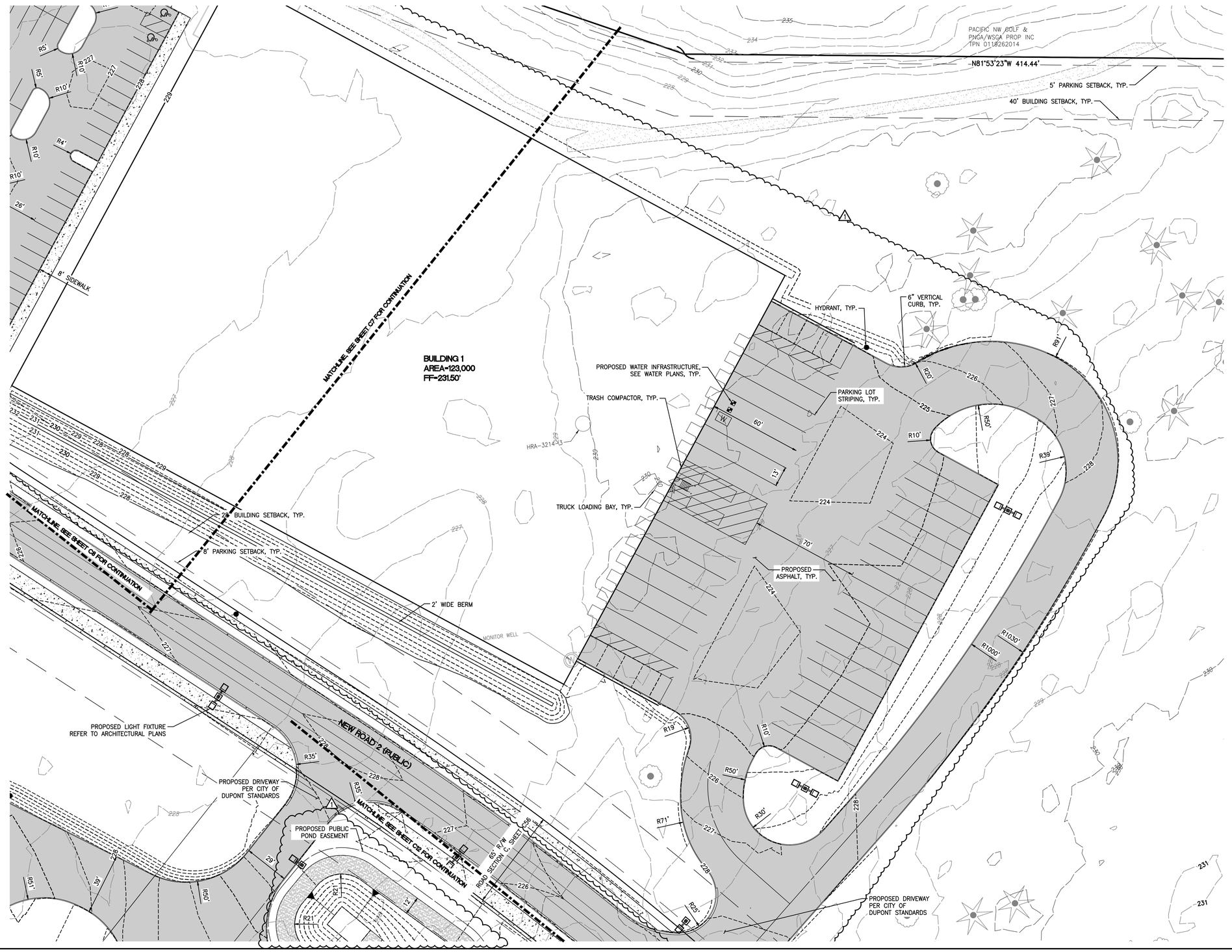

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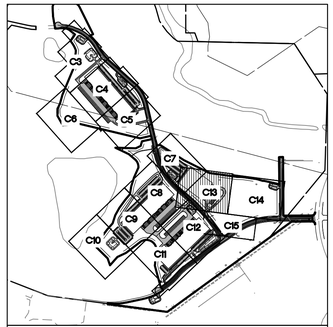

KEYMAP (NTS)

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: PRELIMINARY SITE PLAN 11 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical -

Designed SAR
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Sheet C13 of 56

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PRELIMINARY SITE PLAN 12

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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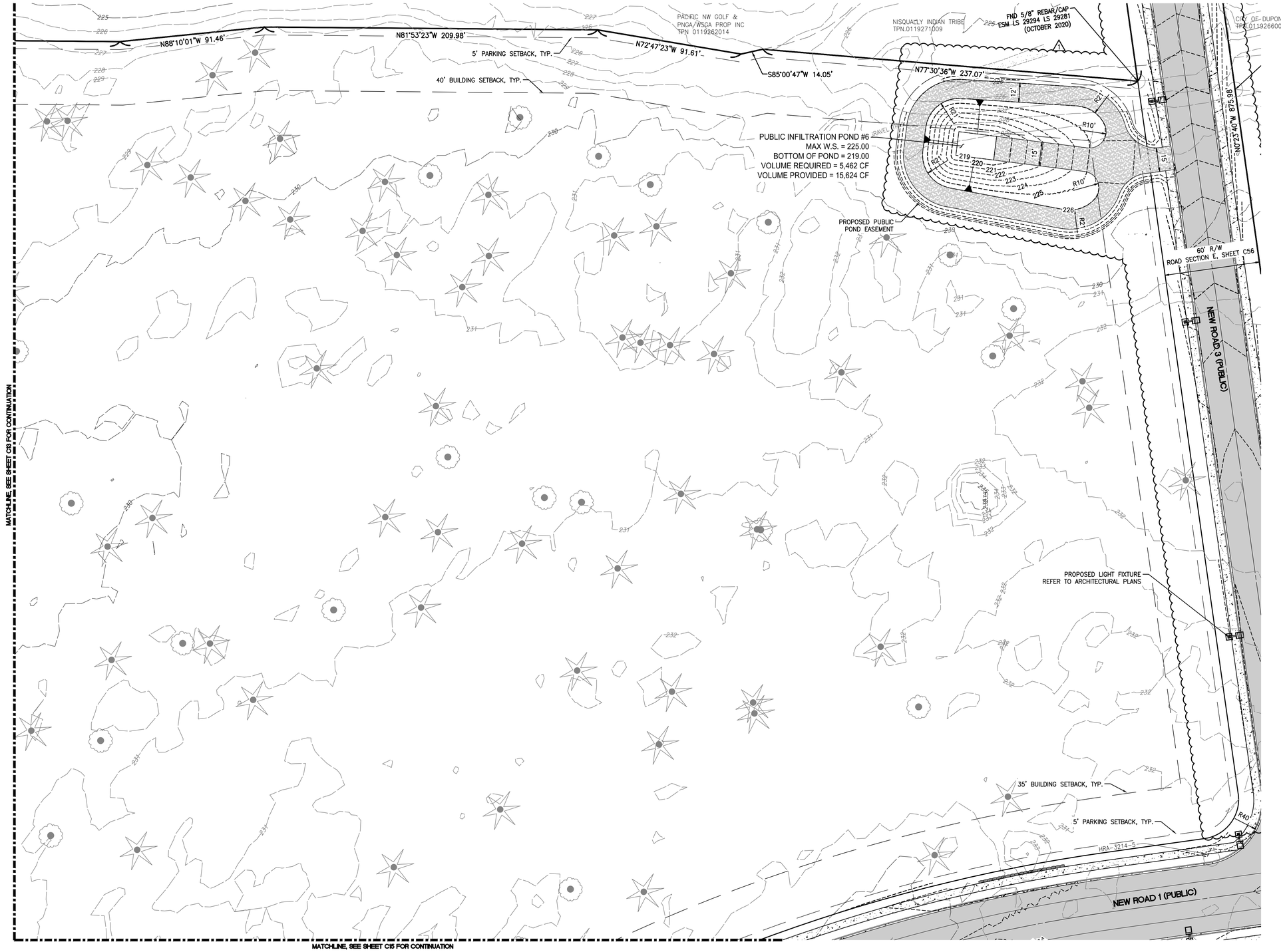

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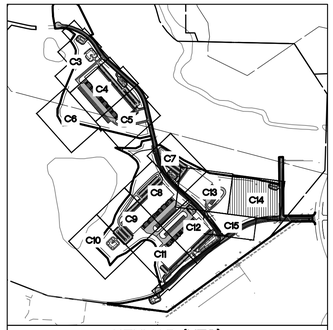
SCALE: 1"=30'



KEYMAP (NTS)

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: PRELIMINARY SITE PLAN 12 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

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Sheet C14 of 56

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PRELIMINARY SITE PLAN 13

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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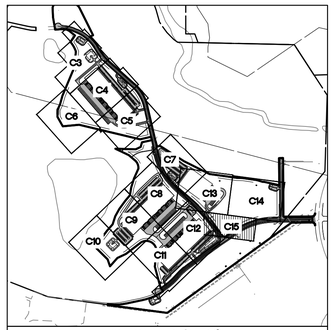
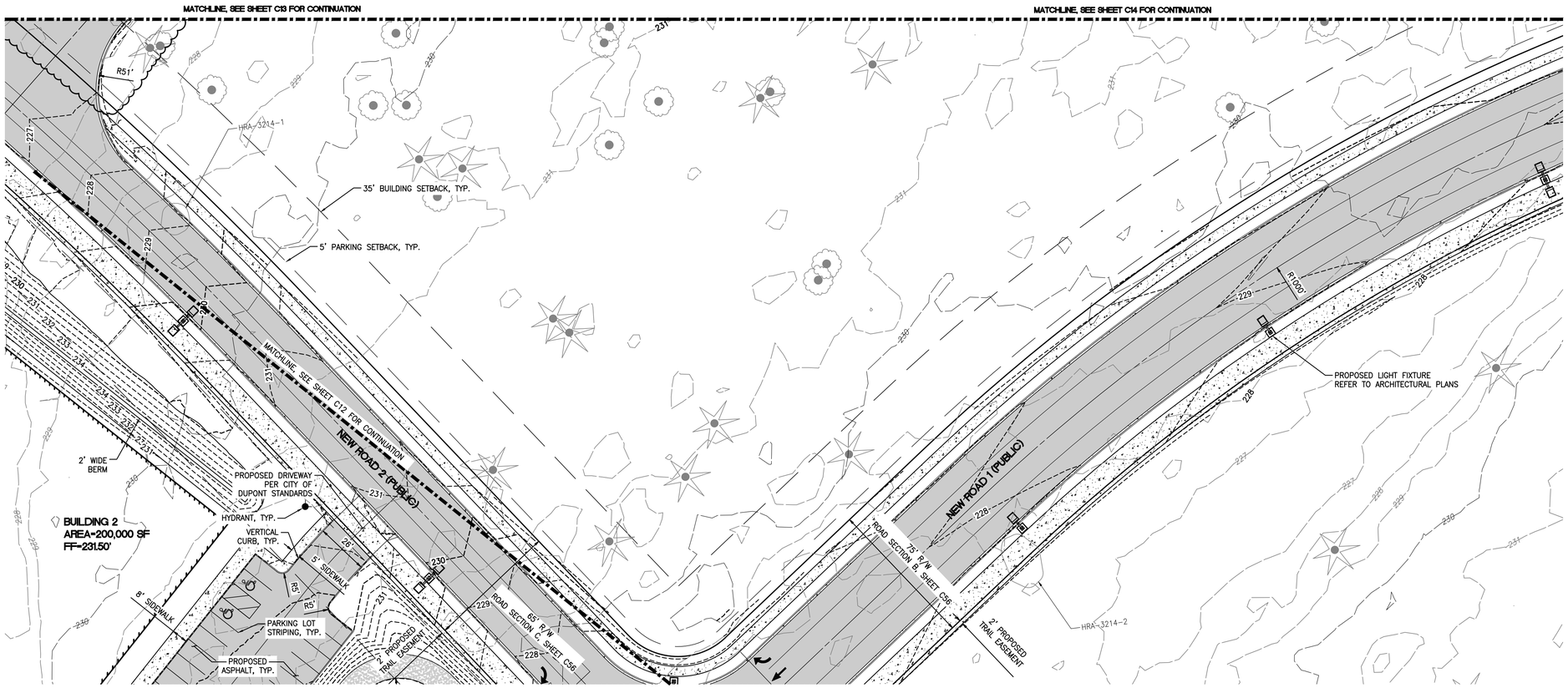
0 15' 30' 60'

SCALE: 1"=30'



KEYMAP (NTS)



NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: PRELIMINARY SITE PLAN 13 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical –

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

Barghausen Consulting Engineers, Inc.
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Kent, WA 98032
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Job Number 21127

Sheet C15 of 56

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GRADING AND DRAINAGE KEYMAP

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

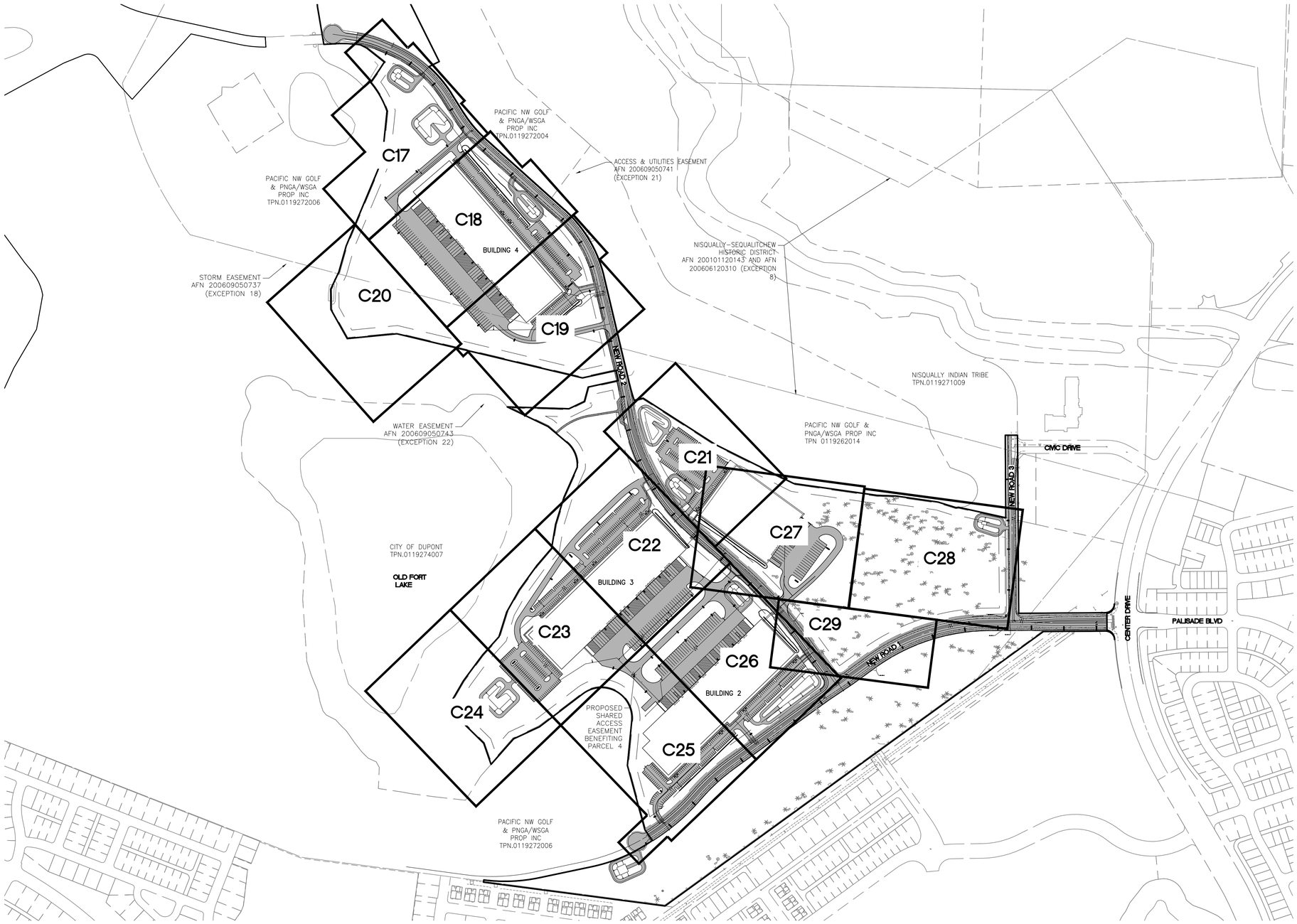
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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

N

0 125' 250' 500'

SCALE 1"=250'



No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: GRADING AND DRAINAGE KEYMAP FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT 4825 NW 41ST STREET RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE STATE OF WASHINGTON 42766 REGISTERED PROFESSIONAL ENGINEER

8/22/22

Scale: Horizontal 1"=250' Vertical –

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Drawn SAR
Checked BHE
Approved BHE
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Sheet C16 of 56

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GRADING AND DRAINAGE PLAN 1

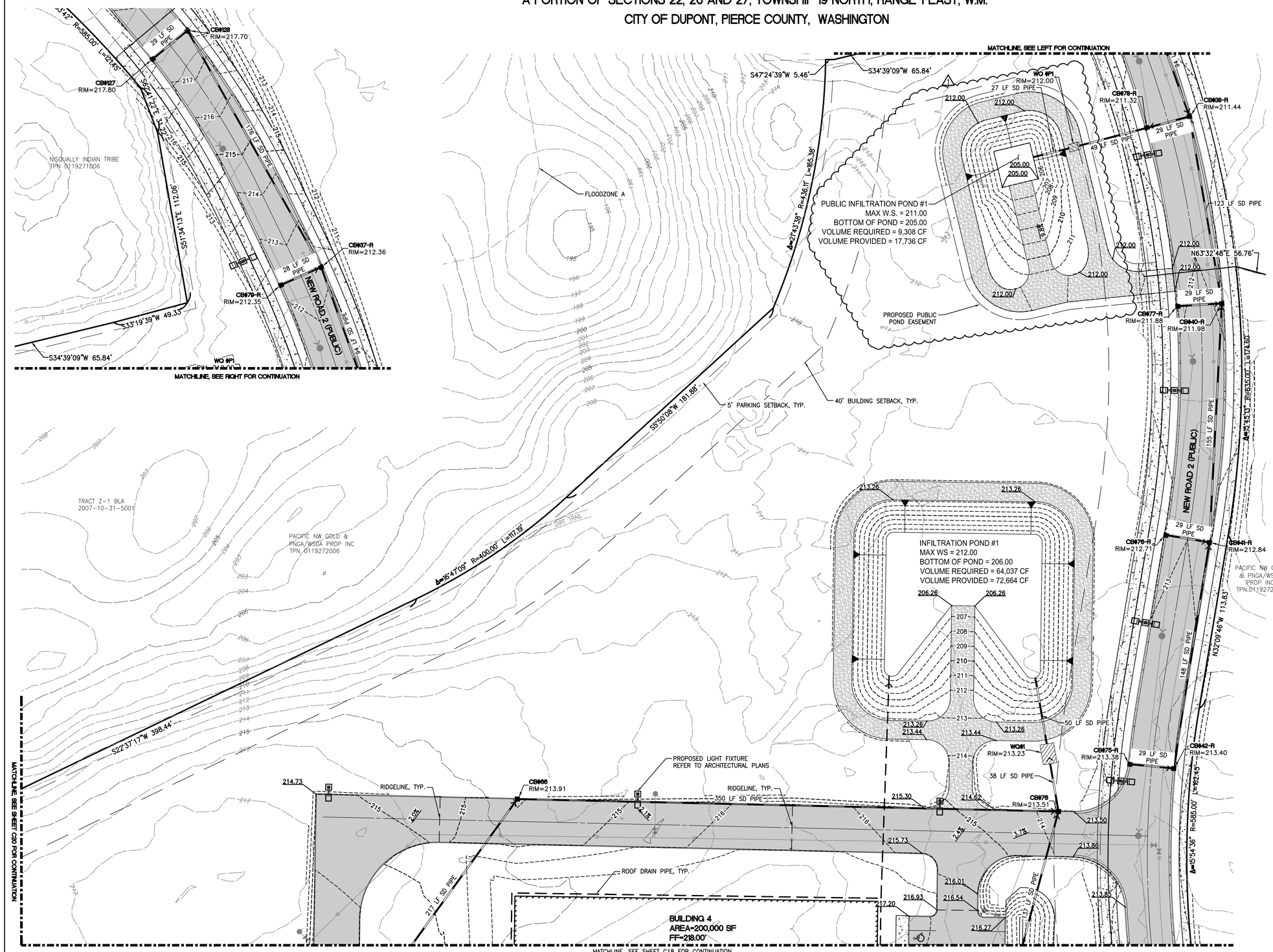
FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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



NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: GRADING AND DRAINAGE PLAN 1 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. FLORTOSE — STATE OF WASHINGTON — 42766 — REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical –

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Kent, WA 98032
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Sheet C17 of 56

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GRADING AND DRAINAGE PLAN 2

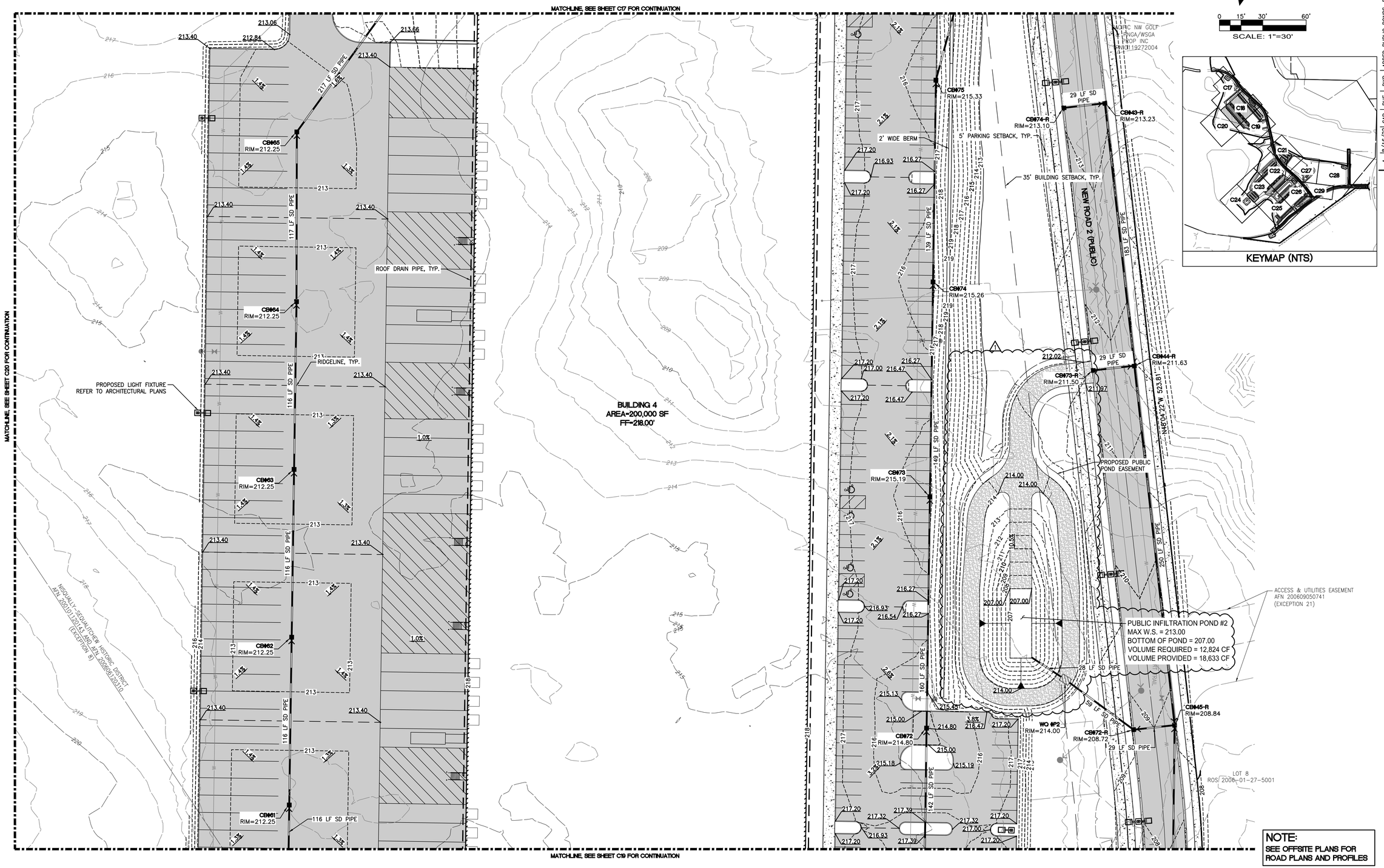
FOR

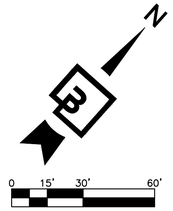
FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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





KEYMAP (NTS)

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: GRADING AND DRAINAGE PLAN 2 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. FLORTOSE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical –

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 21127

Sheet C18 of 56

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GRADING AND DRAINAGE PLAN 3

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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

N

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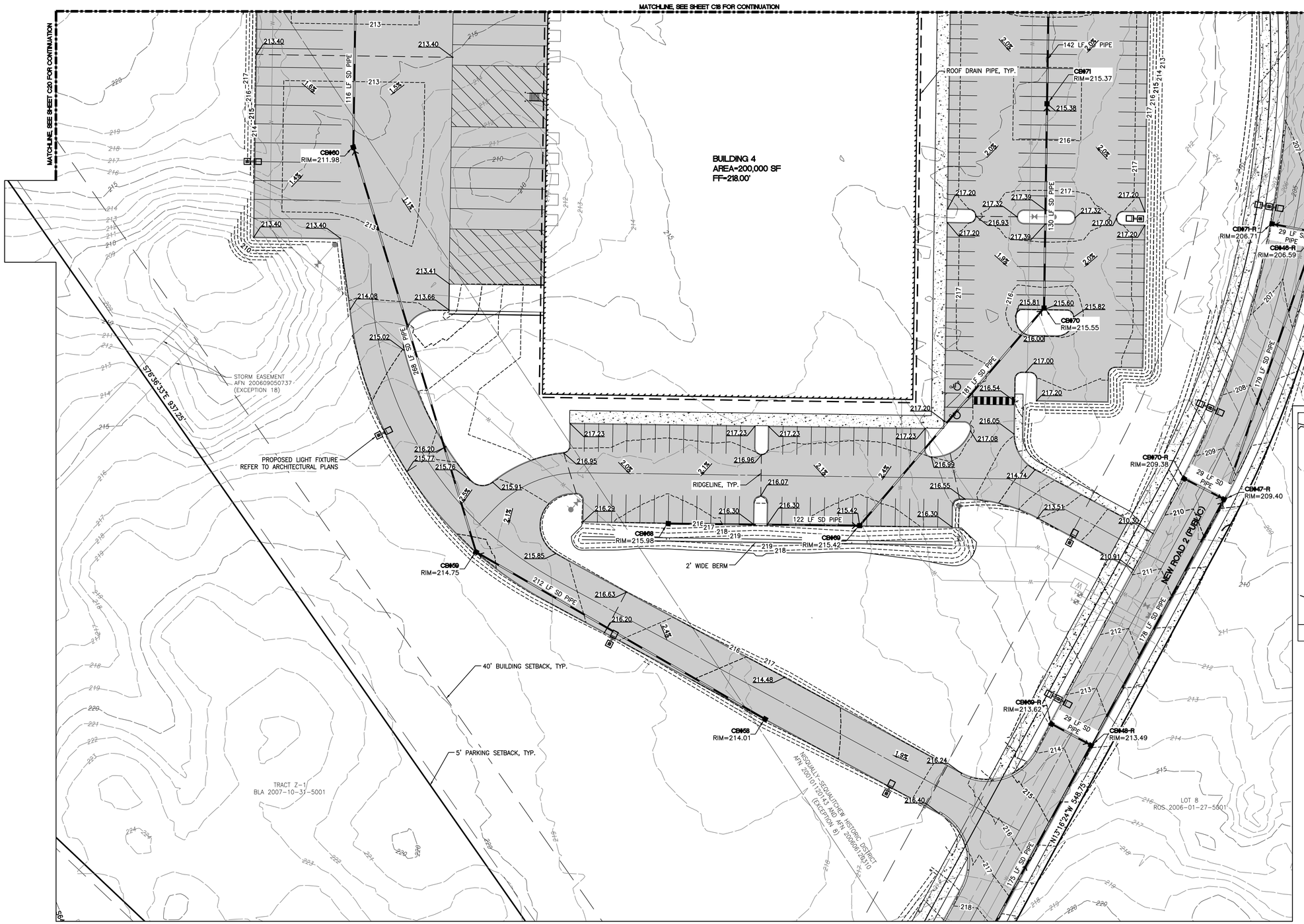
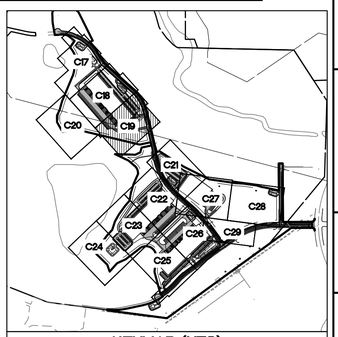
SCALE: 1"=30'





KEYMAP (NTS)

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: GRADING AND DRAINAGE PLAN 3

FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical -

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Kent, WA 98032
425.251.6222
barghausen.com

Job Number 21127

Sheet C19 of 56

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GRADING AND DRAINAGE PLAN 4

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

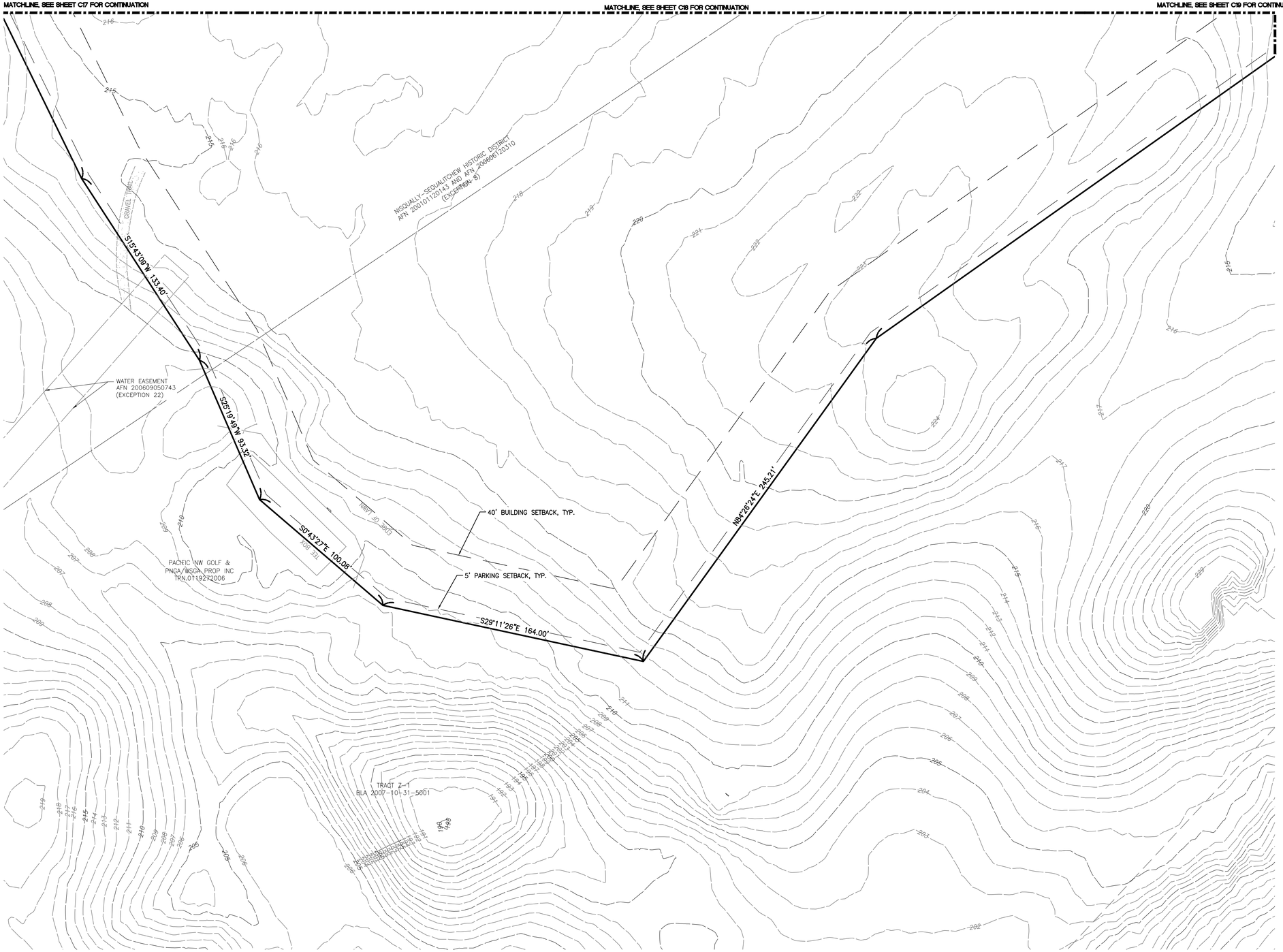
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

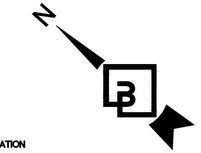
Know what's **below.** **Call** before you dig.

MATCHLINE, SEE SHEET C17 FOR CONTINUATION

MATCHLINE, SEE SHEET C18 FOR CONTINUATION

MATCHLINE, SEE SHEET C19 FOR CONTINUATION





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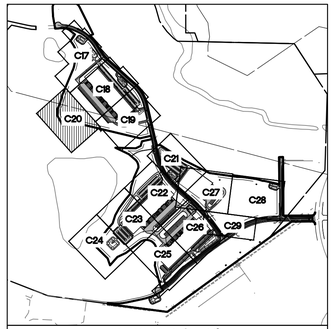

KEYMAP (NTS)

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: GRADING AND DRAINAGE PLAN 4

FOR

FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical –

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

Barghausen Consulting Engineers, Inc.
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Kent, WA 98032
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Job Number 21127

Sheet C20 of 56

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GRADING AND DRAINAGE PLAN 5

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

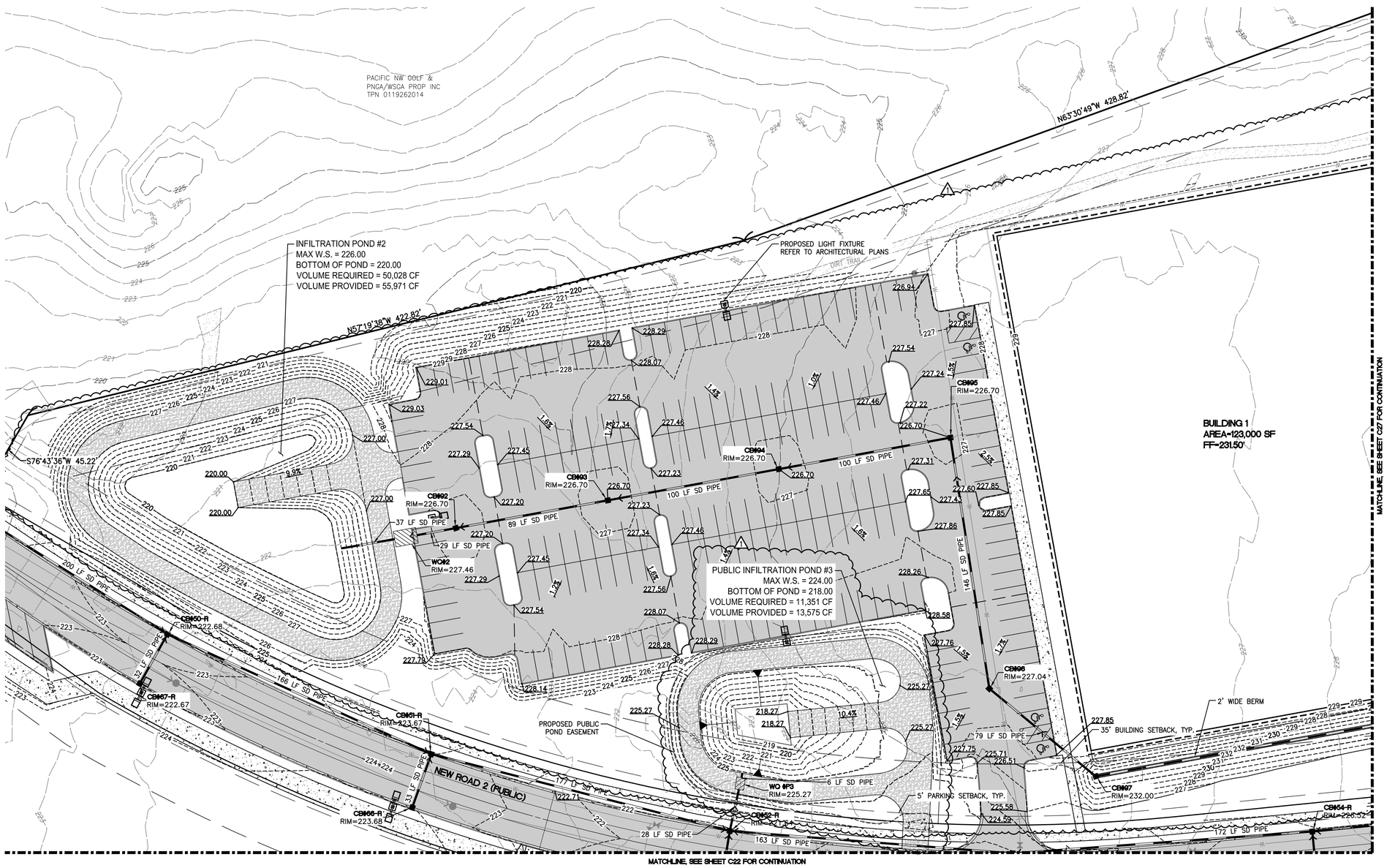
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

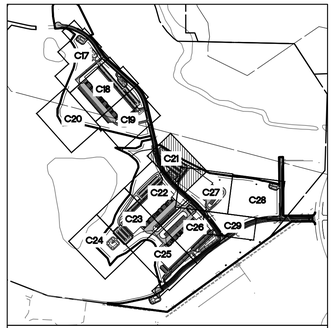
811 Know what's **below.** **Call** before you dig.

N

0 15' 30' 60'

SCALE: 1"=30'





KEYMAP (NTS)

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: GRADING AND DRAINAGE PLAN 5

FOR

FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical -

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Kent, WA 98032
425.251.6222 barghausen.com

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Job Number 21127

Sheet C21 of 56

NOTE:
SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES

GRADING AND DRAINAGE PLAN 6

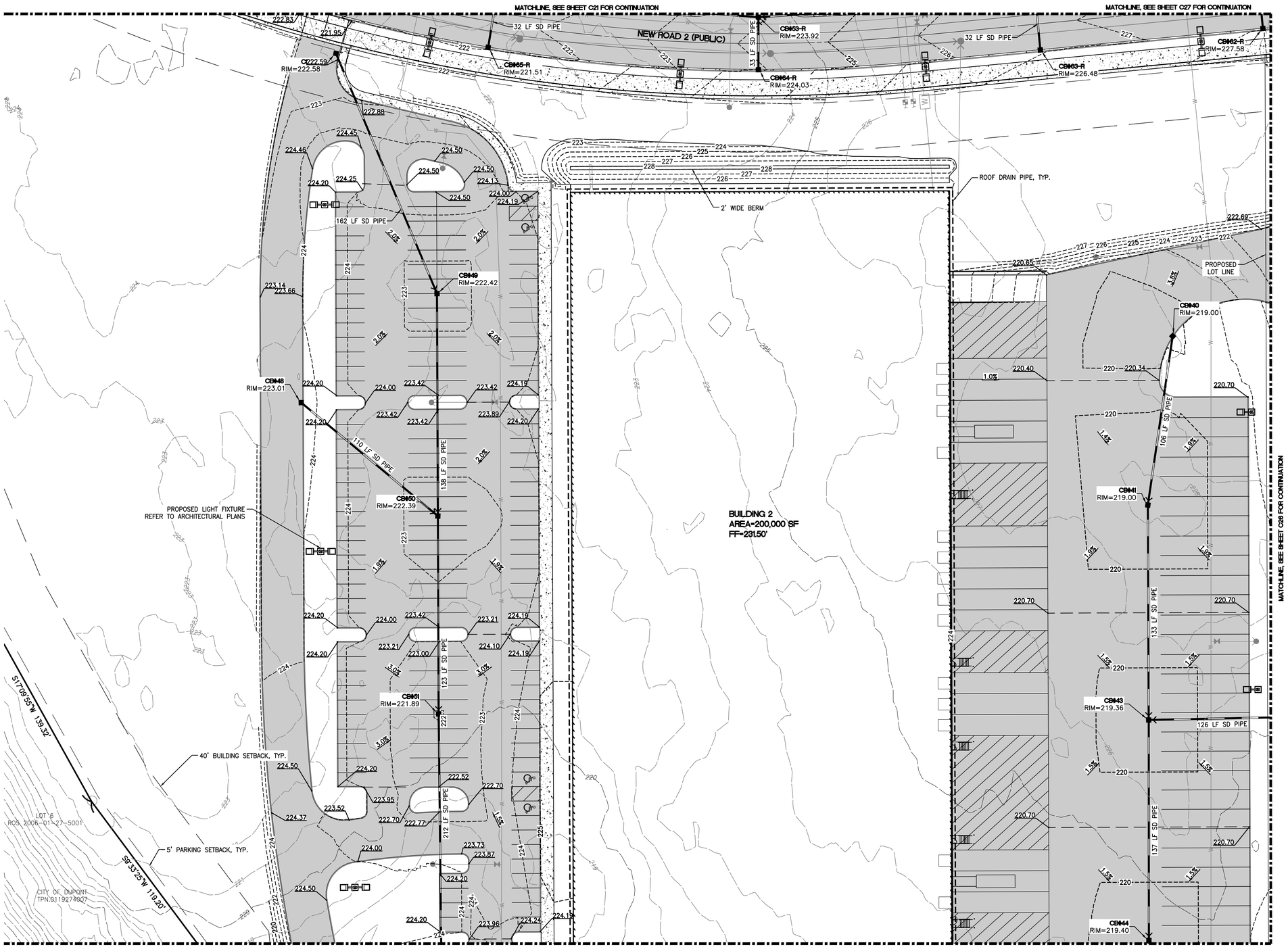
FOR

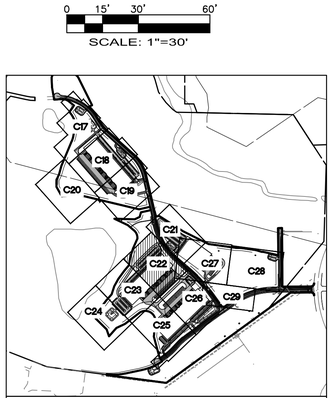
FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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





KEYMAP (NTS)

SCALE: 1"=30'

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: GRADING AND DRAINAGE PLAN 6 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE — STATE OF WASHINGTON — 42766 — REGISTERED PROFESSIONAL ENGINEER — 8/22/22

Scale: Horizontal 1"=30' Vertical –

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Kent, WA 98032
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Job Number 211127

Sheet C22 of 56

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GRADING AND DRAINAGE PLAN 7

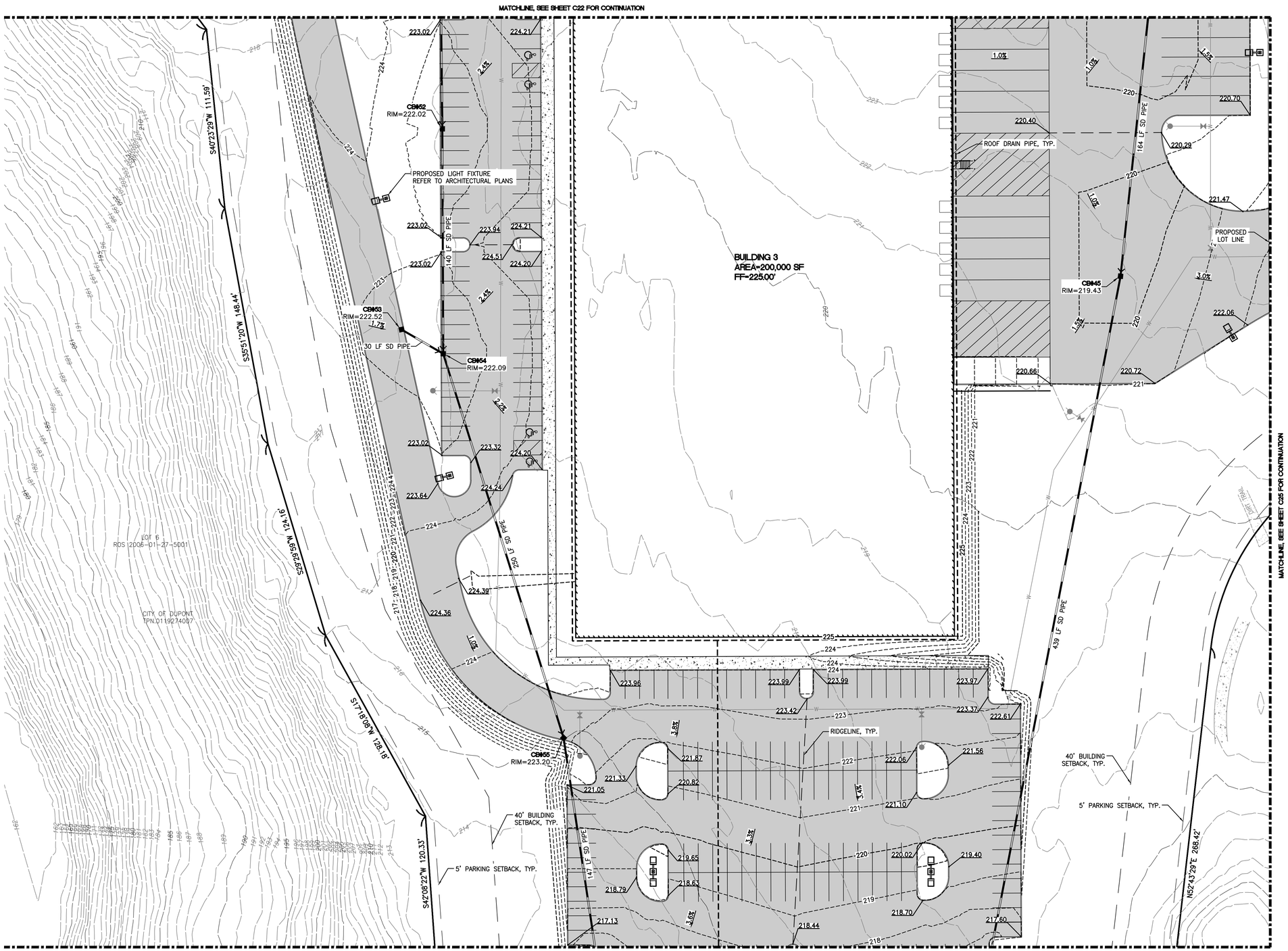
FOR

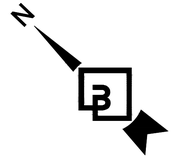
FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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





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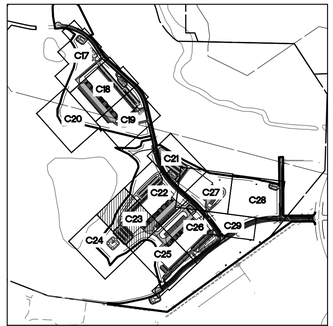

KEYMAP (NTS)

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: GRADING AND DRAINAGE PLAN 7

FOR

FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. FLORTOSE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical –

Designed SAR
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Checked BHE
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Date 8/22/22

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Job Number 21127

Sheet C23 of 56

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GRADING AND DRAINAGE PLAN 8

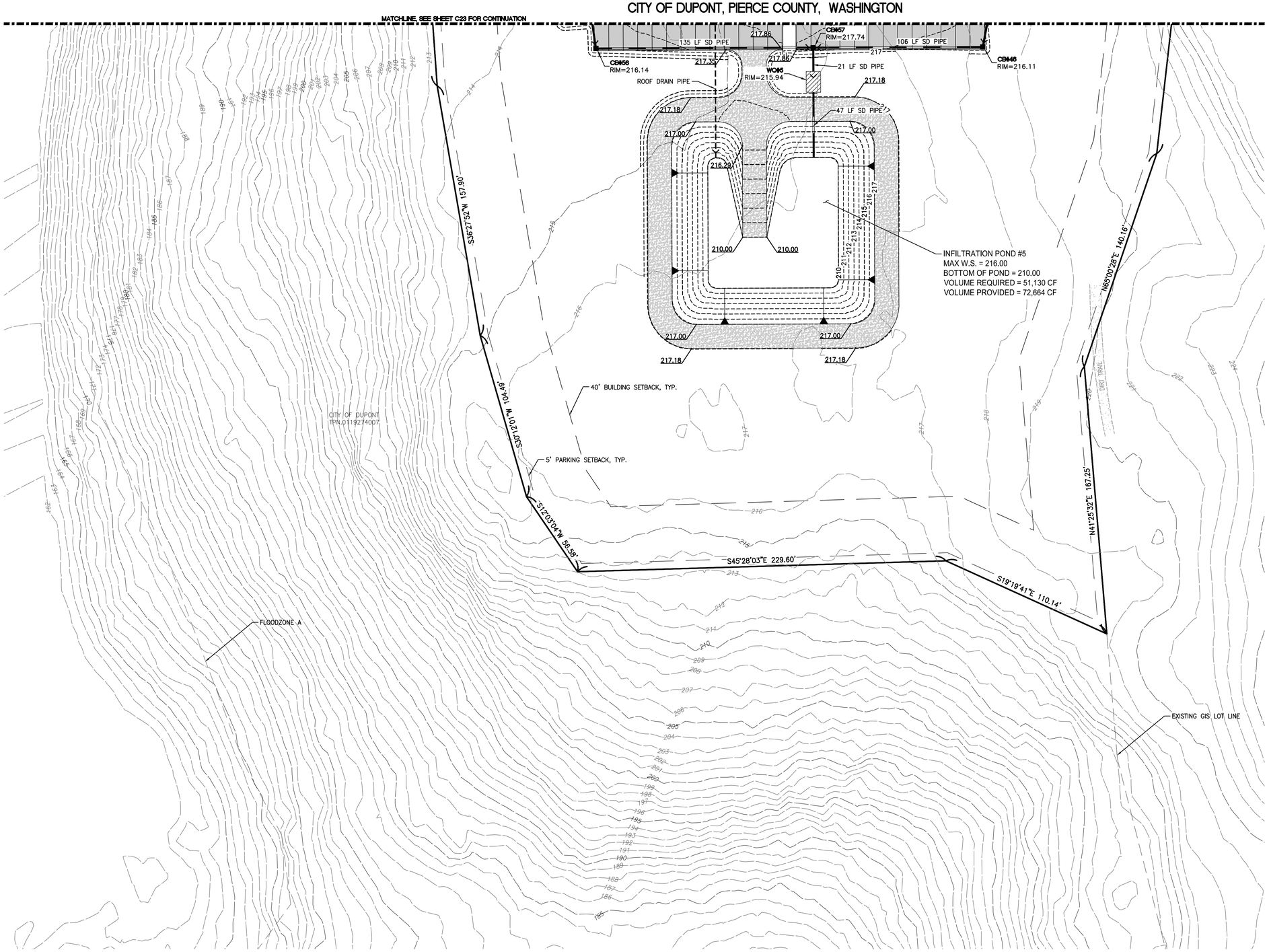
FOR

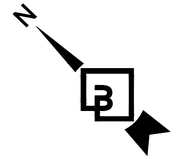
FOUNDER'S RIDGE

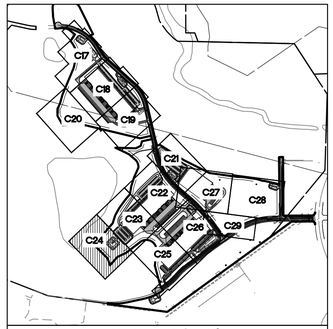
A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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







KEYMAP (NTS)

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: GRADING AND DRAINAGE PLAN 8

FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical -

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Job Number 21127

Sheet C24 of 56

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GRADING AND DRAINAGE PLAN 9

FOR

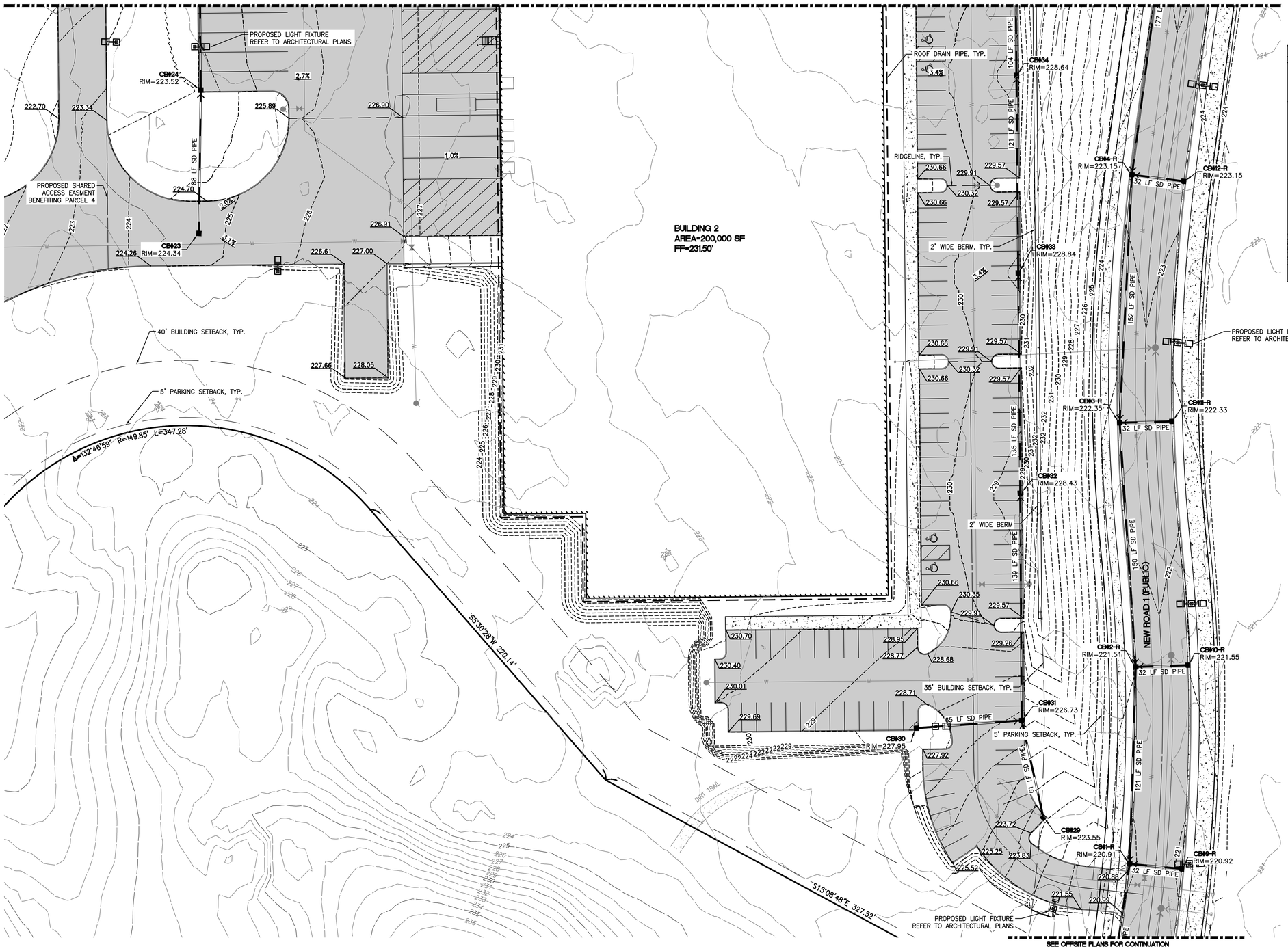
FOUNDER'S RIDGE

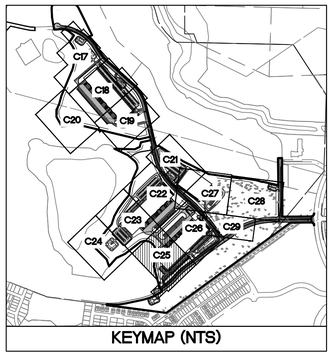
A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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

MATCHLINE, SEE SHEET C26 FOR CONTINUATION





KEYMAP (NTS)

SCALE: 1"=30'

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: GRADING AND DRAINAGE PLAN 9 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical -

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
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Job Number 21127

Sheet C25 of 56

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GRADING AND DRAINAGE PLAN 10

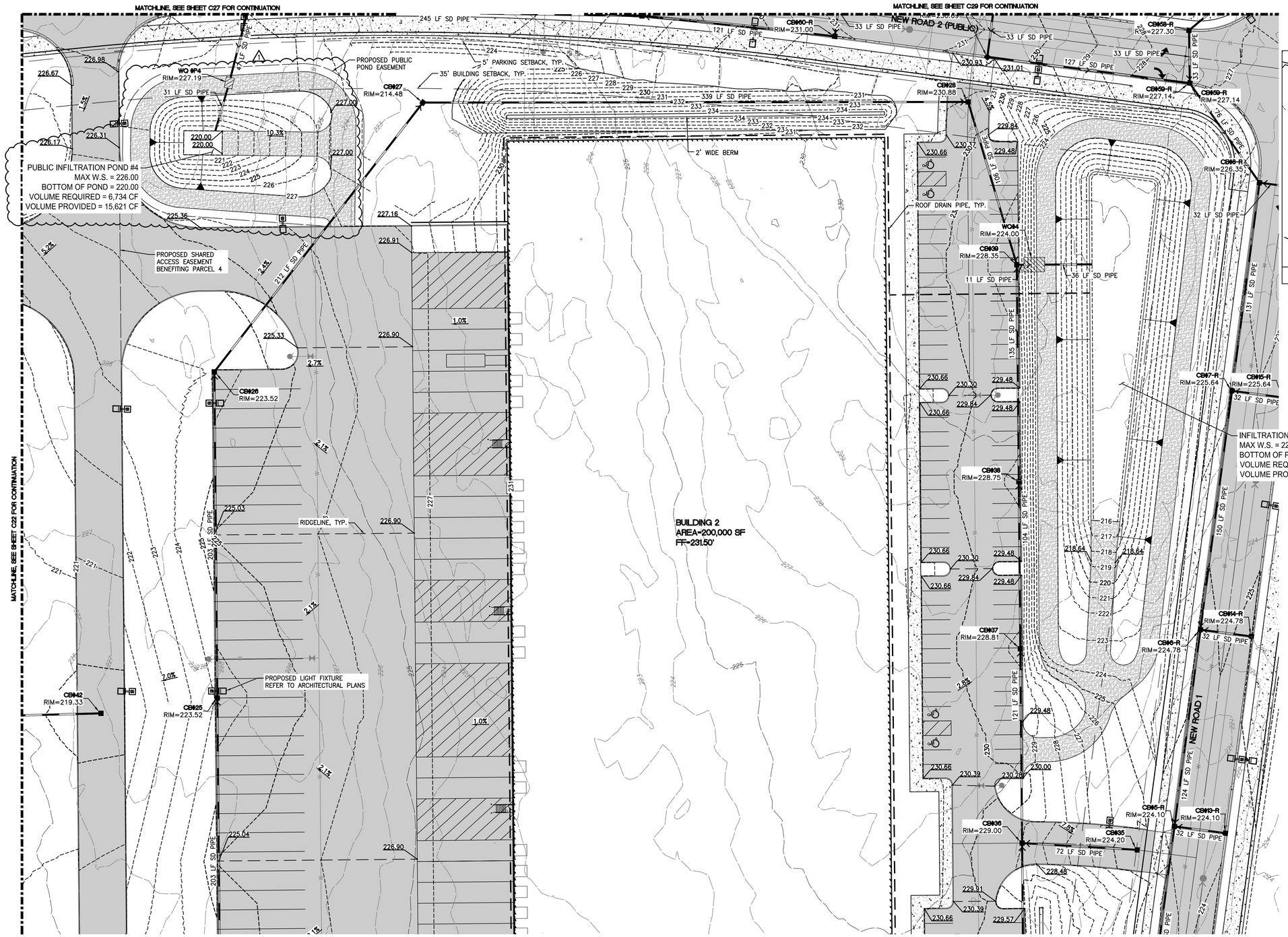
FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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



KEYMAP (NTS)

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: GRADING AND DRAINAGE PLAN 10 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical -

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number 21127

Sheet C26 of 56

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GRADING AND DRAINAGE PLAN 11

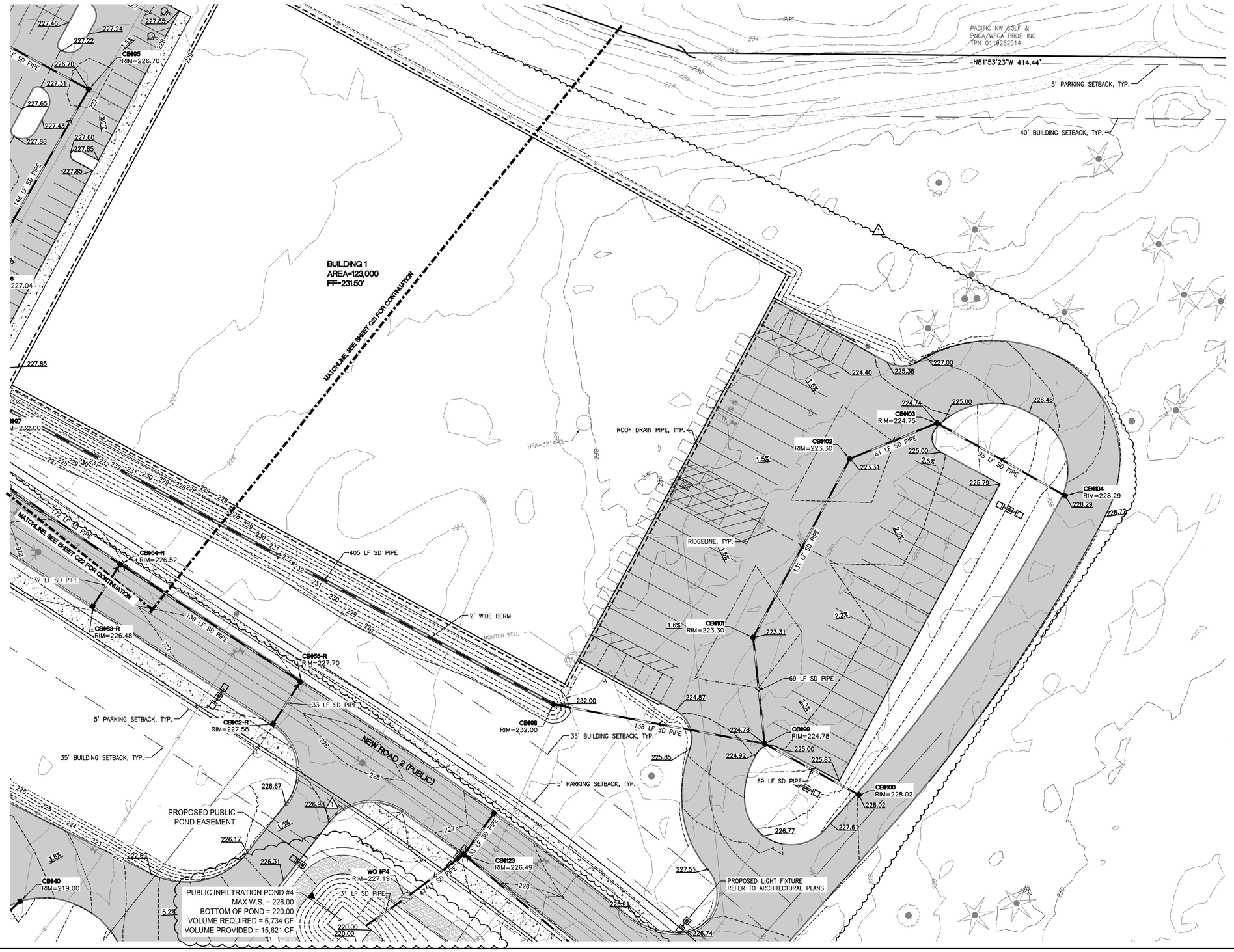
FOR

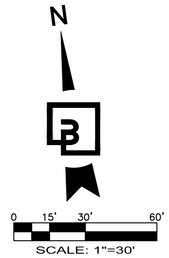
FOUNDER'S RIDGE

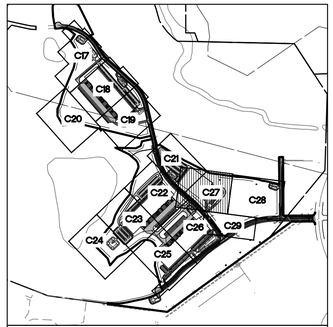
A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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







KEYMAP (NTS)

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: GRADING AND DRAINAGE PLAN 11

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE — STATE OF WASHINGTON — 42766 — REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical -

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Kent, WA 98032
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barghausen.com

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Sheet C27 of 56

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GRADING AND DRAINAGE PLAN 12

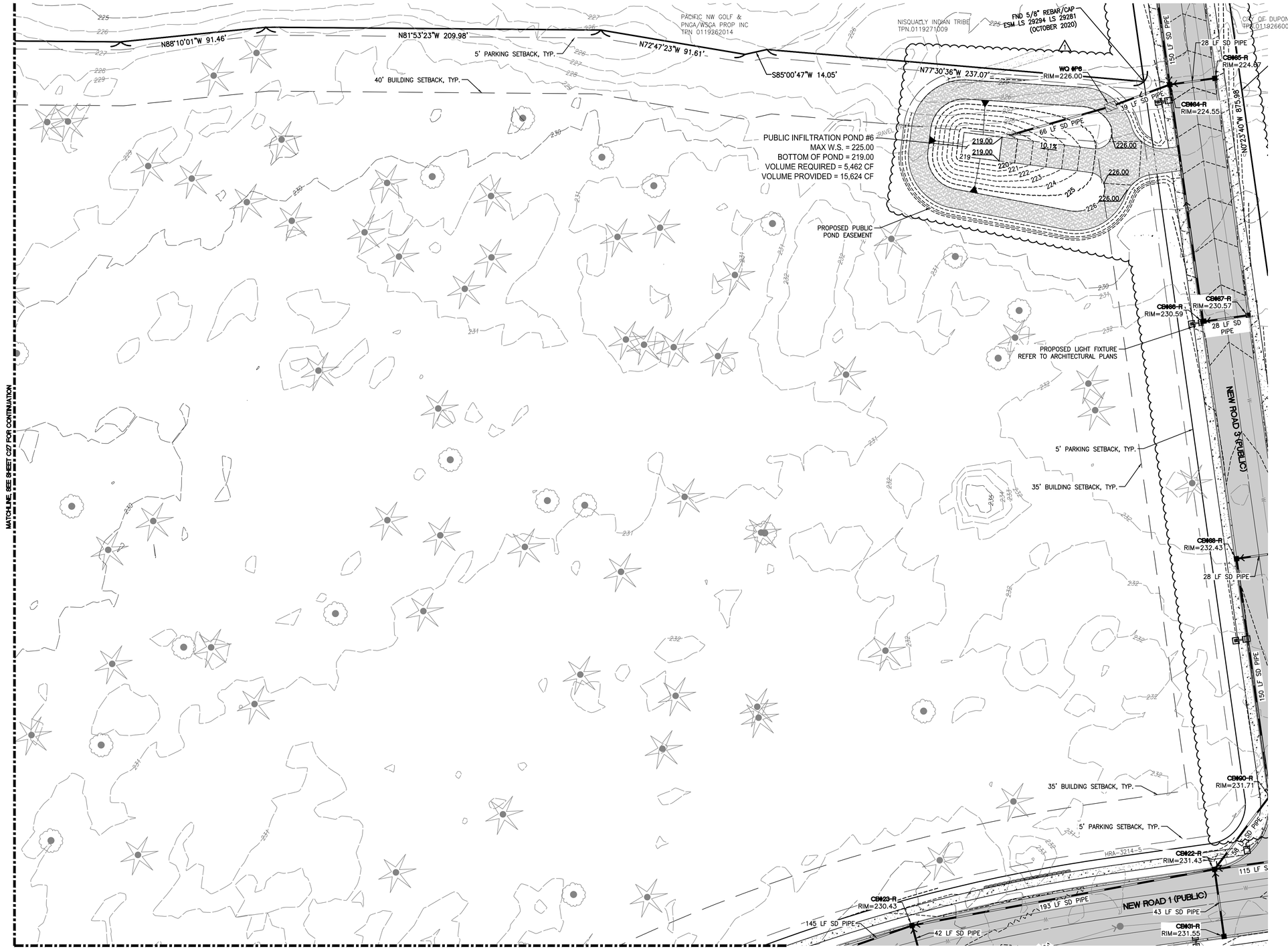
FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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



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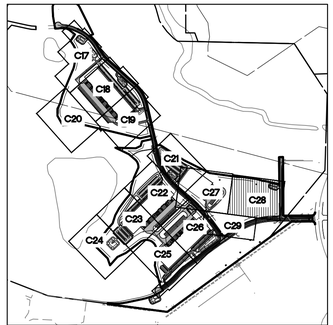

KEYMAP (NTS)

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: GRADING AND DRAINAGE PLAN 12 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical –

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Sheet C28 of 56

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GRADING AND DRAINAGE PLAN 13

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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

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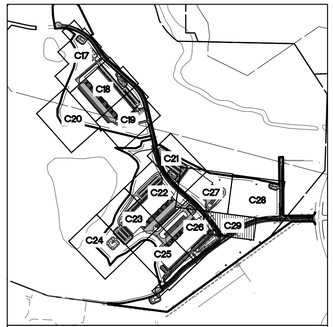
0 15' 30' 60'

SCALE: 1"=30'



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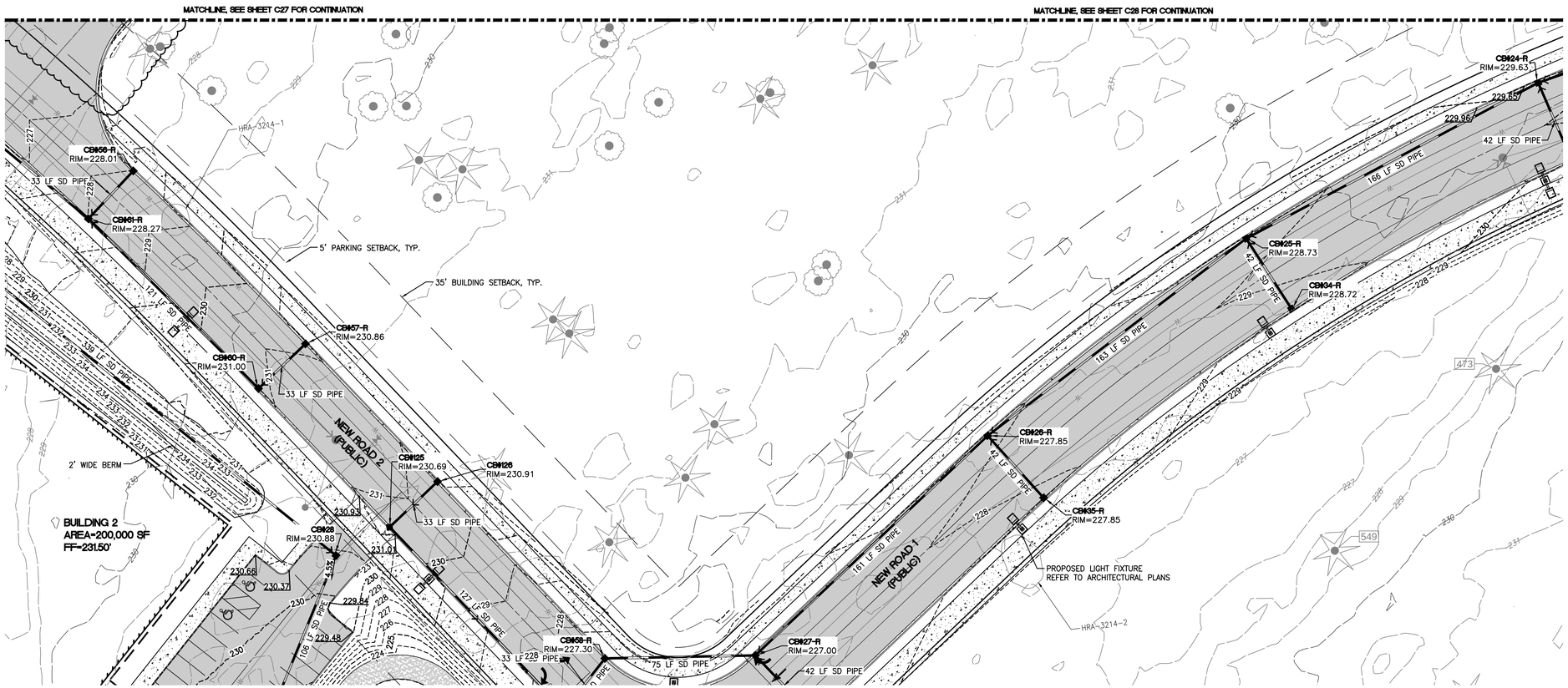

NOTE:
SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: GRADING AND DRAINAGE PLAN 13 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

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Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Sheet C29 of 56

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WATER AND SEWER KEYMAP

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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

N

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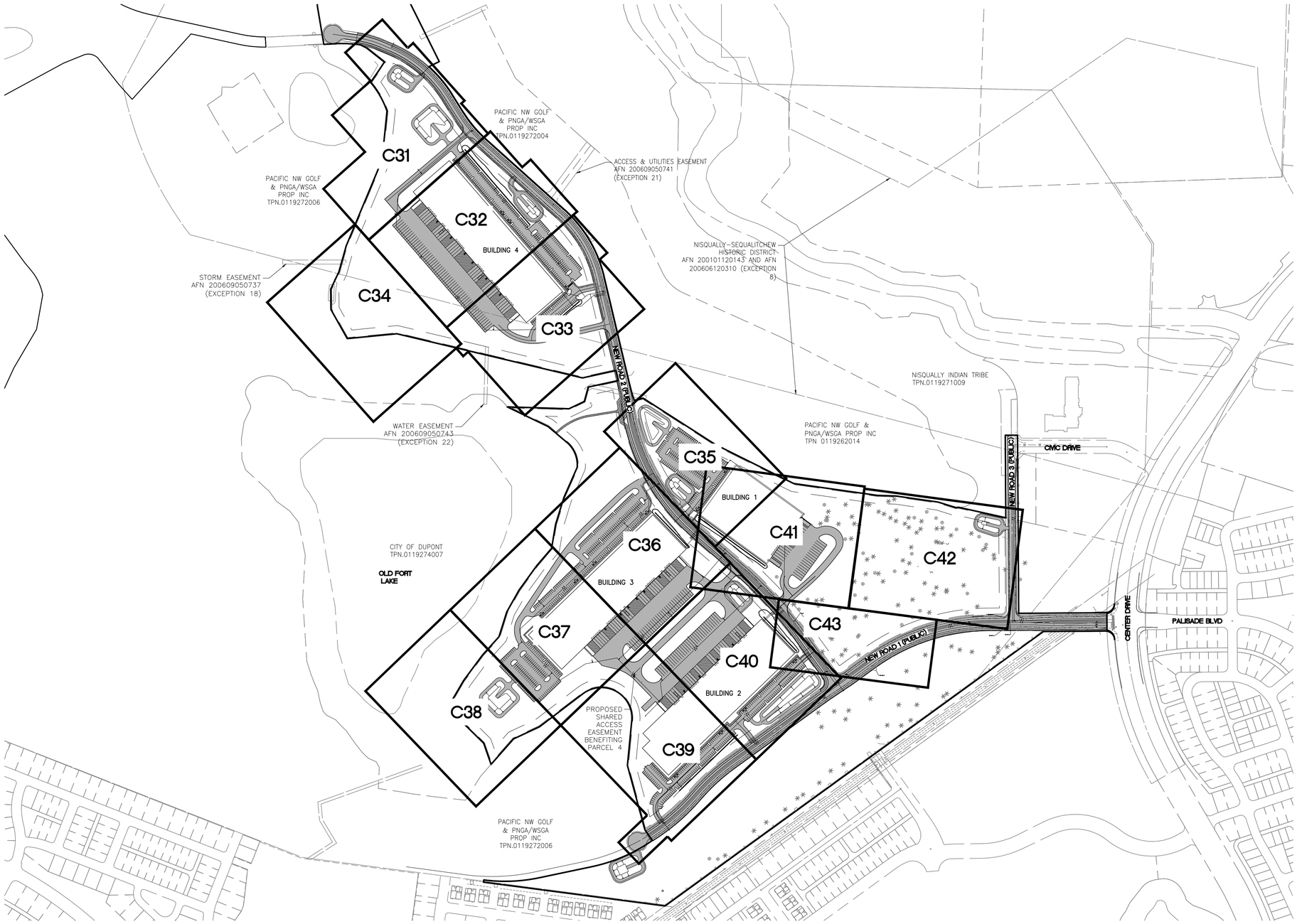
SCALE 1"=250'



No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: WATER AND SEWER KEYMAP FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=250' Vertical –

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Sheet C30 of 56

WATER AND SEWER PLAN 1

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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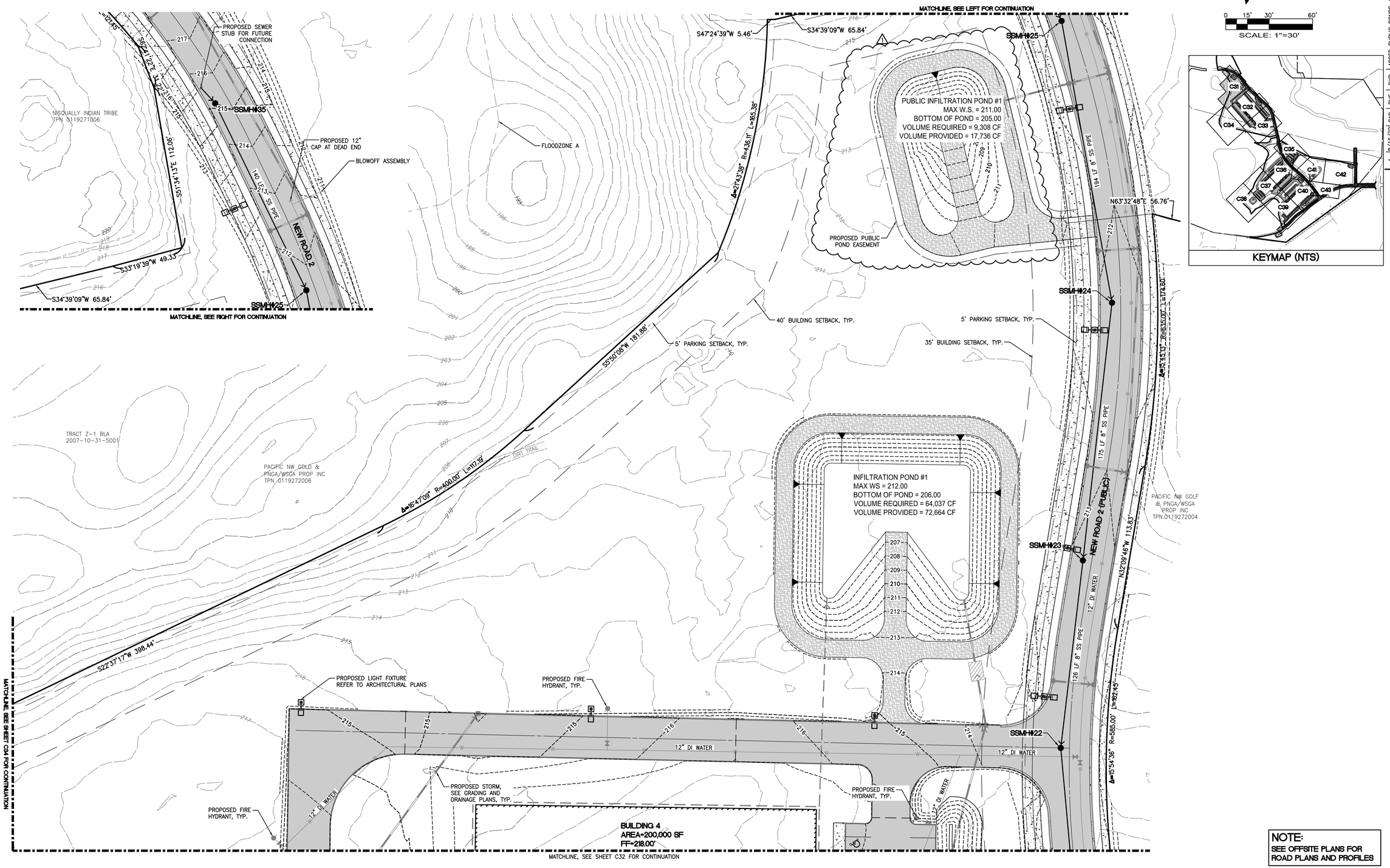

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: WATER AND SEWER PLAN 1 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

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Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Scale: 1" = 1' WSULLIVAN Xref: ----

Job Number 21127

Sheet C31 of 56

WATER AND SEWER PLAN 2

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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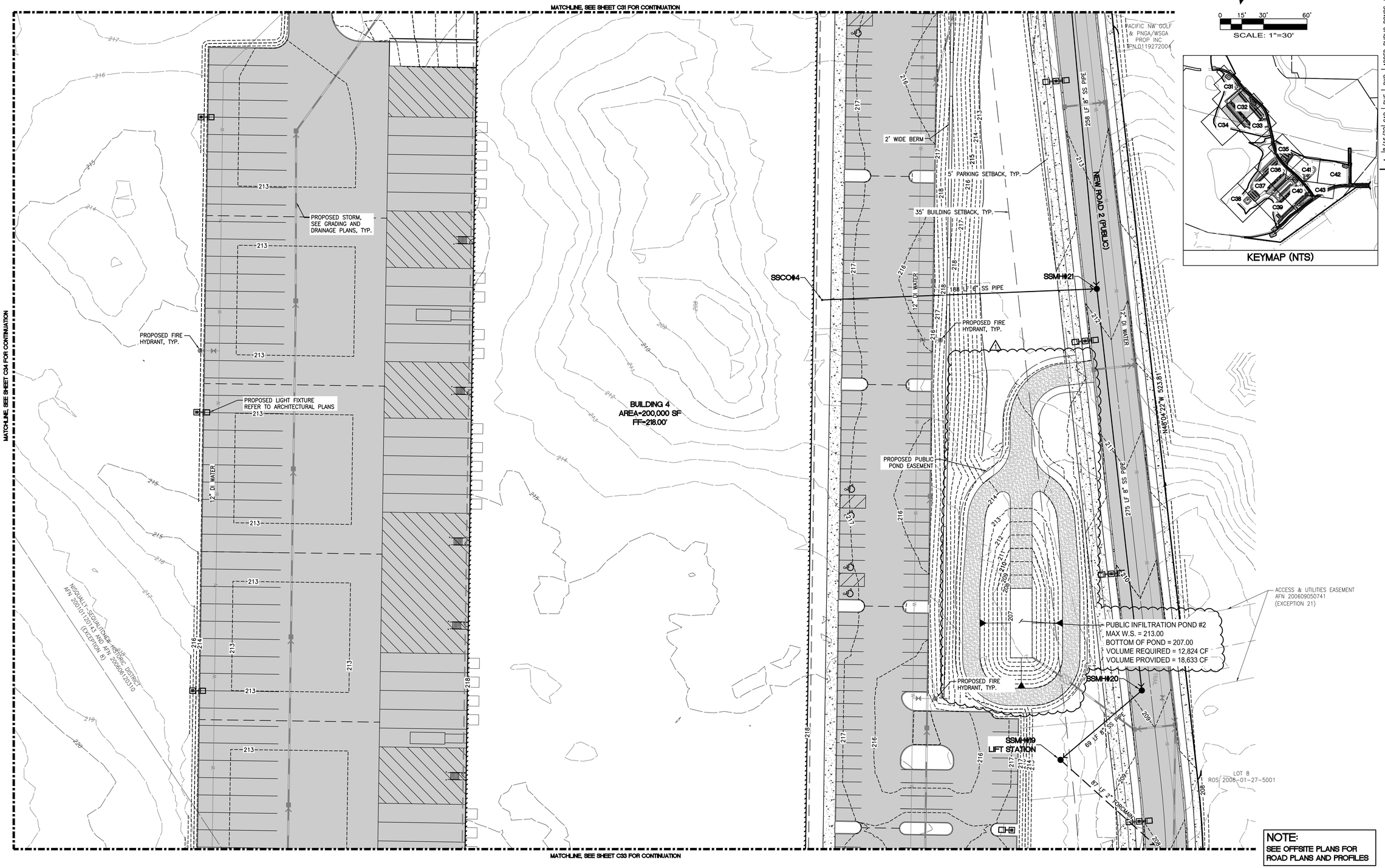

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: WATER AND SEWER PLAN 2 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical –

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Job Number 21127

Sheet C32 of 56

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WATER AND SEWER PLAN 3

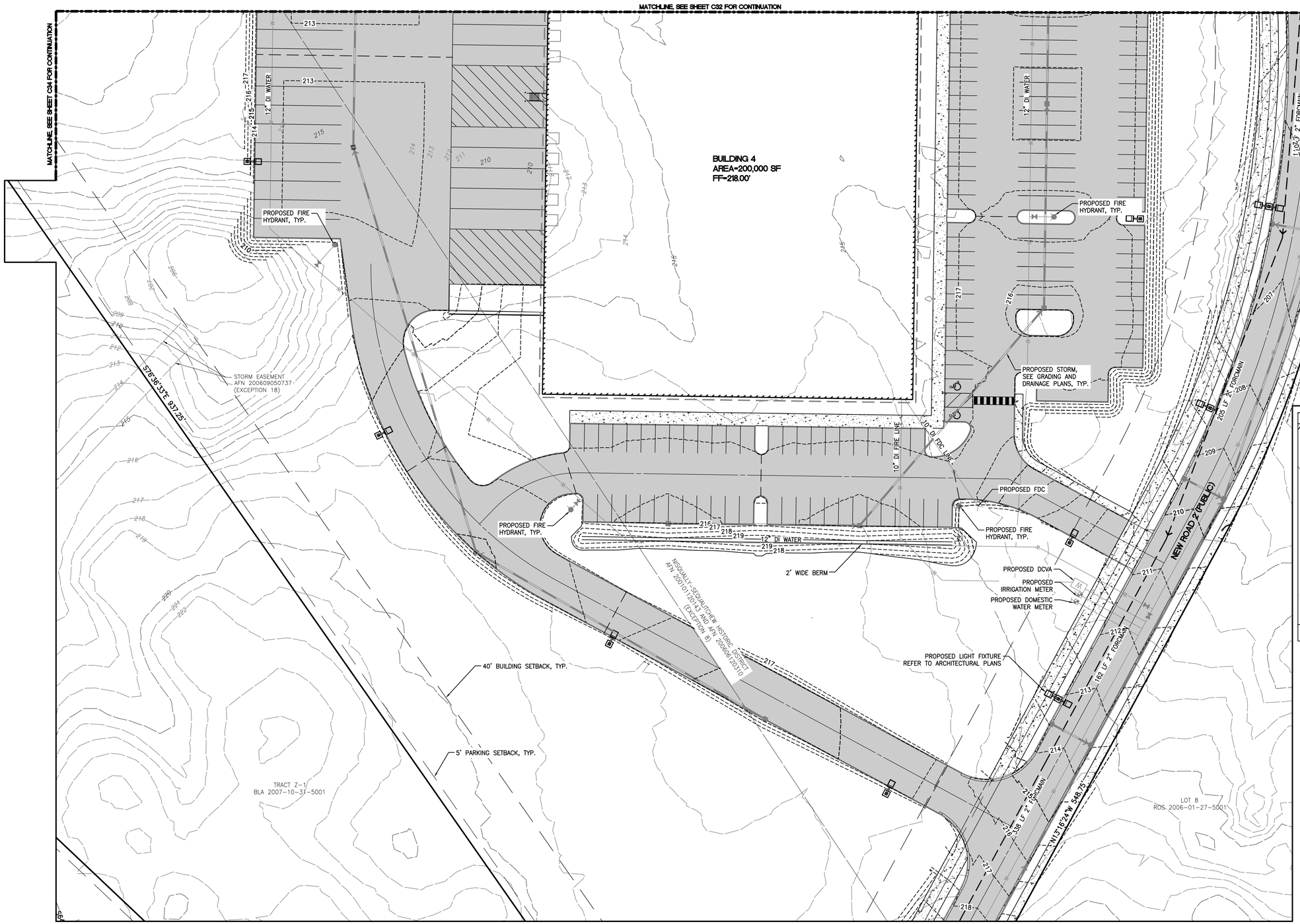
FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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



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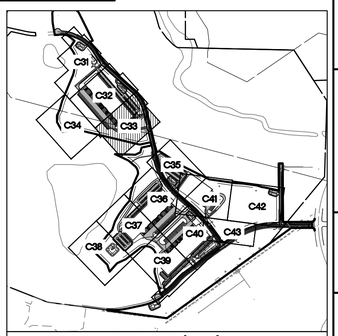

KEYMAP (NTS)

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: WATER AND SEWER PLAN 3

FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

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Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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barghausen.com

Job Number 21127

Sheet C33 of 56

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WATER AND SEWER PLAN 4

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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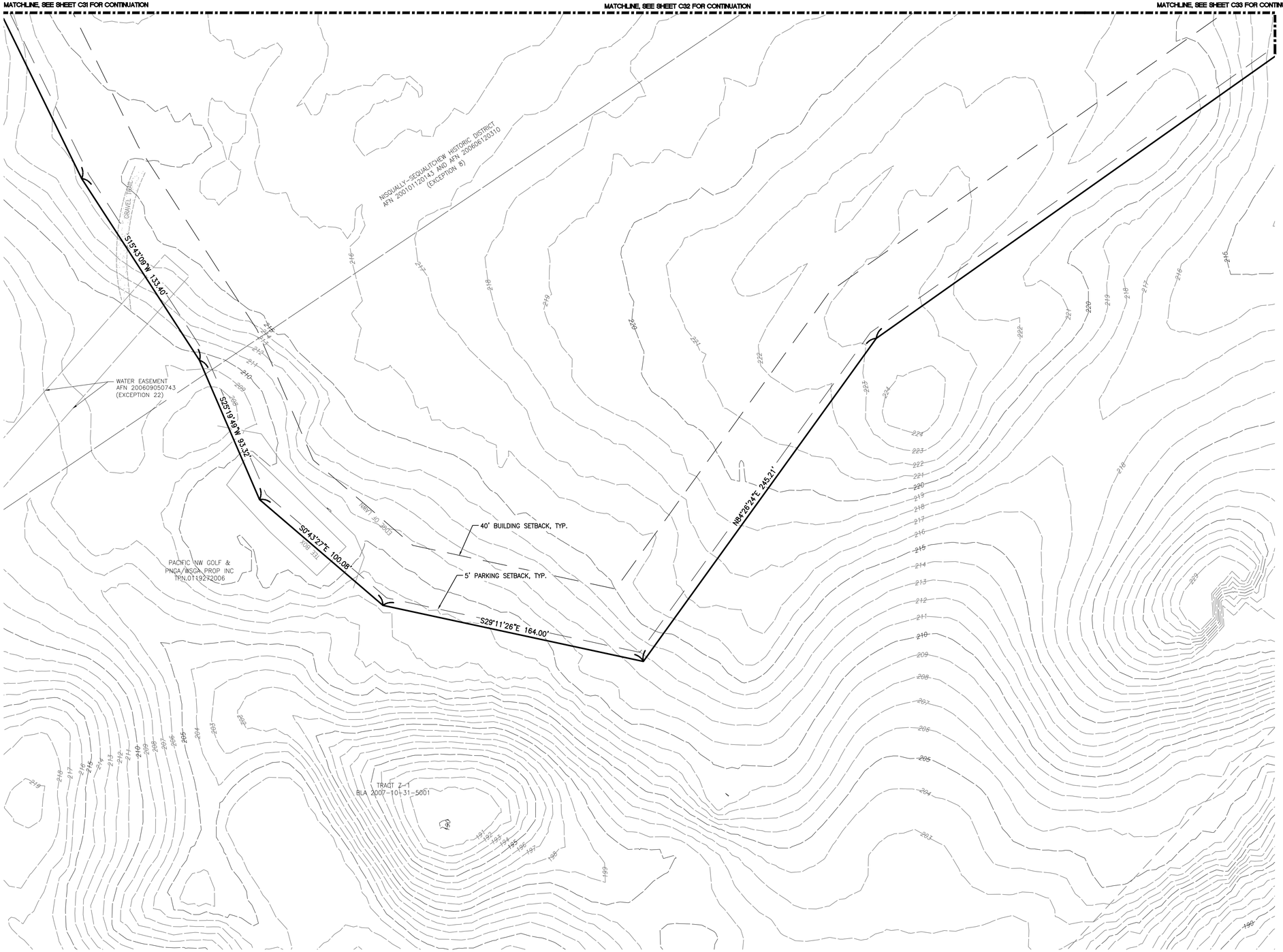
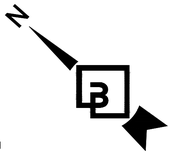
MATCHLINE, SEE SHEET C32 FOR CONTINUATION

MATCHLINE, SEE SHEET C33 FOR CONTINUATION





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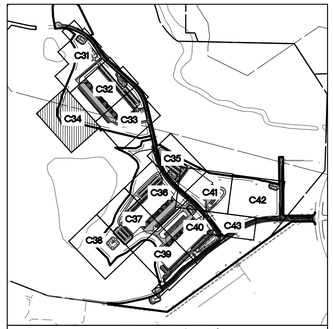

KEYMAP (NTS)

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: WATER AND SEWER PLAN 4

For: FOUNDER'S RIDGE

NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

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Job Number 21127

Sheet C34 of 56

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WATER AND SEWER PLAN 5

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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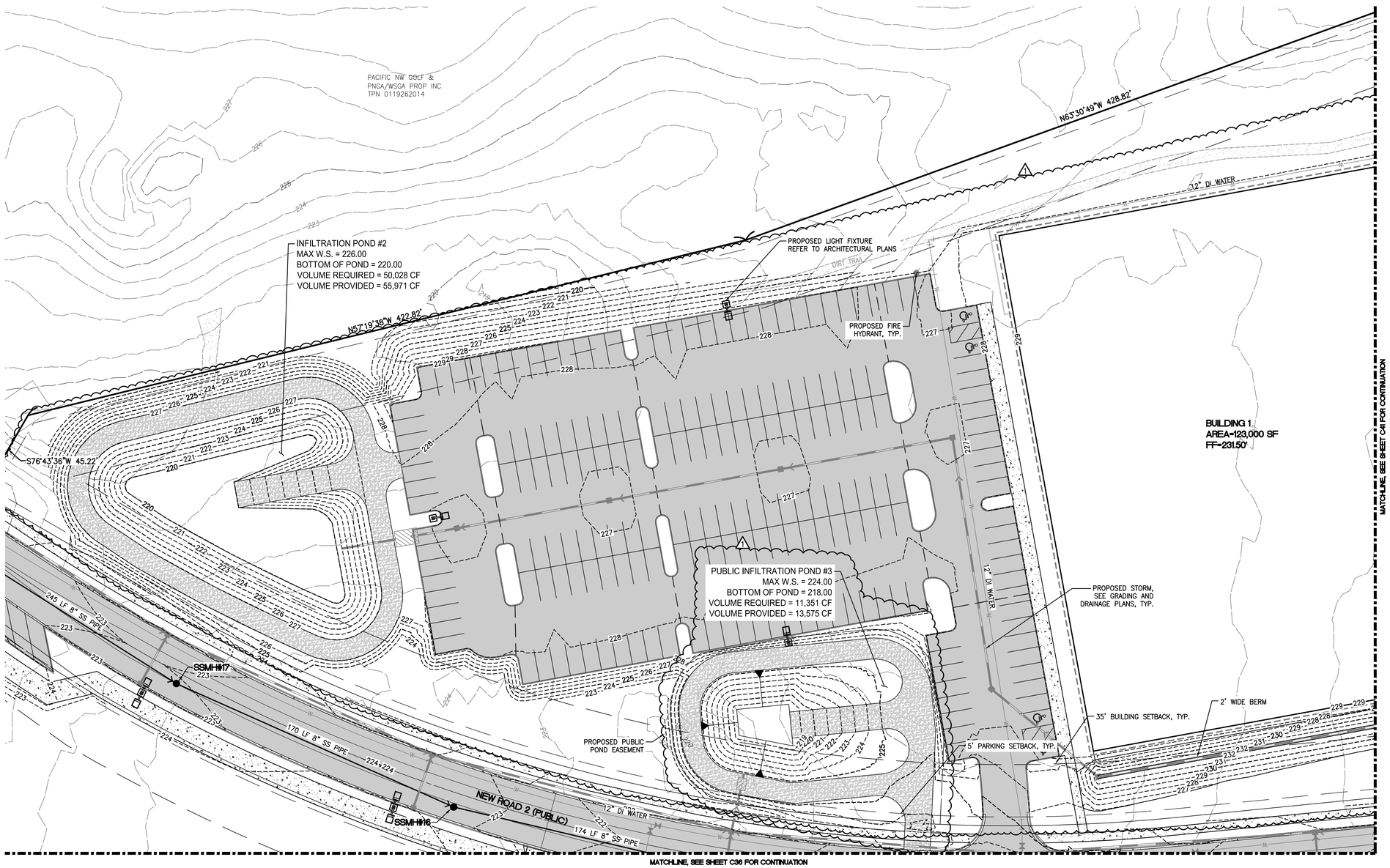

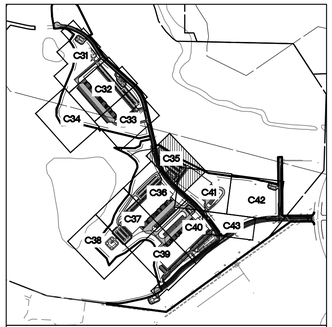

KEYMAP (NTS)

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NOTE:
SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: WATER AND SEWER PLAN 5 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical –

Designed SAR
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Approved BHE
Date 8/22/22

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Kent, WA 98032
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Job Number 21127

Sheet C35 of 56

WATER AND SEWER PLAN 6

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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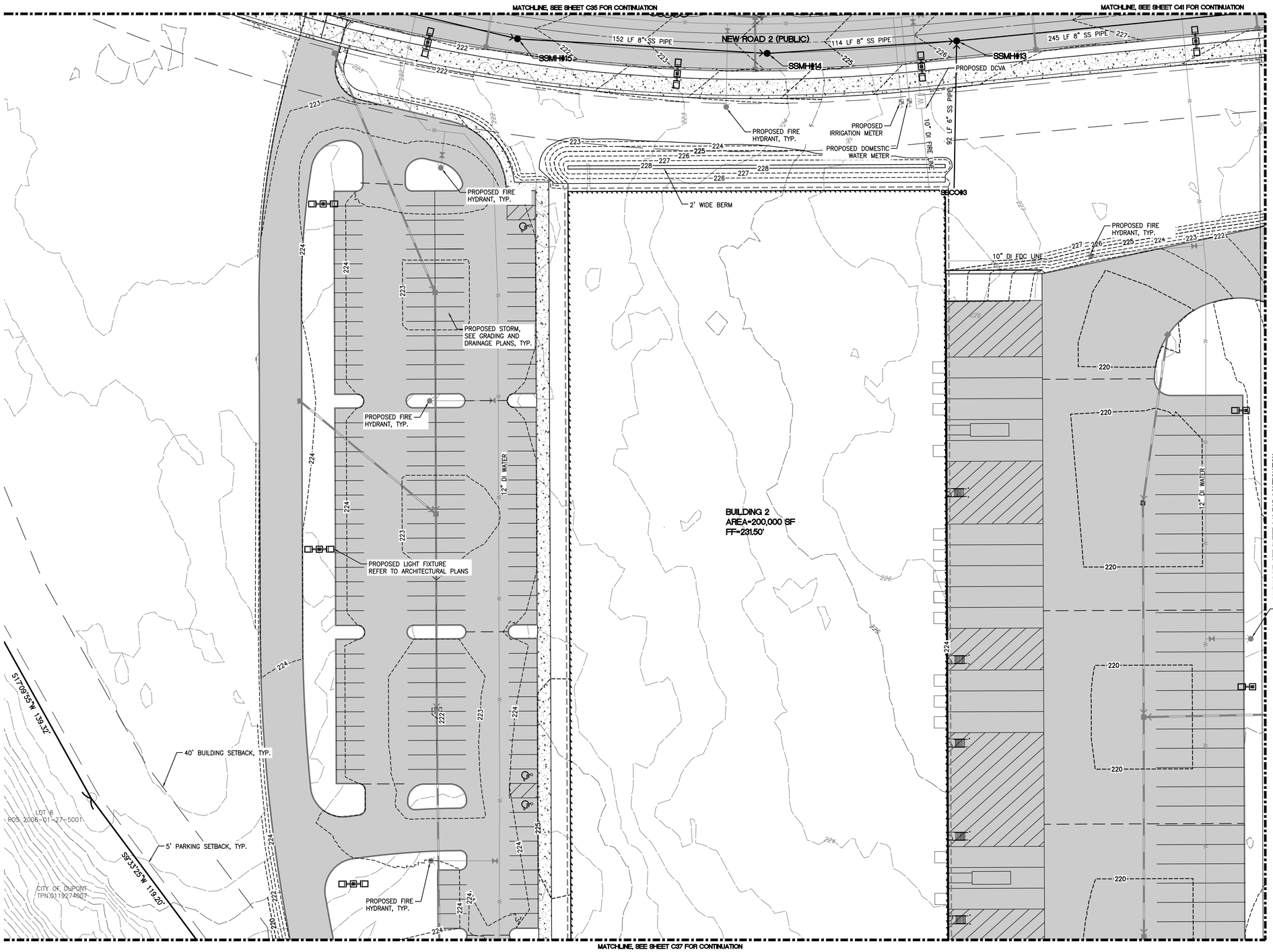

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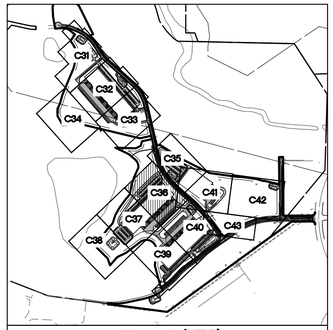

KEYMAP (NTS)

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: WATER AND SEWER PLAN 6 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

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Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Kent, WA 98032
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Job Number 21127

Sheet C36 of 56

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WATER AND SEWER PLAN 7

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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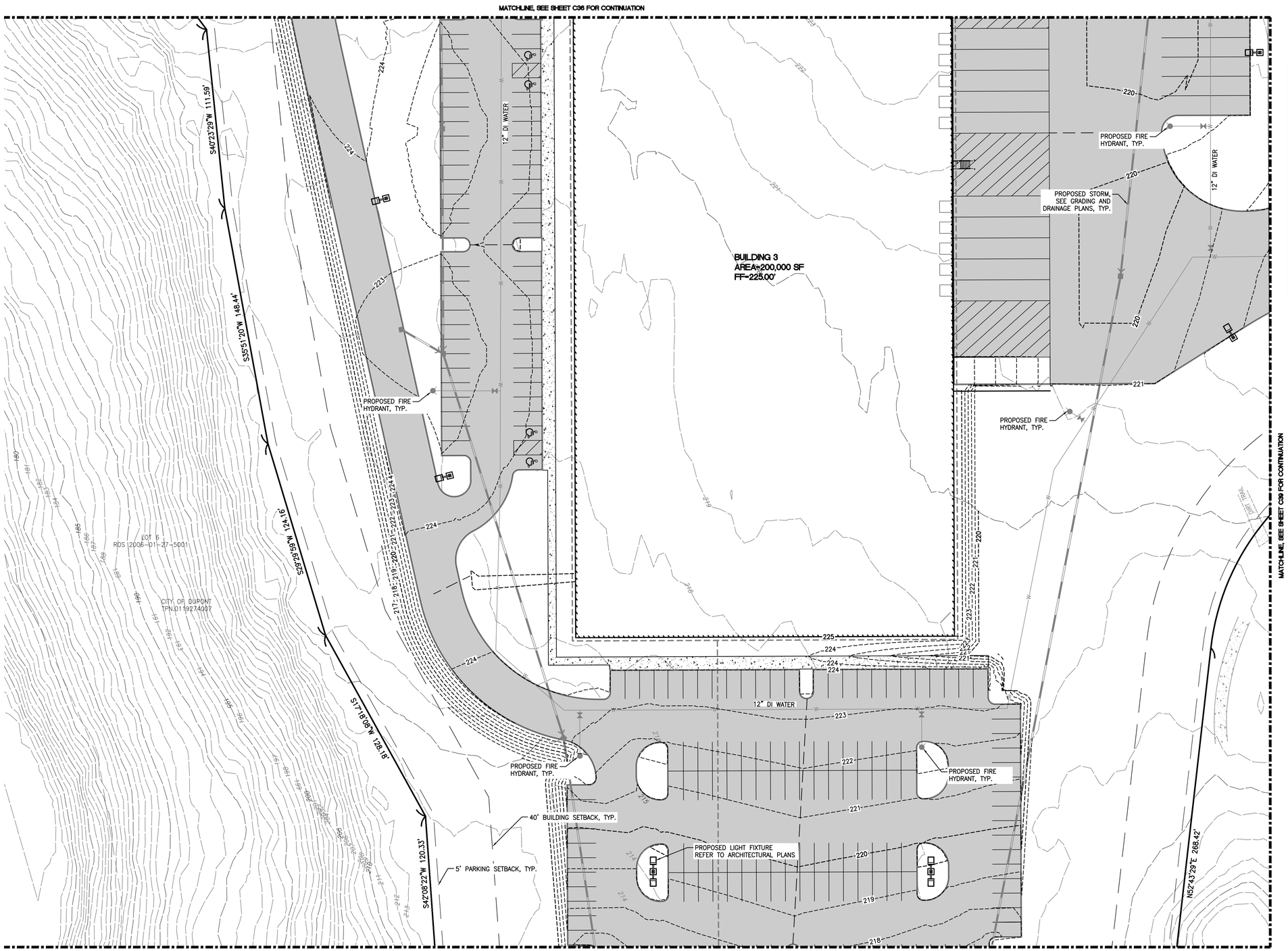

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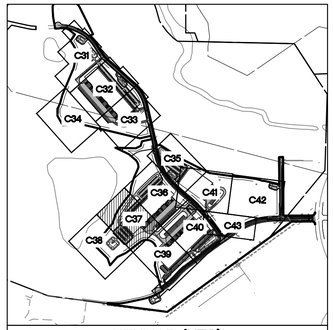

KEYMAP (NTS)

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: WATER AND SEWER PLAN 7 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE — STATE OF WASHINGTON — 42766 — REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30'; Vertical –

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Kent, WA 98032
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Sheet C37 of 56

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WATER AND SEWER PLAN 8

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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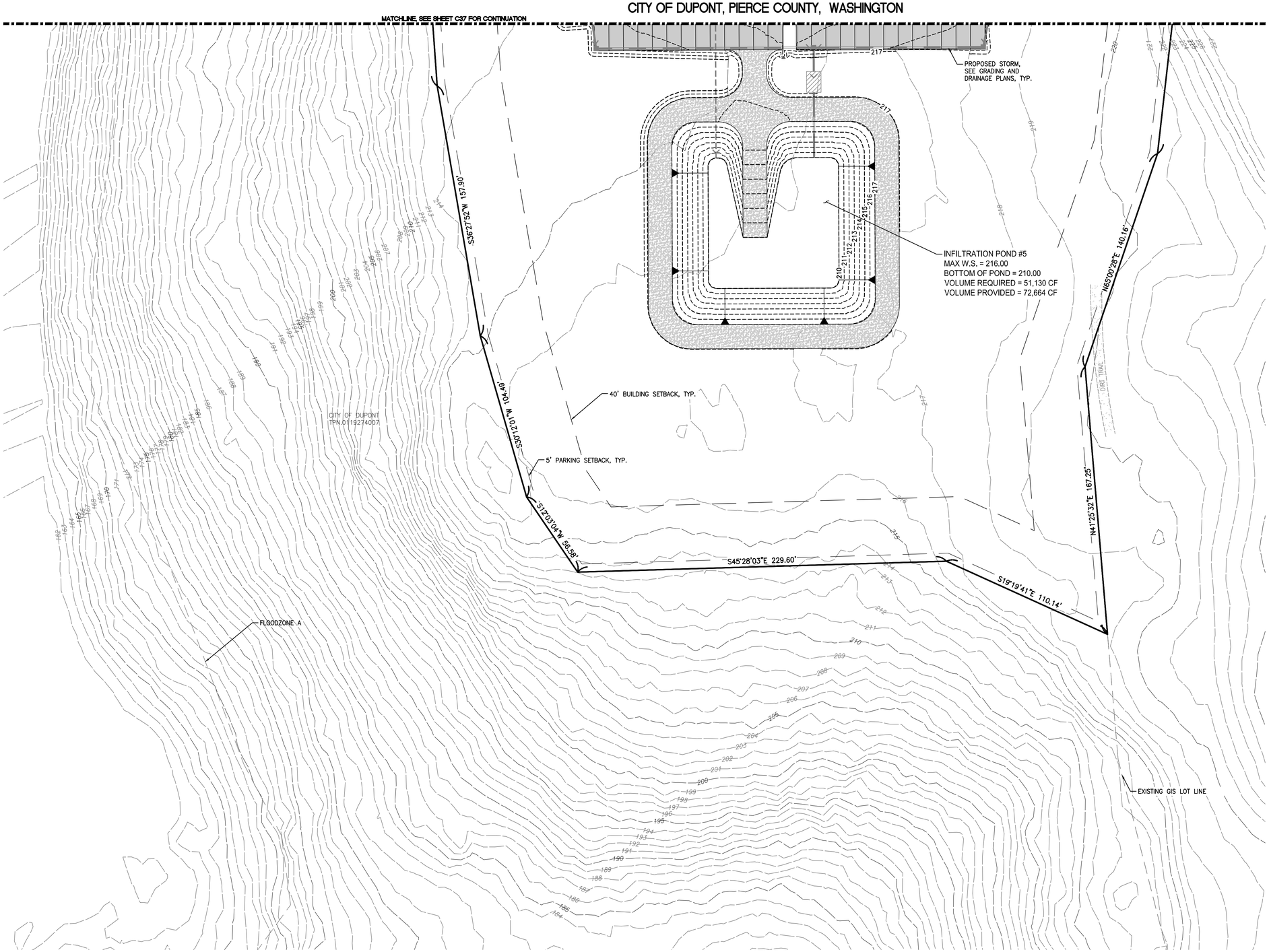

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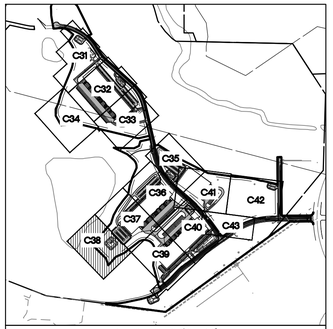

KEYMAP (NTS)

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: WATER AND SEWER PLAN 8 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical –

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 21127

Sheet C38 of 56

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WATER AND SEWER PLAN 9

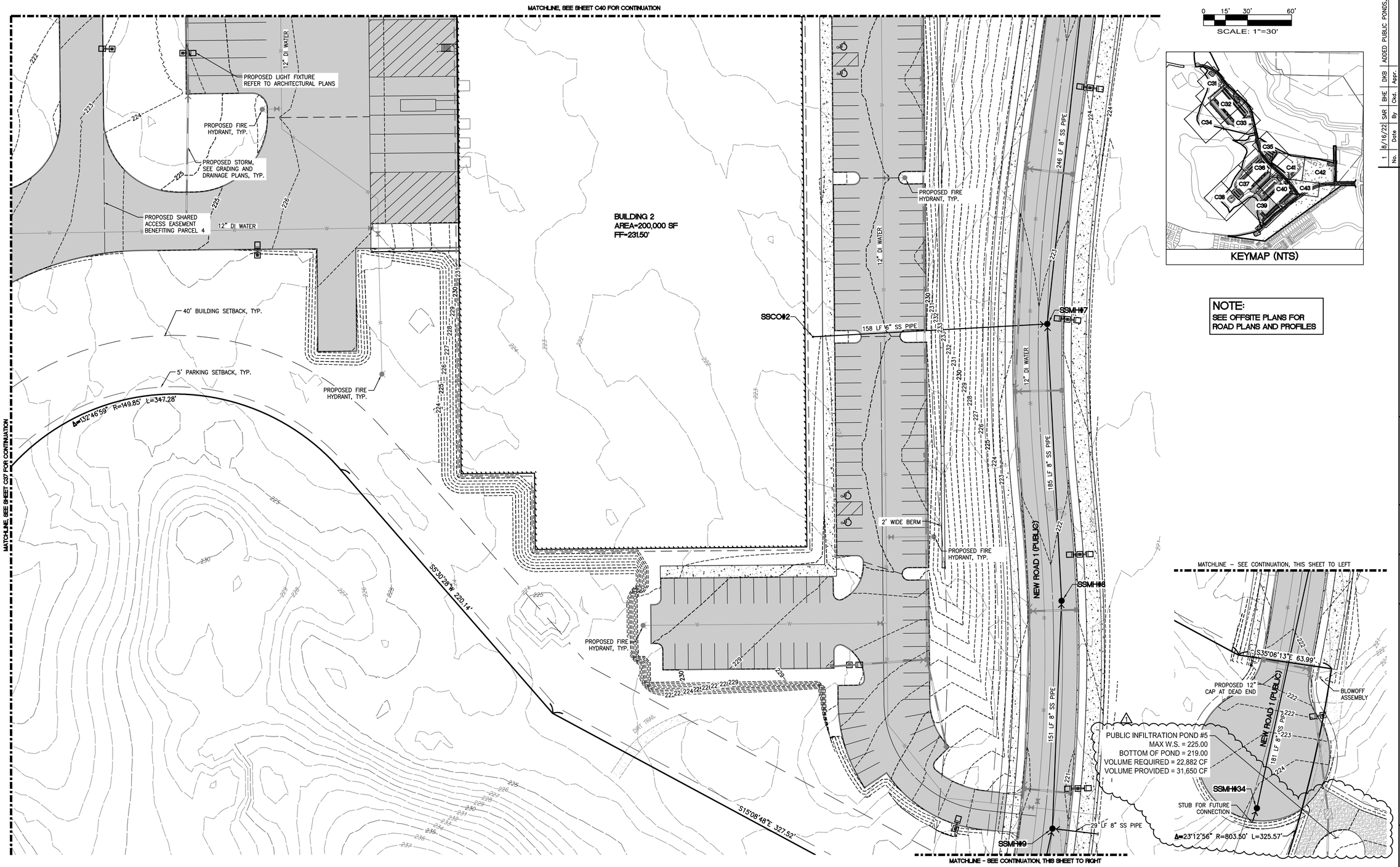
FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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



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0 15' 30' 60'

SCALE: 1"=30'

KEYMAP (NTS)

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: WATER AND SEWER PLAN 9 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical -

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Kent, WA 98032
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Job Number 21127

Sheet C39 of 56

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WATER AND SEWER PLAN 10

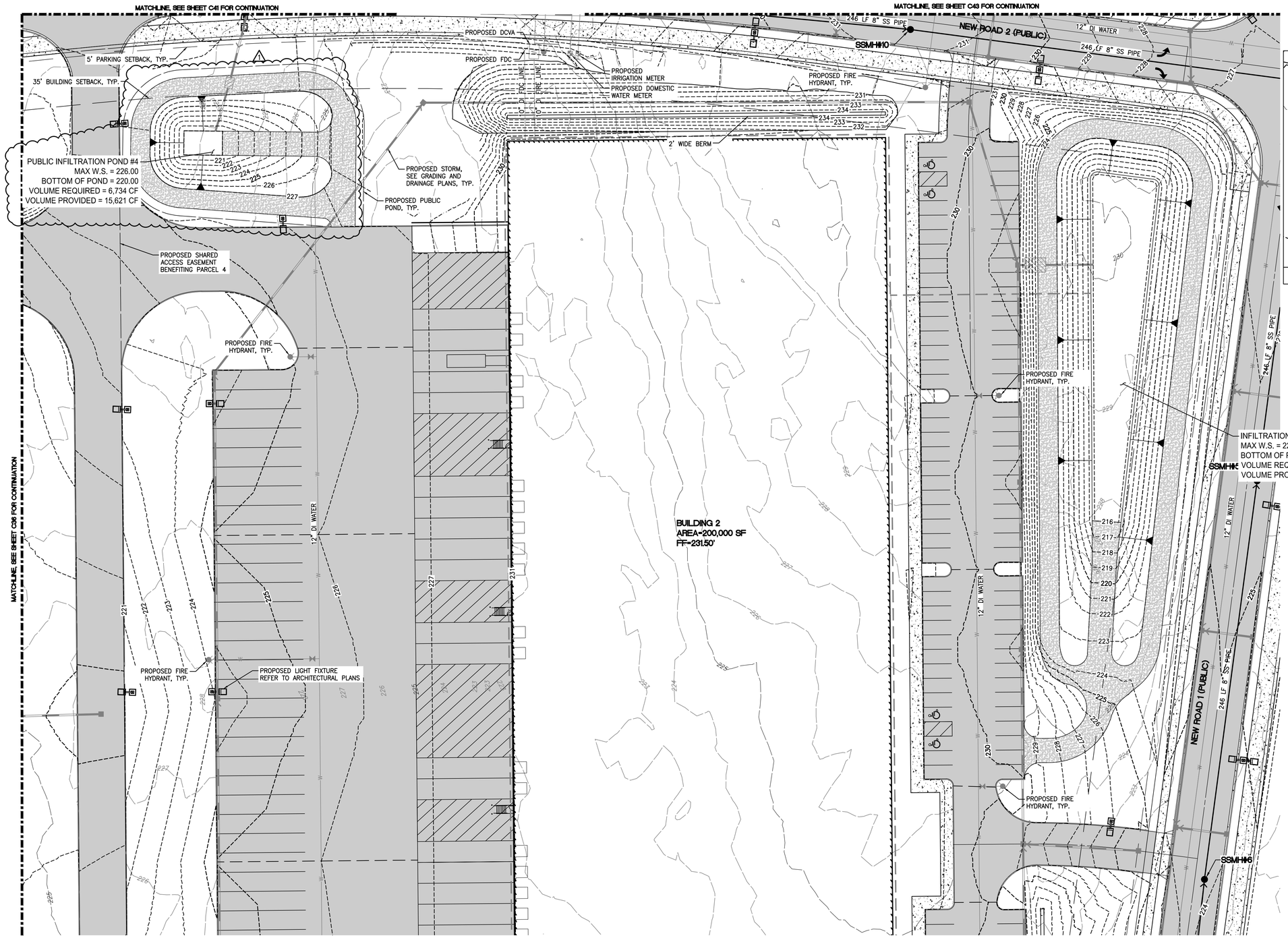
FOR

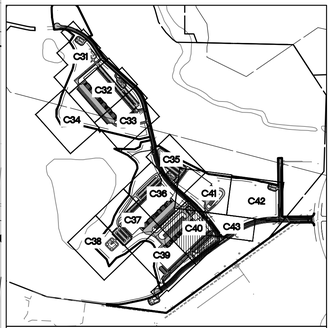
FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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





KEYMAP (NTS)

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SCALE: 1"=30'

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: WATER AND SEWER PLAN 10 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical -

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

Barghausen Consulting Engineers, Inc.
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Job Number 21127

Sheet C40 of 56

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WATER AND SEWER PLAN 11

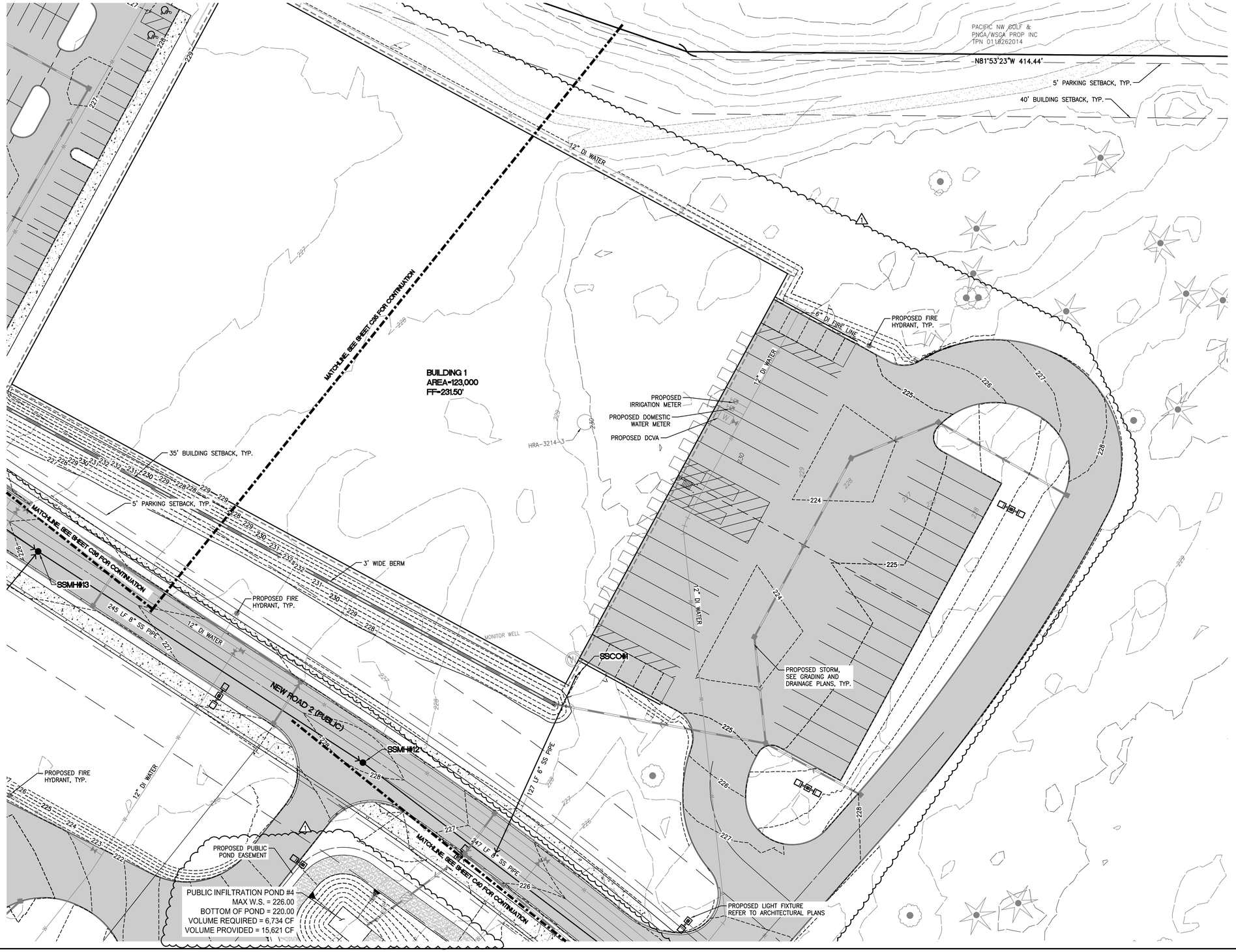
FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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



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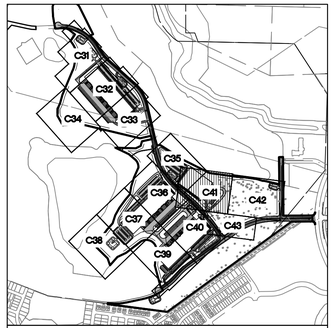
SCALE: 1"=30'



KEYMAP (NTS)

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: WATER AND SEWER PLAN 11

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

FOR
FOUNDER'S RIDGE

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical –

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Job Number 21127

Sheet C41 of 56

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WATER AND SEWER PLAN 12

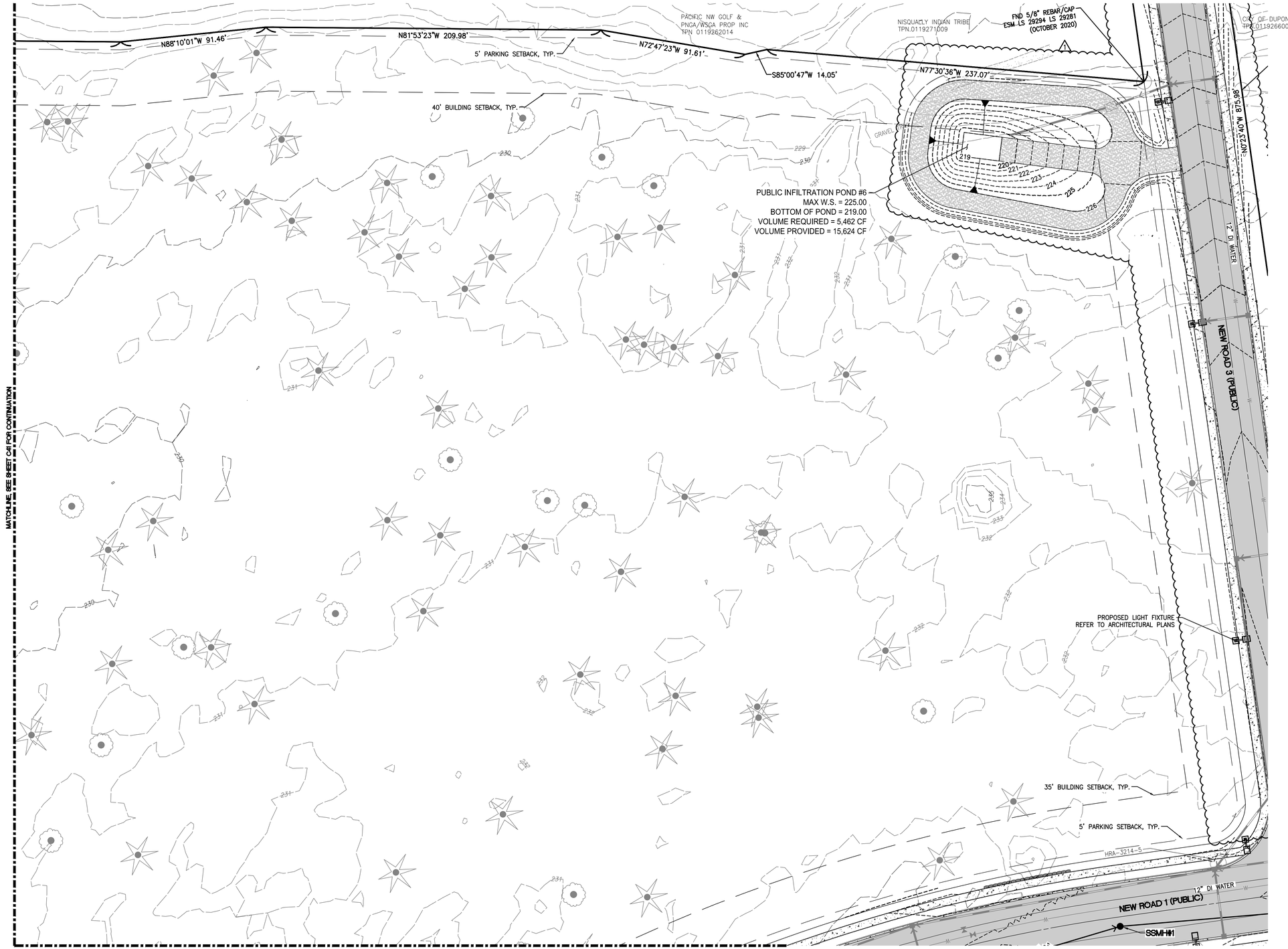
FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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



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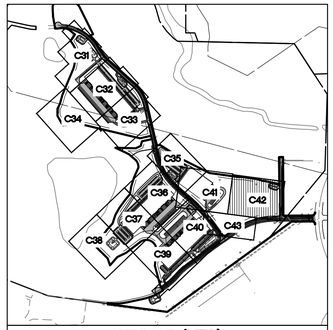
SCALE: 1"=30'



KEYMAP (NTS)

NOTE:
SEE OFFSITE PLANS FOR ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: WATER AND SEWER PLAN 12 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical -

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Job Number 21127

Sheet C42 of 56

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WATER AND SEWER PLAN 13

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

Know what's **below.**
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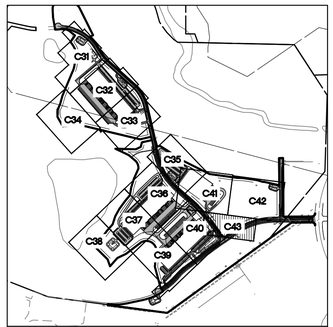
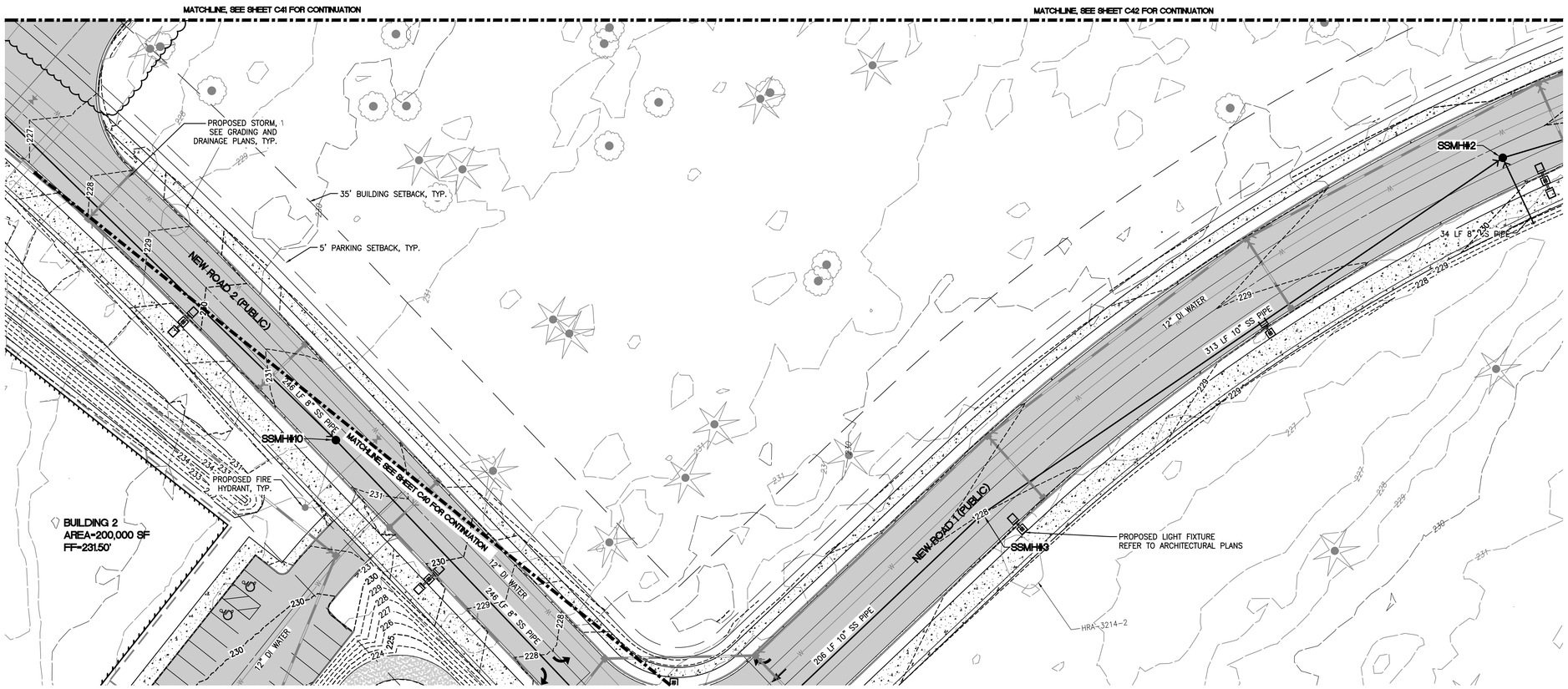
N

0 15' 30' 60'

SCALE: 1"=30'



KEYMAP (NTS)



NOTE:
SEE OFFSITE PLANS FOR
ROAD PLANS AND PROFILES

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: WATER AND SEWER PLAN 13

FOR
FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale:
Horizontal 1"=30'
Vertical –

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Job Number 21127

Sheet C43 of 56

ROADWAY PLAN AND PROFILE KEYMAP

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

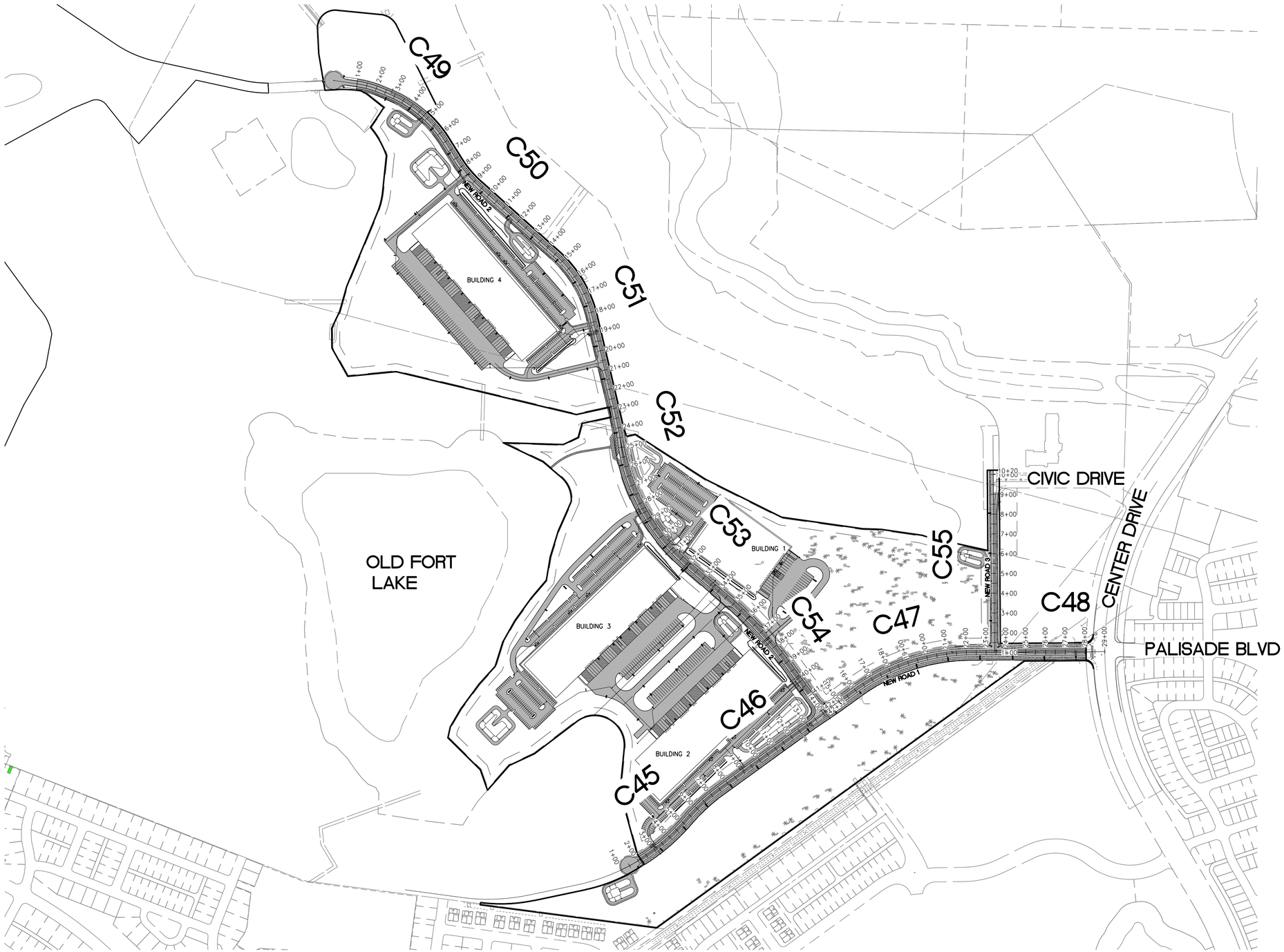
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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

N

0 15' 30' 60'

SCALE: 1"=30'



No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: ROADWAY PLAN AND PROFILE KEYMAP FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=250' Vertical -

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Job Number 21127

Sheet C44 of 56

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ROAD 1 PLAN AND PROFILE STA 1+00 TO 9+00

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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

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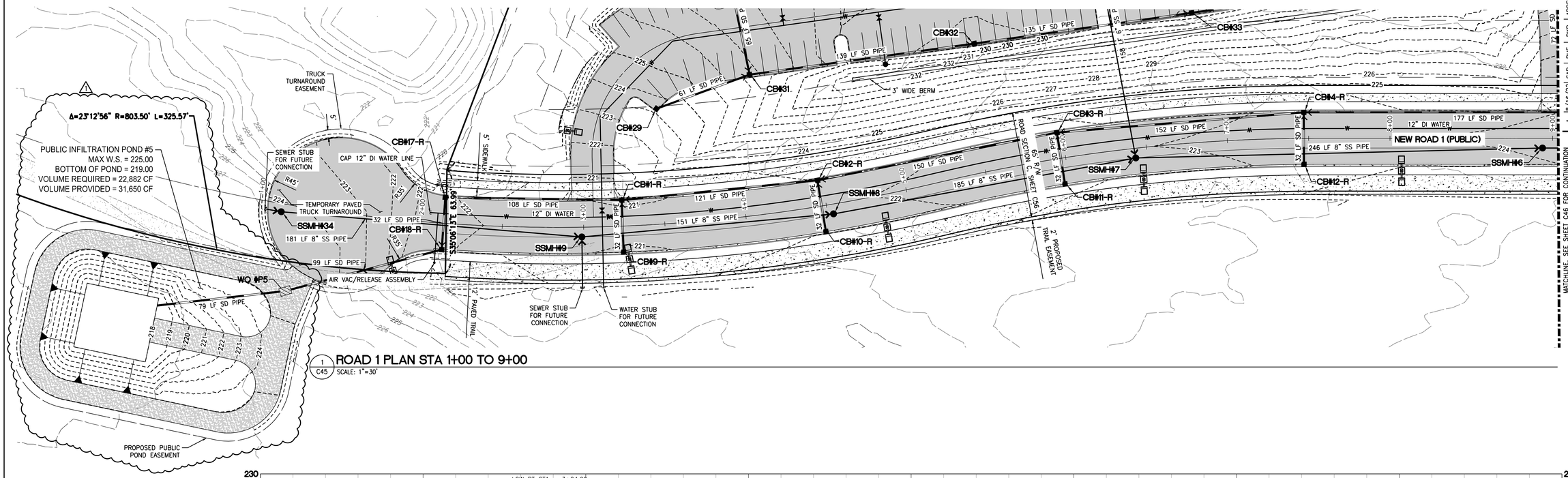
SCALE: 1"=30'



1 C45 ROAD 1 PLAN STA 1+00 TO 9+00
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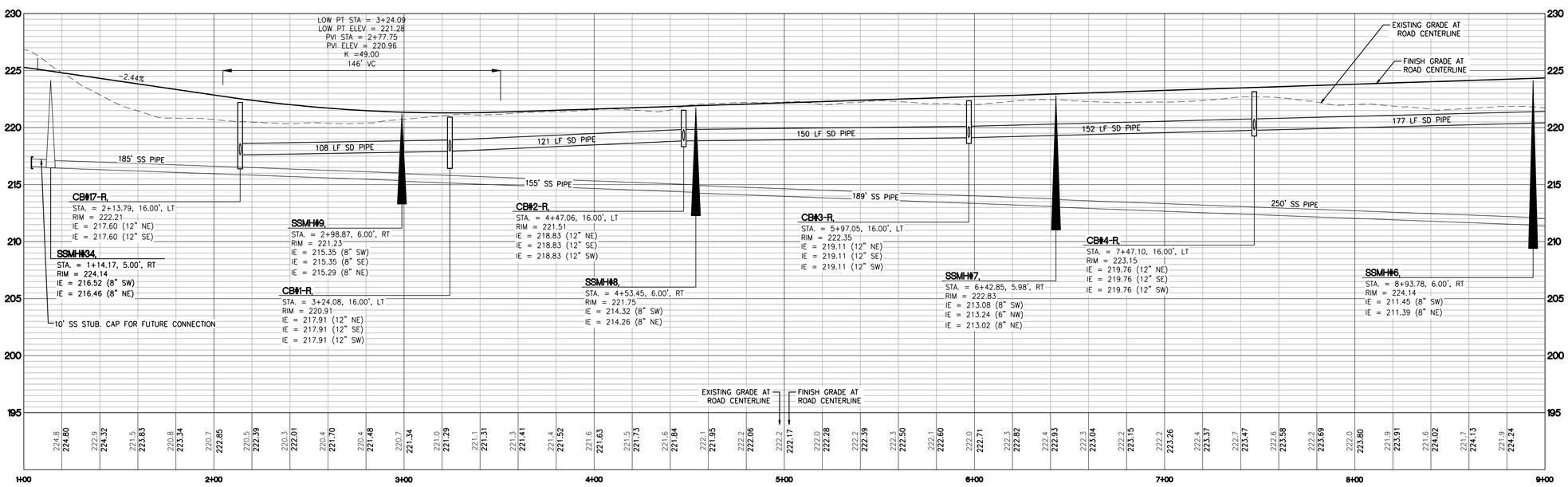

2 C45 ROAD 1 PROFILE STA 1+00 TO 9+00
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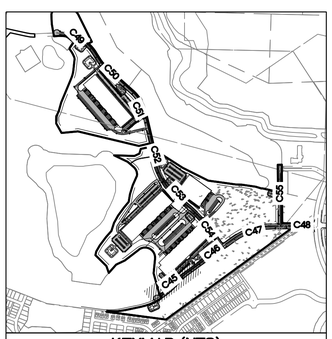

KEYMAP (NTS)

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: ROAD 1 PLAN AND PROFILE STA 1+00 TO 9+00 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical 1"=5'

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Job Number 21127

Sheet C45 of 56

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ROAD 1 PLAN AND PROFILE STA 9+00 TO 16+00

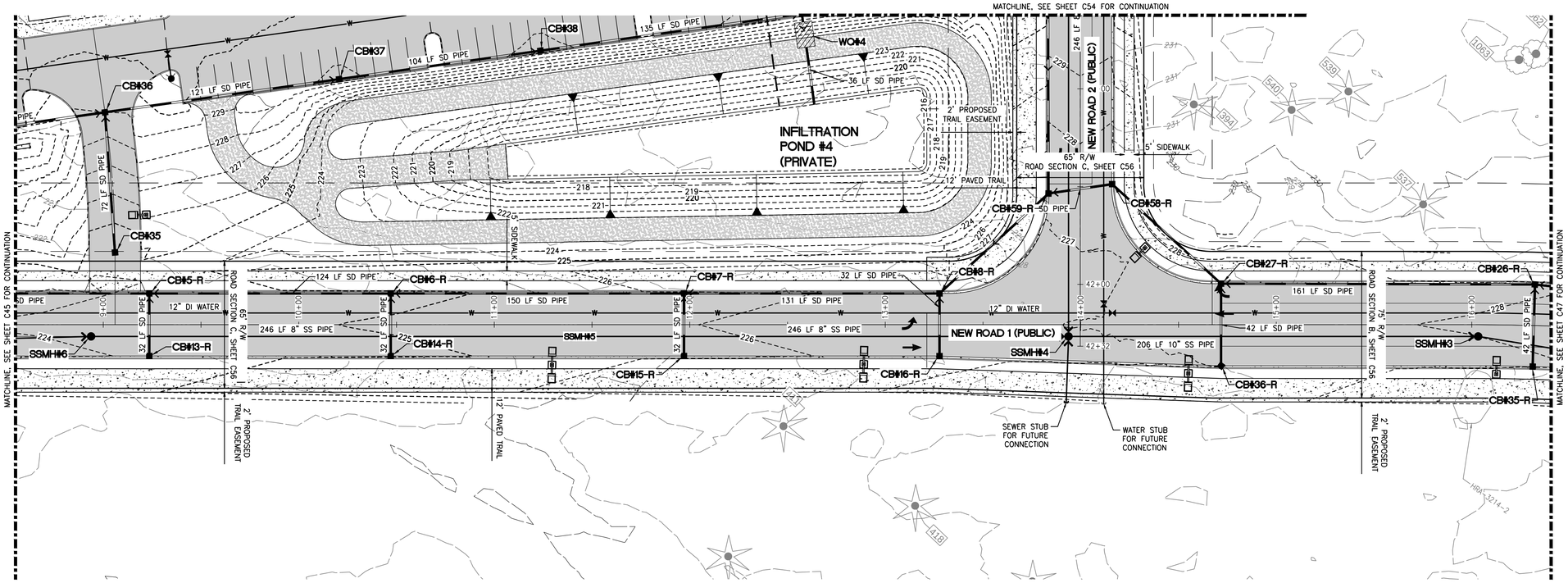
FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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



1 C46 ROAD 1 PLAN STA 9+00 TO 16+00

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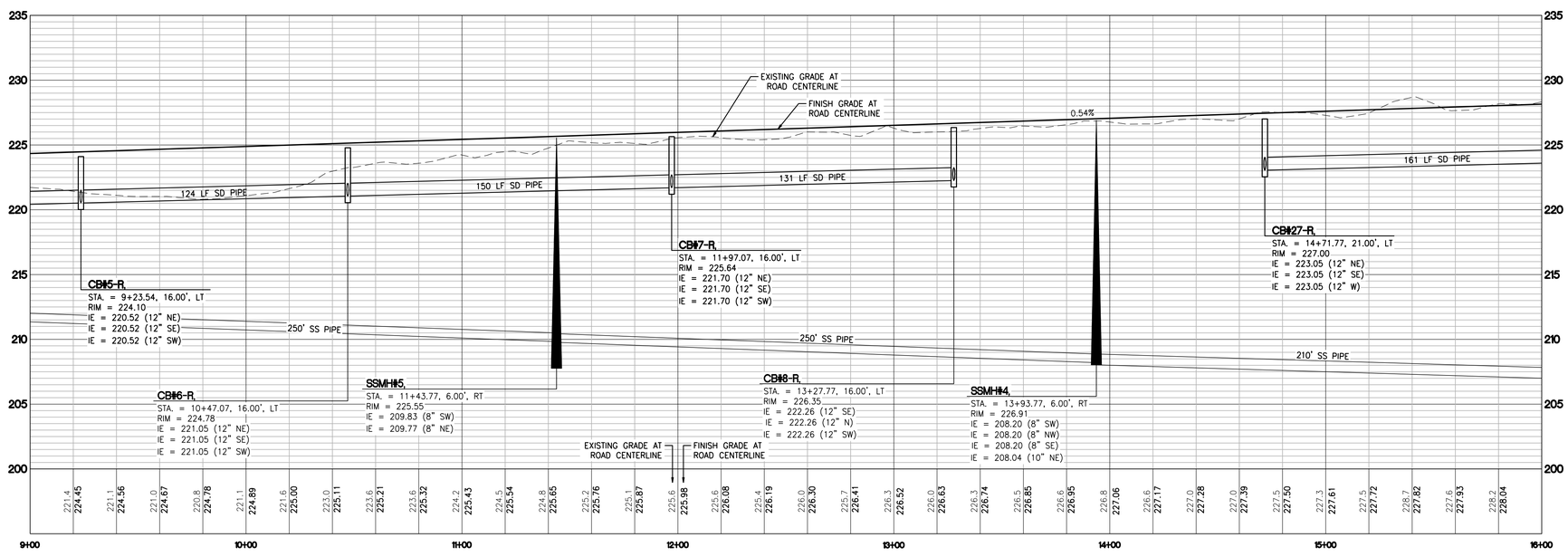

2 C46 ROAD 1 PROFILE STA 9+00 TO 16+00

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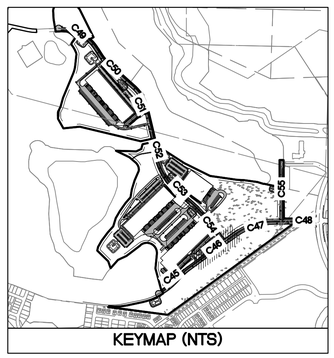

KEYMAP (NTS)

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: ROAD 1 PLAN AND PROFILE STA 9+00 TO 16+00 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT 4825 NW 41ST STREET RIVERSIDE, MO 64150

BENJAMIN H. FLORTOSE STATE OF WASHINGTON 42766 REGISTERED PROFESSIONAL ENGINEER

8/22/22

Scale: Horizontal 1"=30' Vertical 1"=5'

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Job Number 21127

Sheet C46 of 56

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ROAD 1 PLAN AND PROFILE STA 16+00 TO 23+00

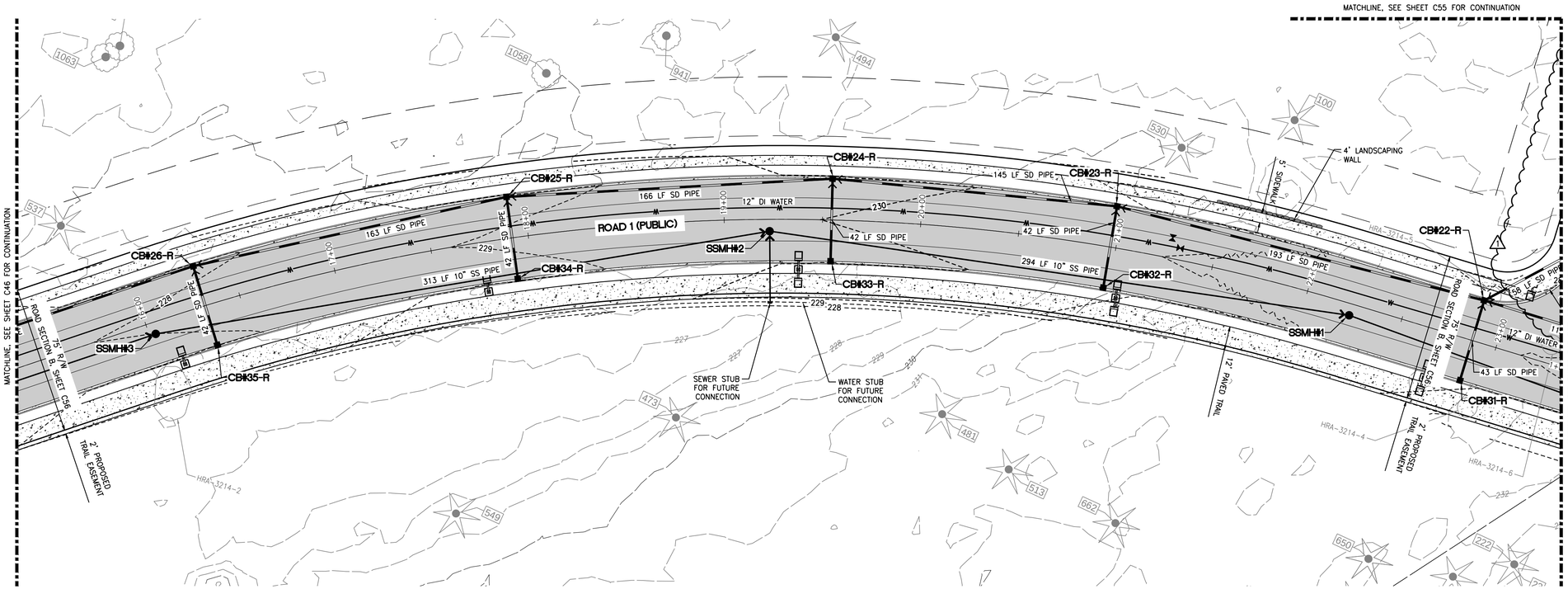
FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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



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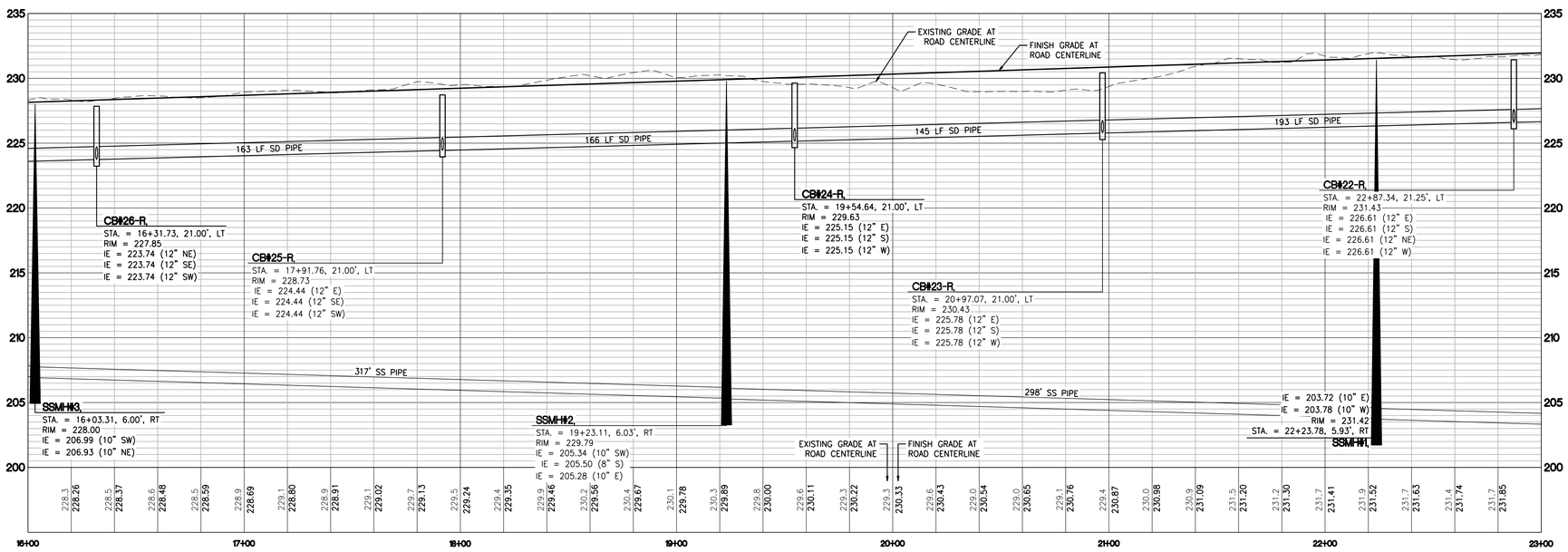
SCALE: 1"=30'

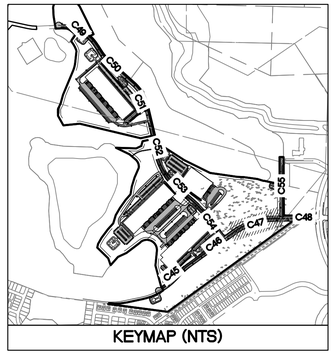


2 C47 ROAD 1 PROFILE STA 16+00 TO 23+00

SCALE: H: 1"=30' V: 1"=5'

N

SCALE: 1"=30'



KEYMAP (NTS)

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: ROAD 1 PLAN AND PROFILE STA 16+00 TO 23+00 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT 4825 NW 41ST STREET RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE STATE OF WASHINGTON 42766 REGISTERED PROFESSIONAL ENGINEER 8/22/22

Scale: Horizontal 1"=30' Vertical 1"=5'

Designed SAR Drawn SAR Checked BHE Approved BHE Date 8/22/22

Barghausen Consulting Engineers, Inc.
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Kent, WA 98032
425.251.6222 barghausen.com

Job Number 21127

Sheet C47 of 56

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ROAD 1 PLAN AND PROFILE STA 23+00 TO 29+00

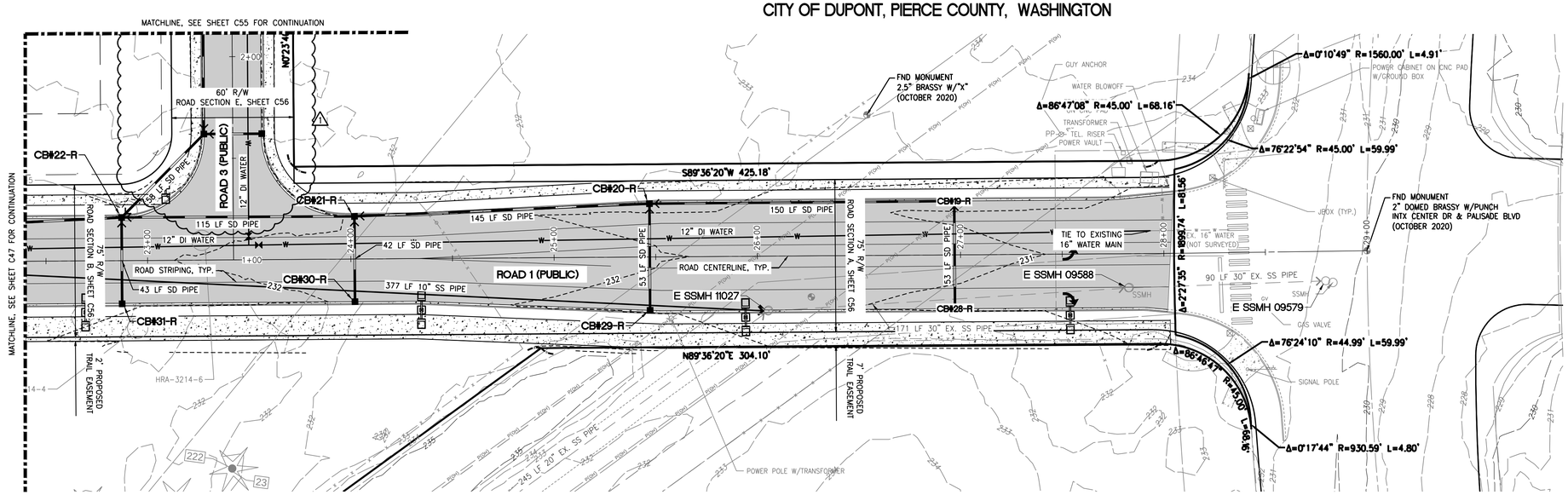
FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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



1 ROAD 2 PLAN STA 23+00 TO 29+00
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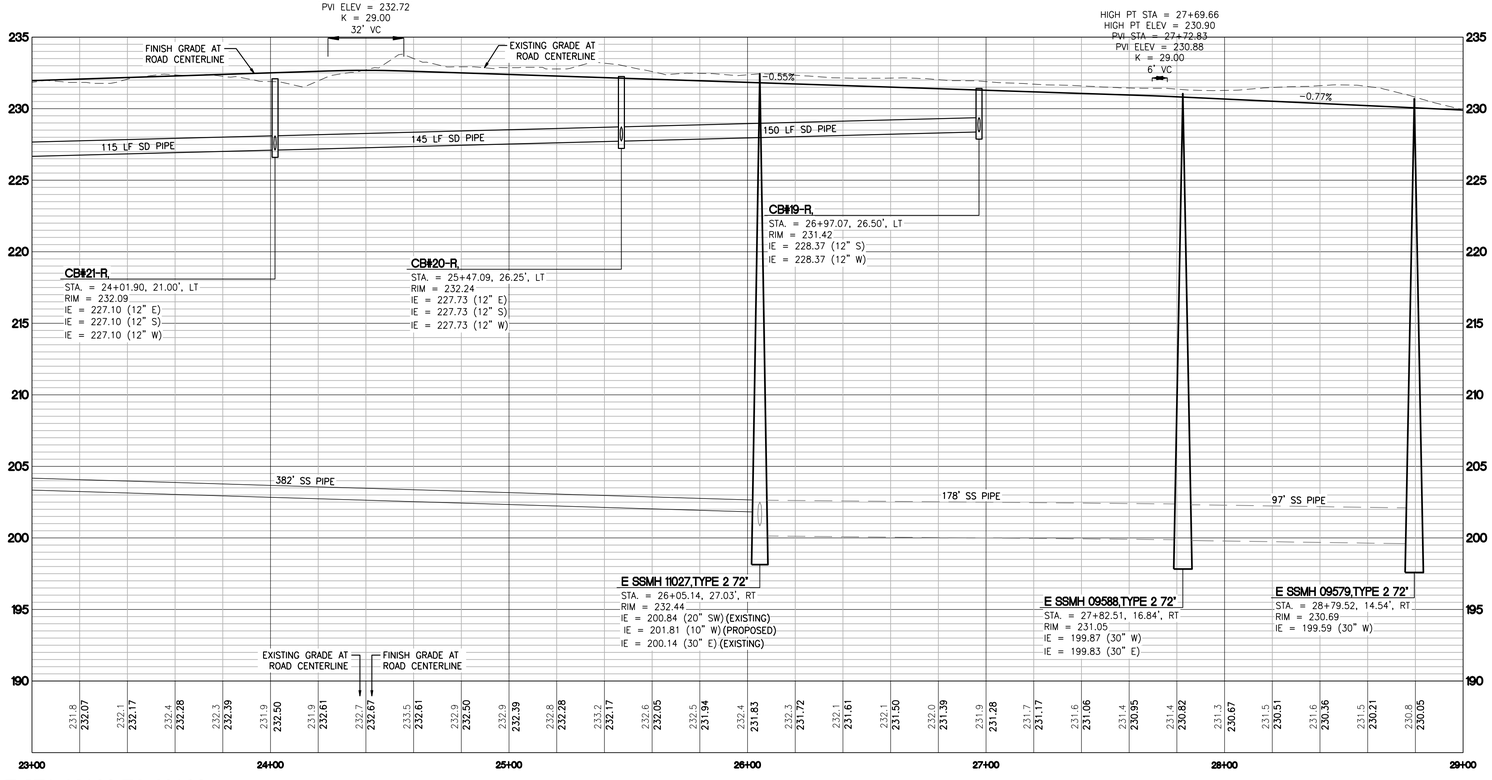

2 ROAD 2 PROFILE STA 23+00 TO 29+00
C48 SCALE: H: 1"=30' V: 1"=5'

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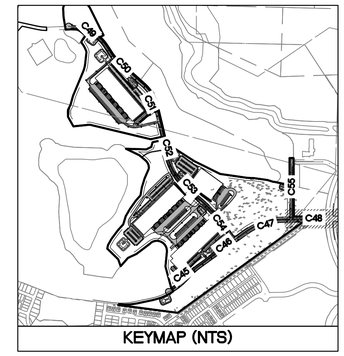
SCALE: 1"=30'



KEYMAP (NTS)

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: ROAD 1 PLAN AND PROFILE STA 23+00 TO 29+00 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT 4825 NW 41ST STREET RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE — STATE OF WASHINGTON — 42766 — REGISTERED PROFESSIONAL ENGINEER — 8/22/22

Scale: Horizontal 1"=30' Vertical 1"=5'

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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barghausen.com

Job Number 21127

Sheet C48 of 56

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ROAD 2 PLAN AND PROFILE STA 1+00 TO 6+00

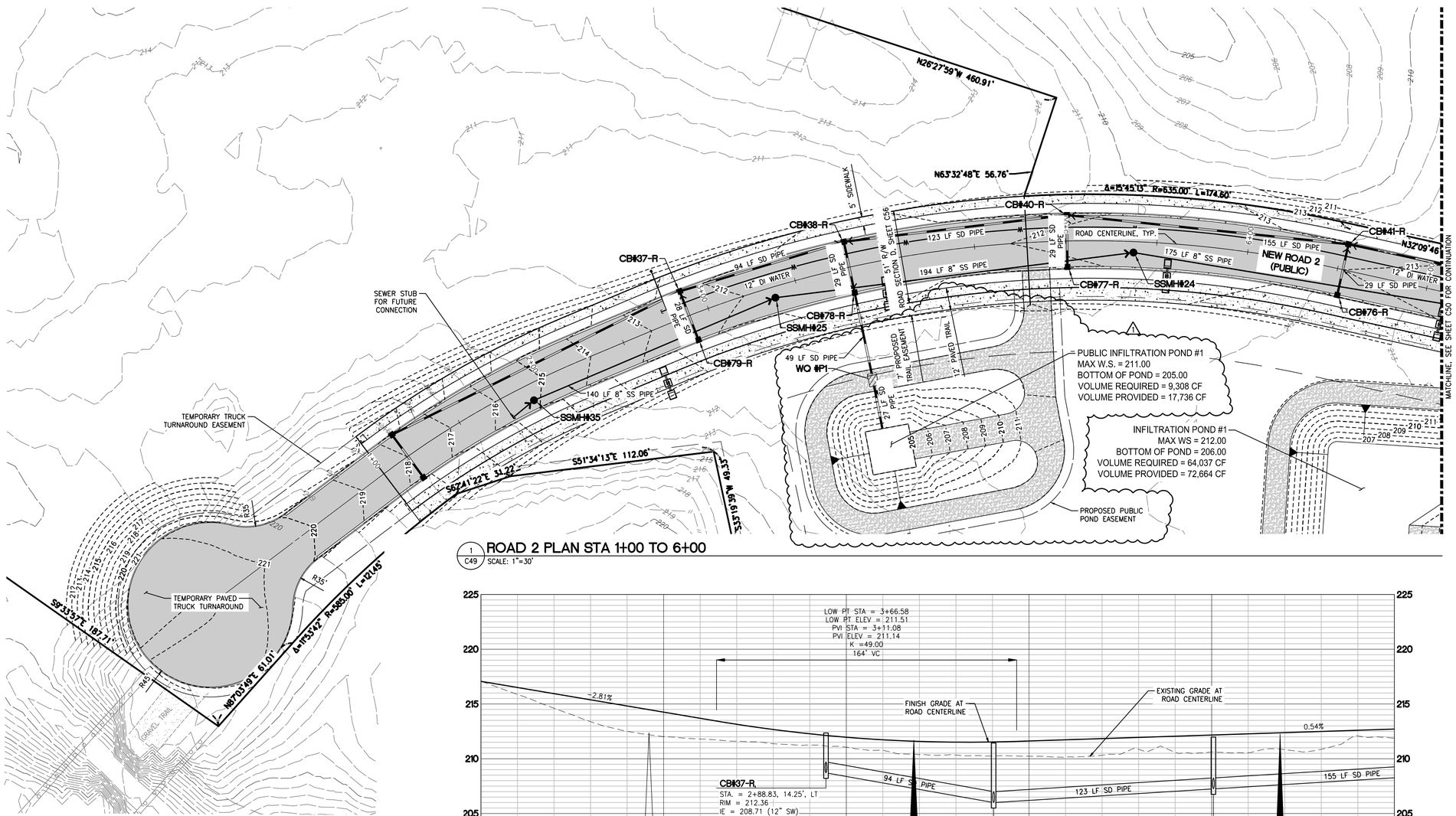
FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

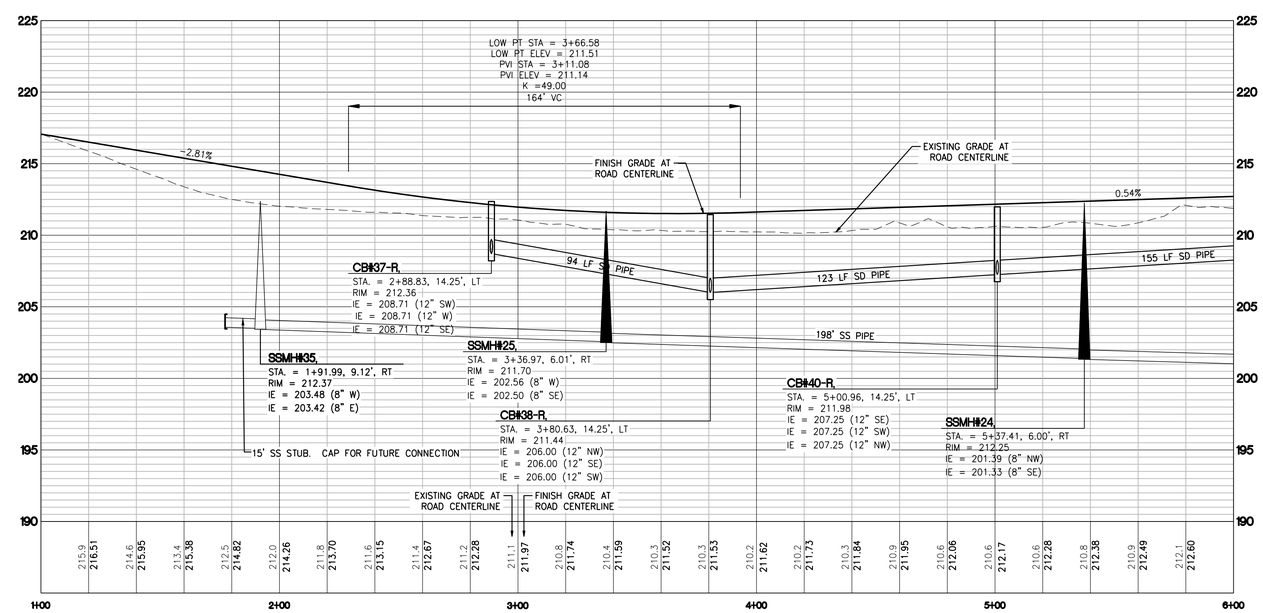
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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



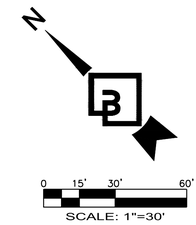
1 / C49 ROAD 2 PLAN STA 1+00 TO 6+00

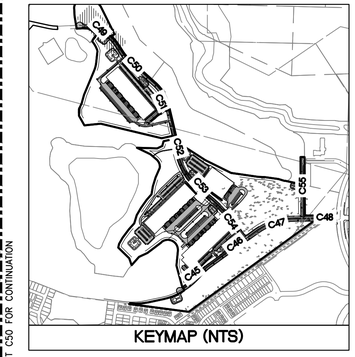
SCALE: 1"=30'



2 / C49 ROAD 2 PROFILE STA 1+00 TO 6+00

SCALE: H: 1"=30' V: 1"=5'





KEYMAP (NTS)

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: ROAD 2 PLAN AND PROFILE STA 1+00 TO 6+00 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT 4825 NW 41ST STREET RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE STATE OF WASHINGTON 42766 REGISTERED PROFESSIONAL ENGINEER

8/22/22

Scale: Horizontal 1"=30' Vertical 1"=5'

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

Barghausen Consulting Engineers, Inc.
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Kent, WA 98032
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Job Number 21127

Sheet C49 of 56

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ROAD 2 PLAN AND PROFILE STA 6+00 TO 13+00

FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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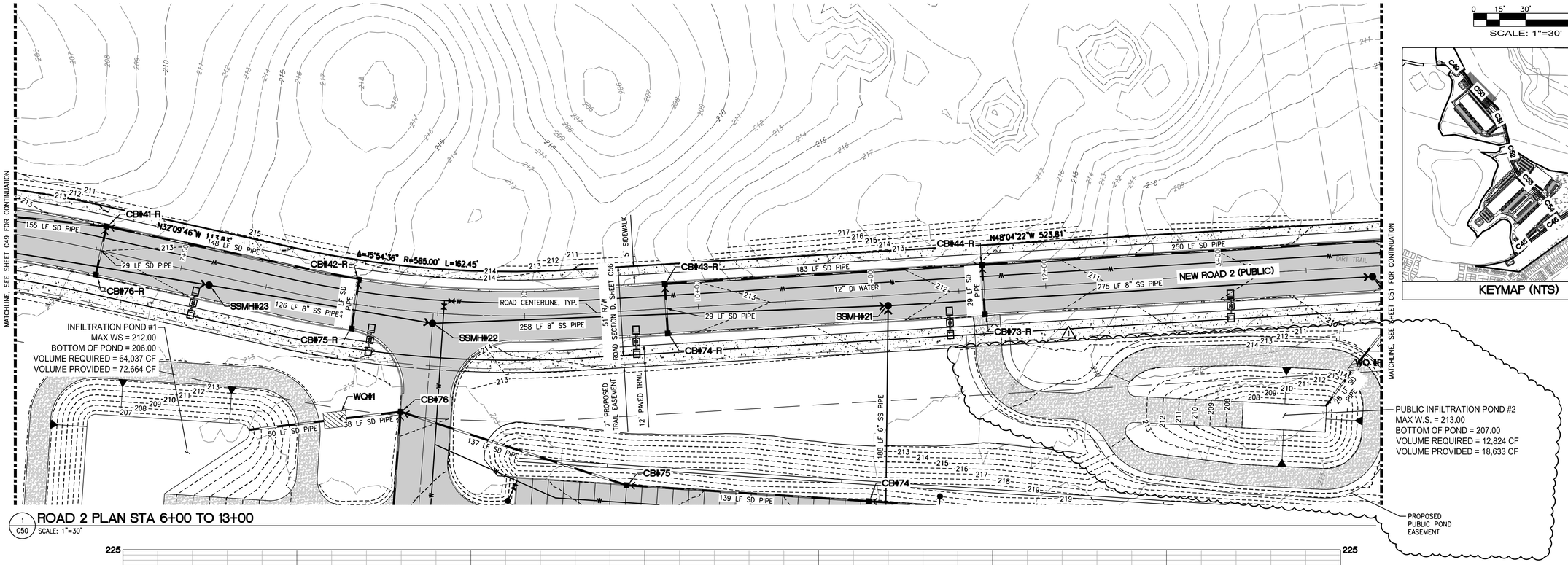
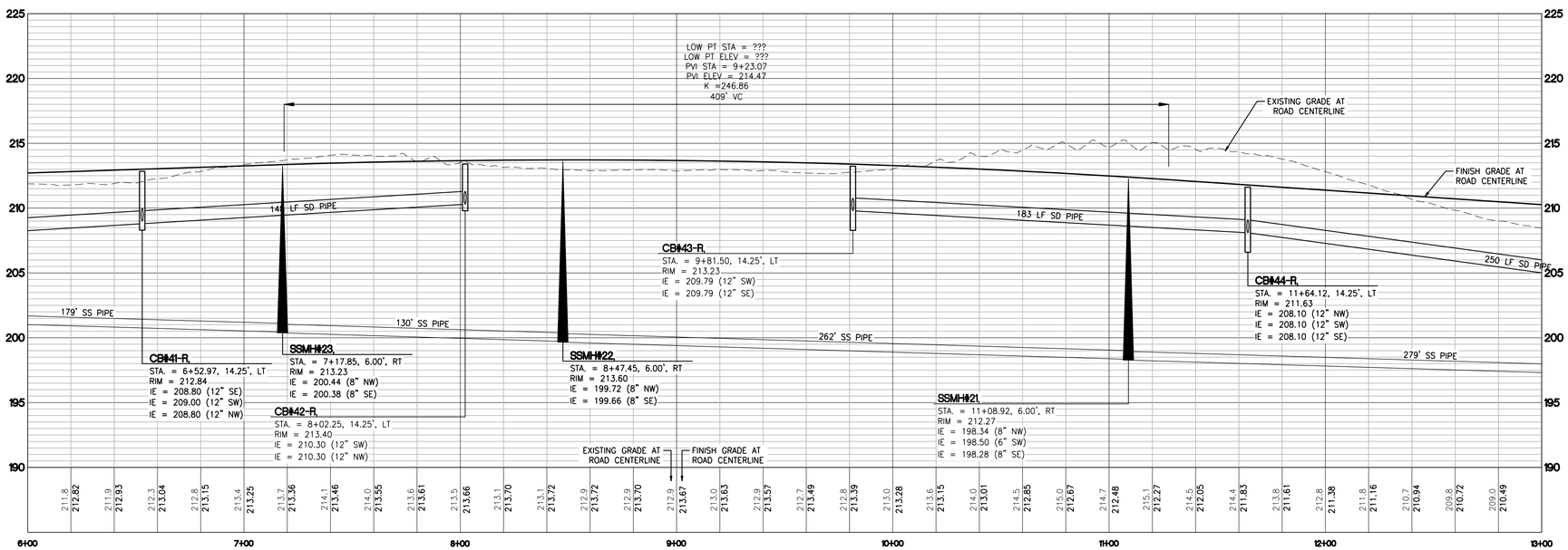


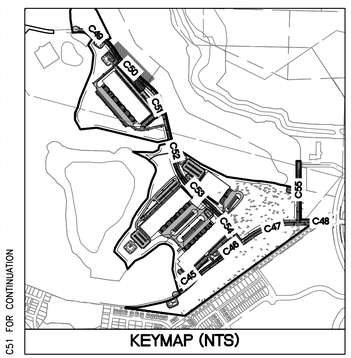
1 C50 ROAD 2 PLAN STA 6+00 TO 13+00

SCALE: 1"=30'



2 C50 ROAD 2 PROFILE STA 6+00 TO 13+00

SCALE: H: 1"=30' V: 1"=5'



KEYMAP (NTS)

0 15' 30' 60'

SCALE: 1"=30'

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: ROAD 2 PLAN AND PROFILE STA 6+00 TO 13+00 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT 4825 NW 41ST STREET RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE STATE OF WASHINGTON 42766 REGISTERED PROFESSIONAL ENGINEER

8/22/22

Scale: Horizontal 1"=30' Vertical 1"=5'

Designed SAR Drawn SAR Checked BHE Approved BHE Date 8/22/22

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Job Number 21127

Sheet C50 of 56

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ROAD 2 PLAN AND PROFILE STA13+00 TO 20+50

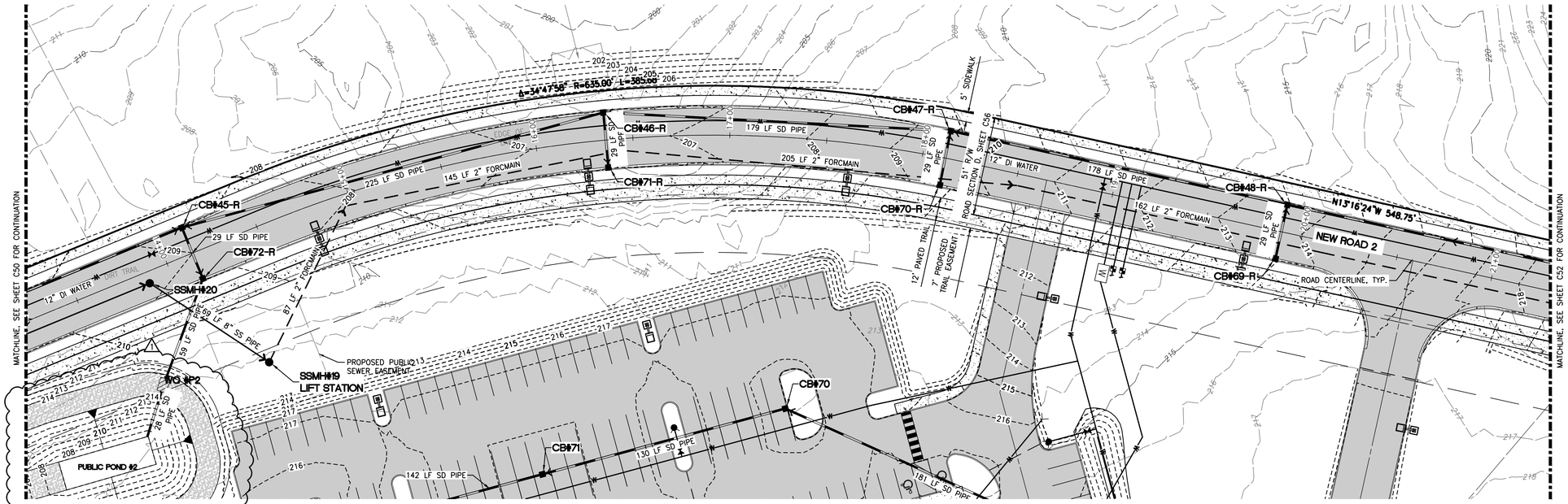
FOR

FOUNDER'S RIDGE

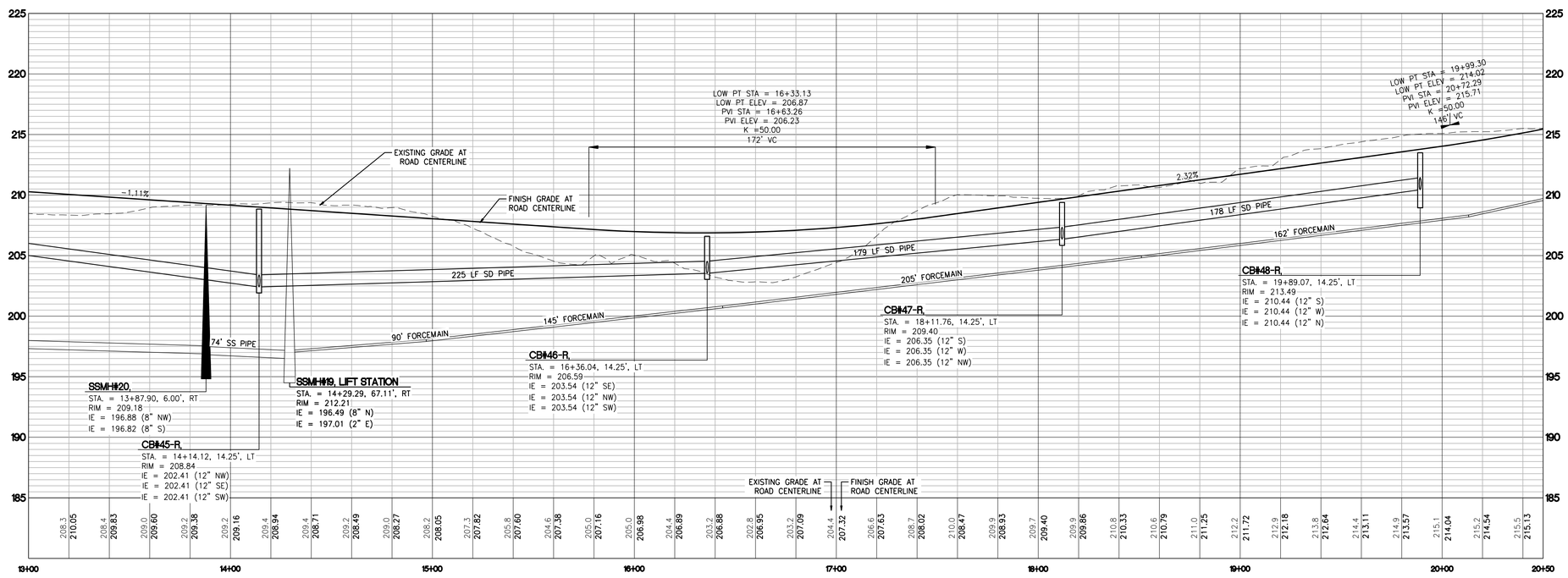
A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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



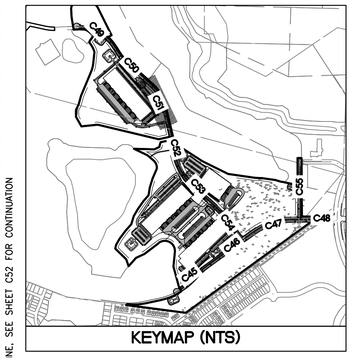
1 C51 ROAD 2 PLAN STA 13+00 TO 20+50
SCALE: 1"=30'



2 C51 ROAD 2 PROFILE STA 13+00 TO 20+50
SCALE: H: 1"=30' V: 1"=5'

N

0 15' 30' 60'
SCALE: 1"=30'



KEYMAP (NTS)

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: ROAD 2 PLAN AND PROFILE STA13+00 TO 20+50 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=30' Vertical 1"=5'

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Sheet C51 of 56

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ROAD 2 PLAN AND PROFILE 20+50 TO 27+50

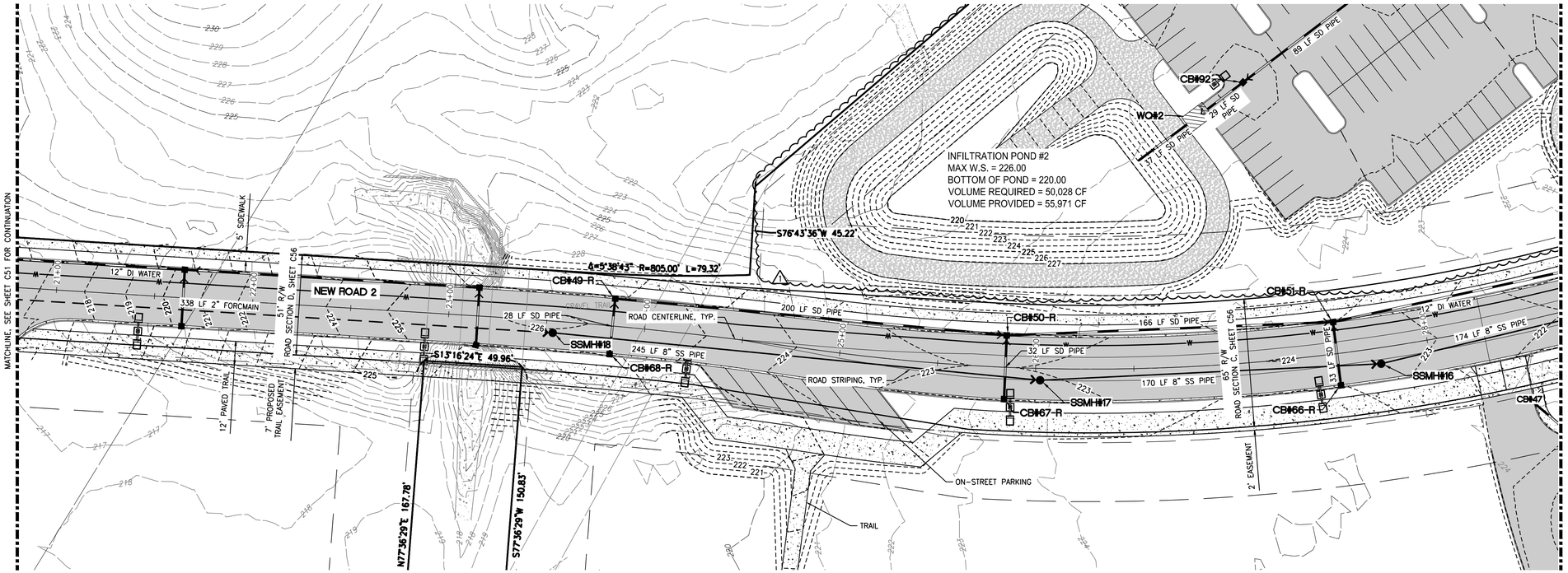
FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

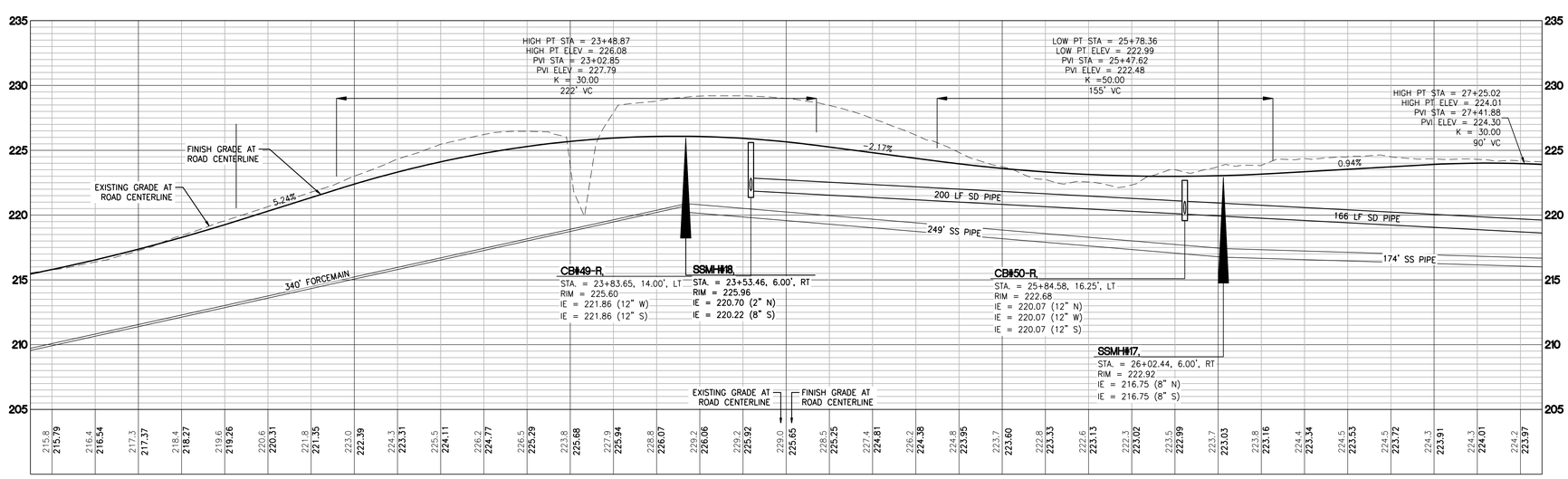
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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



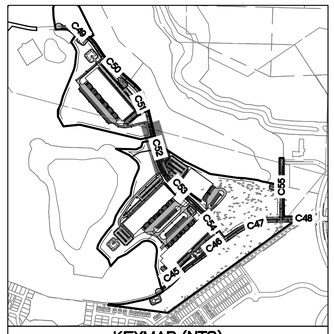
1 C52 ROAD 2 PLAN STA 20+50 TO 27+50

SCALE: 1"=30'



2 C52 ROAD 2 PROFILE STA 20+50 TO 27+50

SCALE: H: 1"=30' V: 1"=5'



KEYMAP (NTS)

0 15' 30' 60'

SCALE: 1"=30'

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: ROAD 2 PLAN AND PROFILE 20+50 TO 27+50 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT 4825 NW 41ST STREET RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE STATE OF WASHINGTON 42766 REGISTERED PROFESSIONAL ENGINEER

8/22/22

Scale: Horizontal 1"=30' Vertical 1"=5'

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Job Number 21127

Sheet C52 of 56

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ROAD 2 PLAN AND PROFILE 27+50 TO 34+50

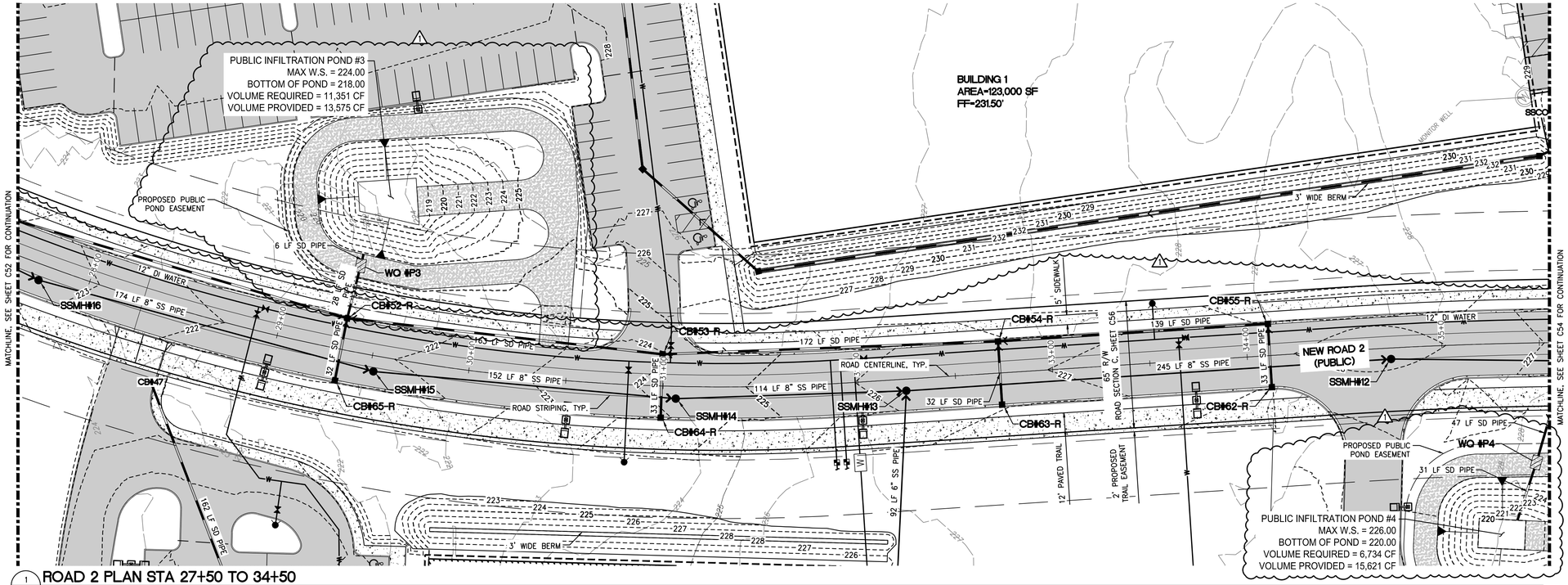
FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

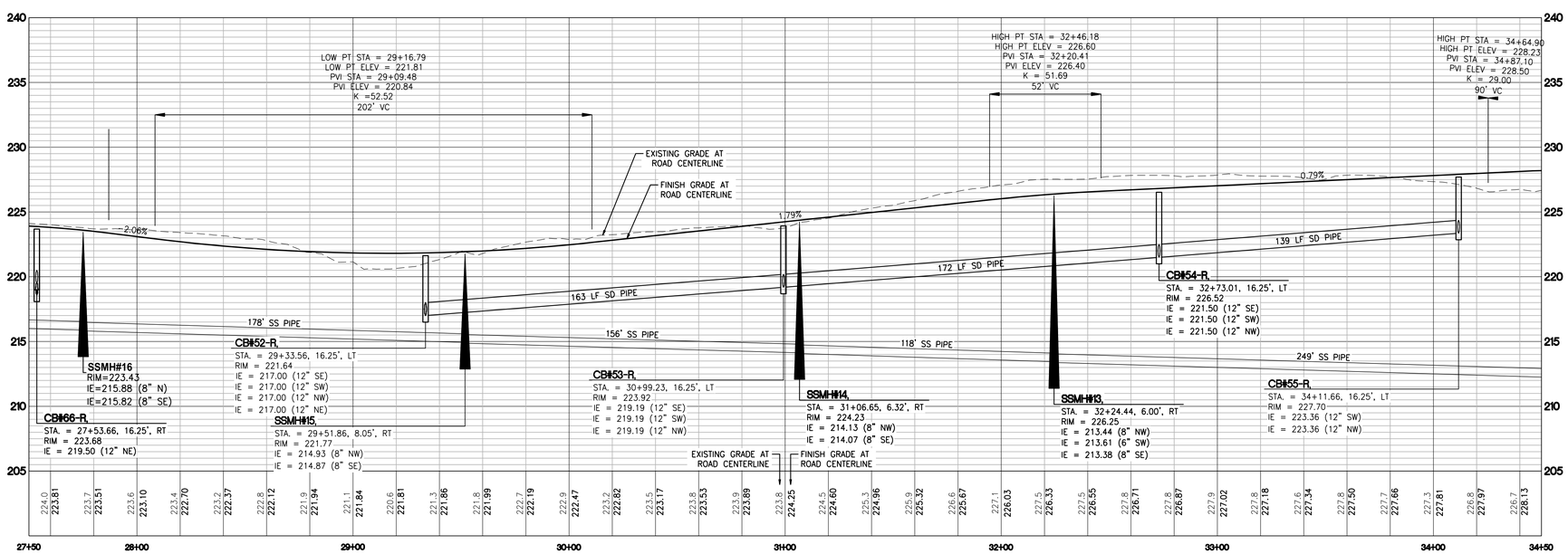
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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



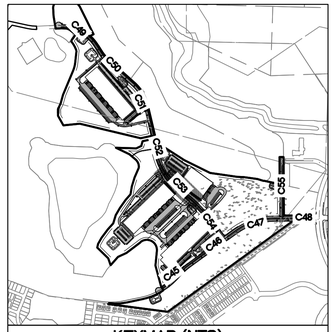
1 C53 ROAD 2 PLAN STA 27+50 TO 34+50

SCALE: 1"=30'



2 C53 ROAD 2 PROFILE STA 27+50 TO 34+50

SCALE: H: 1"=30' V: 1"=5'



KEYMAP (NTS)

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: ROAD 2 PLAN AND PROFILE 27+50 TO 34+50 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE — STATE OF WASHINGTON — 42766 — REGISTERED PROFESSIONAL ENGINEER — 8/22/22

Scale: Horizontal 1"=30'; Vertical 1"=5'

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Job Number 21127

Sheet C53 of 56

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ROAD 2 PLAN AND PROFILE 34+50 TO 41+50

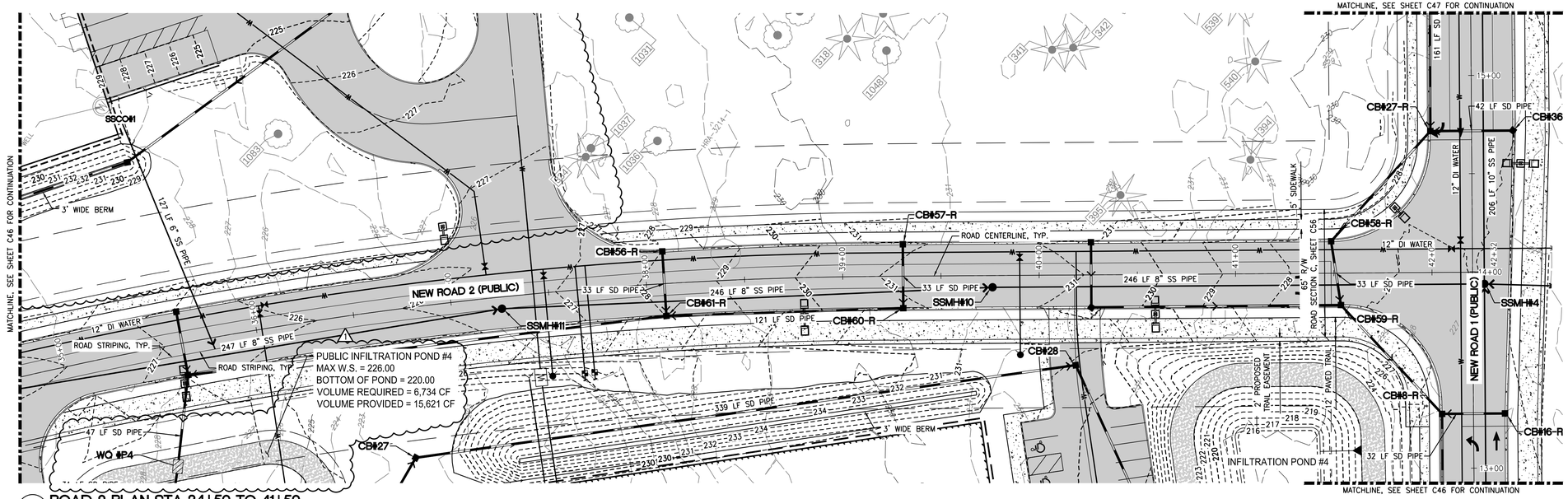
FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

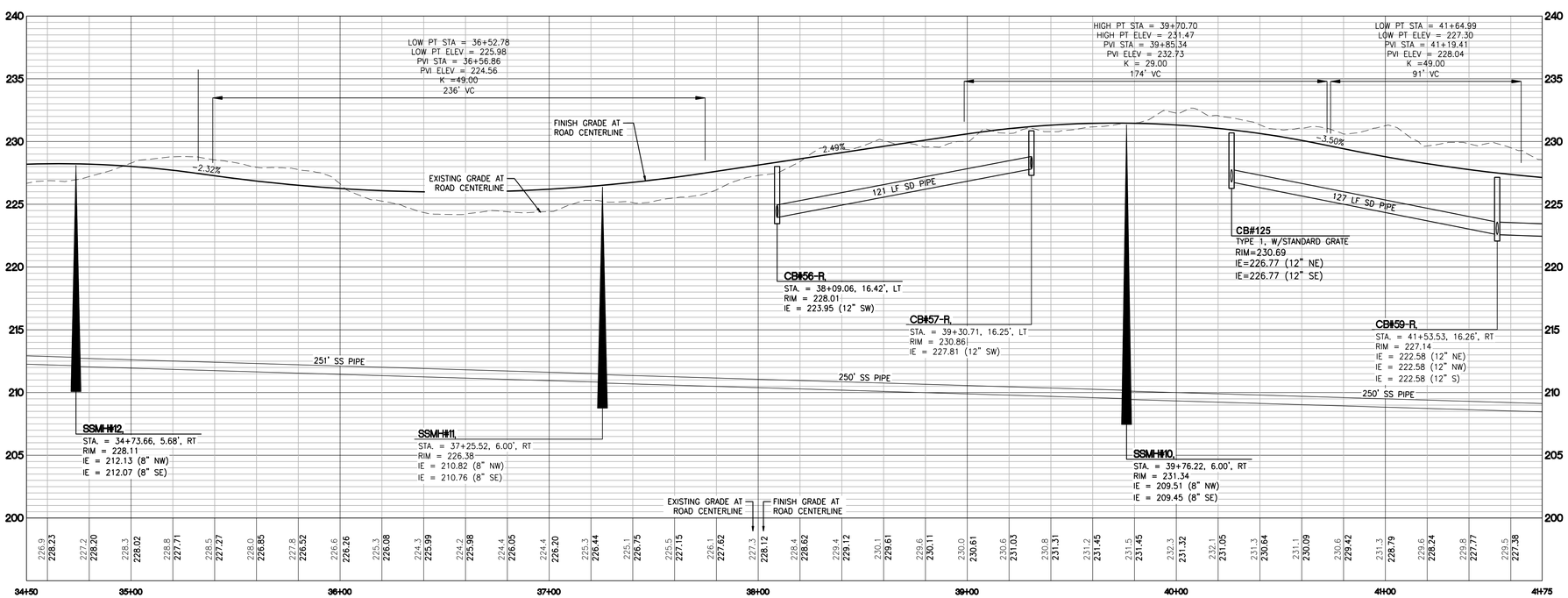
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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



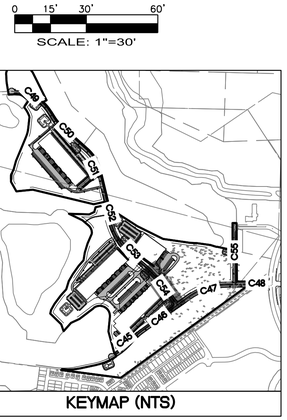
1 C54 ROAD 2 PLAN STA 34+50 TO 41+50

SCALE: 1"=30'



2 C54 ROAD 2 PROFILE STA 34+50 TO 41+50

SCALE: H: 1"=30' V: 1"=5'



KEYMAP (NTS)

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: ROAD 2 PLAN AND PROFILE 34+50 TO 41+50 FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT 4825 NW 41ST STREET RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE STATE OF WASHINGTON 42766 REGISTERED PROFESSIONAL ENGINEER

8/22/22

Scale: Horizontal 1"=30' Vertical 1"=5'

Designed SAR Drawn SAR Checked BHE Approved BHE Date 8/22/22

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Job Number 21127

Sheet C54 of 56

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ROAD 3 PLAN AND PROFILE STA 0+00 TO END

FOR

FOUNDER'S RIDGE

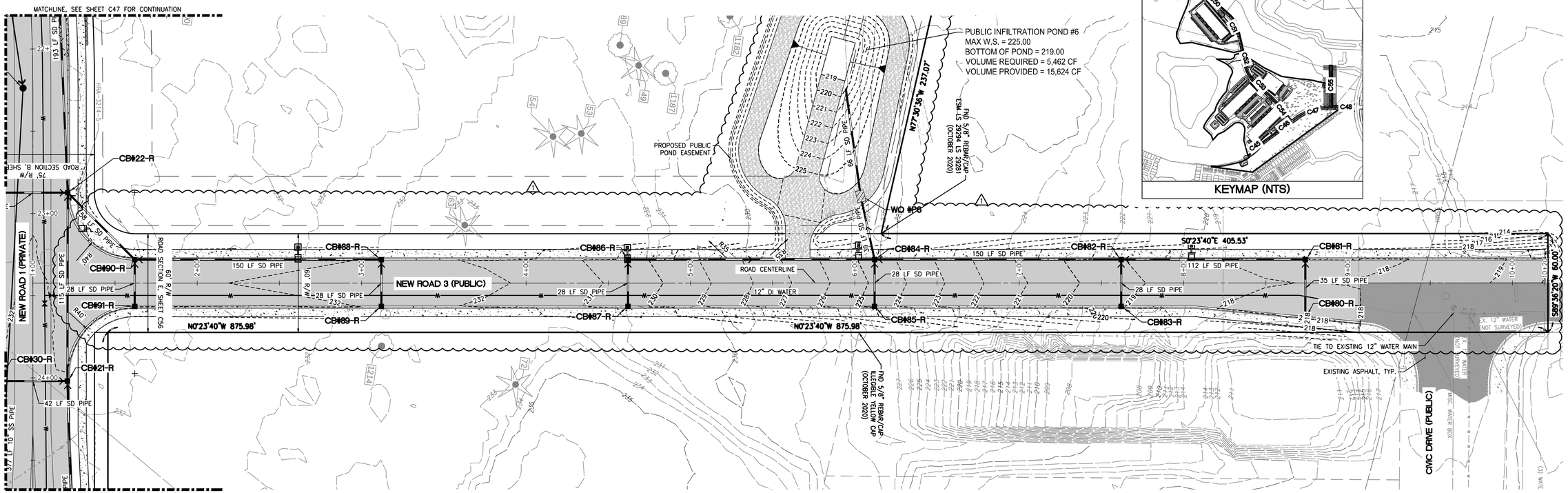
A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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

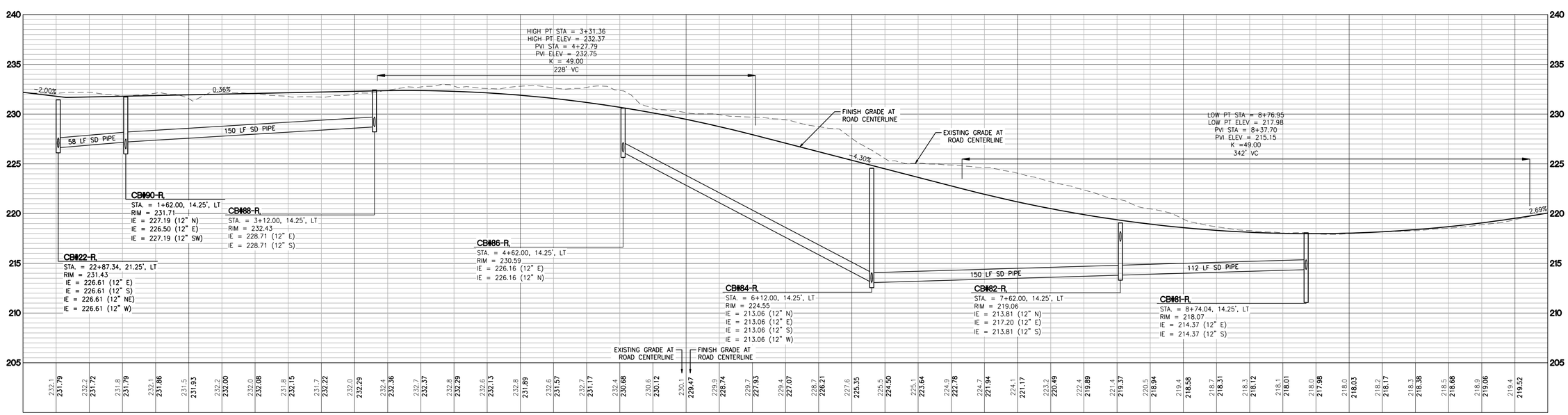
N

SCALE: 1"=30'



1 C55 ROAD 3 PLAN STA 1+00 TO 10+20

SCALE: 1"=30'



2 C55 ROAD 3 PROFILE STA 1+00 TO 10+20

SCALE: H: 1"=30' V: 1"=5'

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: ROAD 3 PLAN AND PROFILE STA 0+00 TO END FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT 4825 NW 41ST STREET RIVERSIDE, MO 64150

BENJAMIN H. ELDRIDGE STATE OF WASHINGTON 42766 REGISTERED PROFESSIONAL ENGINEER 8/22/22

Scale: Horizontal 1"=30' Vertical 1"=5'

Designed SAR Drawn SAR Checked BHE Approved BHE Date 8/22/22

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Job Number 21127

Sheet C55 of 56

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ROADWAY AND PAVEMENT SECTIONS

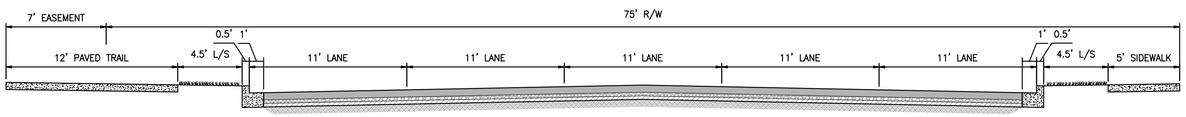
FOR

FOUNDER'S RIDGE

A PORTION OF SECTIONS 22, 26 AND 27, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

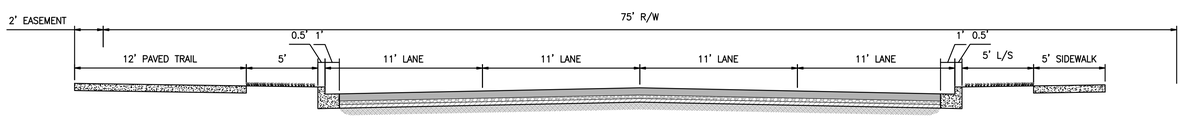
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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



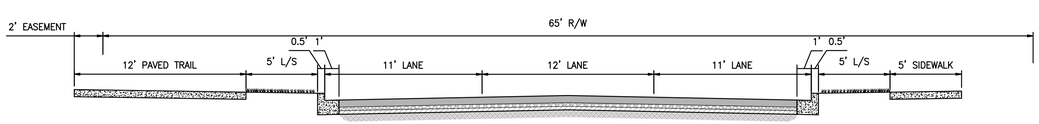
1 C56 **ROAD SECTION A - MINOR ARTERIAL**

SCALE: 1"=5'



2 C56 **ROAD SECTION B - MINOR ARTERIAL**

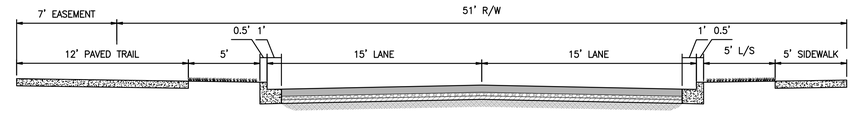
SCALE: 1"=5'



MODIFIED FROM DUPONT DRAWING NO. 2.4-2.3

3 C56 **ROAD SECTION C - MINOR ARTERIAL**

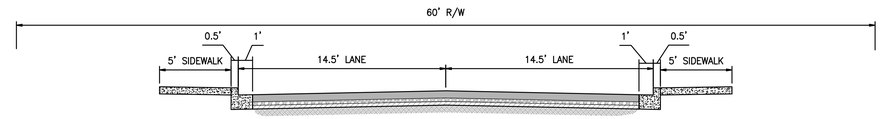
SCALE: 1"=5'



MODIFIED FROM DUPONT DRAWING NO. 2.4-2.5

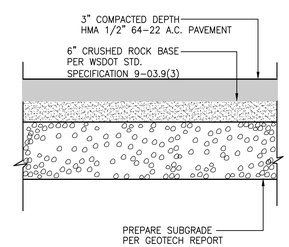
4 C56 **ROAD SECTION D - MINOR ARTERIAL**

SCALE: 1"=5'



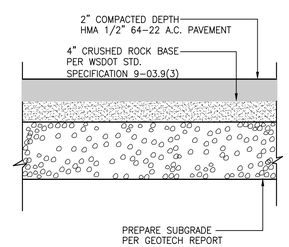
5 C56 **ROAD SECTION E - MAJOR COLLECTOR**

SCALE: 1"=5'



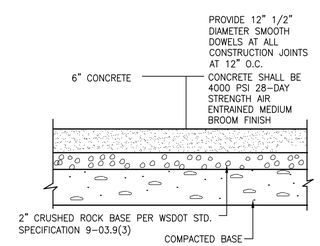
HMA ASPHALT HEAVY DUTY PAVEMENT SECTION

NOT TO SCALE



HMA ASPHALT LIGHT DUTY PAVEMENT SECTION

NOT TO SCALE



HEAVY DUTY PORTLAND CEMENT CONCRETE PAVEMENT

NOT TO SCALE

NOTE:

1. DETAILS ARE FOR REFERENCE ONLY. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT PREPARED BY TERRA ASSOCIATES DATED MAY 21, 2021 FOR PAVEMENT, AGGREGATE, OVER-EXCAVATION AND SUBGRADE REQUIREMENTS.

No.	Date	By	Ckd.	Appr.	Revision
1	8/16/22	SAR	BHE	DKB	ADDED PUBLIC PONDS, BUILDING 1 REVISION, AND ROAD 3 REVISIONS

Title: ROADWAY AND PAVEMENT SECTIONS FOR FOUNDER'S RIDGE

For: NORTHPOINT DEVELOPMENT
4825 NW 41ST STREET
RIVERSIDE, MO 64150

BENJAMIN H. FLORTOSE
STATE OF WASHINGTON
42766
REGISTERED PROFESSIONAL ENGINEER
8/22/22

Scale: Horizontal 1"=5' Vertical -

Designed SAR
Drawn SAR
Checked BHE
Approved BHE
Date 8/22/22

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Kent, WA 98032
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Sheet C56 of 56

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