

PRELIMINARY TESC AND DEMOLITION PLAN-WEST

FOR

DUPONT 243

A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____

THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE REVISIONS, ADDITIONS, DELETIONS, OR MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMITATION. THE CITY, BY APPROVING THESE DRAWINGS, ASSUMES NO LIABILITY IN REGARDS TO THEIR ACCURACY OR OMISSIONS.

Revision

**PRELIMINARY
DEMOLITION P
FOR
DUPONT 243**

116

AVENUE 55, LLC
101 UNION STREET, SUITE 2930
SEATTLE, WA 98101
(206) 707-9696

A circular professional engineer stamp. The outer ring contains the text "DANIEL K. BALMELLI" at the top and "STATE OF WASHINGTON" at the bottom. The center features a portrait of George Washington. Below the portrait, the text "25672" is in a large font, with "REGISTERED" above it and "ENGINEER" below it. The bottom of the stamp has "PROFESSIONAL" on the left and "BALMELLI" on the right, which is partially obscured by a signature. The entire stamp is black and white.

18215 72ND AVENUE
KENT, WA 98032
(425)251-6222
(425)251-8782 FA

CIVIL ENGINEERING, LAND
SURVEYING, ENVIRONMENTAL

18666

C2 **13**

Sheet

MATCHLINE - SEE SHEET C3 FOR CONTINUATION

TPN 0119224010
1700 CENTER DRIVE

TPN 0119224010
1700 CENTER DRIVE

TESC LEGEND:

PRELIMINARY TESC NOTES AND DETAILS FOR DUPONT 243

A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

EROSION CONTROL NOTES:

THE CONTRACTOR SHALL PROVIDE EROSION CONTROL METHODS ACCORDING TO THE WASHINGTON STATE DEPARTMENT OF ECOLOGY'S (WDOE) "STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON." THE FOLLOWING NOTES ARE ONLY A FEW OF THE MINIMUM REQUIREMENTS AND SHOULD NOT BE INTERPRETED TO EXCLUDE ANY EROSION CONTROL PRACTICES AS SPECIFIED IN THE WDOE STORMWATER MANUAL.

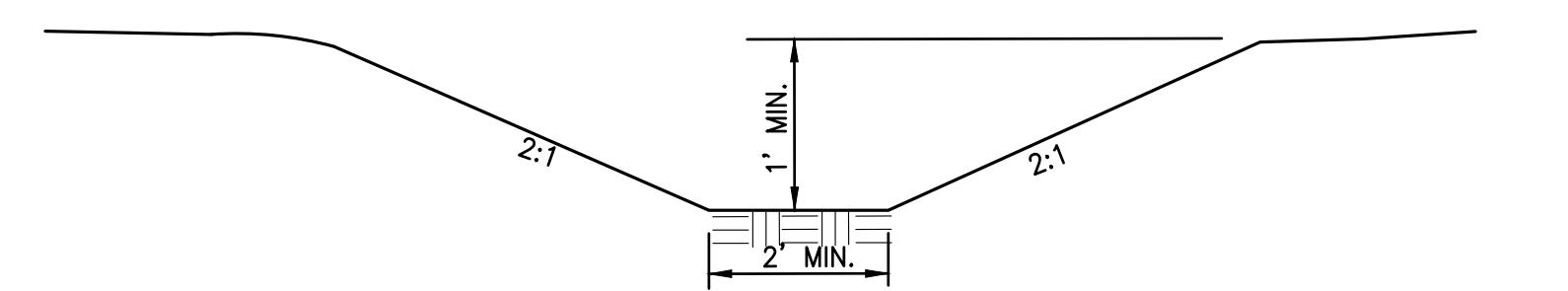
1. ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION AS PRESCRIBED ON THE PLAN SHALL BE CLEARLY FLAGGED BY THE ENGINEER IN THE FIELD AND OBSERVED DURING CONSTRUCTION.
2. REQUIRED SEDIMENTATION/EROSION CONTROL FACILITIES MUST BE IN OPERATION PRIOR TO LAND CLEARING AND/OR OTHER CONSTRUCTION TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE NATURAL DRAINAGE SYSTEM. ALL EROSION AND SEDIMENTATION FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO EROSION/SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE EROSION AND SEDIMENTATION CONTROL SYSTEMS DEPICTED ON THIS DRAWING ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND AS UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE CONTRACTOR SHOULD ANTICIPATE THAT MORE EROSION AND SEDIMENTATION CONTROL FACILITIES WILL BE NECESSARY TO INSURE COMPLETE SEDIMENT CONTROL ON THE PROPOSED SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES AND WATER QUALITY OF THE RECEIVING DRAINAGE SYSTEM.
4. AT NO TIME SHALL MORE THAN 1 FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND DISPOSING OF THE SEDIMENT. ALL CATCH BASINS, CONVEYANCE LINES AND DITCHES ALONG [STREET NAMES] SHALL BE CLEANED PRIOR TO PAVING.
5. THE CONTRACTOR SHALL REMOVE MATERIAL DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO THE CITY RIGHT-OF-WAY OR INTO THE STORM DRAINAGE SYSTEM ON [STREET NAMES]. DEBRIS SHALL NOT BE WASHED INTO THE STORM DRAINAGE SYSTEM.
6. TEMPORARY EROSION CONTROL FACILITIES SHALL BE INSPECTED WEEKLY AND MAINTAINED WITHIN 24 HOURS FOLLOWING A STORM EVENT. SEDIMENT SHALL BE REMOVED TO ENSURE THE FACILITIES WILL FUNCTION PROPERLY. THE FACILITIES SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED.
7. ALL STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT STORM DRAIN ROLLS SHALL NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
8. NO DISTURBED SOIL SHALL REMAIN UNSTABILIZED FOR MORE THAN TWO DAYS.
9. SEDIMENT TRAP/POND BAFFLES SHALL BE EMBEDDED IN SIDE SLOPES.

INLET PROTECTION NOTE:

CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR ALL CATCH BASINS WITHIN CONSTRUCTION ZONE.

CLEARING NOTES:

- 1. SCHEDULE AND LIMIT REMOVAL OF EXISTING VEGETATION AND GROUND COVER TO THE MINIMUM EXTENT FEASIBLE WITHIN ACTIVE WORK AREA.
- 2. ALL TOPSOIL (IF FOUND) SHALL REMAIN ON-SITE AND BE UTILIZED FOR SITE RESTORATION FOLLOWING COMPLETION OF GRADING ACTIVITIES.
- 3. GEOTECHNICAL ENGINEER SHALL BE ON-SITE DURING ALL STRIPPING AND GRUBBING OPERATIONS TO VERIFY CONDITION OF SUBGRADE AND REMOVAL OF ALL ORGANIC MATERIAL, STUMPS, UNCONTROLLED FILL, ETC.
- 4. GEOTECHNICAL ENGINEER SHALL OBSERVE AND TEST FILL MATERIAL AS REQUIRED TO CERTIFY THE COMPLETED FILLS.



TEMPORARY 'V' DITCH

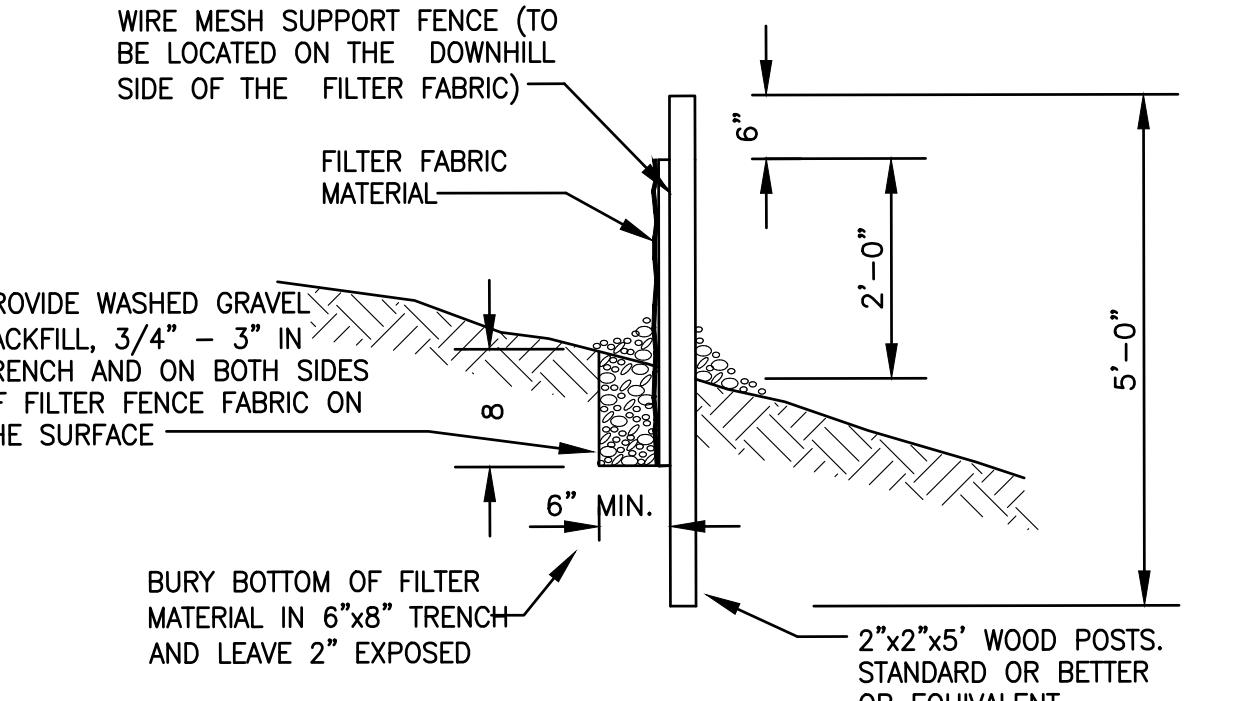
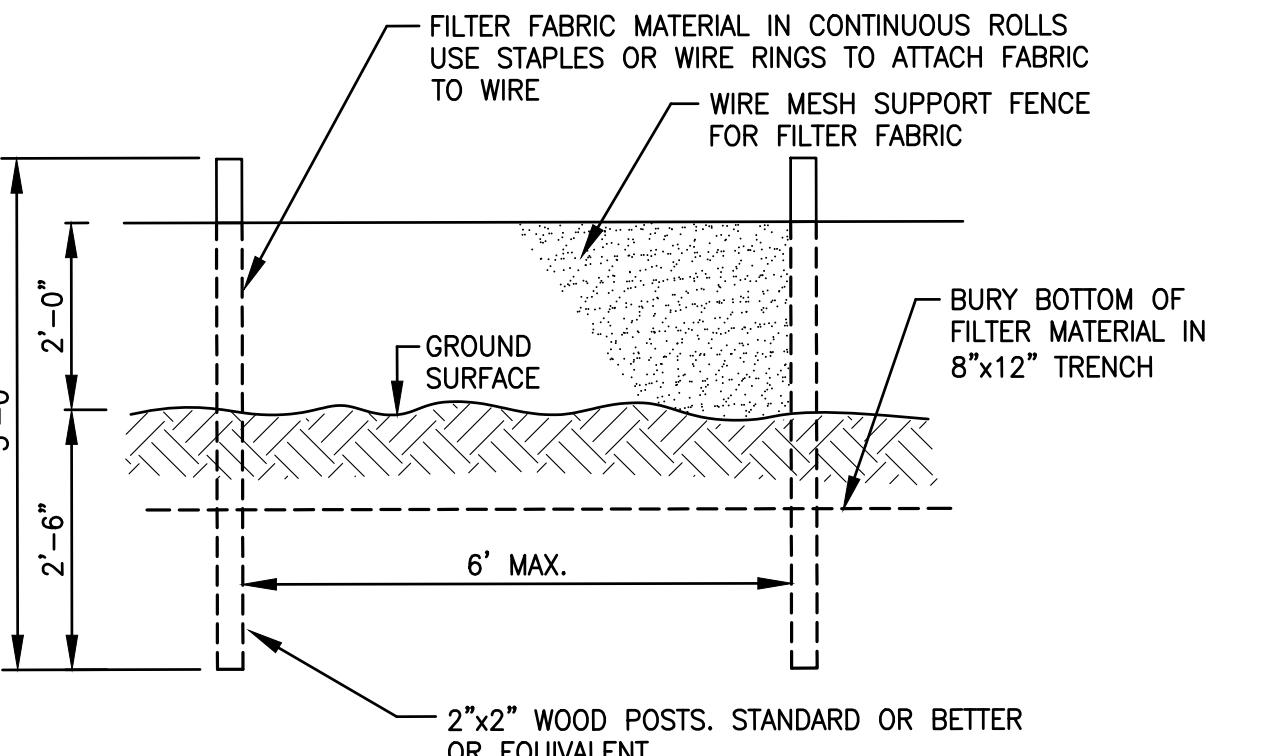
NOT TO SCALE

TEMPORARY DIKES AND SWALES:

1. SEED AND MULCH SHALL BE APPLIED WITHIN 5 DAYS OF DIKE CONSTRUCTION (SEE VEGETATION).
2. THE UPSLOPE SIDE OF THE DIKE SHALL PROVIDE POSITIVE DRAINAGE TO THE DIKE OUTLET.
3. NO EROSION SHALL OCCUR AT THE DIKE OUTLET. PROVIDE ENERGY DISSIPATION MEASURES AS NECESSARY.
4. SEDIMENT-LADEN RUNOFF MUST BE RELEASED THROUGH A SEDIMENT TRAPPING FACILITY SUCH AS A POND, TRAP, OR SILT FENCE AS APPROPRIATE TO DRAINAGE AREA SIZE.

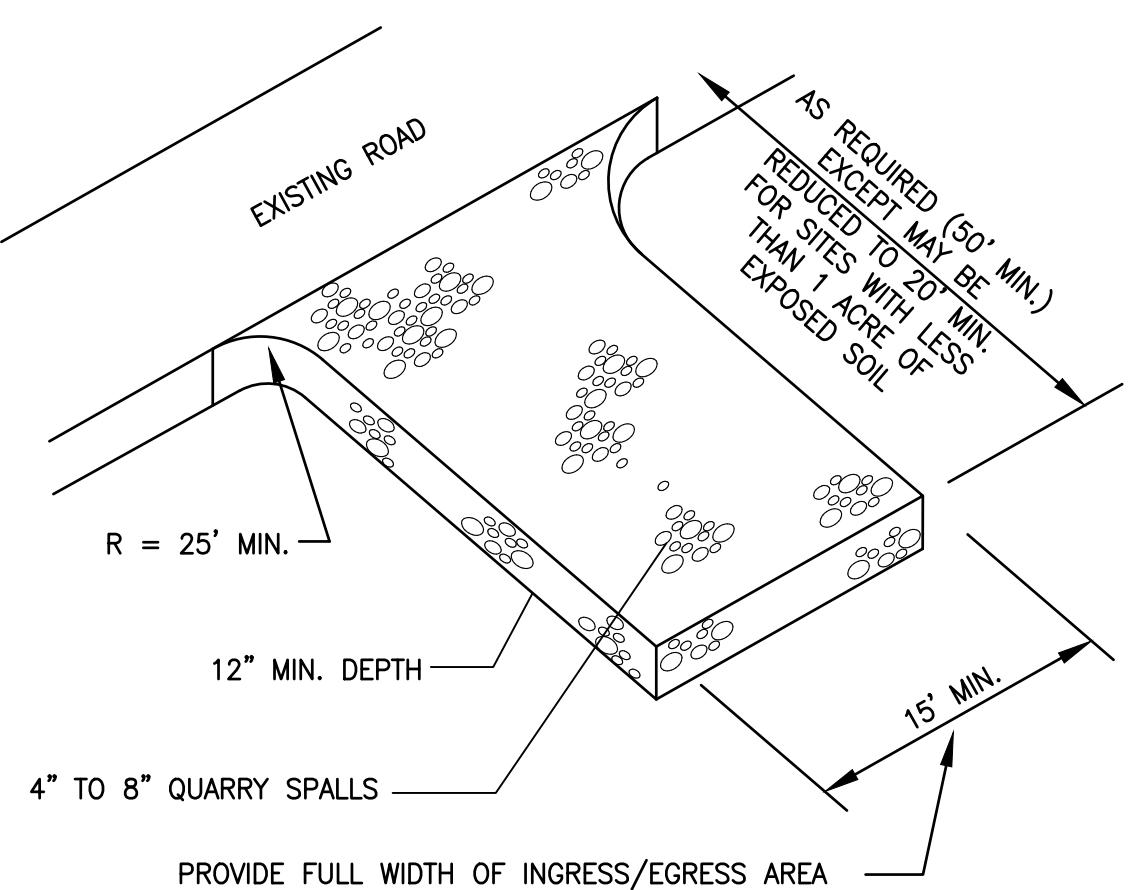
MULCHING:

1. MULCH MATERIALS USED SHALL BE HAY OR STRAW, AND SHALL BE APPLIED AT THE RATE OF 1 BALE PER 200 S.F.
2. MULCHES SHALL BE APPLIED IN ALL AREAS WITH EXPOSED SLOPES GREATER THAN 2:1.
3. MULCHING SHALL BE USED IMMEDIATELY AFTER SEEDING OR IN AREAS WHICH CANNOT BE SEDED BECAUSE OF THE SEASON.
4. ALL AREAS NEEDING MULCH SHALL BE COVERED BY NOVEMBER 1.



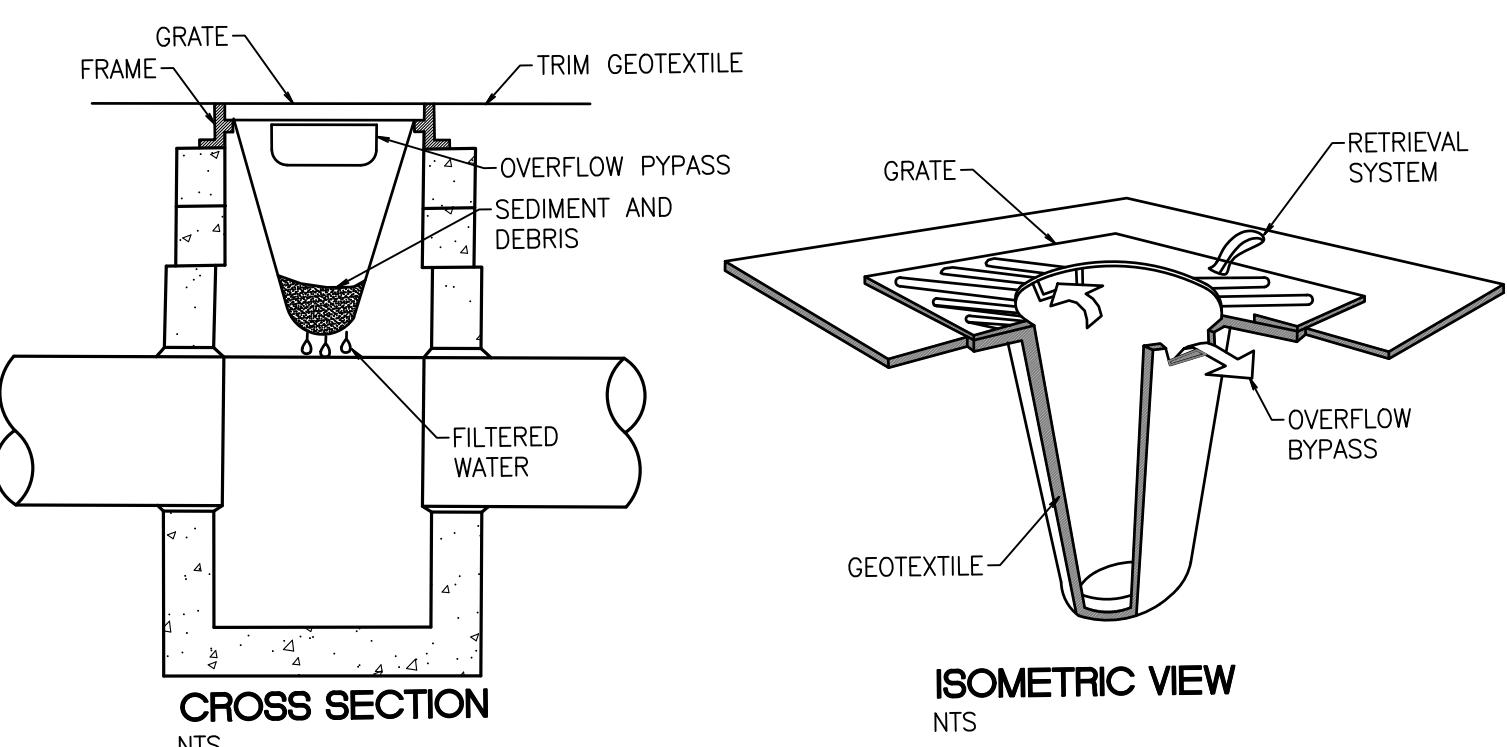
SILT FENCE NOTES:

1. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY FASTENED AT BOTH ENDS TO POSTS.
2. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30 INCHES).
3. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 6 INCHES WIDE AND 8 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER. THIS TRENCH SHALL BE BACKFILLED WITH WASHED GRAVEL.
4. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXCEED MORE THAN 24 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
5. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 24 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
6. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ABOVE NOTES APPLYING.
7. FILTER FABRIC FENCES SHALL NOT BE REMOVED BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
8. FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
9. SILT FENCES WILL BE INSTALLED PARALLEL TO ANY SLOPE CONTOURS.
10. CONTRIBUTING LENGTH TO FENCE WILL NOT BE GREATER THAN 100 FEET.
11. DO NOT INSTALL BELOW AN OUTLET PIPE OR WEIR.
12. INSTALL DOWNSLOPE OF EXPOSED AREAS.
13. DO NOT DRIVE OVER OR FILL OVER SILT FENCES.



TEMP. CONSTRUCTION ENTRANCE NOTES:

1. MATERIAL SHALL BE 4-INCH TO 8-INCH QUARRY SPALLS AND MAY BE TOP-DRESSED WITH 1- INCH TO 3-INCH ROCK. (STATE STANDARD SPECIFICATIONS, SECTION 8-15.)
2. THE ROCK PAD SHALL BE AT LEAST 12 INCHES THICK AND 50 FEET LONG (20 FEET FOR SITES WITH LESS THAN 1 ACRE OF DISTURBED SOIL). WIDTH SHALL BE THE FULL WIDTH OF THE VEHICLE INGRESS AND EGRESS AREA.
3. ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
4. IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE.



PREFABRICATED BELOW GATE INLET DEVICE DETAILS

STORM DRAIN INLET PROTECTION

NOT TO SCALE

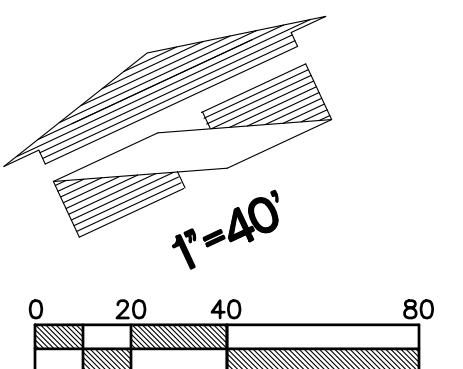
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BY: CITY OF DUPONT DATE: _____

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Revision

Job Number	PRELIMINARY TESC NOTES AND DETAILS FOR DUPONT 243		
	No.	Date	Ckd. / By
18666	11/18/2022	Appr.	18666
Title: AVENUE 55, LLC 601 UNION STREET, SUITE 2930 SEATTLE, WA 98101 (206) 707-9696			
Scale:	Horizontal	Vertical	11/18/2022
Designed JAT	Drawn JAT	Checked DBK	Approved DBK
18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-6222	18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-8782	N/A	Date 11/18/22
NOTES:			
1. SIZE THE BELOW GRATE INLET DEVICE(BGID) FOR THE STORM WATER STRUCTURE.			
2. THE BGID SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM(OVERFLOW BYPASS)			
3. THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE BGID WITHOUT SPILLING THE COLLECTED MATERIAL.			
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES			
DANIEL K. BAUMELLI 25672 PROFESSIONAL ENGINEER 11/18/2022			



PRELIMINARY GRADING AND STORM DRAINAGE PLAN-WEST

FOR

DUPONT 243

A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

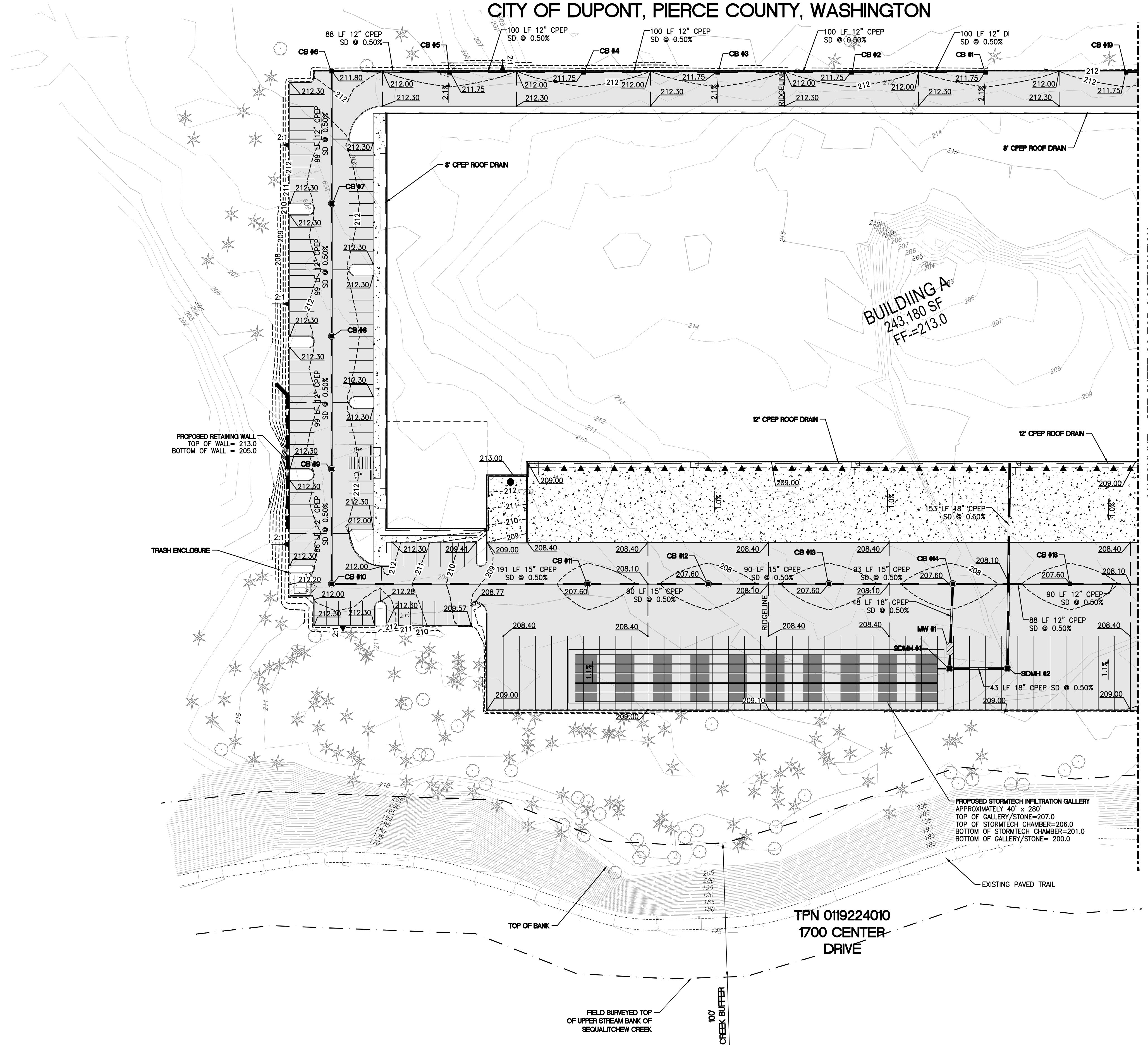
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NOTE:
**ALL TREES SHOWN ON THIS SHEET ARE
TO REMAIN DURING DEMOLITION**



No.	Date	By	Ckd.	Appr.	Revision
PRELIMINARY GRADING AND STORM DRAINAGE PLAN-WEST FOR DUPont 243					
Title: AVENUE 55, LLC 601 UNION STREET, SUITE 2930 SEATTLE, WA 98101 (206) 707-9696					
For:					
 DANIEL K. BALMELLI STATE OF WASHINGTON PROFESSIONAL REGISTERED ENGINEER 25672 Daniel K. Balmelli					
					11/18/2022
Job Number 186666	Designed <u>JAT</u>	Scale: Horizontal 1"=40'	Drawn <u>JAT</u>	Checked <u>DKB</u>	Approved <u>DKB</u>
					Date <u>11/18/22</u>
18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-6222 (425) 251-8782 FAX					CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES
 RGA ASSOCIATES CONSULTING ENGINEERS					
					13



Job Number

114

PRELIMINARY GRADING AND STORM DRAINAGE PLAN-EAST

FOR

DUPONT 243

A line drawing of a gabled roof with a continuous eave overhang. The roof is divided into two sections by a central vertical line. Each section has a series of horizontal lines representing shingles. The eaves are supported by a series of horizontal beams, and the entire structure is shown in perspective.

A horizontal number line with tick marks at 0, 20, and 40. The segment from 0 to 20 is shaded with diagonal lines, representing the interval $[0, 20]$.

PRELIMINARY GRADING AND STORM DRAINAGE PLAN-EAST
FOR
DUPONT 243

**A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON**

NOTE:
ALL TREES SHOWN ON THIS SHEET
ARE TO REMAIN DURING DEMOLITION

NOT A PART
THIS PORTION TO BE DEVELOPED UNDER A
SEPARATE LAND USE APPLICATION AND PERMITS

BUILDING A
243,180 SF
FF=213.0

BUILDING B
25,200 SF
FF=213.0

SEQUALITCHEW ROAD

PROPOSED STORMTECH INFILTRATION GALLERY
APPROXIMATELY 20' x 70'
TOP OF GALLERY/STONE=209.5
TOP OF STORMTECH CHAMBER=208.5
BOTTOM OF STORMTECH CHAMBER=206.0
BOTTOM OF GALLERY/STONE=205.0

PROPOSED HALF STREET
EASTERN HALF TO BE
COMPLETED BY ADJACENT
DEVELOPMENT
SEE SHEETS C9. AND
C10 FOR DETAILS

PROPOSED 30' DRIVEWAY

42.5 FUTURE ROW

PROPOSED 30' DRIVEWAY

**17.5' TRAIL CONST.
EASEMENT PER REC.
NO. 201009301052 (24)**

**15' TRAIL EASEMENT
PER REC. NO.
201009301052 (24)**

**15' TRAIL EASEMENT
PER REC. NO.
201009301052 (24)**

EX. CUL-DE-SAC

EX. MONITOR WELL
RIM=212.78
TOP PVC=212.08

**PROPOSED SEQUALITCHEW
TRAIL CONNECTION**

TOP OF BANK

EXISTING SLOPE

PROPOSED 8' SEQUALITCHEW CREEK TRAIL

**FIELD SURVEYED TOP
OF UPPER STREAM BANK OF
SEQUALITCHEW CREEK**

**TPN 0119224010
1700 CENTER
DRIVE**

APPROVED FOR CONSTRUCTION

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**PRELIMINARY
GRADING AND STORM DRAINAGE PLAN-EAST**
FOR
DUPONT 243

AVENUE 55, LLC
601 UNION STREET, SUITE 2930
SEATTLE, WA 98101
(206) 707-9696

For:
DANIEL K. BALMELL
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
11/18/2022

18666
Job Number
Sheet
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26
f

1:40'
0 20 40 80

100 LF 12" DI
SD @ 0.50%
CB #20
212.00
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CB #21
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CB #23
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30' TRAIL CONSTRUCTION
EASEMENT PER REC.
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**TPN 0119224010
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FIELD SURVEYED
OF UPPER STREAM BANK
SEQUALITCHEW CREEK

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____

THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE REVISIONS, ADDITIONS, DELETIONS, OR MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMITATION. THE CITY, BY APPROVING THESE DRAWINGS, ASSUMES NO LIABILITY IN REGARDS TO THEIR ACCURACY OR OMISSIONS.

NOTE:
**ALL TREES SHOWN ON THIS SHEET
ARE TO REMAIN DURING DEMOLITION**

**PRELIMINARY
STORM DRAINAGE PLAN-EAST
FOR
DUPONT 243**

AVENUE 55, LLC
601 UNION STREET, SUITE 2930
SEATTLE, WA 98101
(206) 707-9696

A circular seal for Daniel K. Balmelli, a registered professional engineer from the State of Washington. The seal is framed by a decorative border. Inside the border, the name 'DANIEL K. BALMELLI' is written in large, bold, capital letters at the top. Below it, 'STATE OF WASHINGTON' is written in a smaller circle. In the center of the seal is a portrait of George Washington. Below the portrait, the number '25672' is prominently displayed. At the bottom of the seal, the words 'REGISTERED' and 'PROFESSIONAL ENGINEER' are written in a curved, overlapping fashion.

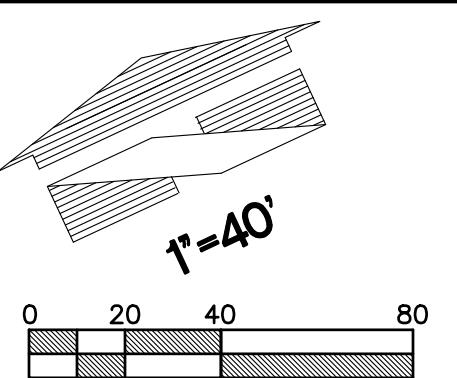
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Approved	<u>DKB</u>	Vertical	
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572ND AVENUE SOU
THERON, WA 98032
(251) 6222
(251) 8782 FAX

ENGINEERING, LAND PLANNING,
ENVIRONMENTAL SERV

18666

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**PRELIMINARY WATER AND SEWER PLAN-WEST
FOR
DUPONT 243**

A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

BY: CITY OF DUPONT DATE: _____

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Revision _____

PRELIMINARY
WATER AND SEWER PLAN-WEST
FOR
DUPONT 243

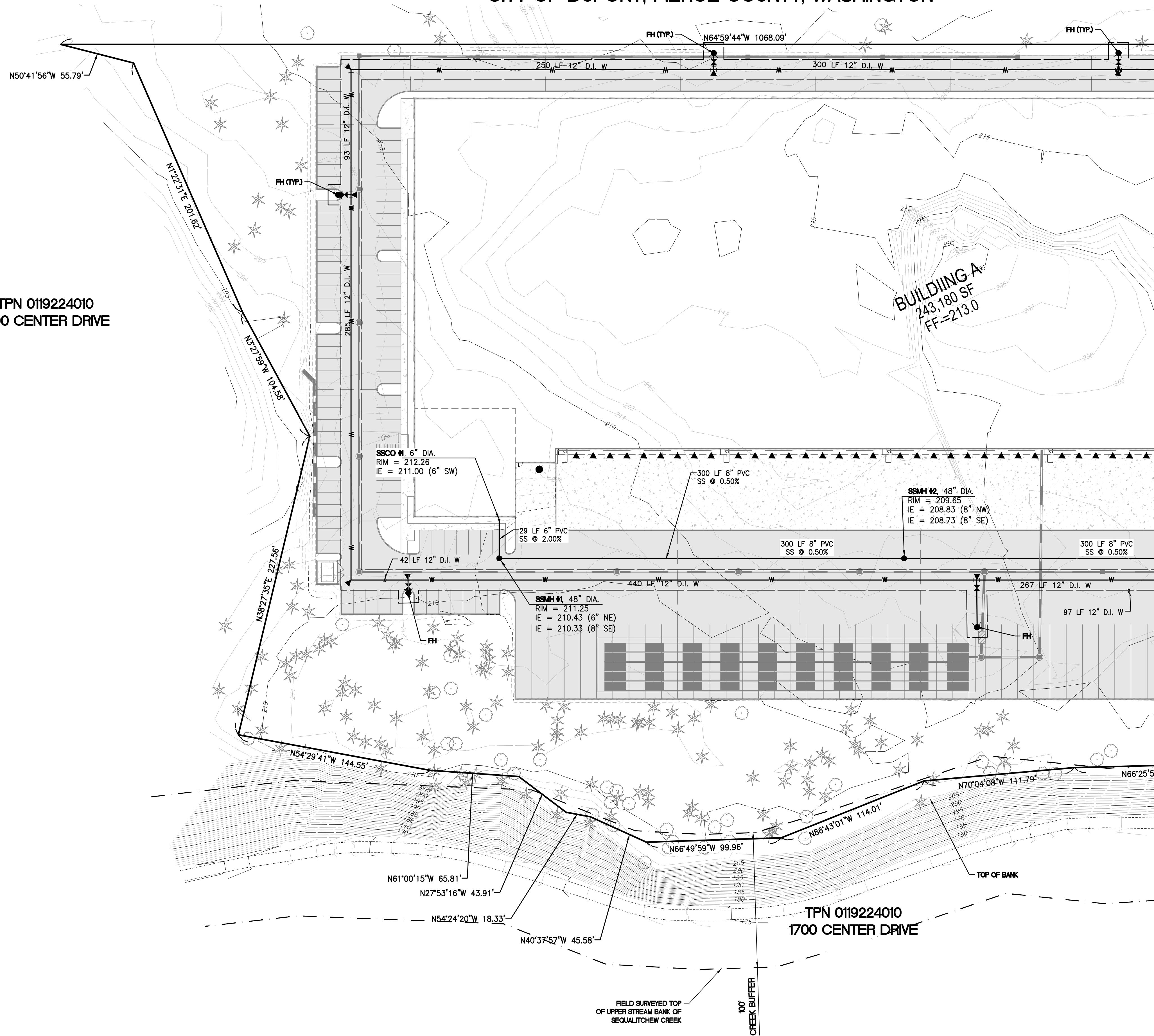
No. Date By Cld. Appr.

Title: _____

AVENUE 55, LLC
601 UNION STREET, SUITE 2930
SEATTLE, WA 98101
(206) 707-9696



TPN 0119224010
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MATCHLINE - SEE SHEET C8 FOR CONTINUATION

Job Number 18666
Sheet C7
Page 13 of 18



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PRELIMINARY WATER AND SEWER PLAN-EAST
FOR
DUPONT 243

A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

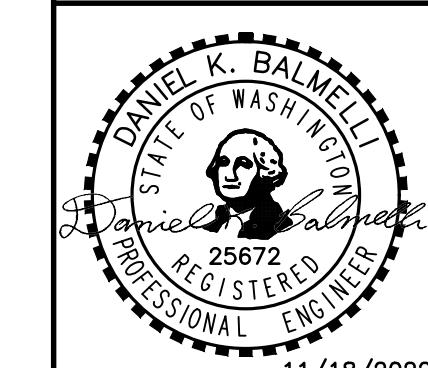
BY: CITY OF DUPONT DATE: _____

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Revision _____

PRELIMINARY
WATER AND SEWER PLAN-EAST
FOR
DUPONT 243

No. Date By Cld. Appr.
Title: AVENUE 55, LLC
601 UNION STREET, SUITE 2930
SEATTLE, WA 98101
(206) 707-9696

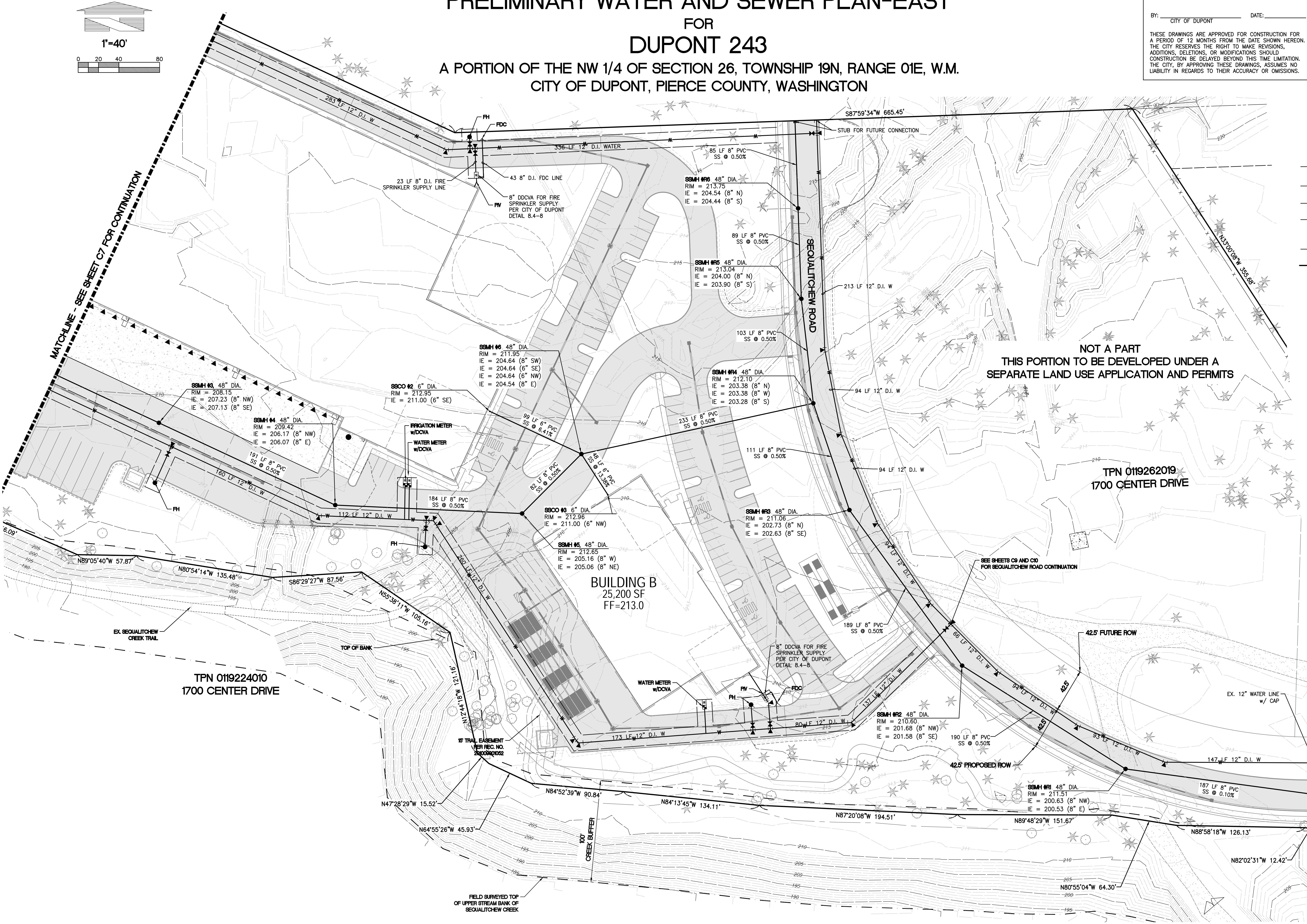


For: AVENUE 55, LLC
601 UNION STREET, SUITE 2930
SEATTLE, WA 98101
(206) 707-9696

Job Number 18666
Sheet C8
C8 of 13



Help:\18666\18666\preliminary\18666.pwdwg Date/Time:11/17/2022 11:30 PM Scale: 1:1000



PRELIMINARY SEQUALITCHEW ROAD PLAN AND PROFILE

FOR DUPONT 243

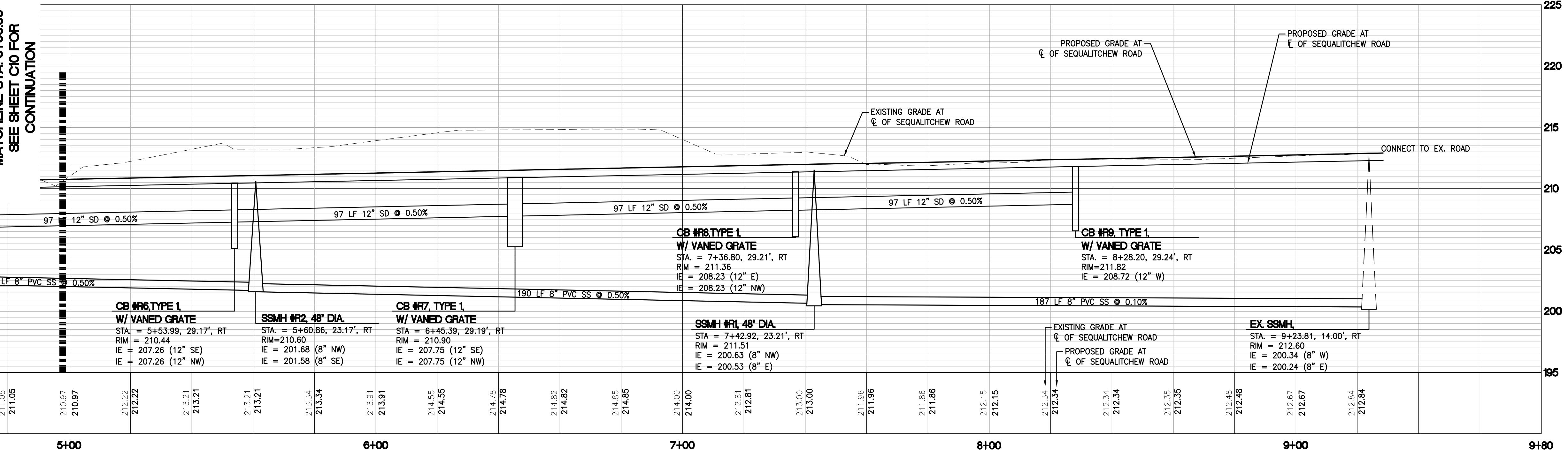
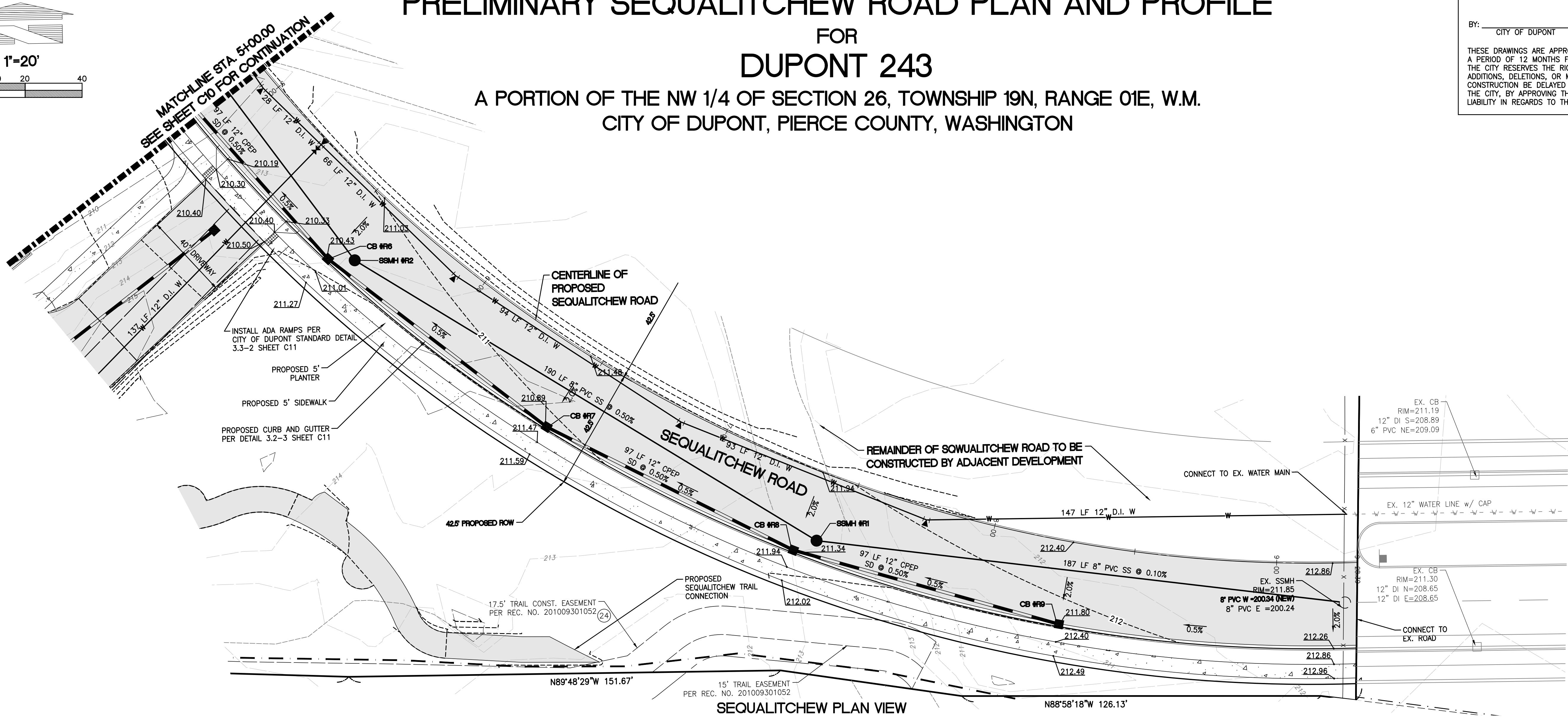
A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

BY: CITY OF DUPONT DATE: _____

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Revision _____



SEQUALITCHEW PROFILE VIEW

SCALE: 1"=20' HORIZONTAL 1"=5' VERTICAL

Job Number
18666
Sheet
C9 of 13

PRELIMINARY
SEQUALITCHEW ROAD PLAN AND PROFILE
FOR
DUPONT 243

No. Date By Cld. Appr.

Title: **AVENUE 55, LLC
601 UNION STREET, SUITE 2930
SEATTLE, WA 98101
(206) 707-9696**

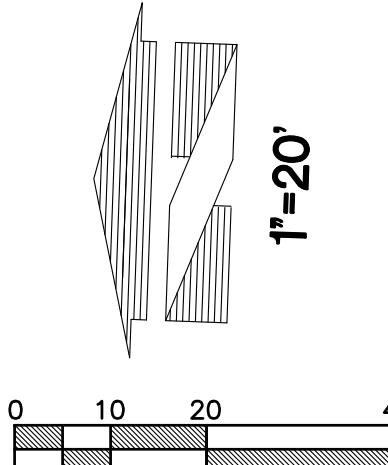
For: **DANIEL K. BALMELL
State of Washington
PROFESSIONAL
ENGINEER
25672
Registration No.
11/18/2022**

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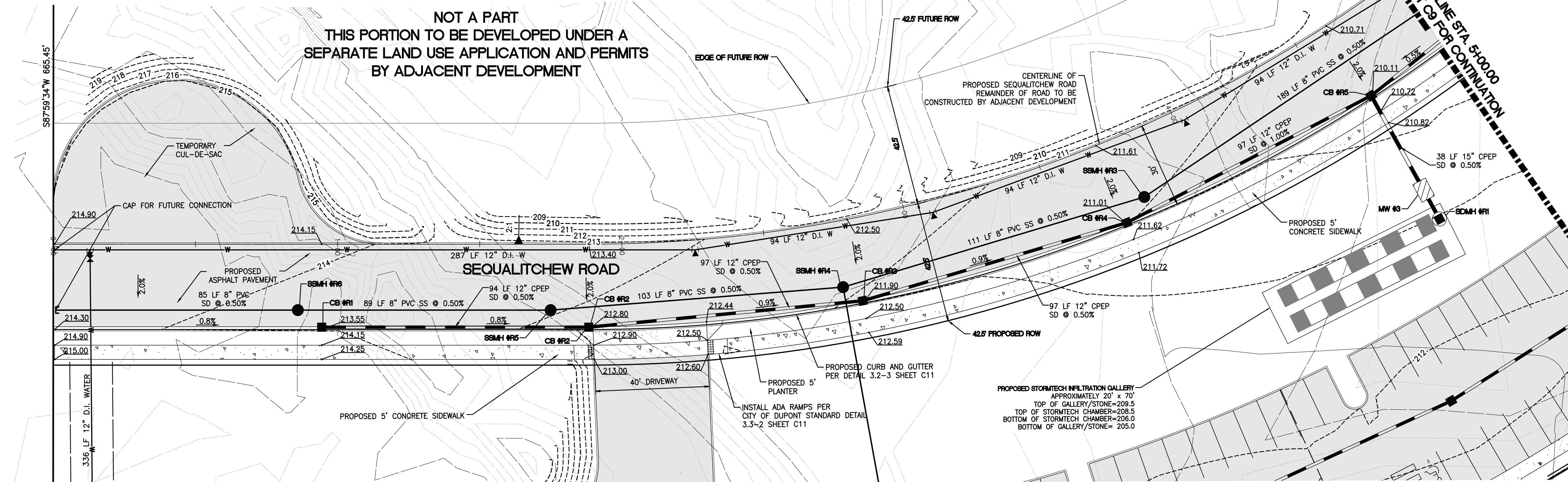
PRELIMINARY SEQUALITCHEW ROAD PLAN AND PROFILE (CONT.)

FOR DUPONT 243

A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



NOT A PART
THIS PORTION TO BE DEVELOPED UNDER A
SEPARATE LAND USE APPLICATION AND PERMITS
BY ADJACENT DEVELOPMENT



APPROVED FOR CONSTRUCTION

BY: CITY OF DUPONT DATE: _____

THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR
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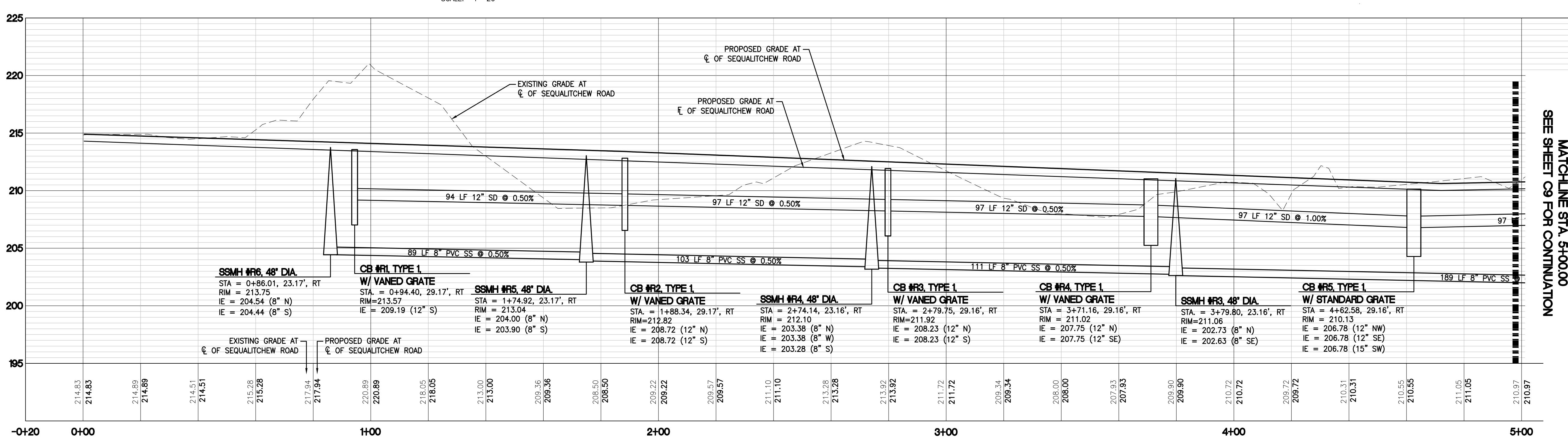
Revision

Title: PRELIMINARY SEQUALITCHEW ROAD
PLAN AND PROFILE (CONT.)
FOR
DUPONT 243

For: AVENUE 55, LLC
601 UNION STREET, SUITE 2930
SEATTLE, WA 98101
(206) 707-9696



SEE SHEET 2 FOR
MATCHLINE STA 5+0000



Job Number

18666

Sheet

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of 13

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1"=20'

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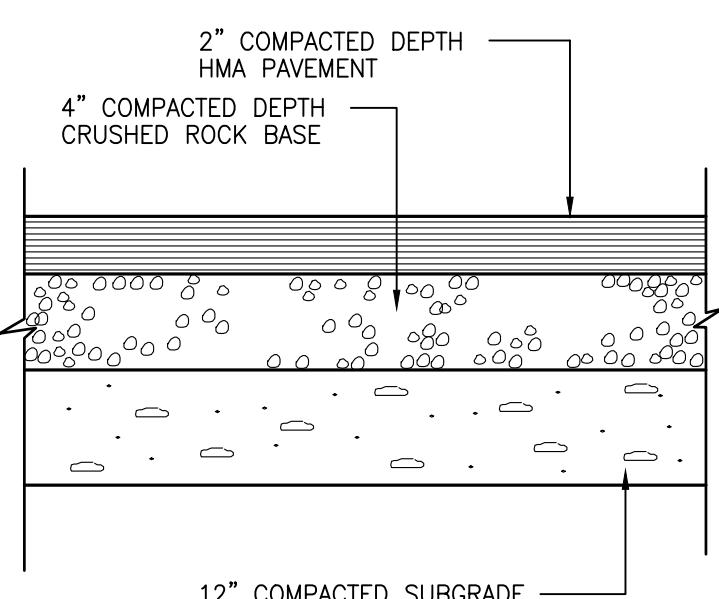
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PRELIMINARY CONSTRUCTION NOTES AND DETAILS FOR DUPONT 243

A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

GENERAL NOTES (STREET CONSTRUCTION)

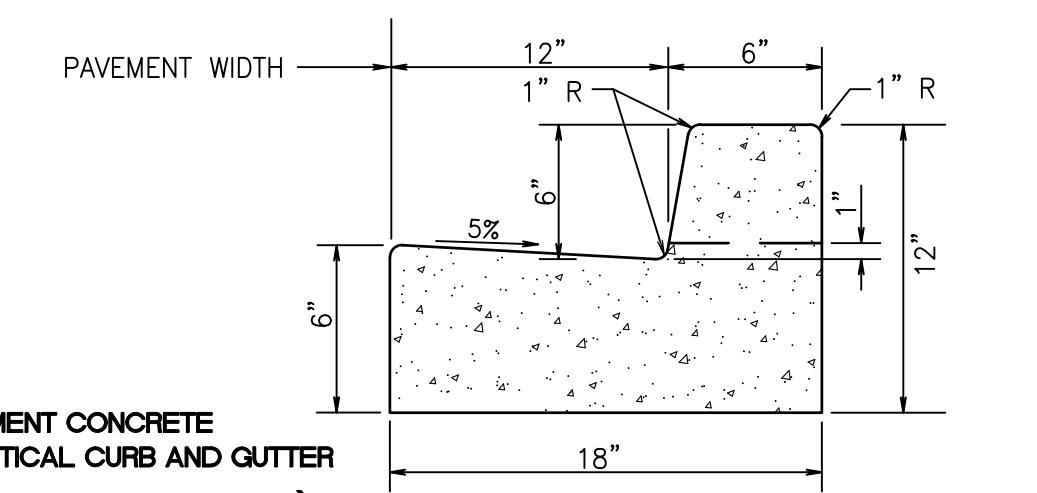
1. A PRECONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
2. A COPY OF THE APPROVED ROADWAY DRAWINGS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
3. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF DUPONT'S PUBLIC WORKS STANDARDS AND STORMWATER MANAGEMENT MANUAL AND THE MOST CURRENT EDITION OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY TRAFFIC CONTROL TO ENSURE TRAFFIC SAFETY DURING CONSTRUCTION ACTIVITIES. THEREFORE, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO STARTING ANY WORK IN THE RIGHT-OF-WAY. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
5. ALL CURB AND GUTTER, STREET GRADES, SIDEWALK GRADES, AND ANY OTHER VERTICAL AND/OR HORIZONTAL ALIGNMENT SHALL BE STAKED BY A PROFESSIONAL ENGINEER OR SURVEYING FIRM CAPABLE OF PERFORMING SUCH WORK.
6. ANY ROADWAY SIGNAGE OR STRIPING REMOVED OR TEMPORARILY MOVED BY THE CONTRACTOR SHALL BE RESTORED SO AS TO MEET THE CURRENT MUTCD STANDARDS.
7. WHERE NEW ASPHALT JOINS EXISTING, THE EXISTING ASPHALT SHALL BE CUT TO A NEAT VERTICAL EDGE AND TACKED WITH ASPHALT EMULSION TYPE CSS-1 IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE JOINT SHALL BE SEALED WITH GRADE AR-4000W PAVING ASPHALT.
8. COMPACTION OF SUBGRADE, ROCK, AND ASPHALT SHALL BE IN ACCORDANCE WITH THE WSDOT/APWA STANDARD SPECIFICATIONS. SEE CITY OF DUPONT PUBLIC WORKS STANDARDS TABLE 10.2-1 FOR TESTING AND SAMPLING FREQUENCIES. DENSITY TEST REPORTS WILL BE REQUIRED FOR ALL PUBLIC ROADWAYS.
9. FORM AND SUBGRADE INSPECTION BY THE CITY IS REQUIRED BEFORE PLACING CONCRETE. TWENTY-FOUR HOURS ADVANCE NOTICE IS REQUIRED FOR THE SCHEDULING OF INSPECTION.
10. CALL UNDERGROUND UTILITY LOCATE LINE, 1-800-424-5555, PRIOR TO ANY EXCAVATION.
11. DEAD-END STREETS SHALL BE APPROPRIATELY SIGNED AND BARRICADED.
12. WHERE A SIDEWALK IS TO BE CONSTRUCTED ABOVE A SLOPE OR ADJACENT TO A ROCKERY OR RETAINING WALL, WHERE THE LOWEST FINISHED ELEVATION OF THE SLOPE, ROCKERY, OR RETAINING WALL IS TO BE 30 INCHES OR MORE BELOW THE FINISHED ELEVATION OF THE SIDEWALK, A SAFETY RAILING SHALL BE REQUIRED WHEN:
 - (A) THE PLANE OF THE WALL FACE IS LESS THAN 4 FEET IN HORIZONTAL DISTANCE FROM THE OUTSIDE EDGE OF THE SIDEWALK.
 - (B) THE PLANE OF THE WALL FACE IS GREATER THAN 4-FEET HORIZONTAL DISTANCE TO THE OUTSIDE EDGE OF THE SIDEWALK, BUT THE SLOPE DOWN TO THE WALL TOP EXCEEDS THREE TO ONE.
 - (C) THE SLOPES ADJACENT TO THE SIDEWALK AVERAGE GREATER THAN TWO TO ONE.



(ON-SITE ONLY)
TYPICAL LIGHT DUTY ASPHALT PAVEMENT SECTION

NOT TO SCALE

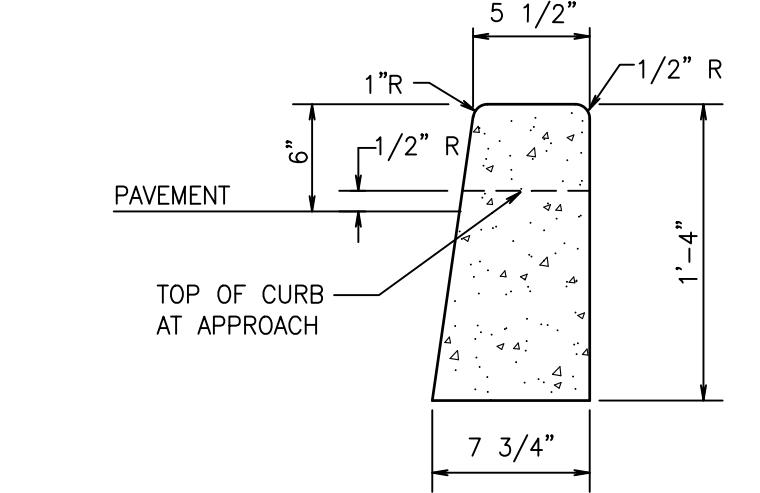
NOTE:
SEE GEOTECHNICAL REPORT PREPARED BY
GEOENGINEERS DATED OCTOBER 10, 2011
FOR PAVEMENT AND SUBGRADE RECOMMENDATIONS



CEMENT CONCRETE
VERTICAL CURB AND GUTTER
(ON-SITE ONLY)
CURB AND GUTTER DETAIL
WSDOT STANDARD PLAN F-10.12-00

NOT TO SCALE

NOTE:
SEE GEOTECHNICAL REPORT PREPARED BY
GEOENGINEERS DATED OCTOBER 10, 2011
FOR PAVEMENT AND SUBGRADE RECOMMENDATIONS



(ON-SITE ONLY)
6" X 18" VERTICAL CURB

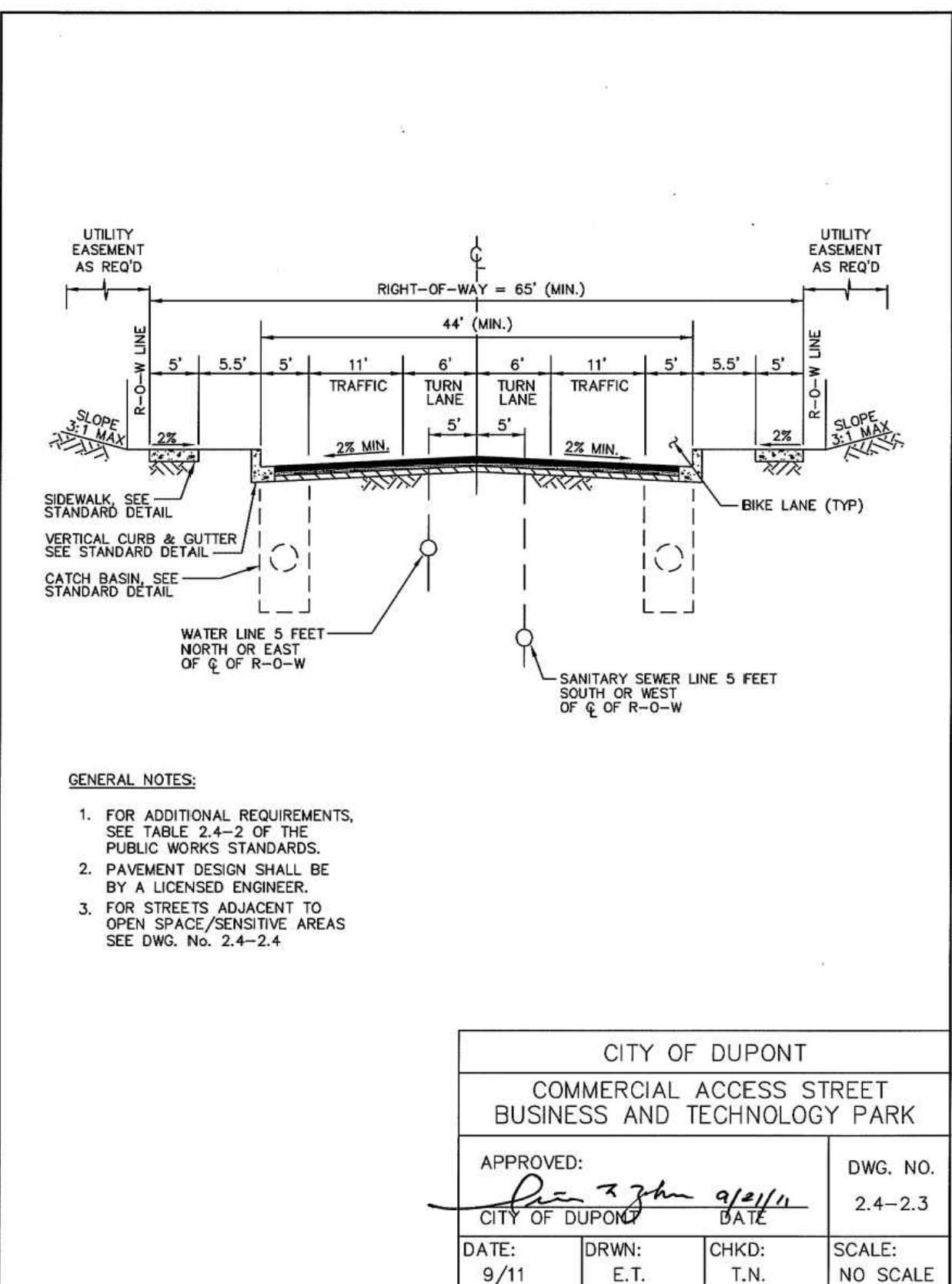
NOT TO SCALE

GENERAL NOTES (WATER SYSTEM CONSTRUCTION)

1. ALL IRRIGATION CROSSINGS SHALL HAVE SCHEDULE 80 SLEEVES AND THE SIZE SHALL BE PER THE APPROVED IRRIGATION DRAWINGS.
2. LIGHT POLES SHALL BE LOCATED A MINIMUM OF 3 FEET FROM ALL UNDERGROUND UTILITIES, INCLUDING WATER METERS. LIGHT POLES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM FIRE HYDRANTS.
3. WATER MAINS AND FITTINGS TO BE INSTALLED SHALL BE DUCTILE IRON FOR ALL SIZES, UNLESS SPECIFICALLY NOTED OTHERWISE. THE CLASS OF THE DUCTILE IRON PIPE SHALL BE THICKNESS CLASS 52 FOR ALL DIAMETERS.
4. WATER MAINS SHALL MAINTAIN A MINIMUM OF 3 FEET AND A MAXIMUM OF 5 FEET OF COVER.
5. UTILITY CROSSINGS HAVING LESS THAN 1 FOOT OF VERTICAL SEPARATION SHALL BE CONSTRUCTED WITH CONTROLLED DENSITY FILL (CDF) TO PREVENT POSSIBLE DAMAGE TO EITHER UTILITY.
6. WATER MAIN DEFLECTIONS AT JOINTS ARE NOT TO EXCEED MANUFACTURER'S RECOMMENDATIONS PLUS AN ADDITIONAL FACTOR OF SAFETY OF 50 PERCENT.
7. IDENTIFY A MINIMUM HORIZONTAL SEPARATION OF 10 FEET BETWEEN SANITARY SEWER MAINS AND WATER MAINS, BOTH EXISTING AND PROPOSED.
8. FOR PROPOSED WATER MAINS, IDENTIFY RESTRAINED JOINT FITTINGS AND PUSH-ON JOINTS AT LOCATIONS WHERE THRUST BLOCKS WILL NOT HAVE SUFFICIENT UNDISTURBED ADJACENT AREA FOR BEARING.
9. WATER SERVICE CONNECTIONS SHALL BE MADE PERPENDICULAR TO THE MAIN.
10. THE WATER MAIN PIPES SHALL BE DISINFECTED AND TESTED BEFORE BEING PLACE IN SERVICE. ALL WATER MAIN TESTING AND DISINFECTION SHALL BE PER CITY OF DUPONT PUBLIC WORKS STANDARDS.
11. WATER MAIN STUBOUTS THAT ARE NOT USED SHALL BE DISCONNECTED AT THE MAIN, WITH A BLIND FLANGE INSTALLED AT THE TEE.
12. TEE CONNECTIONS TO EXISTING WATER MAINS SHALL BE WET TAPS.
13. SEPARATE WATER CONNECTIONS WILL BE REQUIRED FOR DOMESTIC, FIRE, AND IRRIGATION. ALL SERVICES SHALL INCLUDE BACKFLOW PREVENTION DEVICES LOCATED OUTSIDE OF ANY PROPOSED BUILDINGS.
14. ALL FIRE PROTECTION SYSTEM INSTALLATIONS, INCLUDING PIPELINES AND DOUBLE DETECTOR CHECK ASSEMBLIES, ARE SUBJECT TO THE CONSTRUCTION STANDARDS OF NFPA 24 AND TO THE INSPECTION AND TESTING REQUIREMENTS OF THE CITY OF DUPONT FIRE DEPARTMENT.
15. THE FIRE PROTECTION SYSTEMS, INCLUDING THE BACKFLOW PREVENTION DEVICES, UNDERGROUND FIRE SERVICE LINES, AND FIRE DEPARTMENT CONNECTIONS, ARE SUBJECT TO SEPARATE REVIEW, PERMITTING, AND APPROVAL BY THE CITY OF DUPONT FIRE DEPARTMENT.
16. RELOCATE THE FIRE DEPARTMENT CONNECTIONS (FDCs) TO PLANTER ISLANDS OR OTHER LOCATIONS, AS FEASIBLE, TO BE OUTSIDE OF THE BUILDING COLLAPSE ZONES.
17. THE APPLICANT SHALL FURNISH METER SIZING CALCULATIONS FOR DOMESTIC AND FIRE WATER SERVICES. THE SPRINKLER SYSTEM DESIGN, INCLUDING CONFIRMATION OF THE PROVIDED SIZING FOR THE FIRE LINE COMPONENTS SHALL BE REVIEWED AND APPROVED BY THE CITY BUILDING DEPARTMENT AND FIRE DEPARTMENT AS PART OF THE BUILDING PERMIT PROCESS. EACH FIRE LINE CONNECTION TO A CITY WATER MAIN WILL REQUIRE A DOUBLE DETECTOR CHECK VALVE ASSEMBLY (DDCA) IN AN UNDERGROUND VAULT AND A FIRE DEPARTMENT CONNECTION (FDC) WITHIN 50 FEET OF A FIRE HYDRANT.

BCE GENERAL SITE DEVELOPMENT 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. RECORDS OF OTHERS, 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 MIN. 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 ACTED.
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 IN WRITING. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED CITY OF AUBURN PERMIT DRAWINGS.



CITY OF DUPONT	
COMMERCIAL ACCESS STREET BUSINESS AND TECHNOLOGY PARK	
APPROVED:	DWG. NO. CITY OF DUPONT 9/11/2022 2.4-2.3
DATE: 9/11	DRWN: E.T. CHKD: T.N. SCALE: NO SCALE

APPROVED FOR CONSTRUCTION	By: CITY OF DUPONT	Date: _____
THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE REVISIONS, ADDITIONS, DELETIONS, OR MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMITATION. THE CITY, BY APPROVING THESE DRAWINGS, ASSUMES NO LIABILITY REGARDS TO THEIR ACCURACY OR OMISSIONS.		
Revision	Ckd.	Appl.
No.	Date	By

**PRELIMINARY
CONSTRUCTION NOTES AND DETAILS
FOR
DUPONT 243**

Title: **AVENUE 55, LLC
601 UNION STREET, SUITE 2930
SEATTLE, WA 98101
(206) 707-9696**

Signature: **DANIEL K. BALEMELL
PROFESSIONAL ENGINEER
11/18/2022**

State of Washington
Professional Engineer
Registration No. 25672
Expiry Date: 11/18/2022

Job Number: **18666**

Sheet: **C11**

Page: **13**

File: **18666-18666-18666**

PRELIMINARY CONSTRUCTION NOTES AND DETAILS

FOR DUPONT 243

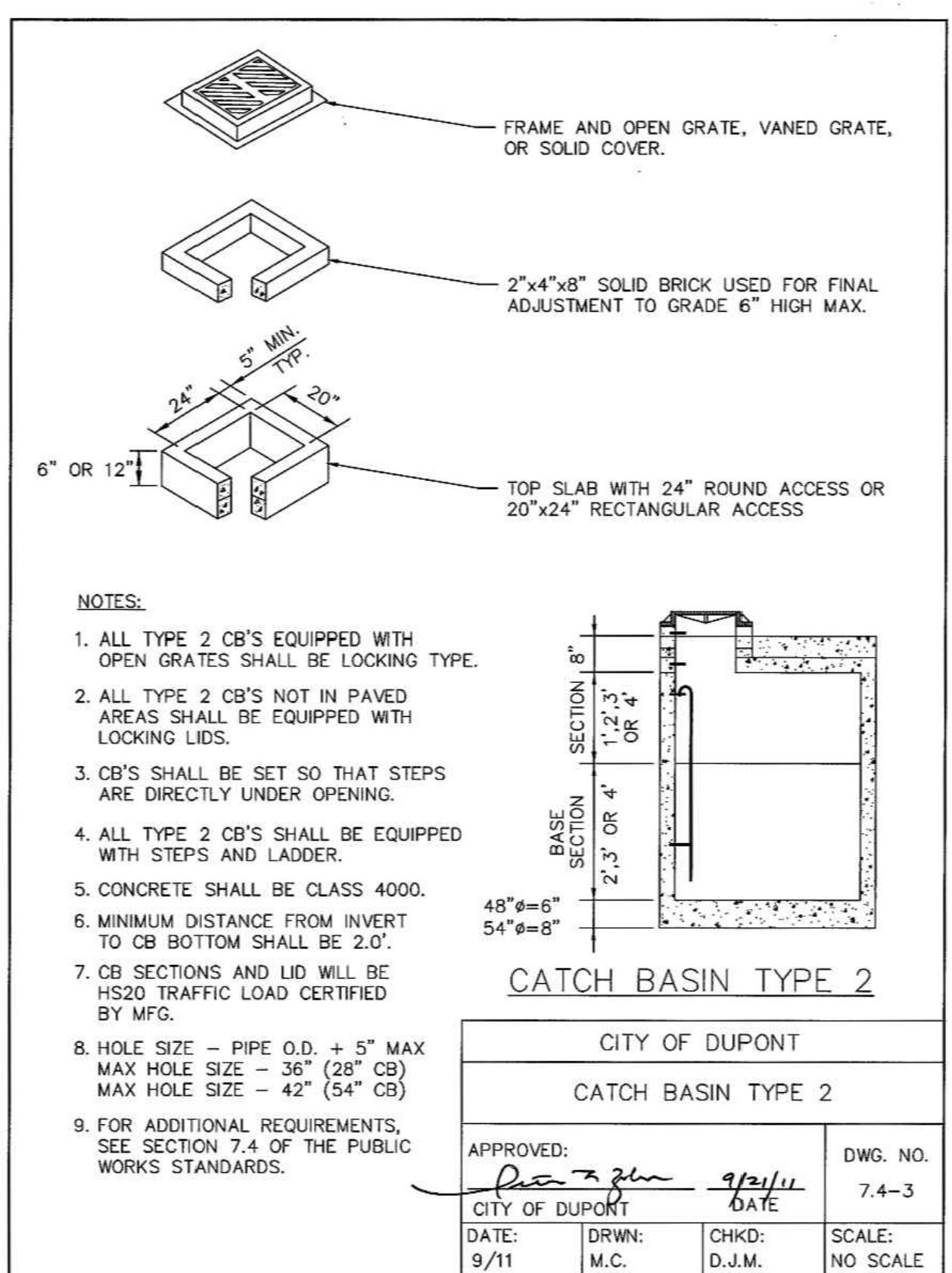
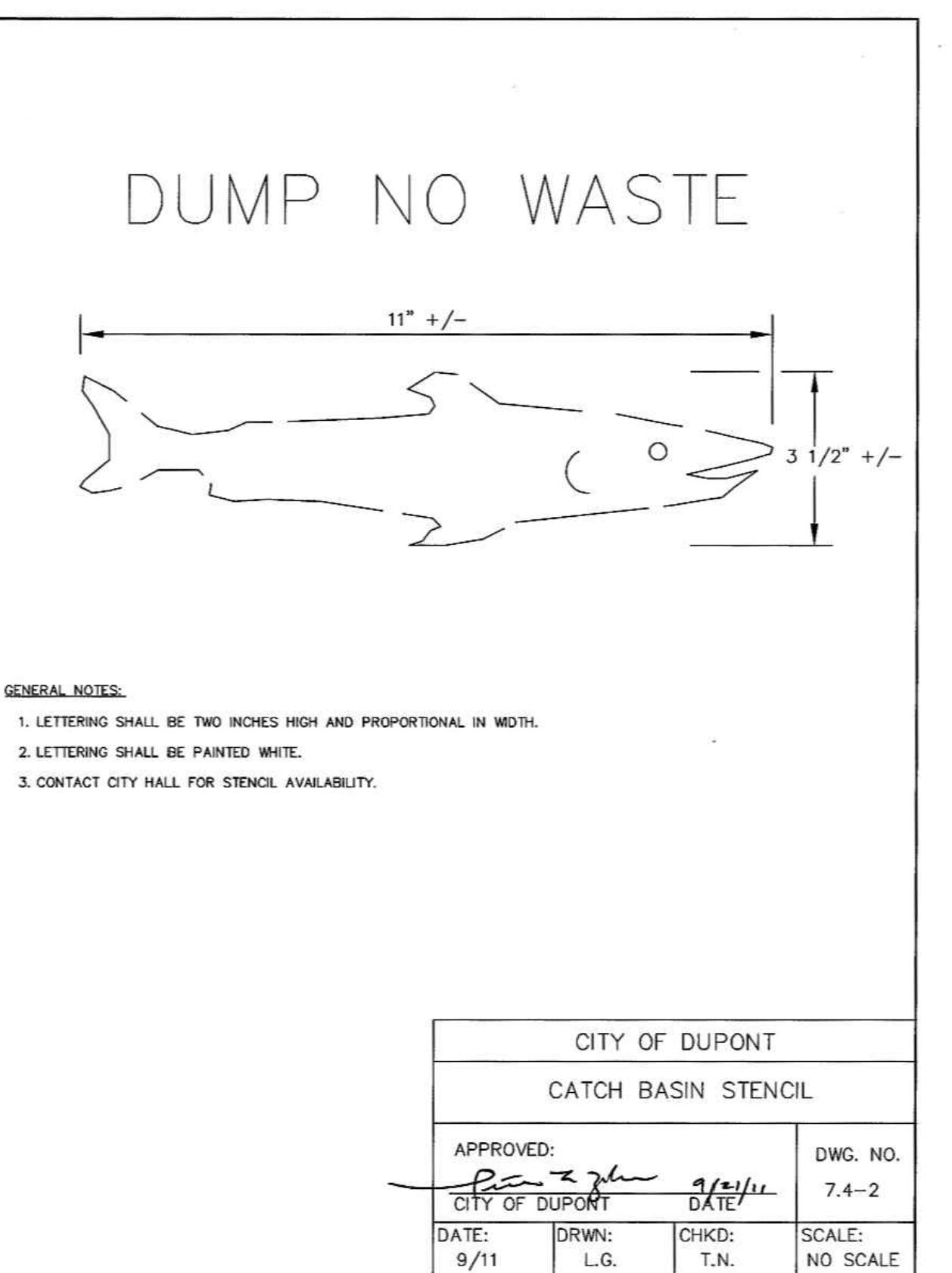
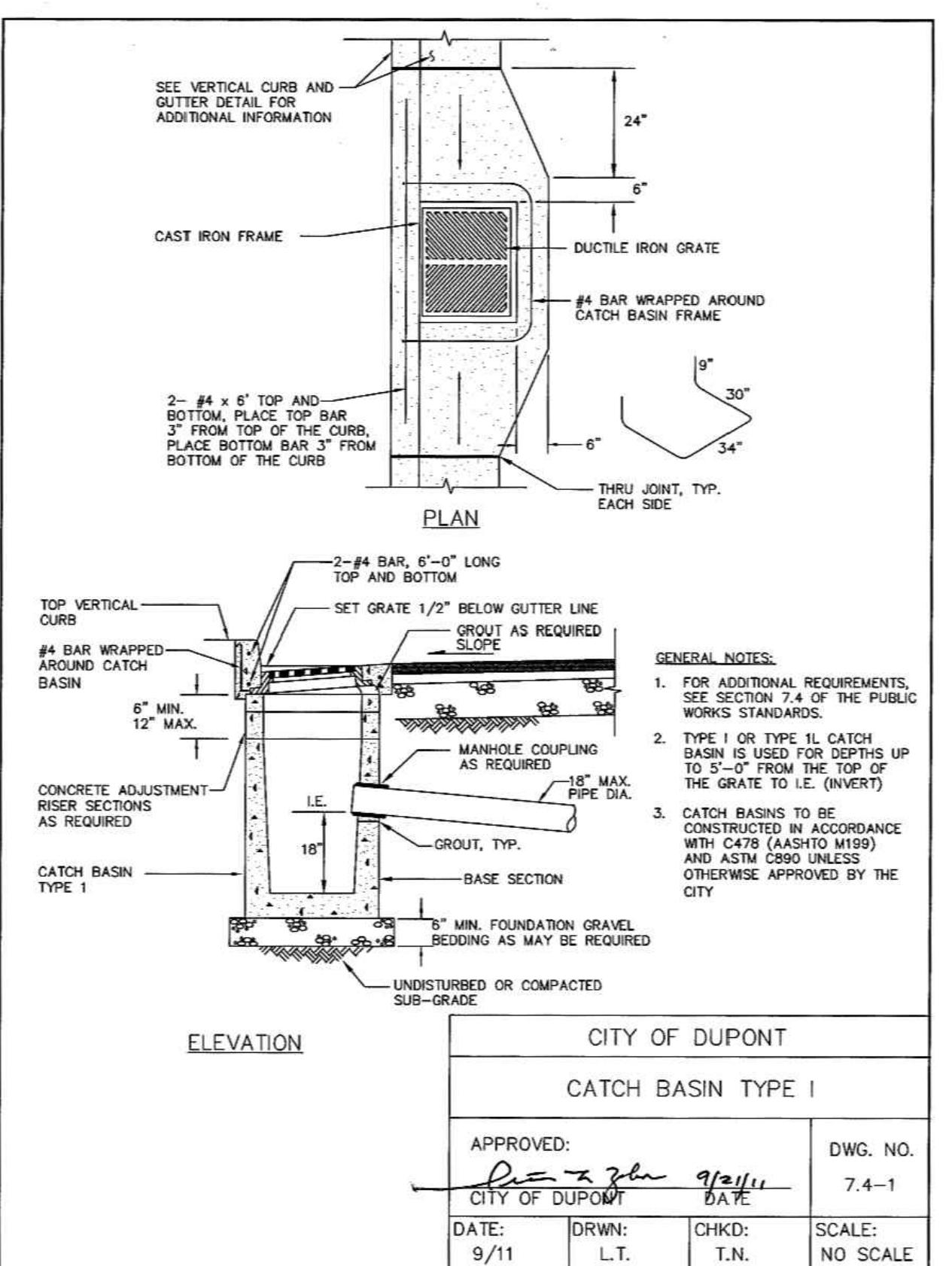
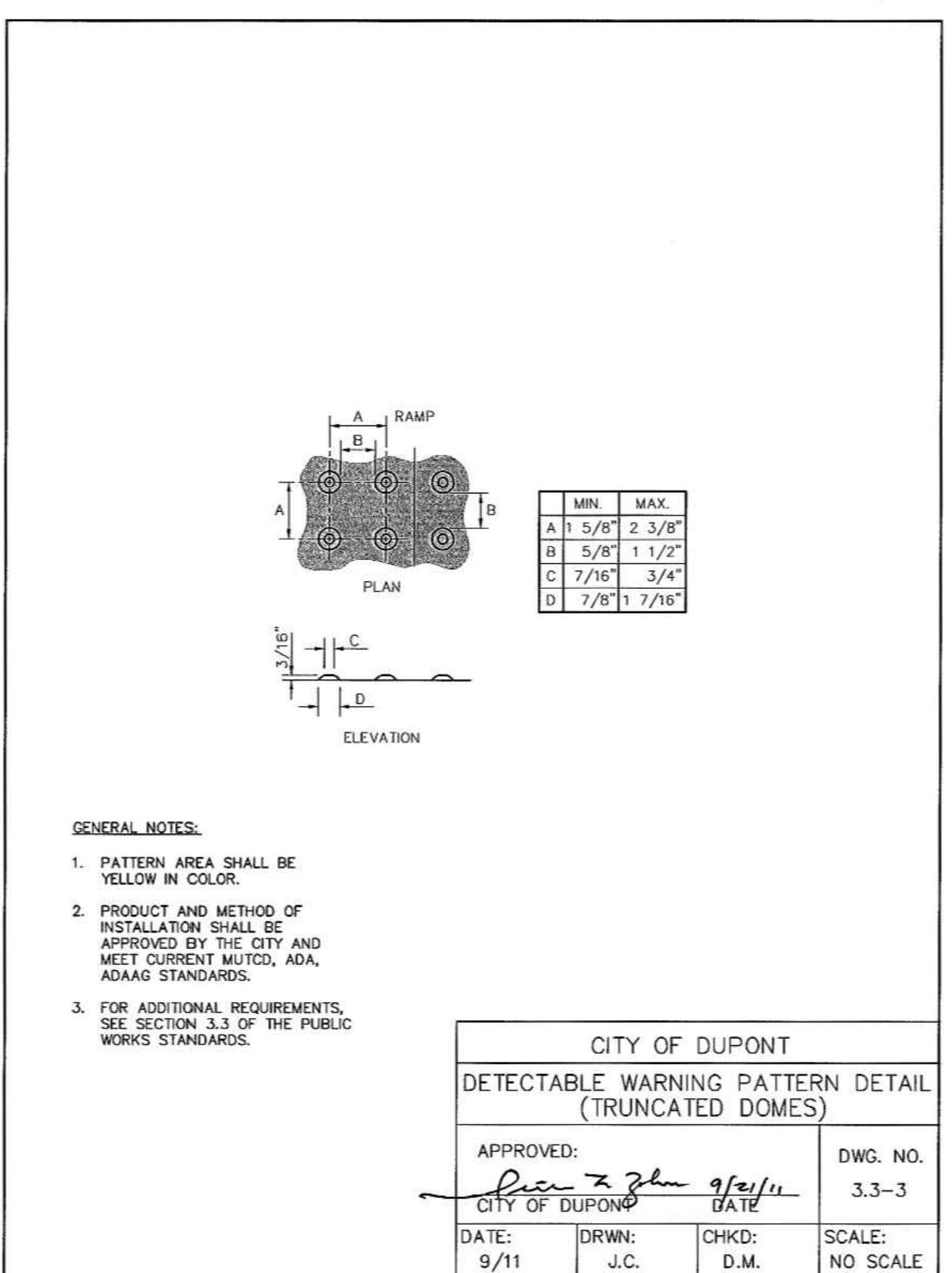
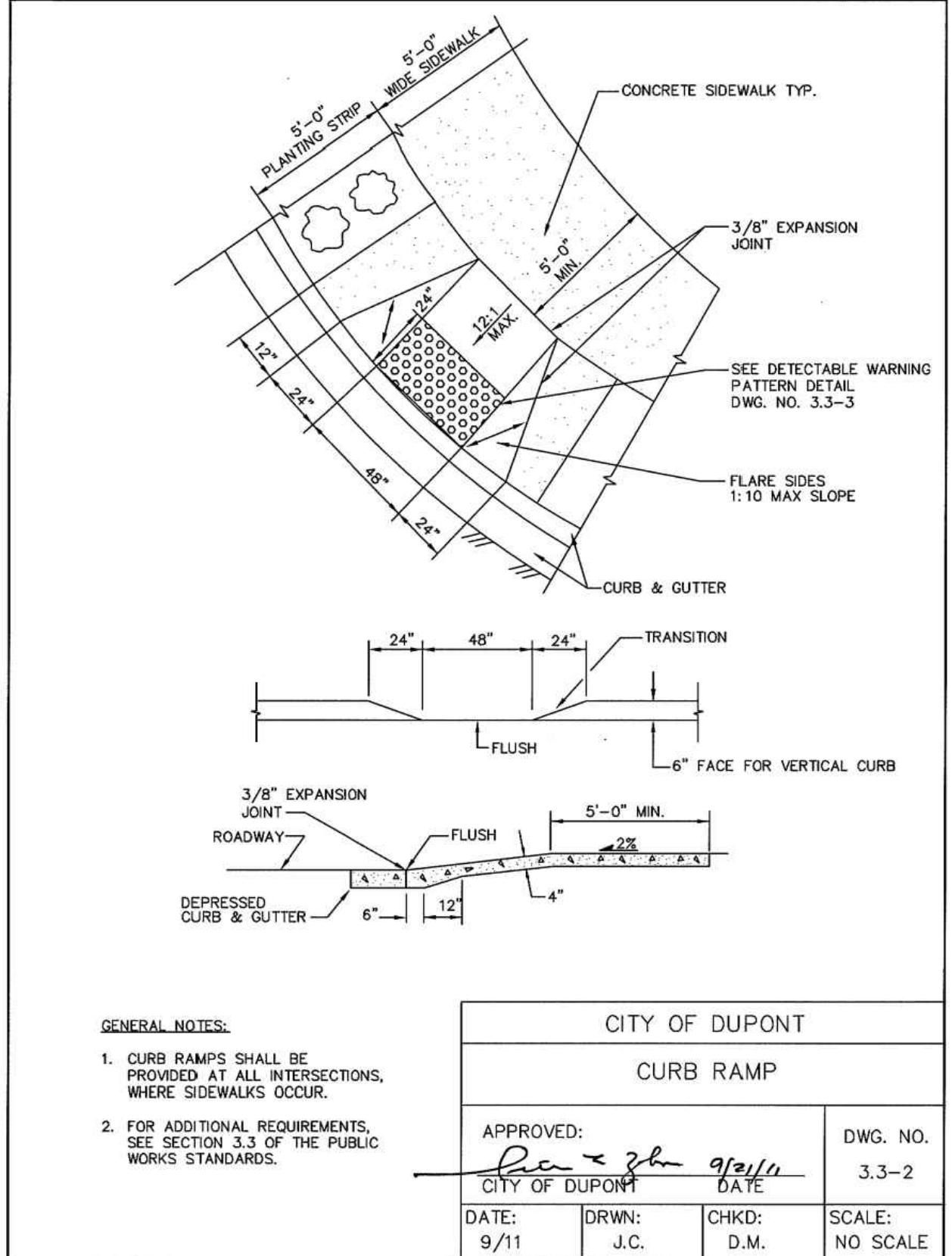
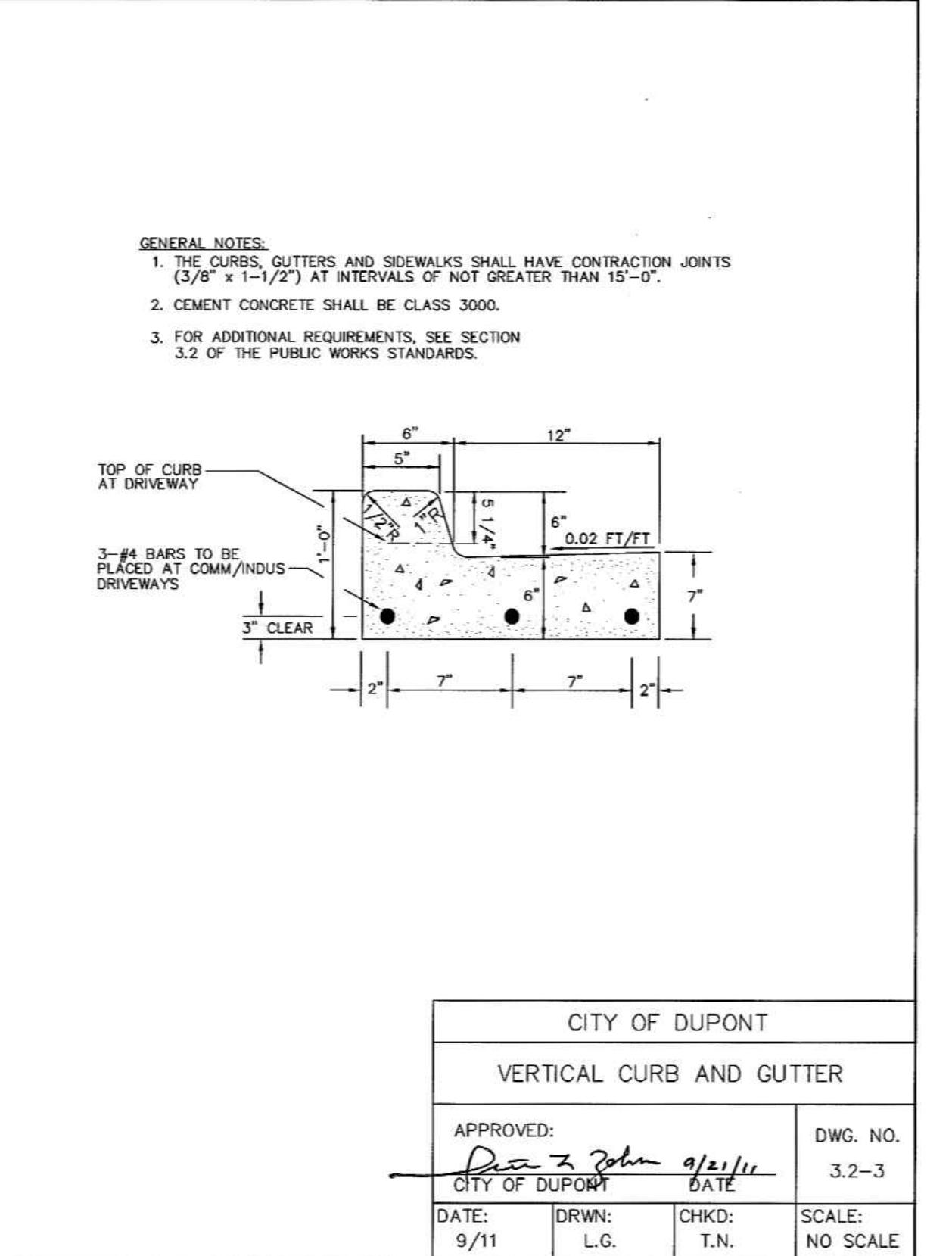
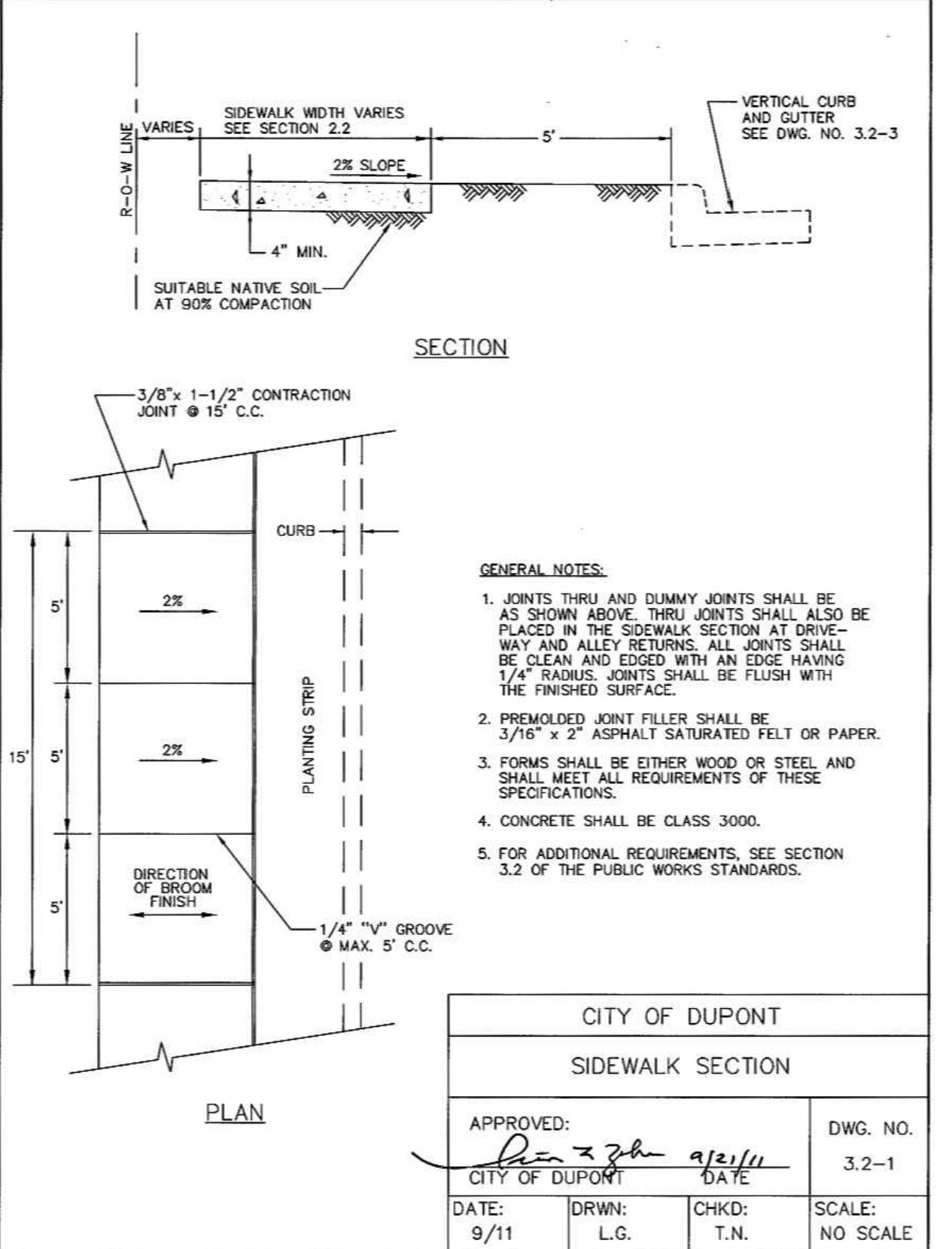
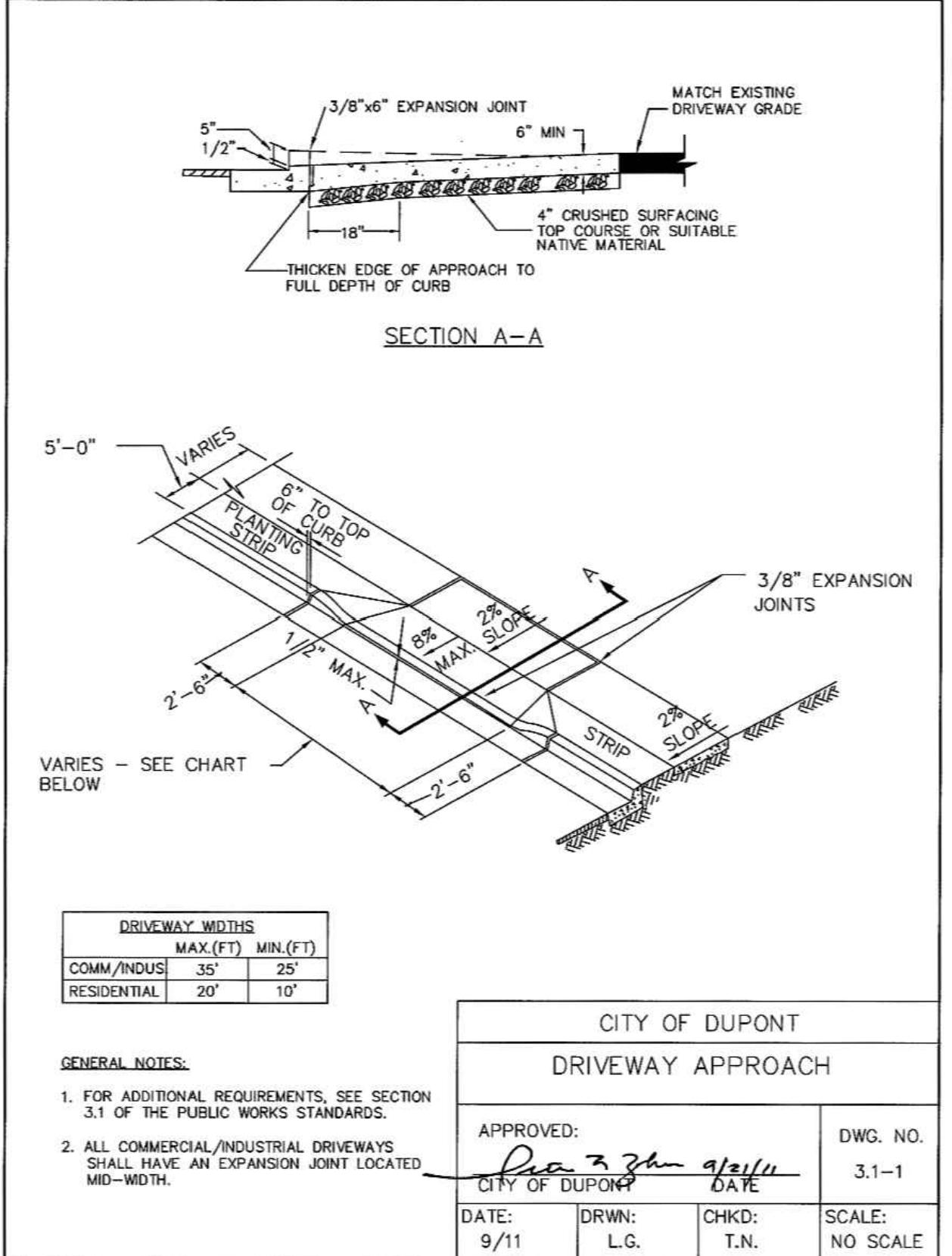
A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

BY: CITY OF DUPONT DATE: _____

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Revision



PRELIMINARY CONSTRUCTION NOTES AND DETAILS FOR DUPONT 243		Title: AVENUE 55, LLC 601 UNION STREET, SUITE 2930 SEATTLE, WA 98101 (206) 707-9696			
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