

PRELIMINARY COVER SHEET

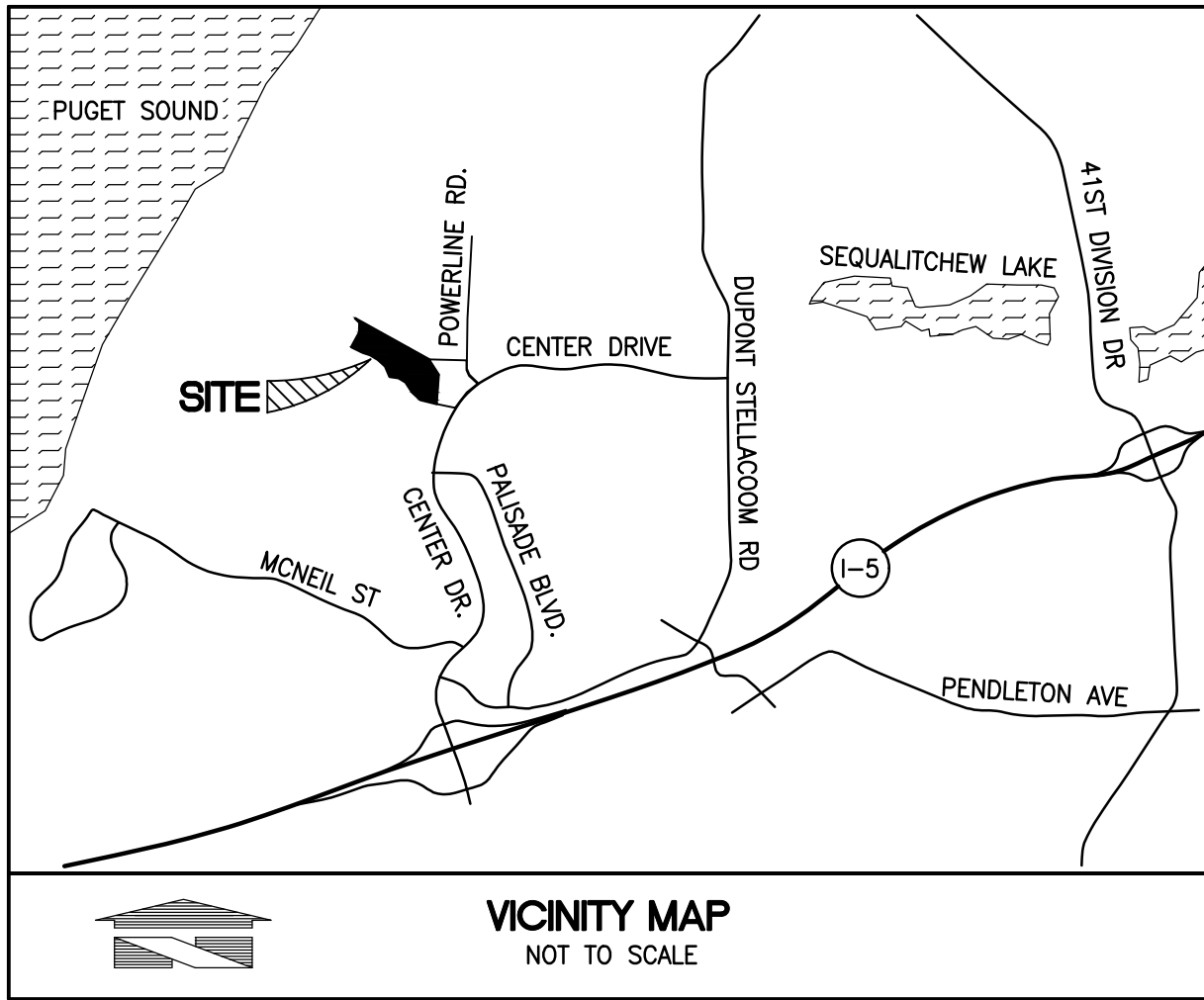
FOR
DUPONT 243

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: _____
CITY OF DUPONT

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.



SITE ADDRESS
1700 CENTER DRIVE DUPONT, WA 98327

PARCEL NUMBER
0119262019

PARCEL LEGAL DESCRIPTION:

LOTS 1 AND 2, CITY OF DUPONT SHORT PLAT NO. PLNG2020-017, RECORDED UNDER RECORDING NUMBER 202203015001, RECORDS OF PIERCE COUNTY, WASHINGTON.

PROCEDURE / NARRATIVE

A FIELD TRAVERSE USING A "TRIMBLE S6" ROBOTIC TOTAL STATION, AND "TRIMBLE TS22" DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES, AND TOPOGRAPHIC FEATURES AS SHOWN HEREON. A "TOPCON GR3" GPS ROVER AND BASE WAS USED TO CHECK AND ESTABLISH THE ELEVATION OF BENCHMARKS AND CONTROL POINTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

DATES OF SURVEYS

FIELD SURVEYS BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED MAY, 2011 AND ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THAT TIME.

HORIZONTAL DATUM - BASIS OF BEARINGS

THE BEARING OF THE LINE BETWEEN THE FOUND MONUMENT ID'S WSDOT 5552-WSDOT 776 BEARING TAKEN AS SOUTH 73° 08' 35" WEST

VERTICAL DATUM - NGVD29

PROJECT BENCHMARK
WSDOT MONUMENT DESIGNATION 5552 APPROXIMATELY 300' EAST OF THE SOUTHWEST CORNER OF SITE. NGVD29 ELEVATION WAS DERIVED BY CONVERTING PUBLISHED WSDOT NAVD88 ELEVATION USING CORPSCON SOFTWARE. (NAVD88= NGVD+3.44')
NGVD29 ELEV. = 259.173 FEET

HORIZONTAL DATUM - BASIS OF BEARINGS

THE BEARING OF THE LINE BETWEEN THE FOUND MONUMENT ID'S WSDOT 5552-WSDOT 776 BEARING TAKEN AS SOUTH 73° 08' 35" WEST

VERTICAL DATUM - NGVD29

PROJECT BENCHMARK

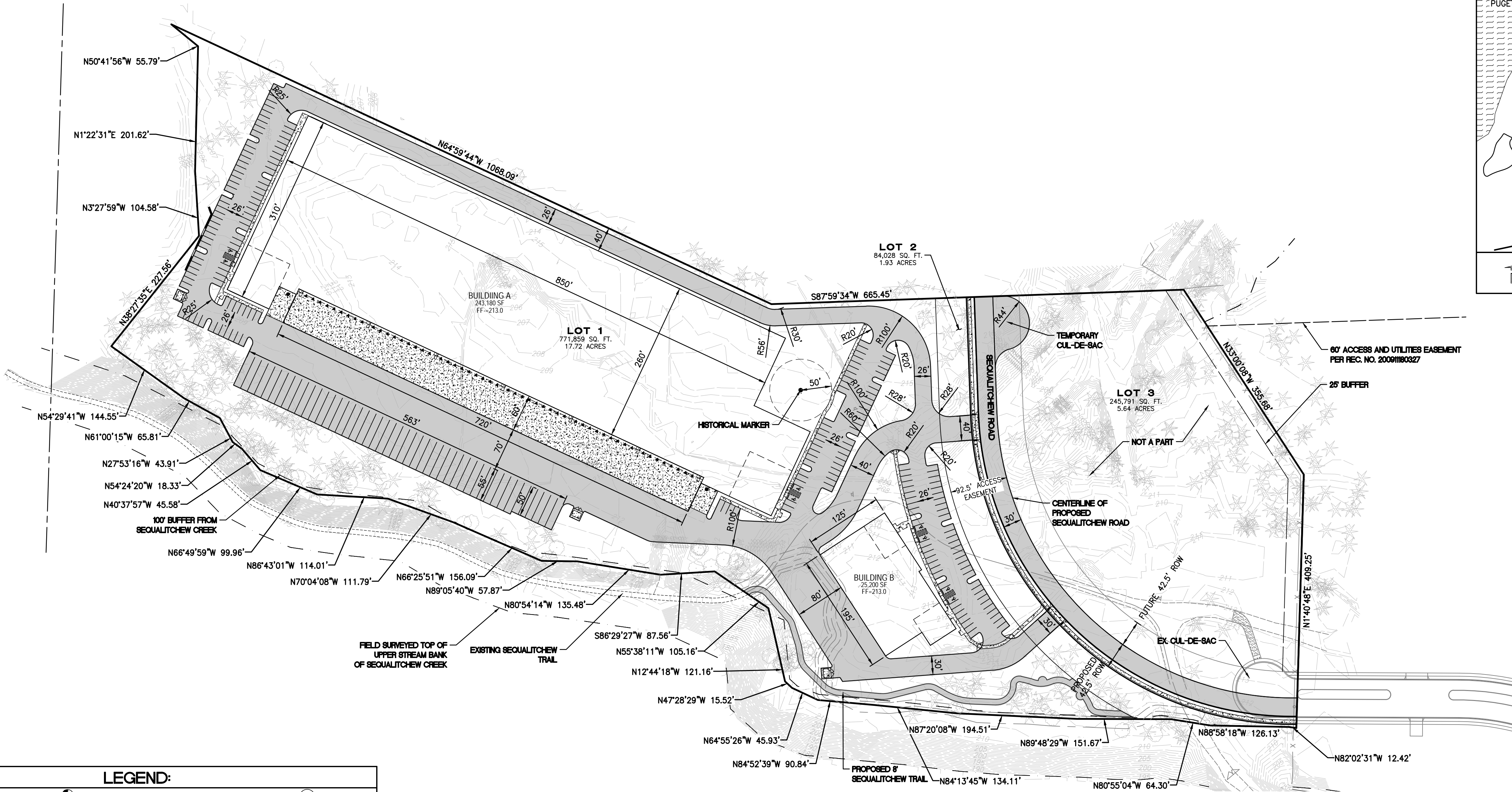
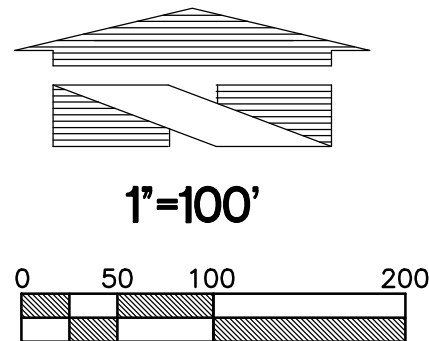
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NGVD29 ELEV. = 259.173 FEET

CONSTRUCTION SEQUENCE

1. INSTALL FILTER FABRIC AND N.G.P.E. FENCE WHERE INDICATED.
2. IDENTIFY LIMITS OF CLEARING.
3. INSTALL ROCK-LINED CONSTRUCTION ENTRANCE.
4. CLEAR TO LIMITS SHOWN ON DRAWINGS.
5. ROUGH GRADE ROADWAY AS DESIGNED AND INSTALL INTERCEPTOR DITCHES.
6. INSTALL SEDIMENT TRAPS AND PONDS.
7. INSTALL SANITARY SEWER SYSTEM.
8. INSTALL DOMESTIC WATER SYSTEM.
9. INSTALL STORM DRAINAGE SYSTEM.

UTILITY CONFLICT NOTE:

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 CONSTRUCTION.



LEGEND:

| | | | |
|-----------------------------------|--|----------------------------------|--|
| SURVEY MONUMENT | | PROPOSED TYPE II CATCH BASIN | |
| EX. POWER VAULT | | PROPOSED TYPE I CATCH BASIN | |
| EX. LUMINAIRE (LUM.) | | PROPOSED STORM DRAIN FLOW ARROW | |
| EX. LOT LIGHT | | PROPOSED STORM DRAINAGE LINE | |
| EX. POWER POLE | | PROPOSED TRENCH DRAIN | |
| EX. JUNCTION BOX | | PROPOSED SANITARY SEWER LINE | |
| EX. CATCH BASIN (CB) | | PROPOSED SANITARY SEWER CLEANOUT | |
| EX. CATCH BASIN (CB) TYPE 2 | | PROPOSED WATERMAIN | |
| EX. SANITARY SEWER MANHOLE (SSMH) | | PROPOSED FIRE HYDRANT | |
| EX. GAS METER | | PROPOSED WATER VALVE | |
| EX. GAS VALVE | | PROPOSED CONCRETE BLOCKING | |
| EX. WATER VALVE (WV) | | PROPOSED 90° BEND | |
| EX. FIRE HYDRANT (FH) | | PROPOSED SPOT ELEVATIONS | |
| MAIL BOX | | MATCH EXISTING ELEVATION | |
| EX. WATER METER | | TOP OF WALL ELEVATION | |
| EX. SIGN | | MATCH EXISTING ELEVATION | |
| EX. WATER LINE | | MATCH EXISTING ELEVATION | |
| EX. SANITARY SEWER LINE | | MATCH EXISTING ELEVATION | |
| EX. STORM DRAINAGE LINE | | MATCH EXISTING ELEVATION | |
| EX. POWER UNDERGROUND | | PROPOSED CONTOURS | |
| EX. POWER OVERHEAD | | PROPOSED PAVEMENT | |
| EX. METAL FENCE | | PROPOSED CONCRETE | |
| EX. WOOD FENCE | | | |
| EXISTING SPOT ELEVATIONS | | | |
| EXISTING CONTOURS | | | |

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| L12 OF 12 | PRELIMINARY IRRIGATION DETAILS |

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.

ENGINEER/SURVEYOR
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
PHONE: (425) 251-6222
FAX: (425) 251-8782
CONTACT: DAN BALMELLI, P.E.

ARCHITECT
INNOVA ARCHITECTS
950 PACIFIC AVENUE, SUITE 450
TACOMA, WA 98402
PHONE: (253) 572-4903
CONTACT: BRIAN LUDWIG

PROJECT INFORMATION

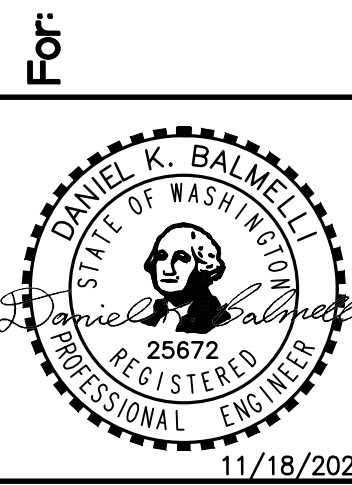
SITE AREA = 18.49 ACRES
LANDSCAPING/TREE RETENTION AREA = 5.79 ACRES
TOTAL IMPERVIOUS AREA = 12.7 ACRES



Know what's below.
Call before you dig.

PRELIMINARY COVER SHEET
FOR
DUPONT 243

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

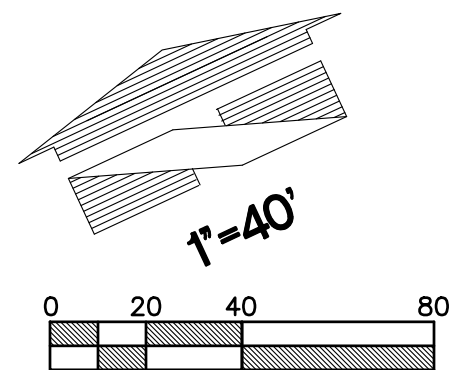


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| Scale: | Horizontal | Vertical |
| | 1"=100' | N/A |
| Designed | JAT | JAT |
| Drawn | JAT | JAT |
| Checked | DKB | DKB |
| Approved | DKB | DKB |
| Date | 11/18/22 | 11/18/22 |

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425) 251-6222
(425) 251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

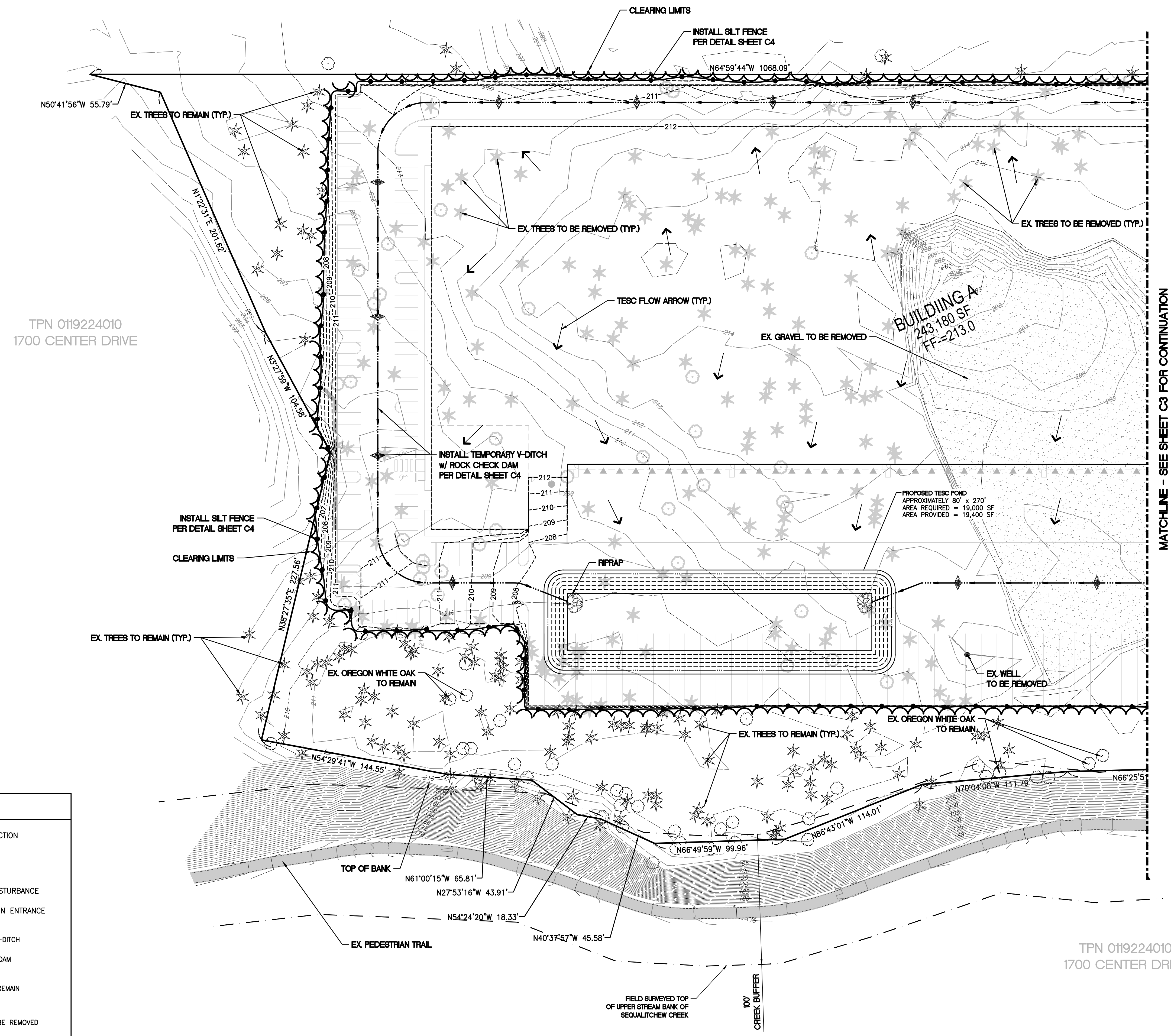


Job Number
18666
Sheet
C1 of 13



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: 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 IN REGARDS TO THEIR ACCURACY OR OMISSIONS.

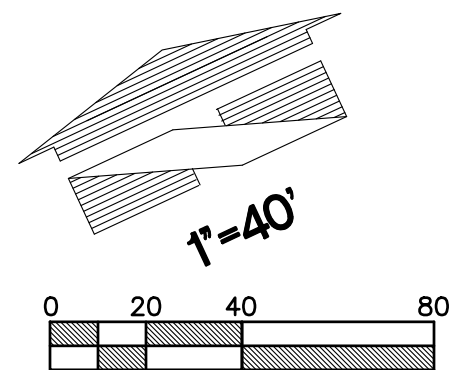


TESC LEGEND:

- INLET PROTECTION
- SILT FENCE
- LIMITS OF DISTURBANCE
- CONSTRUCTION ENTRANCE
- TEMPORARY V-DITCH
- ROCK CHECK DAM
- EX. TREE TO REMAIN
- EX. TREE TO BE REMOVED

| | | | |
|---|-------------|----------|-------|
| Revision | | Title | |
| No. | Date | By | Appr. |
| PRELIMINARY TESC AND DEMOLITION PLAN-WEST FOR DUPONT 243 | | | |
| For: AVENUE 55, LLC 601 UNION STREET, SUITE 2930 SEATTLE, WA 98101 (206) 707-9696 | | | |
| | | | |
| Scale: Horizontal 1"=40' Vertical N/A | | | |
| Designed: JAT Drawn: JAT Checked: DKB Approved: DKB Date: 11/18/22 | | | |
| 18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES | | | |
| Job Number 18666 | Sheet C2 | 13 of 13 | |

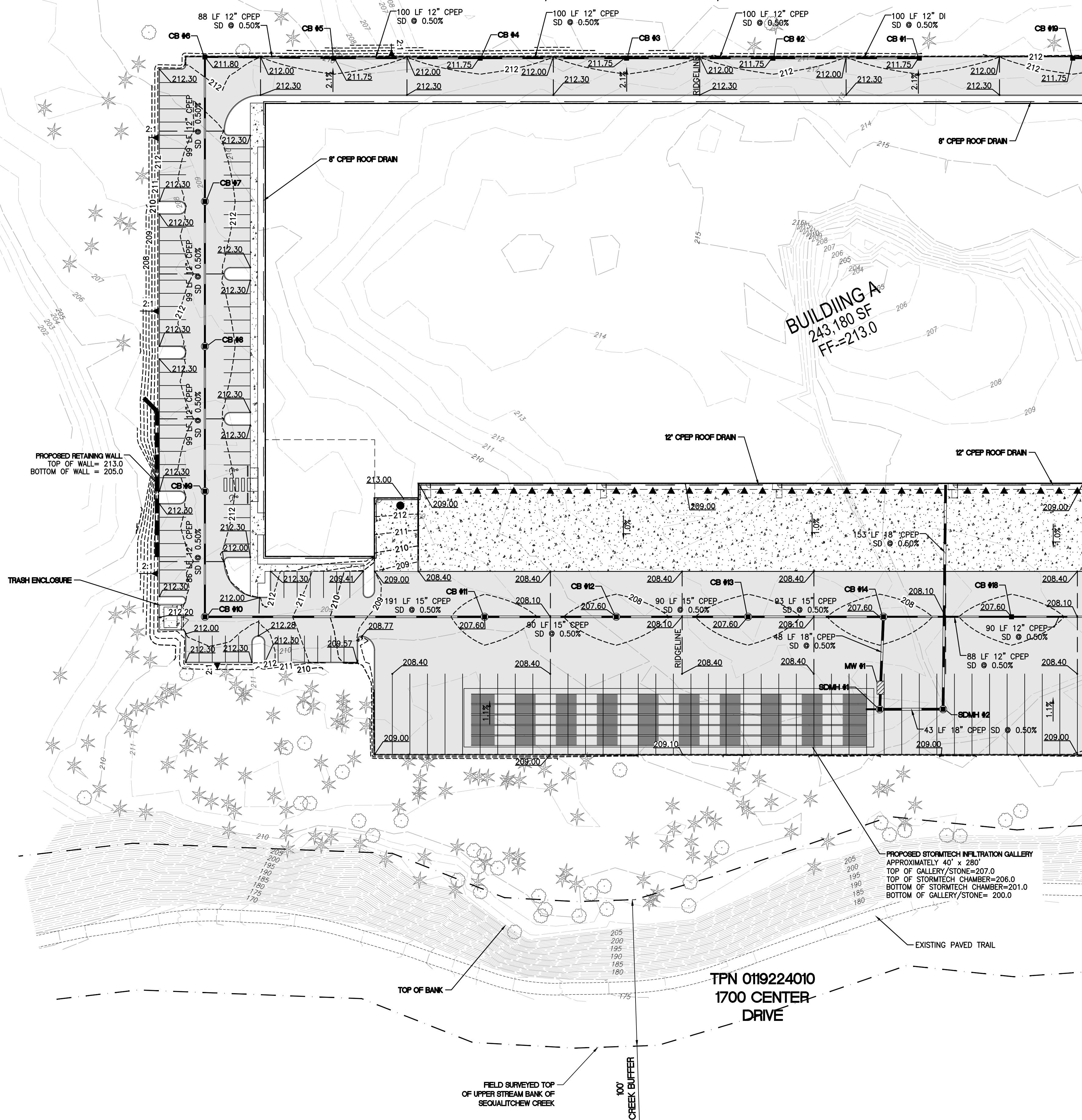
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PRELIMINARY GRADING AND STORM DRAINAGE PLAN-WEST

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



MATCHLINE - SEE SHEET C6 FOR CONTINUATION

APPROVED FOR CONSTRUCTION

BY: CITY OF DUPONT DATE:

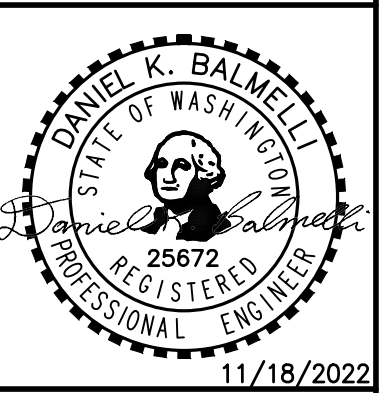
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NOTE:
ALL TREES SHOWN ON THIS SHEET ARE
TO REMAIN DURING DEMOLITION

| Revision | | | | |
|----------|------|----|-----|-------|
| No. | Date | By | Cd. | Appr. |

Title:
**PRELIMINARY
GRADING AND STORM DRAINAGE PLAN-WEST
FOR
DUPONT 243**

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



| | | |
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| Scale: | Horizontal | Vertical |
| | 1"=40' | N/A |
| Designed | JAT | JAT |
| Drawn | JAT | JAT |
| Checked | DKB | DKB |
| Approved | DKB | DKB |
| Date | 11/18/22 | 11/18/22 |

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING,
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Job Number
18666

Sheet
C5 13

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

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

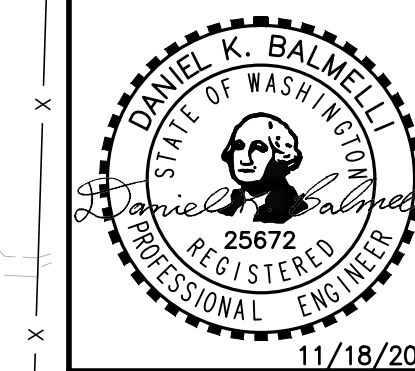
Revision

PRELIMINARY
GRADING AND STORM DRAINAGE PLAN-EAST
FOR
DUPONT 243

Title:

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

For:



Scale:
Horizontal 1"=40'
Vertical N/A

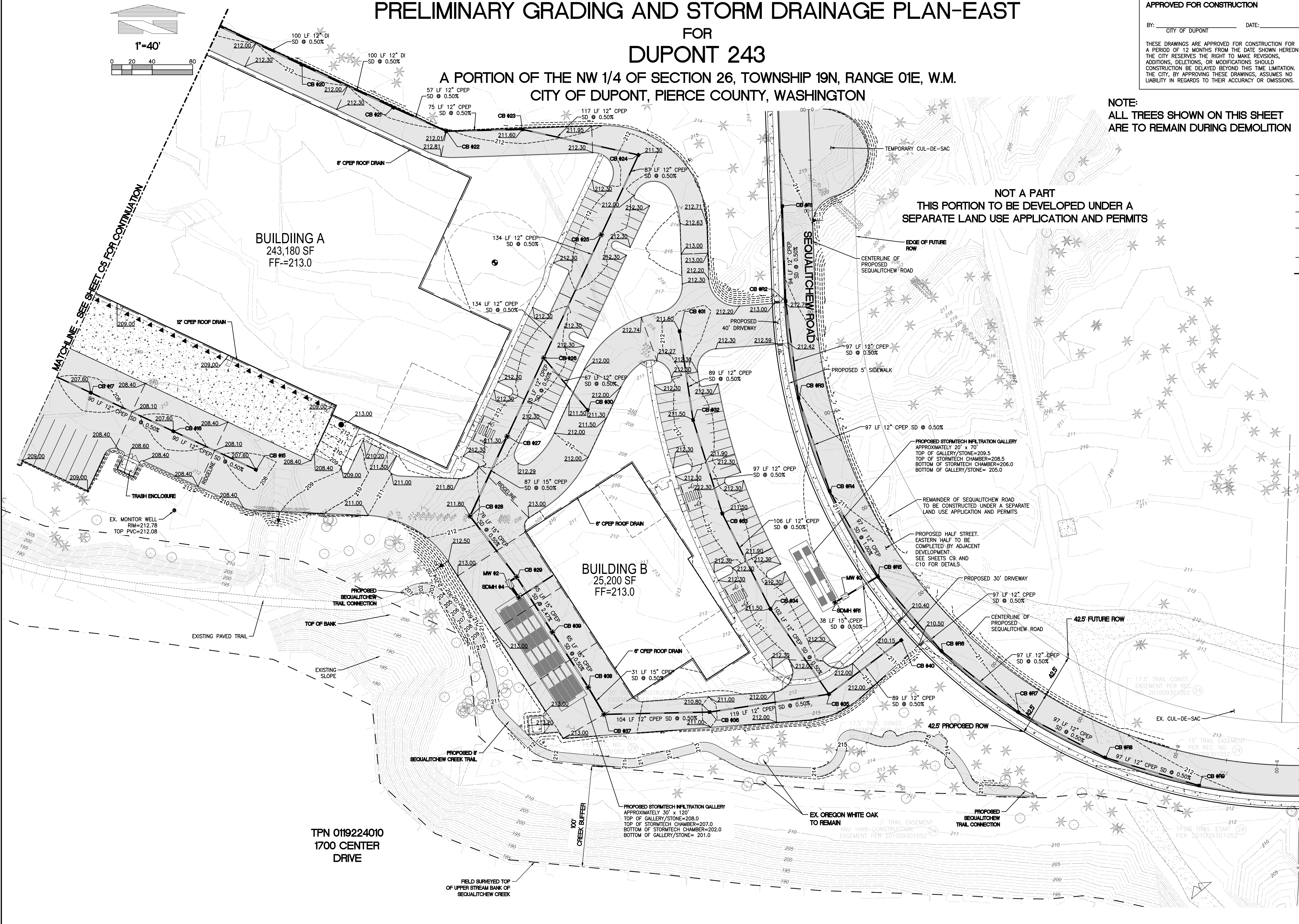
Designed: JAT
Drawn: JAT
Checked: DKB
Approved: DKB
Date: 11/18/22

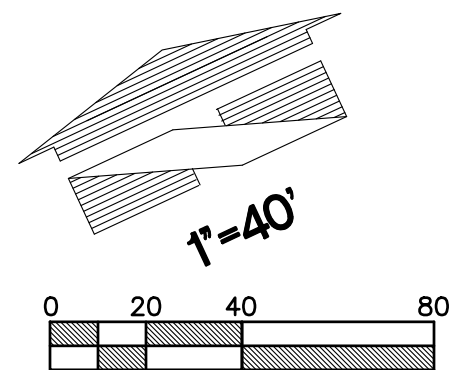
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(425)251-8762 FAX
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Job Number
18666
Sheet
C6 13

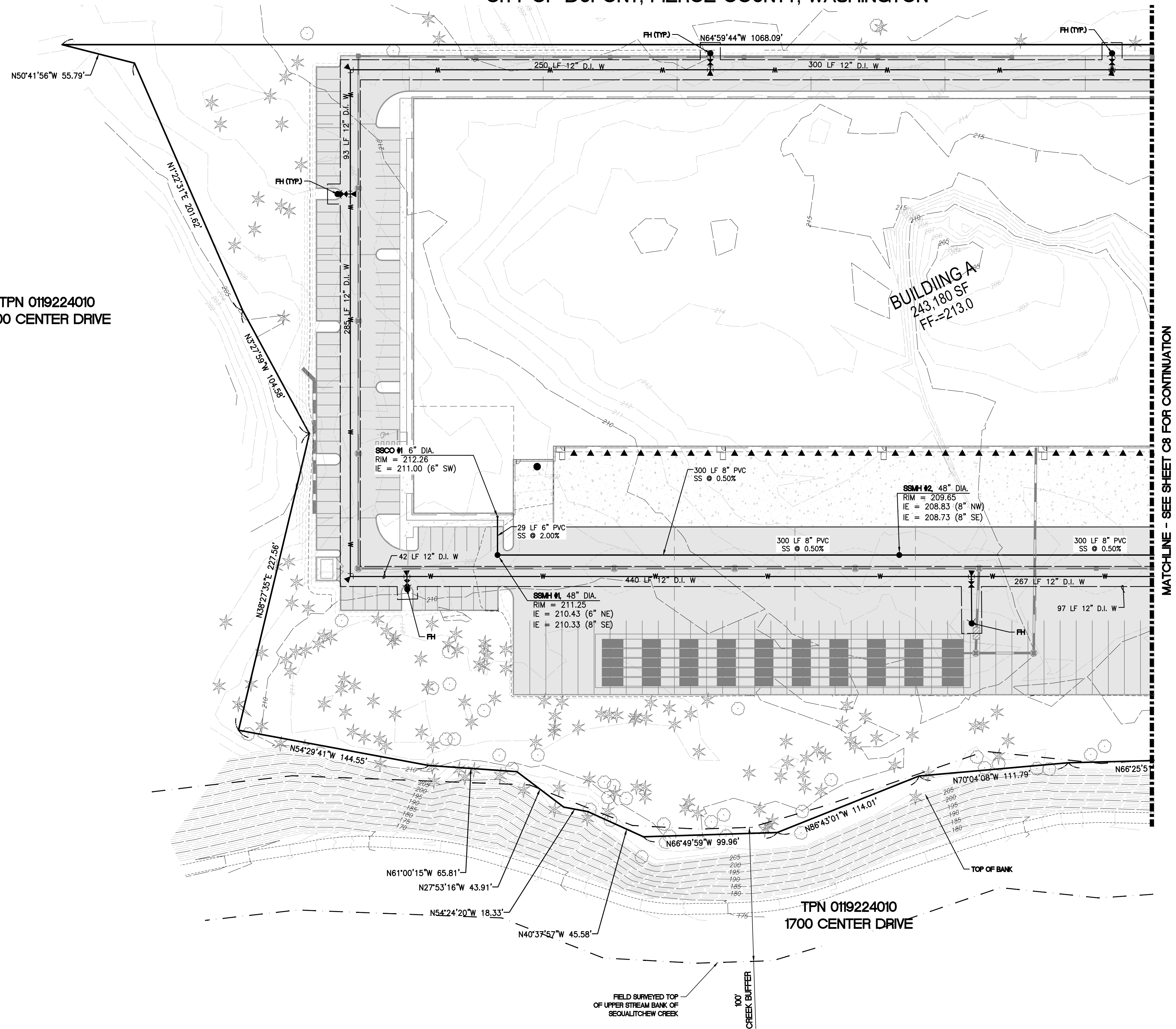
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PRELIMINARY WATER AND SEWER PLAN-WEST
FOR
DUPONT 243
A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

TPN 0119224010
1700 CENTER DRIVE

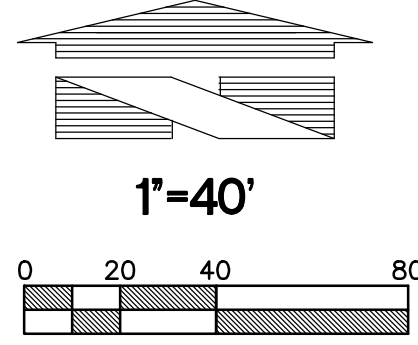


MATCHLINE - SEE SHEET C8 FOR CONTINUATION

APPROVED FOR CONSTRUCTION
BY: CITY OF DUPONT DATE:
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| | | | | | | | | |
|---|---------------------------------|---|---|--|------|----|------|-------|
| Job Number 18666 | Sheet C7 of 13 | For: AVENUE 55, LLC 601 UNION STREET, SUITE 2930 SEATTLE, WA 98101 (206) 707-9696 | Title: PRELIMINARY WATER AND SEWER PLAN-WEST FOR DUPONT 243 | Revision | | | | |
| | | | | No. | Date | By | Ckd. | Appr. |
| Scale: Horizontal 1"=40' Vertical N/A | | | | Designed: JAT Drawn: JAT Checked: DKB Approved: DKB Date: 11/18/22 | | | | |
| BARGHAUSEN ENGINEERS, INC. 18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES | | | | Professional Engineer Seal: DANIEL K. BALMELLE, STATE OF WASHINGTON, No. 25672, Registered Professional Engineer, dated 11/18/2022 | | | | |
| Job Name: 18666 Preliminary 18666-pws.dwg Date/Time: 11/17/2022 11:30 PM Scale: 1"=40' | | | | Xref: JTOWNE | | | | |

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



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BY: _____ DATE: _____
CITY OF DUPONT

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Revision
No. Date By Ckd. Appr.

Title:
PRELIMINARY
WATER AND SEWER PLAN-EAST
FOR
DUPONT 243

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



Scale:
Horizontal 1"=40'
Vertical N/A

Designed: JAT
Drawn: JAT
Checked: DKB
Approved: DKB
Date: 11/18/22

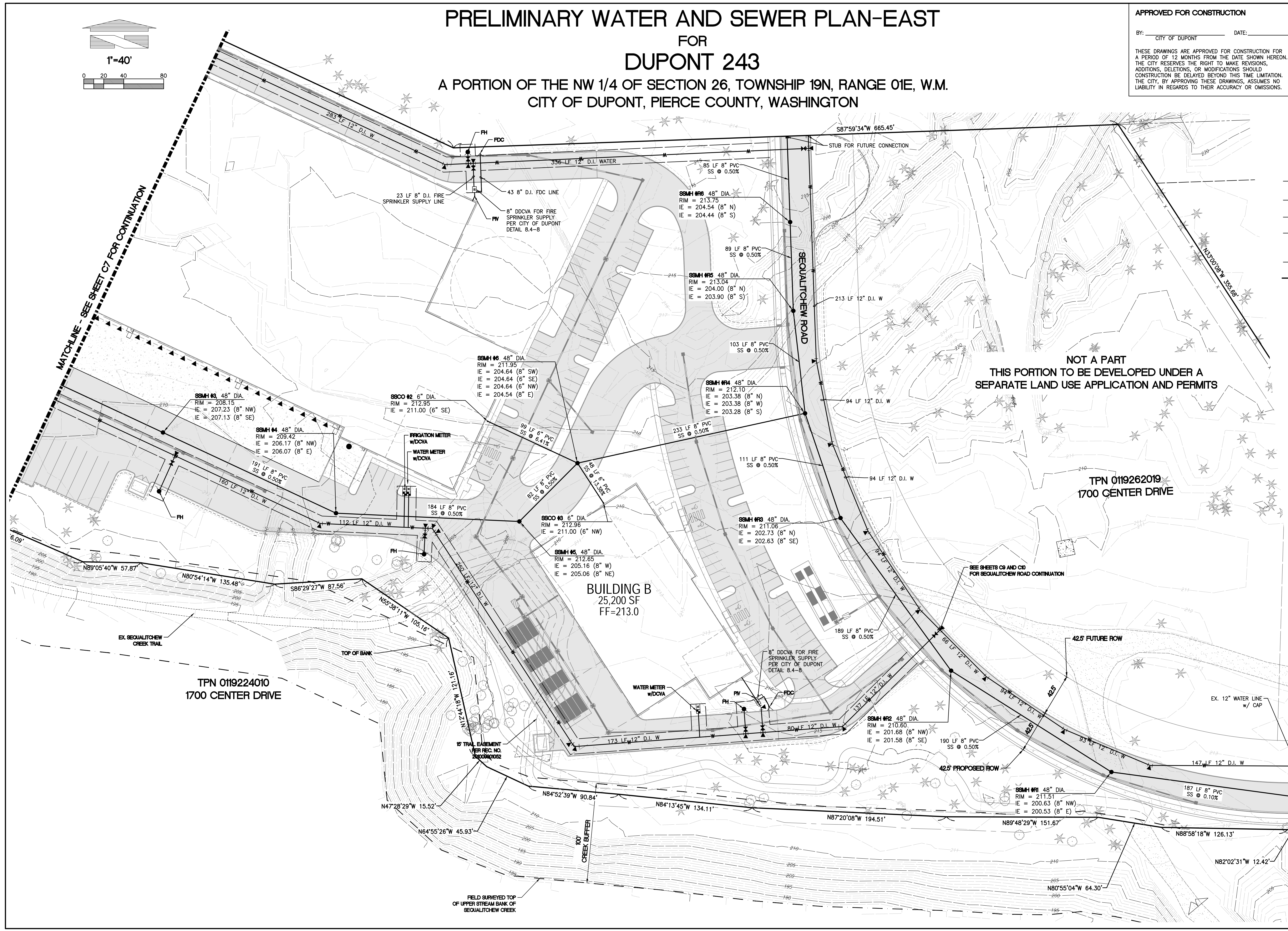
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KENT, WA 98032
(425)251-6222
(425)251-8782 FAX

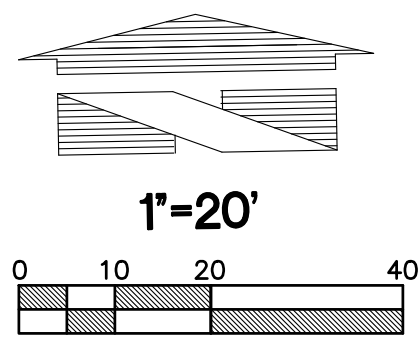
CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES



Job Number
18666

Sheet
C8 of 13





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

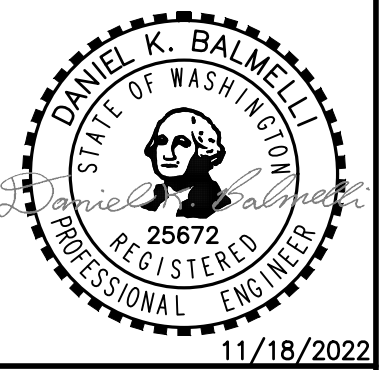
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CITY OF DUPONT

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| No. | Date | By | Ckd. | Appr. |
|-----|------|----|------|-------|
| | | | | |

PRELIMINARY
SEQUALITCHEW ROAD PLAN AND PROFILE
FOR
DUPONT 243

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



| | | |
|----------|------------|----------|
| Scale: | Horizontal | Vertical |
| | 1"=20' | AS NOTED |
| Designed | JAT | |
| Drawn | JAT | |
| Checked | DKB | |
| Approved | DKB | |
| Date | 11/18/22 | |

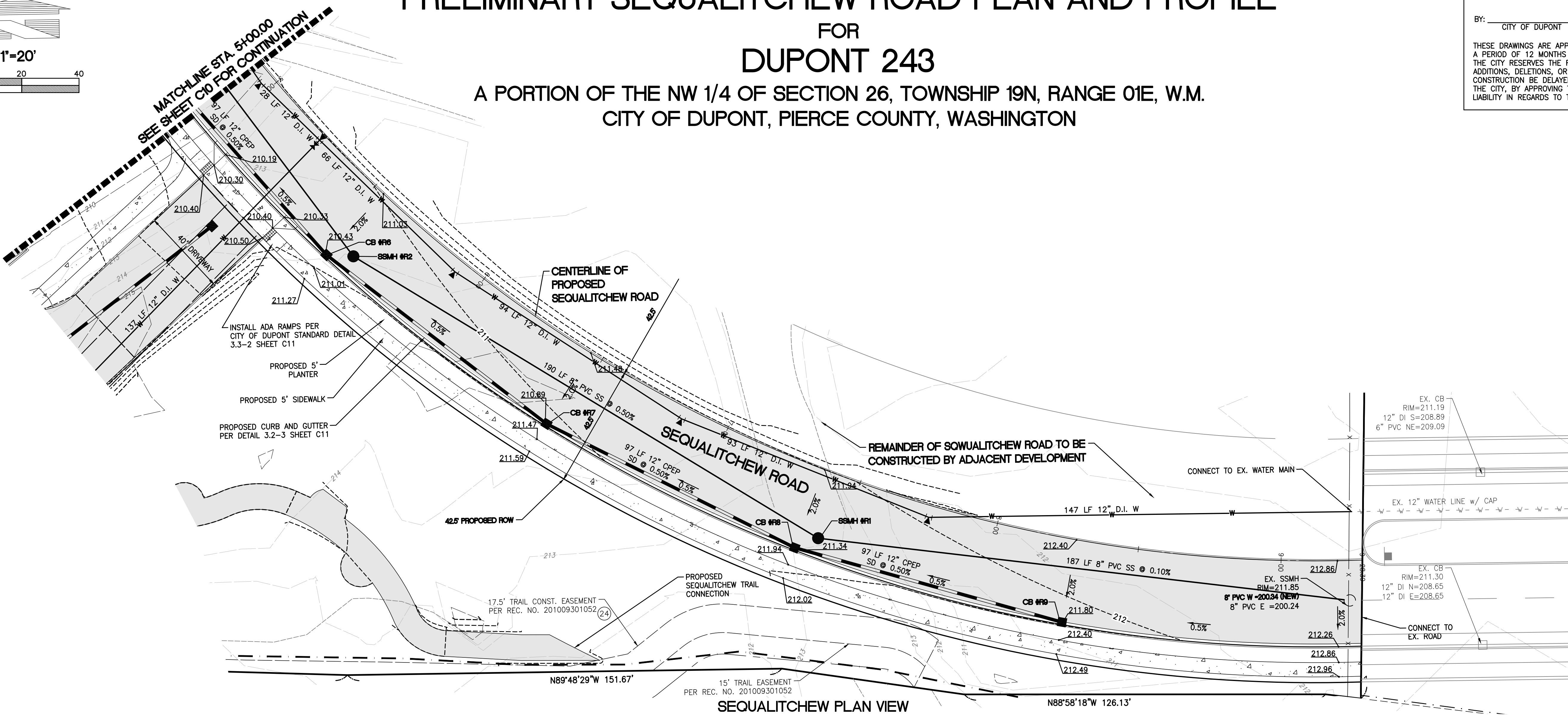
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425) 251-6222
(425) 251-8782 FAX

CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

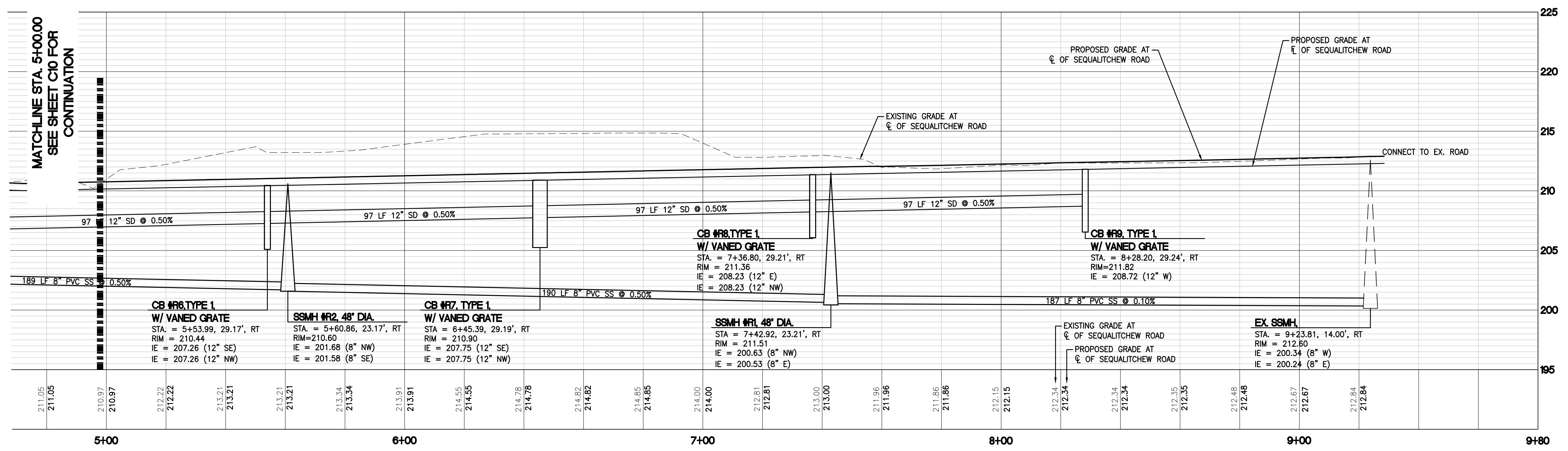


Job Number
18666

Sheet
C9 of **13**



SEQUALITCHEW PLAN VIEW
SCALE: 1"=20'



SEQUALITCHEW PROFILE VIEW
SCALE: 1"=20' HORIZONTAL 1"=5' VERTICAL

FOR
DUPONT 243

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
CITY OF DUPONT

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.

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

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

For:



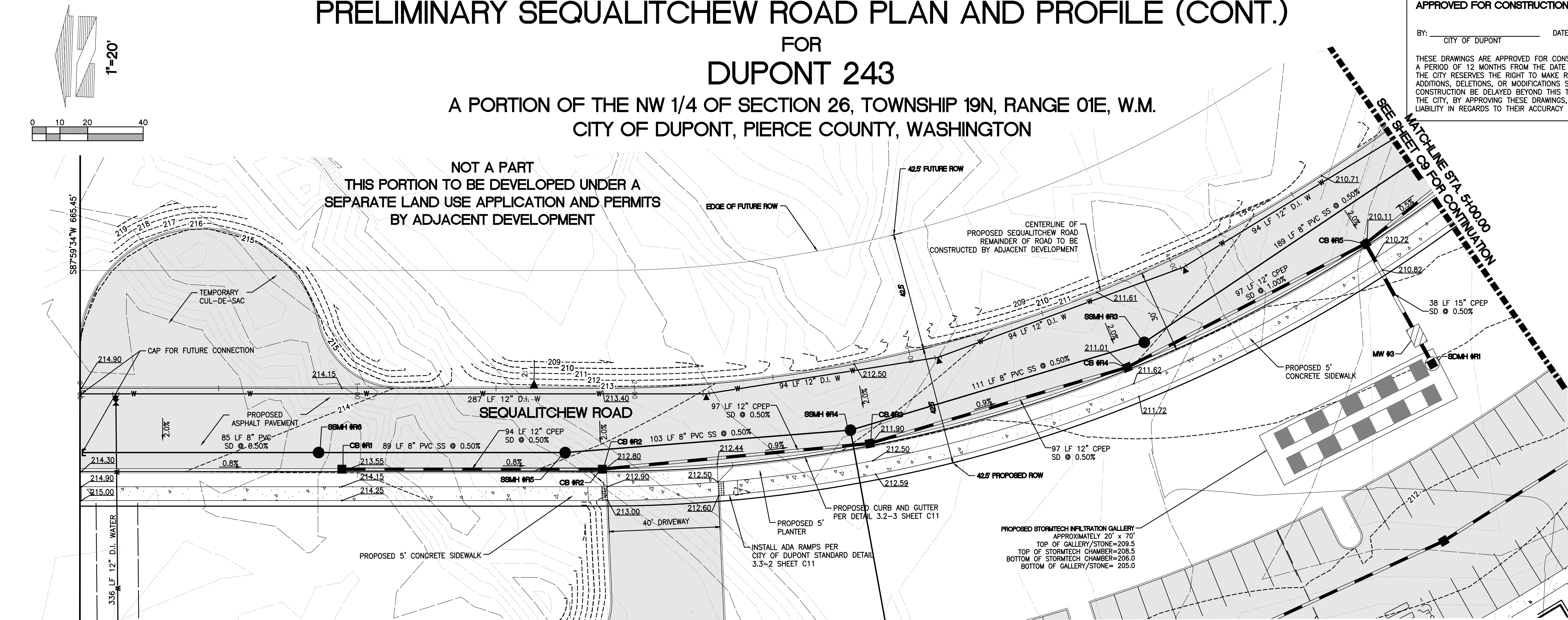
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| Designed | JAT | Scale: Horizontal 1"=20' Vertical AS NOTED |
| Drawn | JAT | |
| Checked | DKB | |
| Approved | DKB | |
| Date | 11/18/22 | |

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
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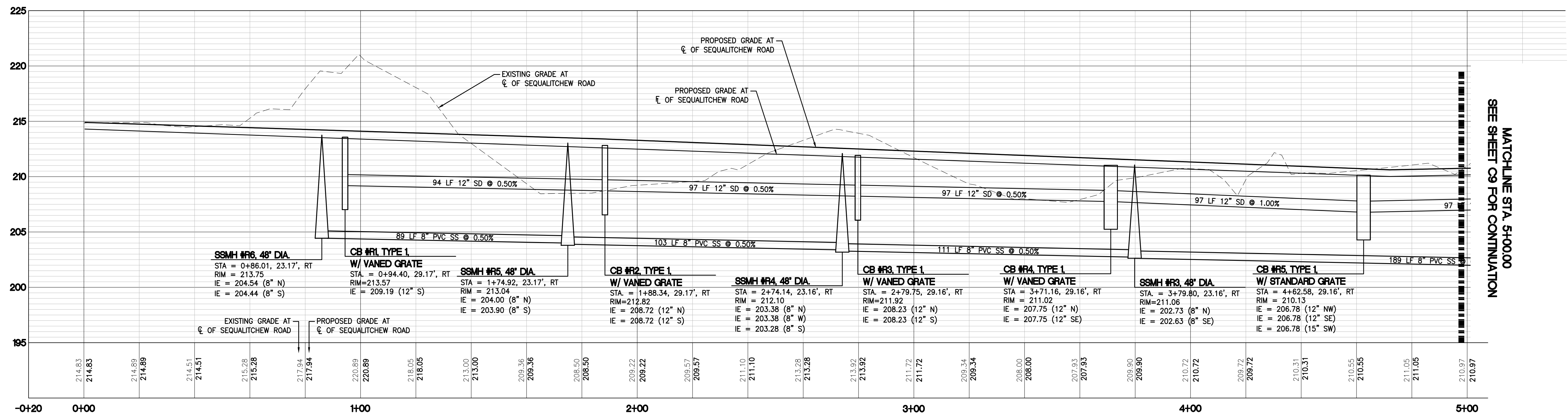
Job Number
18666

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SEQUALITCHEW PLAN VIEW

SCALE: 1"=20'



SEQUALITCHEW PROFILE VIEW

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

MATCHLINE STA. 5+00.00
SEE SHEET C9 FOR CONTINUATION

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: _____ DATE: _____
CITY OF DUPONT

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Revision

PRELIMINARY
CONSTRUCTION NOTES AND DETAILS
FOR
DUPONT 243

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



11/18/2022

Scale: Horizontal N/A Vertical N/A

Designed: JAT Drawn: JAT Checked: DKB Approved: DKB Date: 11/18/22

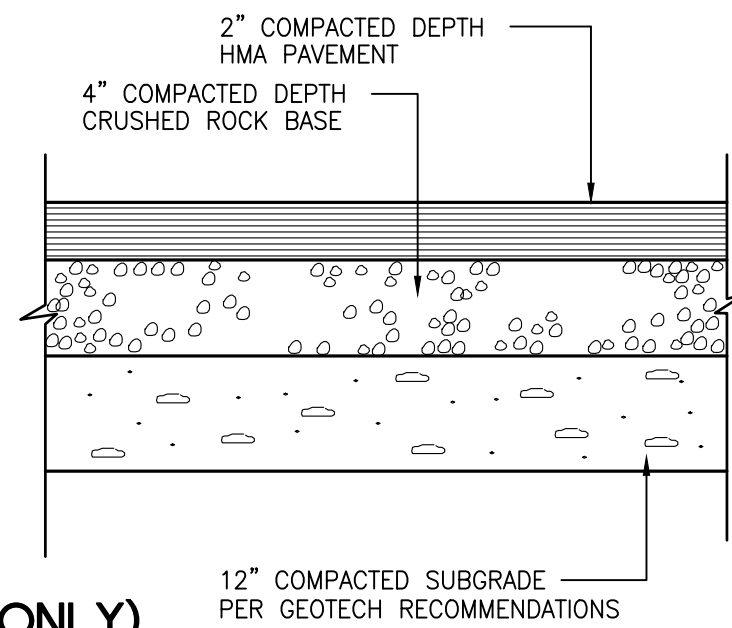
18215 72ND AVENUE SOUTH
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CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES



Job Number
18666
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GENERAL NOTES (STREET CONSTRUCTION)

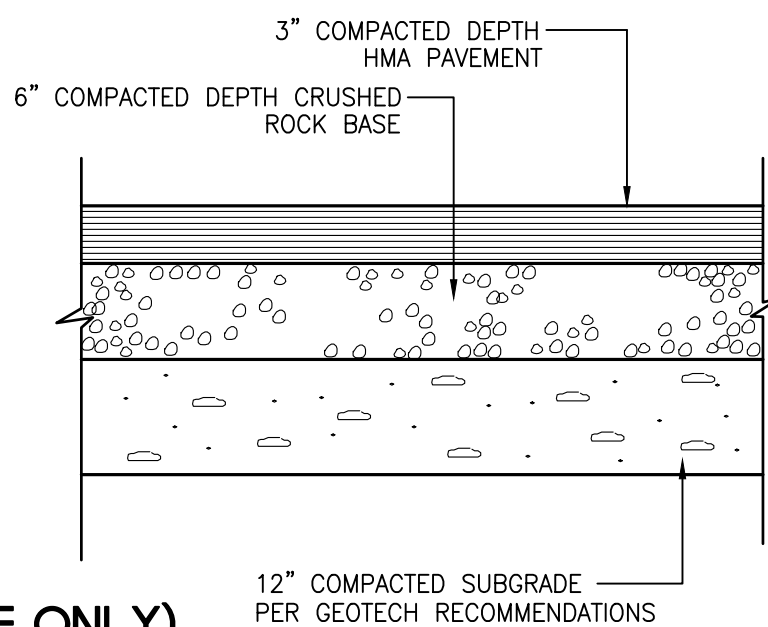
- A PRECONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- A COPY OF THE APPROVED ROADWAY DRAWINGS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- ALL WORKMANSHIP AND 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.
- 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).
- 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.
- ANY ROADWAY SIGNAGE OR STRIPING REMOVED OR TEMPORARILY MOVED BY THE CONTRACTOR SHALL BE RESTORED SO AS TO MEET THE CURRENT MUTCD STANDARDS.
- 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.
- 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.
- FORM AND SUBGRADE INSPECTION BY THE CITY IS REQUIRED BEFORE PLACING CONCRETE, TWENTY-FOUR HOURS ADVANCE NOTICE IS REQUIRED FOR THE SCHEDULING OF INSPECTION.
- CALL UNDERGROUND UTILITY LOCATE LINE, 1-800-424-5555, PRIOR TO ANY EXCAVATION.
- DEAD-END STREETS SHALL BE APPROPRIATELY SIGNED AND BARRICADED.
- 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:
 - THE PLANE OF THE WALL FACE IS LESS THAN 4 FEET IN HORIZONTAL DISTANCE FROM THE OUTSIDE EDGE OF THE SIDEWALK.
 - 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.
 - THE SLOPES ADJACENT TO THE SIDEWALK AVERAGE GREATER THAN TWO TO ONE.



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

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

NOT TO SCALE



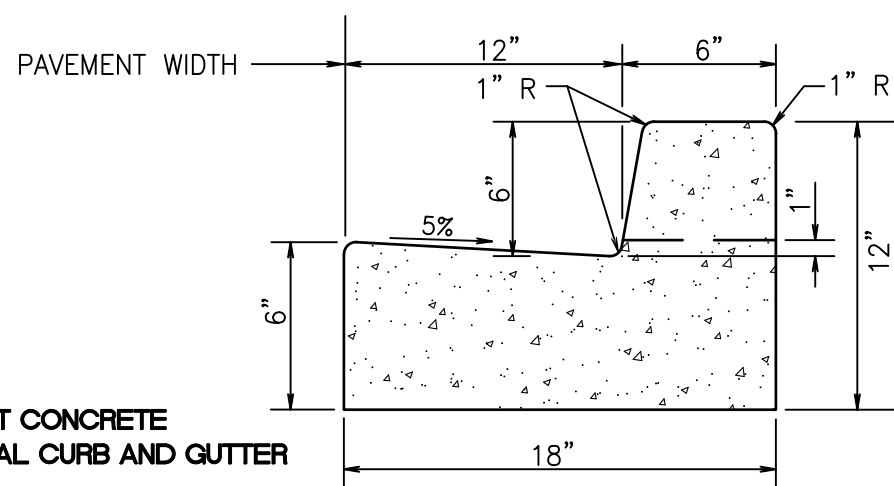
NOTE:
SEE GEOTECHNICAL REPORT PREPARED BY
GEOTECHNICAL ENGINEERS DATED OCTOBER 10, 2011
FOR PAVEMENT AND SUBGRADE RECOMMENDATIONS

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

NOT TO SCALE

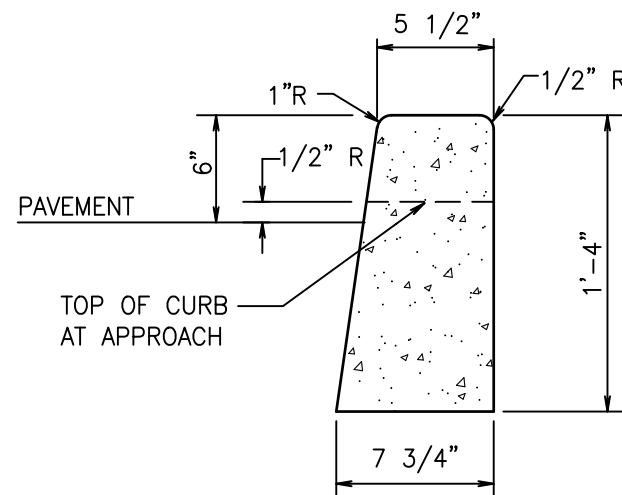
GENERAL NOTES (WATER SYSTEM CONSTRUCTION)

- ALL IRRIGATION CROSSINGS SHALL HAVE SCHEDULE 80 SLEEVES AND THE SIZE SHALL BE PER THE APPROVED IRRIGATION DRAWINGS.
- 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.
- 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.
- WATER MAINS SHALL MAINTAIN A MINIMUM OF 3 FEET AND A MAXIMUM OF 5 FEET OF COVER.
- 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.
- WATER MAIN DEFLECTIONS AT JOINTS ARE NOT TO EXCEED MANUFACTURER'S RECOMMENDATIONS PLUS AN ADDITIONAL FACTOR OF SAFETY OF 50 PERCENT.
- IDENTIFY A MINIMUM HORIZONTAL SEPARATION OF 10 FEET BETWEEN SANITARY SEWER MAINS AND WATER MAINS, BOTH EXISTING AND PROPOSED.
- 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.
- WATER SERVICE CONNECTIONS SHALL BE MADE PERPENDICULAR TO THE MAIN.
- THE WATER MAIN PIPES SHALL BE DISINFECTED AND TESTED BEFORE BEING PLACED IN SERVICE. ALL WATER MAIN TESTING AND DISINFECTION SHALL BE PER CITY OF DUPONT PUBLIC WORKS STANDARDS.
- WATER MAIN STUBOUTS THAT ARE NOT USED SHALL BE DISCONNECTED AT THE MAIN, WITH A BLIND FLANGE INSTALLED AT THE TEE.
- TEE CONNECTIONS TO EXISTING WATER MAINS SHALL BE WET TAPS.
- SEPARATE WATER CONNECTIONS WILL BE REQUIRED FOR DOMESTIC, FIRE, AND IRRIGATION. ALL SERVICES SHALL INCLUDE BACKFLOW PREVENTION DEVICES LOCATED OUTSIDE OF ANY PROPOSED BUILDINGS.
- 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.
- 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.
- RELOCATE THE FIRE DEPARTMENT CONNECTIONS (FDCs) TO PLANTER ISLANDS OR OTHER LOCATIONS, AS FEASIBLE, TO BE OUTSIDE OF THE BUILDING COLLAPSE ZONES.
- 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 (DDCVA) IN AN UNDERGROUND VAULT AND A FIRE DEPARTMENT CONNECTION (FDC) WITHIN 50 FEET OF A FIRE HYDRANT.



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

NOT TO SCALE

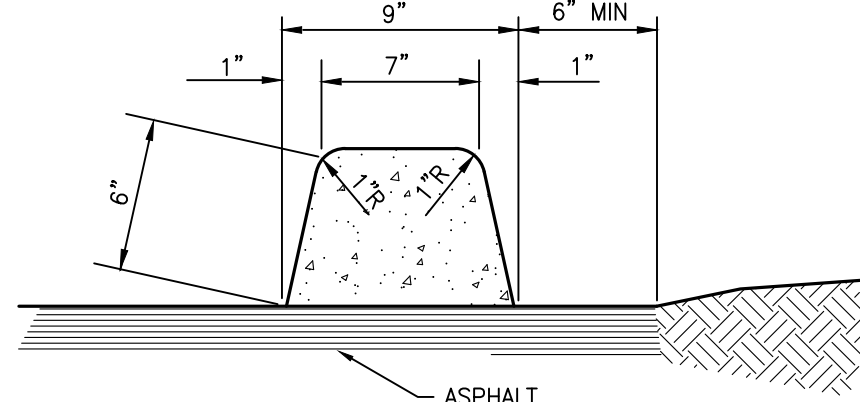


(ON-SITE ONLY)
6" X 18" VERTICAL CURB

NOT TO SCALE

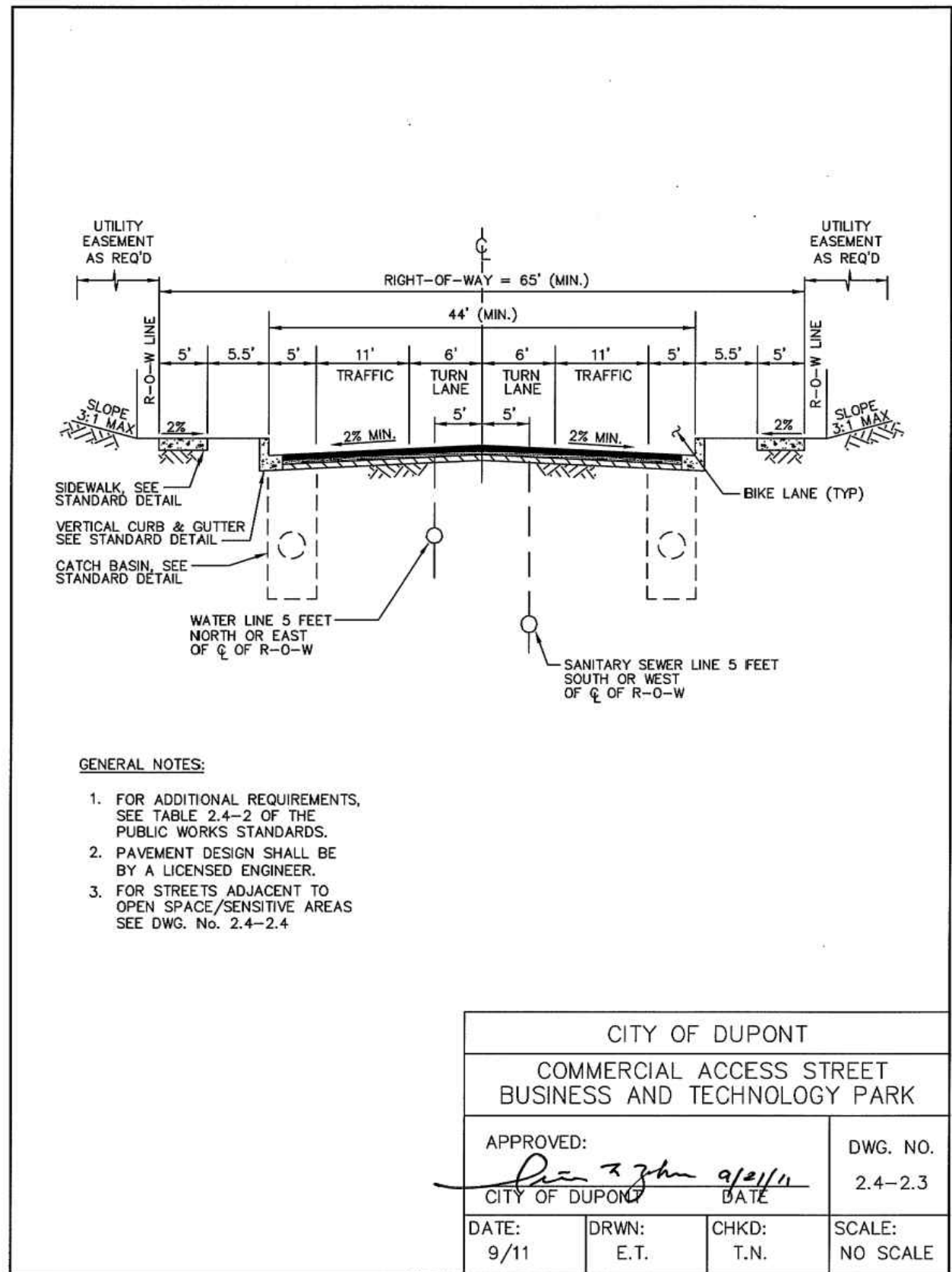
BCE GENERAL SITE DEVELOPMENT NOTES:

- THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL ASSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
- 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.
- 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.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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..
- 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.



EXTRUDED CONCRETE CURB DETAIL

NOT TO SCALE



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:

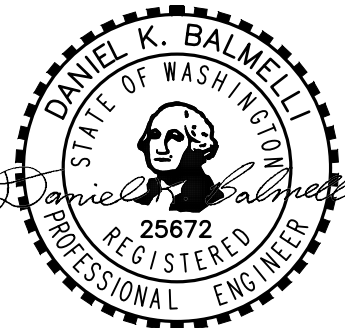
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PRELIMINARY
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DUPONT 243

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601 UNION STREET, SUITE 2930
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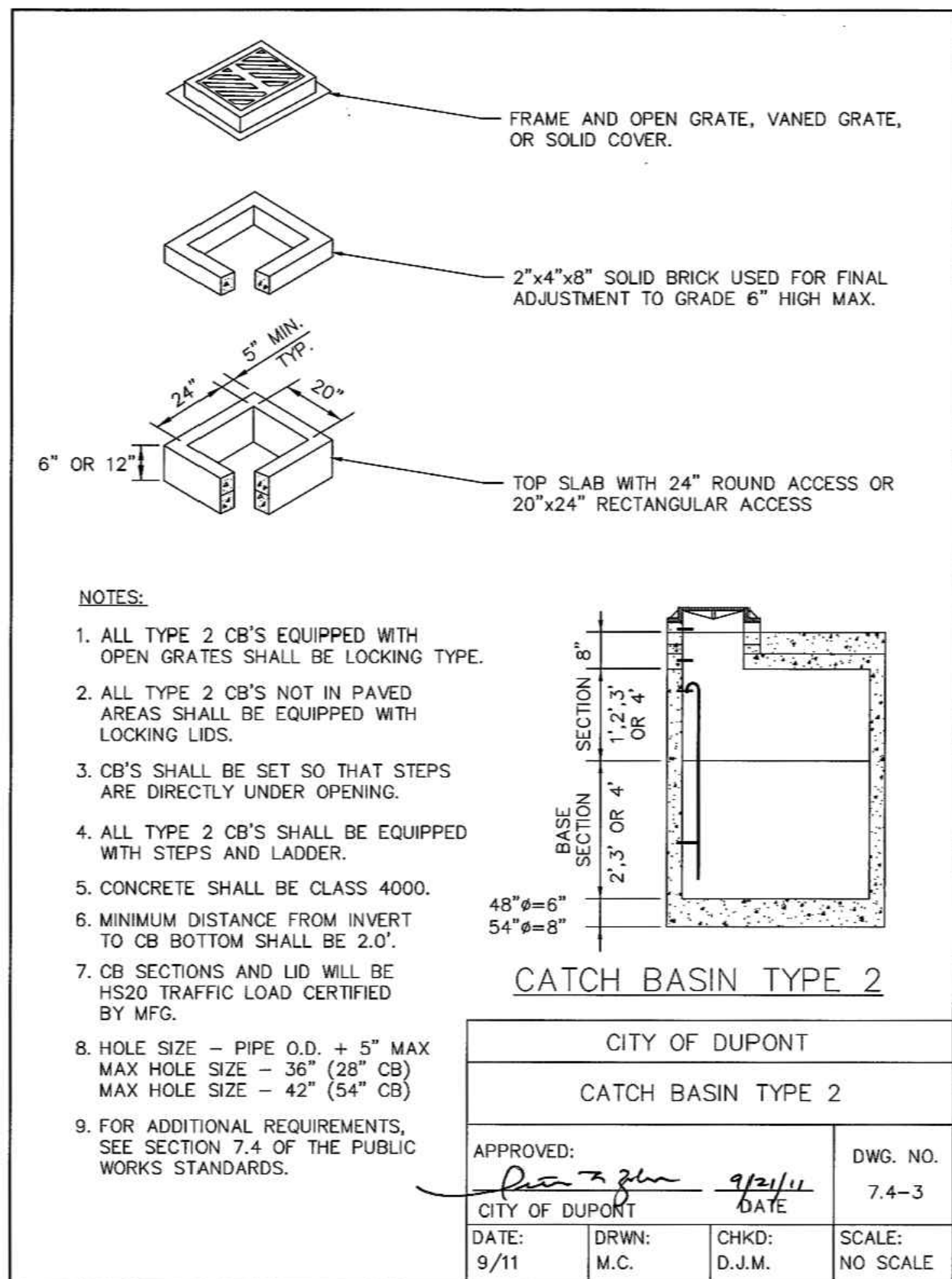
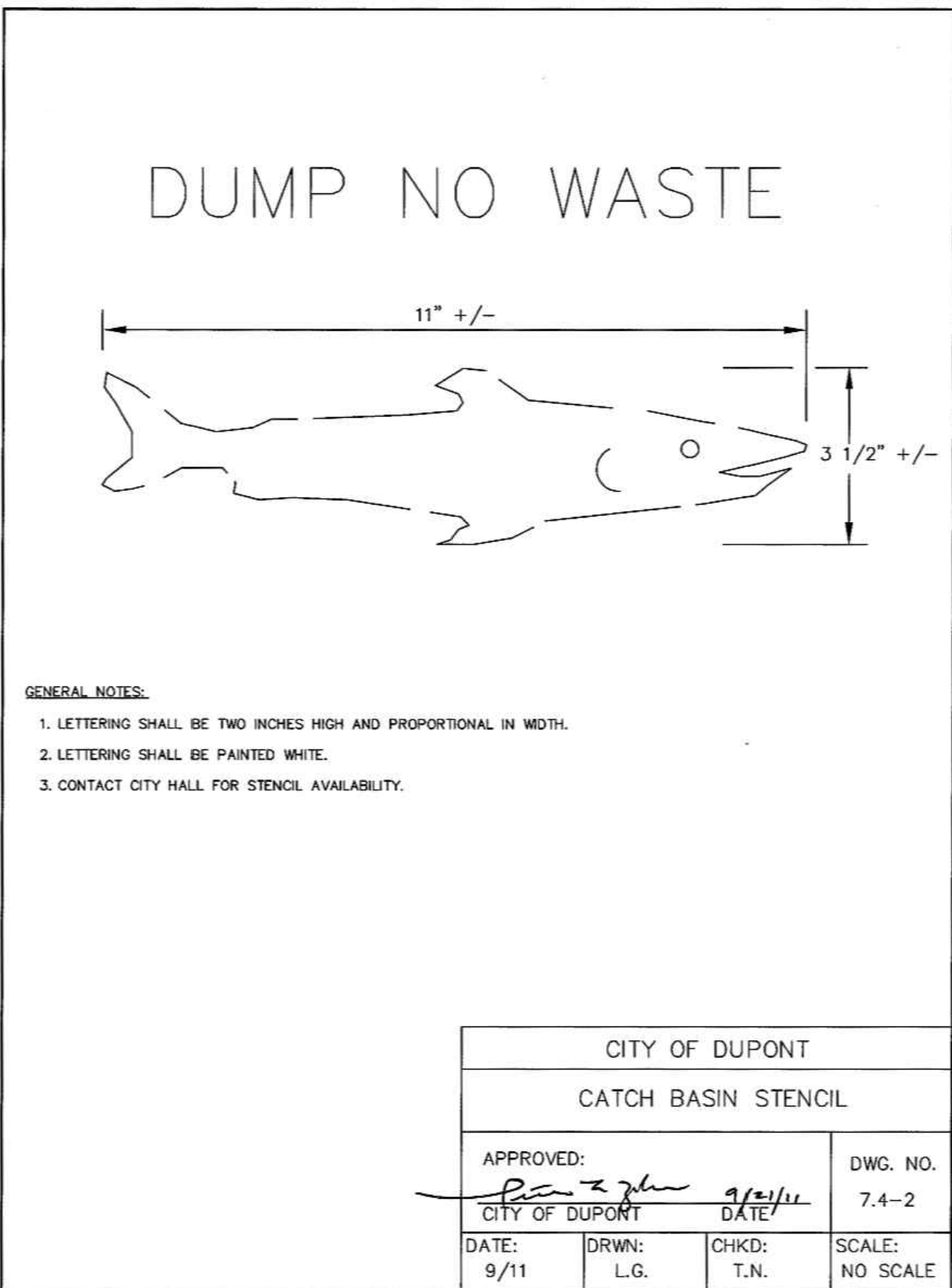
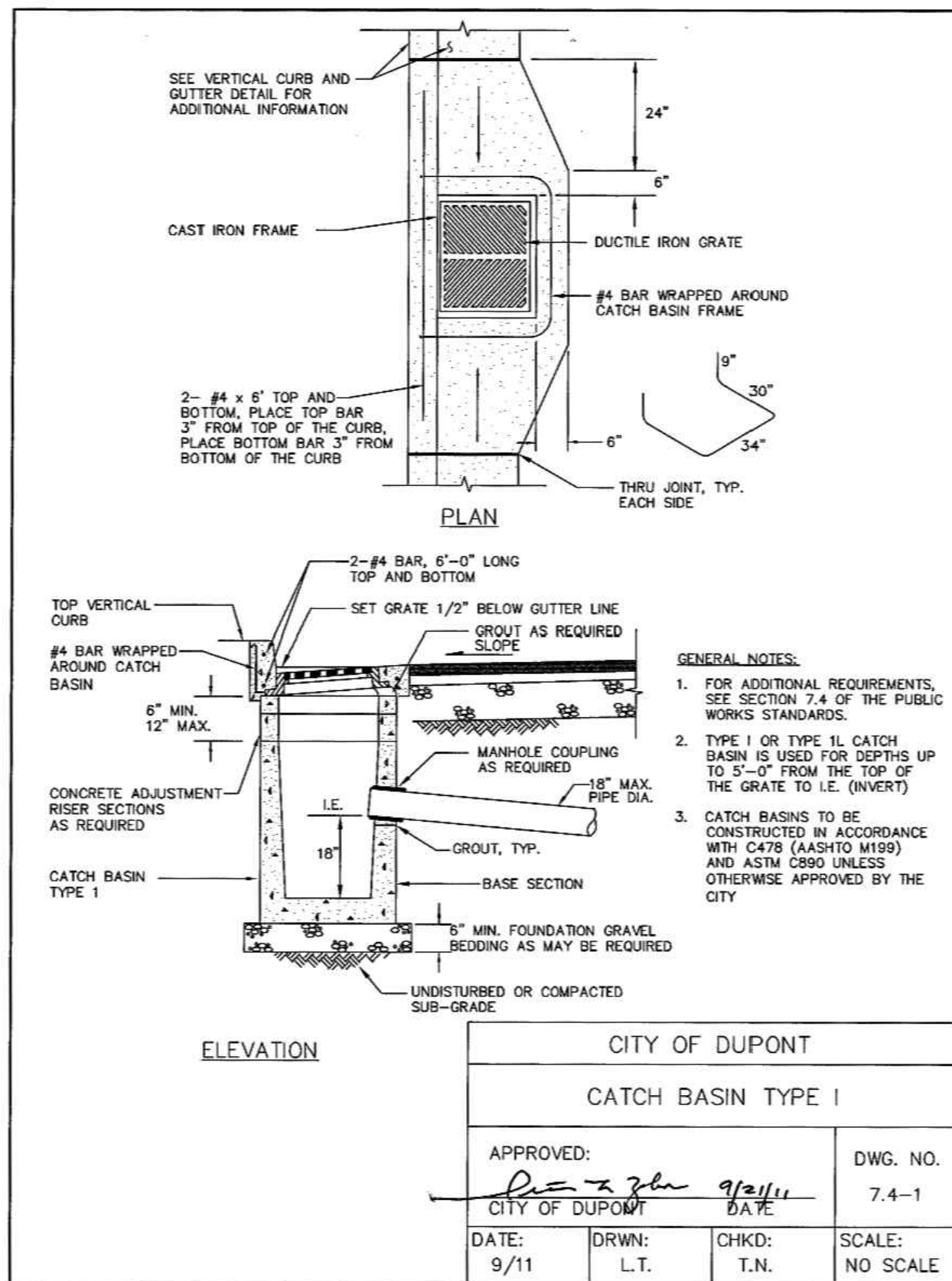
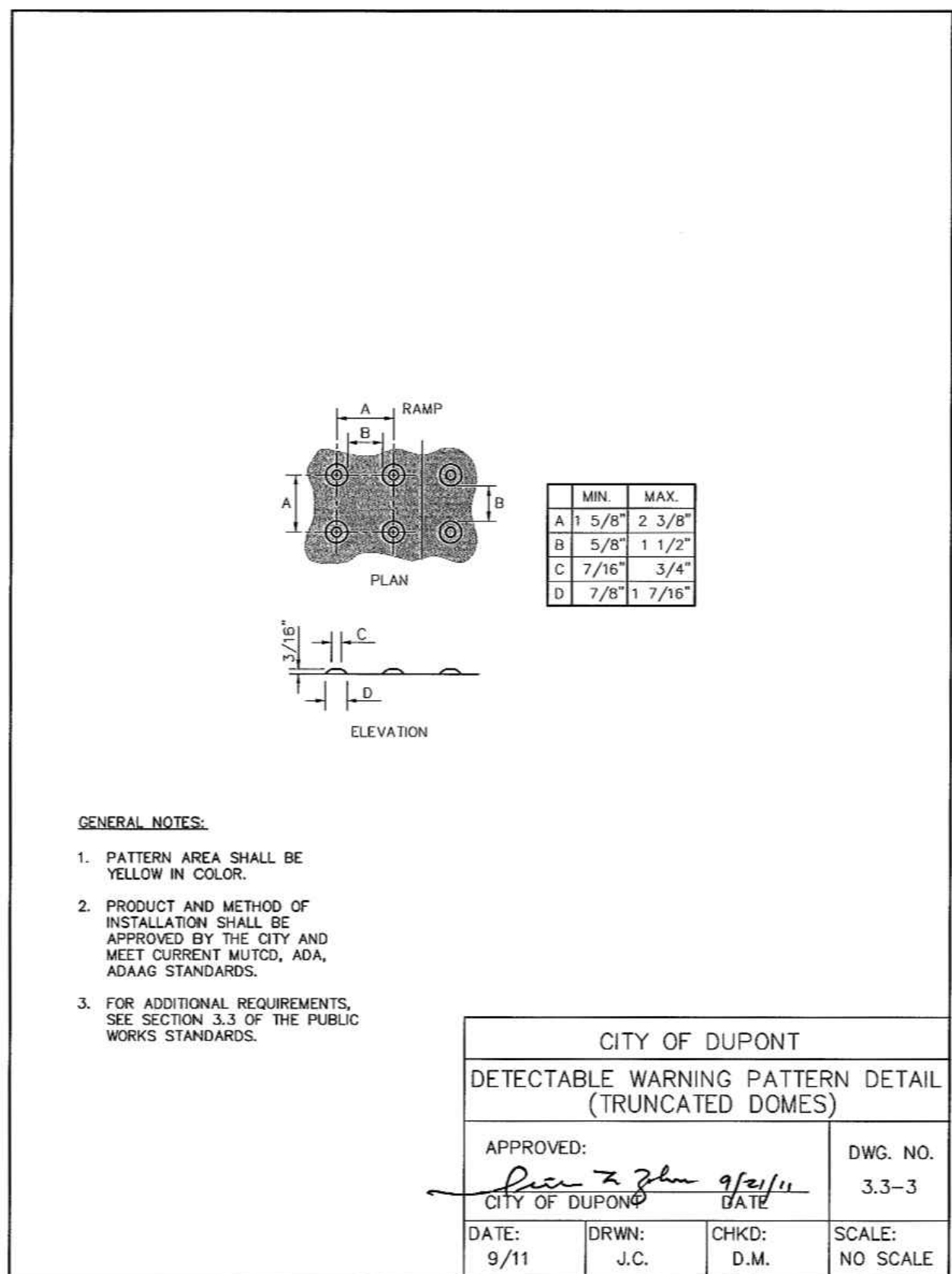
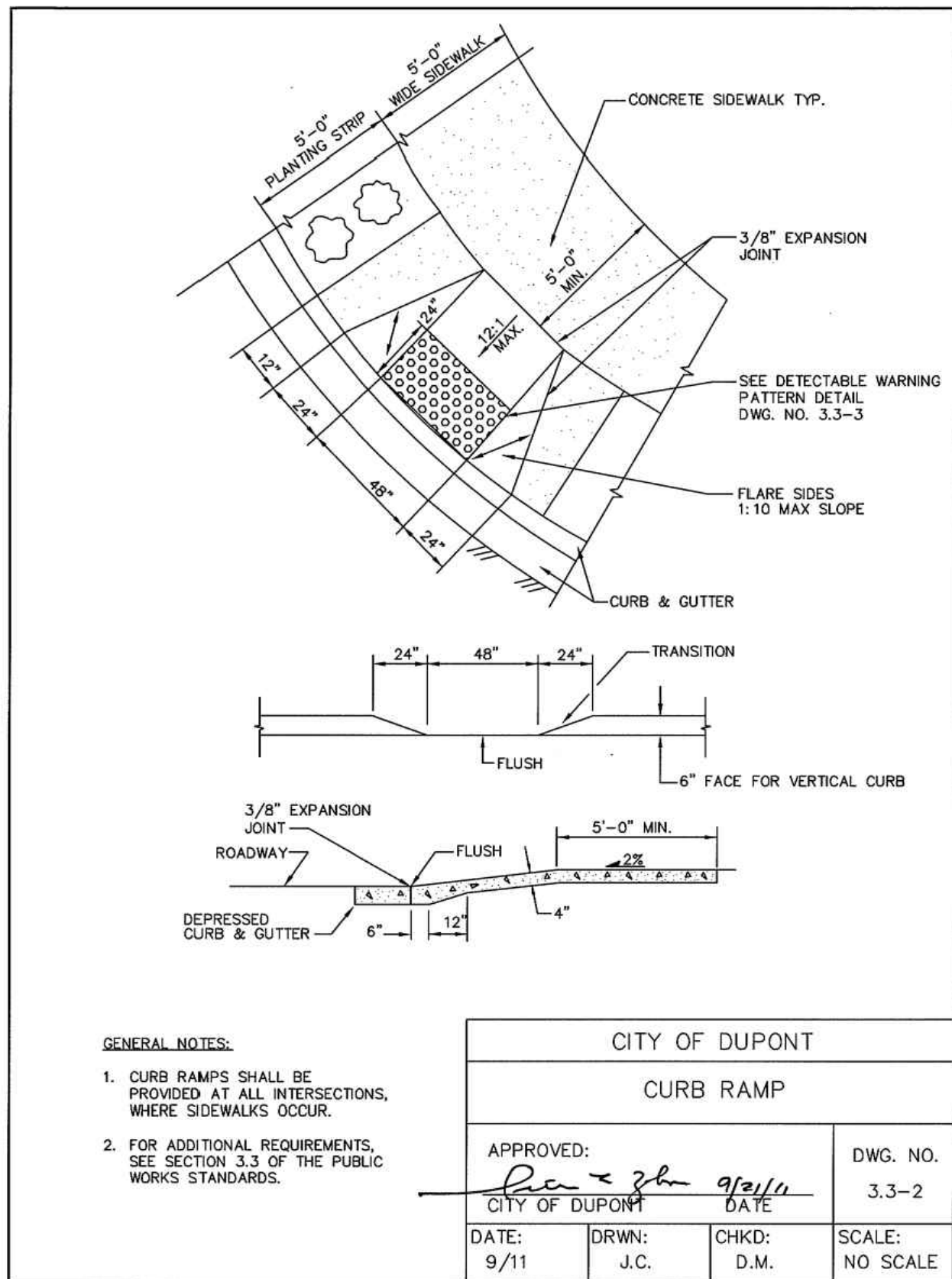
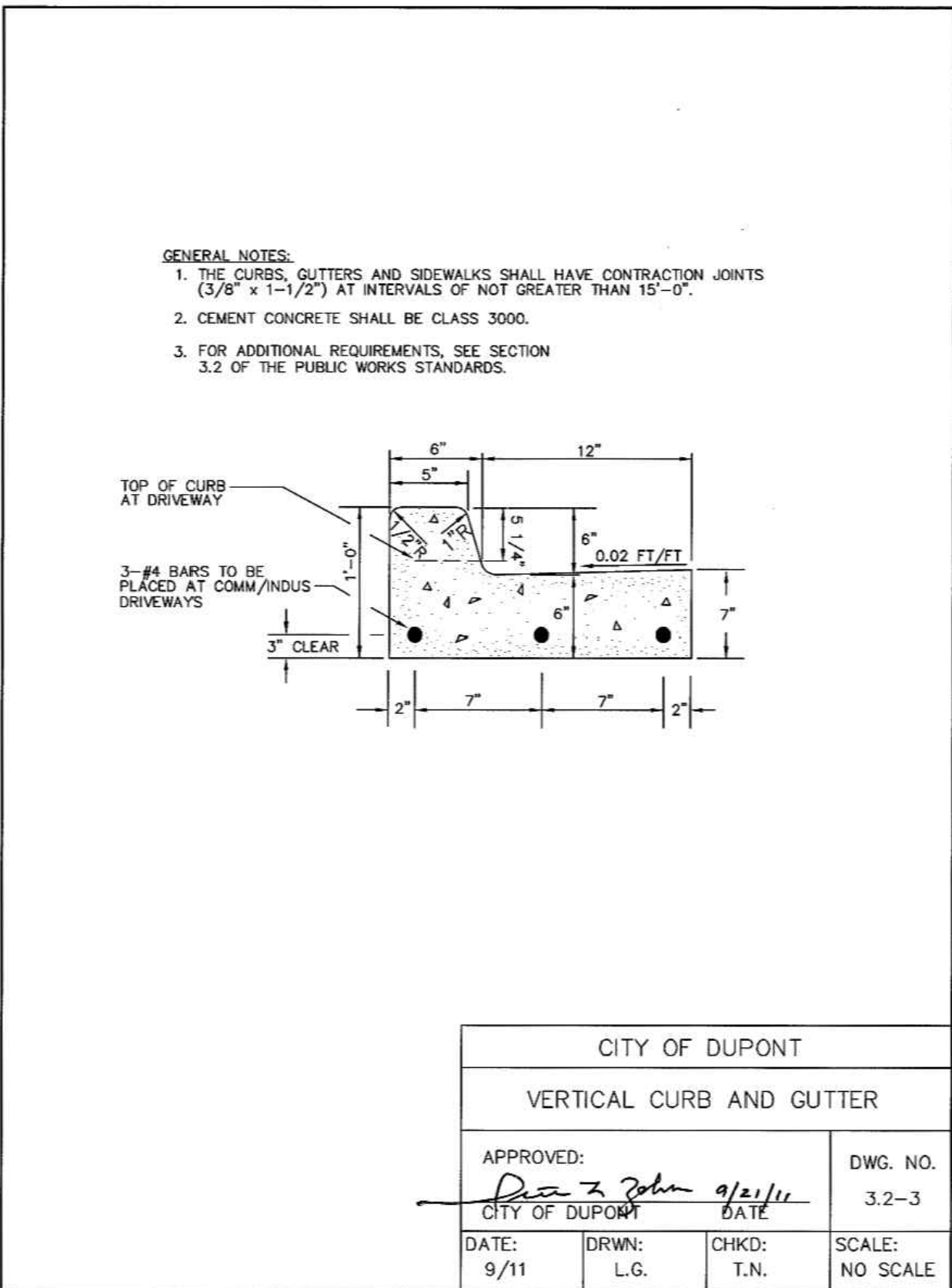
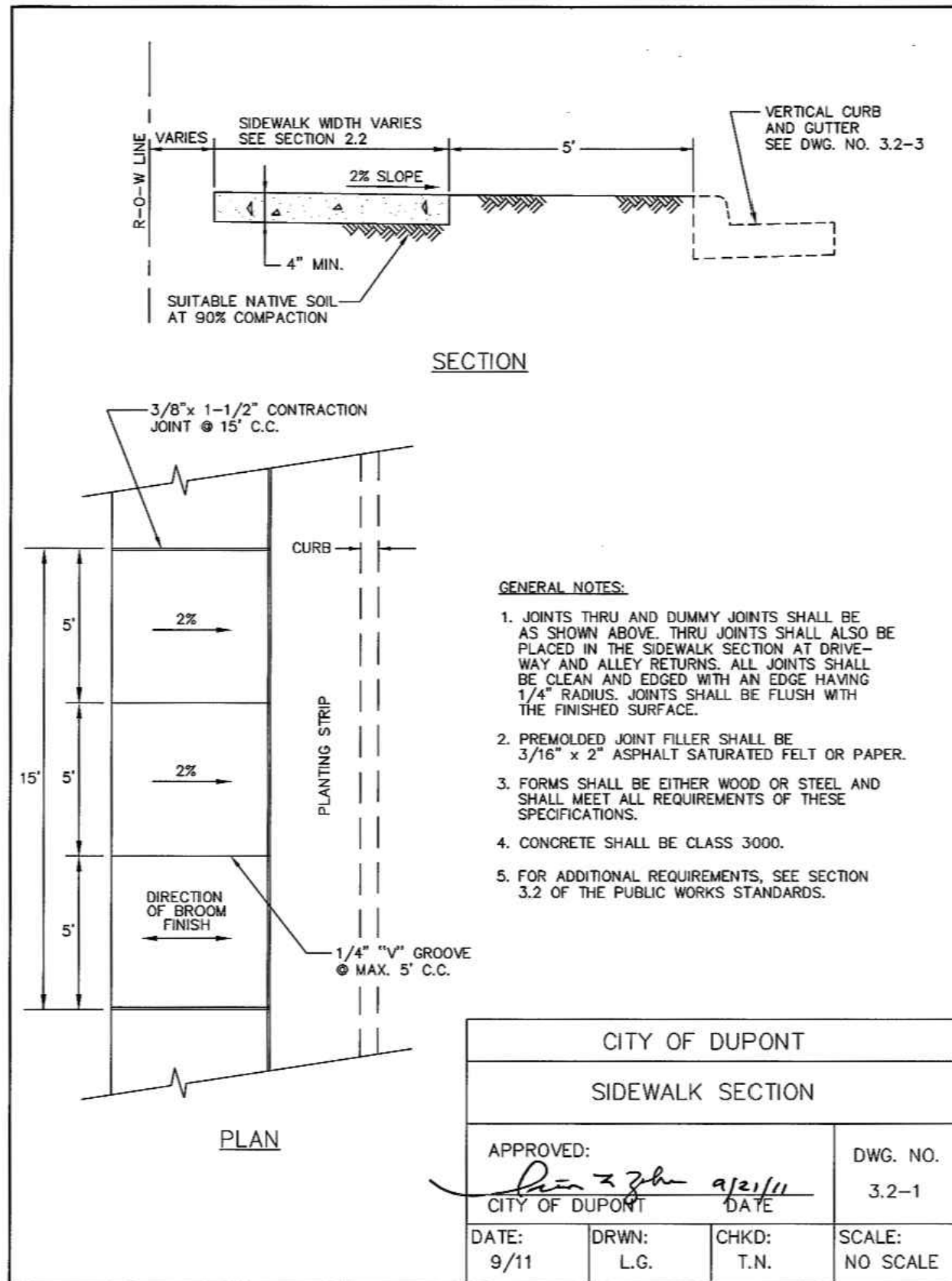
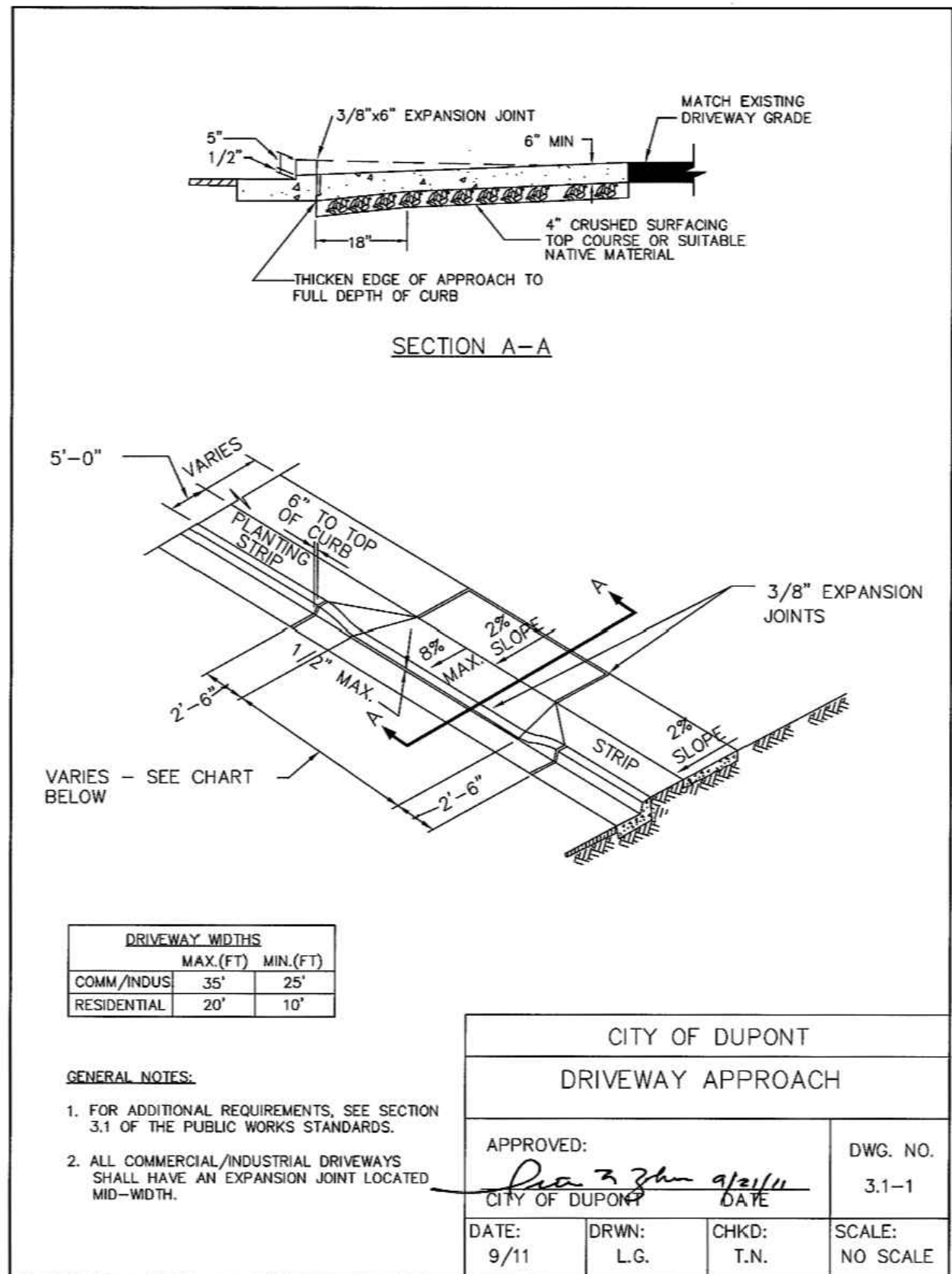
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Designed: JAT Draw: JAT Checked: DKB Approved: DKB Date: 11/18/22

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PRELIMINARY CONSTRUCTION NOTES AND DETAILS
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CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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

For:



Scale: Horizontal N/A Vertical N/A

Designed JAT
Drawn JAT
Checked DKB
Approved DKB
Date 11/18/22

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