

PRELIMINARY COVER SHEET

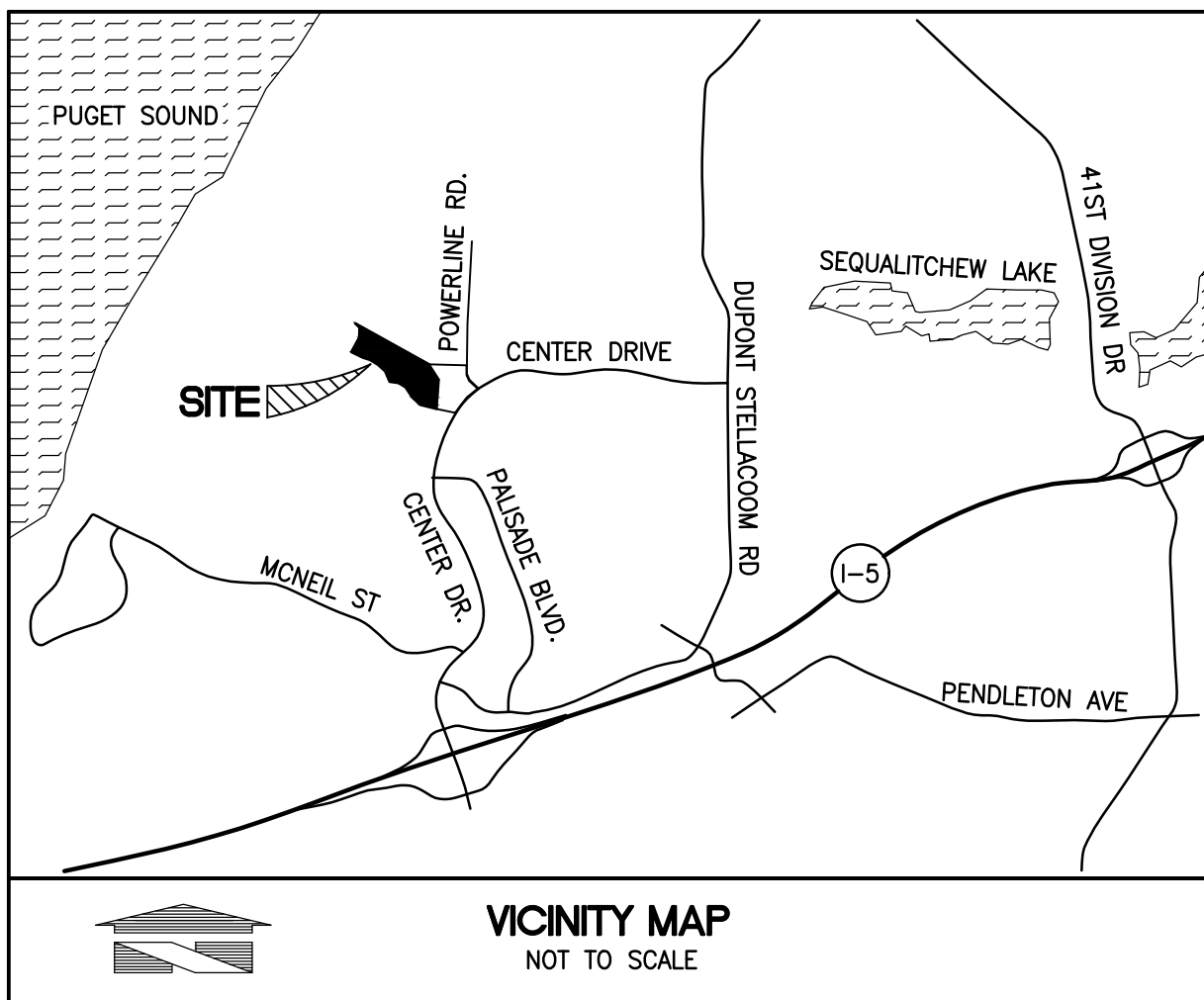
FOR  
DUPONT 243

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: 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.



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

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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 POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POT-HOLING 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.

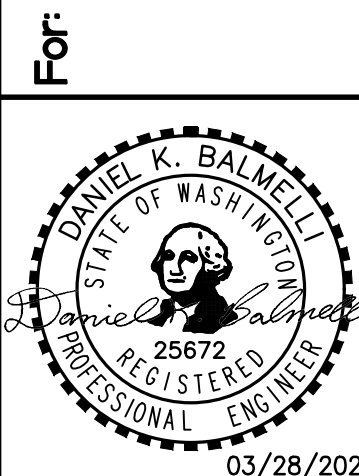
ARCHITECT  
INNOVA ARCHITECTS  
950 PACIFIC AVENUE, SUITE 450  
TACOMA, WA 98402  
PHONE: (253) 572-4903  
CONTACT: BRIAN LUDWIG

PROJECT INFORMATION  
PROJECT AREA = 19.65 ACRES  
(LOT 1 = 17.72 ACRES, LOT 2 = 1.93 ACRES)  
LANDSCAPING/TREE RETENTION AREA = 5.45 ACRES  
TOTAL IMPERVIOUS AREA = 14.02 ACRES  
(LOT 1 = 12.27 ACRES, LOT 2 = 1.75 ACRES)



PRELIMINARY COVER SHEET  
FOR  
DUPONT 243

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



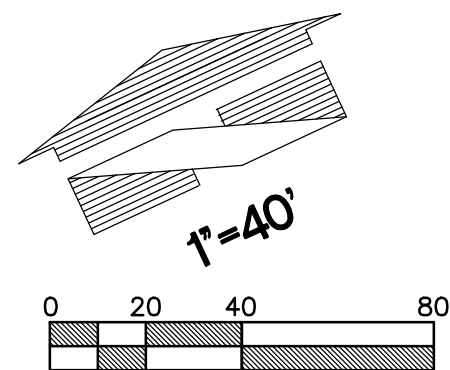
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Drawn	JAT	JAT
Checked	DKB	DKB
Approved	DKB	DKB
Date	03/28/23	03/28/23

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 13





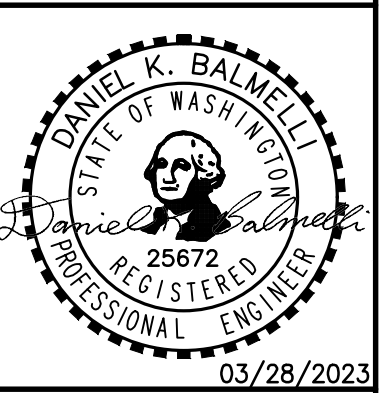
PRELIMINARY TESC AND DEMOLITION PLAN-WEST  
FOR  
DUPONT 243  
A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.  
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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No.	Date	By	Ckd.	Appr.	Revision
1	03/28/23	JT	DKB	REVISED PER CITY COMMENTS	

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	Vertical
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CIVIL ENGINEERING, LAND PLANNING,  
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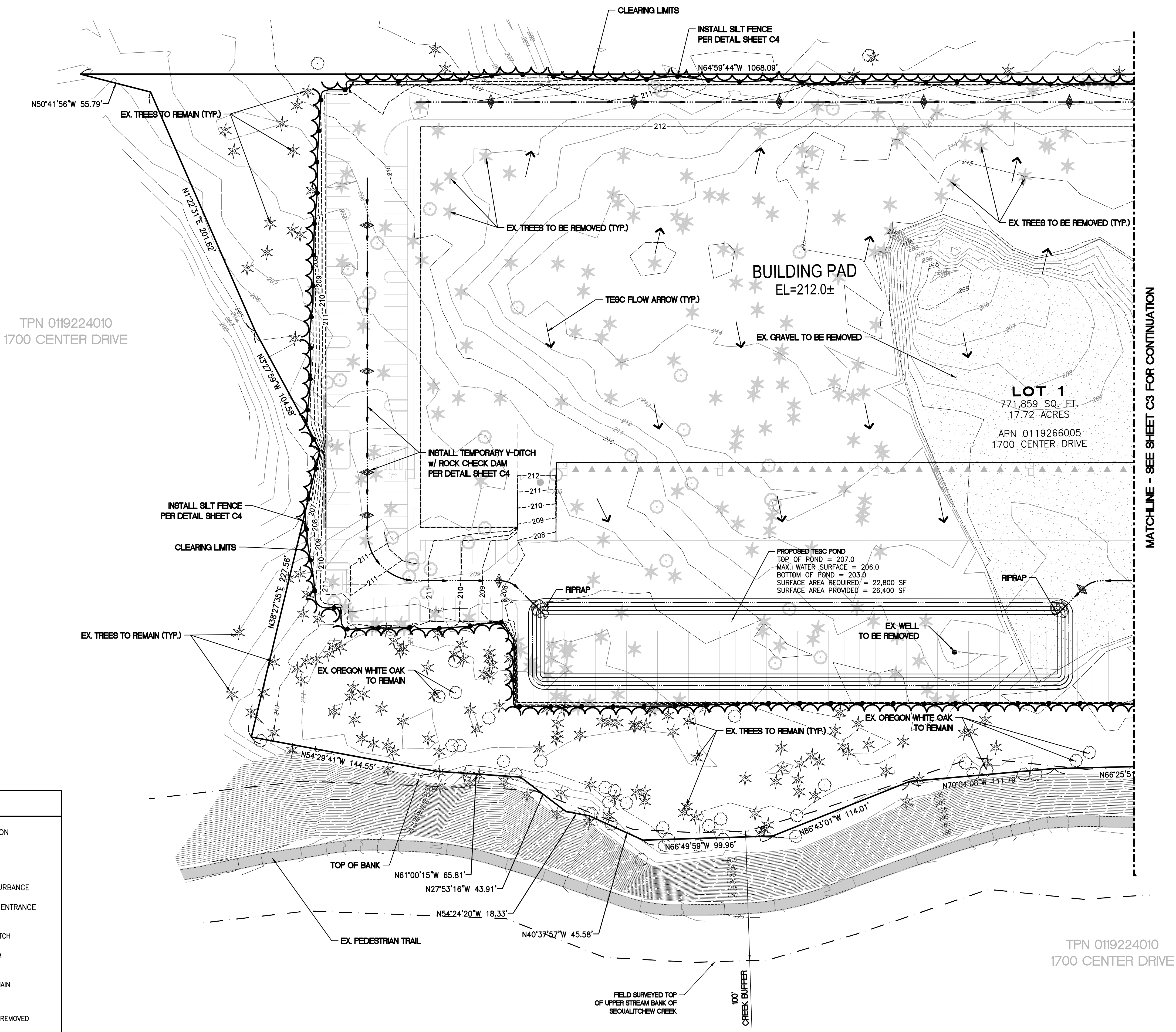
BARGHAUSEN & ASSOCIATES  
CONSULTING ENGINEERS, INC.

Job Number  
**18666**

Sheet  
**C2** of **13**

**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



TPN 0119224010  
1700 CENTER DRIVE



PRELIMINARY TESC AND DEMOLITION 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

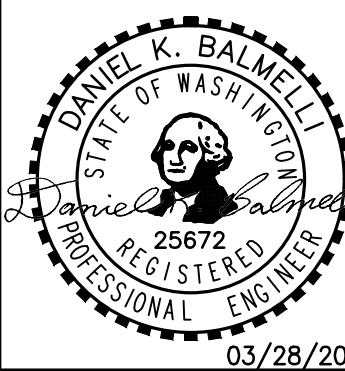
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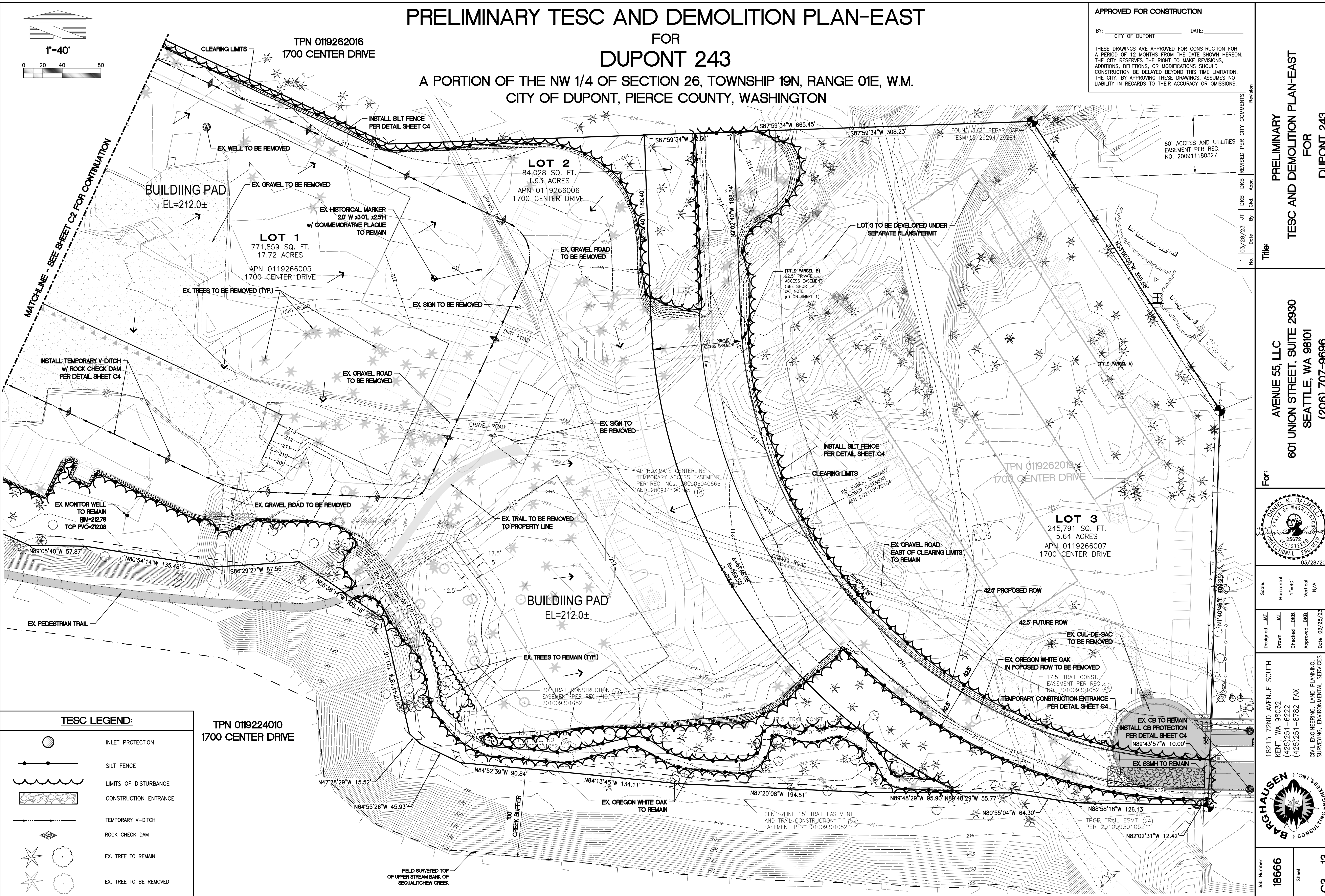
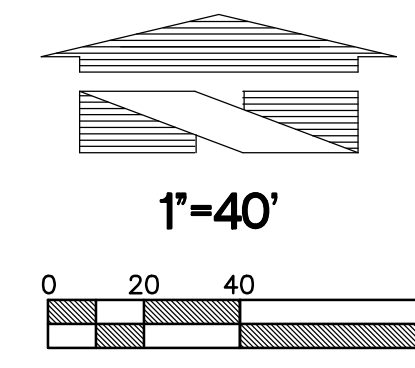


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Drawn: JAT  
Checked: DKB  
Approved: DKB  
Date: 03/28/23

18215 72ND AVENUE SOUTH  
KENT, WA 98032  
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CIVIL ENGINEERING, LAND PLANNING,  
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TESC LEGEND:

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- SILT FENCE
- LIMITS OF DISTURBANCE
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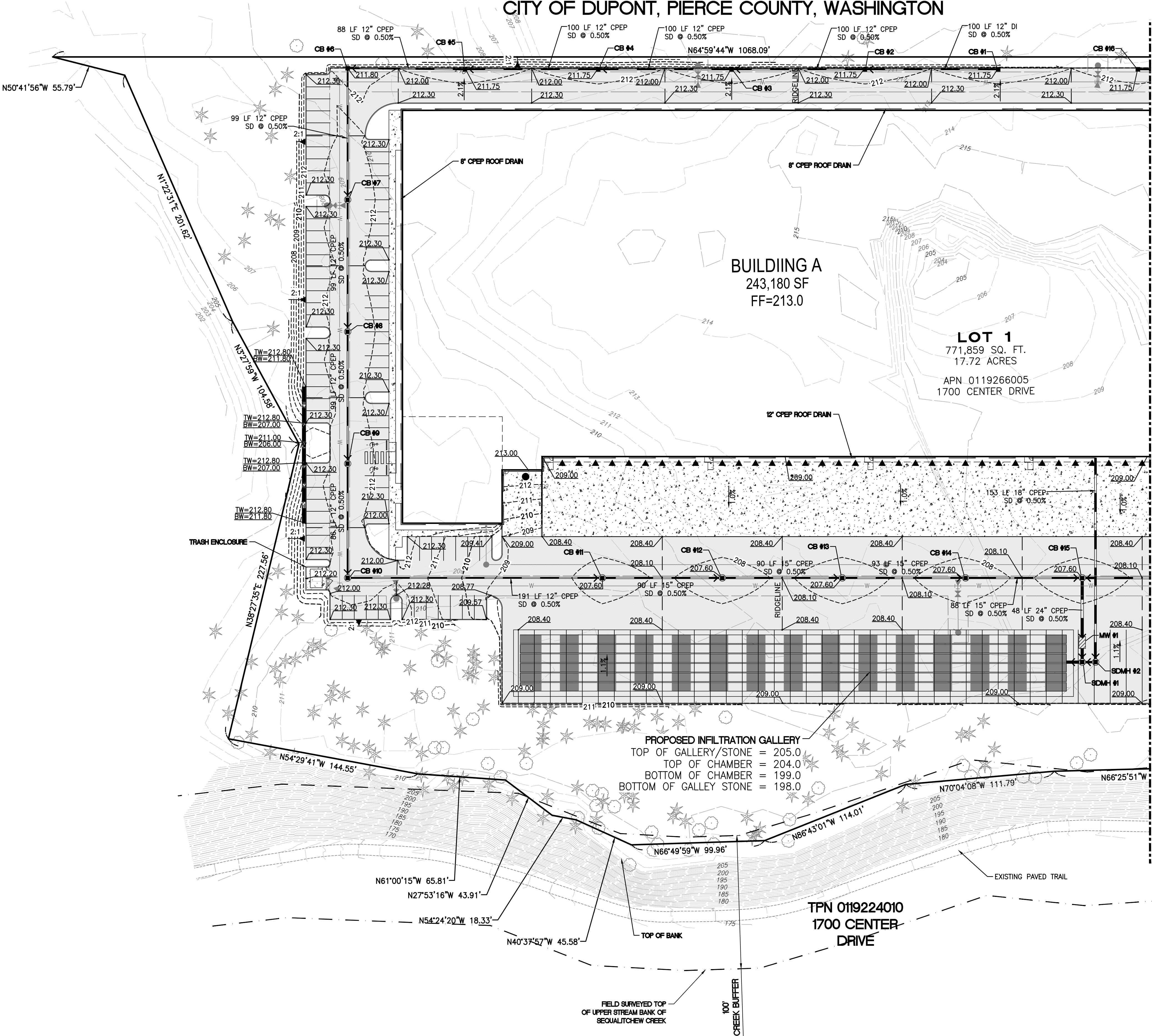
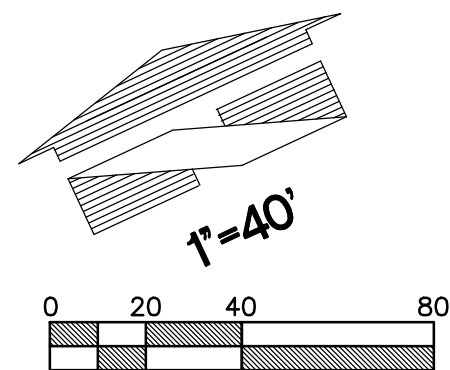




PRELIMINARY GRADING AND STORM DRAINAGE PLAN-WEST

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



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

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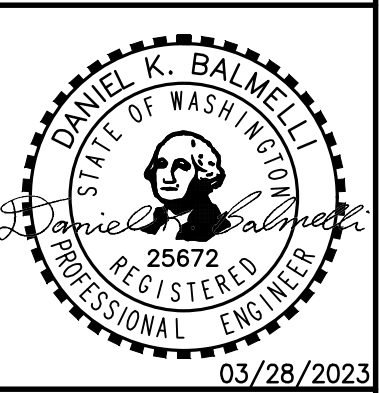
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Title:  
**PRELIMINARY  
GRADING AND STORM DRAINAGE PLAN-WEST  
FOR  
DUPONT 243**

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



Scale:	Horizontal	1"=40'	Vertical	N/A					
Designed	JAT	Drawn	JAT	Checked	DKB	Approved	DKB	Date	03/28/23

18215 72ND AVENUE SOUTH  
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(425)251-6222  
(425)251-8782 FAX

CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES

**BARGHAUSEN**  
CONSULTING ENGINEERS, INC.

Job Number  
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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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PRELIMINARY  
GRADING AND STORM DRAINAGE PLAN-EAST  
FOR  
DUPONT 243

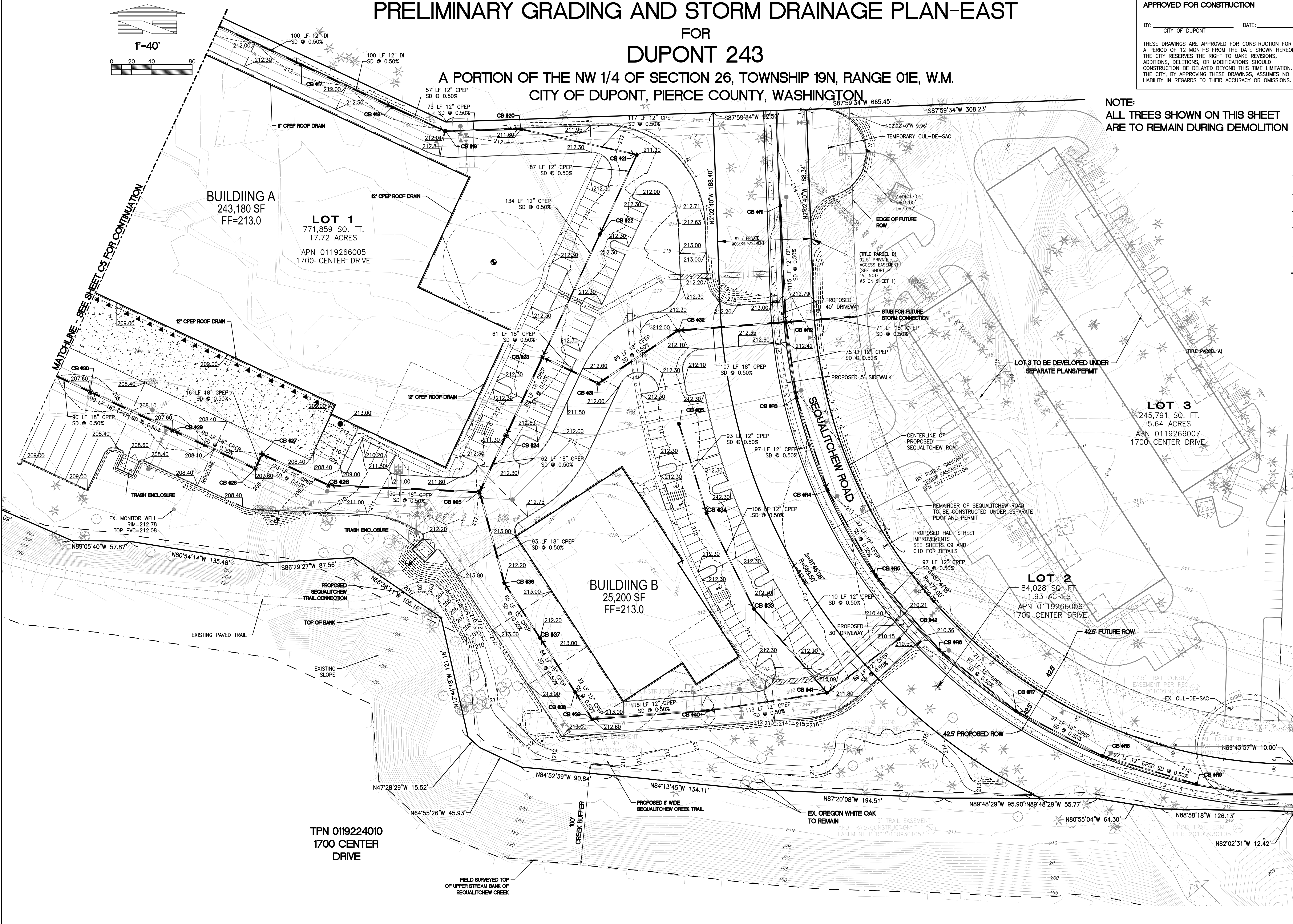
For:  
AVENUE 55, LLC  
601 UNION STREET, SUITE 2930  
SEATTLE, WA 98101  
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JOWNE Xref

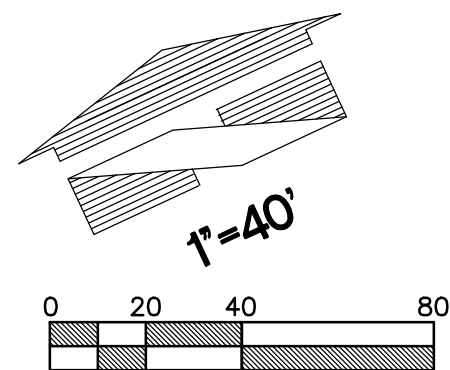
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Sheet  
C6 13

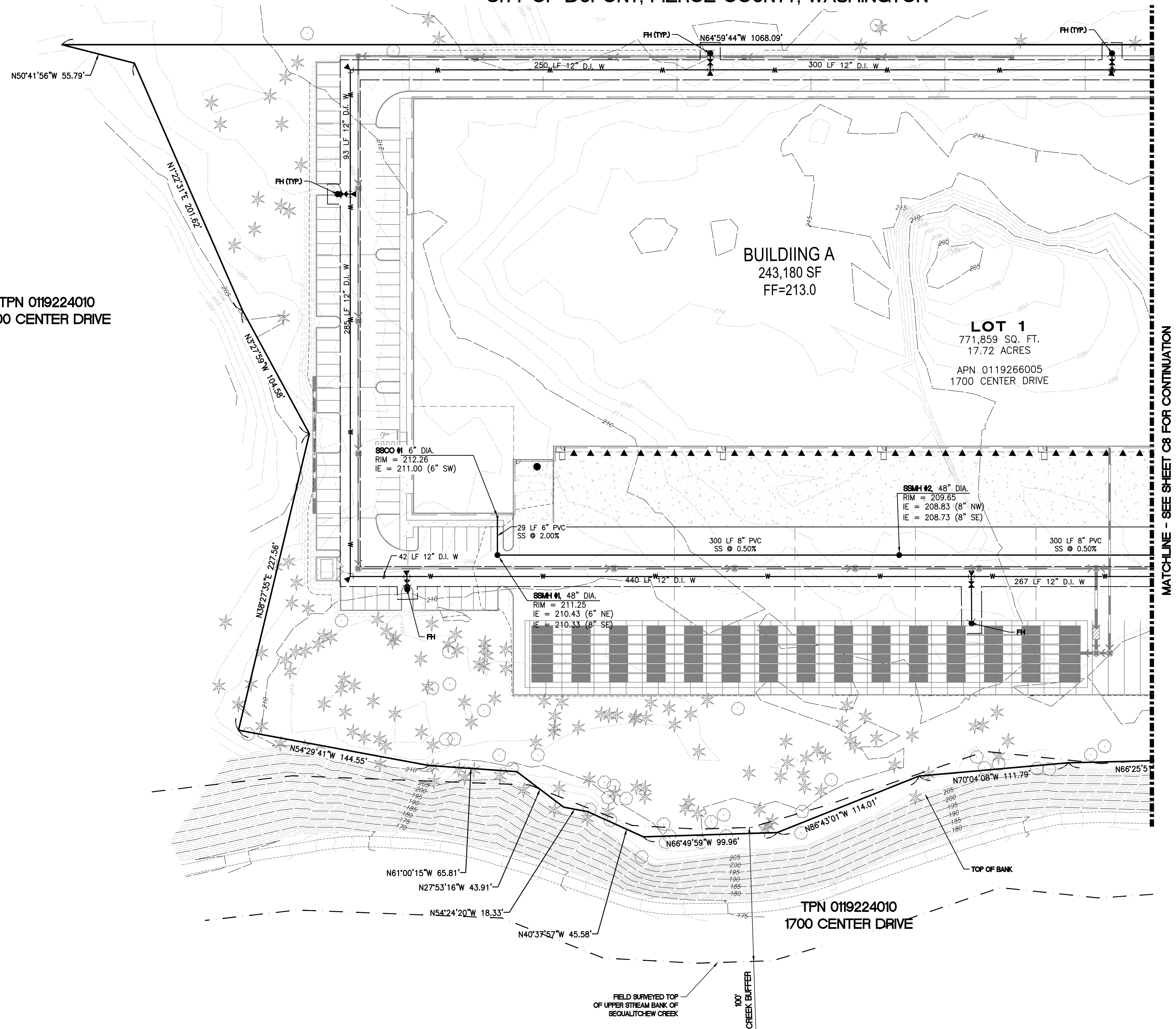






PRELIMINARY WATER AND SEWER PLAN-WEST  
FOR  
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A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.  
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TPN 0119224010  
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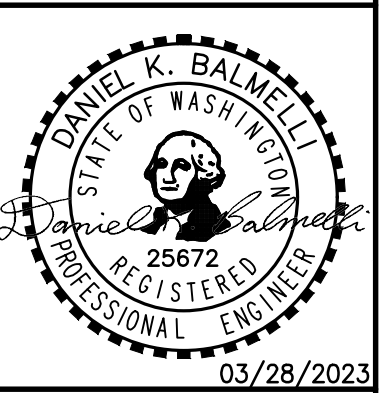
MATCHLINE - SEE SHEET C8 FOR CONTINUATION

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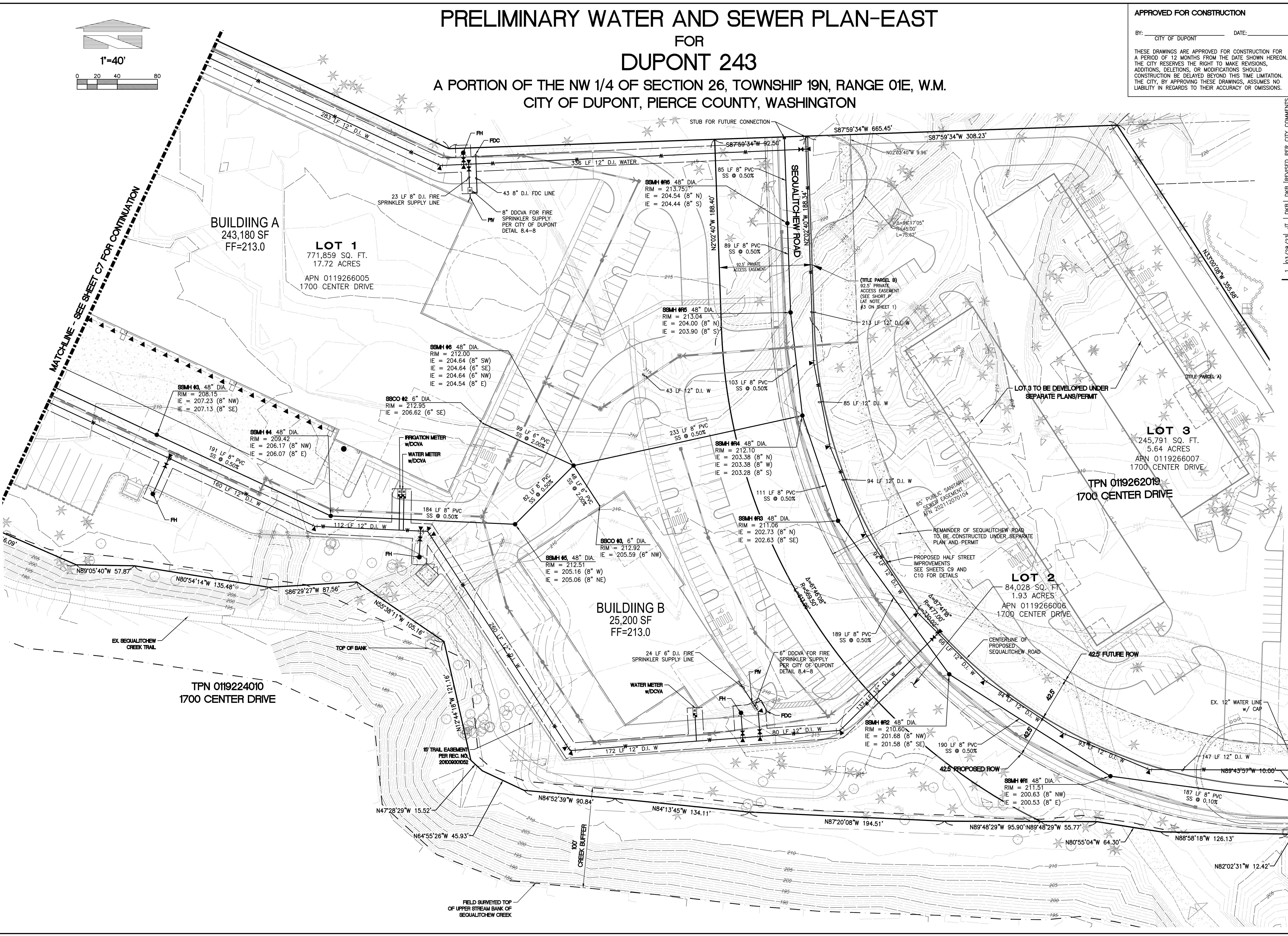
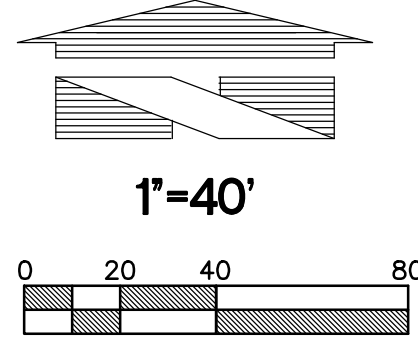
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BARGHAUSEN ENGINEERS INC.  
CONSULTING ENGINEERS  
CIVIL ENGINEERING, LAND PLANNING,  
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C7 of 13



PRELIMINARY WATER AND SEWER PLAN-EAST  
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**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

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**Date** 03/28/23

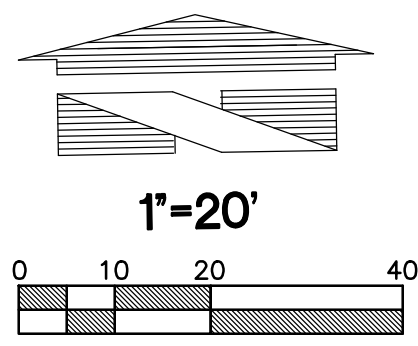
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**Sheet**  
C8 of 13

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

**BARGHAUSEN**  
CONSULTING ENGINEERS, INC.





# PRELIMINARY SEQUALITCHEW ROAD PLAN AND PROFILE

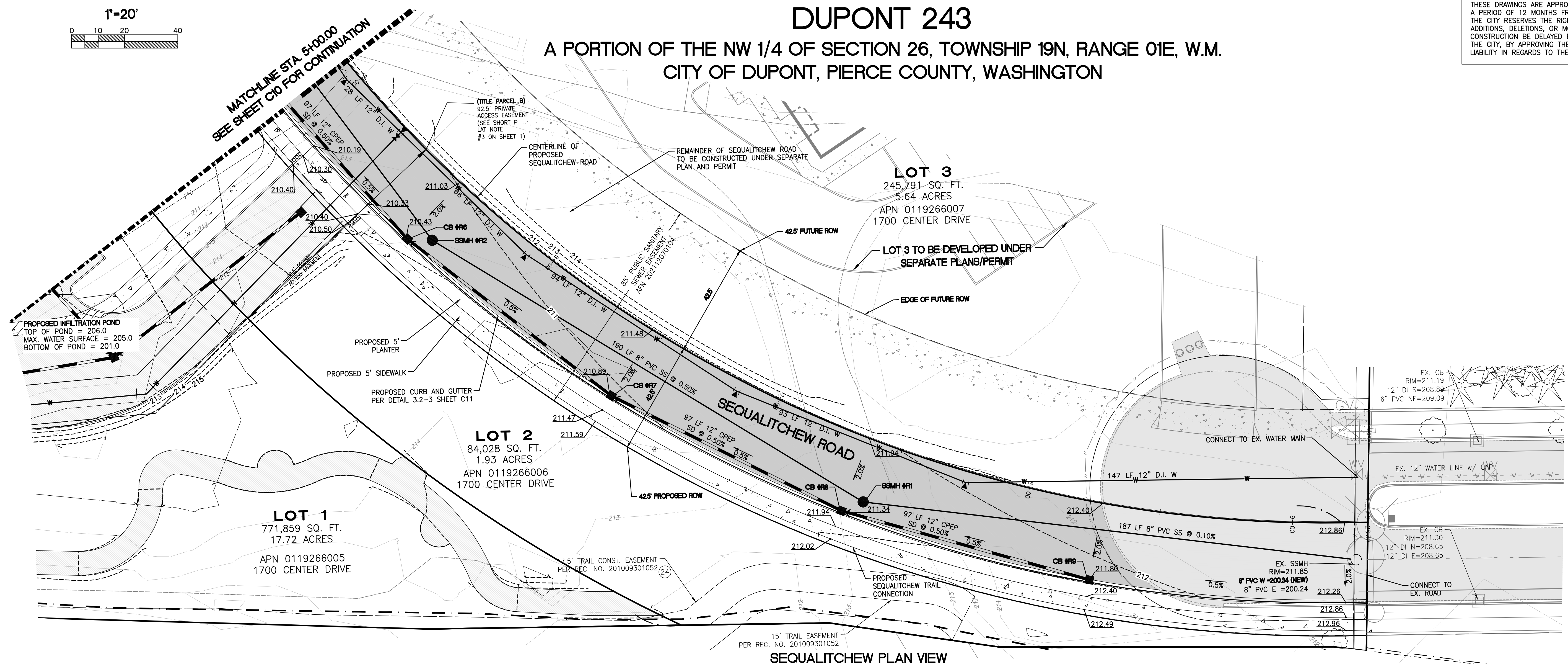
## FOR DUPONT 243

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CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY OF DUPONT

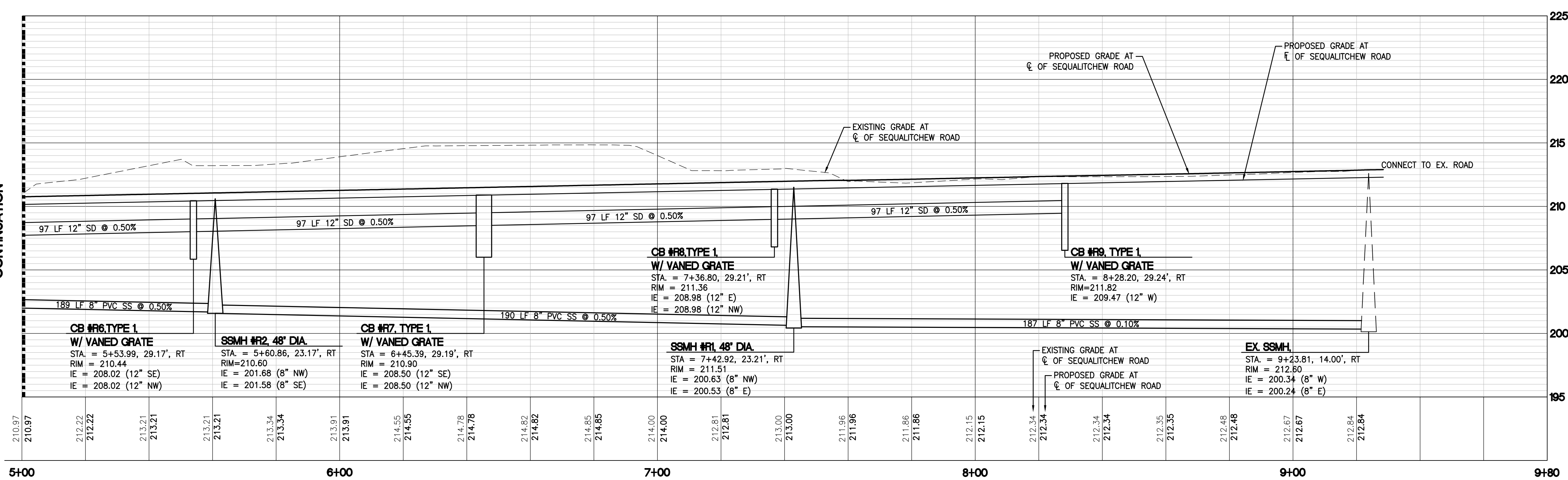
THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE REVISIONS, ADDITIONS, DELETIONS, OR MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMITATION. THE CITY, BY APPROVING THESE DRAWINGS, ASSUMES NO LIABILITY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



SEQUALITCHEW PLAN VIEW

SCALE: 1"=20'

MATCHLINE STA. 5+00.00  
SEE SHEET C10 FOR  
CONTINUATION



SEQUALITCHEW PROFILE VIEW

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

1 03/28/23 JT DKB REVISED PER CITY COMMENTS

No. Date By Ckd. Appr.

Title:

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 1"=20'  
Vertical AS NOTED

Designed: JAT  
Drawn: JAT  
Checked: DKB  
Approved: DKB  
Date: 03/28/23

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



Job Number  
18666

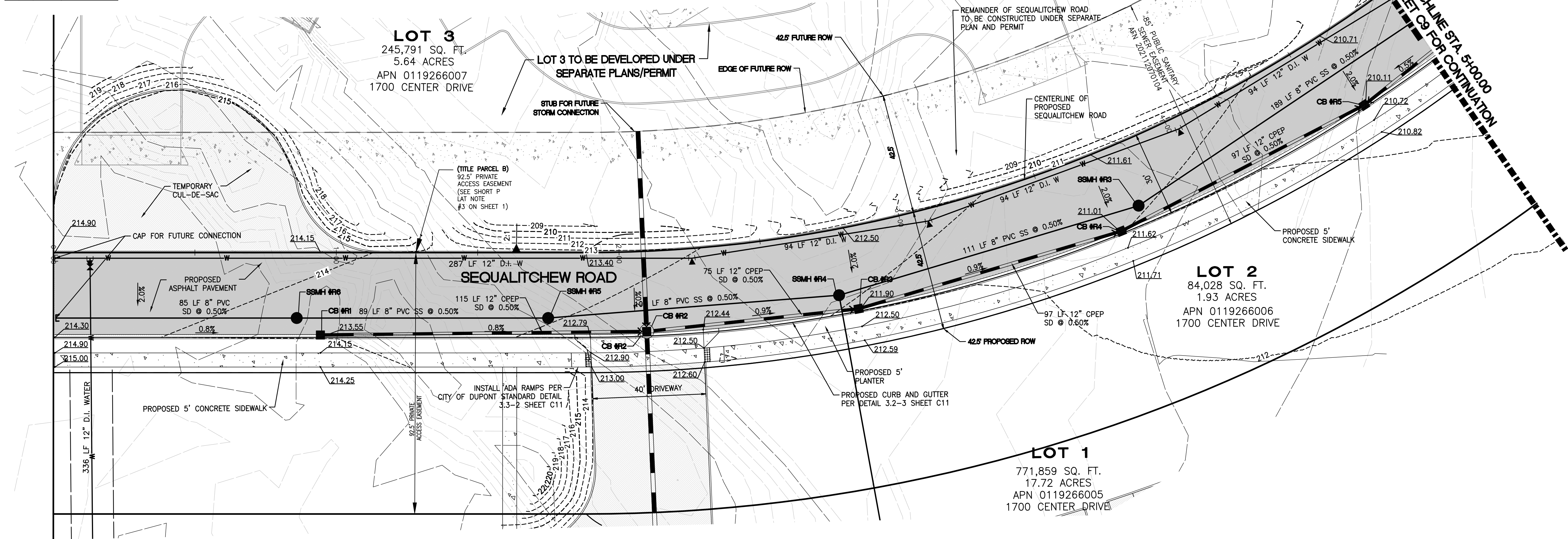
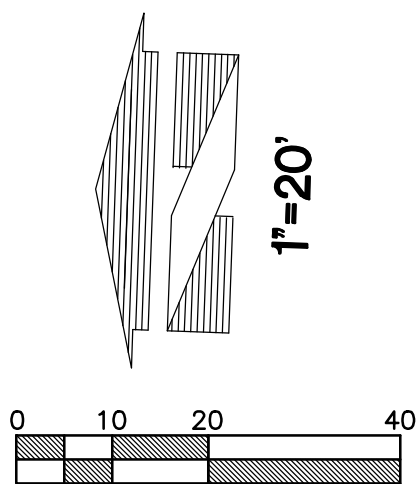
Sheet  
C9 of 13



PRELIMINARY SEQUALITCHEW ROAD PLAN AND PROFILE (CONT.)

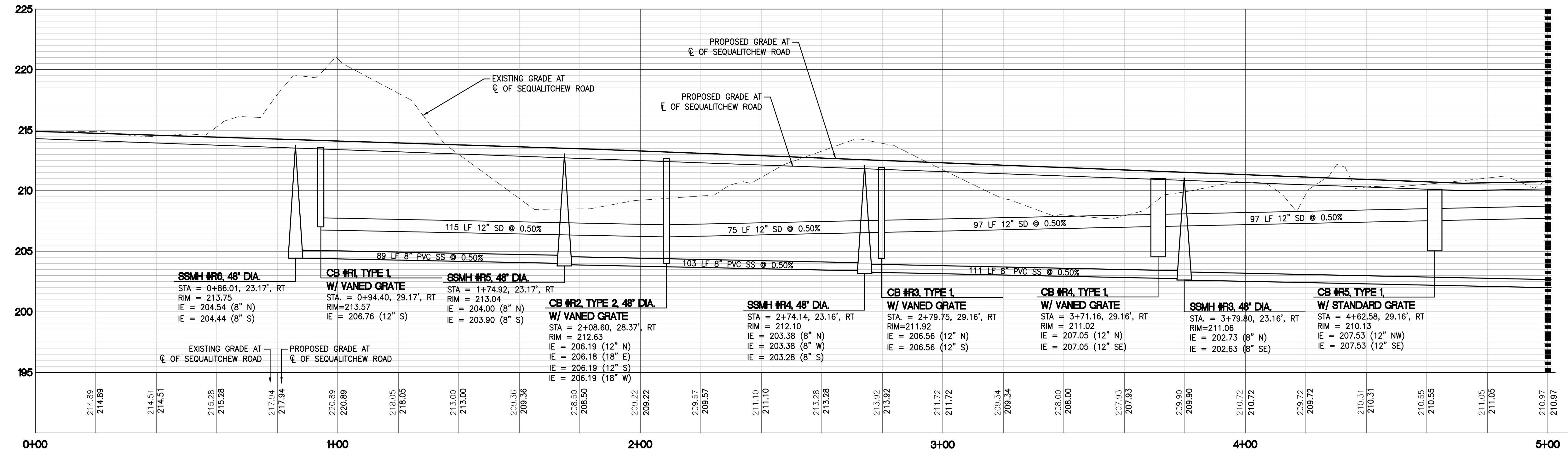
FOR  
DUPONT 243

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



SEQUALITCHEW PLAN VIEW

SCALE: 1"=20'



SEQUALITCHEW PROFILE VIEW

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

APPROVED FOR CONSTRUCTION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY OF DUPONT

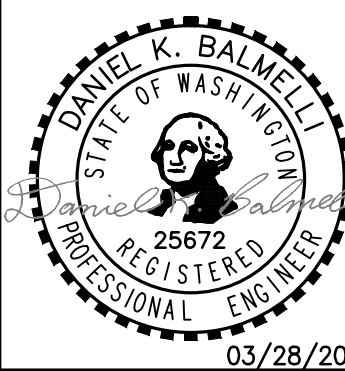
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1 03/28/23 JT DKB DKB REVISED PER CITY COMMENTS

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

For:



Scale: Horizontal 1"=20' Vertical AS NOTED  
Designed: JAT Draw: JAT Checked: DKB Approved: DKB Date: 03/28/23  
JTOWNE Xref: -----

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 C10 of 13  
File: P:\180008\18666\preliminary\18666-pr.dwg Date/Time: 3/28/2023 5:20 PM Scale: 1" = 1'

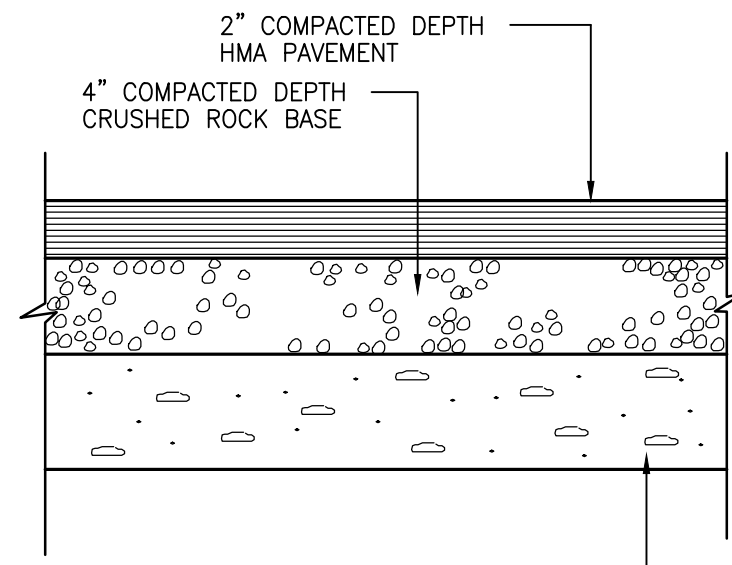


BCE GENERAL SITE DEVELOPMENT NOTES:

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 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 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 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 IN WRITING. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED CITY OF AUBURN PERMIT DRAWINGS.

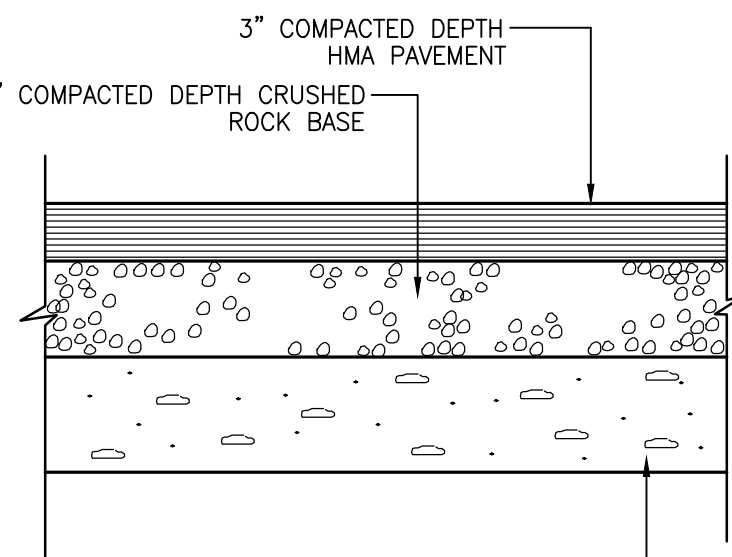
(ON-SITE ONLY)  
TYPICAL LIGHT DUTY ASPHALT PAVEMENT SECTION

NOT TO SCALE



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

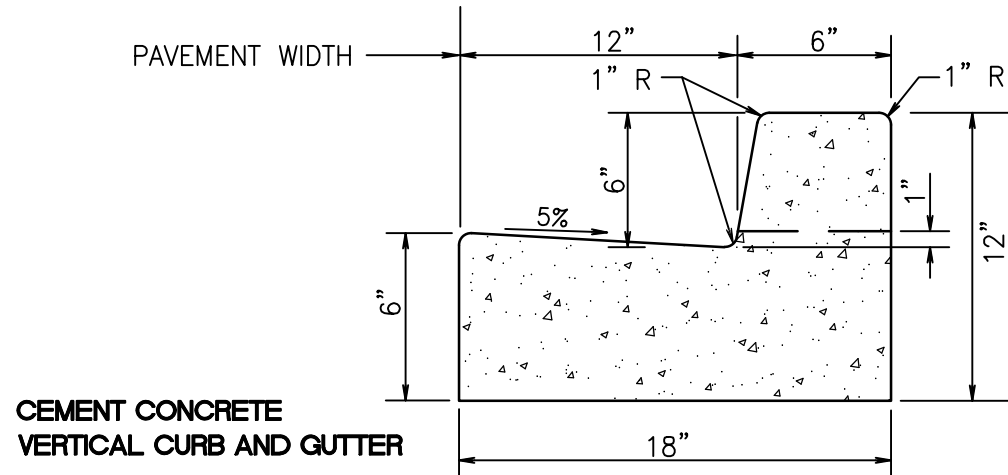
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PRELIMINARY CONSTRUCTION NOTES AND DETAILS  
FOR  
DUPONT 243  
A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.  
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

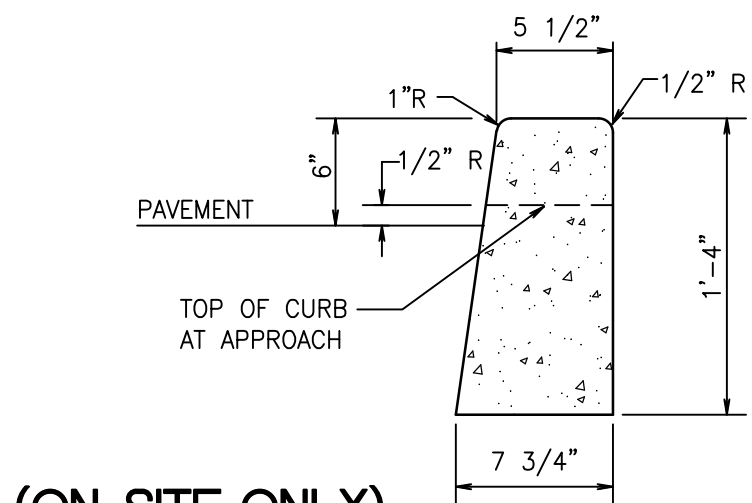
GENERAL NOTES (WATER SYSTEM CONSTRUCTION)

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 IN PLACE IN SERVICE. ALL WATER MAIN TESTING AND DISINFECTION SHALL BE PER CITY OF DUPONT PUBLIC WORKS STANDARDS.
11. WATER MAIN SUBROUTS 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 (DDCVA) IN AN UNDERGROUND VAULT AND A FIRE DEPARTMENT CONNECTION (FDC) WITHIN 50 FEET OF A FIRE HYDRANT.



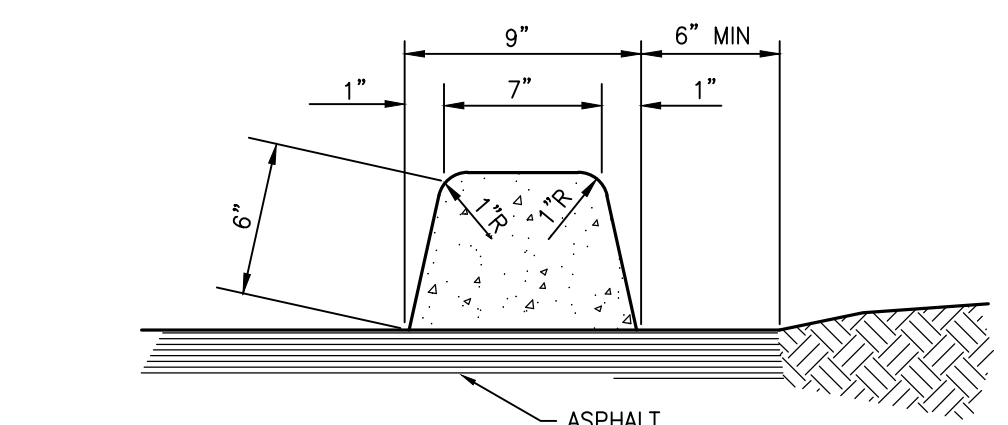
CEMENT CONCRETE  
VERTICAL CURB AND GUTTER  
(ON-SITE ONLY)  
CURB AND GUTTER DETAIL  
WSDOT STANDARD PLAN F-10.12-00

NOT TO SCALE



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

NOT TO SCALE

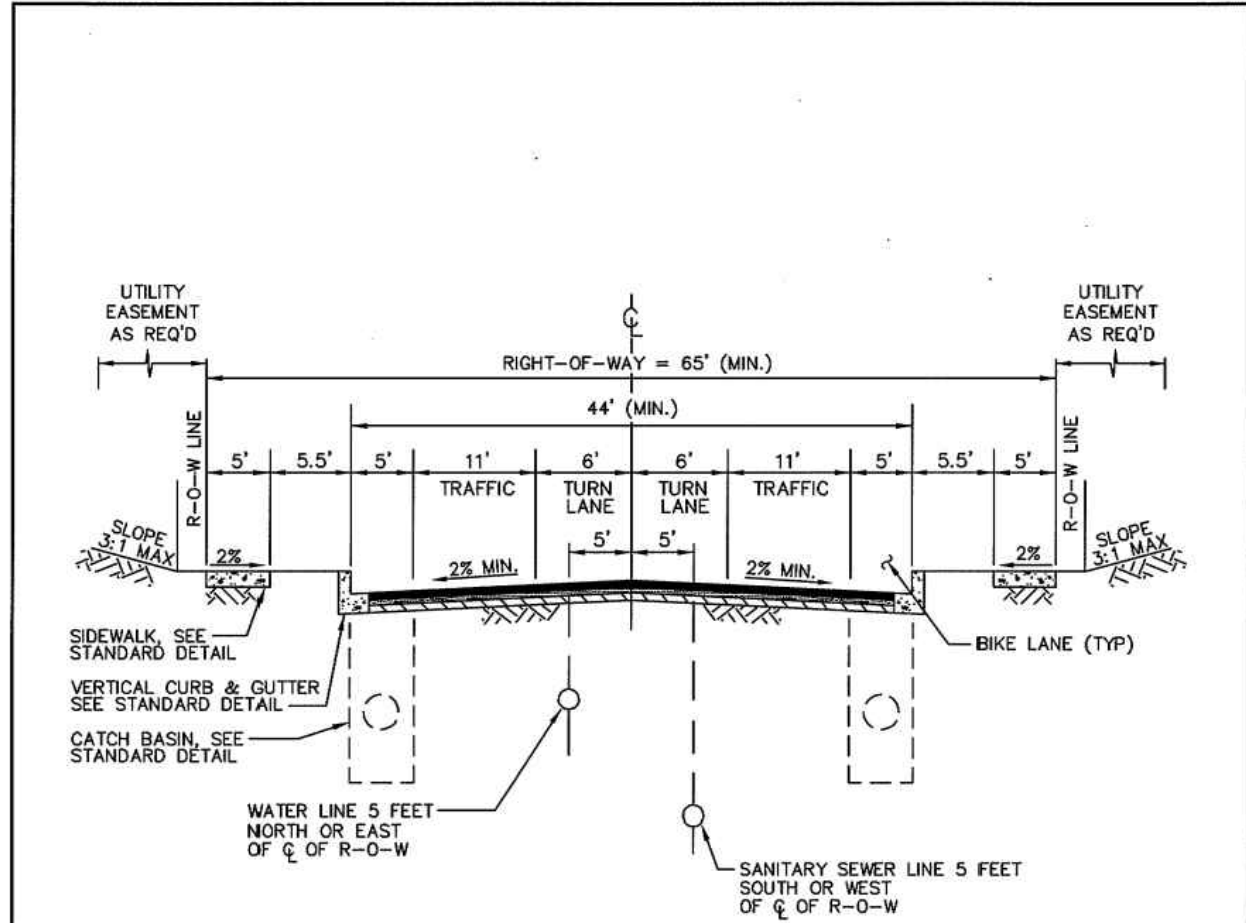


EXTRUDED CONCRETE CURB DETAIL

NOT TO SCALE

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.



- GENERAL NOTES:
1. FOR ADDITIONAL REQUIREMENTS, SEE TABLE 2.4-2 OF THE PUBLIC WORKS STANDARDS.
  2. PAVEMENT DESIGN SHALL BE BY A LICENSED ENGINEER.
  3. FOR STREETS ADJACENT TO OPEN SPACE/SENSITIVE AREAS SEE DWG. No. 2.4-2.4

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

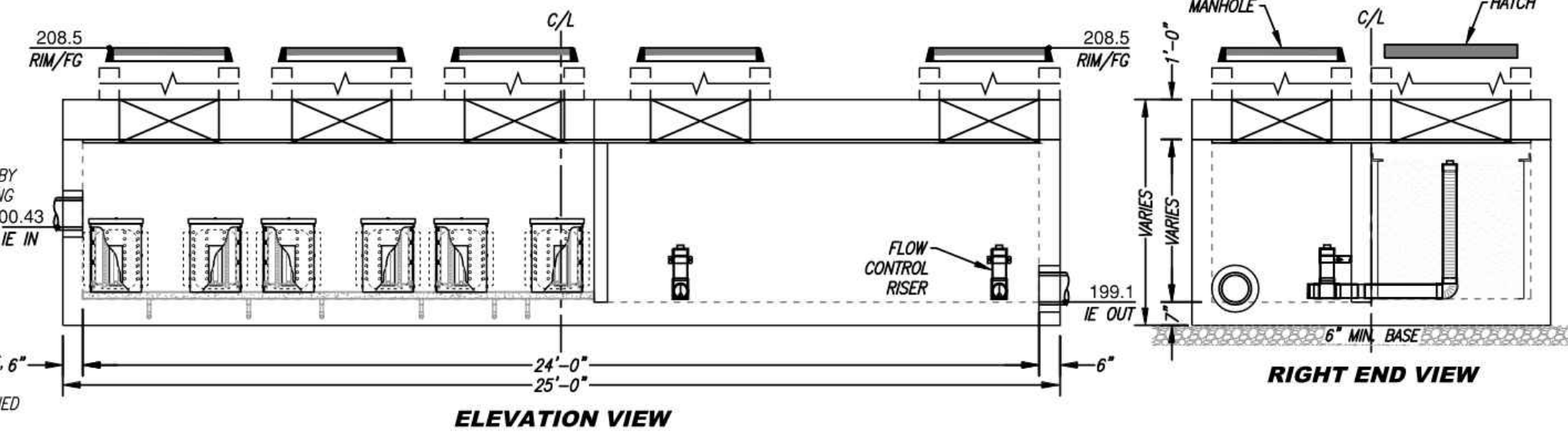
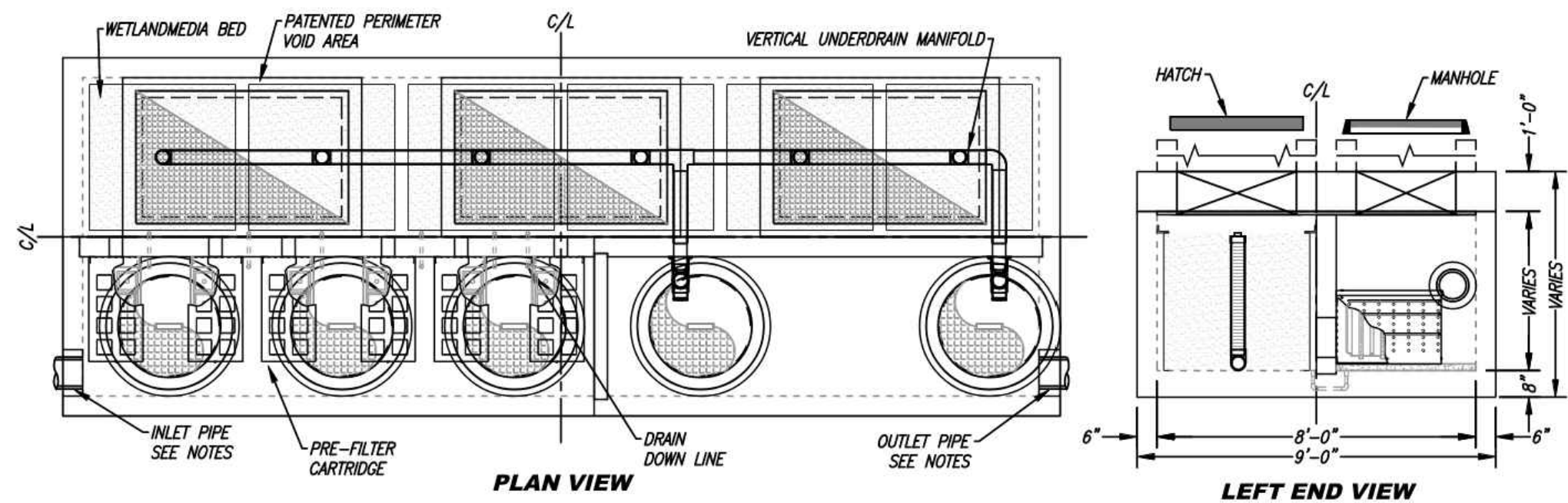
SITE SPECIFIC DATA			
PROJECT NUMBER		18666	
PROJECT NAME		Dupont 243	
PROJECT LOCATION		Dupont, WA	
STRUCTURE ID		A	
TREATMENT REQUIRED			
FLOW BASED (CFS)			
0.95			
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE		USER FILL (ft) <input checked="" type="checkbox"/>	
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	200.43	CPEP	12"
INLET PIPE 2	N/A	N/A	N/A
OUTLET PIPE	199.10	CPEP	12"
PRETREATMENT		BIOFILTRATION	DISCHARGE
RIM ELEVATION		208.50	
SURFACE LOAD		DIRECT TRAFFIC <input checked="" type="checkbox"/>	
NOTES: HS-20			

INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
3. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATERTIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
4. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL PIPES, RISERS, 6" MANHOLES, AND HATCHES. CONTRACTOR TO USE GROUT AND/OR BRICKS TO MATCH COVERS WITH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
5. VEGETATION SUPPLIED AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DRIP OR SPRAY IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
6. CONTRACTOR RESPONSIBLE FOR CONTACTING CONTECH FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A CONTECH REPRESENTATIVE.

GENERAL NOTES

1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT CONTECH.



TREATMENT FLOW (CFS)	0.95
OPERATING HEAD (FT)	4.7
PRETREATMENT LOADING RATE (GPM/SF)	2.8
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0

MWS-L-8-24-V-UG  
STORMWATER BIOFILTRATION SYSTEM  
STANDARD DETAIL



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Horizontal N/A  
Vertical N/A

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CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES

Job Number  
18666

Sheet  
C11 of 13



PRELIMINARY CONSTRUCTION NOTES AND DETAILS  
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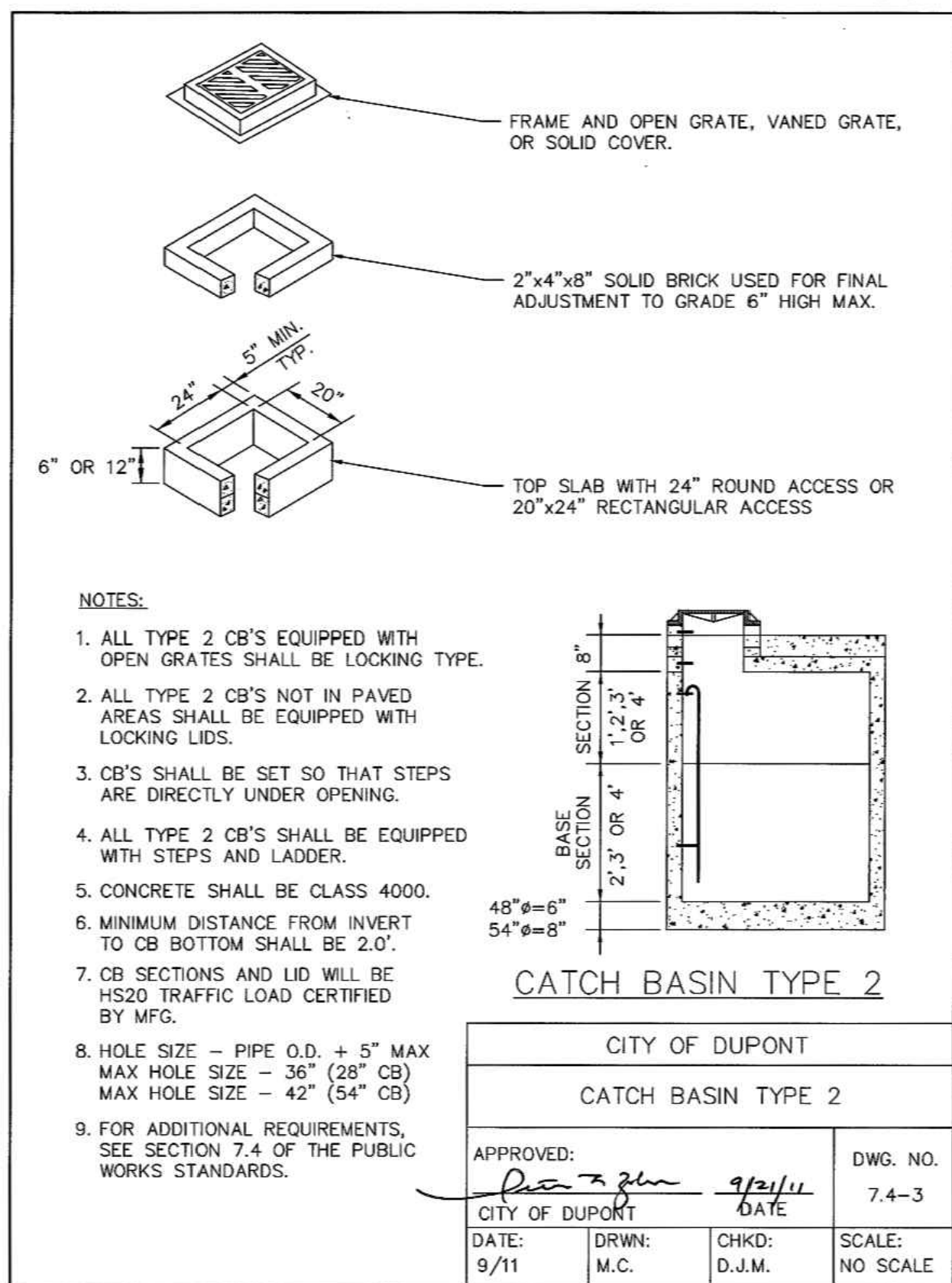
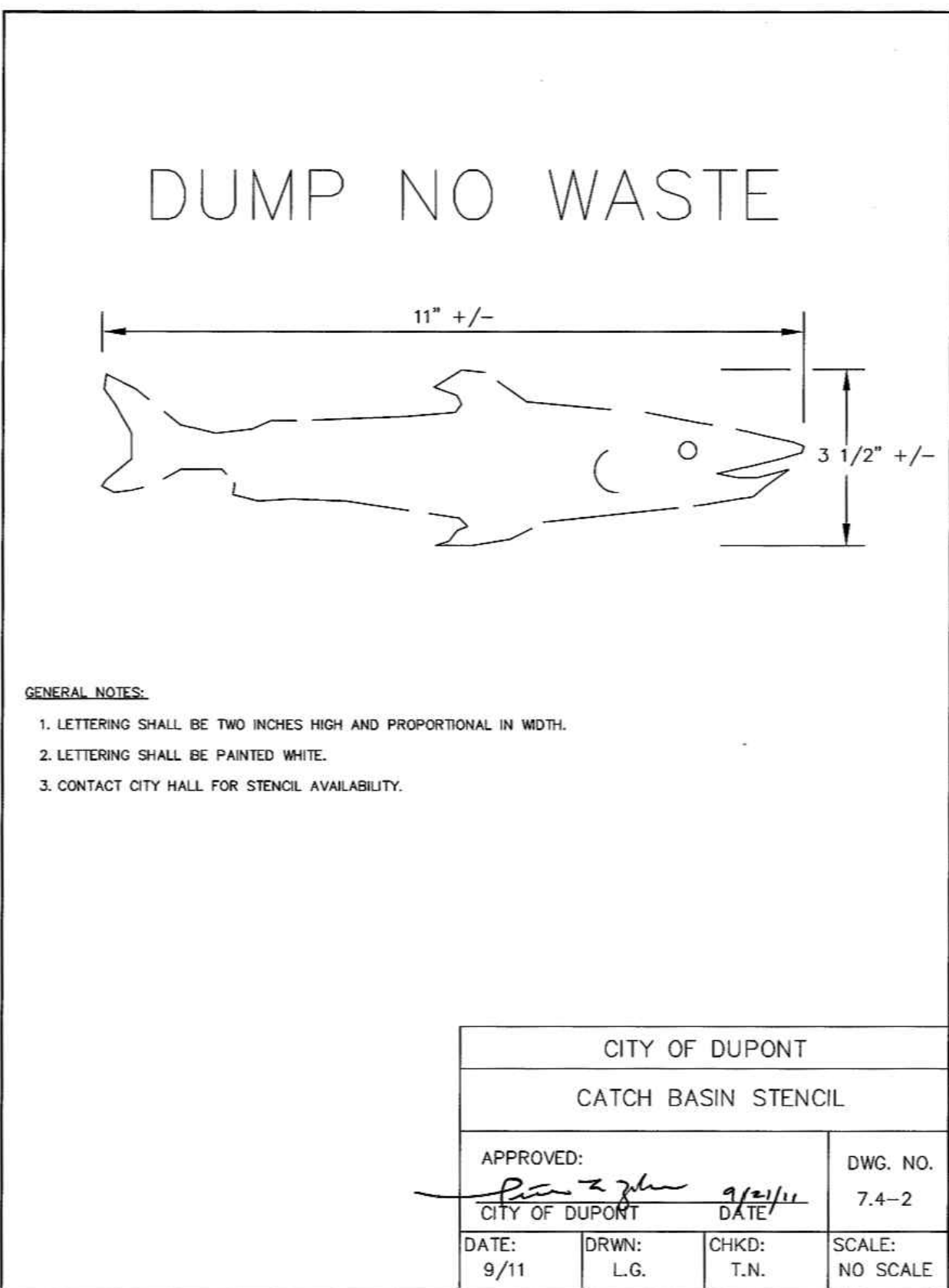
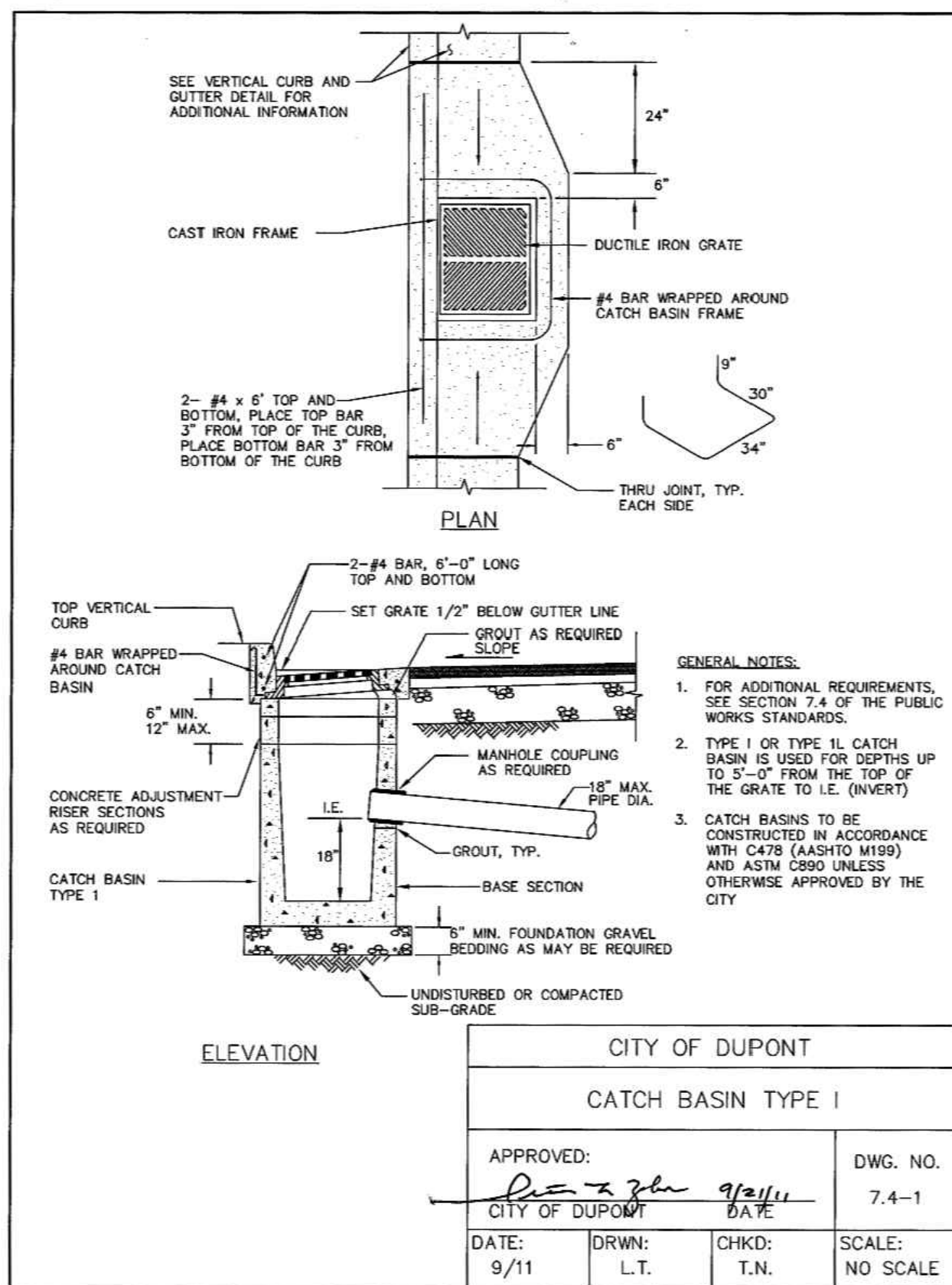
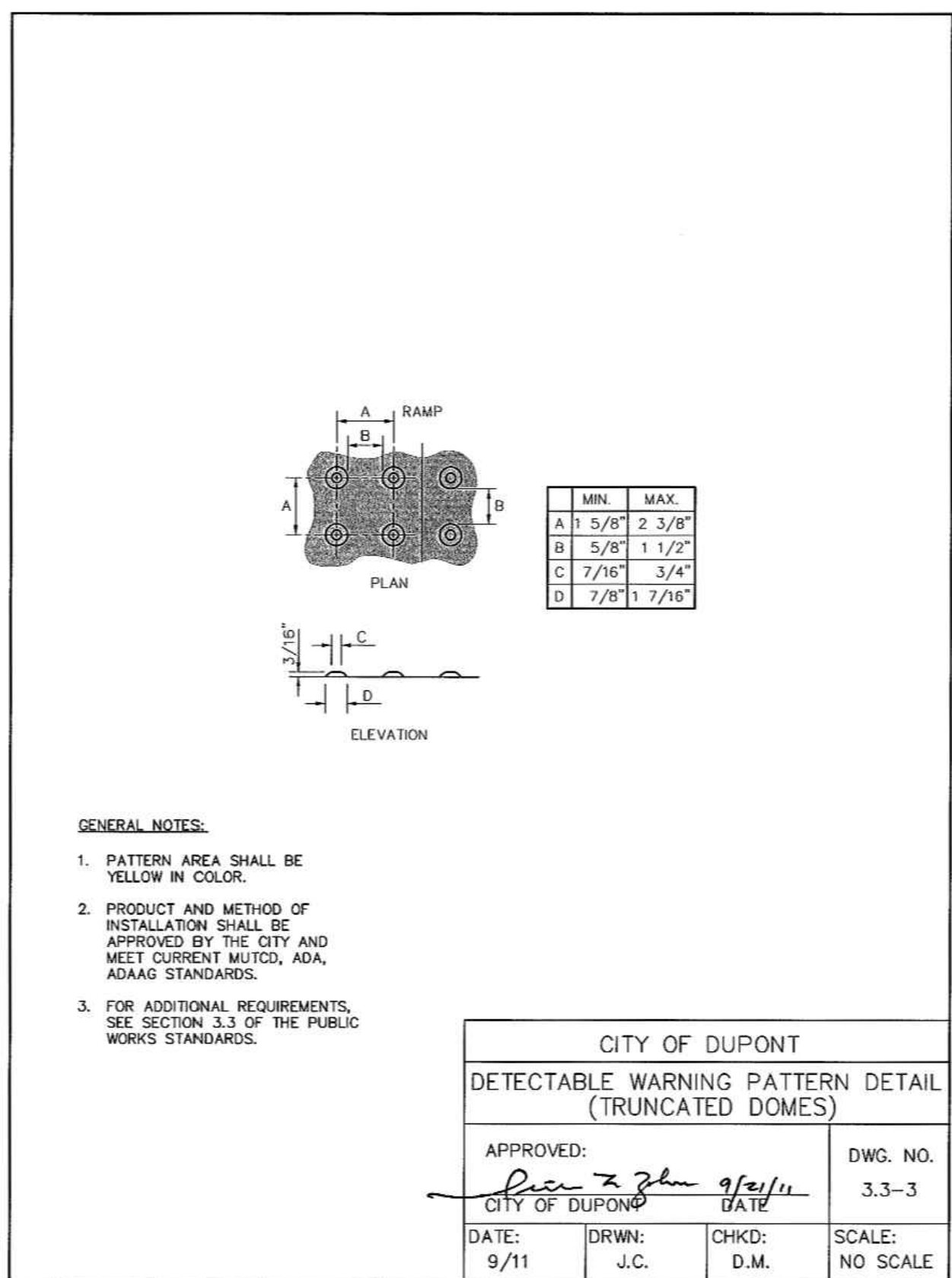
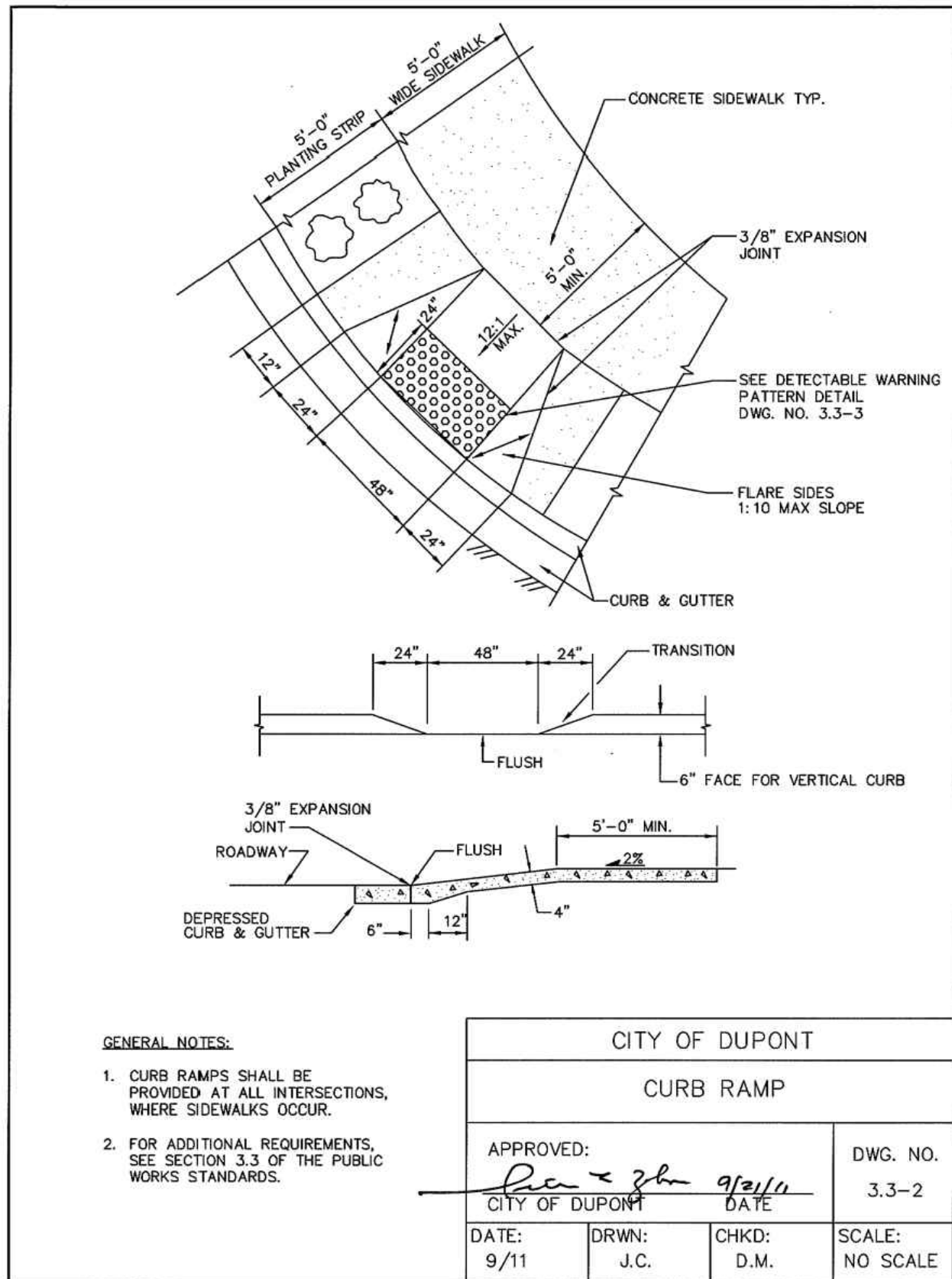
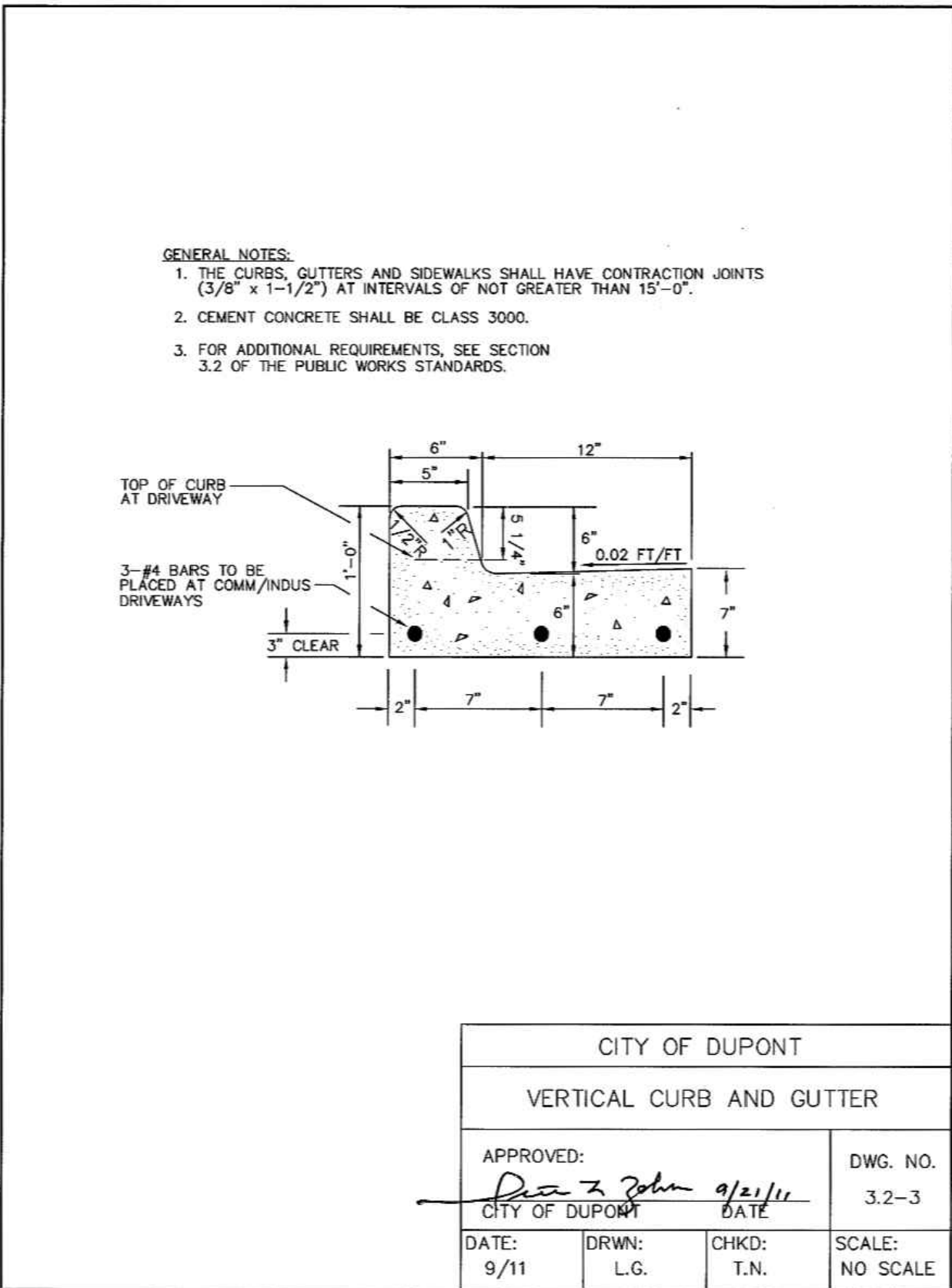
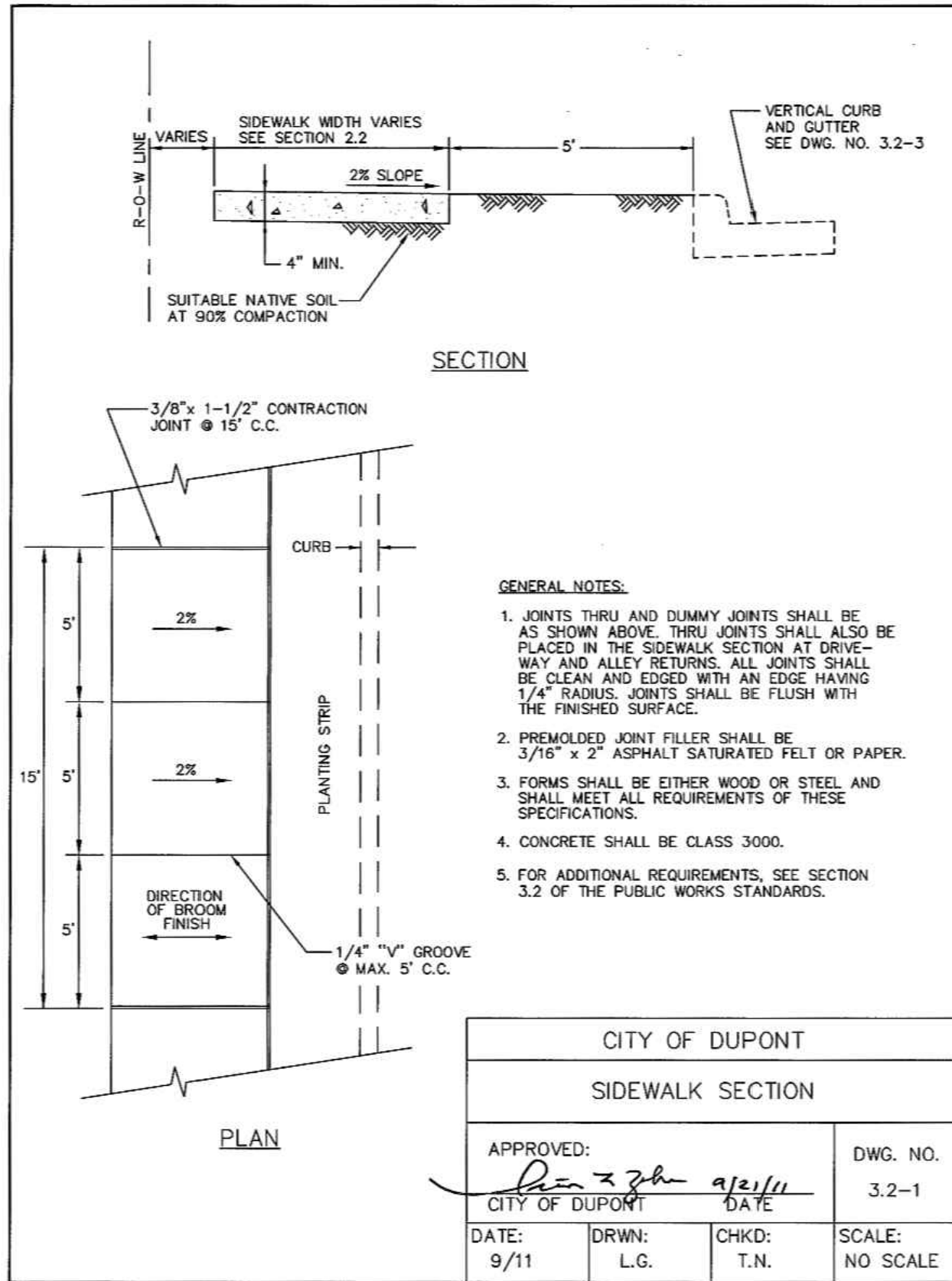
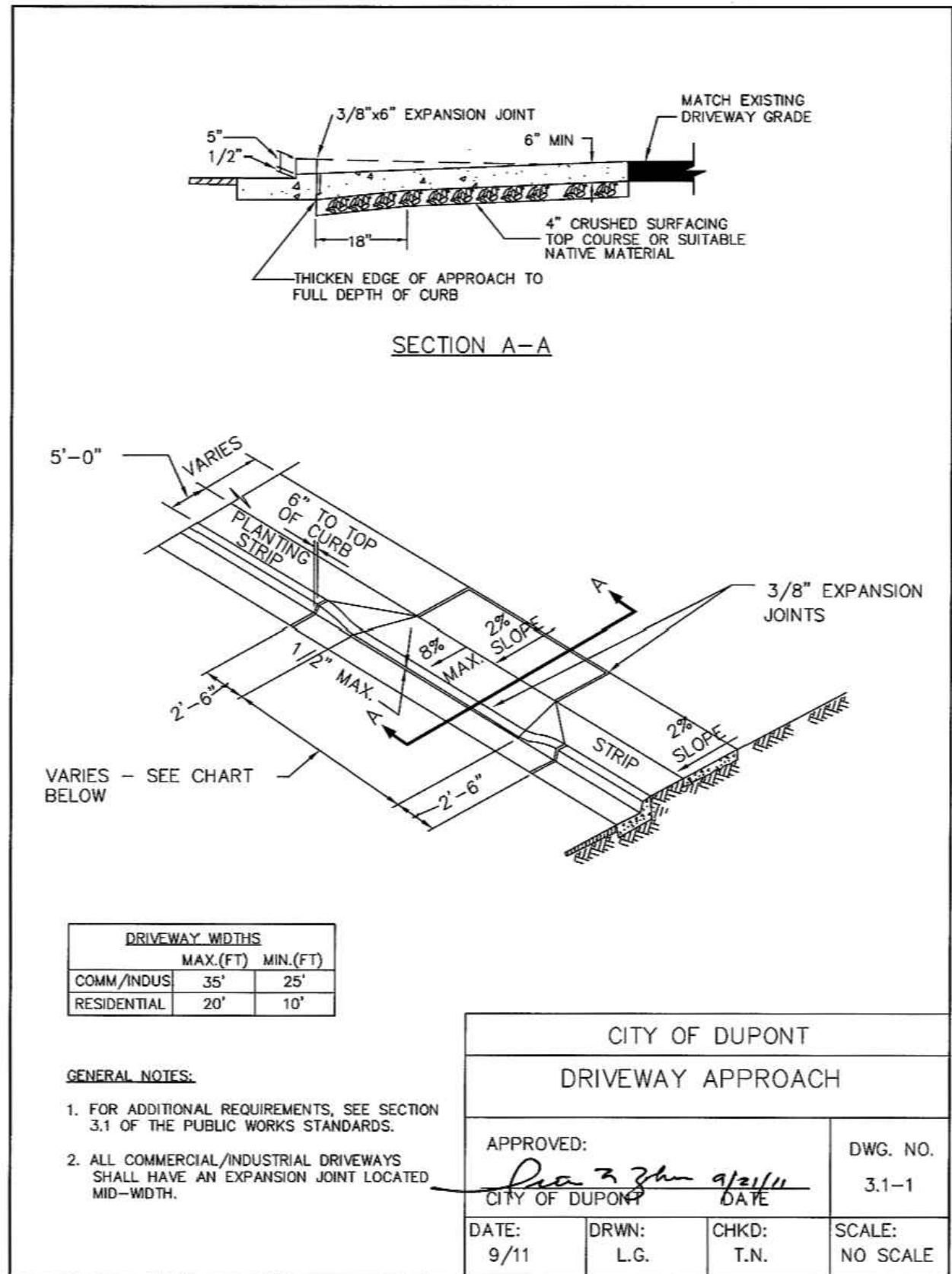
Scale: Horizontal N/A Vertical N/A

Designed: JAT Draw: JAT Checked: DKB Approved: DKB Date: 03/28/23

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KENT, WA 98032  
(425) 251-6222  
(425) 251-8762 FAX  
CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES



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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

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.

Revision  
1 10/28/23 JT DKB DKB REVISED PER CITY COMMENTS

PRELIMINARY  
CONSTRUCTION NOTES AND DETAILS  
FOR  
DUPONT 243

For:  
AVENUE 55, LLC  
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 03/28/23

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