

PRELIMINARY COVER SHEET

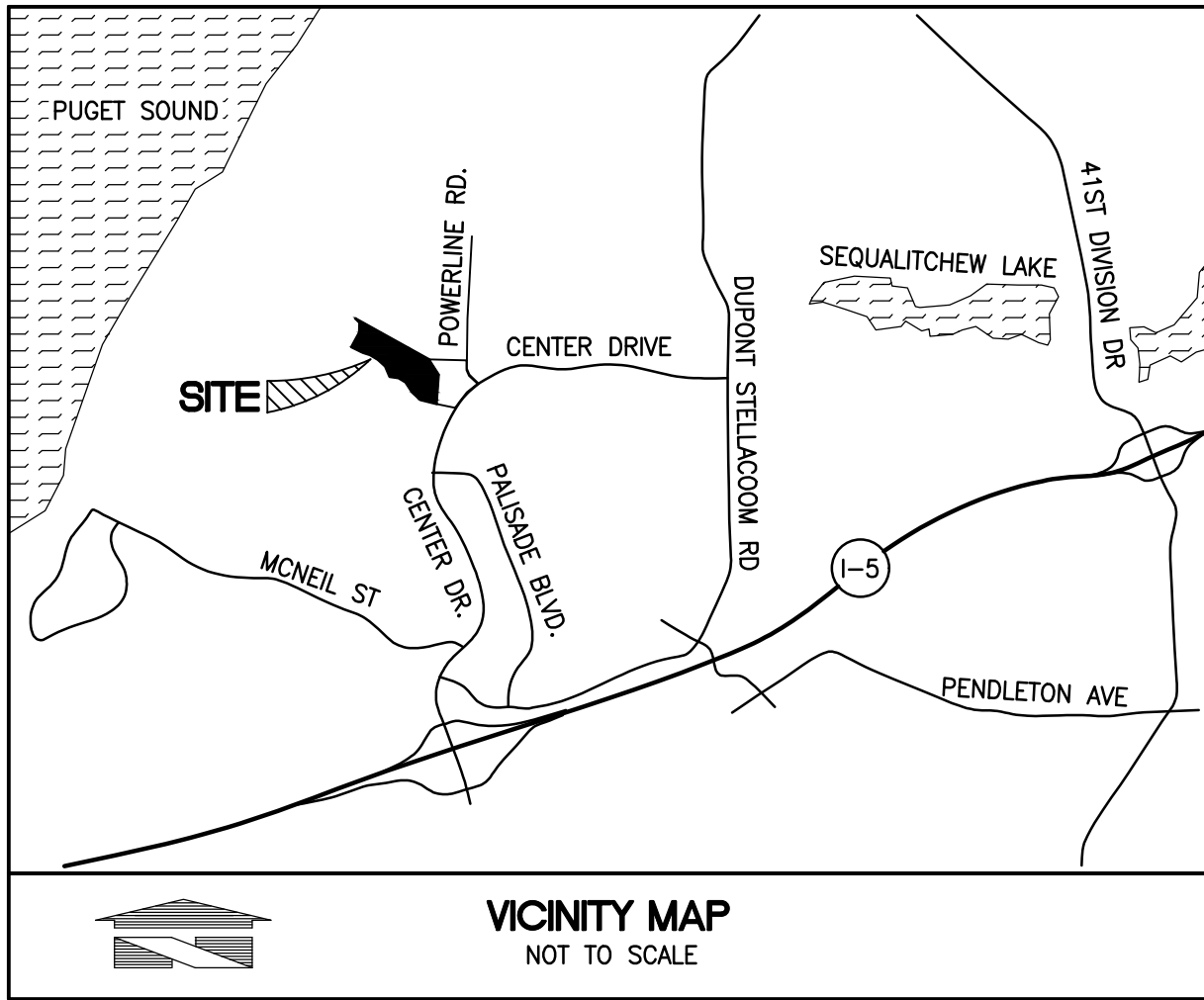
FOR  
DUPONT 243

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

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

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.

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.



Know what's below.  
Call before you dig.

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)

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

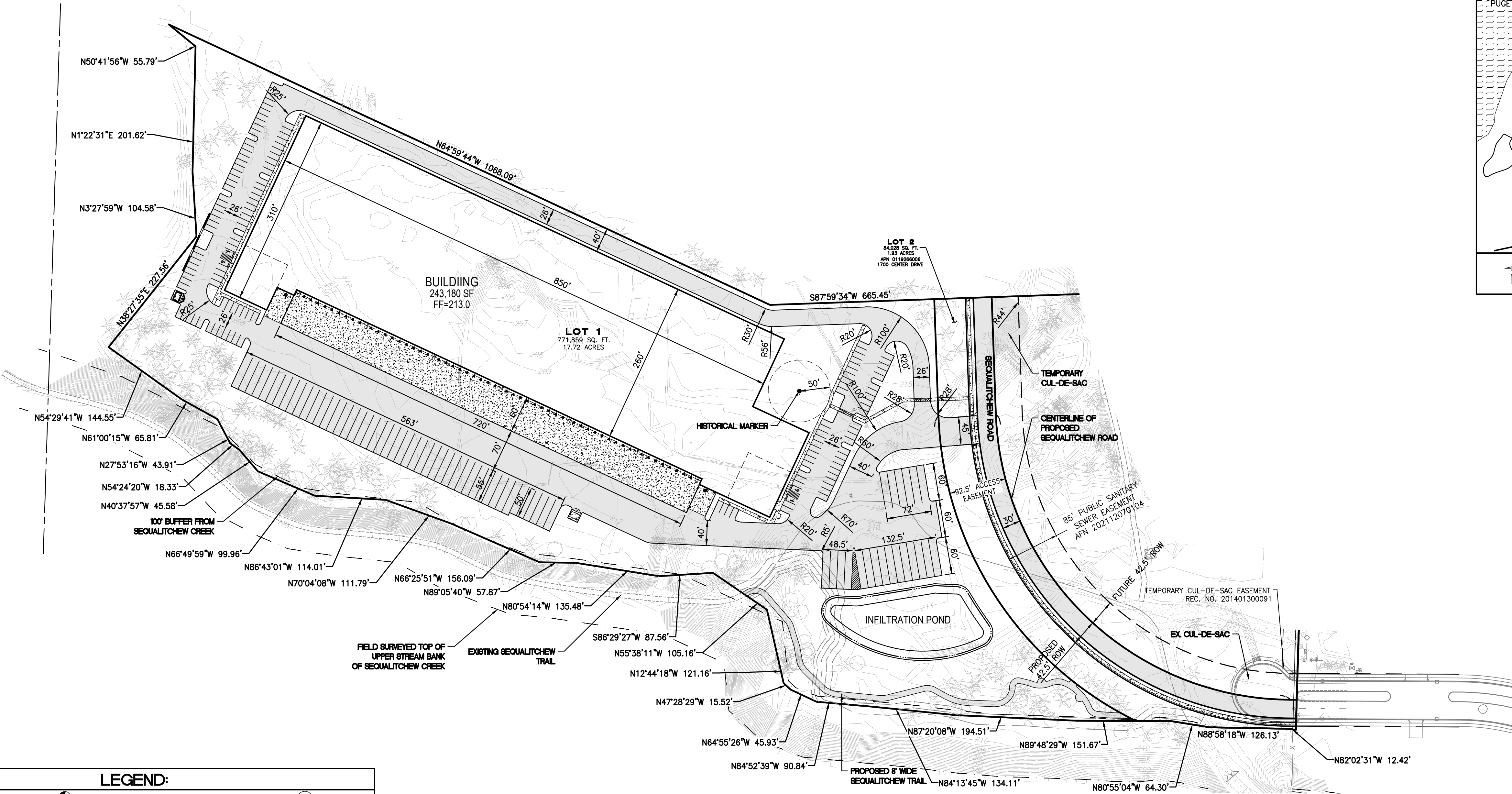
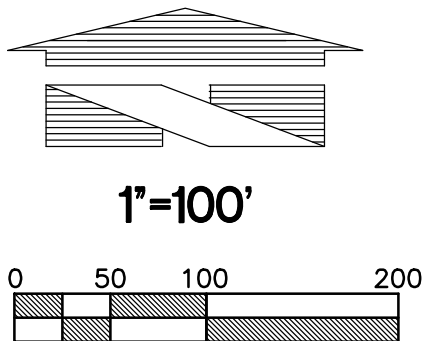
INNOVA ARCHITECTS  
950 PACIFIC AVENUE, SUITE 450  
TACOMA, WA 98402  
PHONE: (253) 572-4903  
CONTACT: BRIAN LUDWIG

INDEX TO SHEETS:

- |           |  |
|-----------|--|
| C1 OF 13  | PRELIMINARY COVER SHEET                                |
| C2 OF 13  | PRELIMINARY TESC AND DEMOLITION PLAN-WEST              |
| C3 OF 13  | PRELIMINARY TESC AND DEMOLITION PLAN-EAST              |
| C4 OF 13  | PRELIMINARY TESC NOTES AND DETAILS                     |
| C5 OF 13  | PRELIMINARY GRADING AND STORM DRAINAGE PLAN-WEST       |
| C6 OF 13  | PRELIMINARY GRADING AND STORM DRAINAGE PLAN-EAST       |
| C7 OF 13  | PRELIMINARY WATER AND SEWER PLAN-WEST                  |
| C8 OF 13  | PRELIMINARY WATER AND SEWER PLAN-EAST                  |
| C9 OF 13  | PRELIMINARY SEQUALTCHIEW ROAD PLAN AND PROFILE         |
| C10 OF 13 | PRELIMINARY SEQUALTCHIEW ROAD PLAN AND PROFILE (CONT.) |
| C11 OF 13 | PRELIMINARY CONSTRUCTION NOTES AND DETAILS             |
| C12 OF 13 | PRELIMINARY CONSTRUCTION NOTES AND DETAILS             |
| C13 OF 13 | PRELIMINARY CONSTRUCTION NOTES AND DETAILS             |

- |           |  |
|-----------|--|
| L1 OF 12  | PRELIMINARY TREE RETENTION PLAN          |
| L2 OF 12  | PRELIMINARY TREE RETENTION PLAN          |
| L3 OF 12  | PRELIMINARY LANDSCAPE PLAN               |
| L4 OF 12  | PRELIMINARY LANDSCAPE PLAN               |
| L5 OF 12  | PRELIMINARY LANDSCAPE PLAN               |
| L6 OF 12  | PRELIMINARY PLANT SCHEDULE               |
| L7 OF 12  | PRELIMINARY LANDSCAPE NOTES AND DETAILS  |
| L8 OF 12  | PRELIMINARY IRRIGATION PLAN              |
| L9 OF 12  | PRELIMINARY IRRIGATION PLAN              |
| L10 OF 12 | PRELIMINARY IRRIGATION NOTES AND DETAILS |
| L11 OF 12 | PRELIMINARY IRRIGATION DETAILS           |
| L12 OF 12 | PRELIMINARY IRRIGATION DETAILS           |

Received 8-8-2023



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			

PRELIMINARY COVER SHEET  
FOR  
DUPONT 243

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

For:



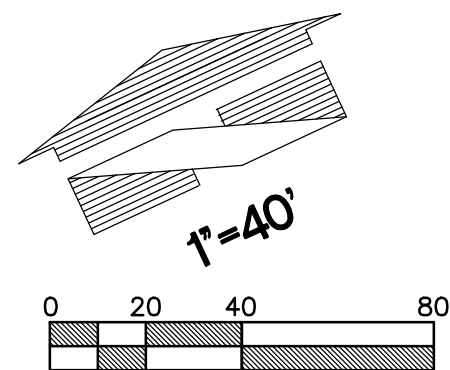
Scale:	Horizontal	Vertical
1"=100'		N/A
Designed	JAT	JAT
Drawn	JAT	JAT
Checked	DKB	DKB
Approved	DKB	DKB
Date	08/04/23	08/04/23

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



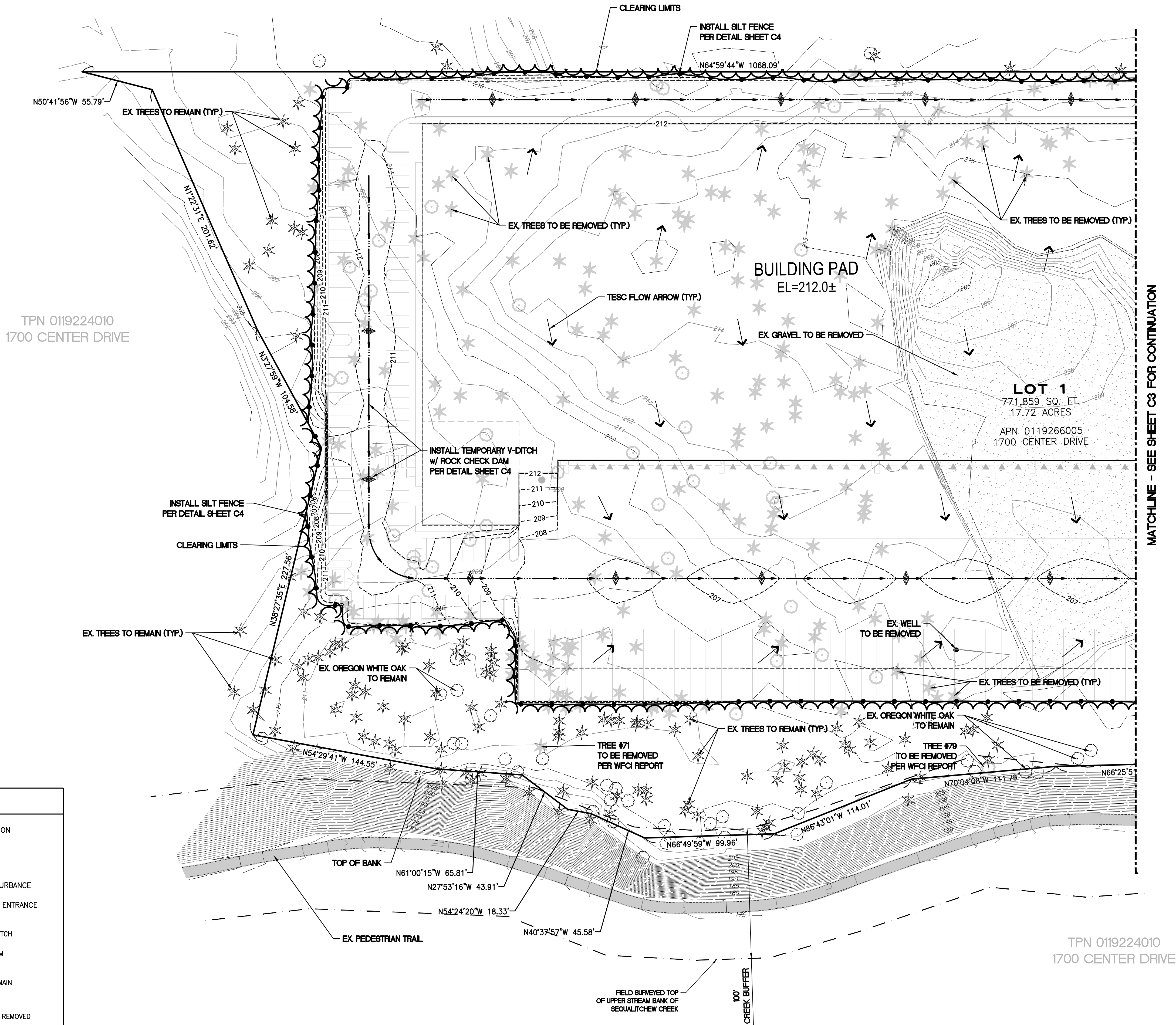
Job Number  
18666  
Sheet  
C1 of 13





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.



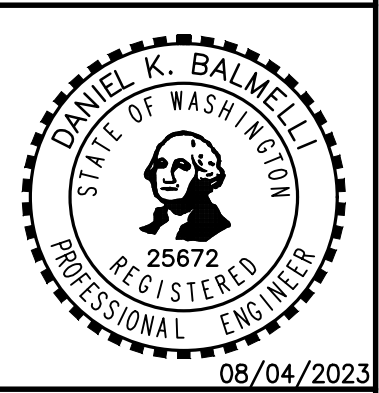
TESC LEGEND:

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

No.	Date	By	Ckd.	Appr.	Revision
1	06/04/23	JT	DKB	REVISED PER CITY COMMENTS	

Title:  
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
	1"=40'	N/A
Designed	JAT	
Drawn	JAT	
Checked	DKB	
Approved	DKB	
Date	09/04/23	

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

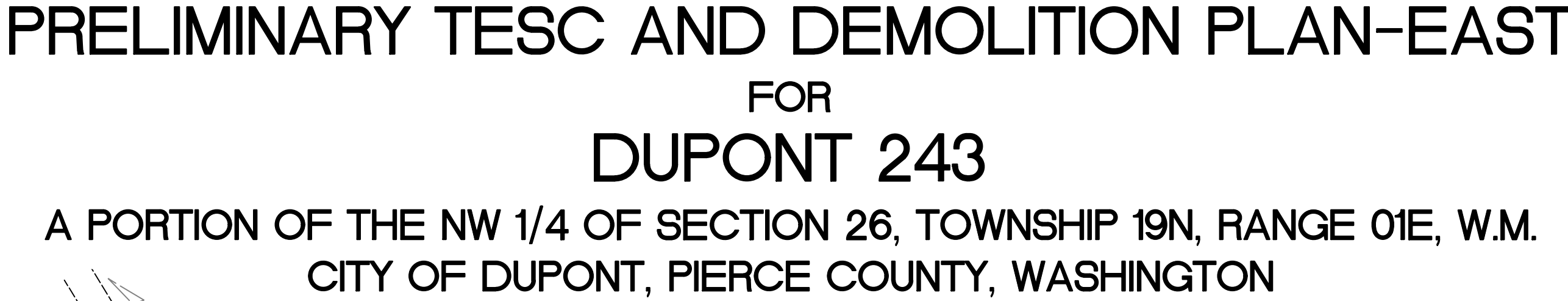
CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES

18666

Sheet

C2 of 13





**APPROVED FOR CONSTRUCTION**

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

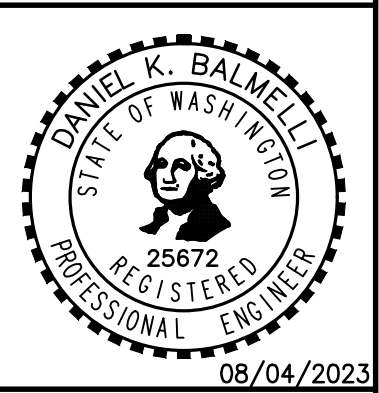
THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE REVISIONS, ADDITIONS, DELETIONS, OR MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMITATION. THE CITY, BY APPROVING THESE DRAWINGS, ASSUMES NO LIABILITY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

1	08/04/23	JT	DKB	DKB	REVISED PER CITY COMMENTS
No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY  
TESC AND DEMOLITION PLAN  
FOR  
DUPONT 243

--	--

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

[illegible]

Scale: \_\_\_\_\_

Horizontal \_\_\_\_\_

1"=40'

Vertical \_\_\_\_\_

N/A

---

Designed JAT

Drawn JAT

Checked DKB

Approved DKB

Date 08/04/23

**BARGHAUSEN**  
CONSULTING ENGINEERS, INC. 

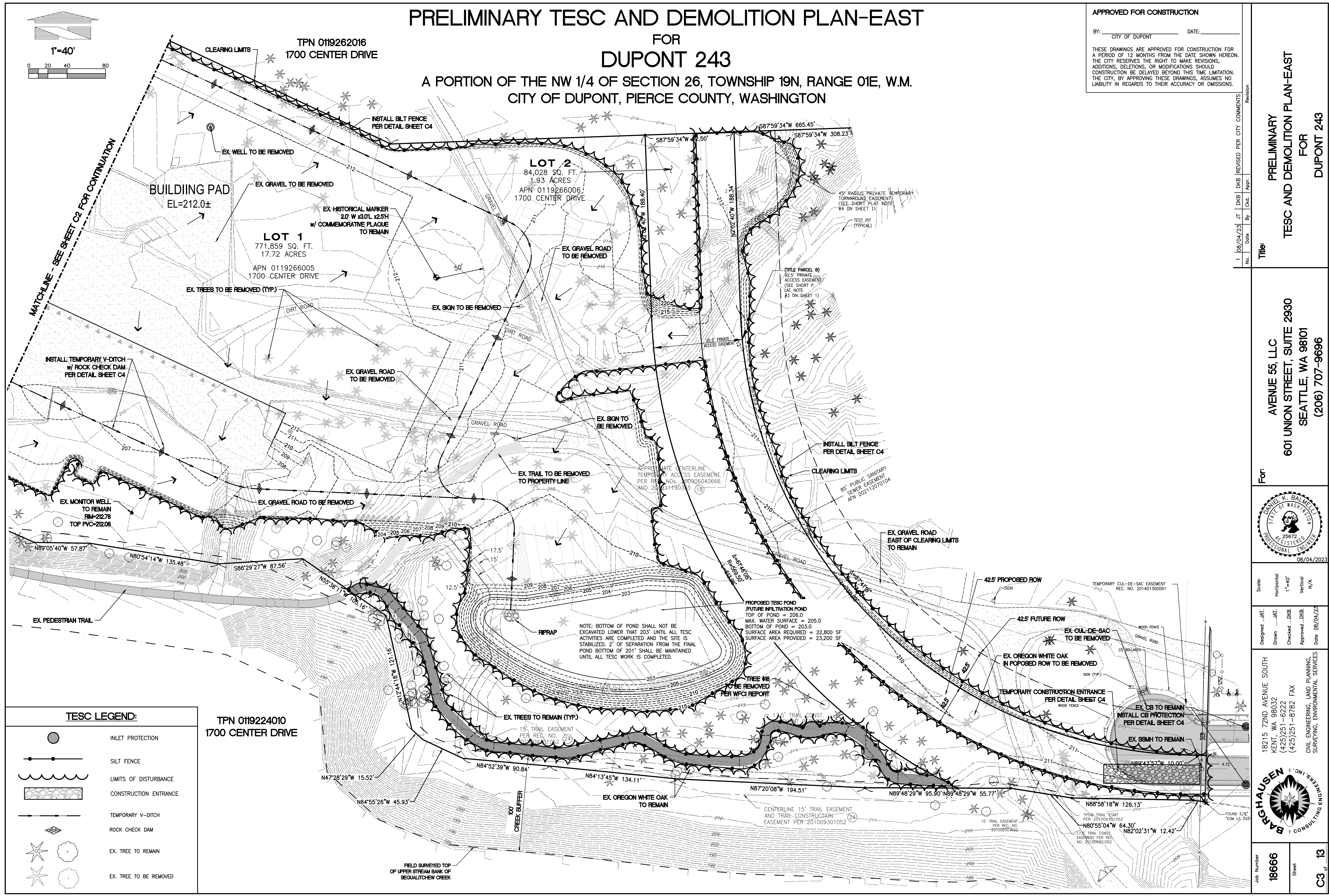
18215 72ND AVENUE SOUTH  
KENT, WA 98032  
(425) 251-6222  
(425) 251-8782 FAX

CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES

\_\_\_\_\_

Job Number  
**18666**

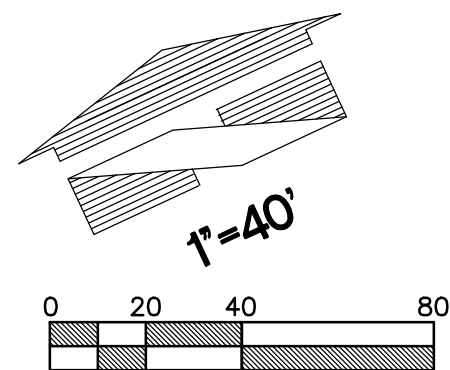
Sheet  
**C3** of **13**











# PRELIMINARY GRADING AND STORM DRAINAGE PLAN-WEST

## FOR DUPONT 243

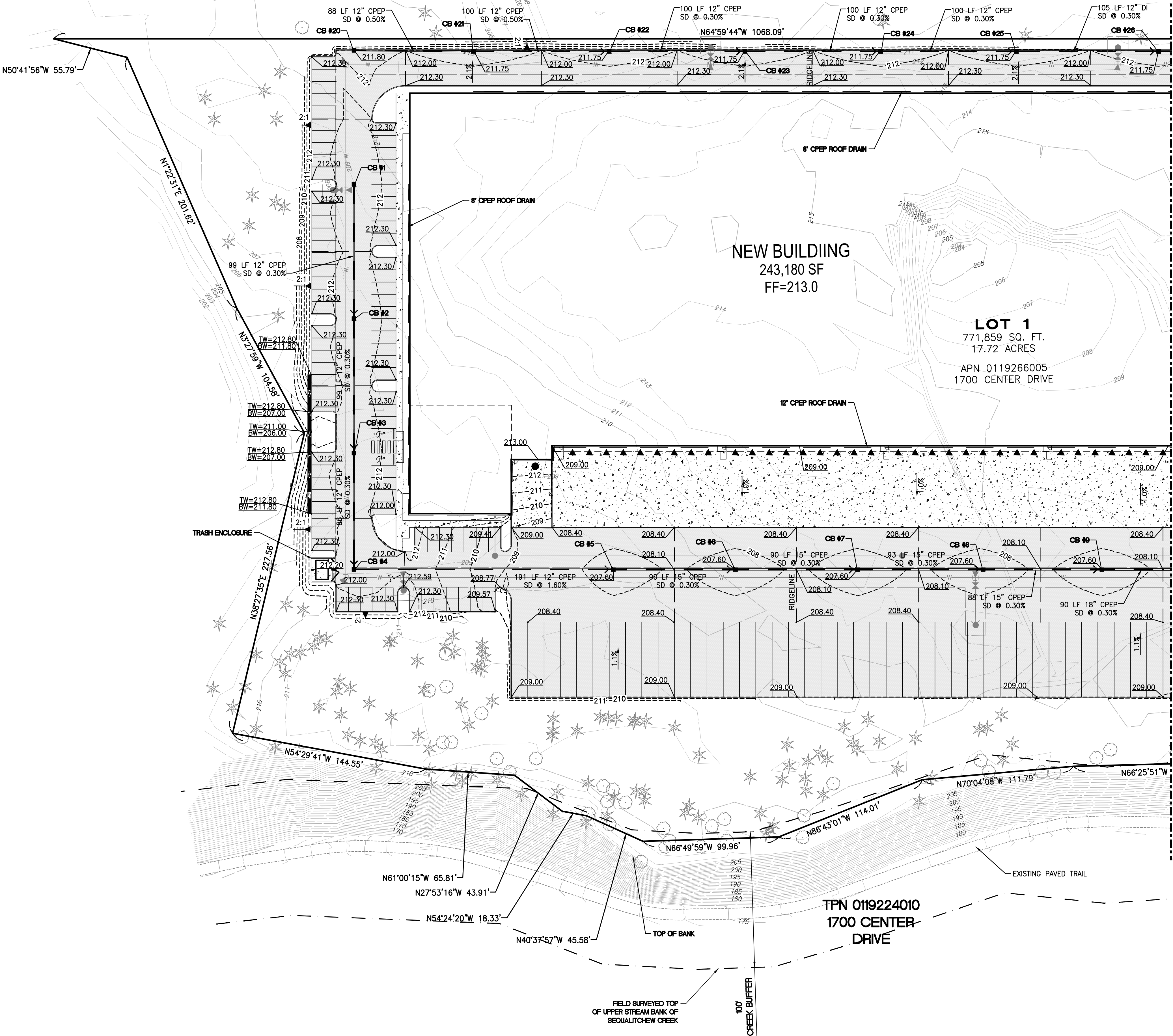
A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.  
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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.

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



MATCHLINE - SEE SHEET C6 FOR CONTINUATION

Revision	No.	Date	By	Ckd.	Appr.
1	08/04/23	JT	DKB	REVISED PER CITY COMMENTS	

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

Daniel K. Balmelli  
STATE OF WASHINGTON  
25672  
REGISTERED  
PROFESSIONAL ENGINEER  
08/04/2023

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

Designed: JAT  
Drawn: JAT  
Checked: DKB  
Approved: DKB  
Date: 08/04/23

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

BARGHAUSEN  
CONSULTING ENGINEERS, INC.

CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES

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

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.

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

Revision  
1 06/04/23 JT DKB REVISED PER CITY COMMENTS

PRELIMINARY  
GRADING AND STORM DRAINAGE PLAN-EAST  
FOR  
DUPONT 243

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

For:



08/04/2023

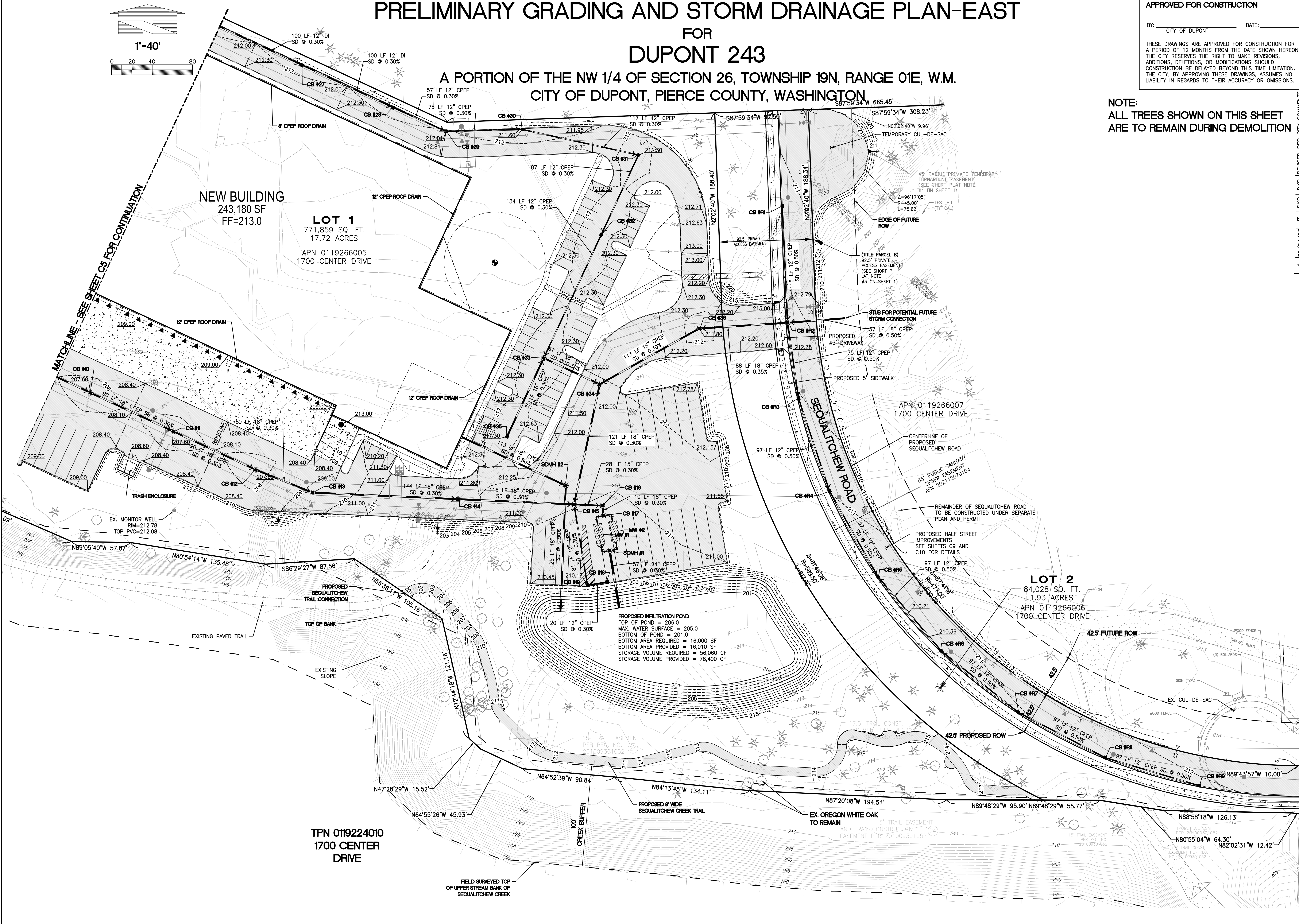
Scale:  
Horizontal 1"=40'  
Vertical N/A

Designed: JAT  
Drawn: JAT  
Checked: DKB  
Approved: DKB  
Date: 08/04/23

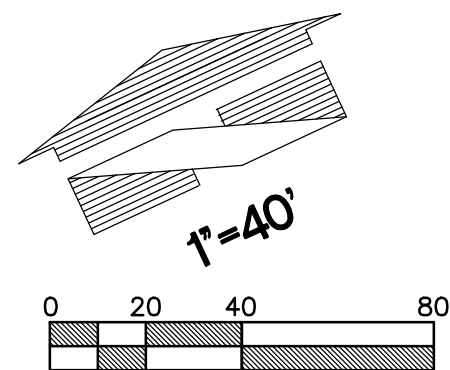
18215 72ND AVENUE SOUTH  
KENT, WA 98032  
(425) 251-6222  
(425) 251-8782 FAX



Job Number  
18666  
Sheet  
C6 13

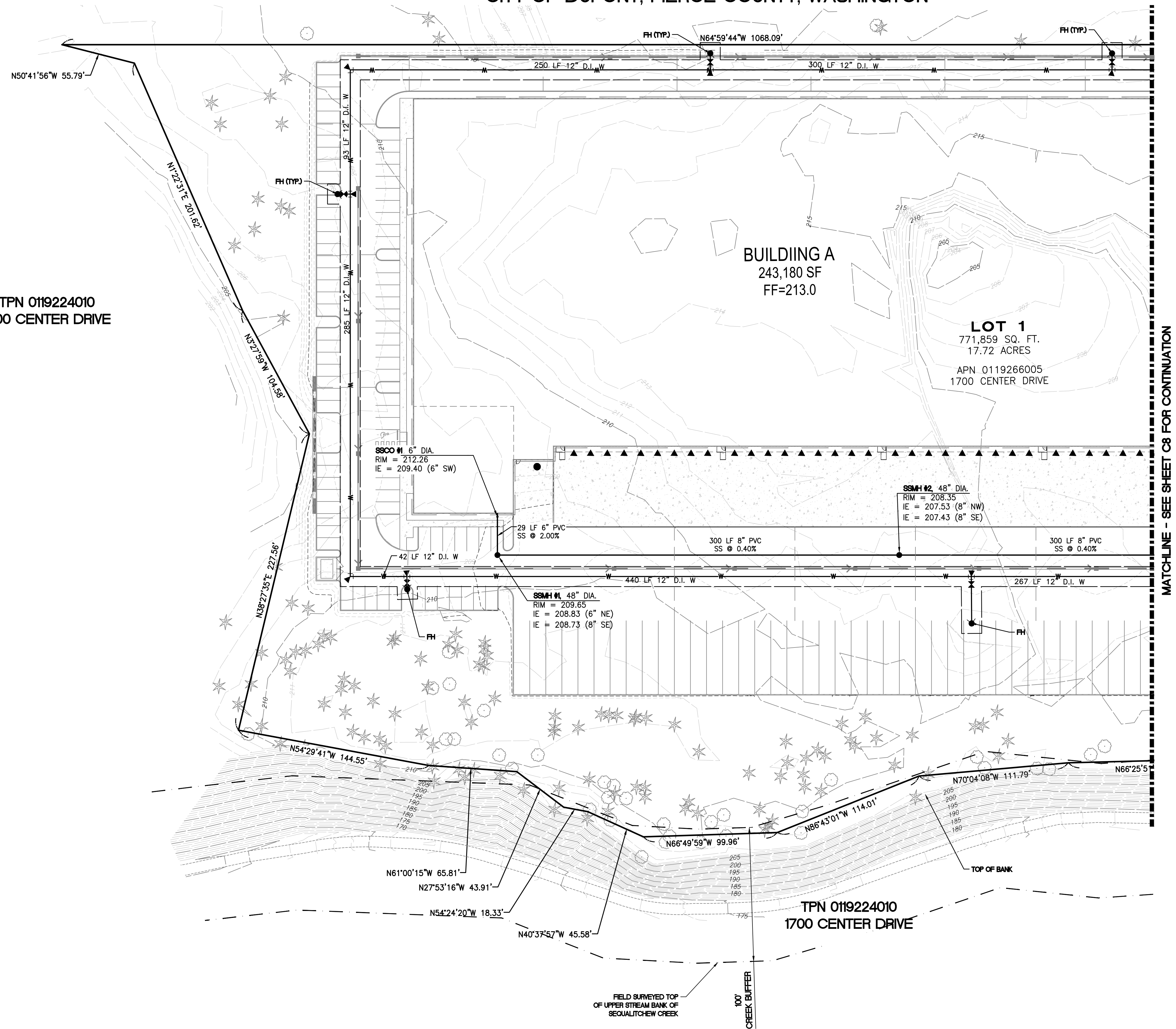






PRELIMINARY WATER AND SEWER PLAN-WEST  
FOR  
DUPONT 243  
A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.  
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

TPN 0119224010  
1700 CENTER DRIVE

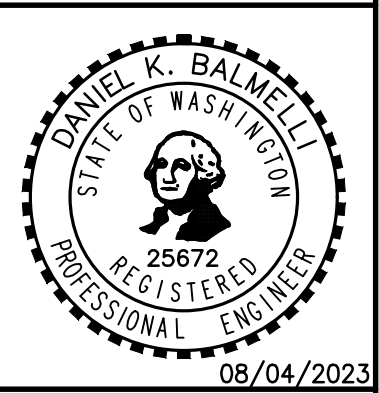


APPROVED FOR CONSTRUCTION  
BY: CITY OF DUPONT DATE:  
THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE REVISIONS, ADDITIONS, DELETIONS, OR MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMITATION. THE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

No.	Date	By	Ckd.	Appr.	Revision
1	08/04/23	JT	DKB		REVISED PER CITY COMMENTS

PRELIMINARY  
WATER AND SEWER PLAN-WEST  
FOR  
DUPONT 243

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



Scale:	Horizontal	Vertical
	1"=40'	N/A
Designed	JAT	
Drawn	JAT	
Checked	DKB	
Approved	DKB	
Date	08/04/23	

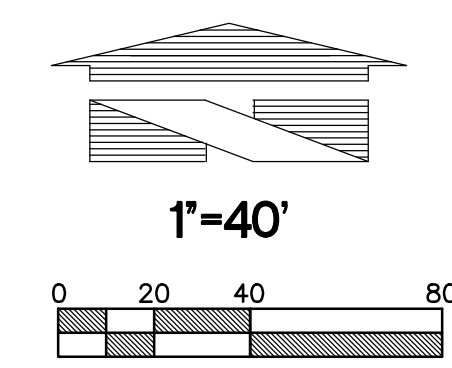
18215 72ND AVENUE SOUTH  
KENT, WA 98032  
(425)251-6222  
(425)251-8782 FAX  
CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES



Job Number  
18666  
Sheet  
C7 of 13



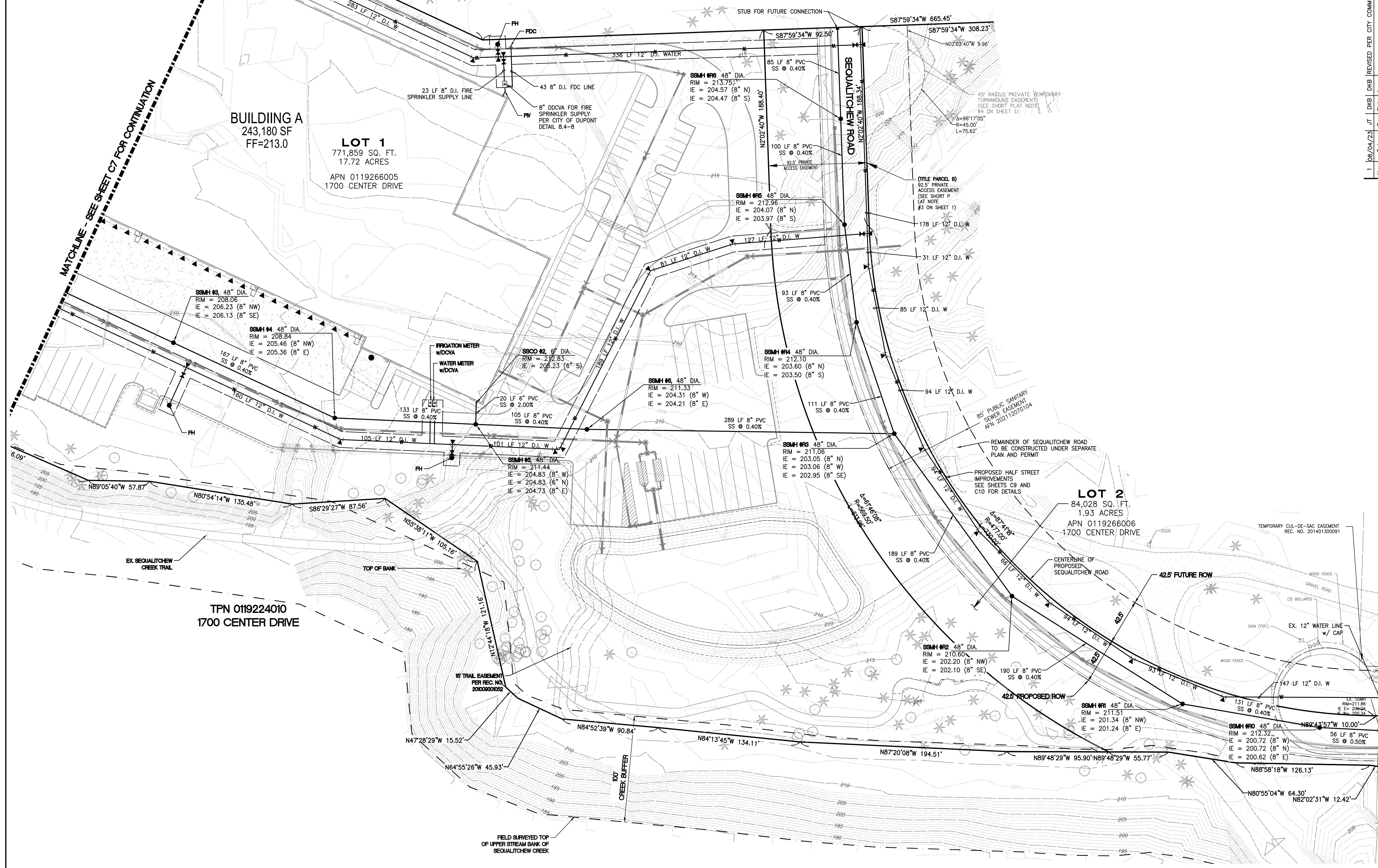
PRELIMINARY WATER AND SEWER PLAN-EAST  
FOR  
DUPONT 243  
A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.  
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



APPROVED FOR CONSTRUCTION

BY: \_\_\_\_\_ 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.



Revision	By	Date	Comments
1	DKB	06/04/23	REVISED PER CITY COMMENTS

**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:** 09/04/23

**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**  
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

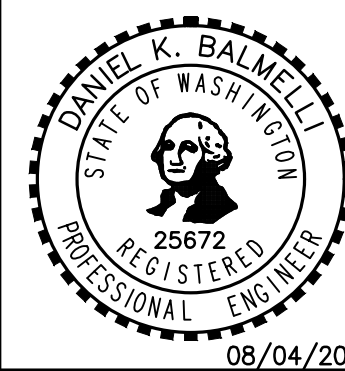
BY: CITY OF DUPONT DATE:

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 08/04/23 JT DKB REVISED PER CITY COMMENTS

PRELIMINARY  
SEQUALITCHEW ROAD PLAN AND PROFILE  
FOR  
DUPONT 243

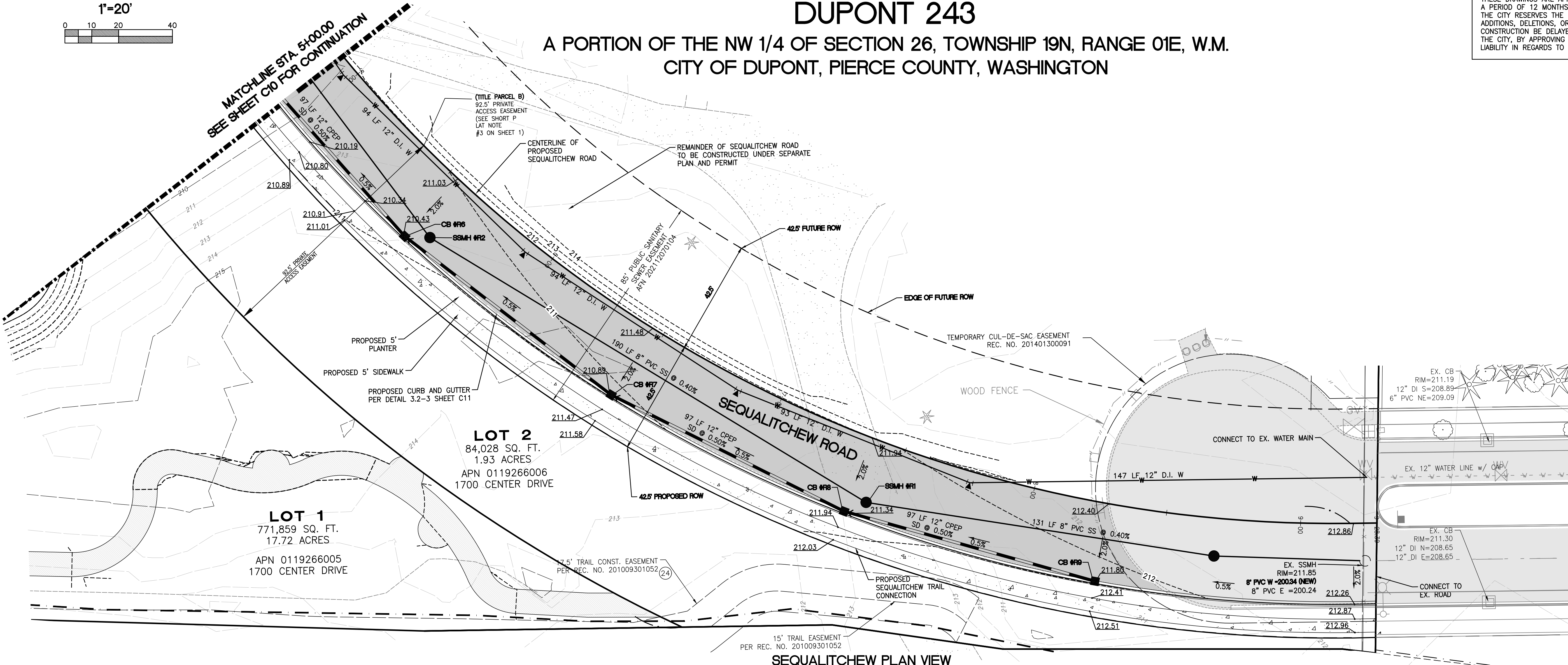
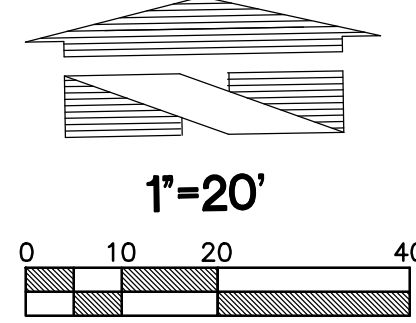
For:  
AVENUE 55, LLC  
601 UNION STREET, SUITE 2930  
SEATTLE, WA 98101  
(206) 707-9696



Scale:  
Horizontal 1"=20'  
Vertical AS NOTED  
Designed: JAT  
Drawn: JAT  
Checked: DKB  
Approved: DKB  
Date: 08/04/23  
JTOWNE Xref: -----

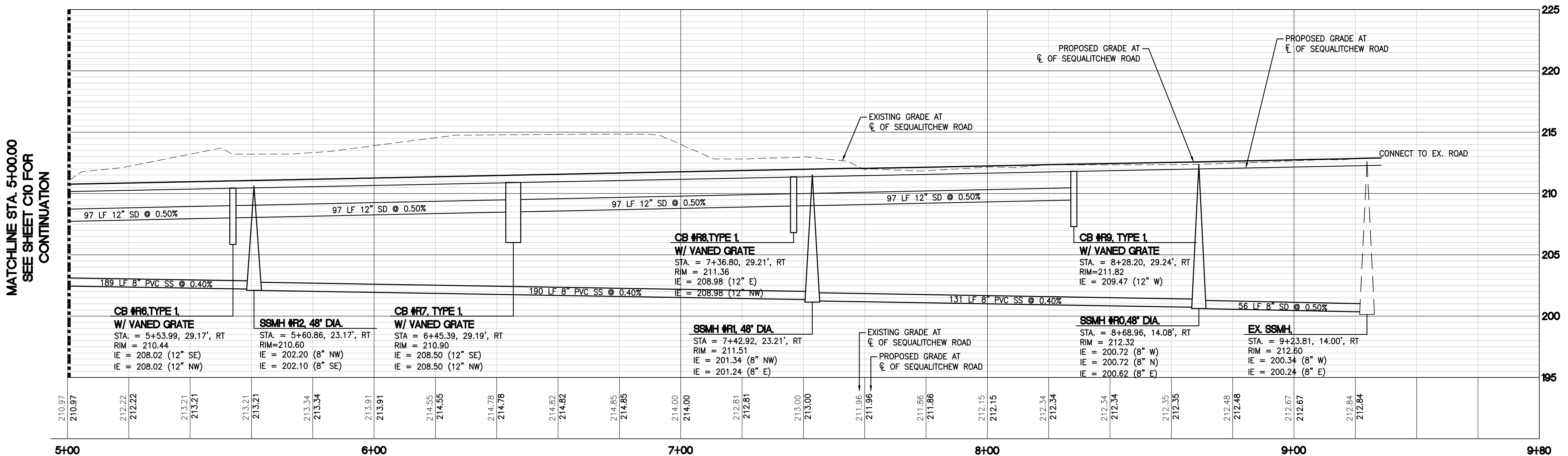
18215 72ND AVENUE SOUTH  
KENT, WA 98032  
(425)251-6222  
(425)251-8782 FAX  
CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES  
BARGHAUSEN & ASSOCIATES, INC.  
CONSULTING ENGINEERS

Job Number  
18666  
Sheet  
C9 of 13



SEQUALITCHEW PLAN VIEW

SCALE: 1"=20'



SEQUALITCHEW PROFILE VIEW

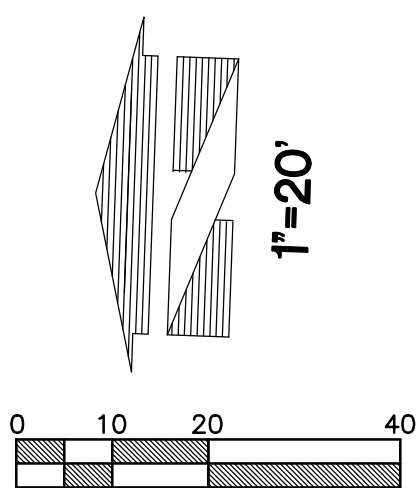
SCALE: 1"=20' HORIZONTAL 1"=5' VERTICAL



PRELIMINARY SEQUALITCHEW ROAD PLAN AND PROFILE (CONT.)

FOR  
DUPONT 243

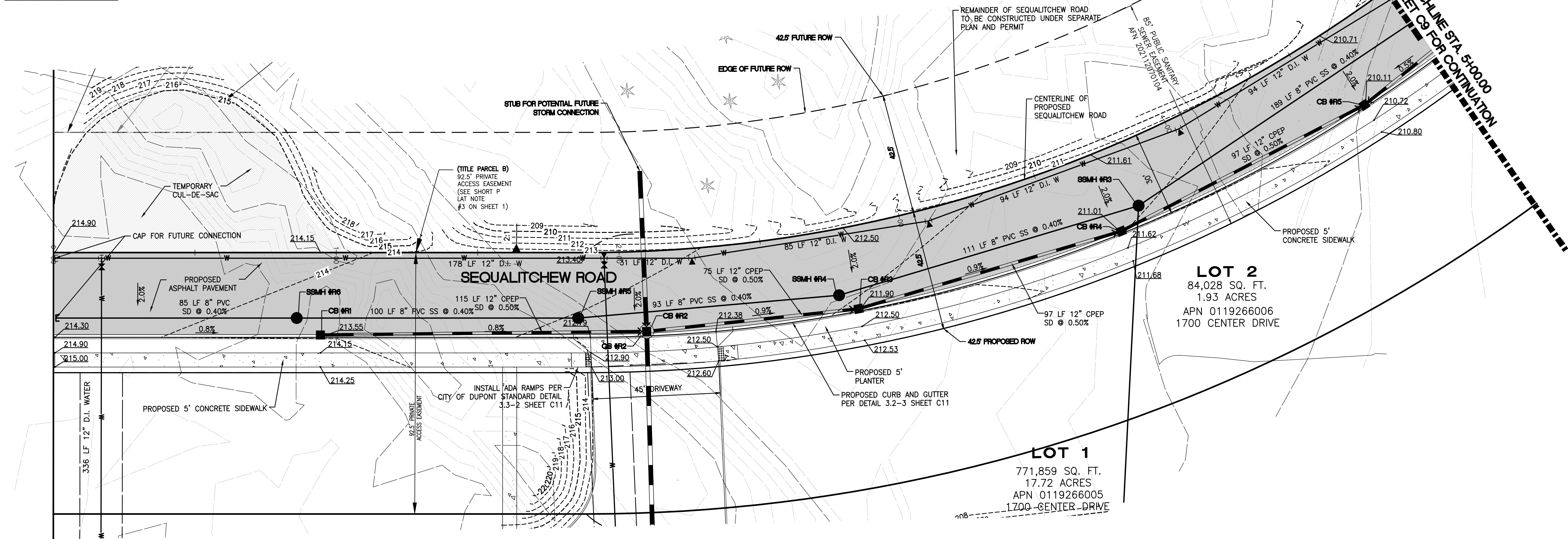
A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.  
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON



APPROVED FOR CONSTRUCTION

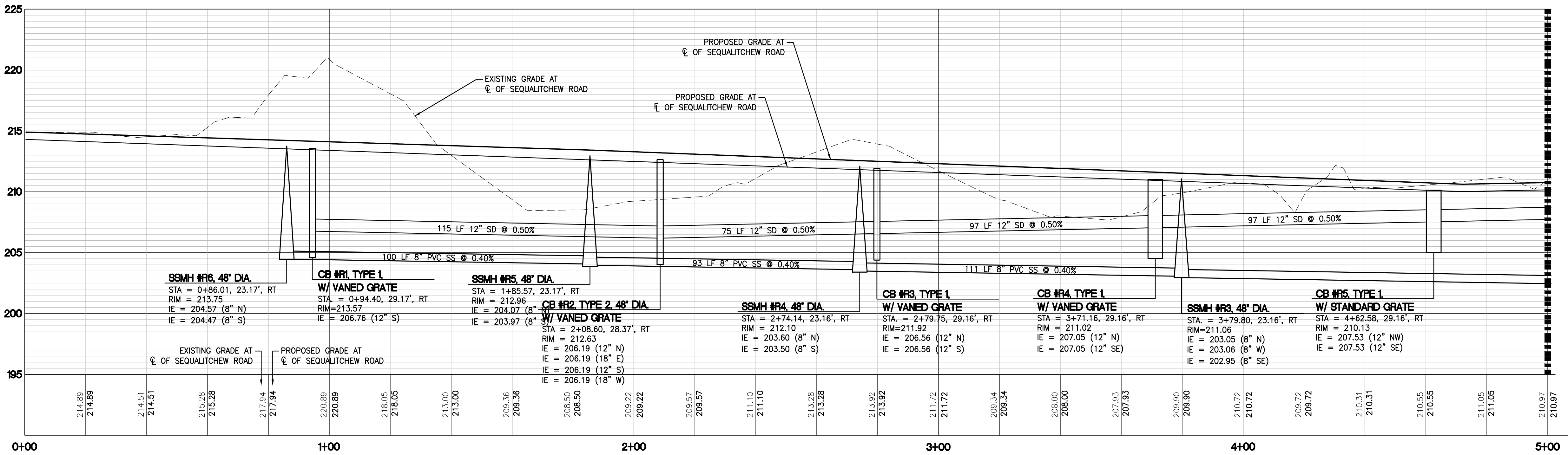
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY OF DUPONT

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'



SEQUALITCHEW PROFILE VIEW

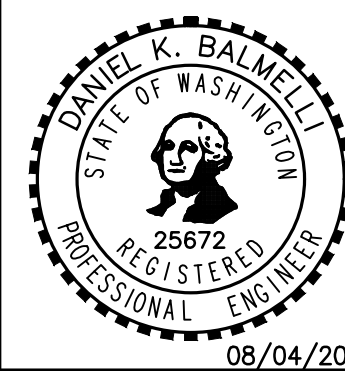
SCALE: 1"=20' HORIZONTAL 1"=5' VERTICAL

Revision

No.	Date	By	Ckd.	Appr.
1	06/04/23	JT	DKB	DKB

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



Scale: Horizontal 1"=20' Vertical AS NOTED

Designed: JAT Draw: JAT Checked: DKB Approved: DKB Date: 09/04/23

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: C10 of 13



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

- |                                     |            |
|-------------------------------------|------------|
| TREATMENT FLOW (CFS)                | 0.51       |
| OPERATING HEAD (FT)                 | <b>2.5</b> |
| PRETREATMENT LOADING RATE (GPM/SF)  | <b>1.5</b> |
| WETLAND MEDIA LOADING RATE (GPM/SF) | 1.0        |



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:

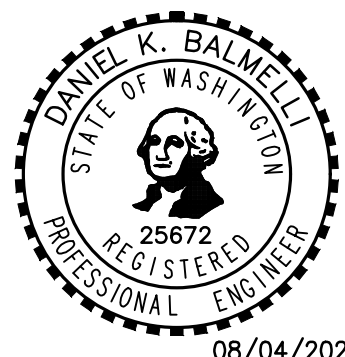
THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE REVISIONS, ADDITIONS, DELETIONS, OR MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMITATION. THE CITY, BY APPROVING THESE DRAWINGS, ASSUMES NO LIABILITY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

Revision  
1 06/04/23 JT DKB REVISED PER CITY COMMENTS

PRELIMINARY  
CONSTRUCTION NOTES AND DETAILS  
FOR  
DUPONT 243

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

For:



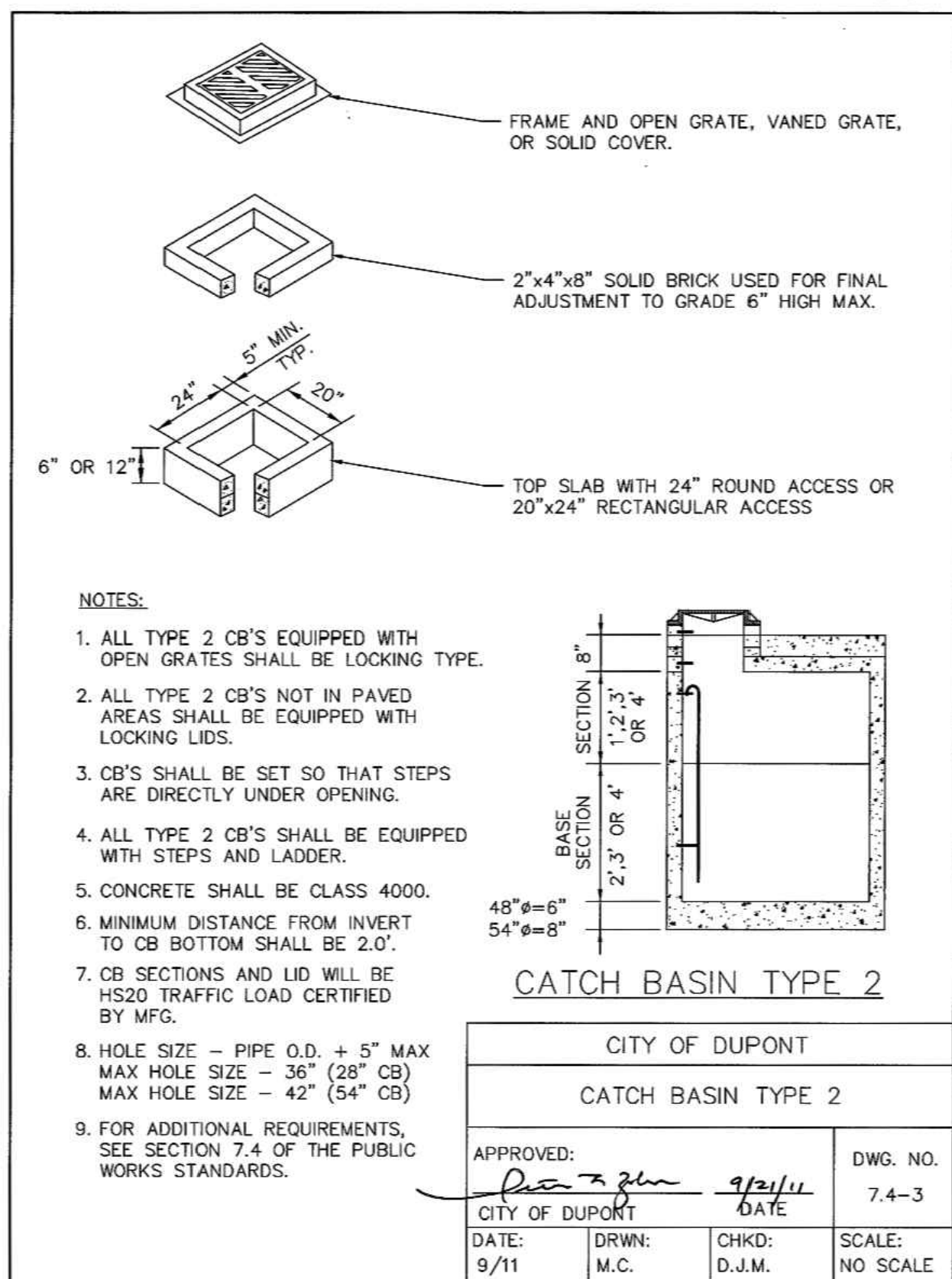
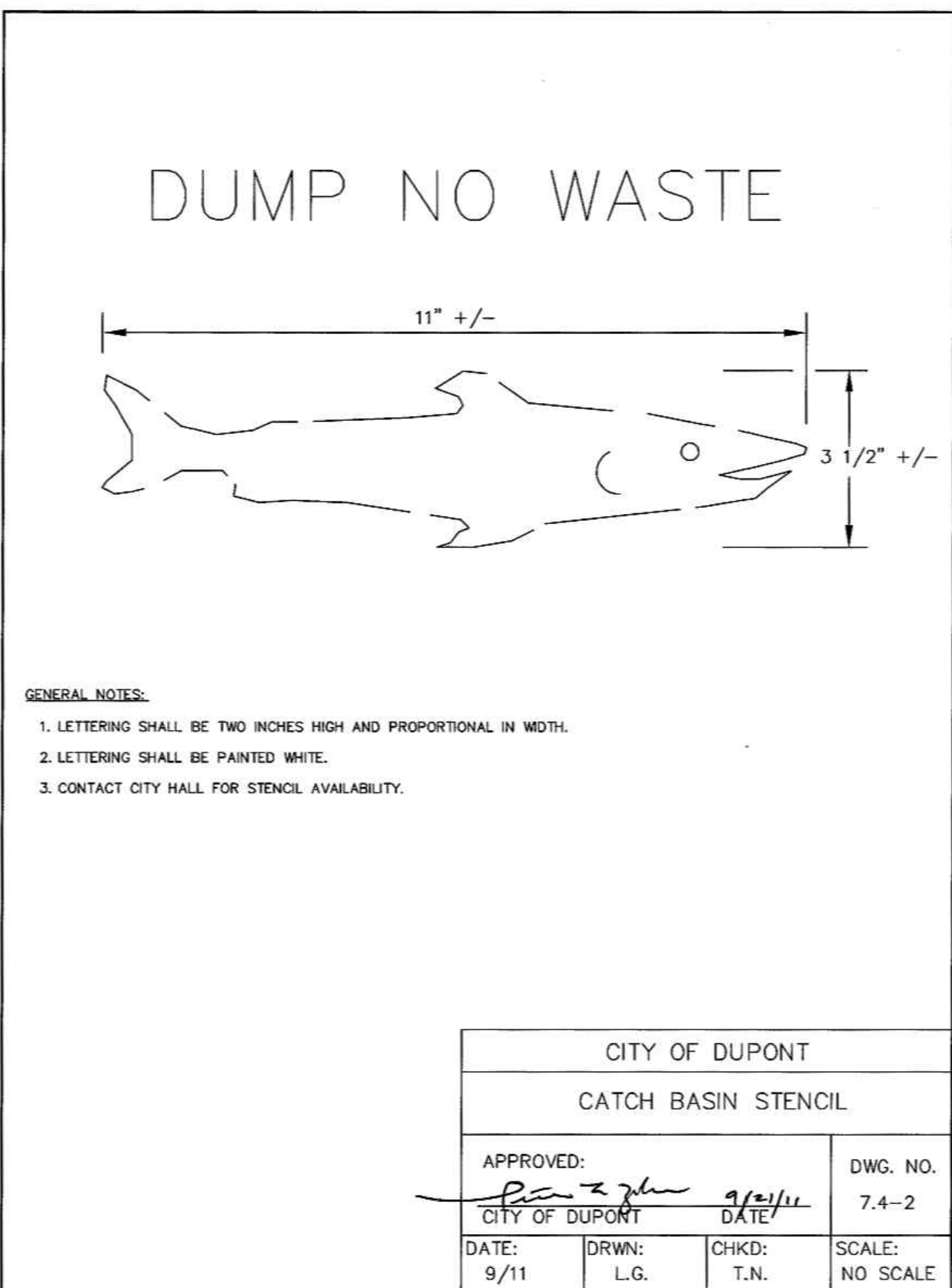
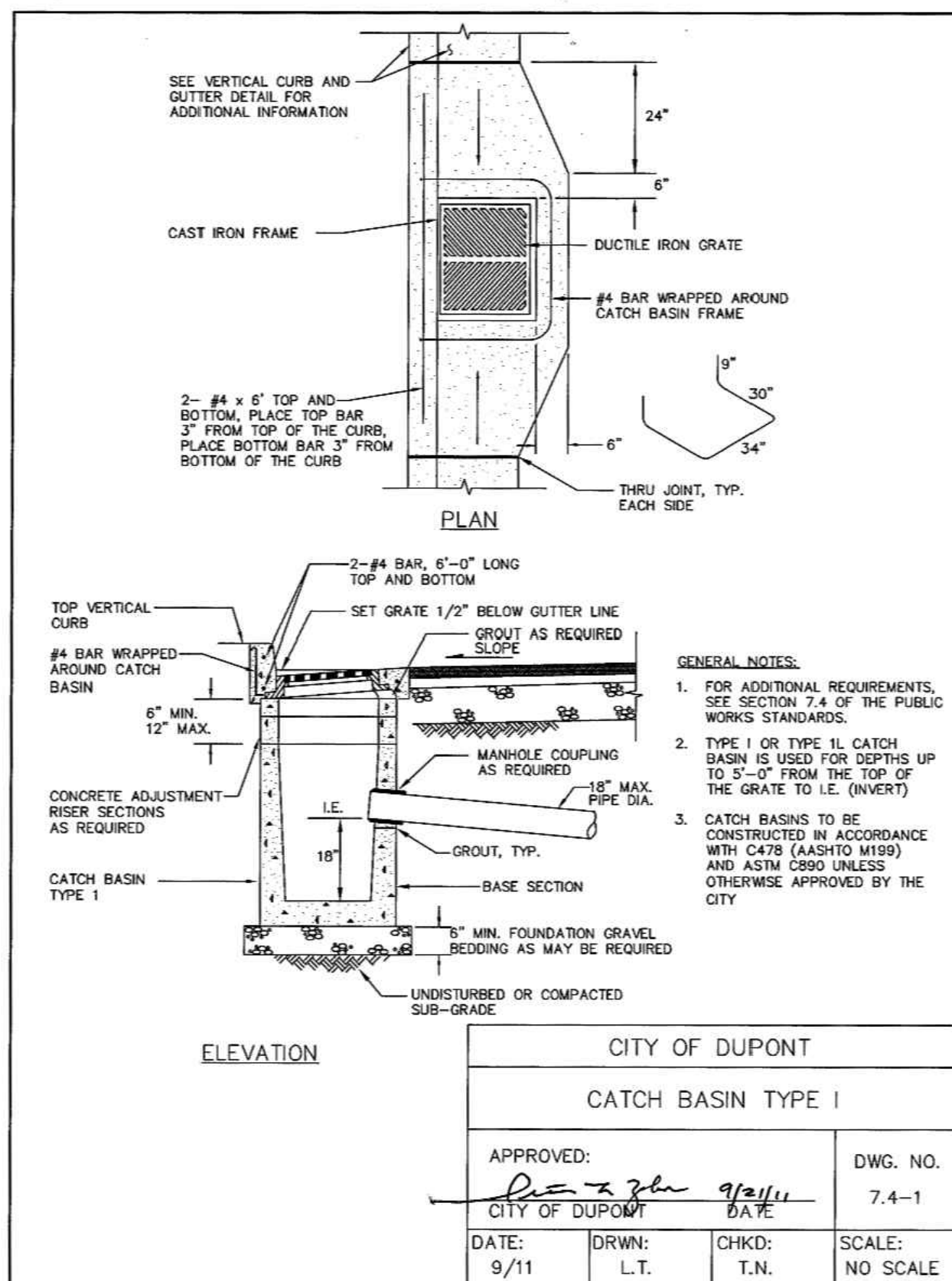
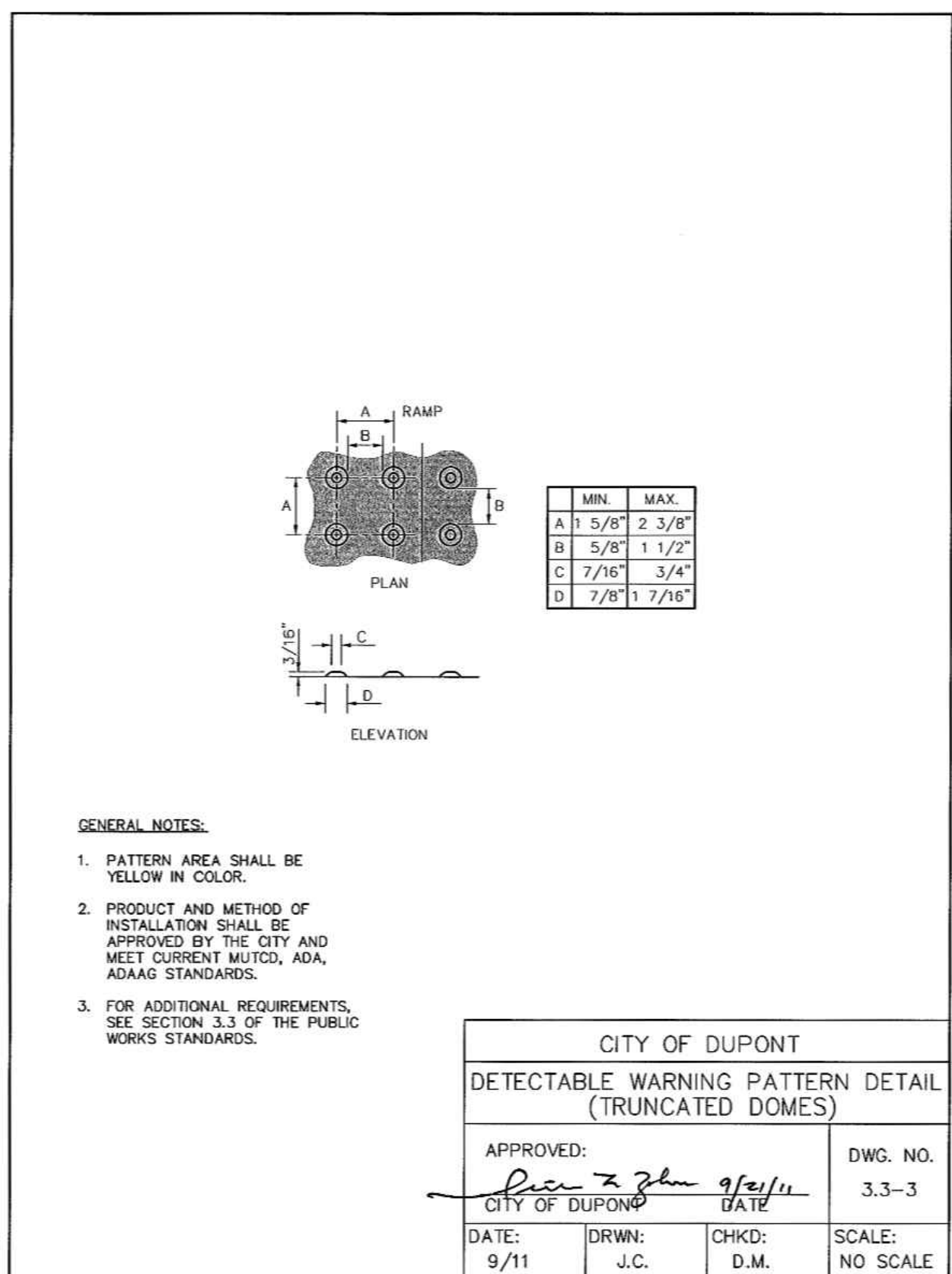
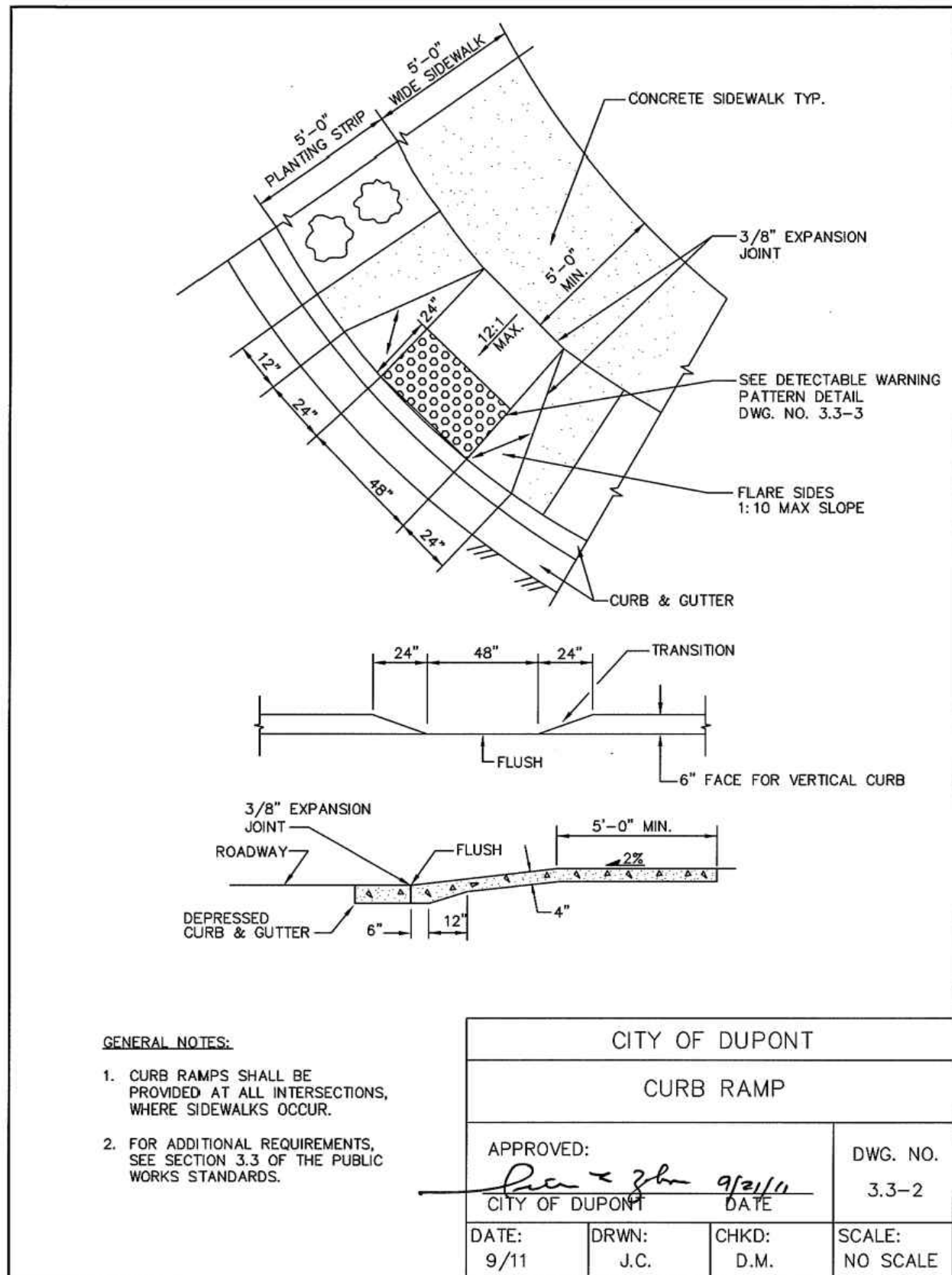
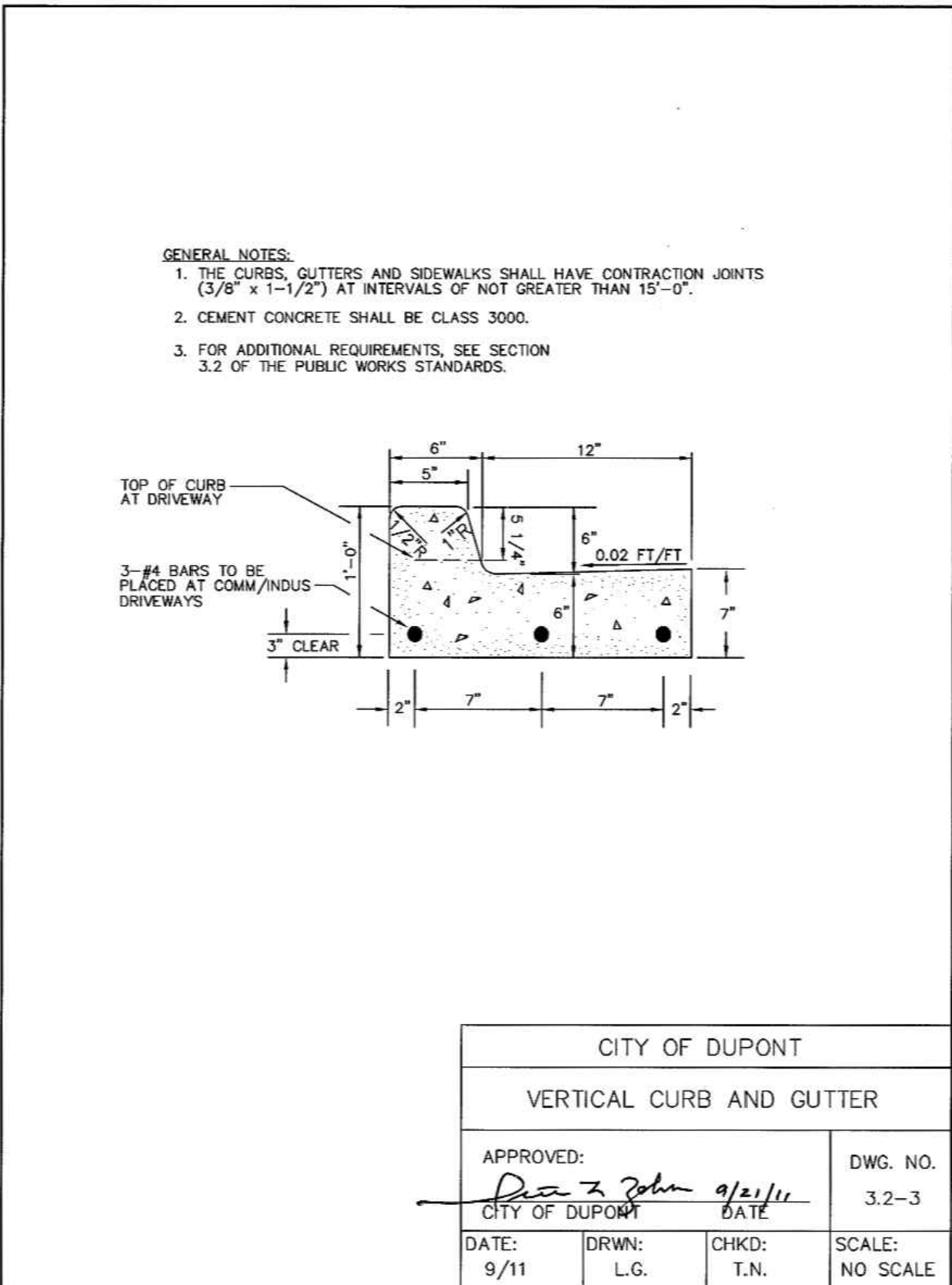
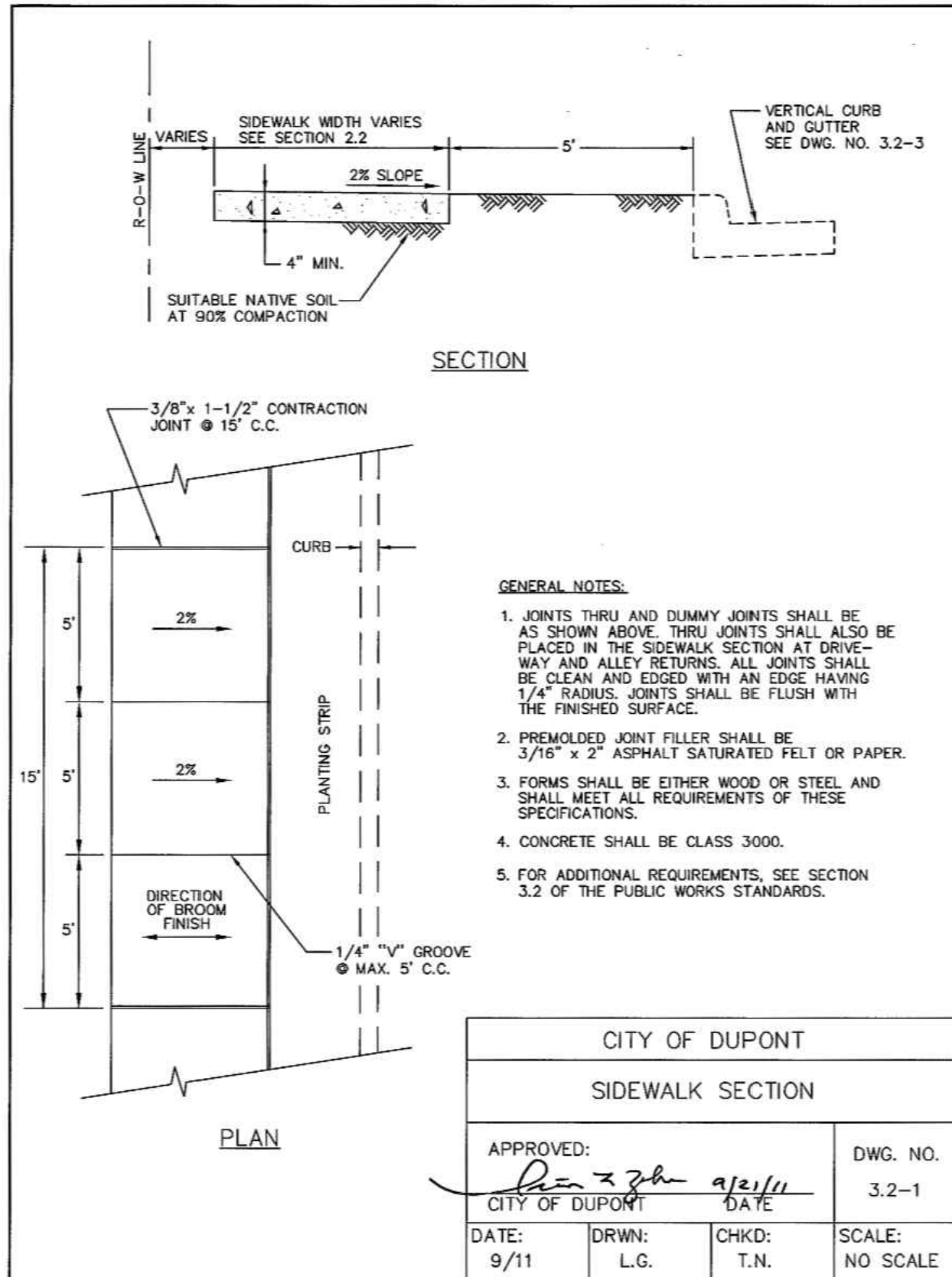
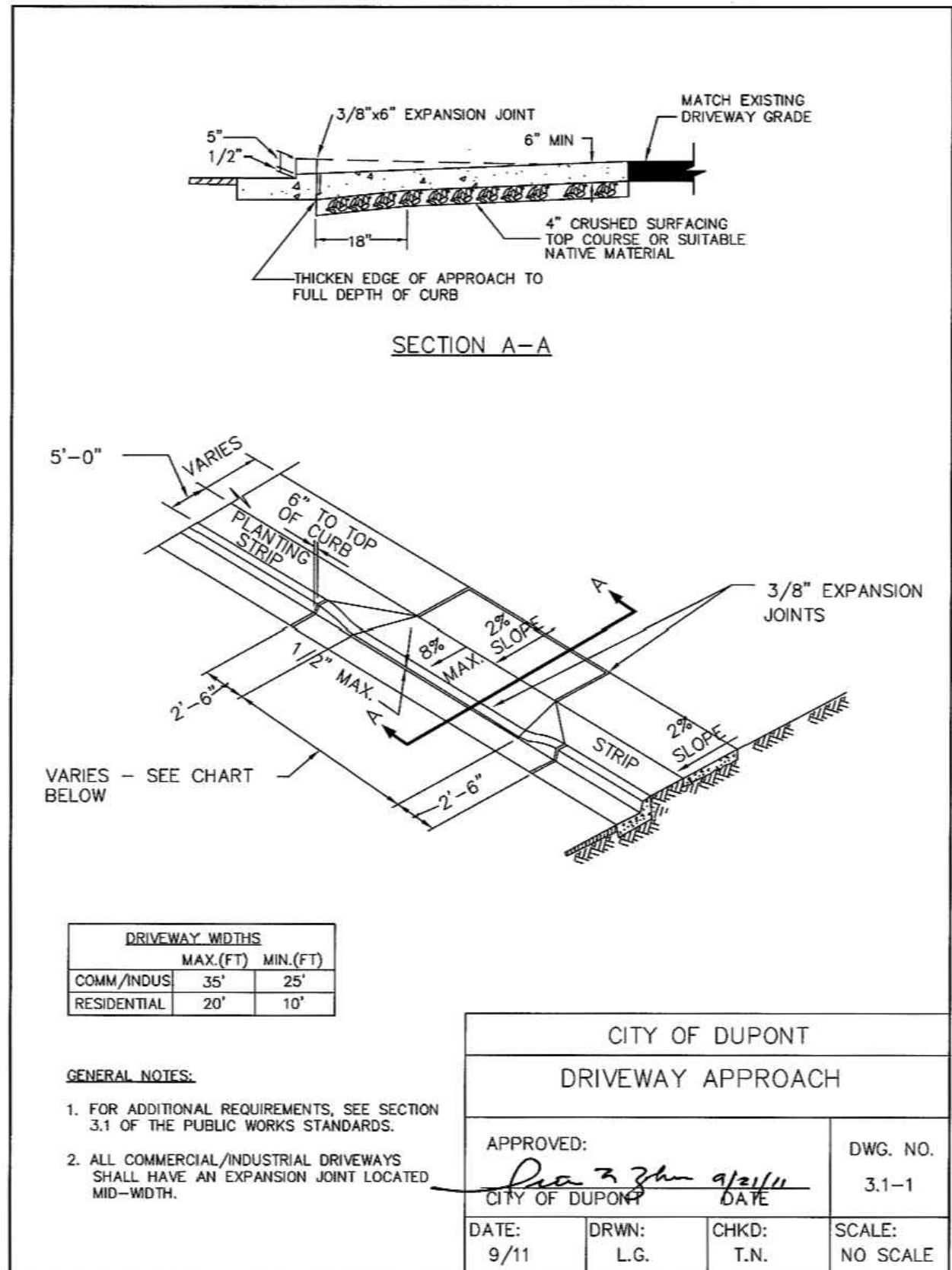
Scale:  
Horizontal N/A  
Vertical N/A

Designed: JAT  
Drawn: JAT  
Checked: DKB  
Approved: DKB  
Date: 09/04/23

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  
C12 of 13





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 06/04/23 JT DKB By Ctd. Appr.

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 09/04/23  
JTWNE

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  
C13 of 13

