

# PRELIMINARY TESC AND DEMOLITION PLAN-WEST

## FOR

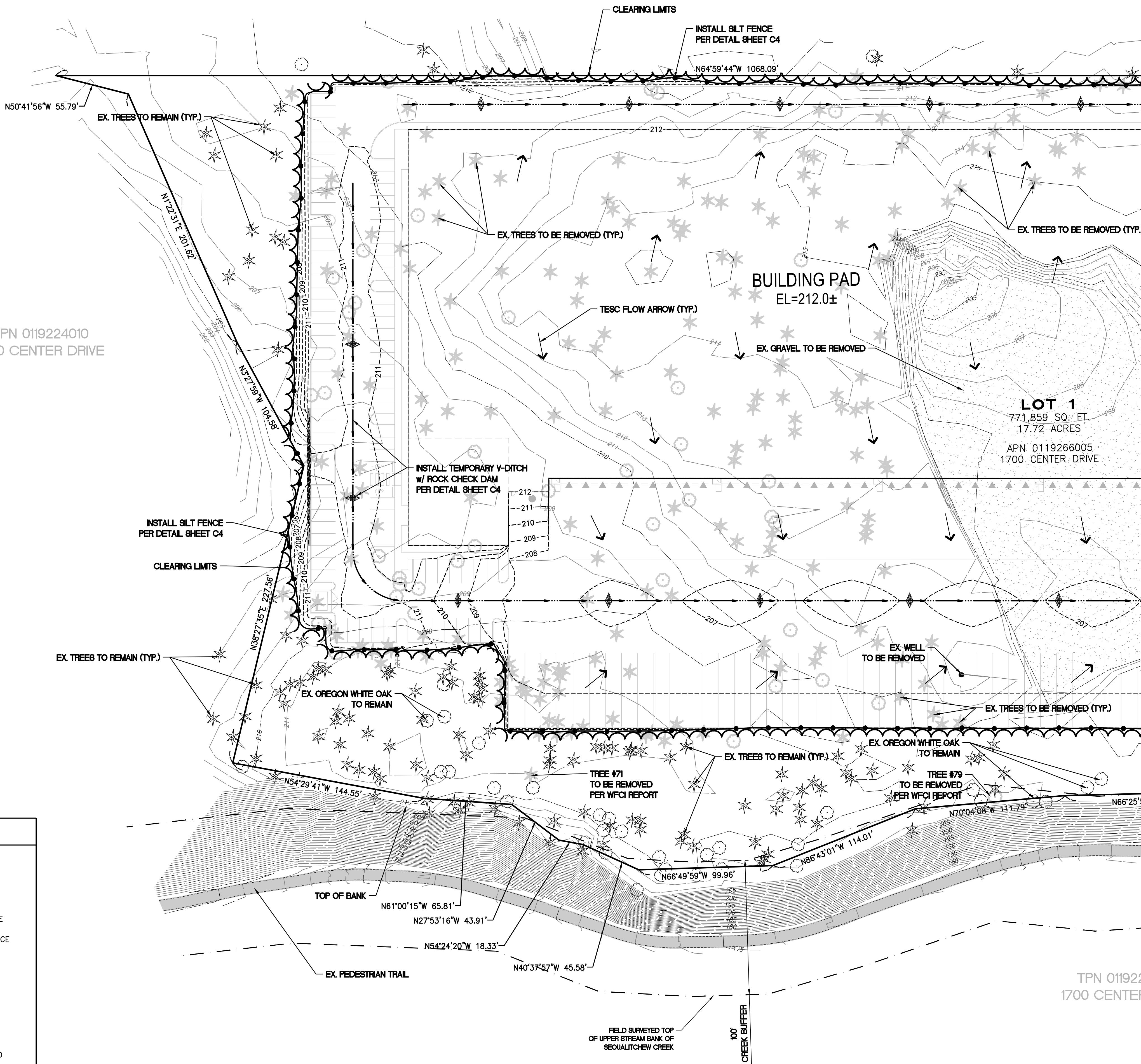
## DUPONT 243

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 DURONT 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.



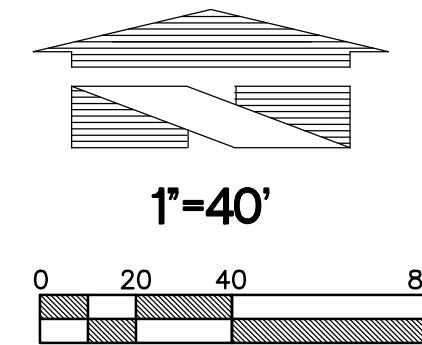
TPN 0119224010  
1700 CENTER DRIVE

Job Number	Sheet	Comments				Comments	
		No.	Date	By	DKB		
18666	C2 13	1	08/04/23	JT	DKB	REVISED PER CITY COMMENTS	
		No.	Date	By	Ckd.	Appr.	Revision
		<p><b>Title:</b>  <b>PRELIMINARY</b>  <b>TESC AND DEMOLITION PLAN-WEST</b>  <b>FOR</b>  <b>DUPONT 243</b></p>					
		<p><b>For:</b>  <b>AVENUE 55, LLC</b>  <b>601 UNION STREET, SUITE 2930</b>  <b>SEATTLE, WA 98101</b>  <b>(206) 707-9696</b></p>					
		<p>  <b>DANIEL K. BALMELLI</b>  <b>STATE OF WASHINGTON</b>  <b>PROFESSIONAL ENGINEER</b>  <b>REGISTERED</b>  <b>25672</b>  <b>08/04/2023</b></p>					
		Designed <u>JAT</u>	Drawn <u>JAT</u>	Checked <u>DKB</u>	Approved <u>DKB</u>	Date <u>08/04/23</u>	Scale: Horizontal 1"=40' Vertical N/A
		<p><b>18215 72ND AVENUE SOUTH</b>  <b>KENT, WA 98032</b>  <b>(425)251-6222</b>  <b>(425)251-3782 FAX</b>  <b>CIVIL ENGINEERING, LAND PLANNING,</b>  <b>SURVEYING, ENVIRONMENTAL SERVICES</b></p>					
		<p><b>RCG HAUSEN</b>  <b>CONSULTING ENGINEERS</b></p>					

# 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



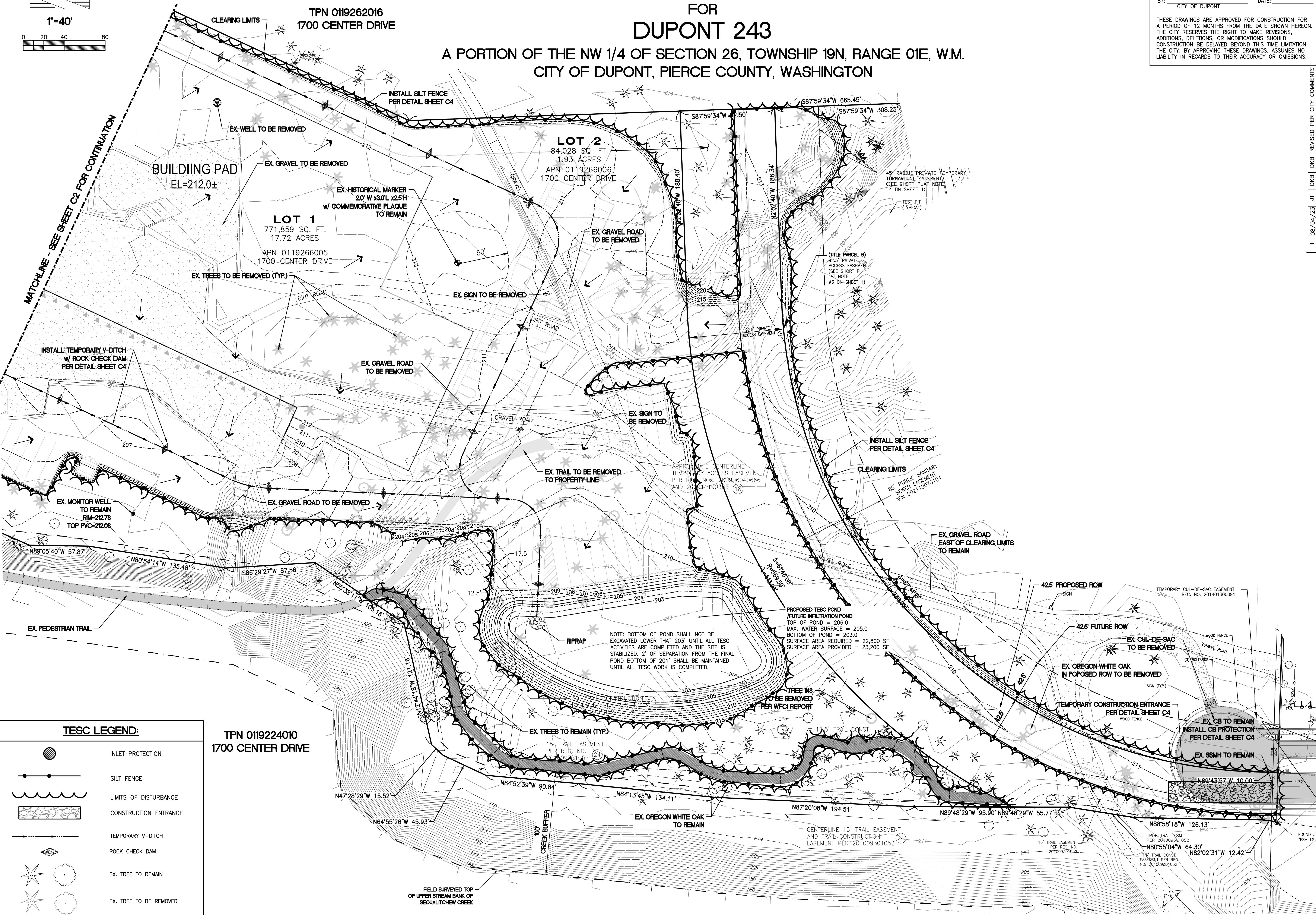
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APPROVED FOR CONSTRUCTION

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

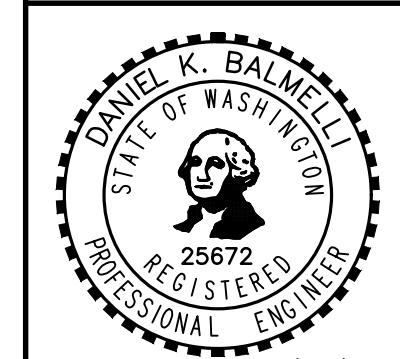
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Revision \_\_\_\_\_



PRELIMINARY  
TESC AND DEMOLITION PLAN-EAST  
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Title: AVENUE 55, LLC  
601 UNION STREET, SUITE 2930  
SEATTLE, WA 98101  
(206) 707-9696



Job Number  
18666  
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# PRELIMINARY TESC NOTES AND DETAILS FOR DUPONT 243

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

## EROSION CONTROL NOTES:

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

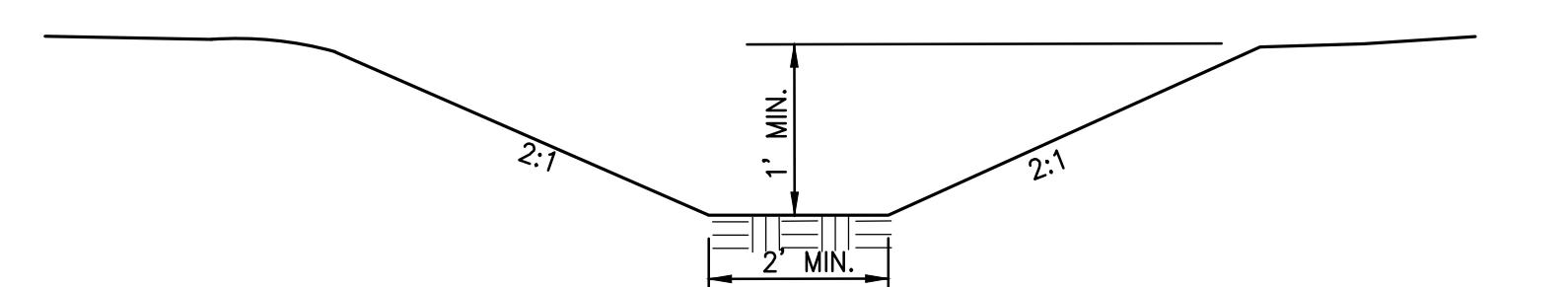
- ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION AS PRESCRIBED ON THE PLAN SHALL BE CLEARLY FLAGGED BY THE ENGINEER IN THE FIELD AND OBSERVED DURING CONSTRUCTION.
- ALL REQUIRED SEDIMENTATION/EROSION CONTROL FACILITIES MUST BE IN OPERATION PRIOR TO LAND CLEARING AND/OR OTHER CONSTRUCTION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

## INLET PROTECTION NOTE:

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

## CLEARING NOTES:

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



## TEMPORARY 'V' DITCH

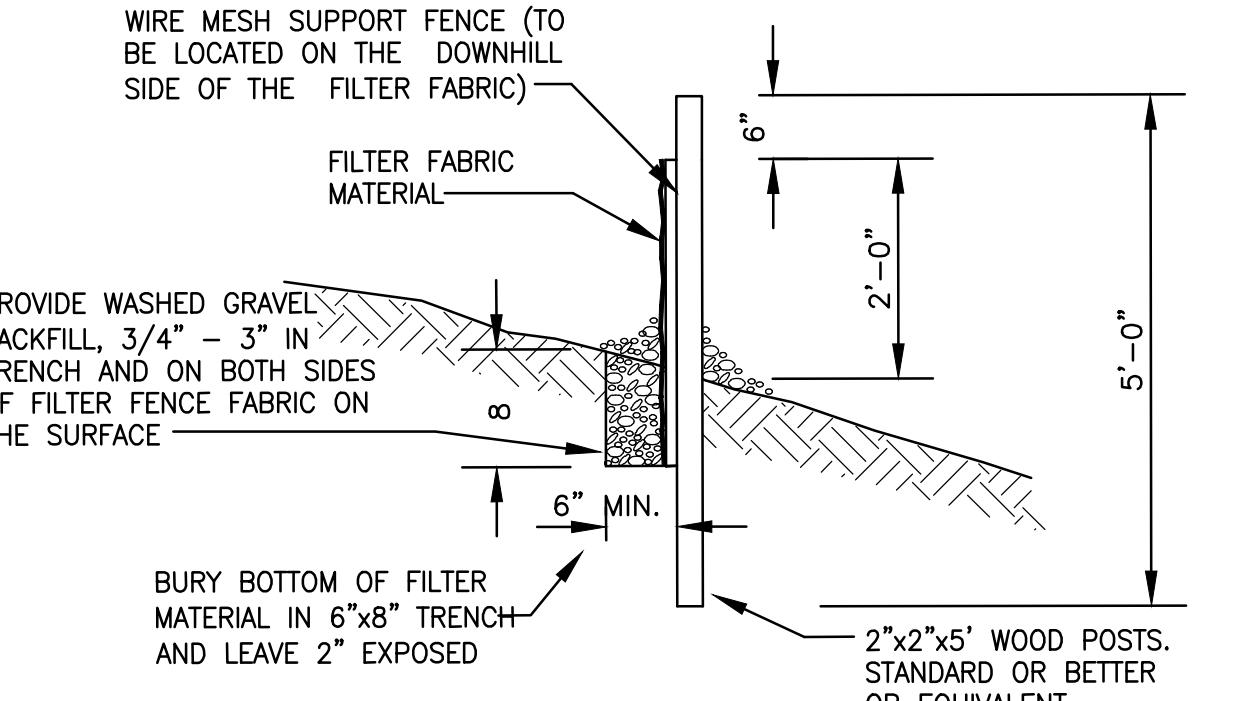
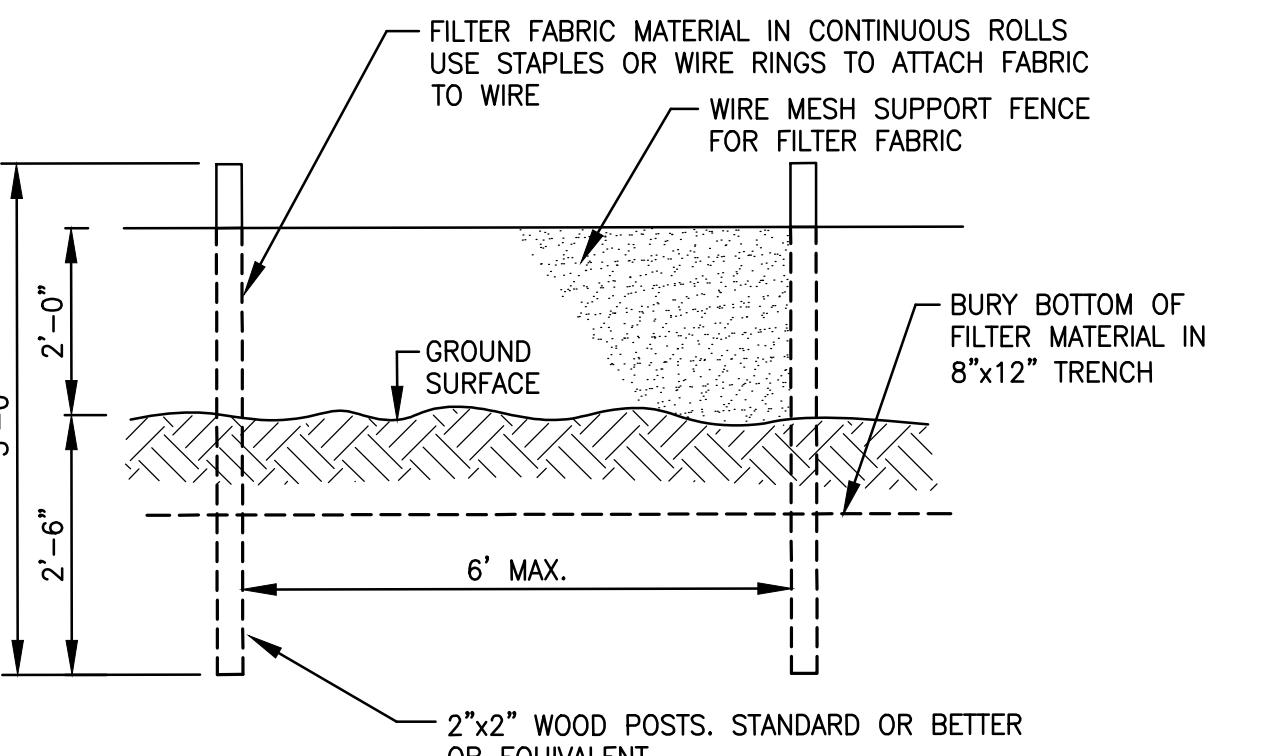
NOT TO SCALE

## TEMPORARY DIKES AND SWALES:

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

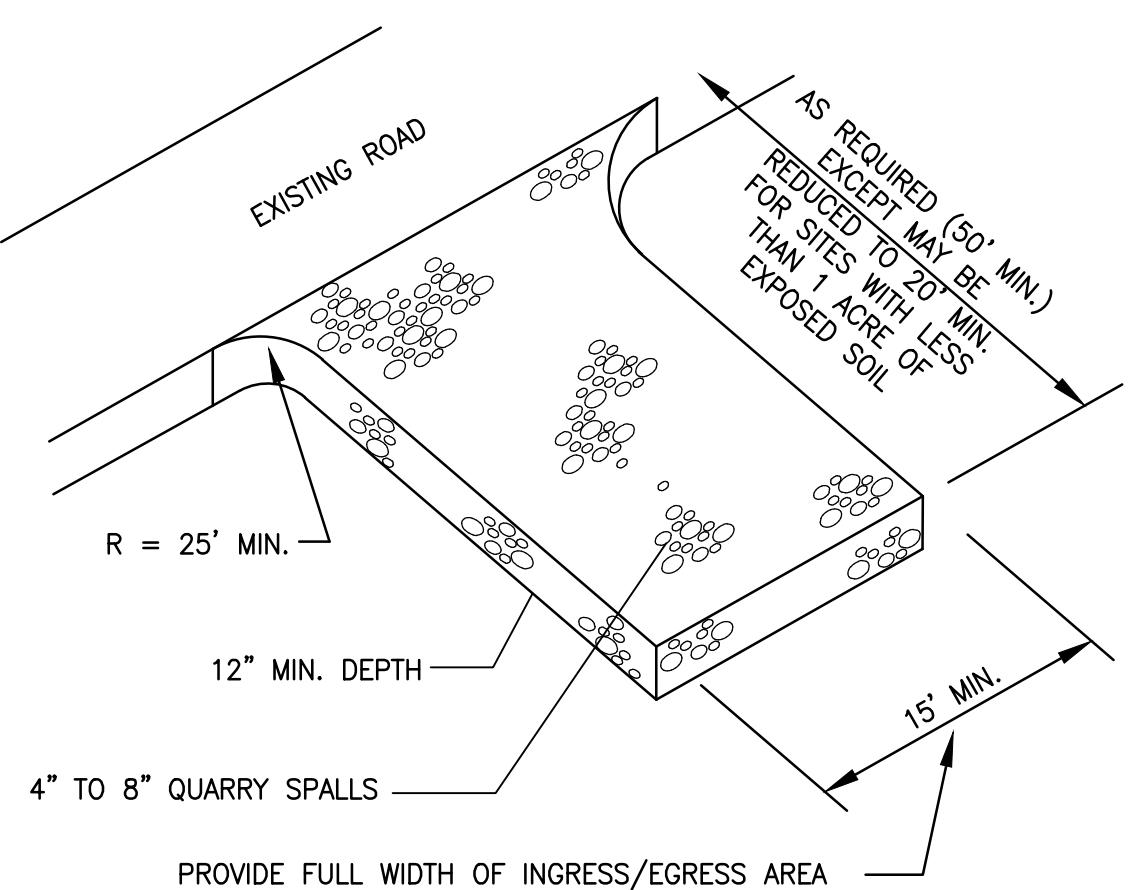
## MULCHING:

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



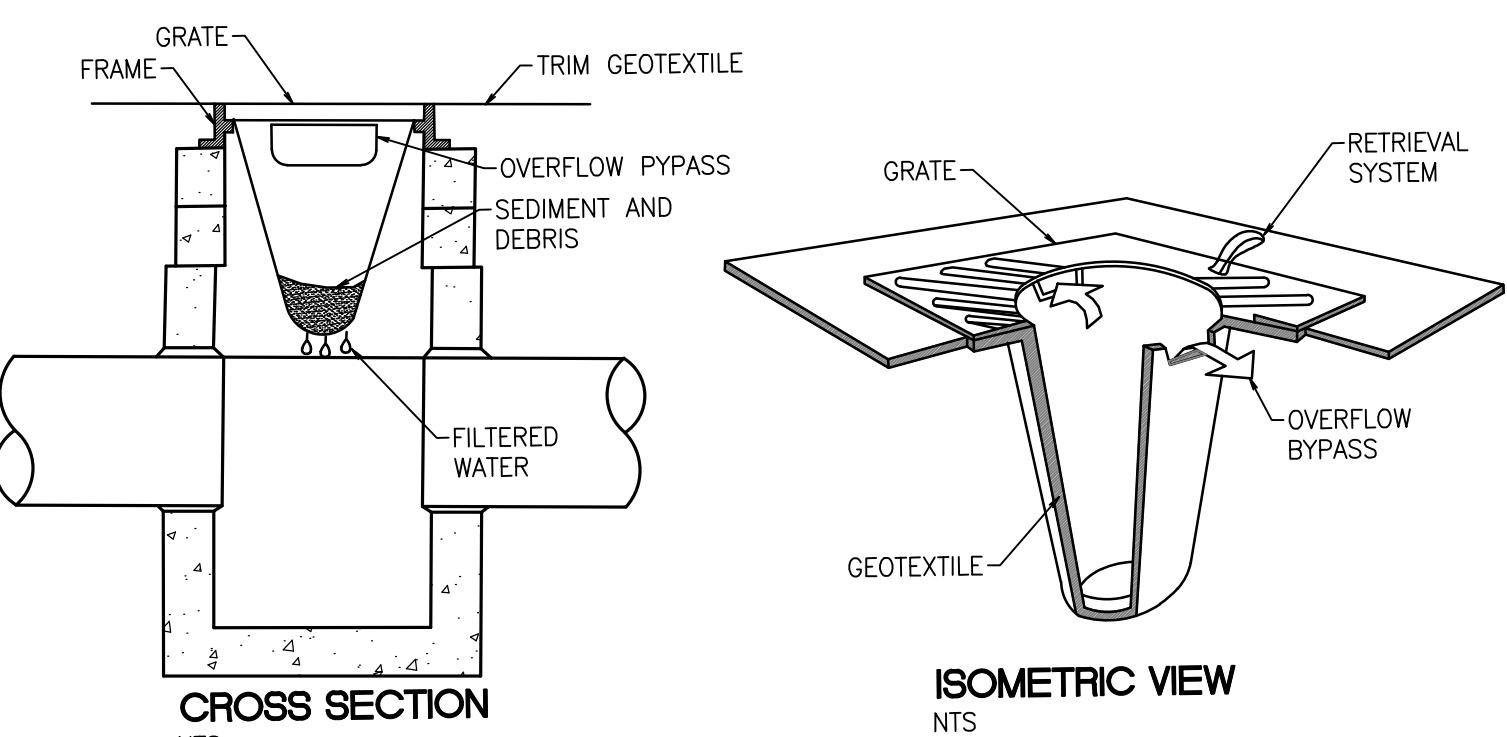
## SILT FENCE NOTES:

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



## TEMP. CONSTRUCTION ENTRANCE NOTES:

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



## PREFABRICATED BELOW GATE INLET DEVICE DETAILS

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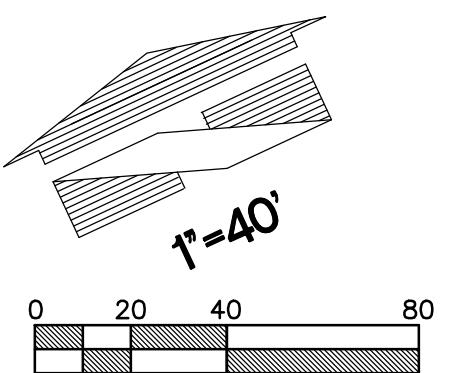
NOTES:

- SIZE THE BELOW GATE INLET DEVICE(BGID) FOR THE STORM WATER STRUCTURE.
- THE BGID SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM(OVERFLOW BYPASS)
- THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE BGID WITHOUT SPILLING THE COLLECTED MATERIAL.

## STORM DRAIN INLET PROTECTION

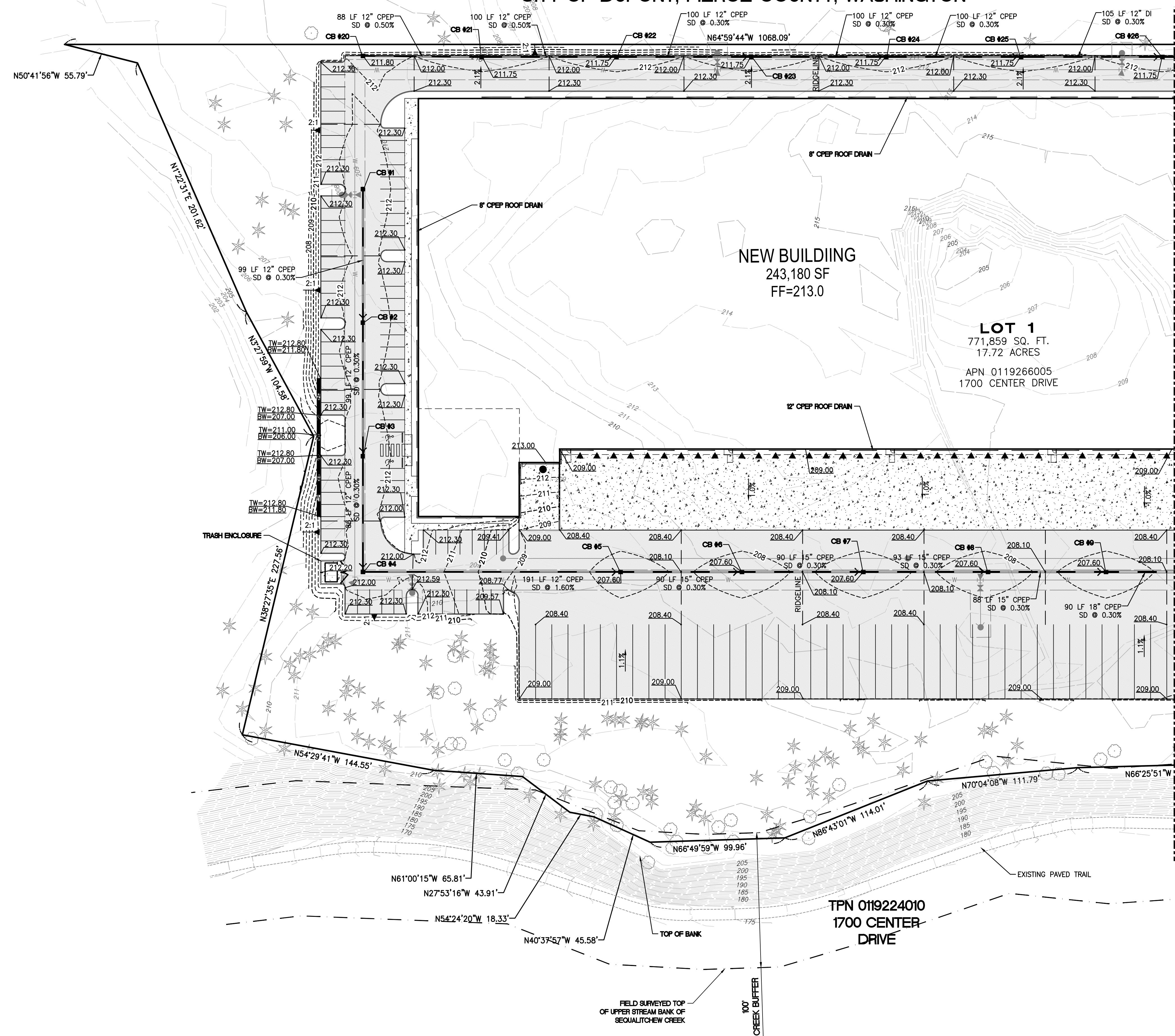
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	No.	Date				
	1	08/04/23	JT	Ckd.	DKB	Revised PER CITY COMMENTS
	For:	PRELIMINARY TESC NOTES AND DETAILS FOR DUPONT 243				
	Title:	601 UNION STREET, SUITE 2930 SEATTLE, WA 98101 (206) 707-9696				
Job Number	18666	Designed JAT	Drawn JAT	Checked DKB	Approved DKB	Date 08/04/23
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18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES						
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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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1 08/04/23 JT DKB | REVISED PER CITY COMMENTS  
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GRADING AND STORM DRAINAGE PLAN-WEST  
FOR  
DUPONT 243

1 08/04/23 JT DKB | REVISED PER CITY COMMENTS  
No. Date By Cld. Apr.

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

1 08/04/23 JT DKB | REVISED PER CITY COMMENTS  
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GRADING AND STORM DRAINAGE PLAN-WEST  
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Title: PRELIMINARY  
GRADING AND STORM DRAINAGE PLAN-WEST  
FOR  
DUPONT 243

1 08/04/23 JT DKB | REVISED PER CITY COMMENTS  
No. Date By Cld. Apr.

# PRELIMINARY GRADING AND STORM DRAINAGE PLAN-EAST

## FOR

### DUPONT 243

## APPROVED FOR CONSTRUCTION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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

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

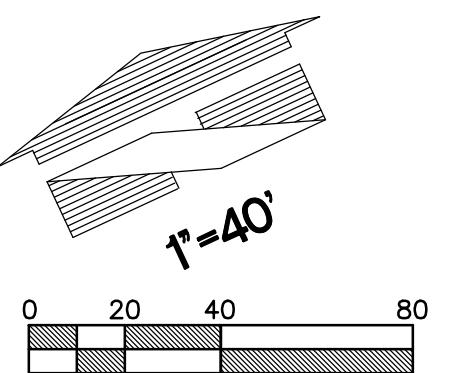
**PRELIMINARY  
STORM DRAINAGE PLAN-EAST  
FOR  
DUPONT 243**

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

18666  
Job Number  
Sheet  
C6 of 13

**TPN 0119224010  
1700 CENTER  
DRIVE**

FIELD SURVEYED TOP  
OF UPPER STREAM BANK OF  
SEQUAIITCHEW CREEK



# PRELIMINARY WATER AND SEWER PLAN-WEST

## FOR

## DUPONT 243

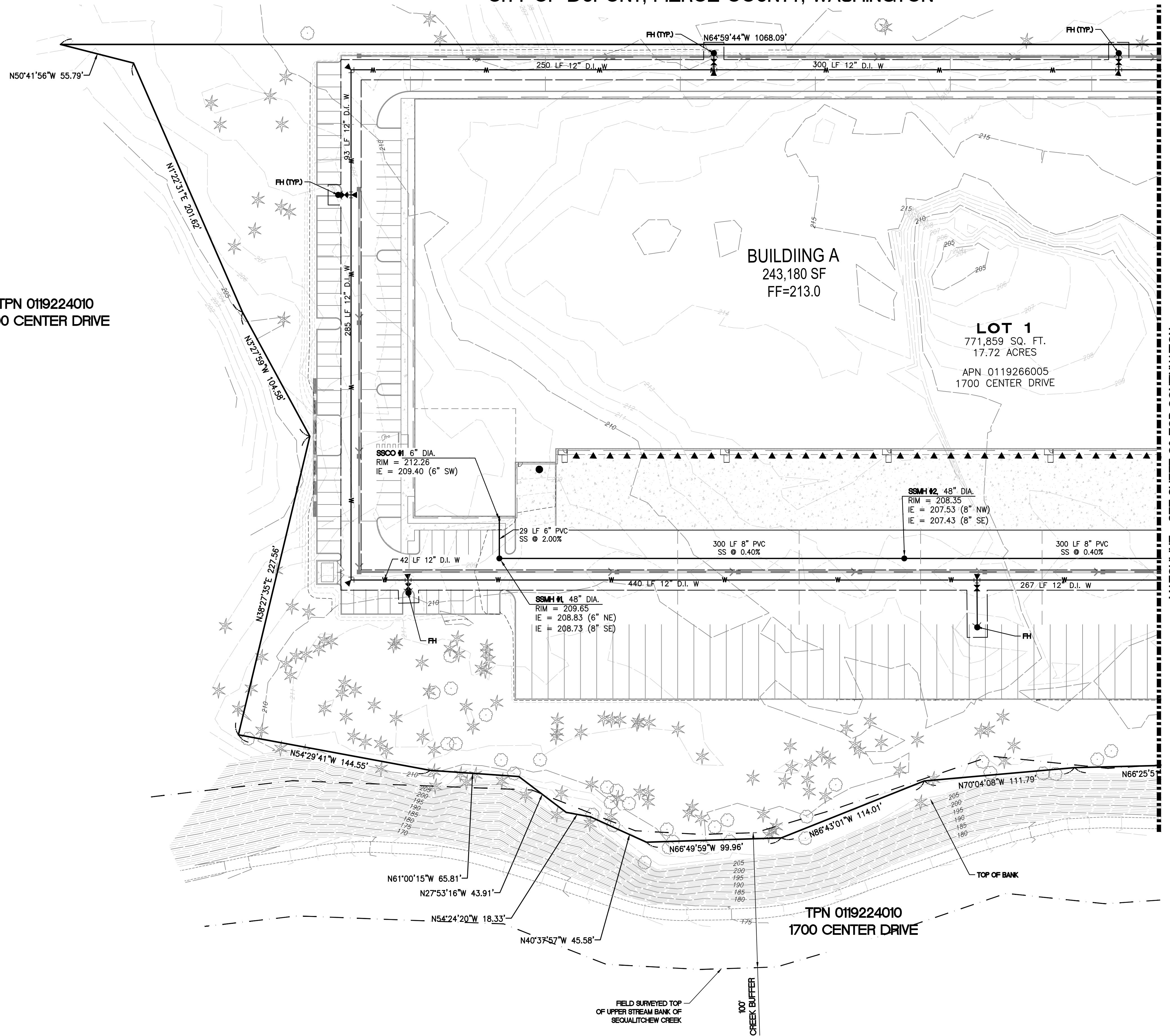
A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.  
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

## APPROVED FOR CONSTRUCTION

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**TPN 0119224010  
1700 CENTER DRIVE**



**MATCHLINE - SEE SHEET C8 FOR CONTINUATION**



Job Number

18666

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

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Revision

PRELIMINARY  
WATER AND SEWER PLAN-EAST  
FOR  
DUPONT 243

No. Date

08/04/23 JT DKB | REVISED PER CITY COMMENTS

By Cld. Apr.

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08/04/23 JT DKB | REVISED PER CITY COMMENTS

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By Cld. Apr.

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

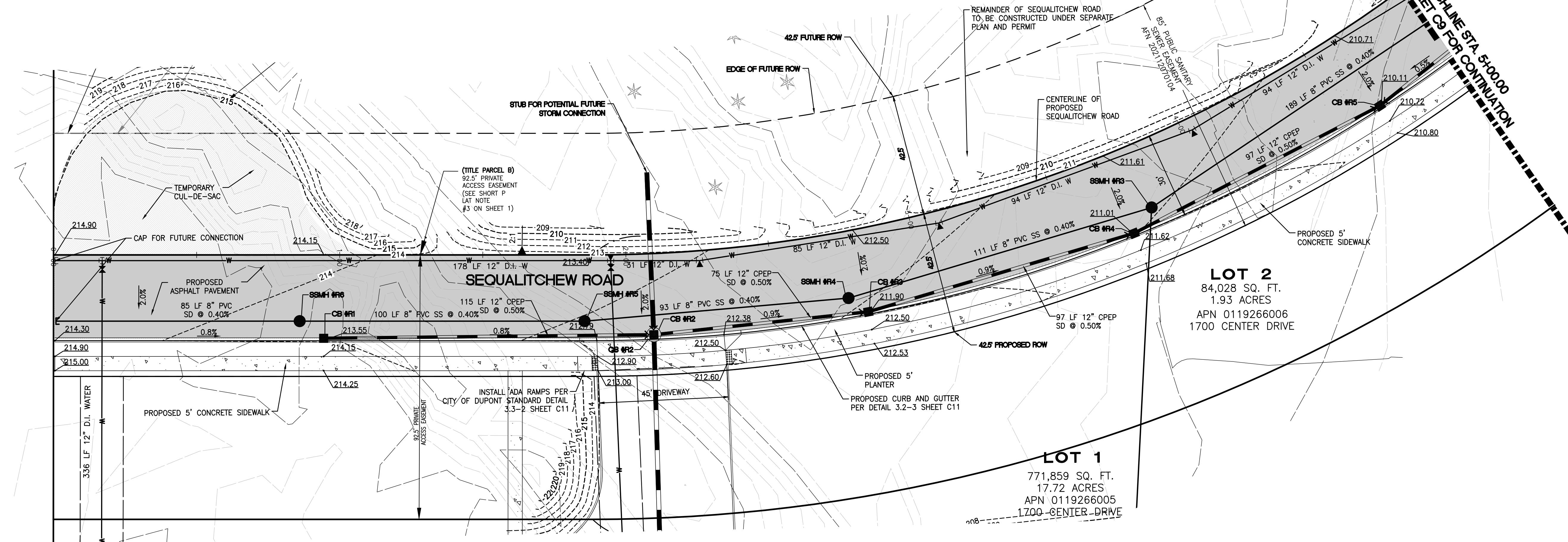
A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.  
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

## APPROVED FOR CONSTRUCTION

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

Date      By      Ckd.      Appr.

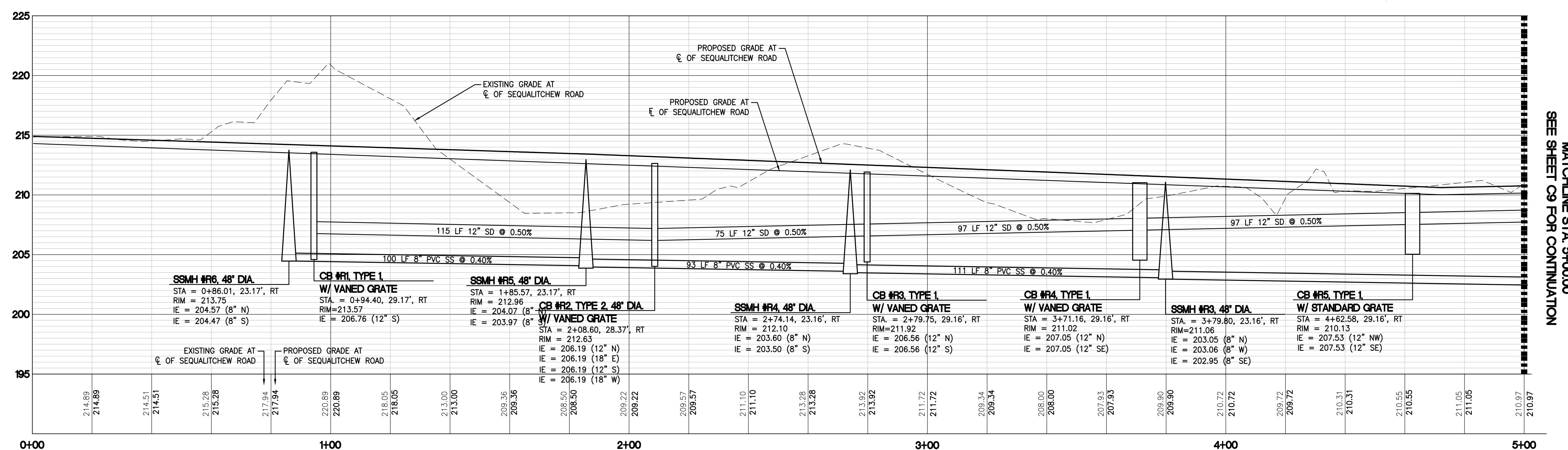
**title: PRELIMINARY SEQUALITCHEW ROAD  
PLAN AND PROFILE (CONT.)  
FOR**



## SEQUALITCHEW PLAN VIEW

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SCALE: 1"=20'



SEQUALITCHEW PROFILE VIEW

---

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

Job Number  
**18666**  
Sheet

File:P:\18000s\18666\preliminary\18666-pr.dwg Date/Time:8/4/2023 1:33 PM Scale:1" = 1' JTOWNE Xref: ----

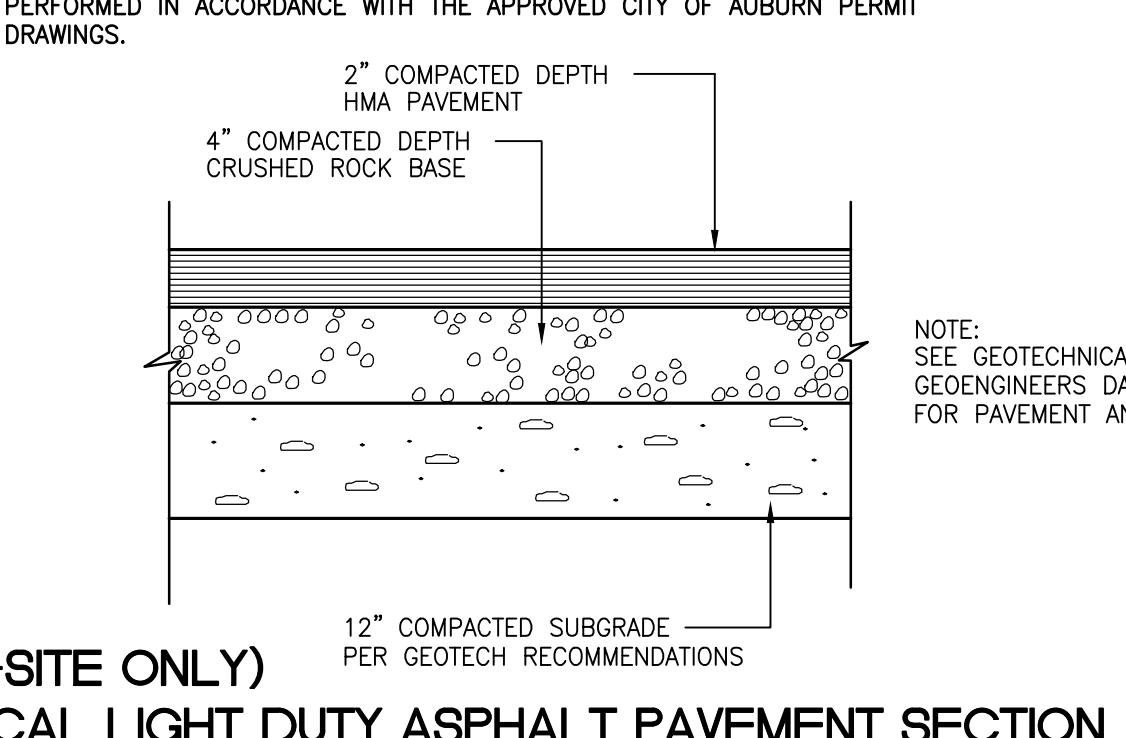
# PRELIMINARY CONSTRUCTION NOTES AND DETAILS

## FOR DUPONT 243

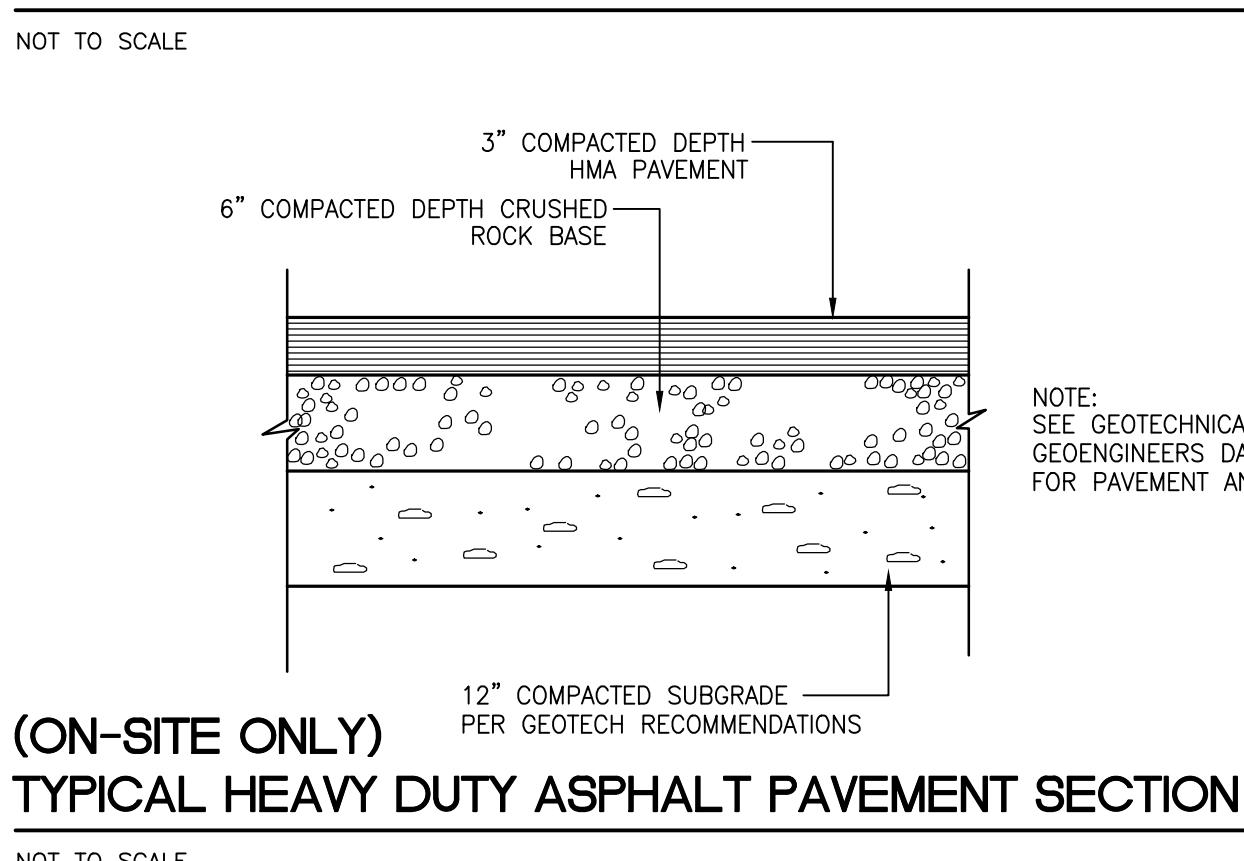
### A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M. CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

#### 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 UTILITIES LOCATED ON THIS SITE ARE APPROXIMATELY 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 RELATED 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 ADVANCE NOTICE 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.



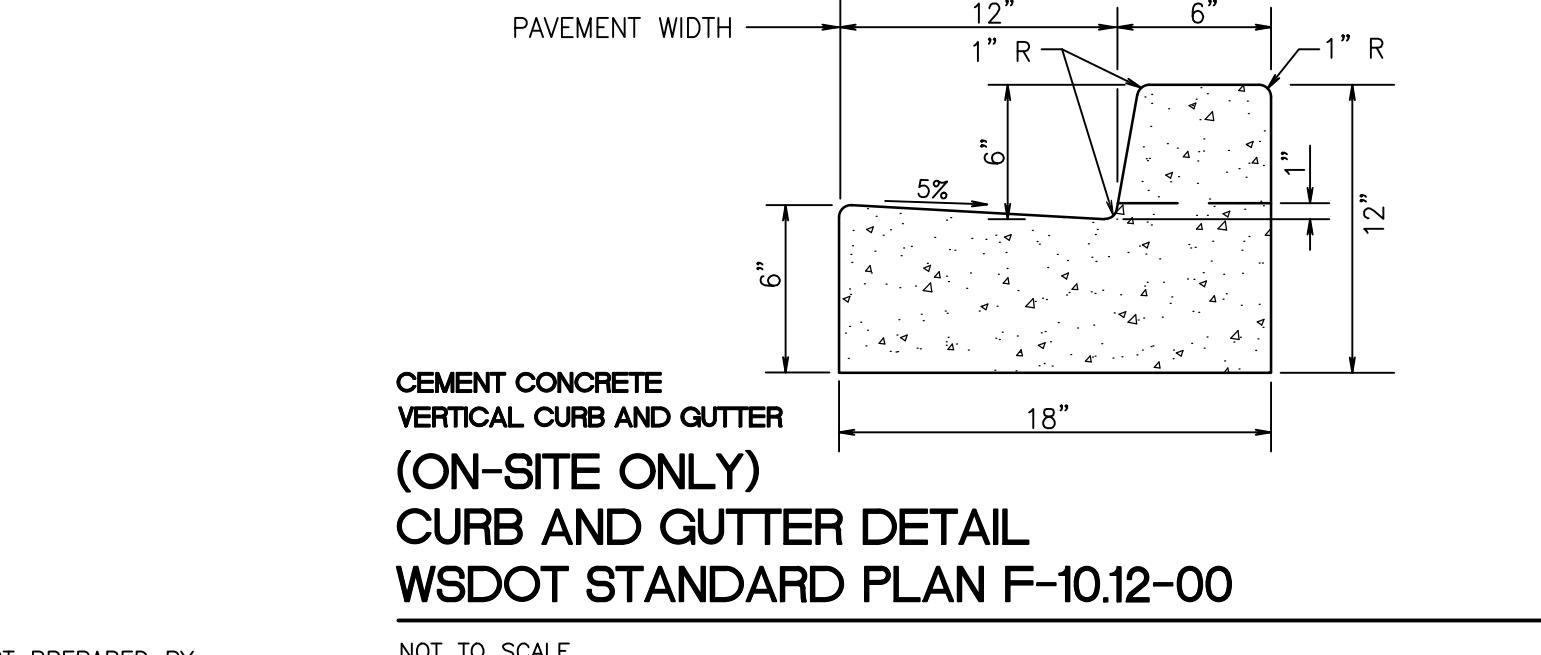
(ON-SITE ONLY)  
TYPICAL LIGHT DUTY ASPHALT PAVEMENT SECTION



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

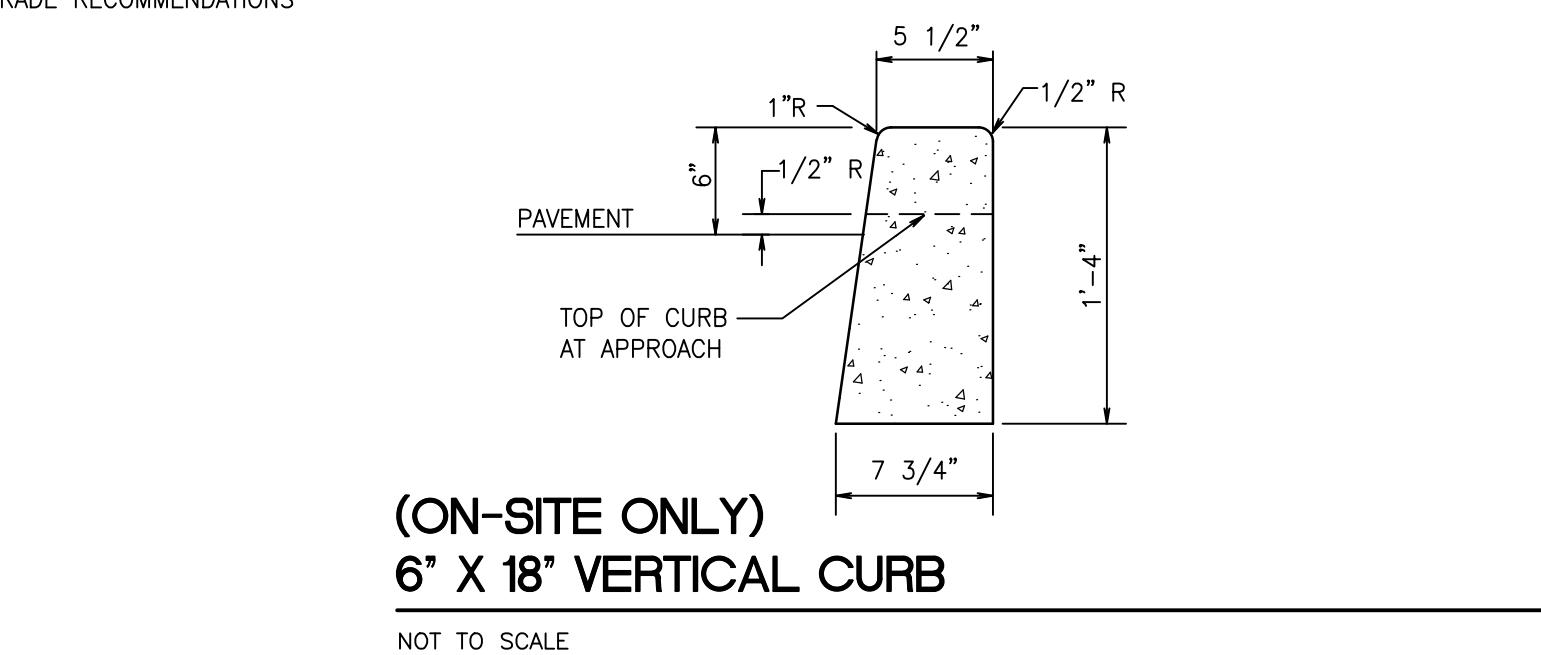
#### GENERAL NOTES (WATER SYSTEM CONSTRUCTION)

- 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 PLACE 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 (DDCA) IN AN UNDERGROUND VULT AND A FIRE DEPARTMENT CONNECTION (FDC) WITHIN 50 FEET OF A FIRE HYDRANT.



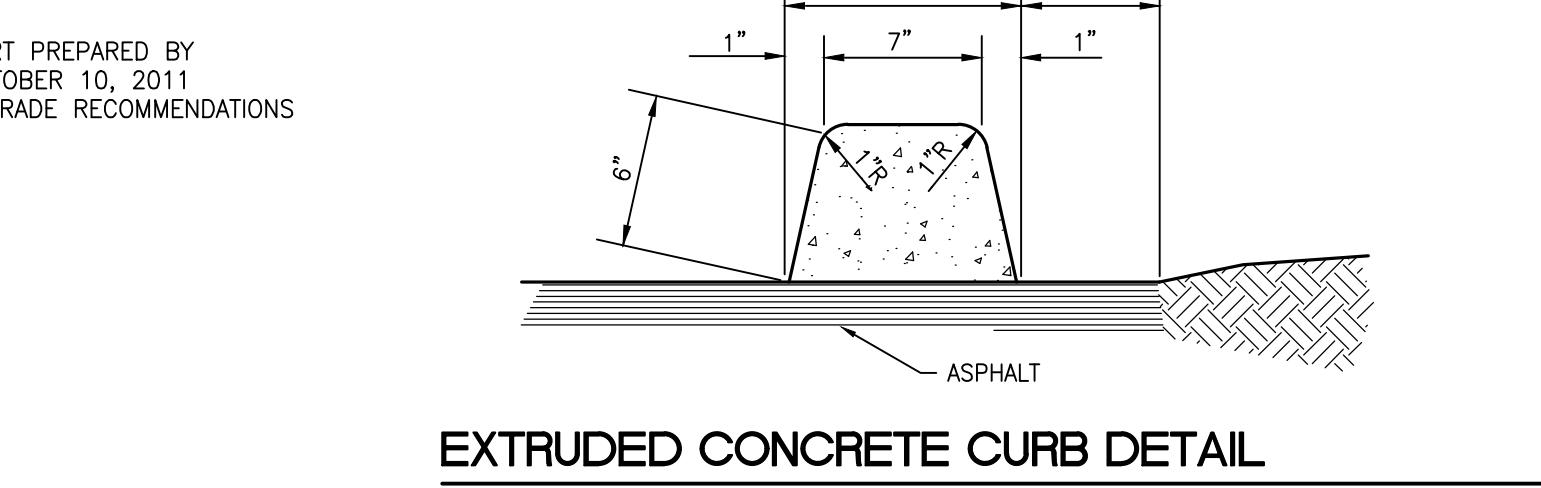
CEMENT CONCRETE  
VERTICAL CURB AND GUTTER  
(ON-SITE ONLY)  
CURB AND GUTTER DETAIL  
WSDOT STANDARD PLAN F-10.12-00

NOT TO SCALE



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

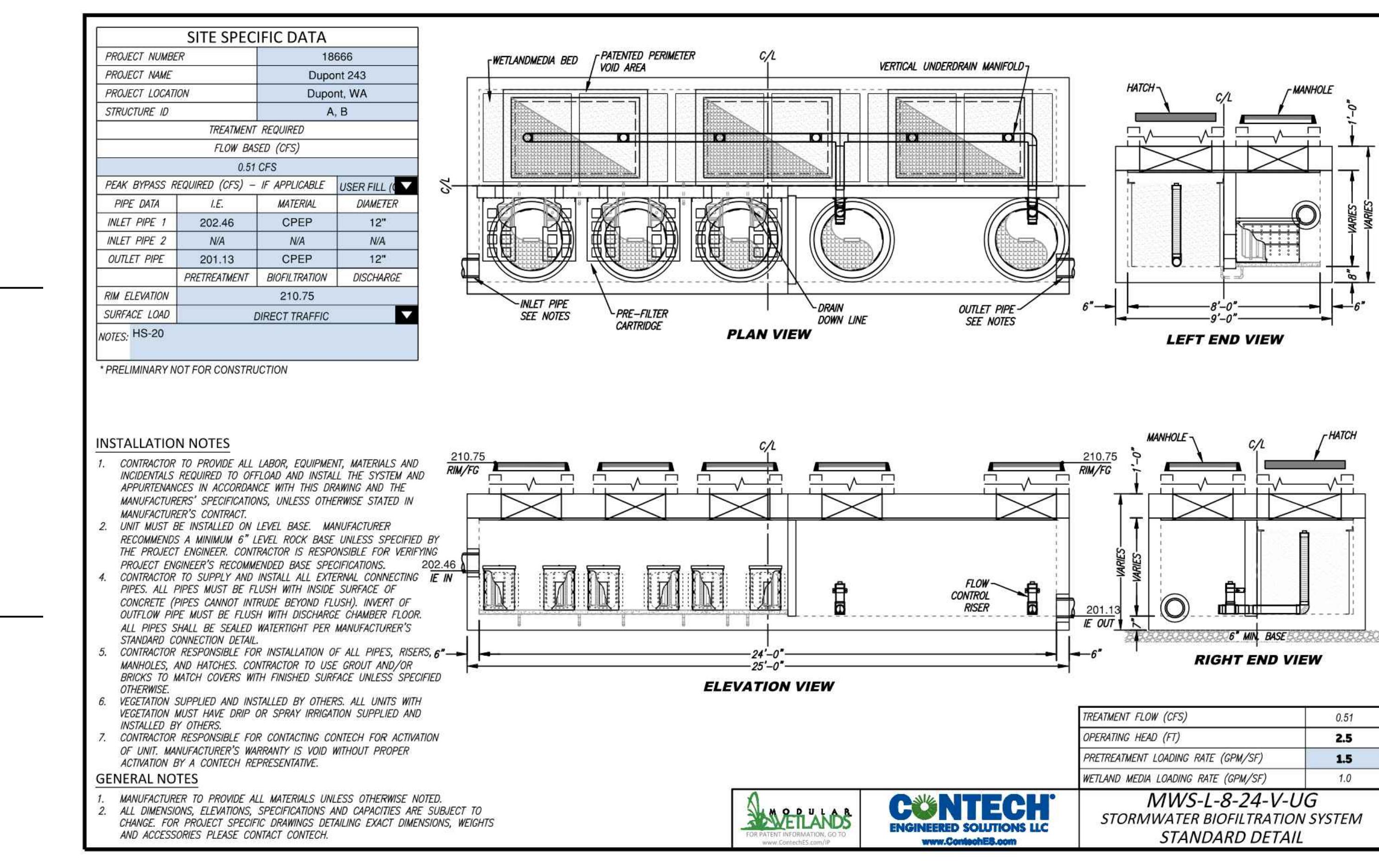
NOT TO SCALE



NOT TO SCALE

#### 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.



APPROVED FOR CONSTRUCTION	
BY:	CITY OF DUPONT
DATE:	_____
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Revision	_____

PRELIMINARY CONSTRUCTION NOTES AND DETAILS FOR DUPONT 243					
1	08/14/23	JT	DKB	DKB	REVISED PER CITY COMMENTS
No.	Date	Ckd.	Appl.		
Title: Avenue 55, LLC					
601 UNION STREET, SUITE 2930 SEATTLE, WA 98101 (206) 707-9696					
CITY OF DUPONT COMMERCIAL ACCESS STREET BUSINESS AND TECHNOLOGY PARK					
APPROVED: CITY OF DUPONT		DWG. NO. 2.4-2.3			
DATE: 9/11		DRWN: E.T.	CHKD: T.N.	SCALE: NO SCALE	
DANIEL K. BAEMELLI PROFESSIONAL ENGINEER 08/04/2023					
18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES 08/04/23					
BARGHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES 08/04/23					
MWS-L-8-24-V-UG STORMWATER BIOFILTRATION SYSTEM STANDARD DETAIL					
Job Number 18666		Scale: N/A	Designed JAT	Drawn JAT	Approved DIB
		Horizontal	Vertical	DKB	Date 08/04/23
Scale: N/A Horizontal: N/A Vertical: N/A					
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.					

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

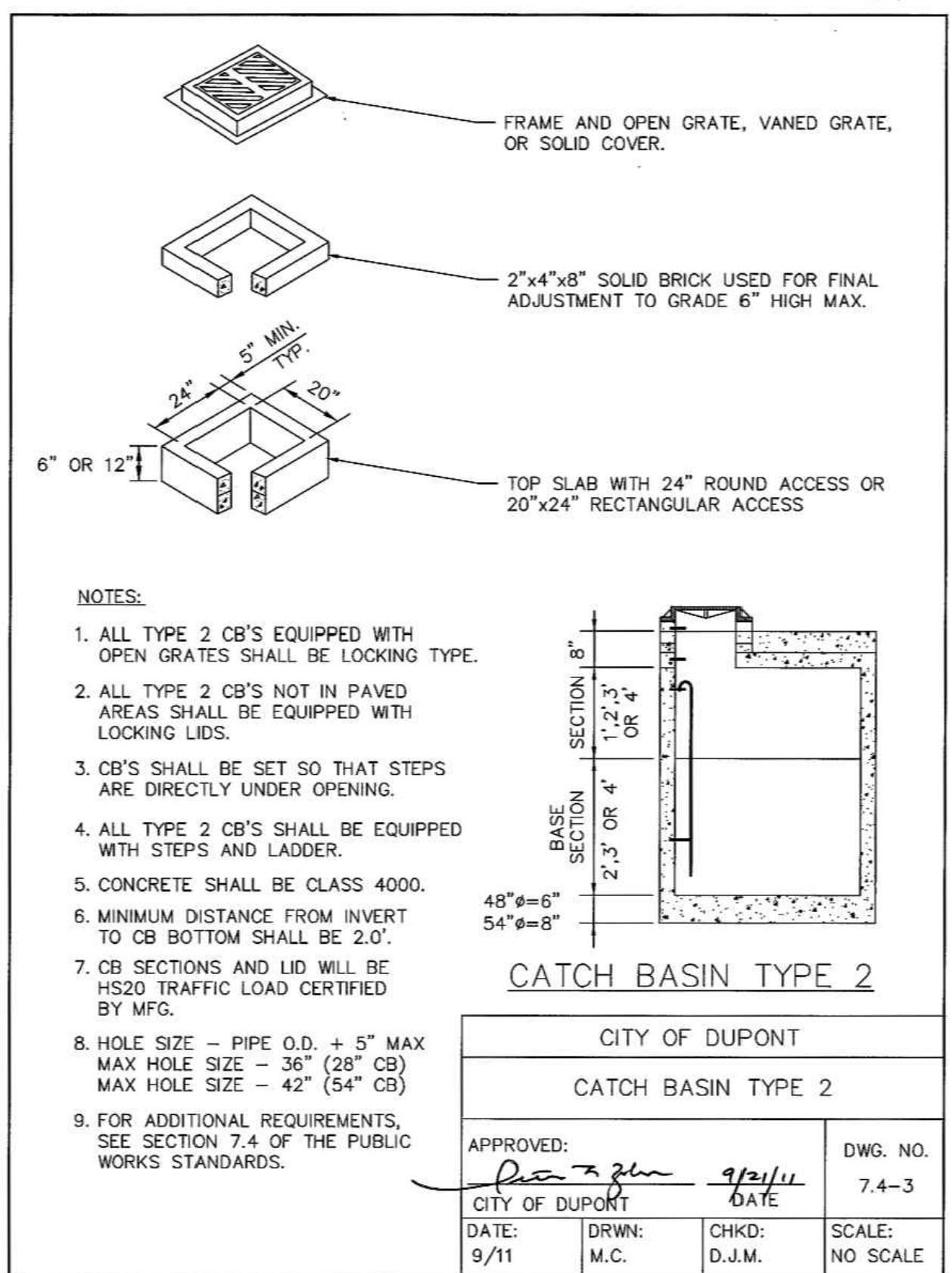
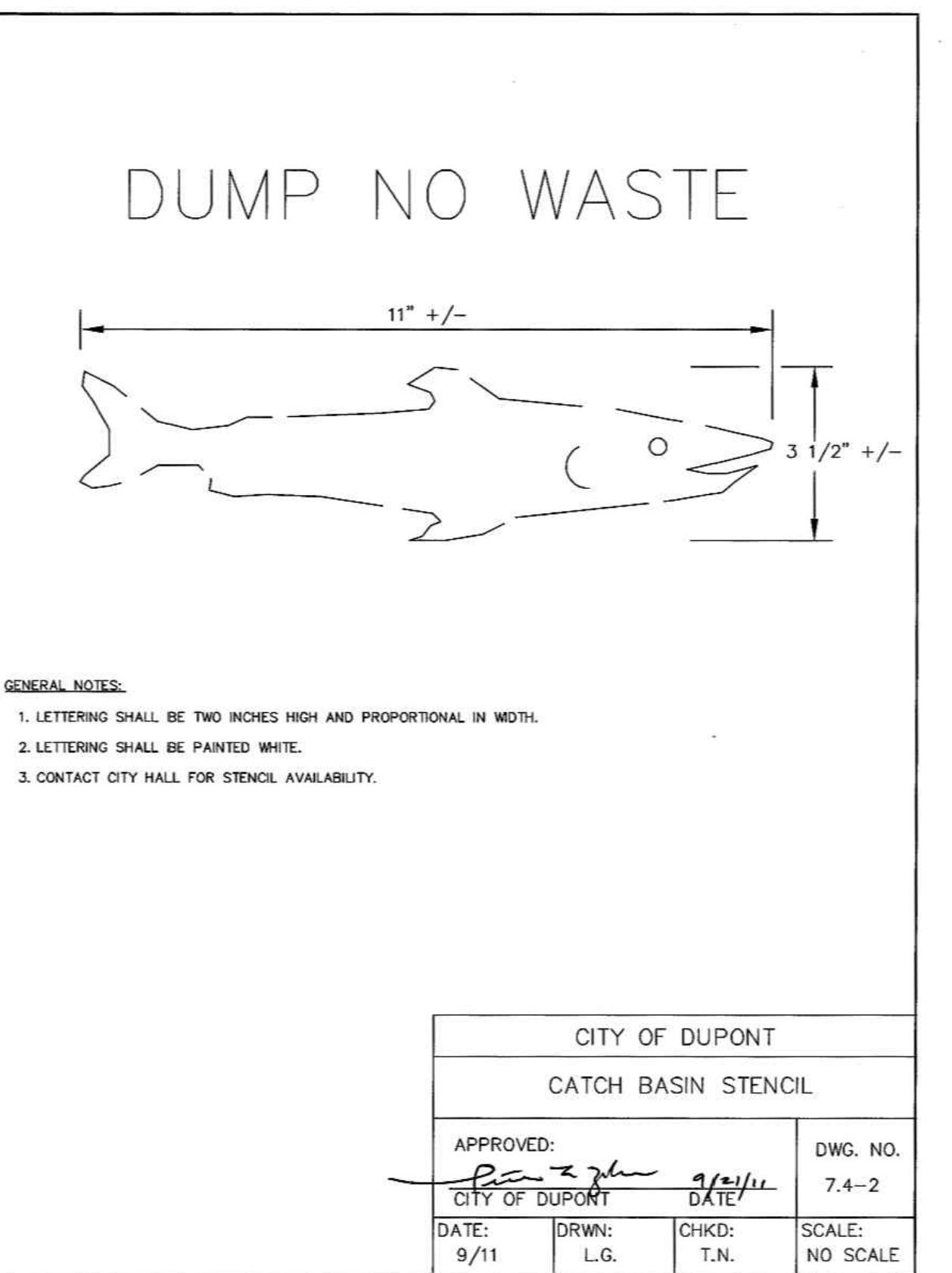
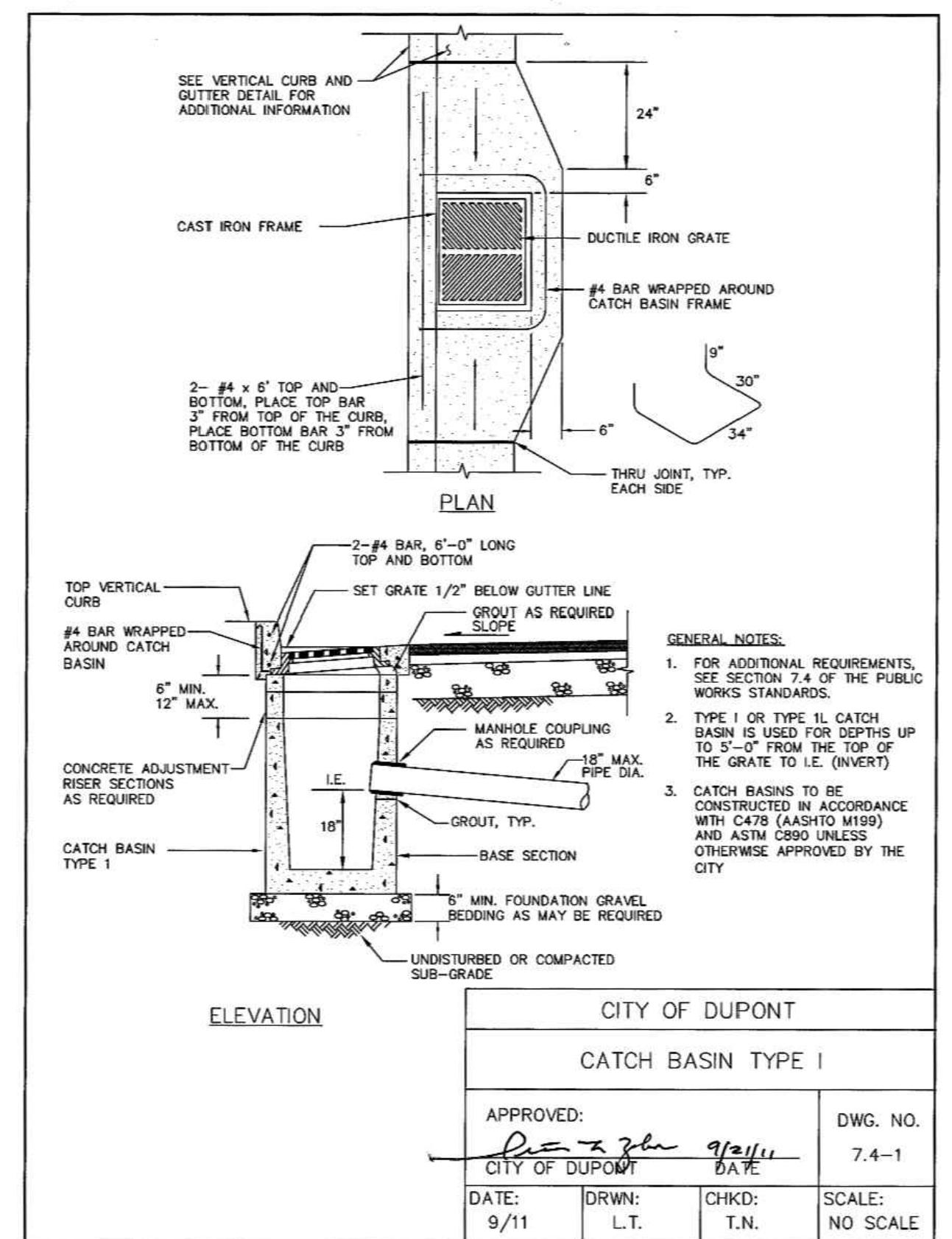
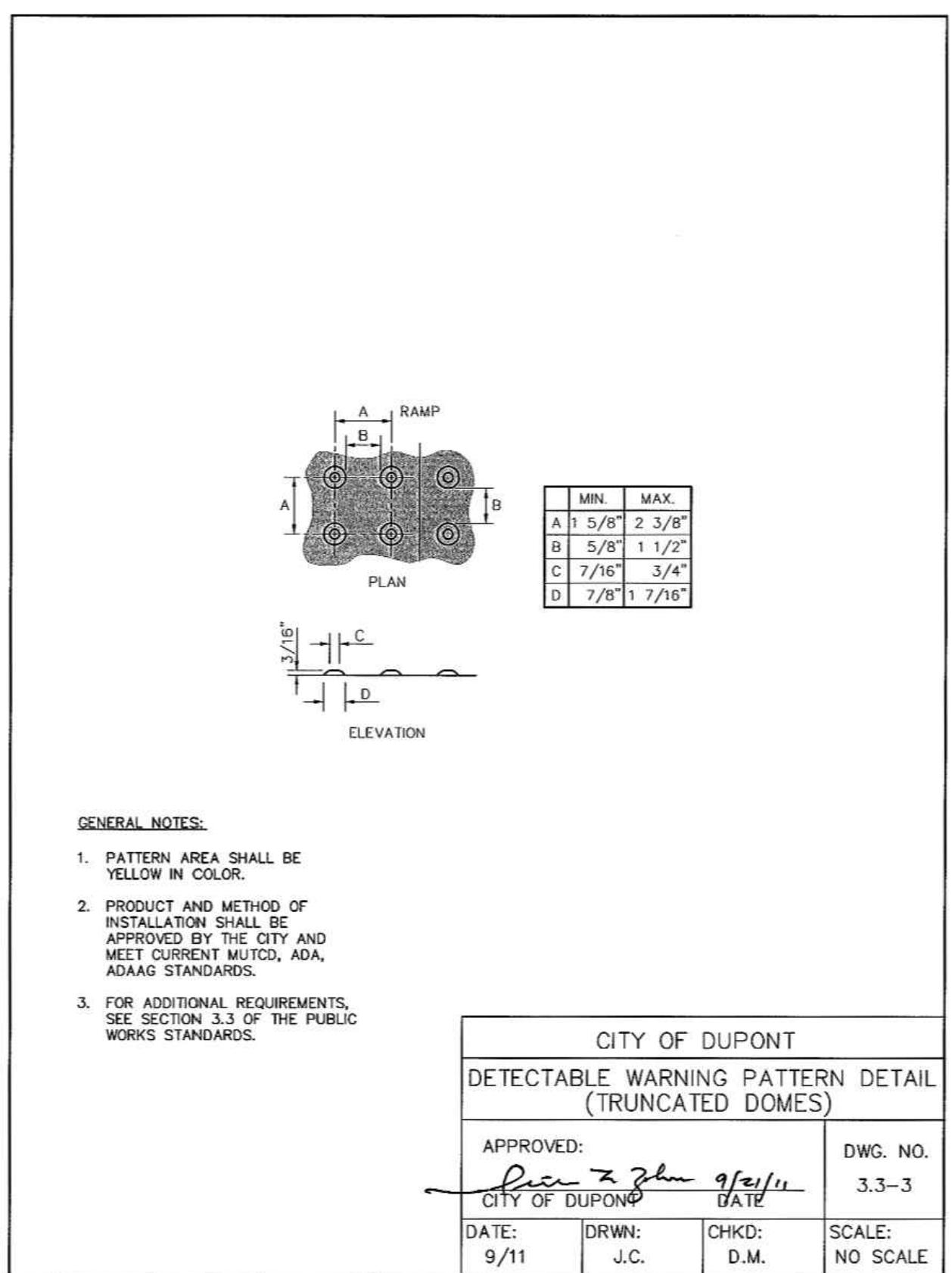
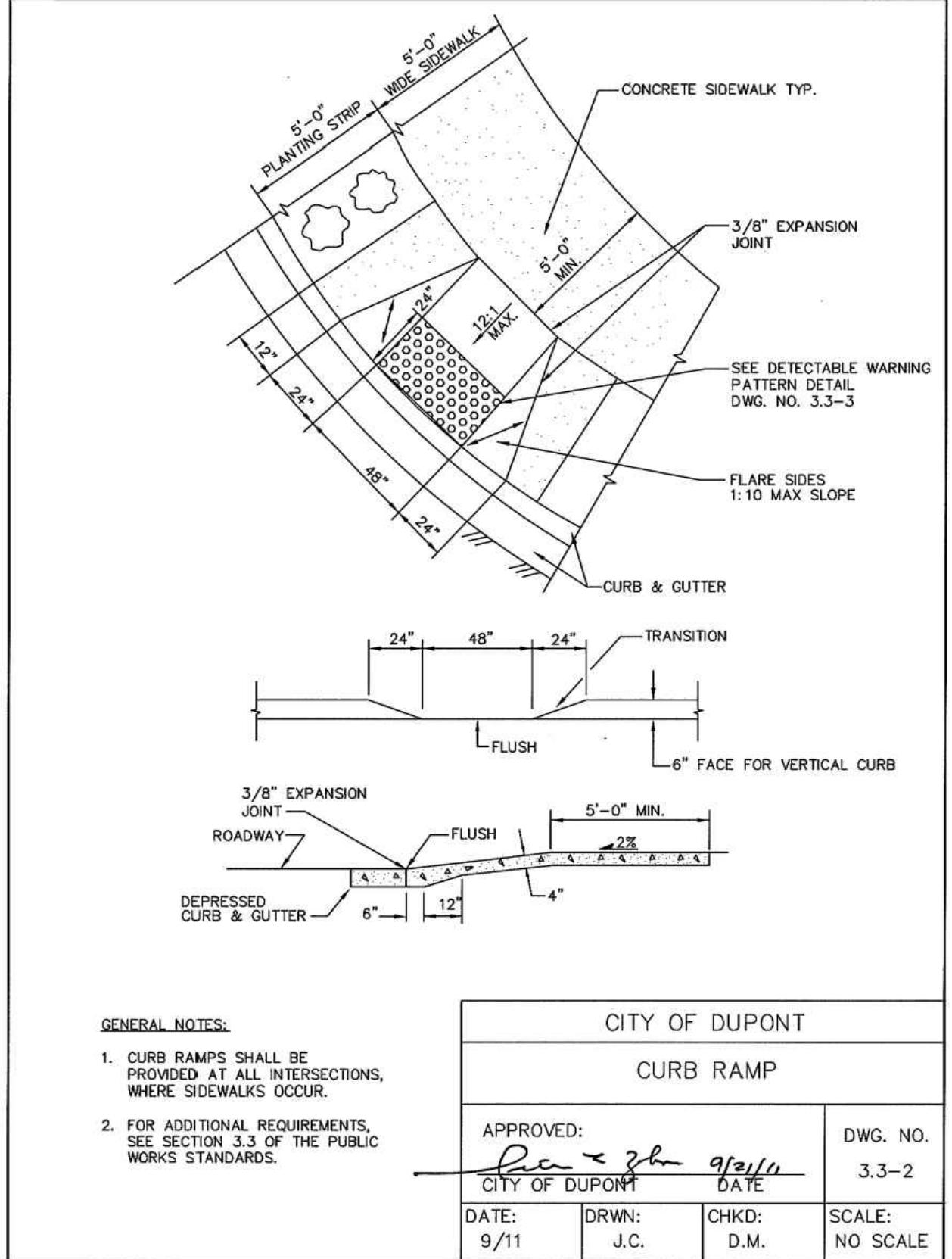
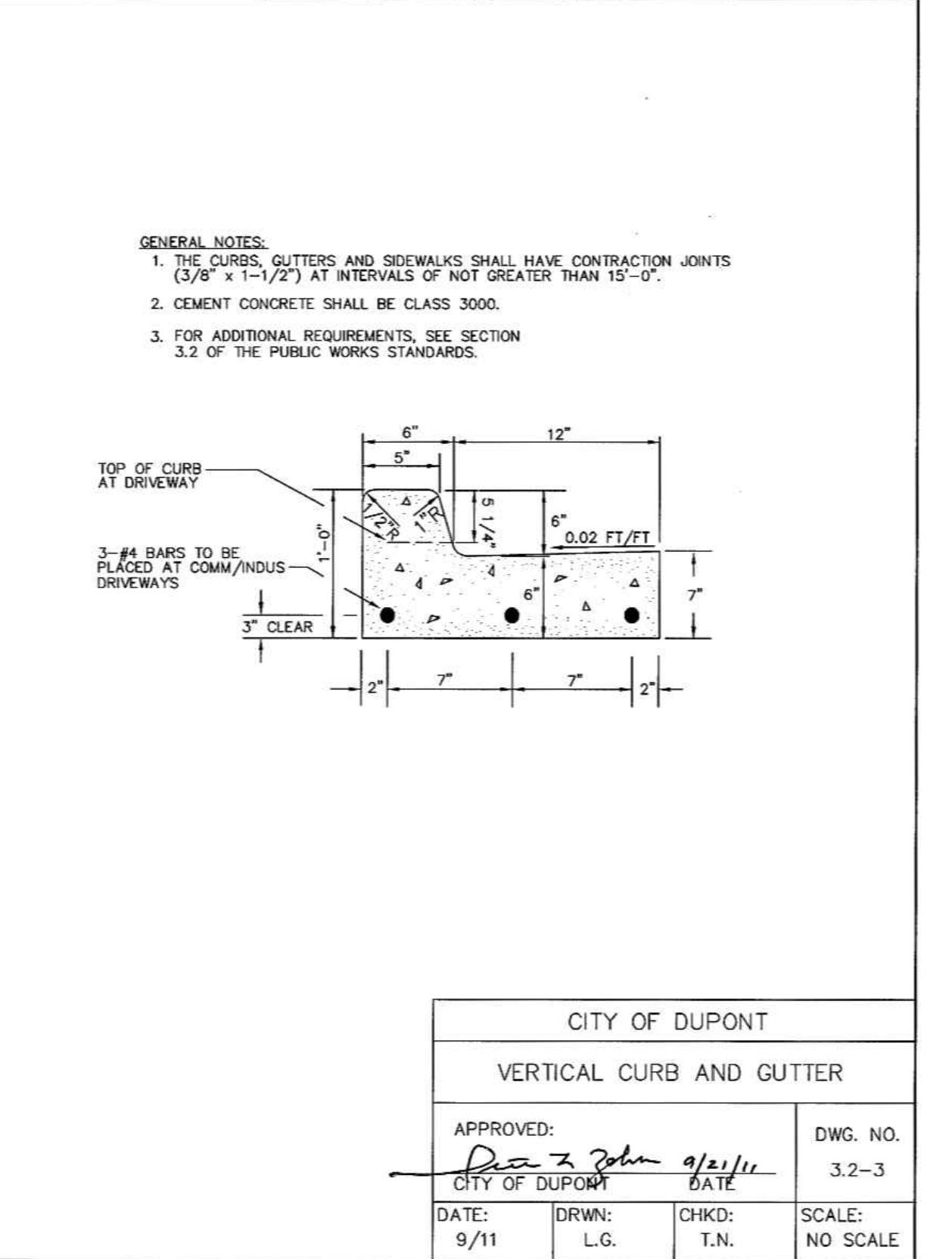
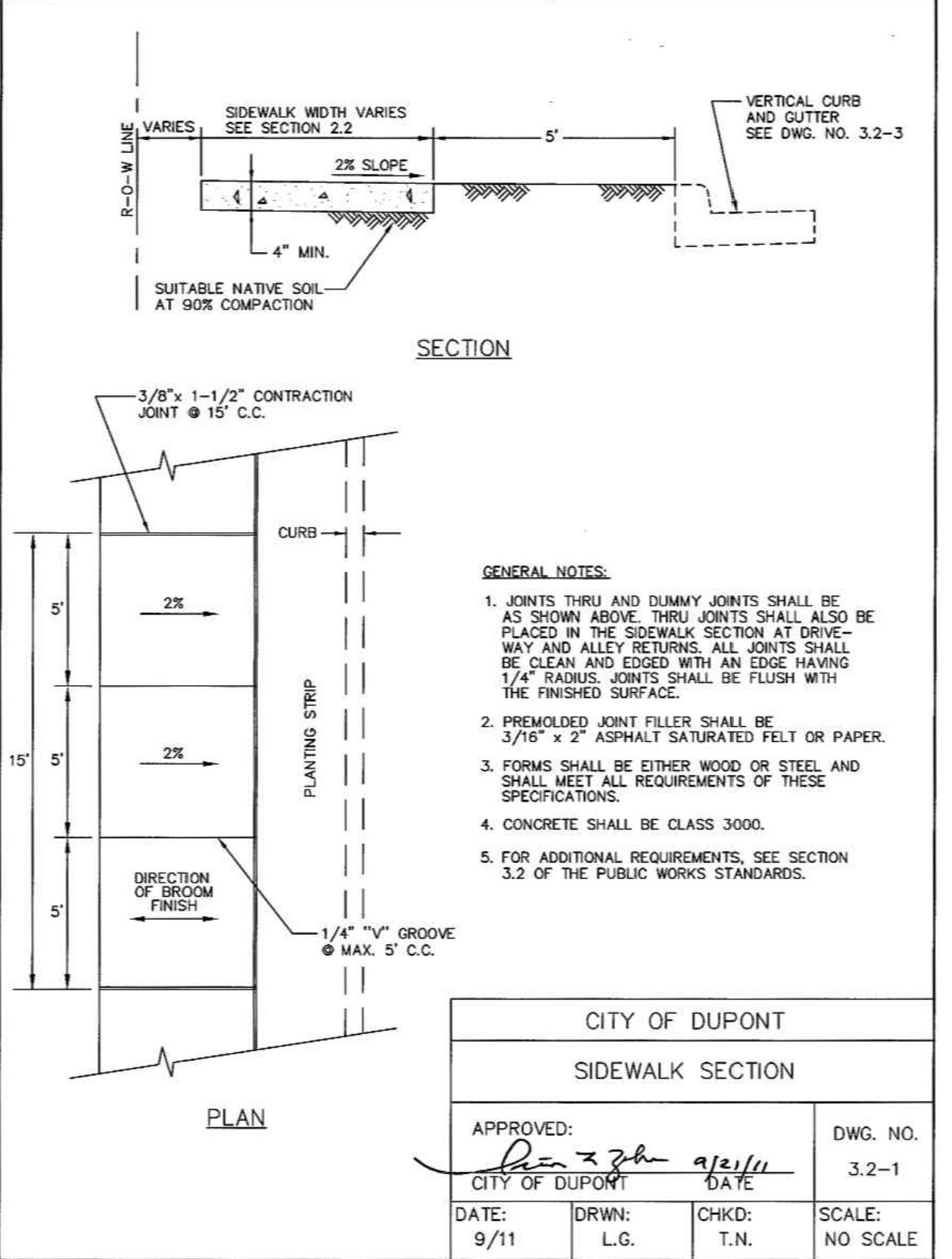
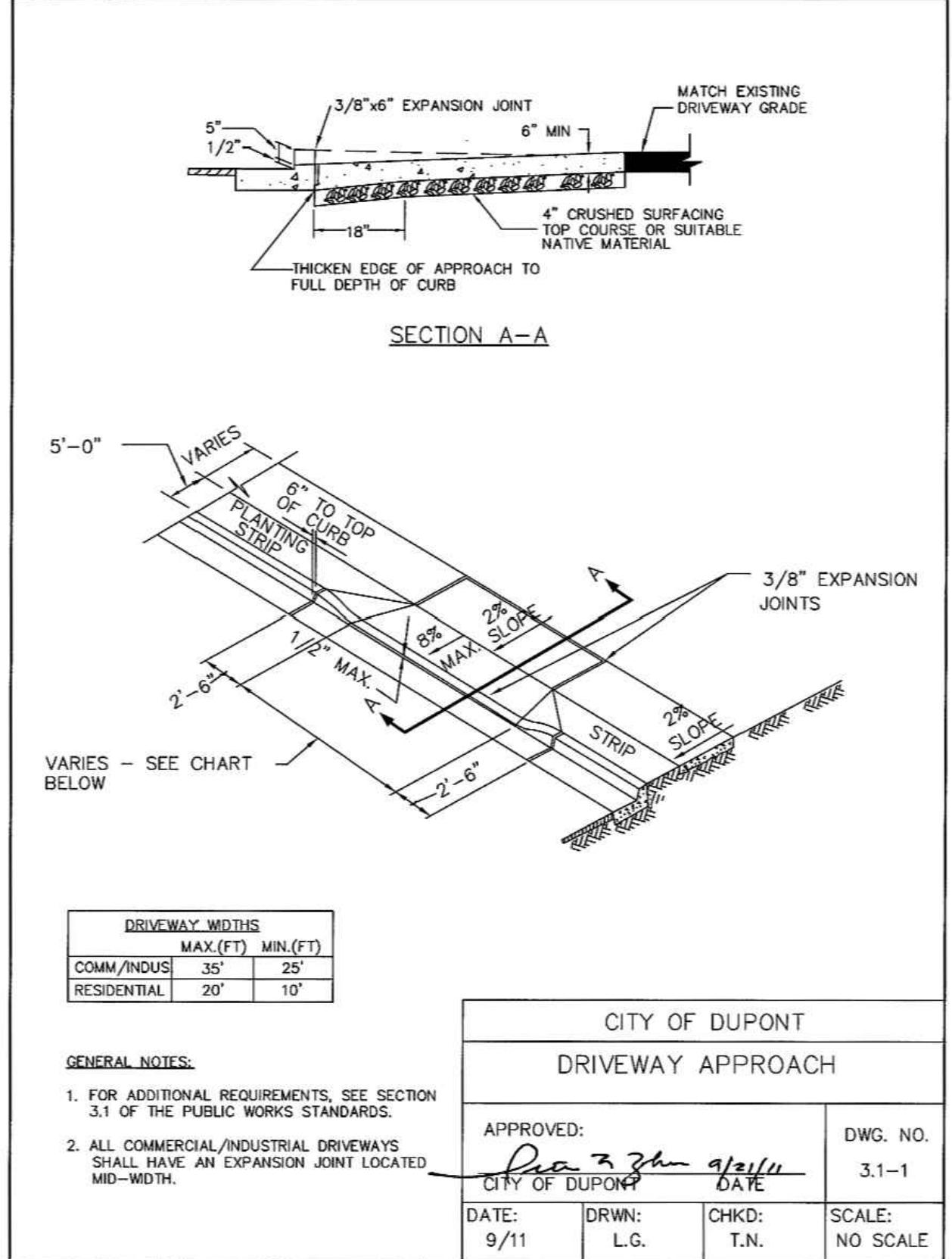
A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19N, RANGE 01E, W.M.  
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

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



<b>PRELIMINARY CONSTRUCTION NOTES AND DETAILS FOR DUPONT 243</b>					
<p>1 08/04/23 JT DKB DKB REVISED PER CITY COMMENTS</p> <p>No. Date By Ckd. Appr.</p>					
<p><b>For: AVENUE 55, LLC 601 UNION STREET, SUITE 2930 SEATTLE, WA 98101 (206) 707-9696</b></p>					
<p><b>DANIEL K. BALMELL STATE OF WASHINGTON PROFESSIONAL ENGINEER 25672 REGISTERED 08/04/2023</b></p>					
<p>Job Number 18666 Sheet C12 Page 18666 (Preliminary) \ 08/04/2023 1:47 PM Scale: 1"</p>					

# 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

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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



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