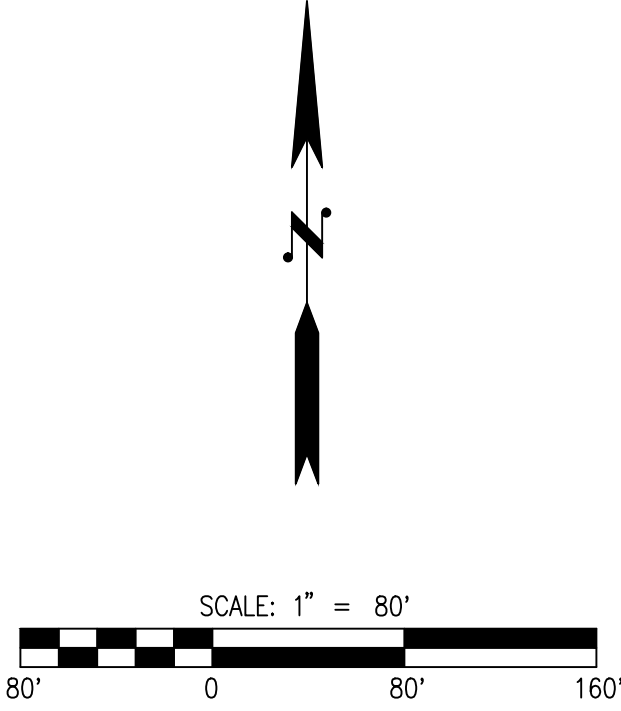


A PORTION OF SEC 34, TWN 19 N, RGE 1 E, W.M., DUPONT, WASHINGTON

AFFINITY AT DUPONT

LAND USE SUBMITTAL



PROJECT INFORMATION

OWNER: PATRIOTS LANDING INVESTMENTS 1 LLC
4411 POINT FOSDICK DR STE 203
GIG HARBOR, WA 98335

TAX PARCEL: 0119341007

SITE ADDRESS: TO BE DETERMINED

PARCEL SIZE: 777,982 SF (17.86 AC)

SANITARY SEWER: PIERCE COUNTY

WATER: CITY OF DUPONT

CONTACT LIST

APPLICANT:
INLAND GROUP
120 W. CATALDO AVE.
SPOKANE, WA 99201
CONTACT: ROBERT KETNER
PHONE: (509) 321-3204
EMAIL: roberk@inlandconstruction.com

CIVIL ENGINEER:
LDC, INC.
321 CLEVELAND AVE SE, SUITE 209
TUMWATER, WA 98501
CONTACT: ROSS JARVIS, PE
PHONE: (360) 634-2065
FAX: (425) 482-2893
EMAIL: rjarvis@ldccorp.com

ARCHITECT:
CUSHING TERRELL
1201 WESTERN AVE, STE 700
SEATTLE, WA 98101
CONTACT: ISaura PEREZ
PHONE: (206) 282-6222
EMAIL: isauraperez@cushingterrell.com

SURVEYOR:
DURYEA & ASSOCIATES
2702 N. PERRY STREET
SPOKANE, WA 99207
CONTACT: JAMES A. LOCEY, PLS
PHONE: (509) 465-8007
EMAIL: jim@duryea-associates.com

SITE DATA

TAX PARCEL: 0119341007

SITE ADDRESS: TO BE DETERMINED

WATER: CITY OF DUPONT

SEWER: PIERCE COUNTY

POWER/GAS: PUGET SOUND ENERGY
1-888-225-5773

TELEPHONE: CENTURYLINK

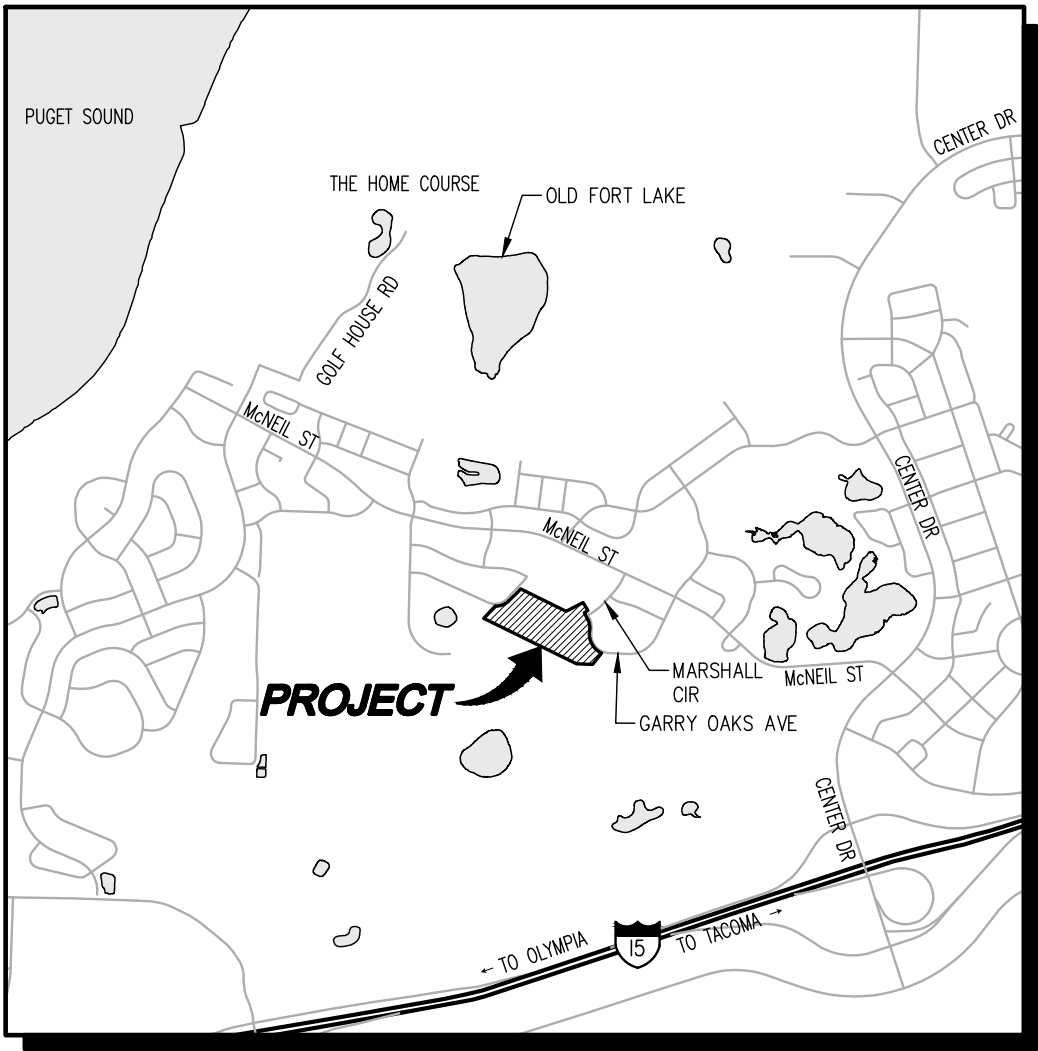
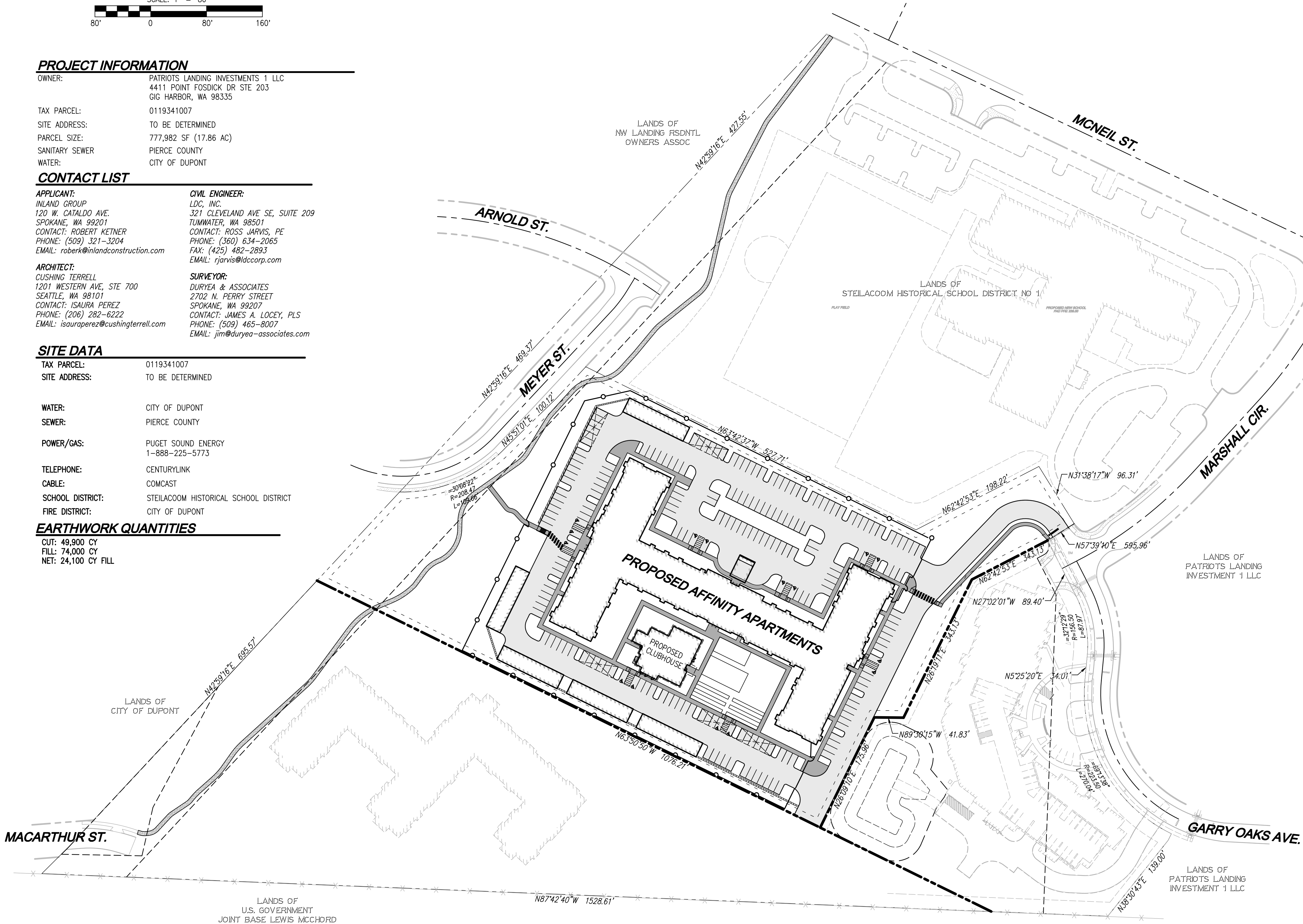
CABLE: COMCAST

SCHOOL DISTRICT: STEILACOOM HISTORICAL SCHOOL DISTRICT

FIRE DISTRICT: CITY OF DUPONT

EARTHWORK QUANTITIES

CUT: 49,900 CY
FILL: 74,000 CY
NET: 24,100 CY FILL



VICINITY MAP
SCALE: 1"=2000'

TABLE OF CONTENTS

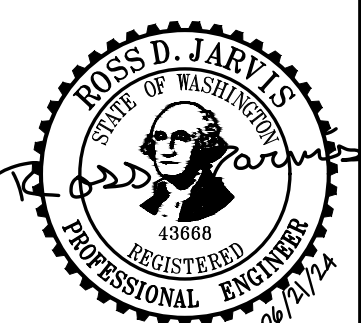
- CV-01 COVER SHEET
- EC-01 DEMOLITION AND TESC PLAN
- EC-02 DEMOLITION AND TESC NOTES AND DETAILS
- SP-00 OVERALL SITE PLAN MAP
- SP-01 SITE IMPROVEMENT PLAN
- SP-02 SITE IMPROVEMENT PLAN
- SP-03 SITE IMPROVEMENT PLAN
- SP-04 SITE IMPROVEMENT PLAN
- CG-00 OVERALL GRADING PLAN MAP
- CG-01 GRADING PLAN
- CG-02 GRADING PLAN
- CG-03 GRADING PLAN
- CG-04 GRADING PLAN
- CG-05 GRADING PROFILES
- CG-06 GRADING PROFILES
- DR-00 OVERALL DRAINAGE PLAN MAP
- DR-01 DRAINAGE PLAN
- DR-02 DRAINAGE PLAN
- DR-03 DRAINAGE PLAN
- DR-04 DRAINAGE PLAN
- DR-05 STORMWATER RETENTION POND SECTIONS
- DR-06 DRAINAGE NOTES AND DETAILS
- UT-00 OVERALL WATER AND SEWER PLAN MAP
- UT-01 WATER AND SEWER PLAN
- UT-02 WATER AND SEWER PLAN
- UT-03 WATER AND SEWER PLAN
- UT-04 WATER AND SEWER PLAN
- UT-05 WATER AND SEWER PLAN

REVISIONS		BY	DATE
NO	DESCRIPTION		

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Olympia
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Tumwater, WA 98501
www.LDccorp.com
T 425.886.1869
F 425.482.2893

INLAND GROUP AFFINITY AT DUPONT COVER SHEET



JOB NUMBER: C24-124
DRAWING NAME: C24-124 CV-01
DESIGNER: RW
DRAFTING BY: AW
DATE: JUNE 2024
SCALE: AS SHOWN
JURISDICTION: DUPONT, WA

CV-01

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811 or 1-800-424-5555
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Drawing: P:\C01\2024\C24-124 Affinity at Dupont\Drawings\Preliminary\C24-124 EC-01.dwg Plotted: Jun 21, 2024 - 10:56am



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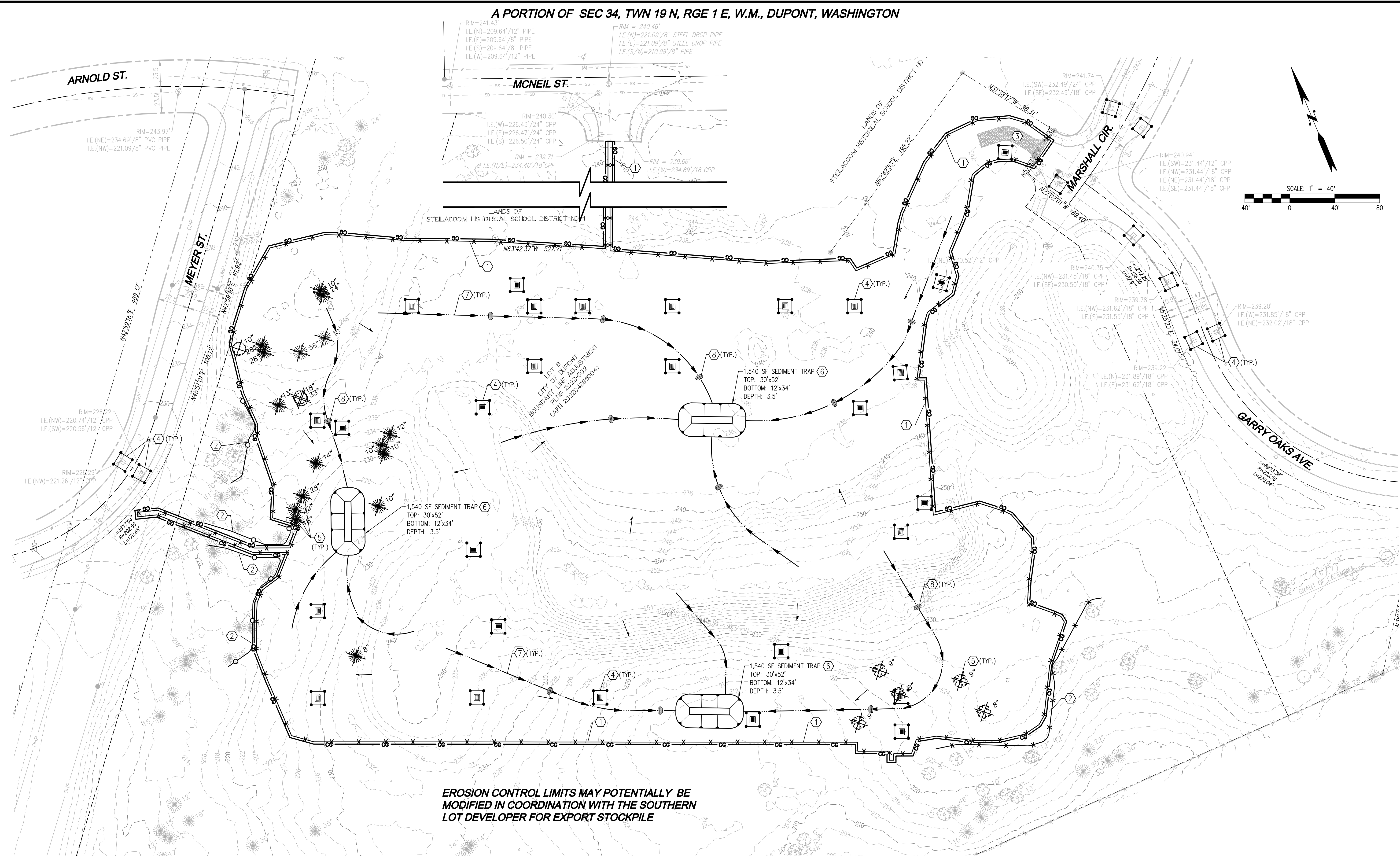
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EROSION CONTROL LIMITS MAY POTENTIALLY BE MODIFIED IN COORDINATION WITH THE SOUTHERN LOT DEVELOPER FOR EXPORT STOCKPILE

- DEMOLITION AND TESC NOTES:**
1. INSTALL SILT FENCE PER DETAIL SHOWN ON SHEET EC-02
 2. INSTALL TREE PROTECTION FENCE PER DETAIL SHOWN ON SHEET EC-02
 3. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL SHOWN ON SHEET EC-02
 4. INSTALL STORM DRAIN INLET PROTECTION PER DETAIL SHOWN ON SHEET EC-02
 5. REMOVE AND DISPOSE OF EXISTING TREE AND ROOT BALL
 6. INSTALL SEDIMENT TRAP PER DETAIL SHOWN ON SHEET EC-02
 7. INSTALL CONVEYANCE SWALE PER DETAIL SHOWN ON SHEET EC-02
 8. INSTALL CHECK DAMS WITH MAXIMUM SPACING 100' PER DETAIL SHOWN ON SHEET EC-02

LEGEND

	PROPERTY LINE		STORM DRAIN INLET PROTECTION PER DETAIL SHOWN ON SHEET EC-02
	PROPOSED PROPERTY LINE		PRE DEVELOPMENT DRAINAGE PATTERN
	CLEARING LIMITS		EXISTING TREE TO BE REMOVED
	SILT FENCE PER DETAIL SHOWN ON SHEET EC-02		SEDIMENT TRAP PER DETAIL SHOWN ON SHEET EC-02
	TREE PROTECTION FENCE PER DETAIL SHOWN ON SHEET EC-02		CHECK DAM PER DETAIL SHOWN ON SHEET EC-02
	CONVEYANCE SWALE PER DETAIL SHOWN ON SHEET EC-02		
	STABILIZED CONSTRUCTION ENTRANCE PER DETAIL SHOWN ON SHEET EC-02		



NO.	DATE	REVISIONS	DESCRIPTION	BY

LDC

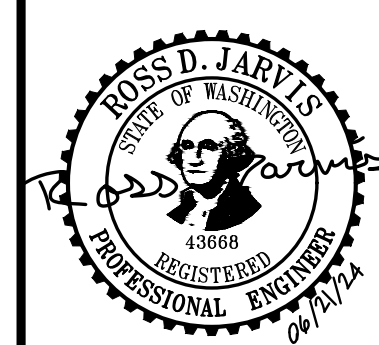
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Tumwater, WA 98501
www.LDCcorp.com
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F 425.482.2893

INLAND GROUP

AFFINITY AT DUPONT

DEMOLITION AND TESC PLAN



JOB NUMBER: C24-124
DRAWING NAME: C24-124 EC-01
DESIGNER: RW
DRAFTING BY: AW
DATE: JUNE 2024
SCALE: AS SHOWN
JURISDICTION: DUPONT, WA

EC-01

SHEET 2 OF 28

Drawing: P:\City\2024\C24-124 Affinity at Dupont\Drawings\Preliminary\C24-124-EC-01.dwg Plotter: Jun 21, 2024 - 10:56am

A PORTION OF SEC 34, TWN 19 N, RGE 1 E, W.M., DUPONT, WASHINGTON

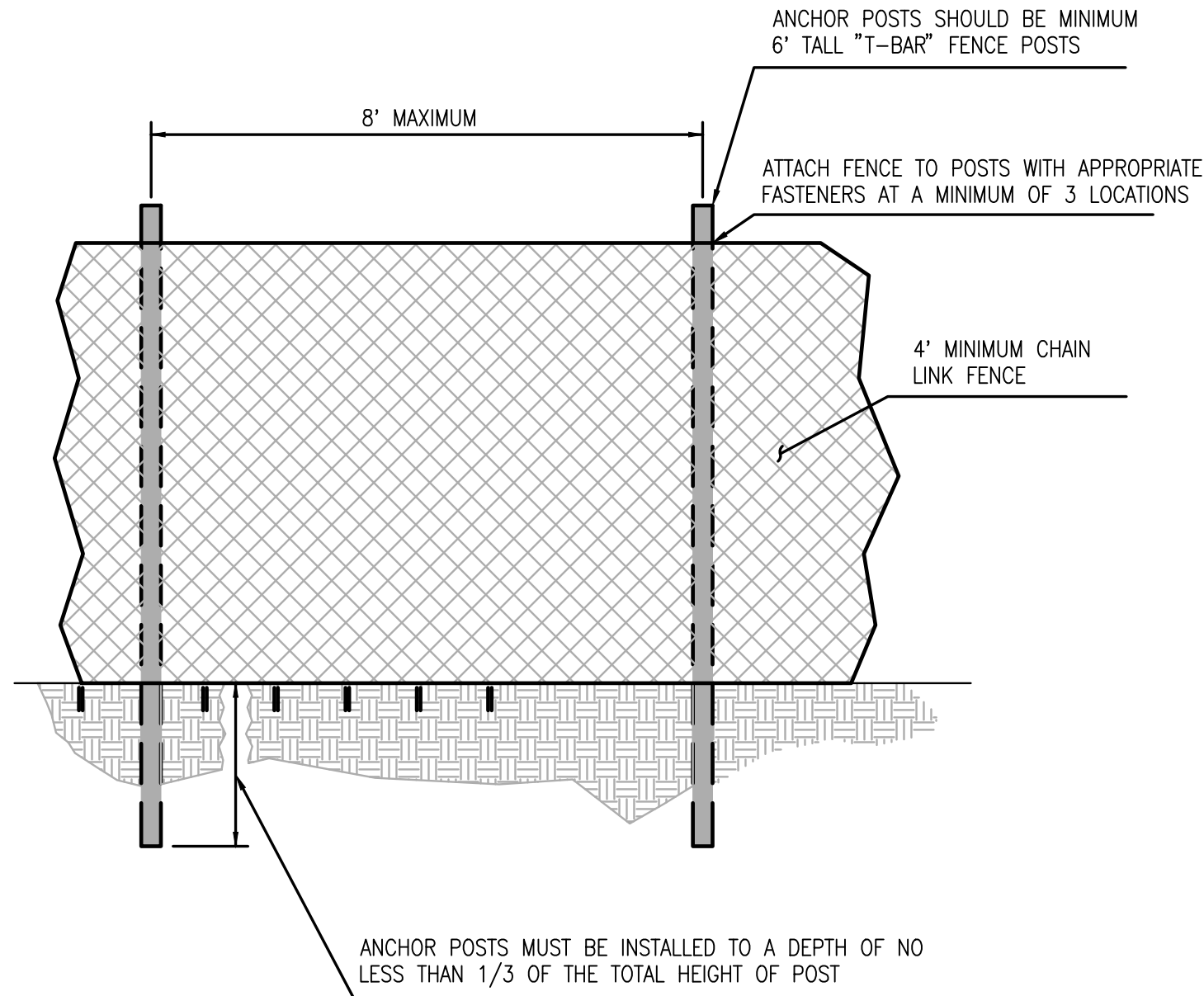
11.2 CITY OF DUPONT EROSION / SEDIMENTATION NOTES

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 SILTATION 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 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 MARSHALL CIR. OR GARRY OAKS AVE. 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 STORMWATER RUNOFF 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.

CONSTRUCTION SEQUENCE

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



- NOTES:
- THE TREE, SOIL AND VEGETATION PROTECTION FENCE SHOULD BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND GRADING, AND NOT TO BE REMOVED UNTIL FINAL LANDSCAPING IS IN PROGRESS AND WITH APPROVAL BE PROJECT FORESTER.
 - AT NO TIME SHALL EQUIPMENT ENTER INTO THE CRITICAL ROOT ZONE (CRZ).
 - ALL BRUSH CLEANUP WITHIN THE CRZ SHOULD BE COMPLETED BY HAND TO PREVENT DISTURBANCE OF NATIVE GROUND COVERS.
 - NO CUTS OR FILLS, UTILITY TRENCHING, MODIFICATIONS TO DRAINAGE, OR CONCRETE RINSE WATER SHOULD IMPACT THE CRZ.
 - NO WIRES, CABLES, OR OTHER DEVICES SHOULD BE ATTACHED TO PROTECTED TREES DURING CONSTRUCTION.
 - IF IMPACTS MUST OCCUR WITHIN THE CRZ, CONTACT PROJECT FORESTER PRIOR TO THE OPERATIONS TO DETERMINE THE PROPER PROCEDURE TO PROTECT THE TREE'S HEALTH.

TREE PROTECTION FENCE

NTS

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STABILIZED CONSTRUCTION ENTRANCE

NTS

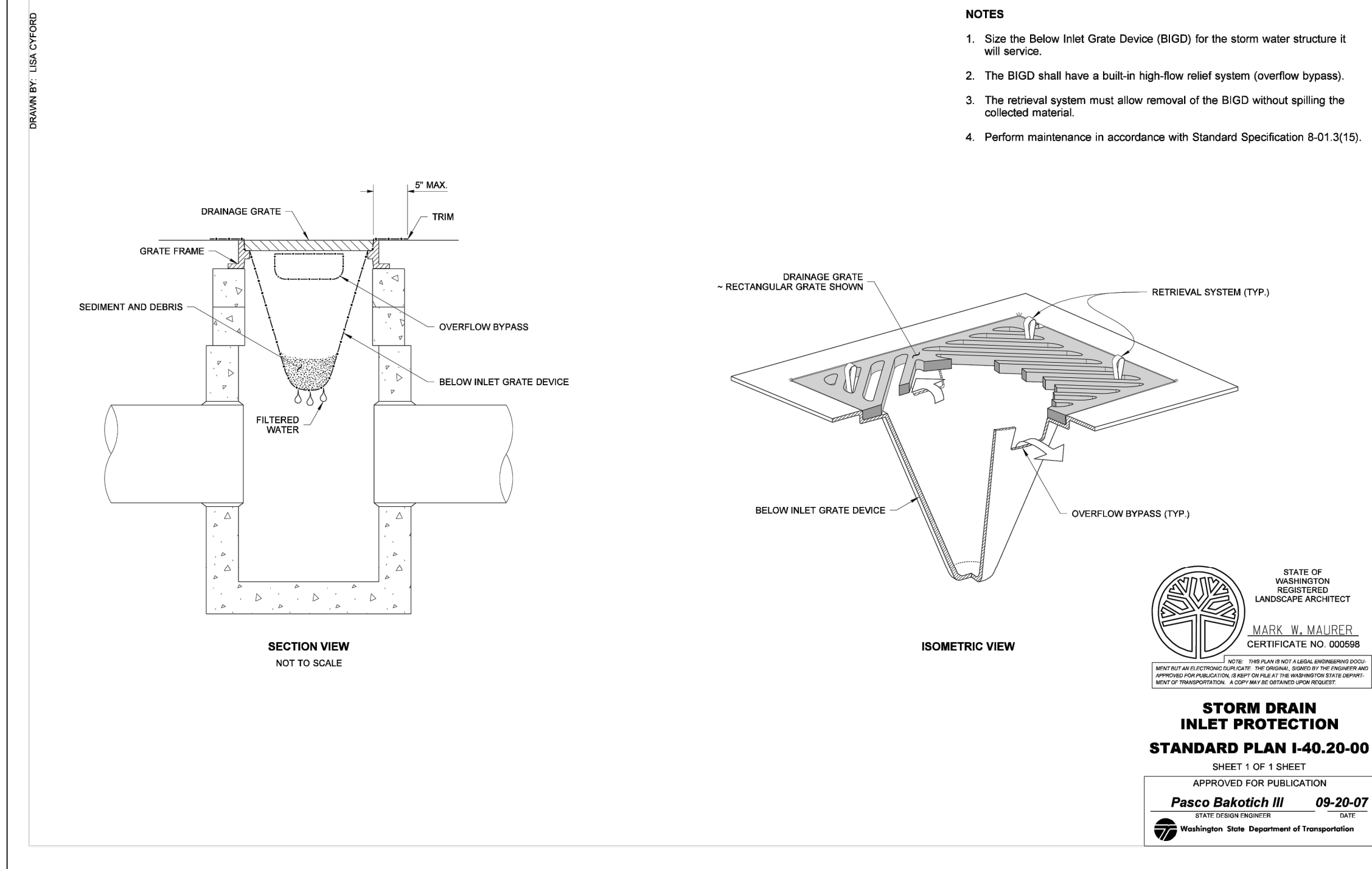
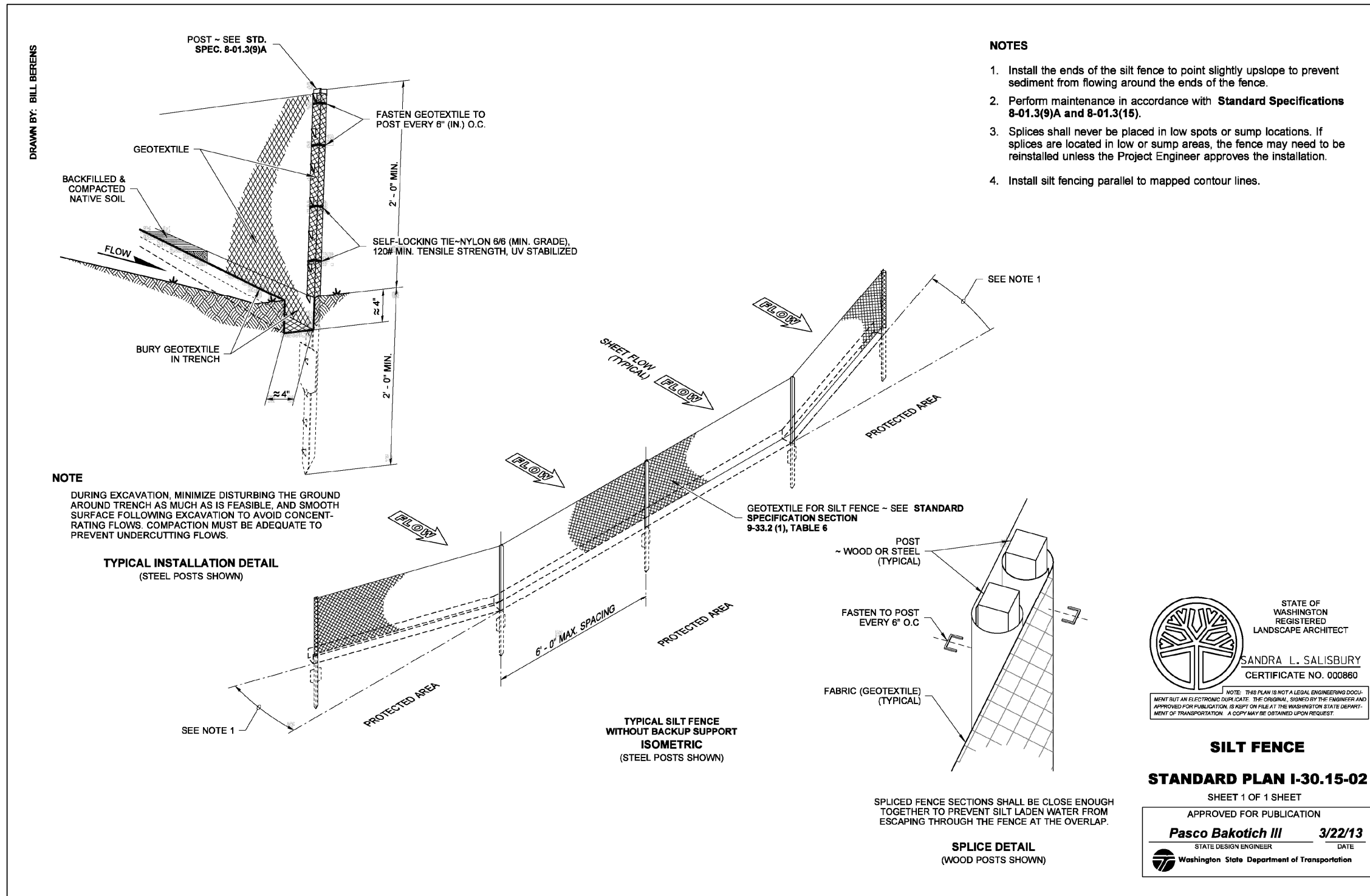
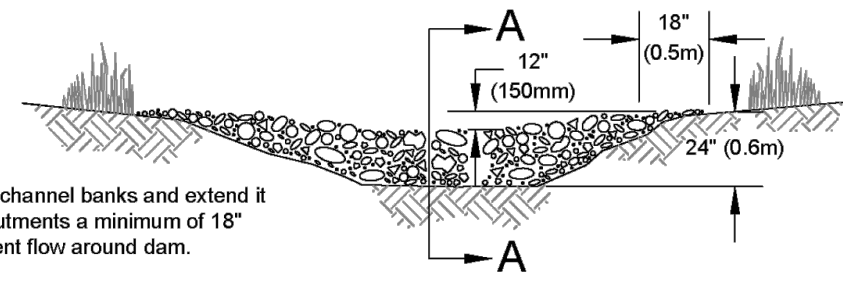
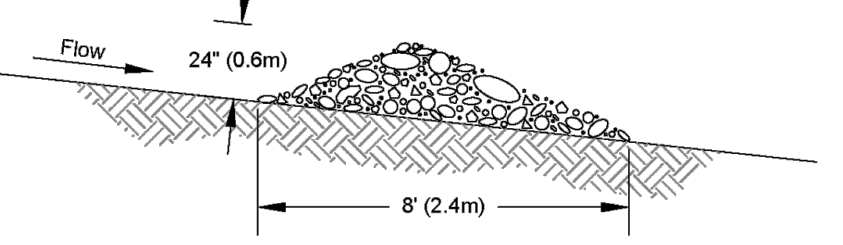


Figure II-3.16: Rock Check Dam

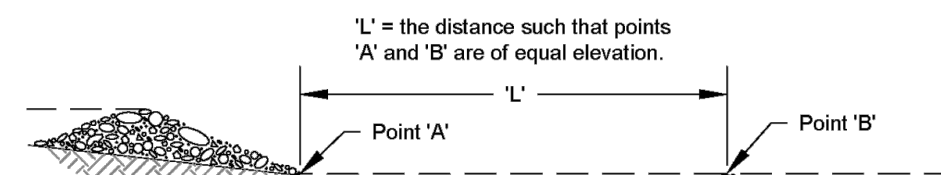
View Looking Upstream



Section A-A



Spacing Between Check Dams

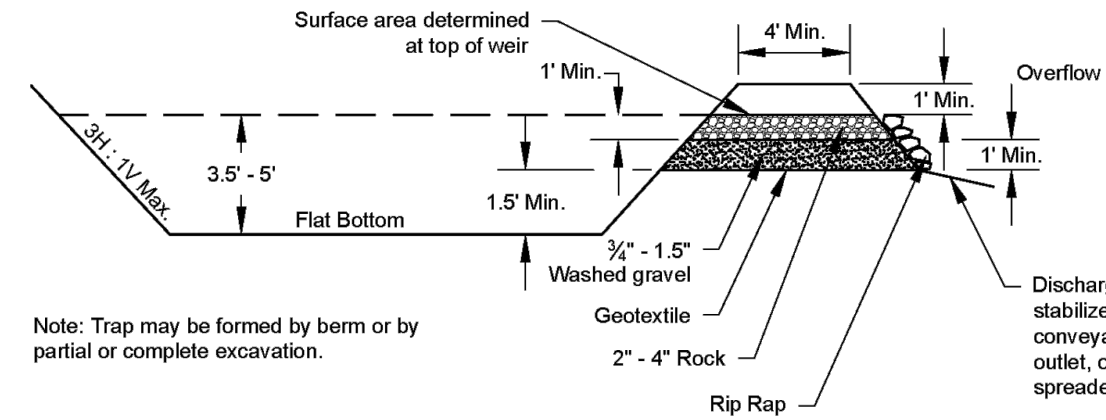


Rock Check Dam

Revised June 2016

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Figure II-3.26: Cross Section of Sediment Trap



Q2 = PEAK VOLUMETRIC FLOW RATE CALCULATED USING A 10-MINUTE TIME STEP FROM A TYPE 1A, 2-YEAR, 24-HOUR FREQUENCY STORM FOR THE DEVELOPED CONDITIONS = 2,220 CFS

**THE Q2 FOR THE WHOLE SITE IS 2,220 CFS. THE FLOW WILL BE SPLIT INTO THREE BASINS. EACH SEDIMENT TRAP WILL HAVE A MAXIMUM OF 3 ACRES GRADED TO IT WITH A PEAK Q2 OF 0.74 CFS.

SA = 2080 SF PER CFS OF INFLOW = 2,080 SF/CFS X 0.74 CFS = 1,540 SF



Cross Section of Sediment Trap

Revised June 2016

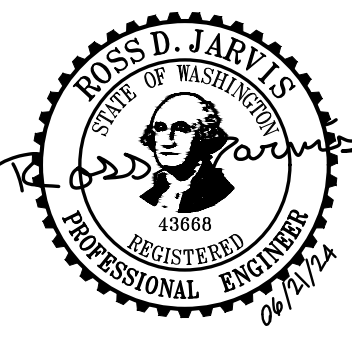
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REVISIONS	DESCRIPTION	NO	DATE

LDC Surveying Engineering Planning

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Olympia
Woodinville
321 Cleveland Ave SE, #209
Tumwater, WA 98501
T 425.866.1869
www.LDCcorp.com
F 425.482.2893

INLAND GROUP
AFFINITY AT DUPONT
DEMOLITION AND TESC NOTES AND DETAILS



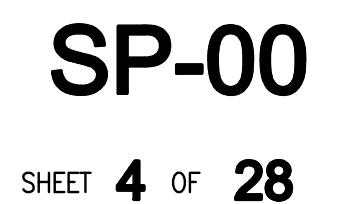
JOB NUMBER:	C24-124
DRAWING NAME:	C24-124 EC-01
DESIGNER:	RW
DRAFTING BY:	AW
DATE:	JUNE 2024
SCALE:	AS SHOWN
JURISDICTION:	DUPONT, WA

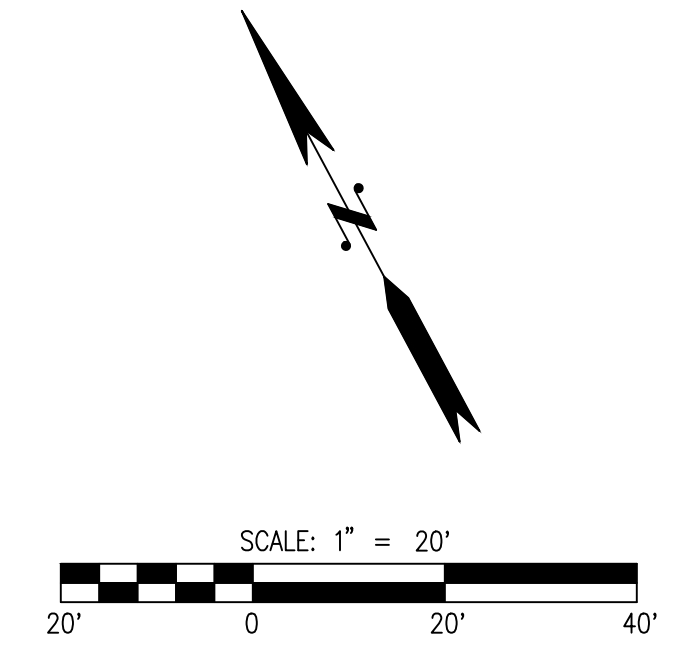
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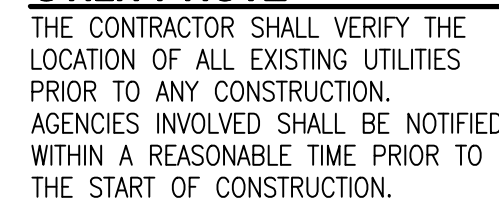
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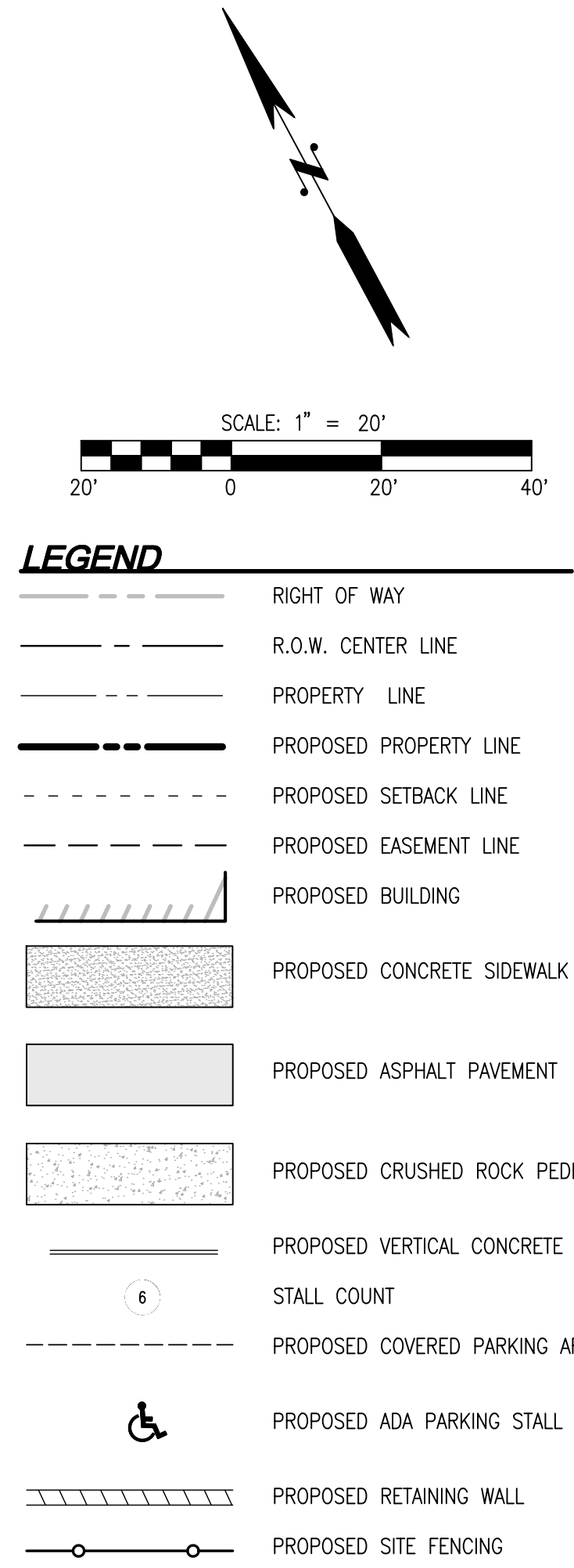




	RIGHT OF WAY
	R.O.W. CENTER LINE
	PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK LINE
	PROPOSED EASEMENT LINE
	PROPOSED BUILDING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CRUSHED ROCK PEDESTRIAN PATH
	PROPOSED VERTICAL CONCRETE CURB AND GUTTER
	STALL COUNT
	PROPOSED COVERED PARKING AREA
	PROPOSED ADA PARKING STALL
	PROPOSED RETAINING WALL
	PROPOSED SITE FENCING

1. PROPOSED PICKLEBALL COURT
2. PROPOSED DOG PARK
3. PROPOSED COMMUNITY GARDEN
4. PROPOSED COVERED PARKING
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11. PROPOSED SLIDING GATE
12. PROPOSED MAN GATE
13. PROPOSED INFILTRATION POND, SEE SD SHEETS FOR ADDITIONAL INFORMATION
14. PROPOSED STOP SIGN
15. PROPOSED STOP BAR





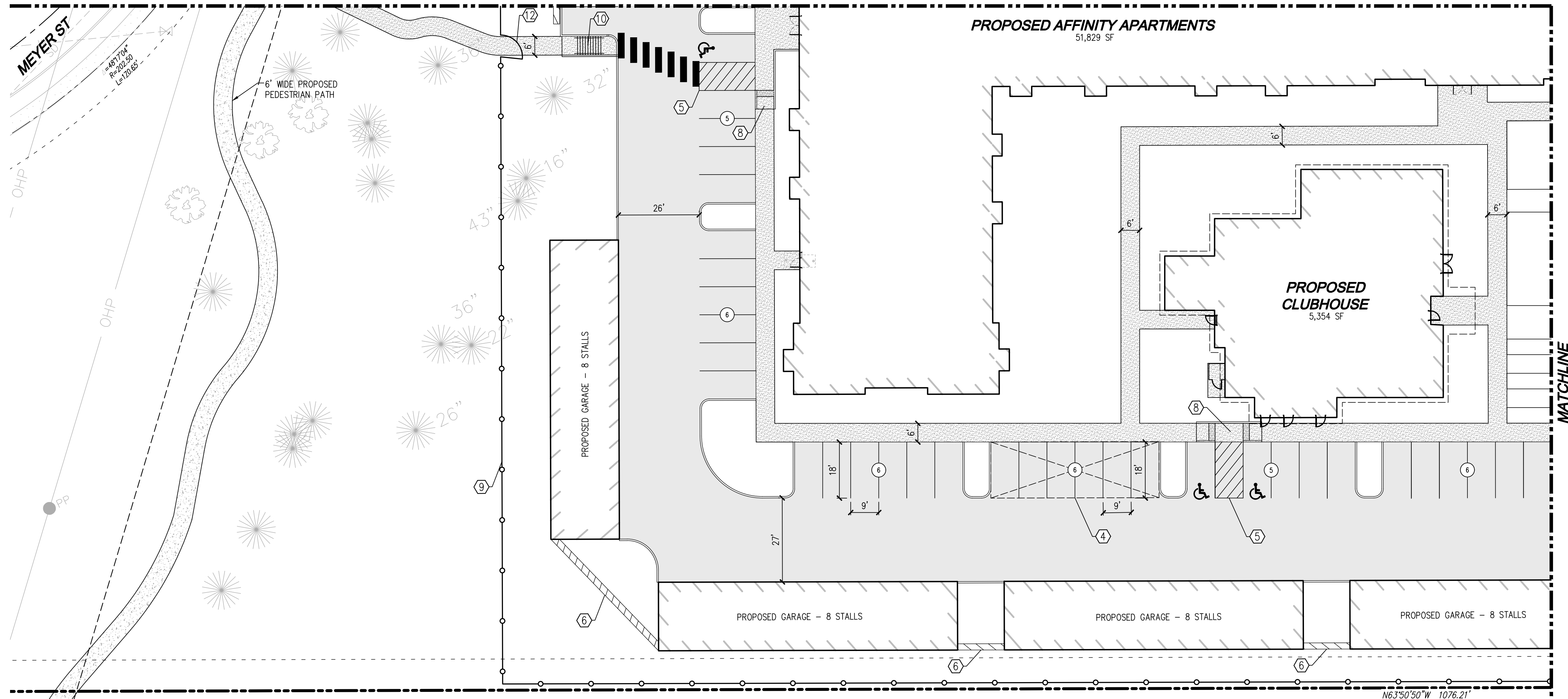
- ## # SITE PLAN NOTES:
1. PROPOSED PICKLEBALL COURT
 2. PROPOSED DOG PARK
 3. PROPOSED COMMUNITY GARDEN
 4. PROPOSED COVERED PARKING
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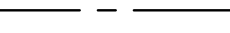
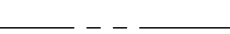
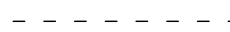
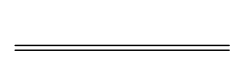
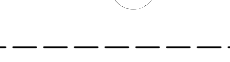
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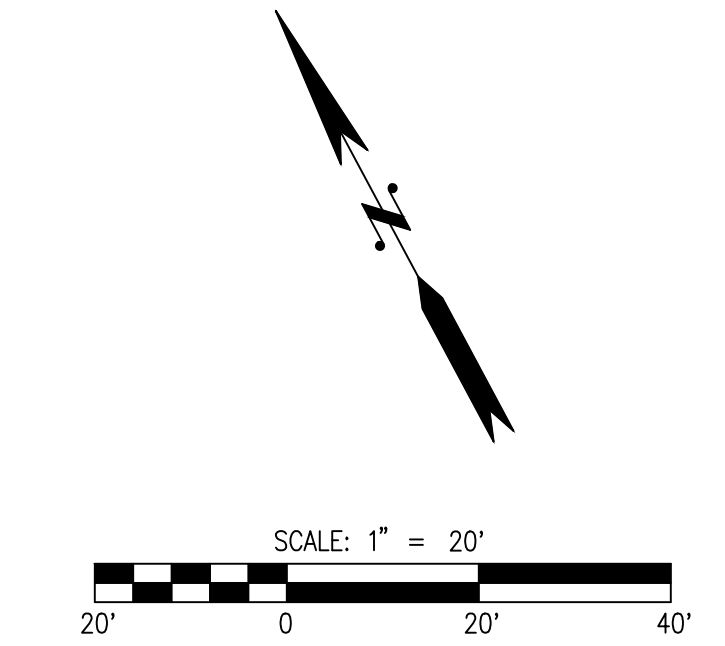
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UTILITY NOTE

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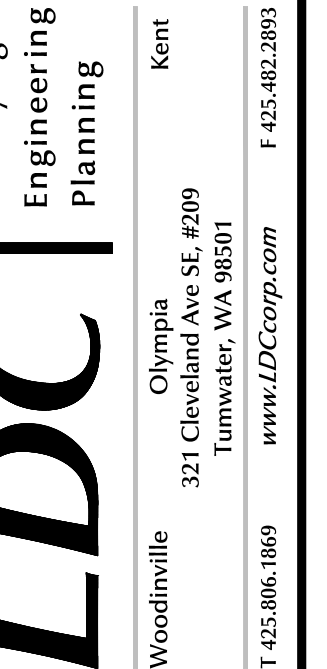
	RIGHT OF WAY
	R.O.W. CENTER LINE
	PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK LINE
	PROPOSED EASEMENT LINE
	PROPOSED BUILDING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CRUSHED ROCK PEDESTRIAN PATH
	PROPOSED VERTICAL CONCRETE CURB AND GUTTER
	STALL COUNT
	PROPOSED COVERED PARKING AREA
	PROPOSED ADA PARKING STALL
	PROPOSED RETAINING WALL
	PROPOSED SITE FENCING

1. PROPOSED PICKLEBALL COURT
2. PROPOSED DOG PARK
3. PROPOSED COMMUNITY GARDEN
4. PROPOSED COVERED PARKING
5. PROPOSED ADA PARKING STALL LOCATIONS
6. PROPOSED RETAINING WALL
7. PROPOSED COVERED ENTRYWAY
8. PROPOSED ADA RAMP
9. PROPOSED SITE FENCING
10. PROPOSED STAIRS AND HANDRAIL
11. PROPOSED SLIDING GATE
12. PROPOSED MAN GATE
13. PROPOSED INFILTRATION POND, SEE SD SHEETS FOR ADDITIONAL INFORMATION
14. PROPOSED STOP SIGN
15. PROPOSED STOP BAR

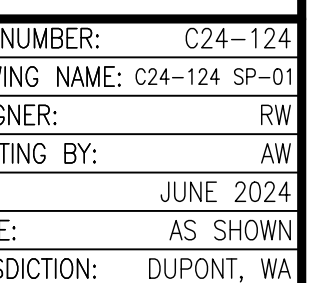


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SITE IMPROVEMENT PLAN



SP-04

Drawing: P:\Civil\2024\C24-124 Affinity at Dupont\Drawings\Preliminary\C24-124 CG-01.dwg Plotted: Jun 21, 2024 - 10:58am

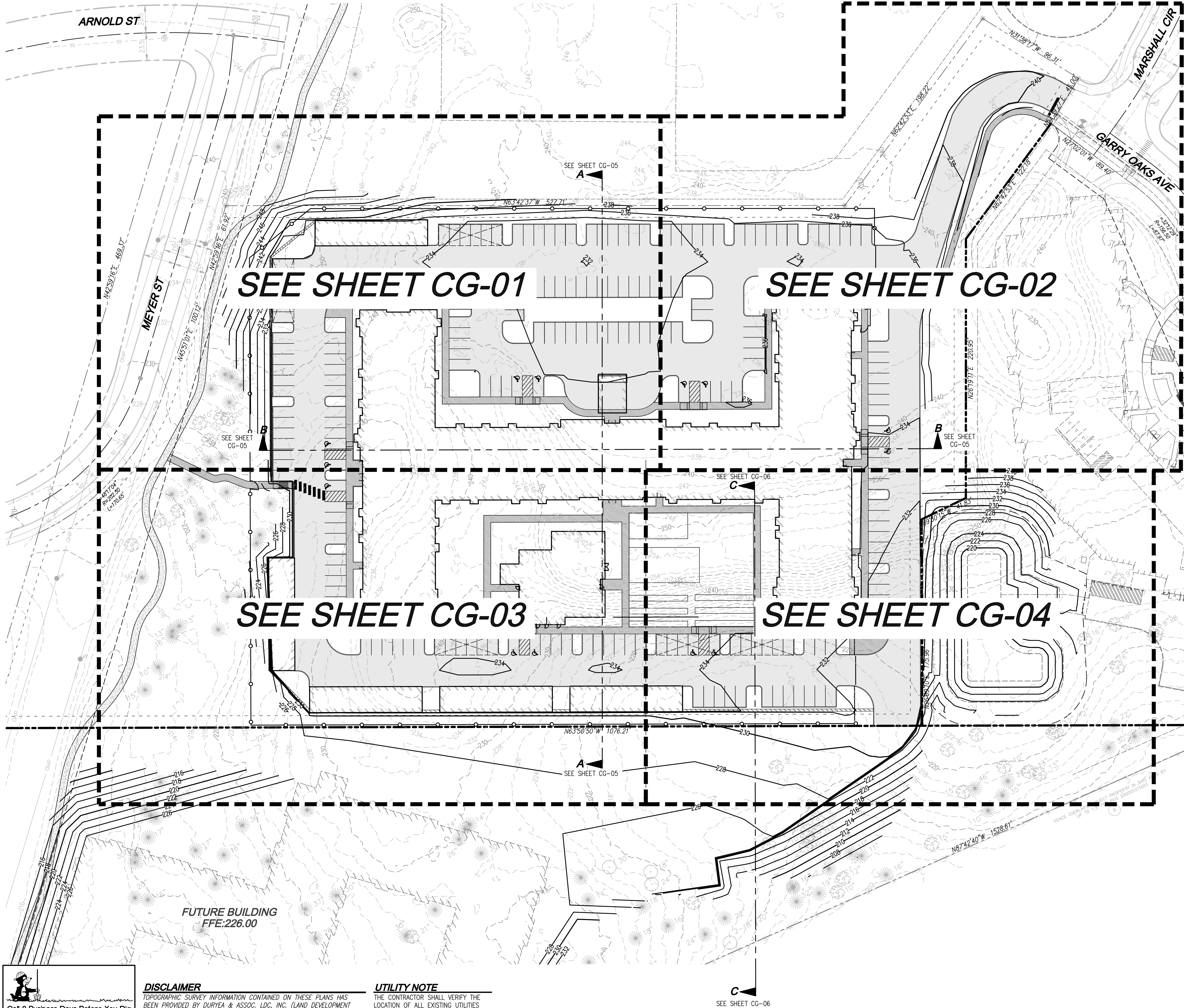


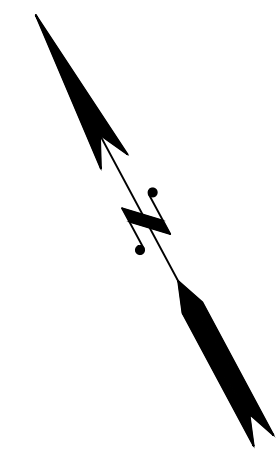
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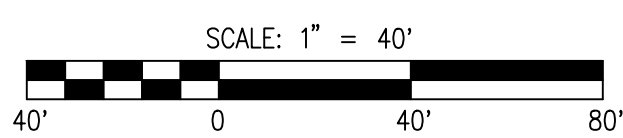
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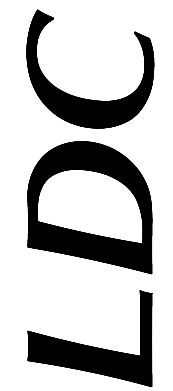
SCALE: 1" = 40'



LEGEND

- XXX.XX SPOT ELEVATION
- X.XXX SLOPE ARROW
- XX EXISTING CONTOURS
- XX PROPOSED CONTOURS
- XXXXX PROPOSED RETAINING WALL

REVISIONS	
NO.	DATE



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INLAND GROUP

AFFINITY AT DUPONT

OVERALL GRADING PLAN MAP



ROSS D. JARVIS
STATE OF WASHINGTON
38669
REGISTERED PROFESSIONAL ENGINEER 06/17/24

JOB NUMBER: C24-124
DRAWING NAME: C24-124 CG-01
DESIGNER: RW
DRAFTING BY: AW
DATE: JUNE 2024
SCALE: AS SHOWN
JURISDICTION: DUPONT, WA

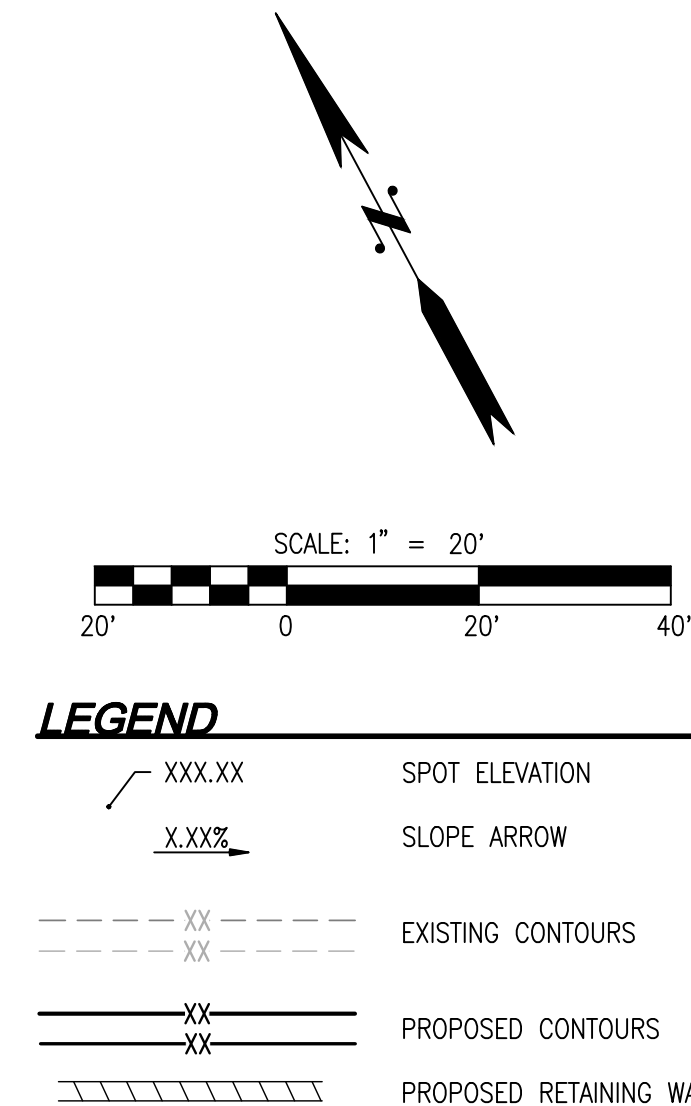
CG-00

SHEET 9 OF 28



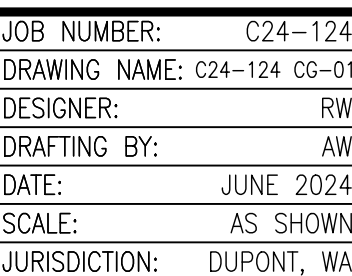
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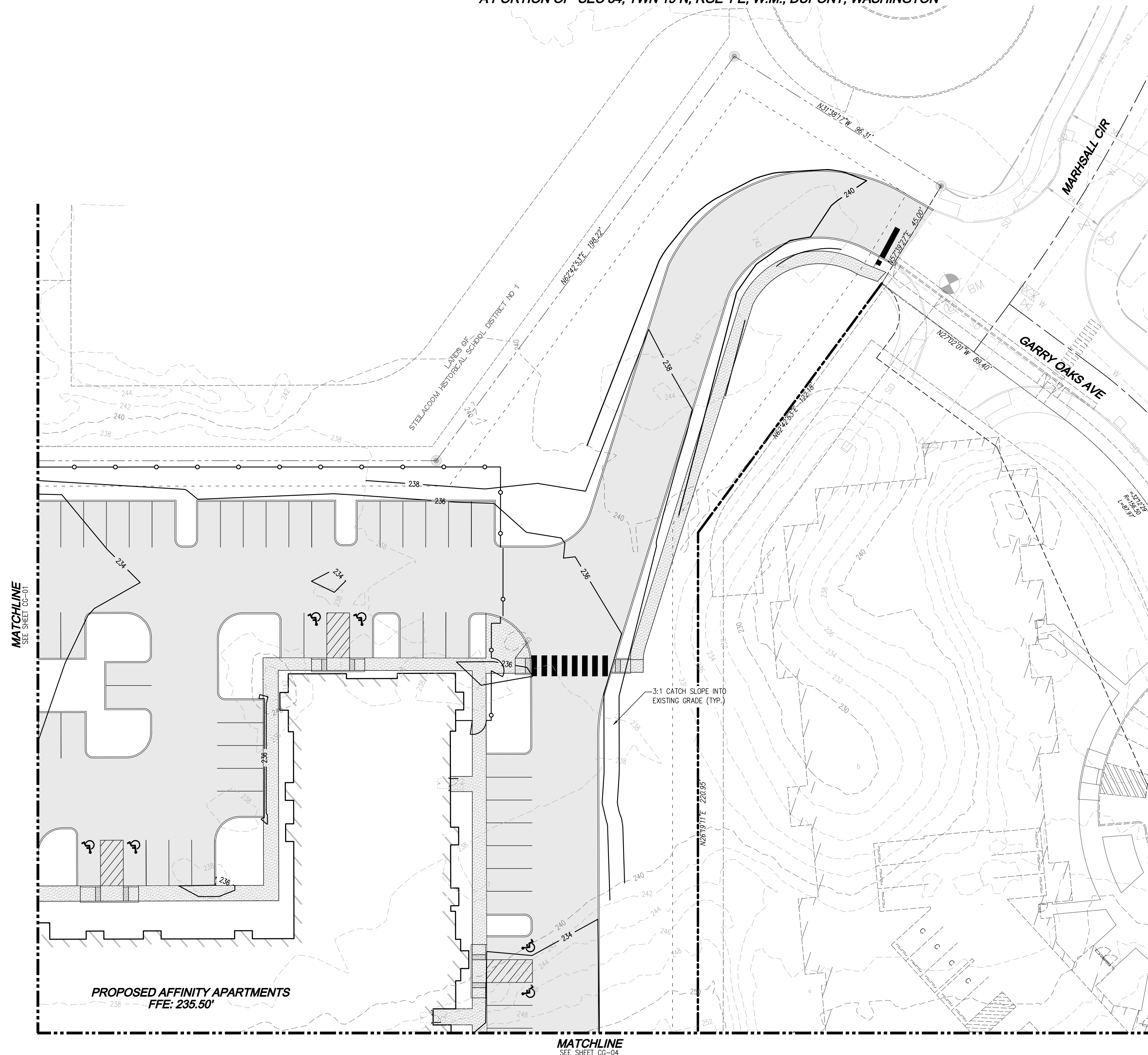
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GRADING PLAN



SHEET **10** OF **28**

A PORTION OF SEC 34, TWN 19 N, RGE 1 E, W.M., DUPONT, WASHINGTON



SCALE: 1" = 20'

A horizontal graphic scale bar. Above the bar, the text "SCALE: 1" = 20'" is centered. The bar is divided into two main sections. The left section, from 0 to 20', is further divided into four equal segments of 5' each, alternating between black and white. The right section, from 20' to 40', is a single solid black segment. Below the bar, the labels "20'", "0", "20'", and "40'" are positioned at the start and end of each of the four 5' segments.

LEGEND

- | | |
|---|-------------------------|
|  | SPOT ELEVATION |
|  | SLOPE ARROW |
|  | EXISTING CONTOURS |
|  | PROPOSED CONTOURS |
|  | PROPOSED RETAINING WALL |

REVISIONS	DESCRIPTION
-----------	-------------

NO.	DATE
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INLAND GROUP

AFFINITY AT DUPONT

GRADING PLAN



3 NUMBER:	C24-124
DRAWING NAME:	C24-124 CG-01
SIGNER:	RW
DRAFTING BY:	AW
DATE:	JUNE 2024
SCALE:	AS SHOWN
JURISDICTION:	DUPONT, WA

CG-02

PAGE 11 OF 28



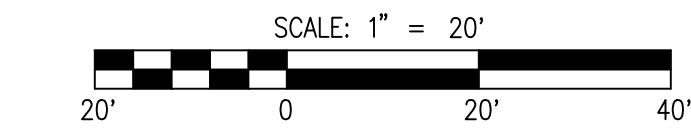
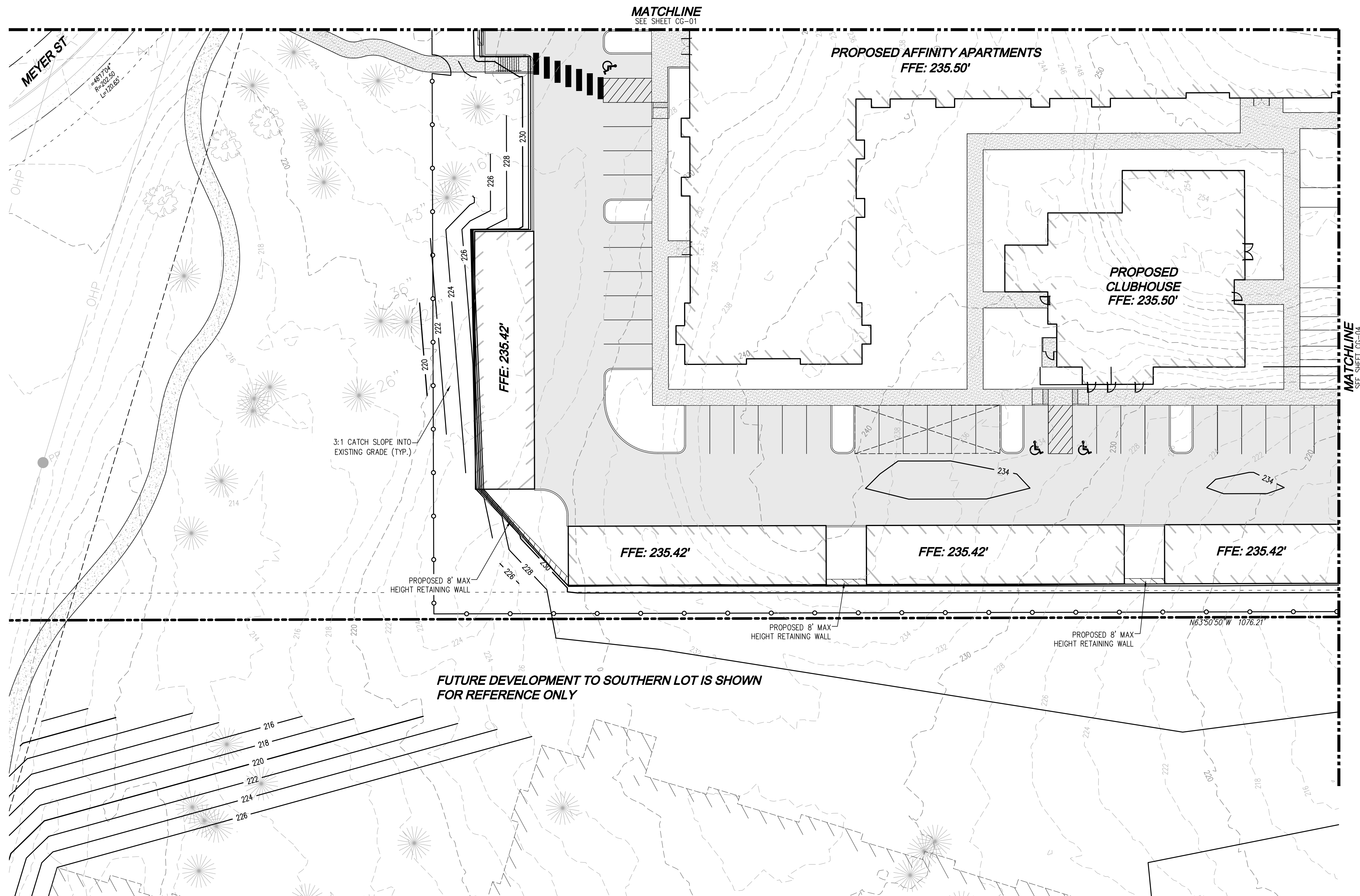
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UTILITY NOTE

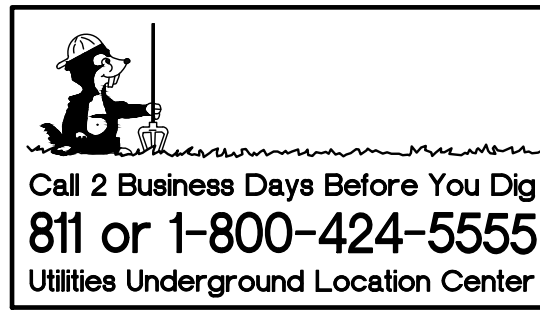
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LEGEND

	SPOT ELEVATION
	SLOPE ARROW
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED RETAINING WALL

Drawing: P:\Civl\2024\C24-124 Affinity at DuPont\Drawings\Preliminary\C24-124 CG-01.dwg Plotted: Jun 21, 2024 - 10:58am

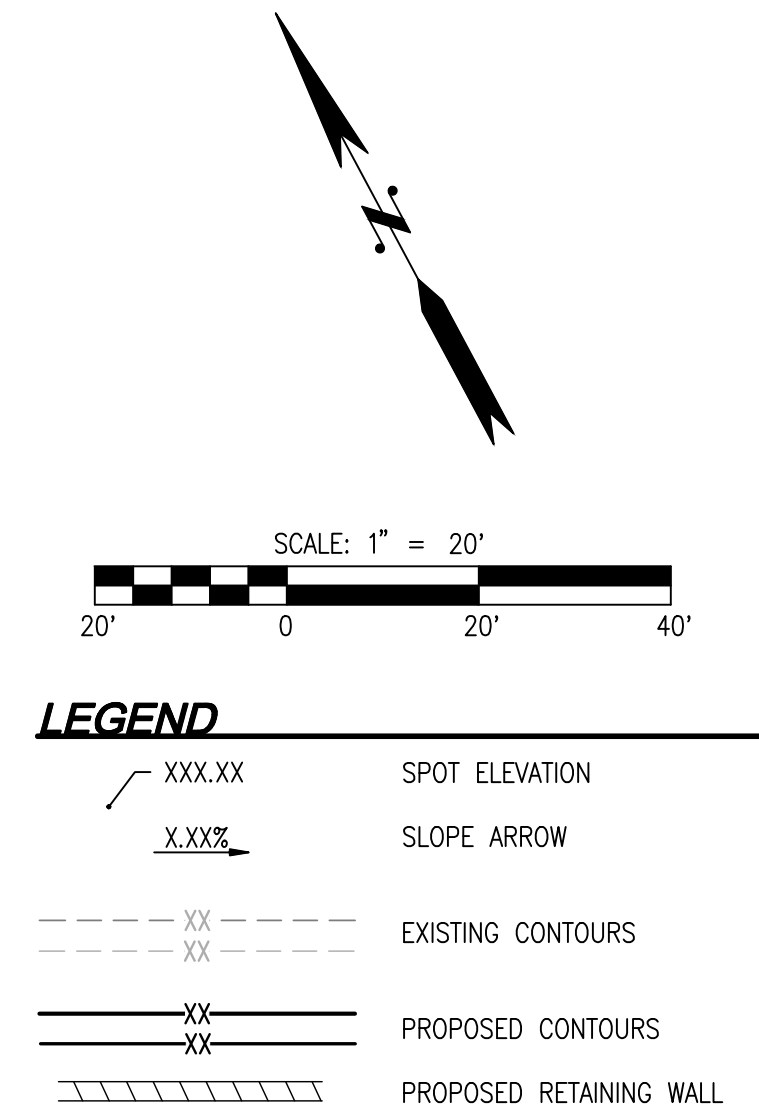


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INLAND GROUP

AFFINITY AT DUPONT

GRADING PLAN



JOB NUMBER:	C24-124
DRAWING NAME:	C24-124 CG-01
DESIGNER:	RW
DRAFTING BY:	AW
DATE:	JUNE 2024
SCALE:	AS SHOWN
JURISDICTION:	DUPONT, WA

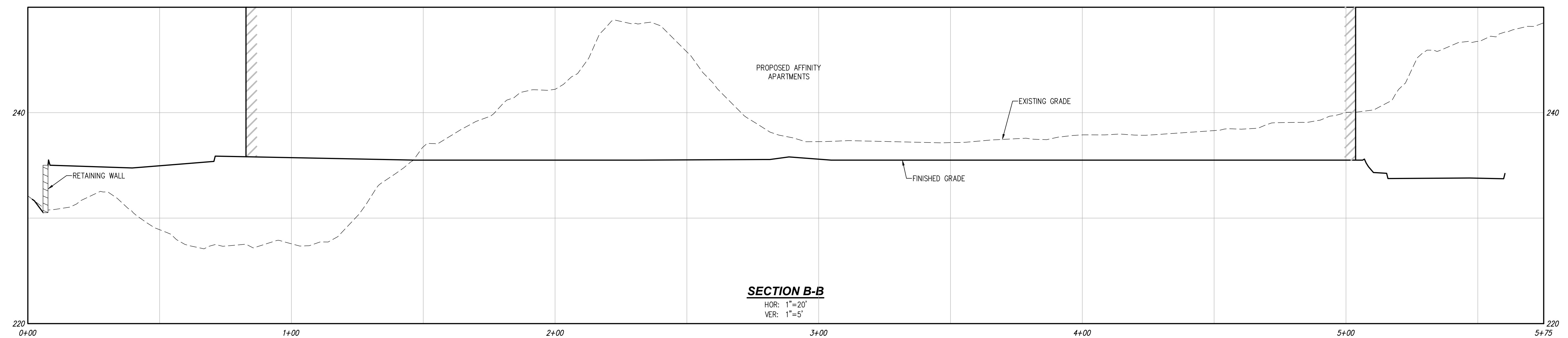
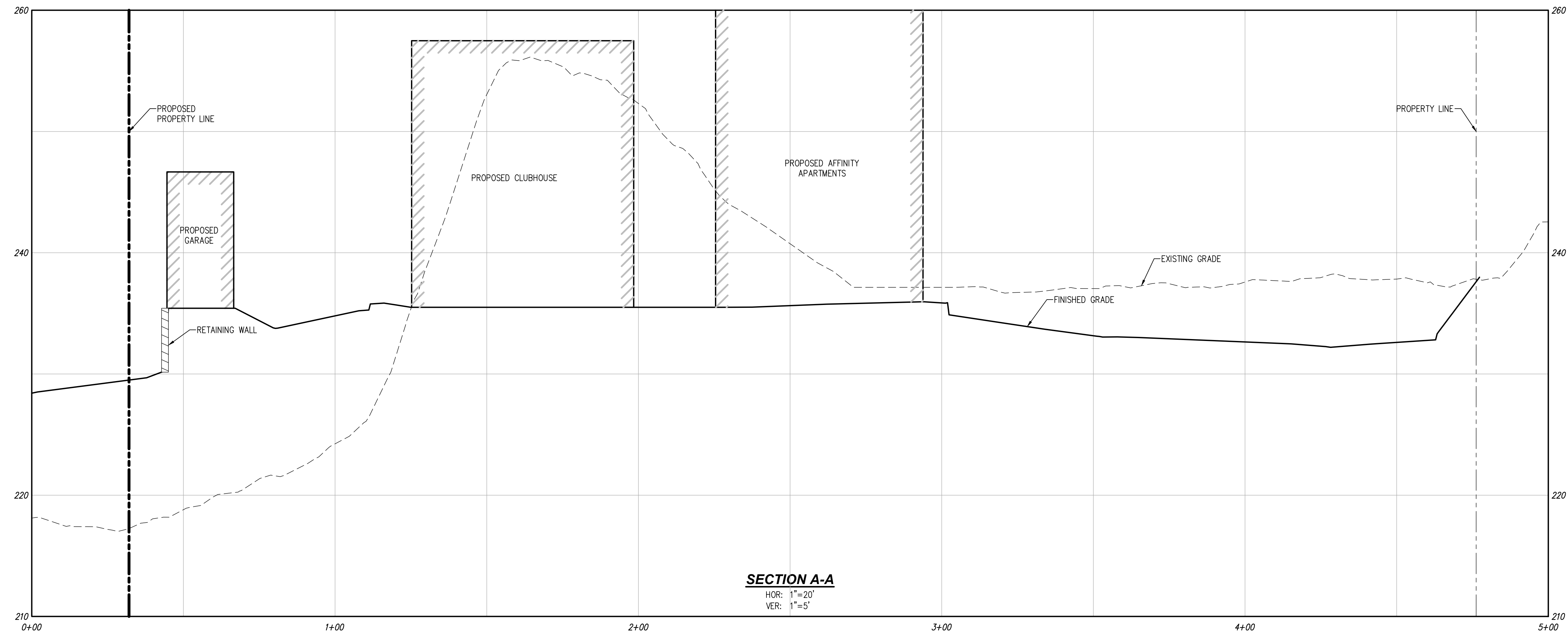
CG-04

SHEET **13** OF **28**

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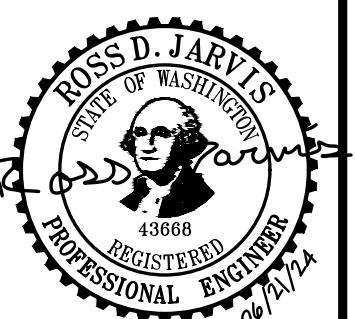
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DB NUMBER:	C24-124
DRAWING NAME:	C24-124 CG-01
DESIGNER:	RW
DRAFTING BY:	AW
DATE:	JUNE 2024
SCALE:	AS SHOWN
JURISDICTION:	DUPONT, WA

CG-05

SHEET **14** OF **28**

Drawing: P:\City\2024\C24-124 Affinity at Dupont\Drawings\Preliminary\C24-124 CG-01.dwg Plotted: Jun 21, 2024 - 10:58am

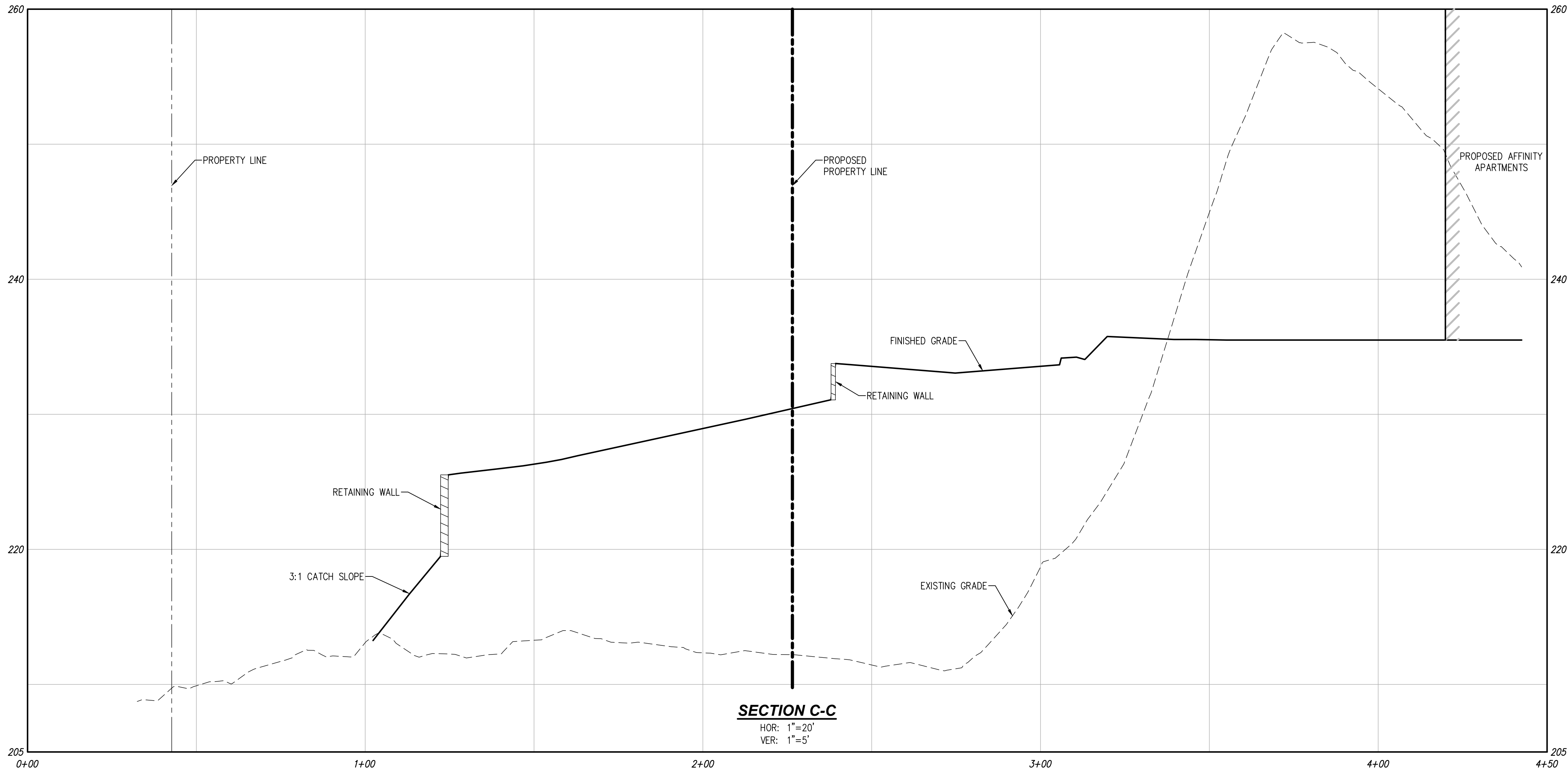


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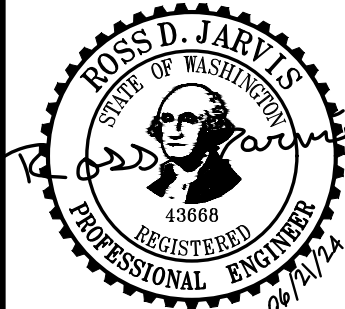
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GRADING PROFILES



JOB NUMBER: C24-124

DRAWING NAME: C24-124 CG-01

DESIGNER: RW

DRAFTING BY: AW

DATE: JUNE 2024

SCALE: AS SHOWN

JURISDICTION: DUPONT, WA

CG-06

SHEET 15 OF 28

REVISIONS

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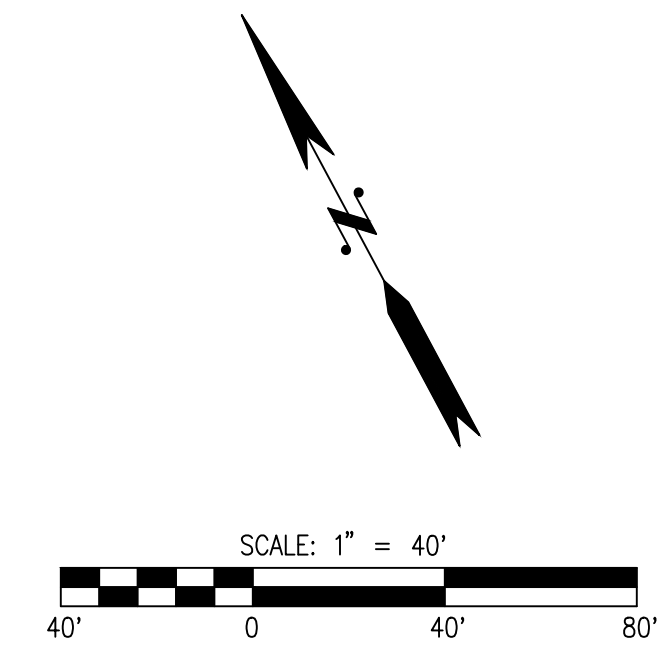
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○ PROPOSED STORM DRAIN CLEANOUT PER DETAIL SHOWN ON SHEET DR-06

■ PROPOSED TYPE 1 CATCH BASIN WITH SOLID LID, SEE CITY OF DUPONT STD. 7.4-1

■ PROPOSED TYPE 1 CATCH BASIN WITH GRATED LID, SEE CITY OF DUPONT STD. 7.4-1

— N — PROPOSED ADS N-12 STORM PIPE (UNLESS OTHERWISE NOTED)

— RD — PROPOSED 6" PVC ASTM D-3034 SDR 35 ROOF DRAIN

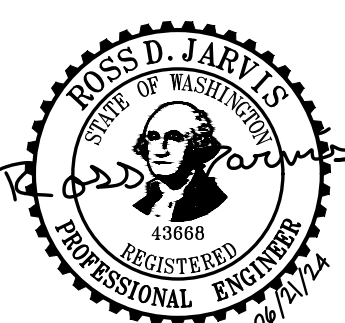
— — — PROPOSED DOWNSPOUT INFILTRATION TRENCH PER DETAIL SHOWN ON SHEET DR-06

— — — PROPOSED STORMWATER EASEMENT

◀ PROPOSED STORM PIPE FLOW DIRECTION



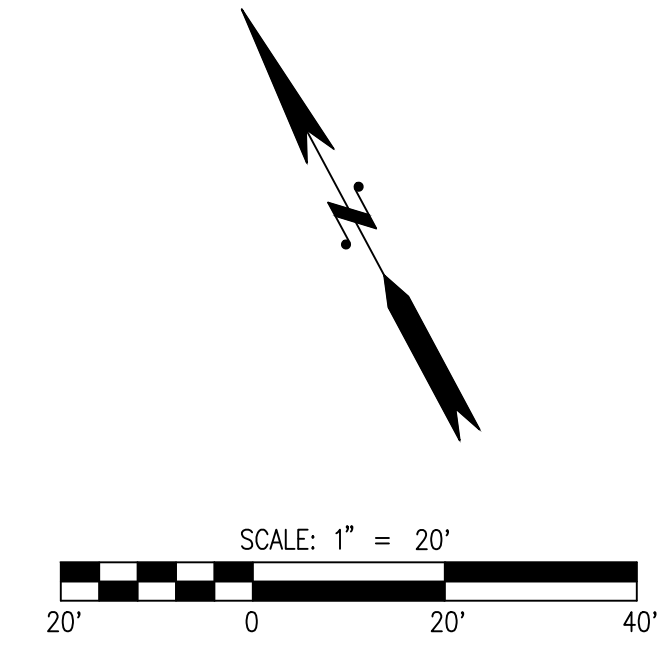
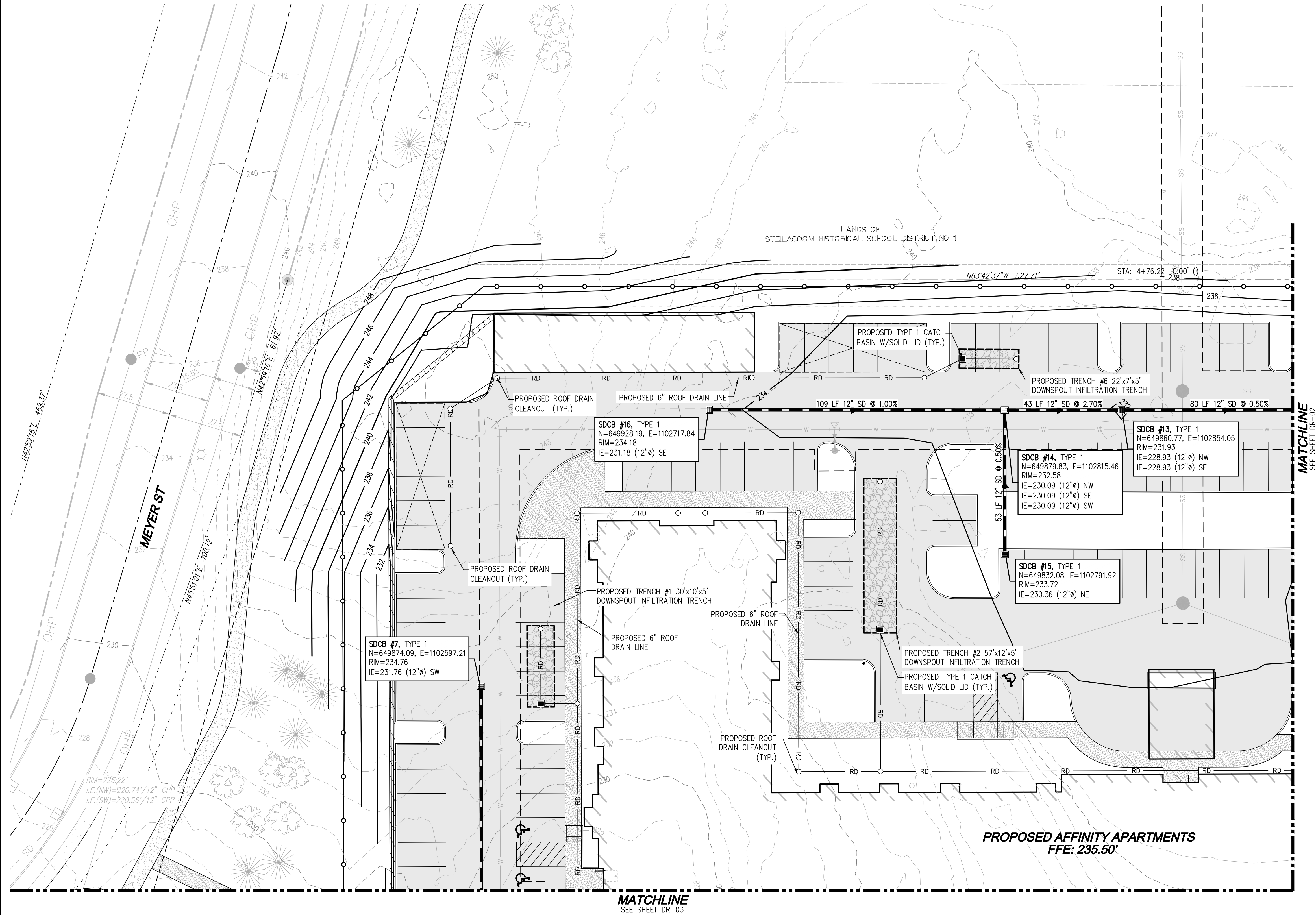
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DR-00

SHEET 16 OF 28

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LEGEND

- PROPOSED STORM DRAIN CLEANOUT PER DETAIL SHOWN ON SHEET DR-06
- PROPOSED TYPE 1 CATCH BASIN WITH SOLID LID, SEE CITY OF DUPONT STD. 7.4-1
- PROPOSED TYPE 1 CATCH BASIN WITH GRATED LID, SEE CITY OF DUPONT STD. 7.4-1
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- PROPOSED 6" PVC ASTM D-3034 SDR 35 ROOF DRAIN
- PROPOSED DOWNSPOUT INFILTRATION TRENCH PER DETAIL SHOWN ON SHEET DR-06
- PROPOSED STORMWATER EASEMENT
- ▶ PROPOSED STORM PIPE FLOW DIRECTION

Drawing: P:\Civil\2024\C24-124 Affinity at DuPont\Drawings\Preliminary\C24-124 DR-01.dwg Plotted: Jun 21, 2024 - 10:59am



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REVISIONS	DESCRIPTION
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NO.	DATE
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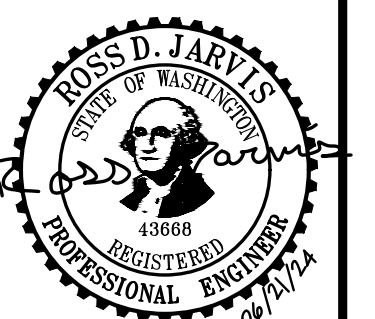
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INLAND GROUP

AFFINITY AT DUPONT

DRAINAGE PLAN

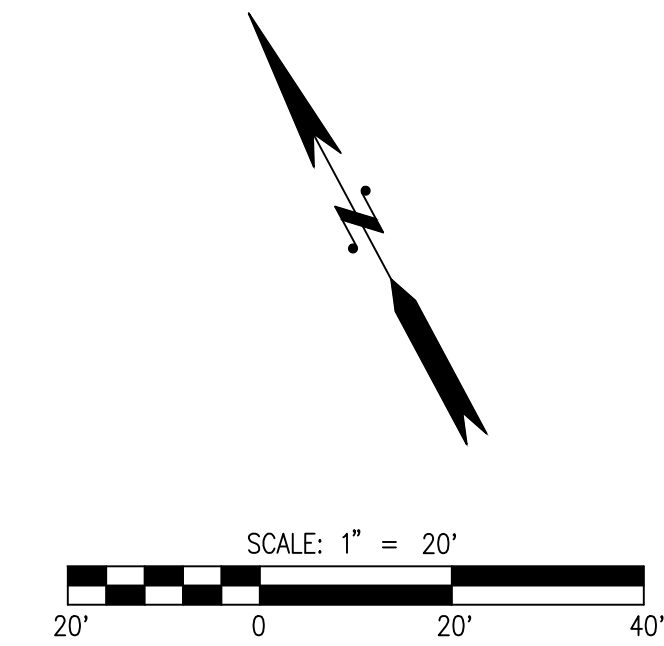
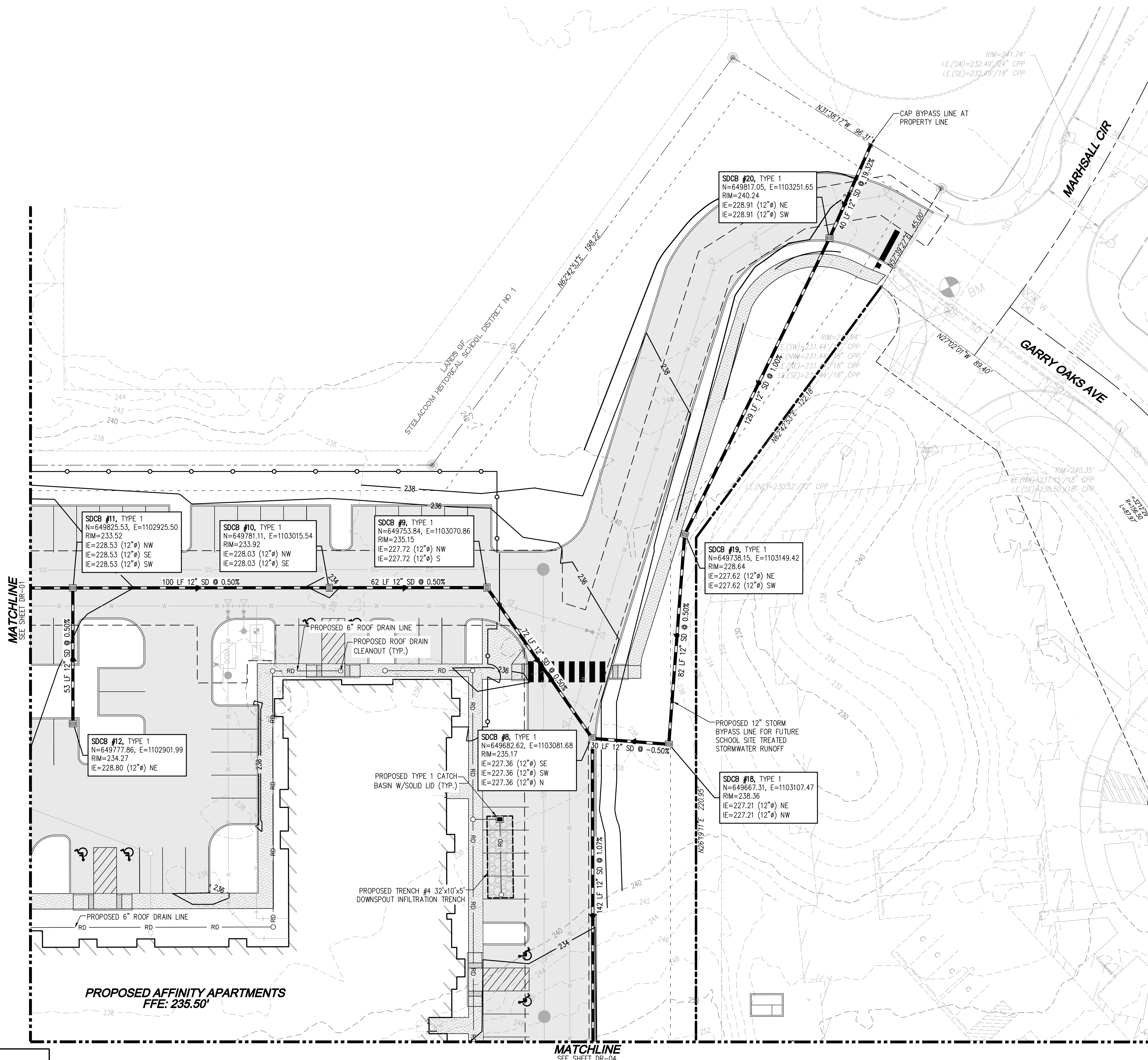


DB NUMBER:	C24-124
DRAWING NAME:	C24-124 DR-01
DESIGNER:	RW
DRAFTING BY:	AW
DATE:	JUNE 2024
SCALE:	AS SHOWN
JURISDICTION:	DUPONT, WA

DR-01

SHEET **17** OF **28**

A PORTION OF SEC 34, TWN 19 N, RGE 1 E, W.M., DUPONT, WASHINGTON



LEGEND

- PROPOSED STORM DRAIN CLEANOUT PER DETAIL SHOWN ON SHEET DR-06
- PROPOSED TYPE 1 CATCH BASIN WITH SOLID LID, SEE CITY OF DUPONT STD. 7.4-1
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- PROPOSED 6" PVC ASTM D-3034 SDR 35 ROOF DRAIN
- PROPOSED DOWNSPOUT INFILTRATION TRENCH PER DETAIL SHOWN ON SHEET DR-06
- PROPOSED STORMWATER EASEMENT
- ▶ PROPOSED STORM PIPE FLOW DIRECTION

REVISIONS	DESCRIPTION
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NO.	DATE
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DRAINAGE PLAN



DB NUMBER:	C24-124
DRAWING NAME:	C24-124 DR-01
DESIGNER:	RW
DRAFTING BY:	AW
DATE:	JUNE 2024
SCALE:	AS SHOWN
JURISDICTION:	DUPONT, WA

DR-02

SHEET 18 OF 28



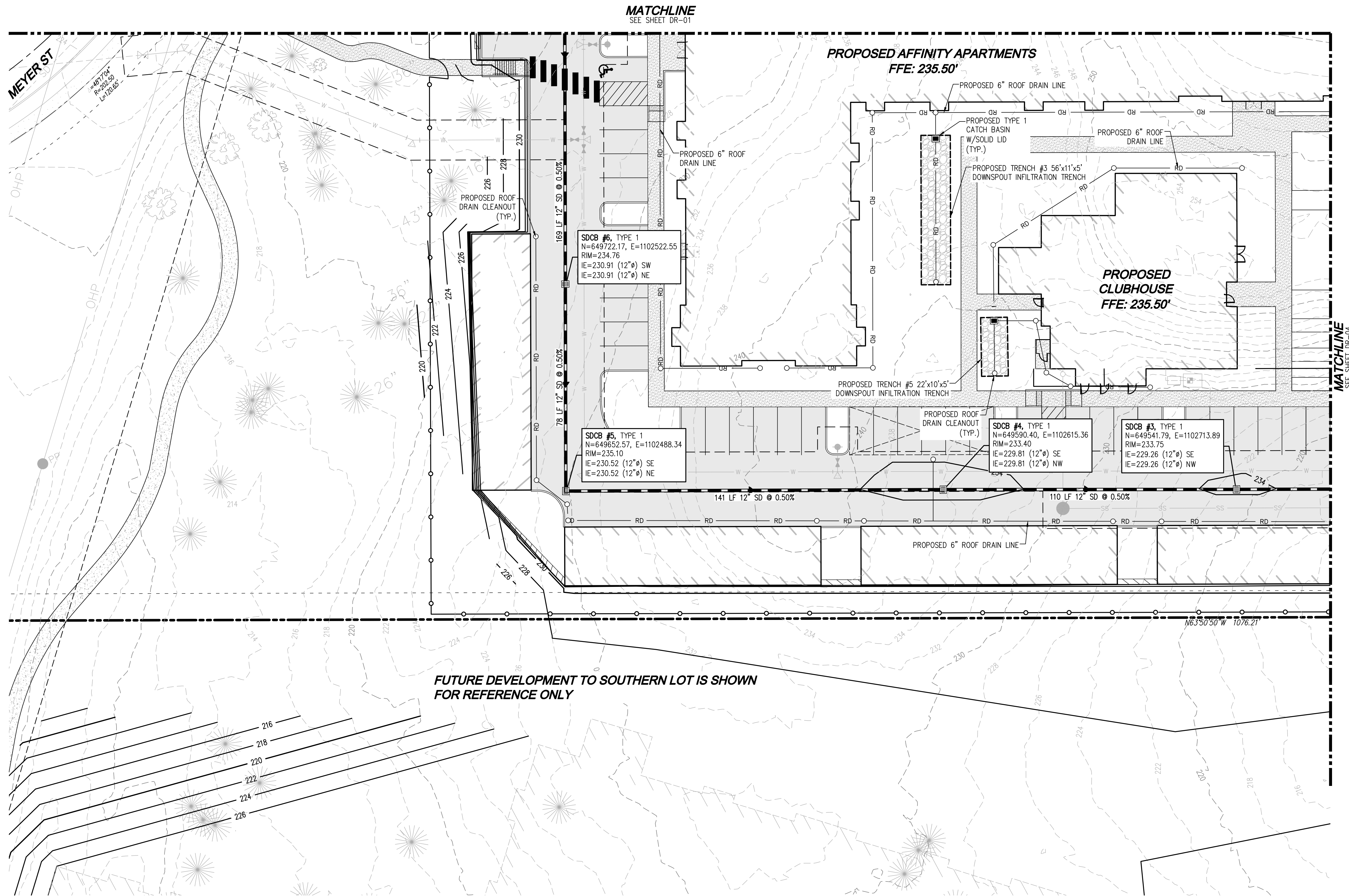
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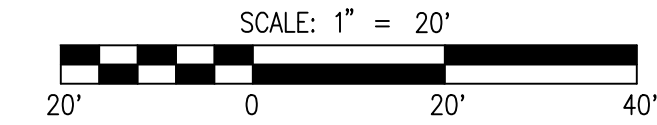
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- ▶ PROPOSED STORM PIPE FLOW DIRECTION

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REVISIONS

DESCRIPTION

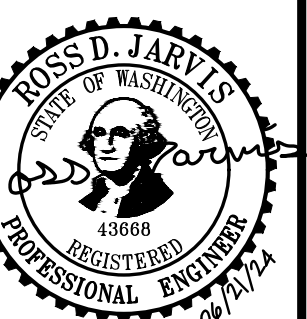
NO. DATE

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Tumwater, WA 98501
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INLAND GROUP

AFFINITY AT DUPONT

DRAINAGE PLAN



JOB NUMBER: C24-124
DRAWING NAME: C24-124 DR-01
DESIGNER: RW
DRAFTING BY: AW
DATE: JUNE 2024
SCALE: AS SHOWN
JURISDICTION: DUPONT, WA

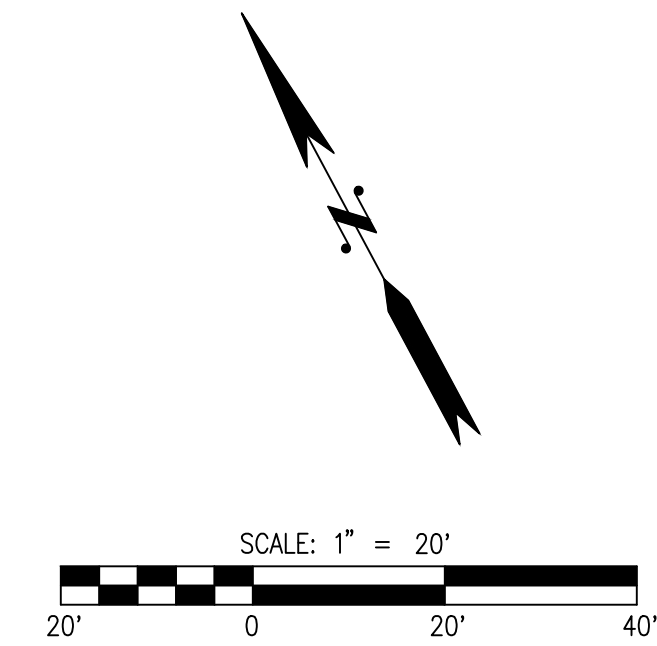
DR-03

SHEET 19 OF 28



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THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



○ PROPOSED STORM DRAIN CLEANOUT PER DETAIL SHOWN ON SHEET DR-06

■ PROPOSED TYPE 1 CATCH BASIN WITH SOLID LID, SEE CITY OF DUPONT STD. 7.4-1

■ PROPOSED TYPE 1 CATCH BASIN WITH GRATED LID, SEE CITY OF DUPONT STD. 7.4-1

— RD — PROPOSED ADS N-12 STORM PIPE (UNLESS OTHERWISE NOTED)

— PROPOSED 6" PVC ASTM D-3034 SDR 35 ROOF DRAIN

■ PROPOSED DOWNSPOUT INFILTRATION TRENCH PER DETAIL SHOWN ON SHEET DR-06

— PROPOSED STORMWATER EASEMENT

▶ PROPOSED STORM PIPE FLOW DIRECTION

[illegible]

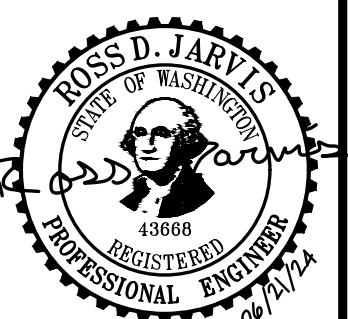
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INLAND GROUP

AFFINITY AT DUPONT

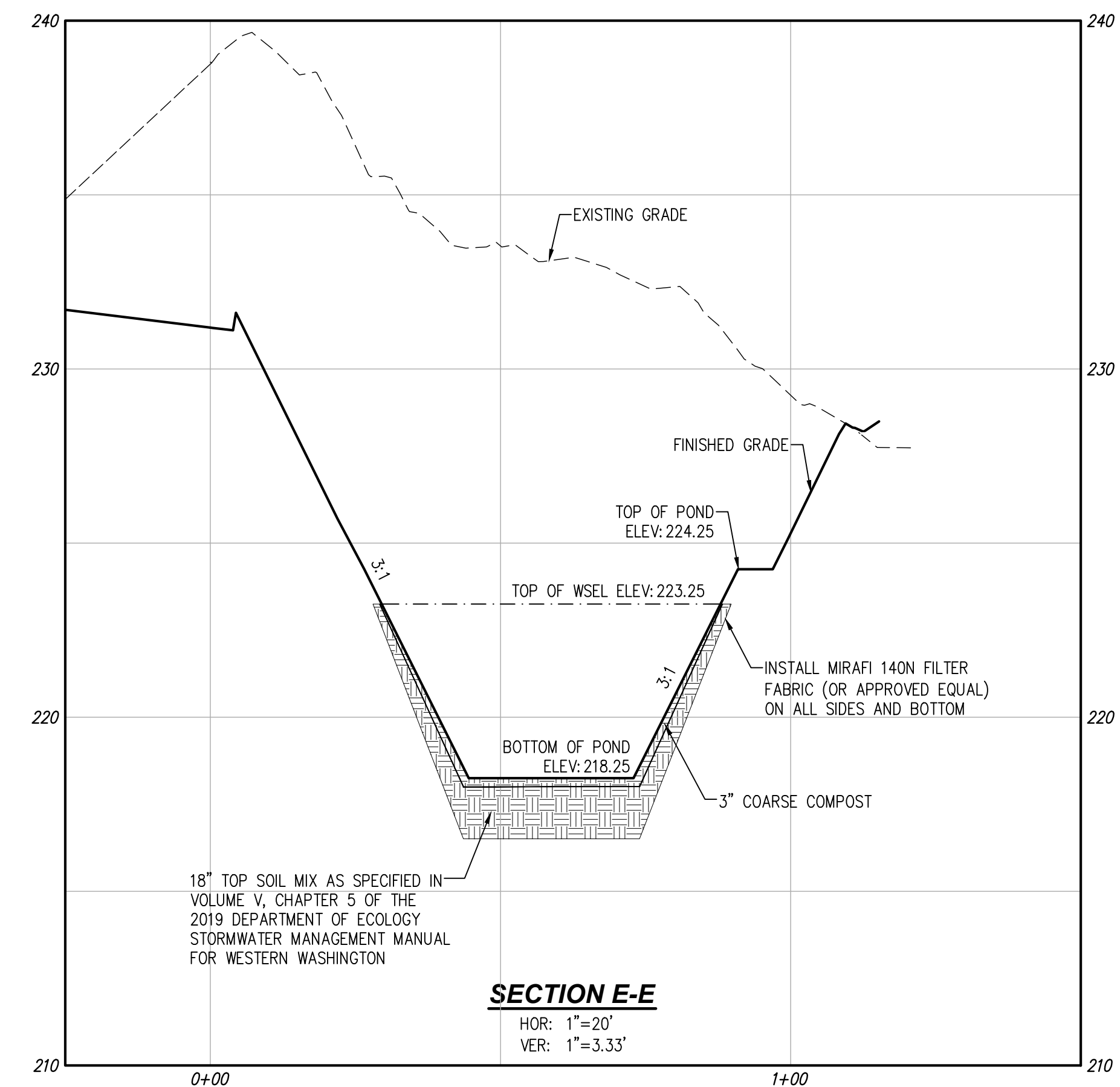
DRAINAGE PLAN



DB NUMBER:	C24-124
DRAWING NAME:	C24-124 DR-01
DESIGNER:	RW
DRAFTING BY:	AW
DATE:	JUNE 2024
SCALE:	AS SHOWN
JURISDICTION:	DUPONT, WA

DR-04

SHEET **20** OF **28**



RETENTION POND SECTION E-E



Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

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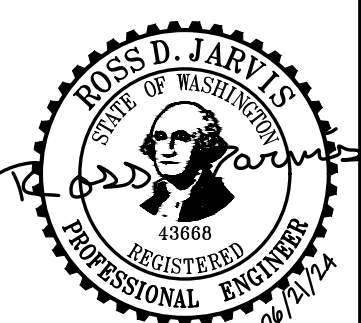
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STORMWATER RETENTION POND SECTIONS



JOB NUMBER:	C24-124
DRAWING NAME:	C24-124 DR-01
DESIGNER:	RW
DRAFTING BY:	AW
DATE:	JUNE 2024
SCALE:	AS SHOWN
JURISDICTION:	DUPONT, WA

DR-05



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

ROOF DRAIN CLEANOUT

LDC | Surveying
Engineering
Planning

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www.LDCcorp.com	www.LDCcorp.com	www.LDCcorp.com
T 425.806.1869	T 425.806.1869	F 425.482.2093

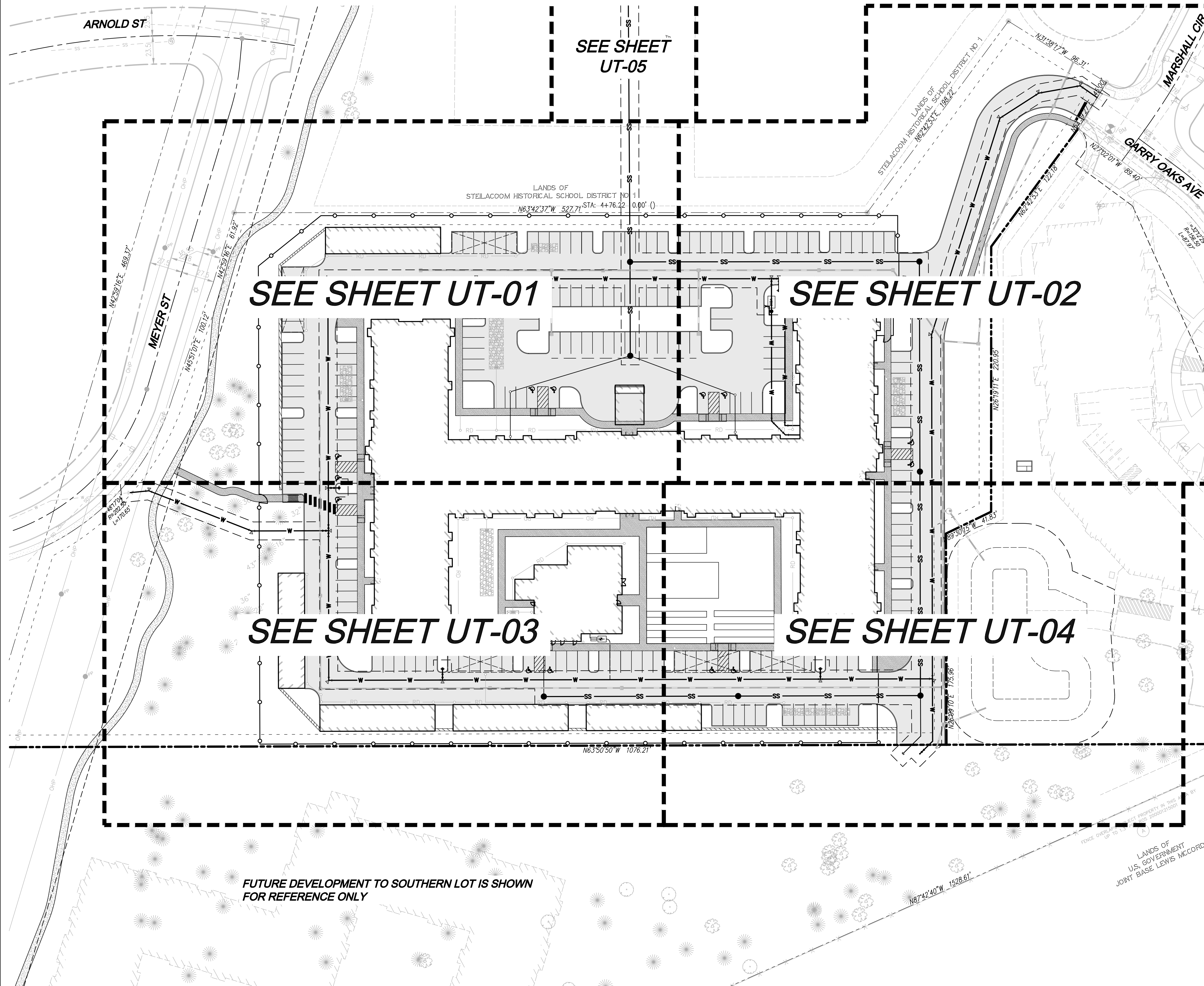
DRAINAGE NOTES AND DETAILS



SHEET 22 OF 28

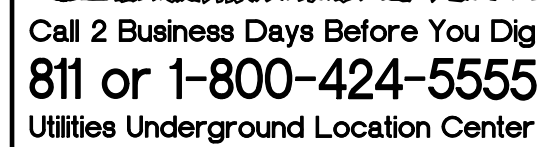


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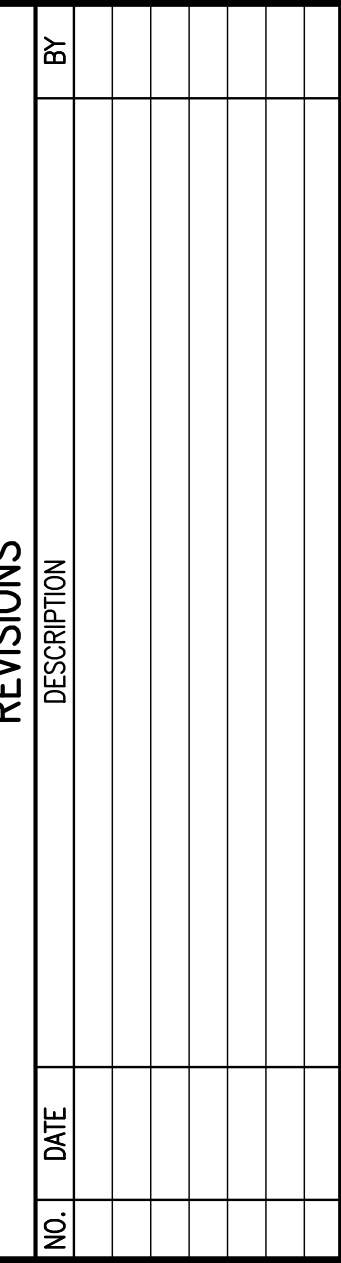
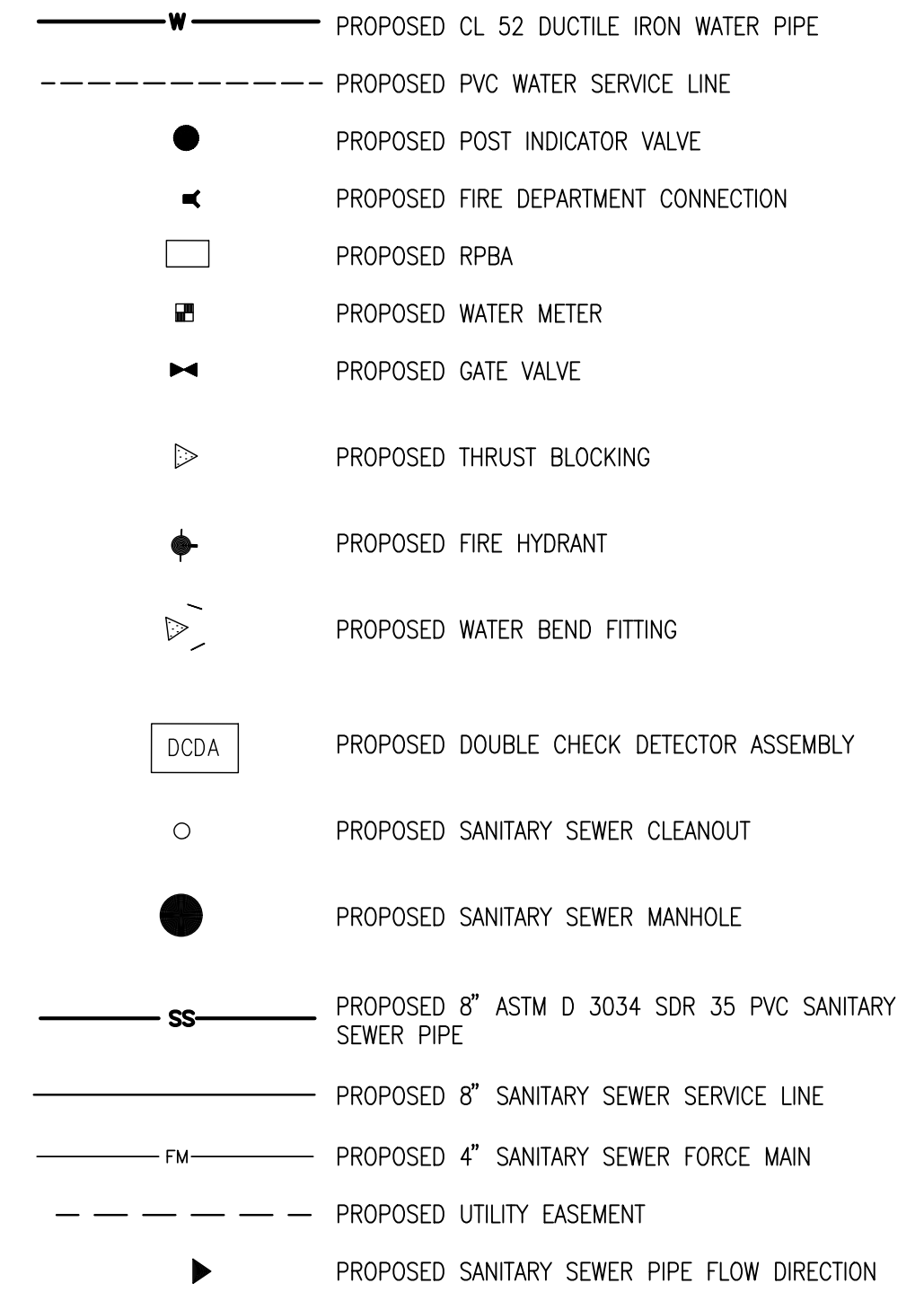
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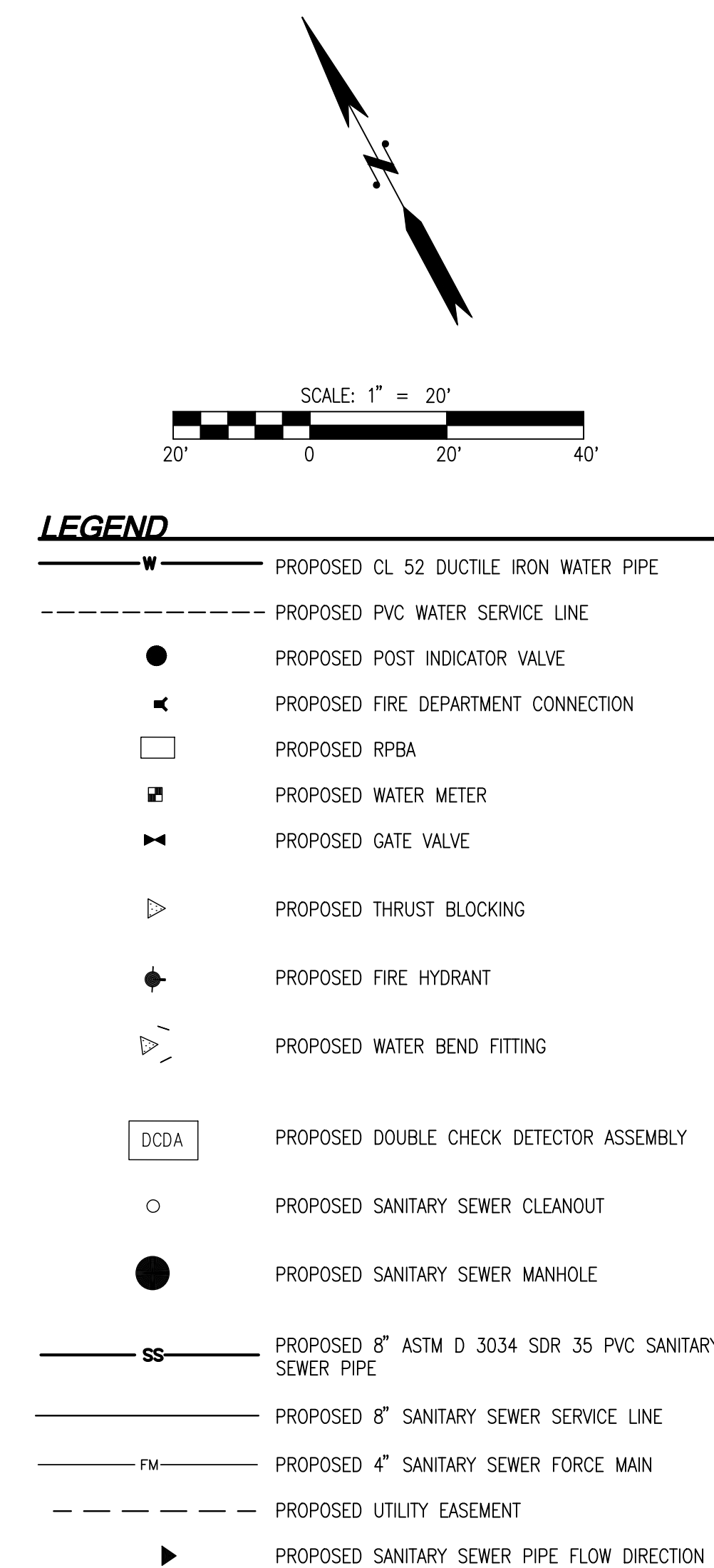
WATER AND SEWER PLAN



DB NUMBER:	C24-124
DRAWING NAME:	C24-124 UT-01
DESIGNER:	RW
DRAFTING BY:	AW
DATE:	JUNE 2024
SCALE:	AS SHOWN
JURISDICTION:	DUPONT, WA

UT-01

SHEET 24 OF 28

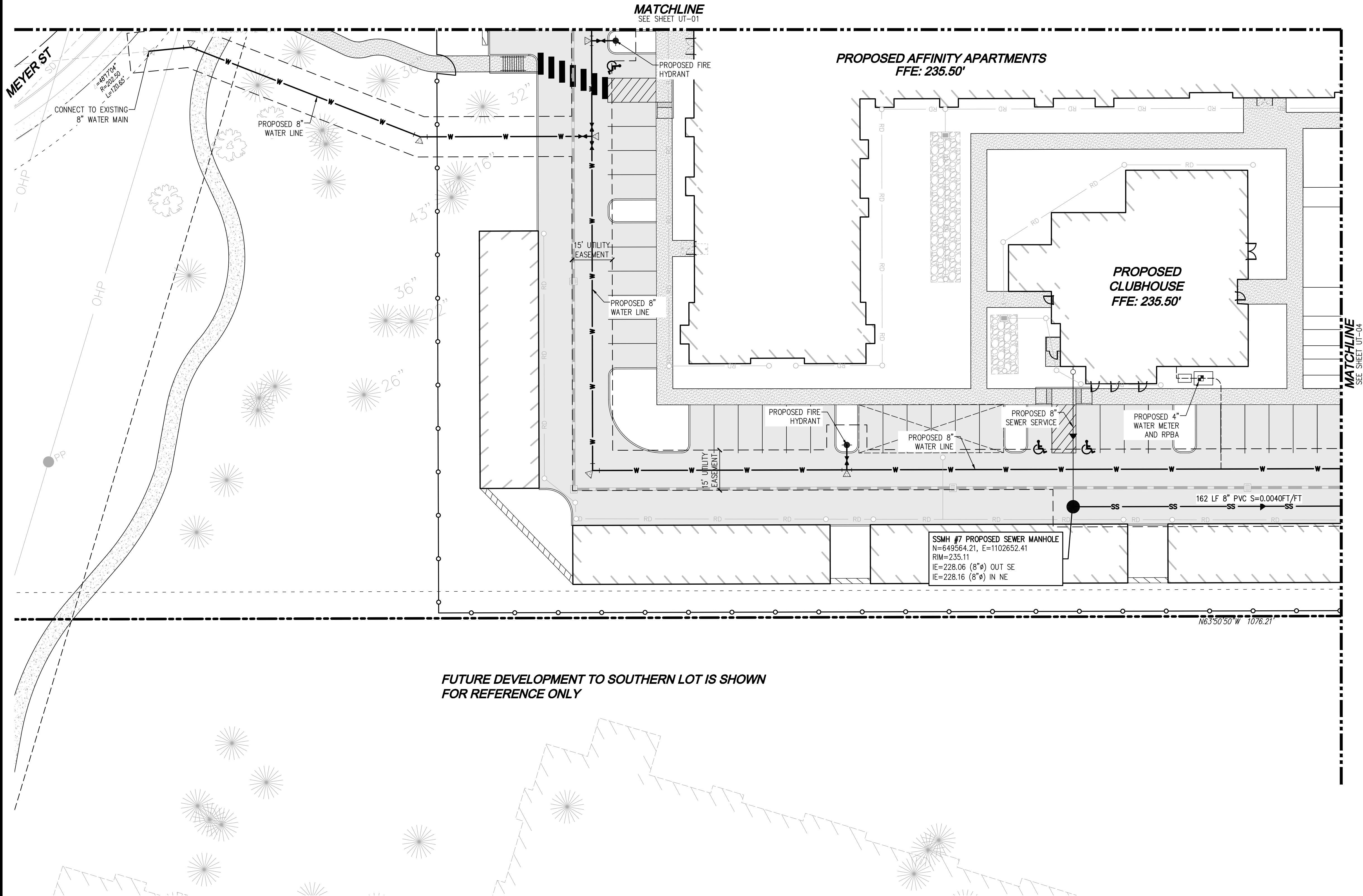


MATCHLINE
SEE SHEET UT-04

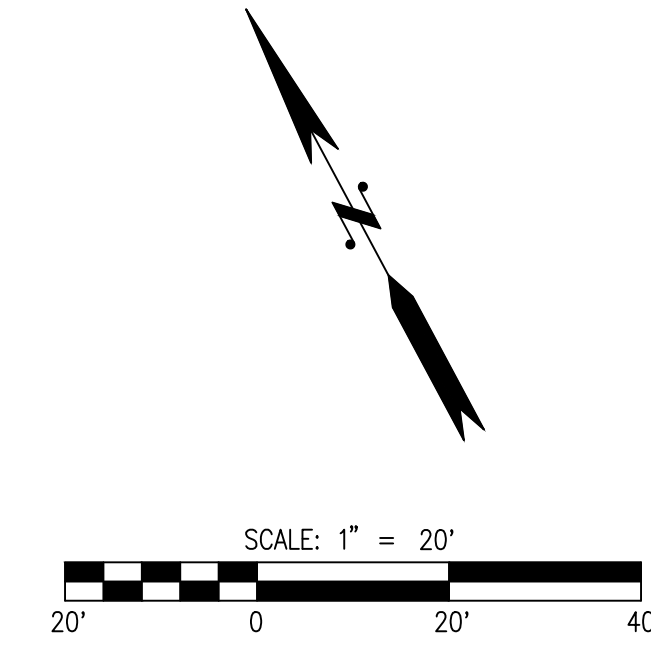
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A PORTION OF SEC 34, TWN 19 N, RGE 1 E, W.M., DUPONT, WASHINGTON



**FUTURE DEVELOPMENT TO SOUTHERN LOT IS SHOWN
FOR REFERENCE ONLY**



LEGEND

- | | |
|---|--|
|  | PROPOSED CL 52 DUCTILE IRON WATER PIPE |
|  | PROPOSED PVC WATER SERVICE LINE |
|  | PROPOSED POST INDICATOR VALVE |
|  | PROPOSED FIRE DEPARTMENT CONNECTION |
|  | PROPOSED RPBA |
|  | PROPOSED WATER METER |
|  | PROPOSED GATE VALVE |
|  | PROPOSED THRUST BLOCKING |
|  | PROPOSED FIRE HYDRANT |
|  | PROPOSED WATER BEND FITTING |
|  | PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY |
|  | PROPOSED SANITARY SEWER CLEANOUT |
|  | PROPOSED SANITARY SEWER MANHOLE |
|  | PROPOSED 8" ASTM D 3034 SDR 35 PVC SANITARY SEWER PIPE |
|  | PROPOSED 8" SANITARY SEWER SERVICE LINE |
|  | PROPOSED 4" SANITARY SEWER FORCE MAIN |
|  | PROPOSED UTILITY EASEMENT |
|  | PROPOSED SANITARY SEWER PIPE FLOW DIRECTION |

Drawing: P:\Civil\2024\24-124 Affinity at DuPont\Drawings\Preliminary\24-124 UT-01.dwg Plotted: Jun 21, 2024 - 11:00am



DISCLAIMER

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UTILITY NOTE

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REVISIONS	DESCRIPTION
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NO.	DATE
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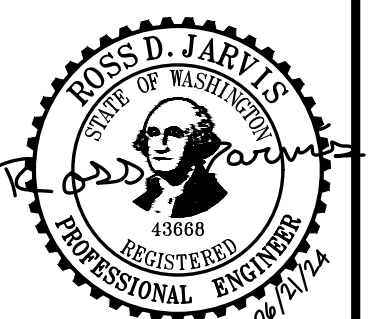
Surveying
Engineering
Planning

LDC

INLAND GROUP

AFFINITY AT DUPONT

WATER AND SEWER PLAN



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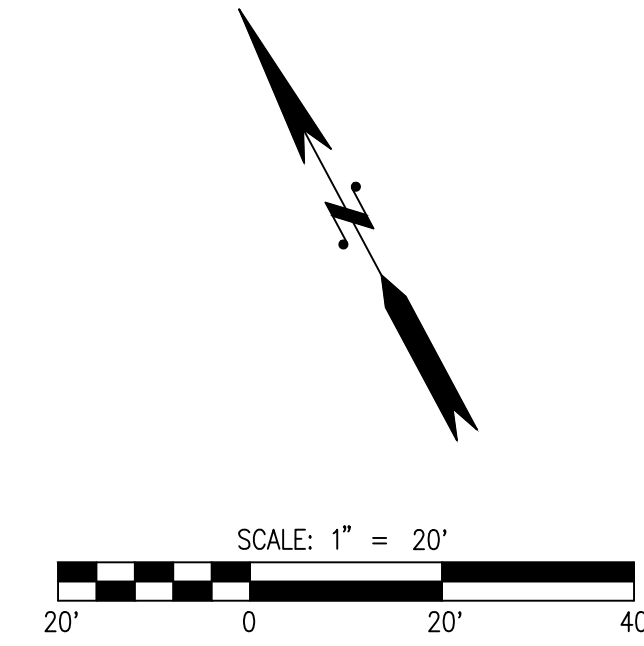
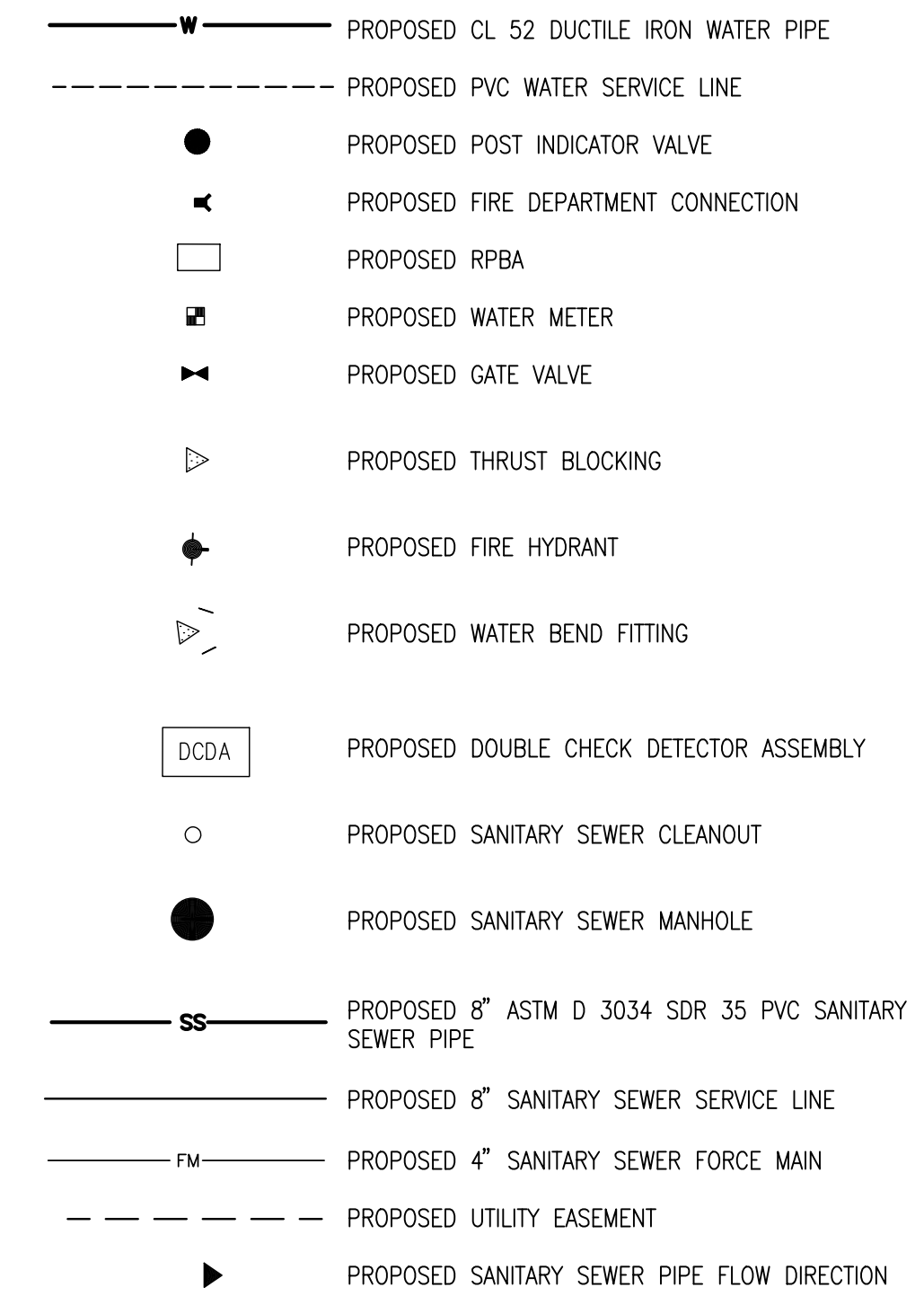
UT-03

SHEET **26** OF **28**



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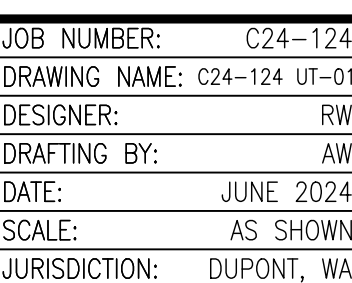


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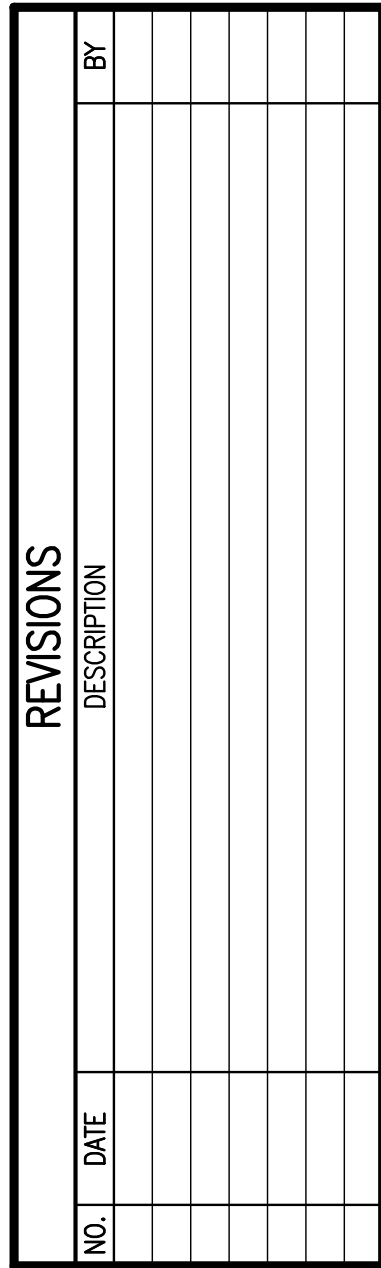
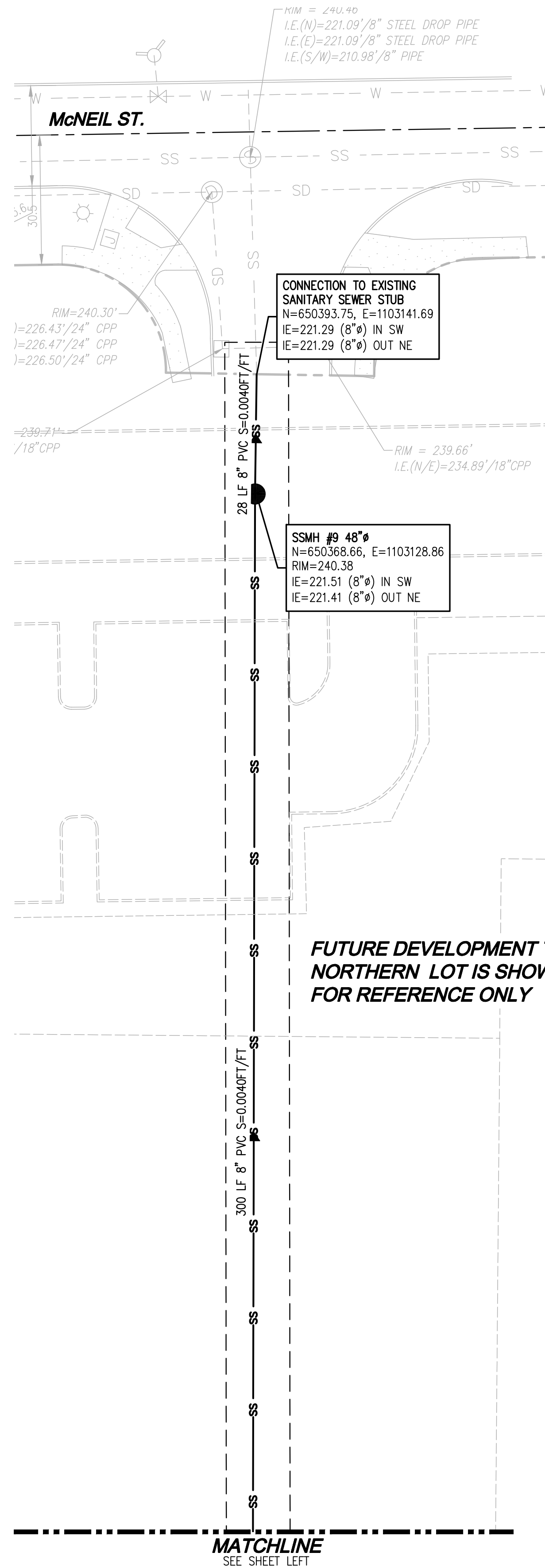
WATER AND SEWER PLAN



UT-04

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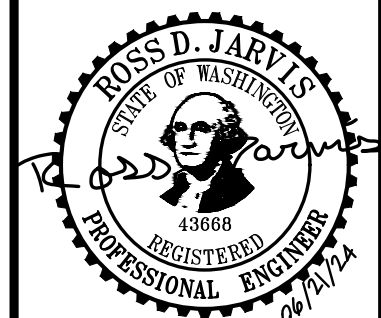


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UT-05

SHEET **28** OF **28**